101 Crawfords Corner Road
Suite 3400
Holmdel, New Jersey 07733
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

December 10, 2024
Revised December 13, 2024

VIA EMAIL

Jeanne Smith, Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
P.O. Box 370
Oceanport, NJ 07757

Application No. PB2024-09
Review No. 1
469 Driveway
Block 76, Lot 15
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0363

Dear Board Members,

Our office has received the following information in support of the above-referenced Application:

- Plan entitled "Variance Plan" prepared by InSite Engineering, LLC, dated November 7, 2024, consisting of one (1) sheet;
- Plan entitled "Final As Built Survey" prepared by InSite Surveying, LLC, dated December 12, 2022, consisting of one (1) sheet; and,
- Plan entitled "Bacci Residence" prepared by Anthony Condouris Architect, Inc., dated September 18, 2024, consisting of two (2) sheets.

The subject property is a 11,397 SF (0.26 Ac) parcel located in the R-4 Residential Zone District. The property is on the west side of Driveway approximately 137' north of the intersection of Driveway with Driveway. The property contains a 2-story dwelling, rear paver patio, and asphalt driveway. The Applicant is proposing a 1-story covered porch addition on the northwest corner of the dwelling.

Based on our review, we recommend that the application be deemed complete and scheduled for the next available public hearing. The Applicant shall provide proof of public notification as required for this application. A planning and engineering review of the application is included below.

Colliers Engineering & Design

A. Variances/Design Waivers

We offer the following comments for the Board's consideration:

1. Bulk variances are required for the following:

   Maximum Building Coverage – 25% permitted, 24.11% existing, and 26.9% is proposed.

   The Municipal Land Use Law permits the granting of a hardship variance under either of two (2) following situations (C.40:55D-70c):

   a. **Hardship c(1) - Physical Constraints** – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer based upon the existence of the following conditions:

      i. Exceptional narrowness, shallowness, or shape of a specific piece of property;

      ii. Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,

      iii. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.

   b. **Flexible "c" or c(2) - Benefits Outweighing Detriments** - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

B. General Comments

1. The Applicant shall provide testimony as to the existing drainage pattern(s) and potential impact to the adjacent properties by the addition. If the Applicant proposes any change in grade to the lot, a grading plan will be required.

2. The Board may want to consider requiring a deed restriction prohibiting enclosure of the covered porch in the future.

3. The property is in a Regulated Flood Zone (AE10).

4. A signed and sealed copy of the survey shall be submitted to the Board Secretary.

Should you have any questions or require any additional information, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.

William H.R. White, III, P.E., P.P., CME, CFM, CPWM
Oceanport Planning Board Engineer and Planner

WHW/hlo
cc: Kevin Kennedy, Esq., Board Attorney (via email)
John Bacci, Applicant (via email)
Doug Clelland, P.E., Applicant's Engineer (via email)
Anthony Condouris, AIA, Applicant's Architect (via email)

R:\Projects\M-P\Opp\OPP0363\Correspondence\OUT\241213_whw_smith_Revised App Review No. 1.docx