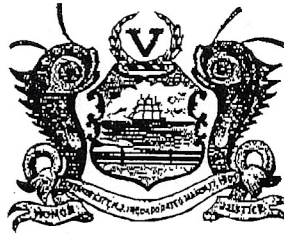


Office of Municipal Engineer

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Ventnor City Zoning Board
6201 Atlantic Avenue
Ventnor City, N.J. 08406

February 13, 2008

Att: Mr. Matthew Finestone
Board Chairman

Re: Project Review File No. **VPZ-681 - PLOTKA APPLICATION**
Block 12; Lot 8 - 108 South Victoria Avenue

Dear Chairman Finestone:

I have reviewed the above referenced application in accordance with the requirements of the Municipal Land Use Law and the Municipal Ordinances pertaining thereto and have the following Engineering and Planning comments and recommendations:

Purpose:

The purpose of the Application is to seek d- and c-variance approval(s) to demolish an existing multifamily structure and construct a new four (4) unit residential multifamily structure.

A former Report for this property was issued on October 09, 2007 by this Office that relates to a submission that was not actually presented to the Board. The new submission is slightly different from that former submission; generally in the outside appearance and overall height of the structure. The building footprint and parking layout remains the same. Portions of the former Report remain applicable in that regard; however, this Report incorporates those previous comments as well as addresses the current building changes. As such the former Report shall be disregarded and this Report retained as the formal Application Report.

Zoning:

The property is located in the R-9 Zoning District, which ordinances have recently been revised to current lot configurations; as follows:

Lot Area	3,125. s.f.
Lot Width	50. ft.
Lot Depth	62.5 ft.
Front Yard Setback	12. ft.
Side Yard Setbacks (each)	5. ft.
Rear Yard Setback	10. ft.
Maximum Building Coverage	50. %
Maximum Lot Coverage	75. %

The Zoning Schedule indicated on the Plan shall be revised to show the above criteria.

Comments and Recommendations:

1. The existing lot has a lot width of 50 feet along Victoria Place and a lot depth of 62.5 feet; for a total lot area of 3,125 s.f. The lot is in conformance with the District requirements.

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2. The proposed structure will be demolished and a new four (4) habitable story structure constructed over ground level parking. The former structure contains an existing non conforming multifamily residential use. The new structure is also proposed to contain a multifamily residential use consisting of four units. Multifamily residential use is not a specifically permitted in this District; and a use variance will be required.
3. The proposed structure is shown to have a five (5) foot front yard setback, a three (3) foot southerly side yard setback, a five (5) foot northerly side yard setback, and a seven (7) foot rear yard setback. Setback variances will be required for the proposed front, southerly side, and rear setbacks.
4. The proposed coverages are indicated at 65% for the principal structure and 80% for the lot coverage; both of which will require variance from the permitted maximums of 50% and 75%, respectively. While the building coverage may be necessary for the proposed use, the lot coverage variance may be able to be reduced by making the vehicle overhang area (18") out of stone instead of paving. This would reduce the coverage by some 3%. The same could be considered for the parking aisle backup area along the rear yard (3.5 ft by 21 ft), which would reduce the coverage by another 2%; bringing the overall coverage to within District requirements.
5. The proposed overall building height is now shown at 45 feet above Elevation 12 with an overall building height of 54'-6" to the top of the stair tower access to the roof garden/deck area. Since the permitted first floor elevation in this block is Elevation 13, the actual building height is reduced by one foot from what is shown on the Plan. This results in height variance needs of 9 feet for the main structure and 17.5 feet for the stair towers. Since these heights exceed 10% of the maximum ordinance requirement, d-variances for both would be required.
6. Since the structure has vertical sides up to the proposed finish heights, there are further variances required relating to Subchapter 102-118. Based on a lot width of 50 feet and the requested side yard setbacks of 5 and 3 feet, the Effective Building Width (EBW) calculates to 42 feet, which results in a maximum permitted eave height of 23 feet. Variances of 21 feet for the principal structure and 30.5 feet for the stair tower **above** that permitted by the ordinance would be required.
7. The Regulations also require that the roof be sloped along the side yards from the maximum permitted eave height to the maximum building height. Based on the Architectural Elevation, a variance from roof slope would also be required.
8. As a proposed Multifamily Residential Development, the site improvements must meet the minimum requirements of the **Residential Site Improvement Standards (RSIS)** as promulgated by the N.J. Department of Community Affairs. This project is identified in the **RSIS** as a 'mid rise apartment' development. Accordingly, the parking needs for 2-bedroom units is 2 spaces per unit; and the parking need for 3-bedroom units is 2.1 spaces per unit. As there are three 2-bedroom units and one 3-bedroom unit, the parking need is 8.1 spaces; or rounded off to 8 spaces. The Applicant proposes ground level parking for six (6) spaces beneath the proposed structure with access to Victoria Avenue. Should the Board grant the variance request for the two spaces, the Applicant shall be required to submit a waiver request to the State. This shall be made a condition of any approval.

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9. The proposed stalls scale 9 feet in width and 18.5 feet in length; however, the proposed building columns may affect the actual usable width of the stalls. Assuming that the columns will not reduce the actual stall width to less than 8 feet for each space at the column location, it would appear acceptable. The stall dimension as in conformance with the **RSIS**. The access aisle width requirement for 90 degree parking is 24 feet. The proposed 20.8 feet, even with the potential add of 0.5 feet from the parking stall, will not meet the 24 foot requirement. This will also require a waiver from the **RSIS** and shall be made a condition of any approval. This aisle width requirement is also needed for the driveway access off Victoria. The proposed 18 foot width will also necessitate a **RSIS** waiver request and an additional resolution condition.
10. The Building Department has informed me that their records indicate four current residential units. The project involves the construction of a new structure which will require the demolition of the existing structure. The Board shall evaluate the proposed structure and use on its own merits; and not based on what exists today. The Applicant must present proofs to the Board that the proposed Application meets the purposes of zoning as established in Municipal Land Use Law (MLUL). Additionally, the Applicant must prove to the Board that the variances are not inconsistent with the intent and purpose of the Master Plan. Lastly, since the proposed use is not inherently beneficial, the Applicant shall prove to the Board that the proposed use is peculiarly fitted to the particular location.
11. Landscaping is indicated on the proposed Site Plan. As a condition of any approval, the Board should require that a Landscaping Plan be submitted for approval by the Zoning Board Landscaping Subcommittee prior to the issuance of any Building Permit. Landscaping within the front yard setback shall be kept to a maximum permitted height of 42 inches above ground for site distance reasons.
12. The Applicant shall also receive a letter from the Municipal Water and Sewer Superintendent that adequate water and sewer is available to the property for the proposed use. If such utilities are insufficient, it shall be the obligation of the Applicant to pay the development's proportionate share of the improvements for their upgrade. A letter stating that the utilities are sufficient or an agreement to pay the proportionate share shall be provided to the Municipal Engineer prior to the issuance of any building permit.
13. The Applicant shall also be responsible to the total replacement of the curb and sidewalk along the entire Victoria Avenue frontage and shall be required to have completed same to the satisfaction of the Construction Code Official prior to the issuance of the first Certificate of Occupancy.

Should the Board act favorably on the application I respectfully request that my comments and recommendations, except as modified or deleted by the Board, be made conditions of the approving resolution. I reserve the right of additional comment at the Board Meeting and upon receipt of revised or additional information.

Very truly yours,
CITY OF VENTNOR CITY

RLC/rlc

cc: Board Members, Solicitor, and Secretary
Construction Code Official
Block 12; Lot 8

Richard L. Carter, P.E., P.P., CME
Zoning Board Engineer