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May 12, 2020

Chairman and Members
Borough of Harvey Cedars
Land Use Board
7606 Long Beach Blvd.
Harvey Cedars, NJ 08008

Re: Docket No.: 2020-05 M
Variance Application
Applicant: Walters Design-Build, LLC
Block: 42.02, Lots: 9
Location: 2 East 70th Street
OLA File No.: HCLU-2020-05

Dear Chairman and Board Members:

This office is in receipt of and has reviewed the Variance Application for the above referenced site.

The applicant proposes the construction of an in-ground swimming pool within the front yard area on Long Beach Boulevard. A vinyl fence will be constructed around a portion of the yard's perimeter and an additional 166 SF of paver patio will be added.

The submission consists of the following:

- A. Variance Plan, One (1) Sheet, prepared by Najarian Associates, Inc., signed by Robert W. Bucco, Jr., PE, PP, CPWM and dated 3/27/2020.

Based on our review of the submitted material, we offer the following for the Board's consideration:

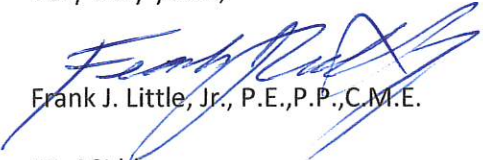
1. **Zoning** – The subject site is a corner lot and is improved with an existing dwelling within the R-AA Single Family Residential District. The Variance Plan submitted indicates the following:
 - a. Existing Lot Area is 6400 SF where 7500 SF is required. A variance is needed.
 - b. Proposed Front Yard Setback to Pool on Long Beach Blvd is 10 FT where 25 FT is required.
 - c. Proposed Offset from Pool to Building is 4 FT where 8 FT is required. We note that the Variance Plan states that the setback is 6 FT, however, the setback should be measured from the fireplace which extends beyond the footprint of the building thereby reducing the offset between the pool and the building.
 - d. The pool equipment is proposed to be located underneath the existing fireplace, however, no dimension is provided from the pool. Based on this dimension, additional variance relief may be required. Testimony shall be provided.

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2. **Architectural Plans**- No architectural plans were submitted as part of this application. Testimony should be provided if any alterations are proposed to the structure.
3. **Parking** – The proposed pool installation will not impact the existing parking spaces onsite which are accessed from E. 70th Street.
4. **Plan revisions** – The Variance Plan should be revised to include the following revisions:
 - a. A dimension should be provided from the pool to the pool equipment.
 - b. The proposed offset from the pool to the building shall be 4 FT and not 6 FT as indicated on the plan.
 - c. The plan should be revised to include a 25'x25' Sight Triangle at the corner of Long Beach Blvd. and E. 70th Street.
5. **Grading and Drainage** – We note that a block wall exists surrounding this property. The applicant shall provide testimony that the grading and subsequent drainage will not impact Lot 1.
6. **Additional Approvals** – Additional approvals will be required from any other agencies that have jurisdiction.

We recommend this application be deemed complete provided the applicant has met the administrative requirements of the Ordinance.

Very truly yours,



Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASI:blg

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