

SURF CITY LAND USE BOARD

CHECKLIST FOR SUPPLEMENTAL SUBMISSION

The following supplemental documents are being submitted to the Land Use Board Clerk
at least ten (10) days before the hearing date.

NUMBER OF COPIES REQUIRED

X 15 Copies of Forlano, Lisa and Steven: Revised Plans as requested of Craig W. Brearley, A.I.A.
Describe submission

15 Copies of _____
Describe submission

15 Copies of _____
Describe submission

DISTRIBUTION

Kevin S. Quinlan, Esq., 207 W Main Street, Tuckerton, NJ 08087

X I have mailed copies to the Board Attorney

Frank Little, P.E. P.P., Owen Little and Associates, Inc 443 Atlantic City Blvd. Beachwood, NJ 08722

X I have mailed copies to the Board Engineer

Surf City Fire Company 713 Long Beach Blvd, Surf City, NJ 08008

X I have mailed copies to the identified Fire Company

Board Clerk 813 Long Beach Blvd, Surf City, NJ 08008

X 1 Original and 12 Copies of Forlano, Lisa and Steven: Revised Plans as requested of Craig W. Brearley, A.I.A.
Describe submission

1 Original and 12 Copies of _____
Describe submission

1 Original and 12 Copies of _____
Describe submission

Sign Name

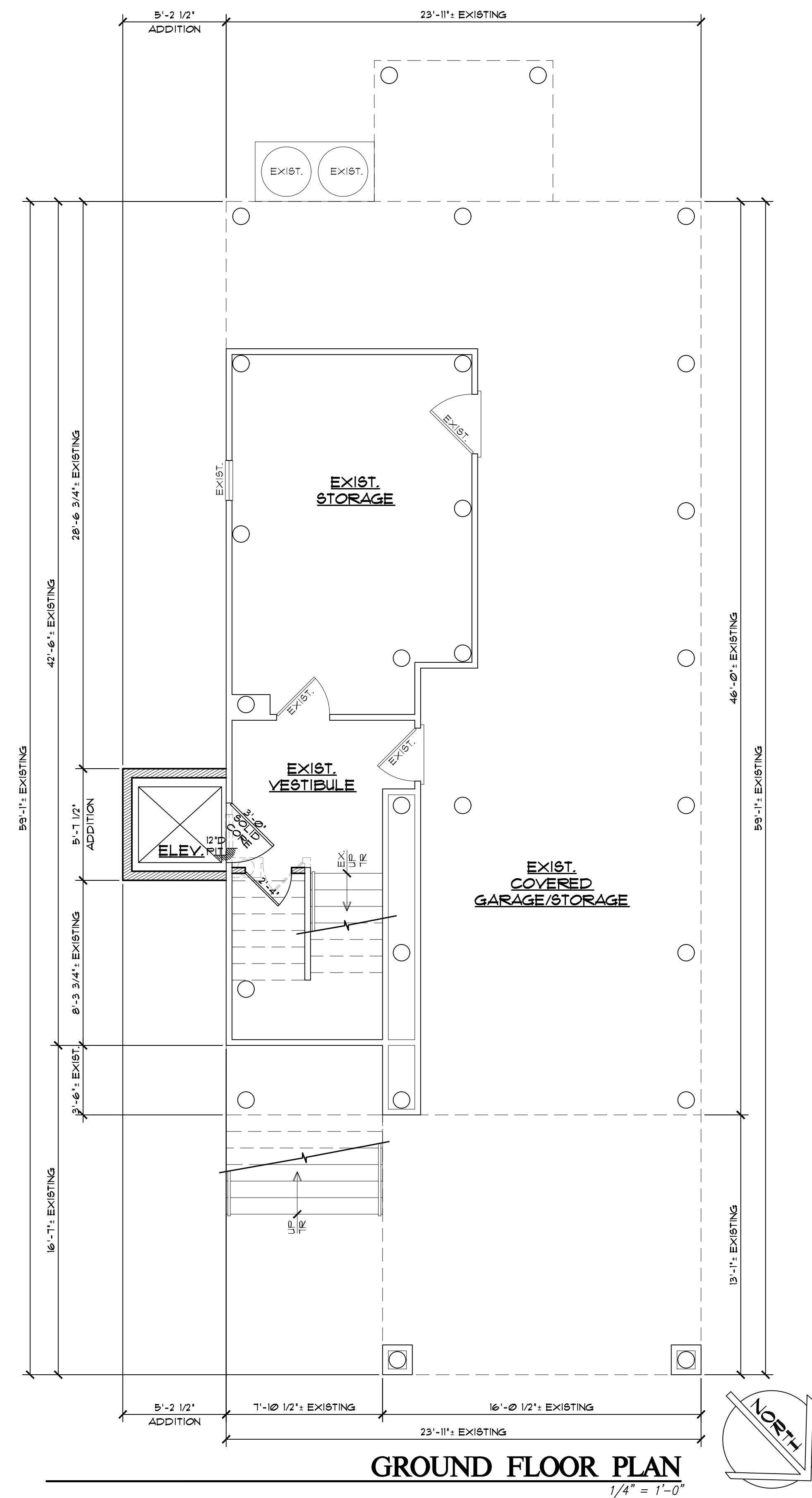
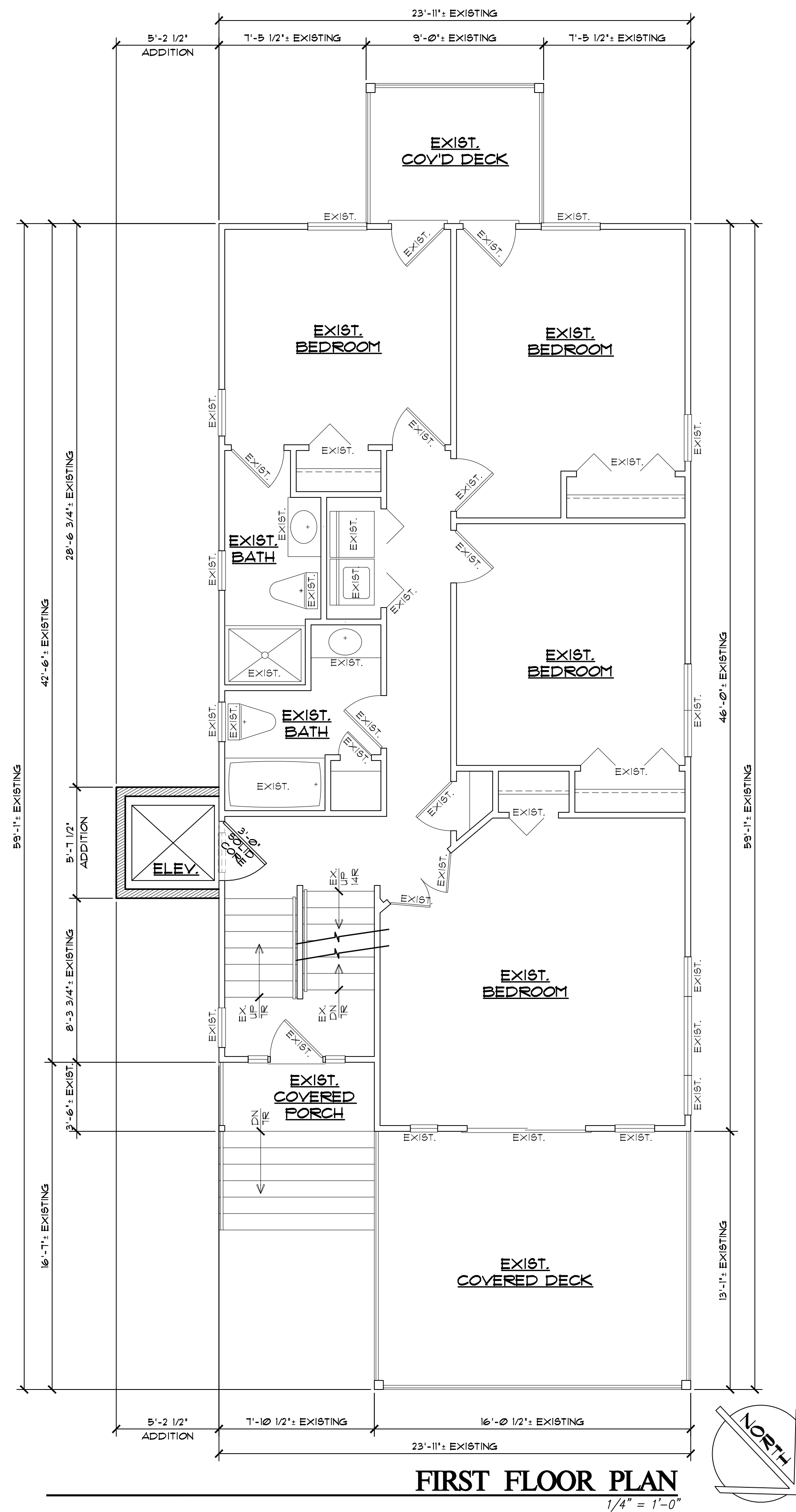
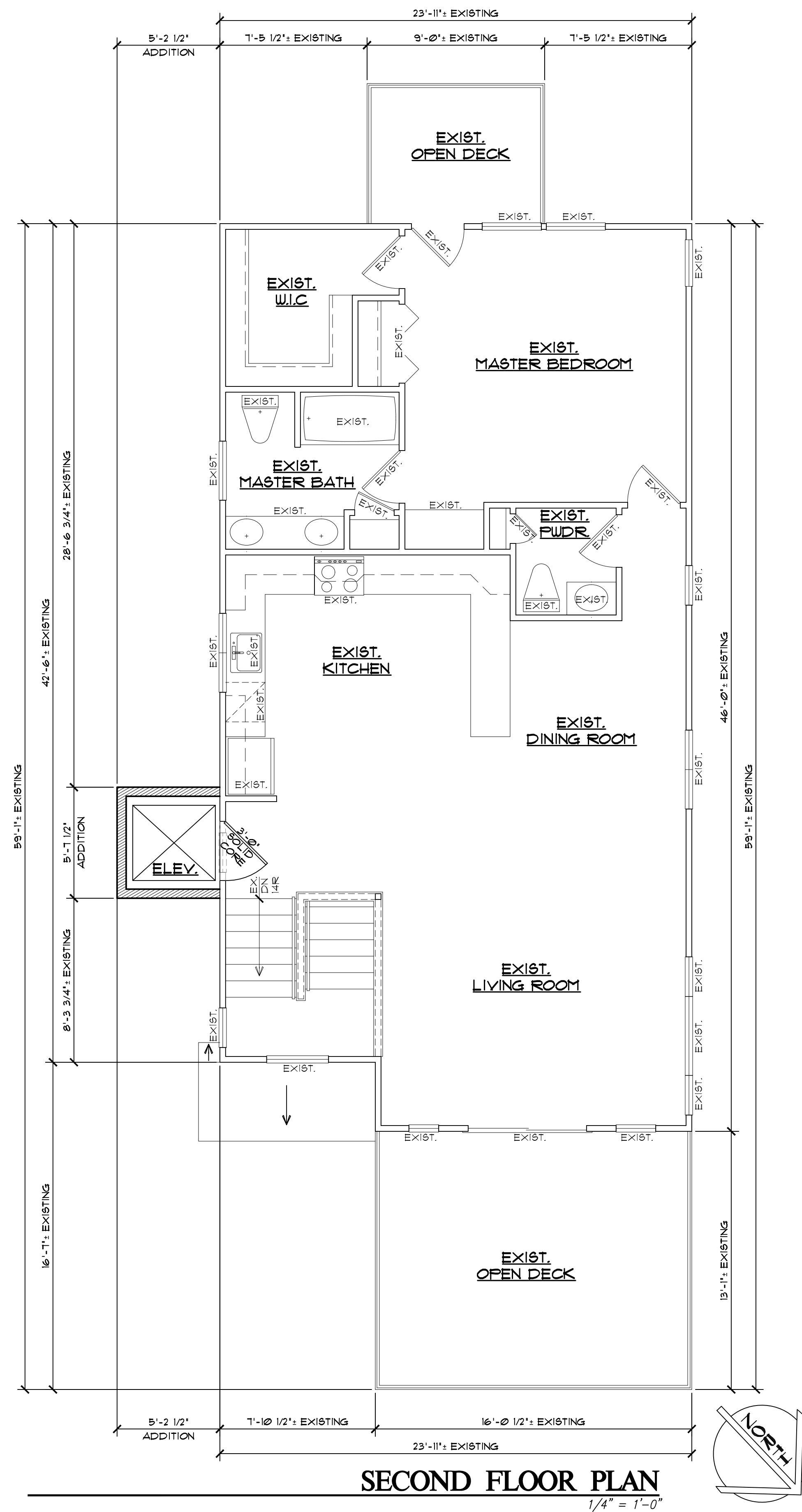


Date:

2/5/21

Print Name

Richard P. Visotcky, Esq.



FLOOR AREA	
TOTAL SITE AREA	4000 SQFT.
BUILDING COVERAGE	1388 SQFT. (34.7%)
LIVING AREAS:	
GROUND FLOOR	EXIST. TO REMAIN
EXIST. FIRST FLOOR	1022.8 SQFT
SECOND FLOOR	EXIST. TO REMAIN
MISC. AREAS:	
NEW ELEVATOR	29.3 SQFT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.	

DATE
2/04/2021
COMM. No.
20143
DRAWN BY:
KJS

SHEET
BD-1
COPYRIGHT 2021

FORLANO RESIDENCE
LOT: 6 BLOCK: 77
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY

PRELIMINARY FLOOR PLANS

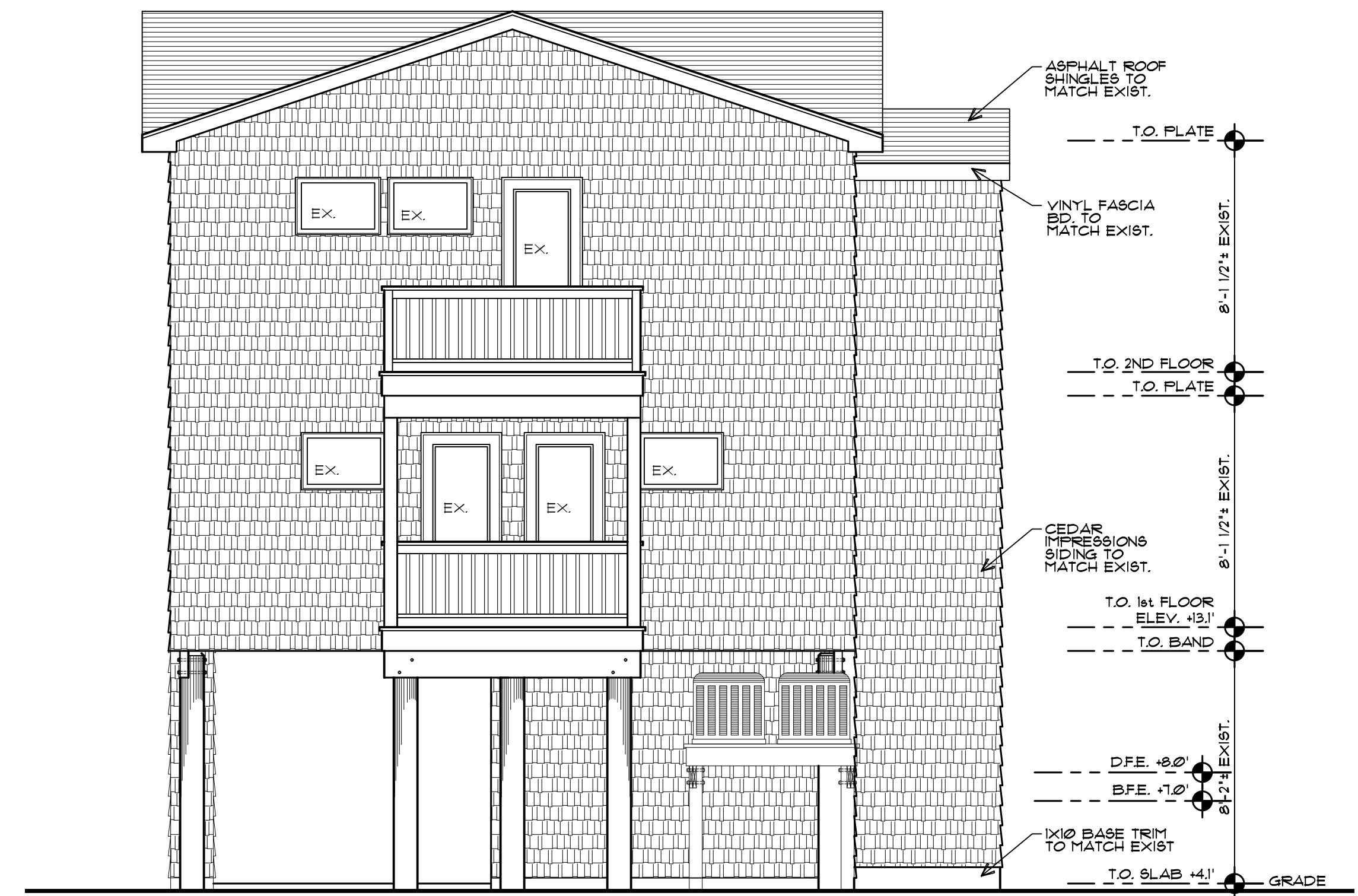
Plans Not Valid Unless
Seal Embossed

Craig W. Brearley, A.I.A.
#N.J. AI11126

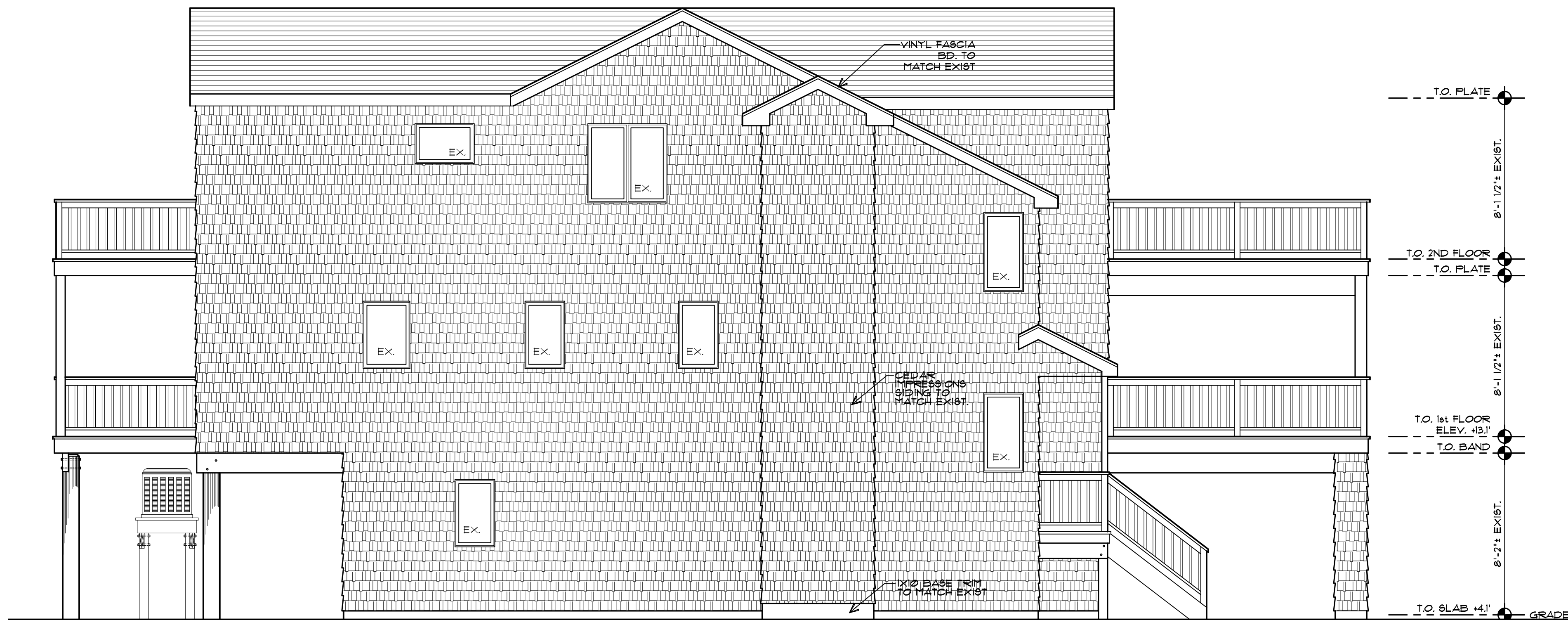
799 Route 72, Manahawkin
New Jersey 08050
www.cwbearley.com
(Phone) 609-597-8880
(Fax) 609-597-5289



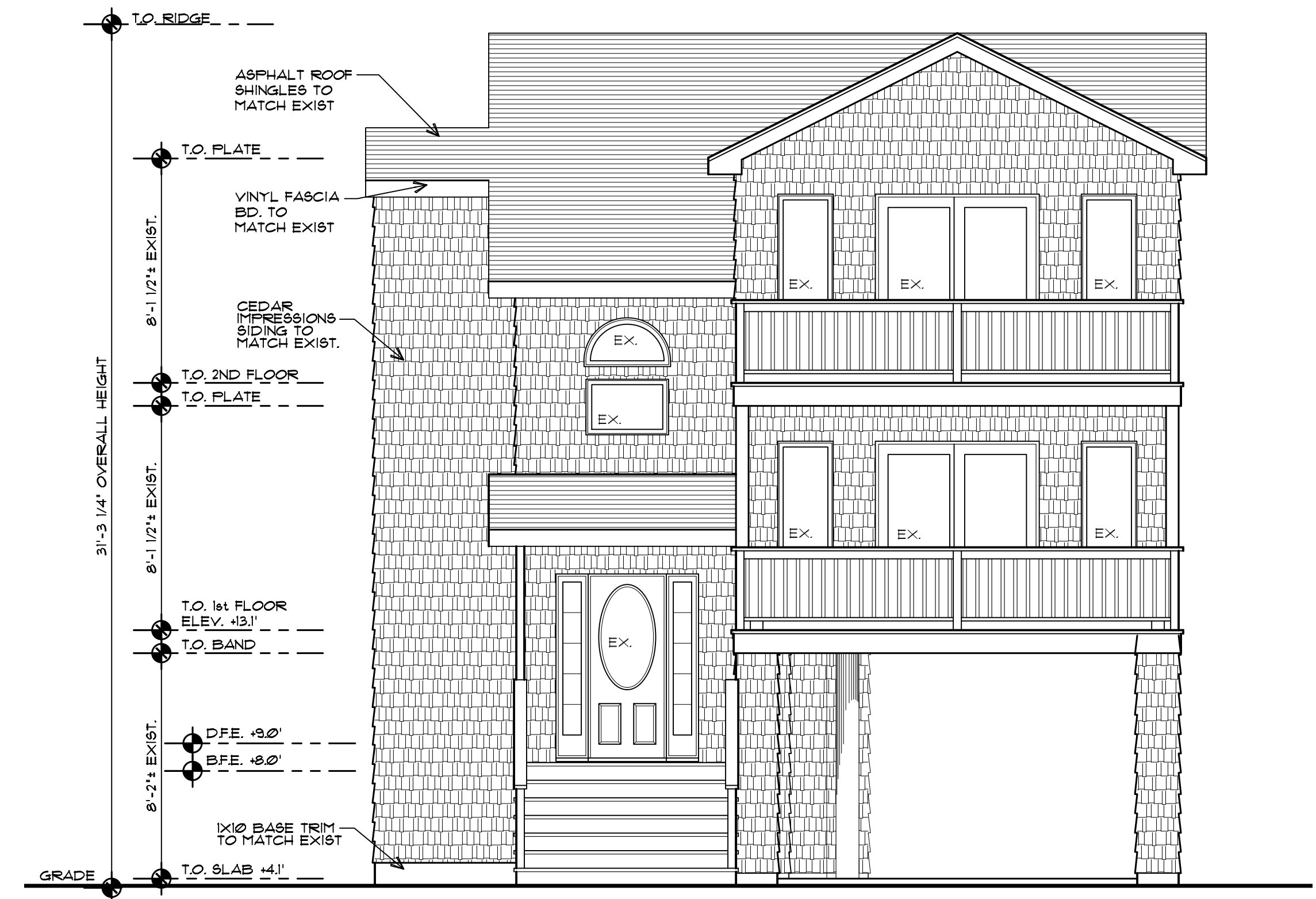
RIGHT ELEVATION (WEST SIDE)
1/4" = 1'-0"



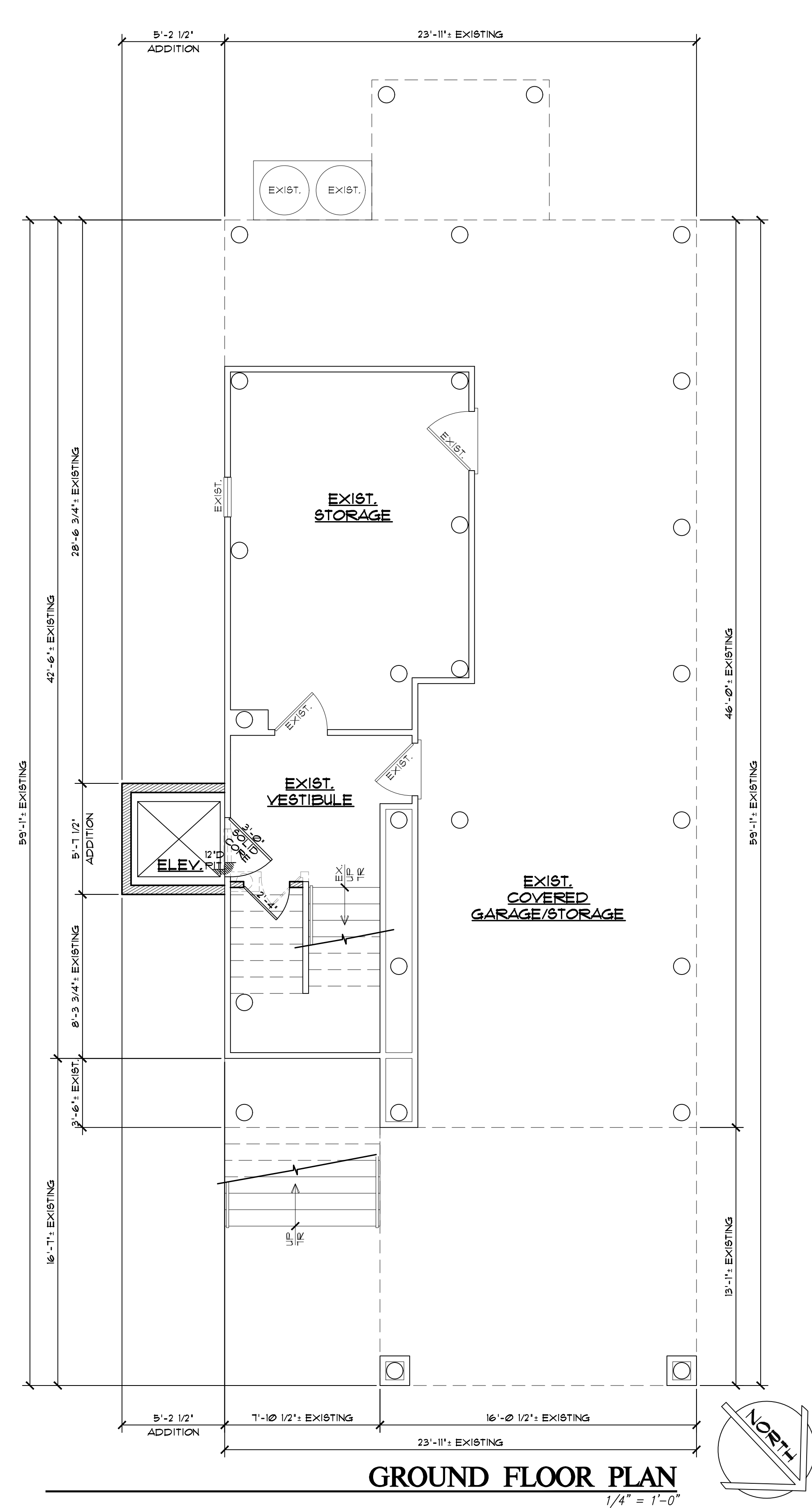
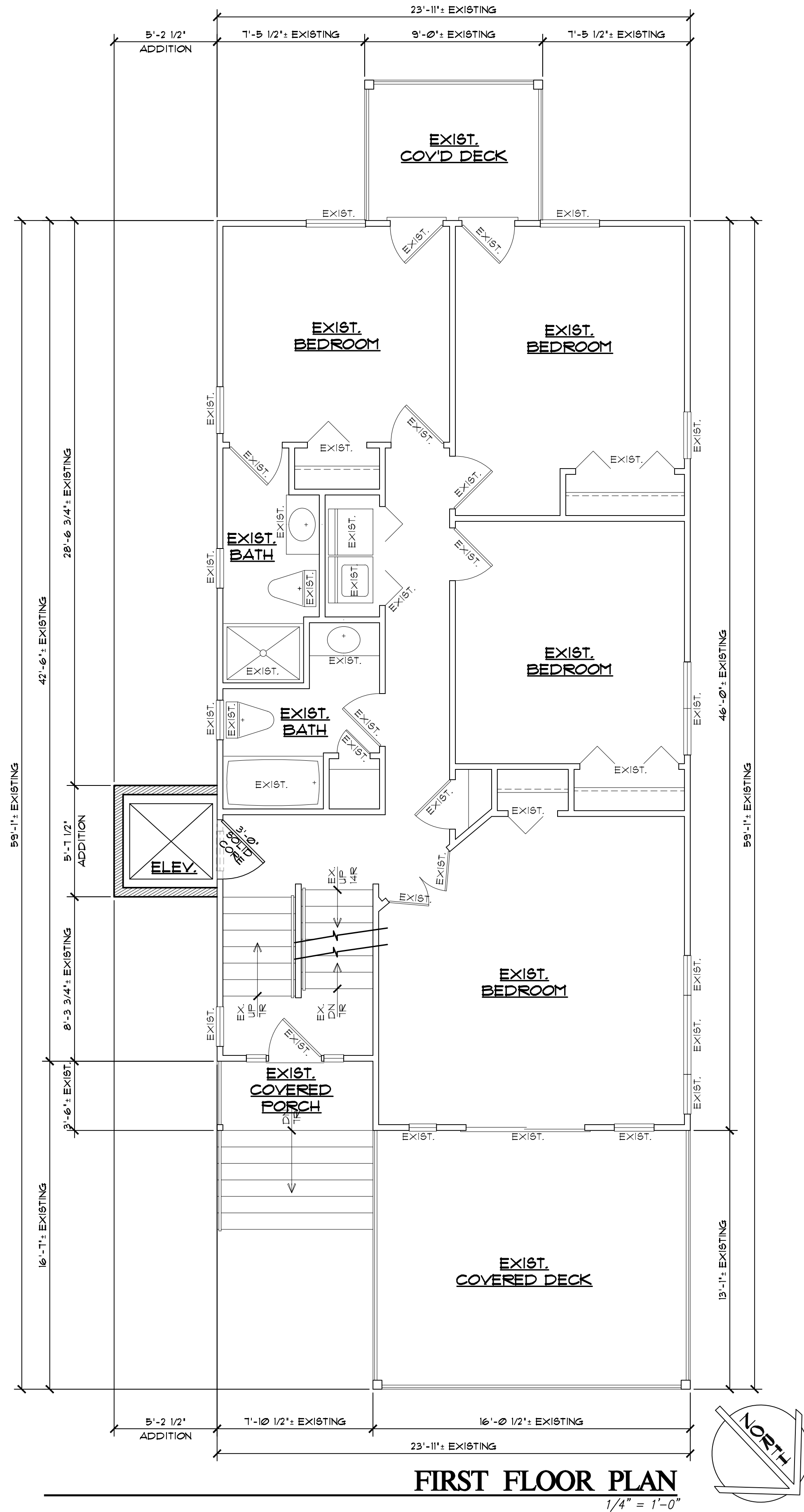
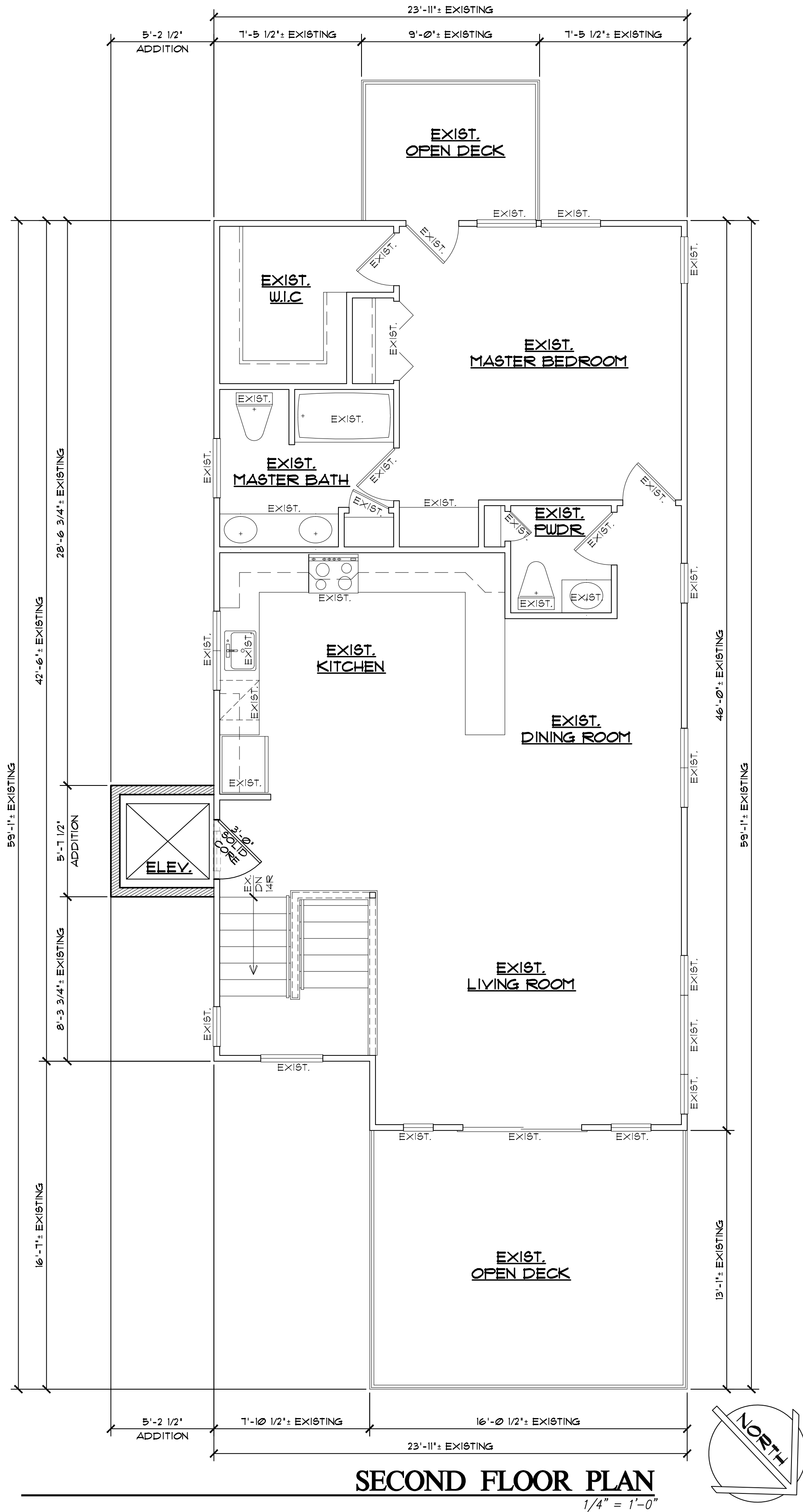
REAR ELEVATION (SOUTH SIDE)
1/4" = 1'-0"



LEFT ELEVATION (EAST SIDE)
1/4" = 1'-0"



FRONT ELEVATION (NORTH SIDE)
1/4" = 1'-0"



FLOOR AREA	
TOTAL SITE AREA	4000 SQFT.
BUILDING COVERAGE	1401.6 SQFT. (35.0%)
LIVING AREAS:	
GROUND FLOOR	EXIST. TO REMAIN
EXIST. FIRST FLOOR	1102.0 SQFT
SECOND FLOOR	EXIST. TO REMAIN
MISC. AREAS:	
NEW ELEVATOR	293 SQFT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.	

Plans Not Valid Unless
Seal Embossed

Craig W. Brearley, A.I.A.
#N.J. 011126

799 Route 72, Manahawkin
New Jersey 08050
www.cwbearley.com
(Phone) 609-597-8880
(Fax) 609-597-5289

CWB
CRAIG W. BEARLEY
ARCHITECT
A.I.A.

FORLANO RESIDENCE
LOT: 6 BLOCK: 77
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY

PRELIMINARY FLOOR PLANS

REVISIONS	
No.	Date

DATE
2/03/2021

COMM. No.
20143

DRAWN BY:
KJS

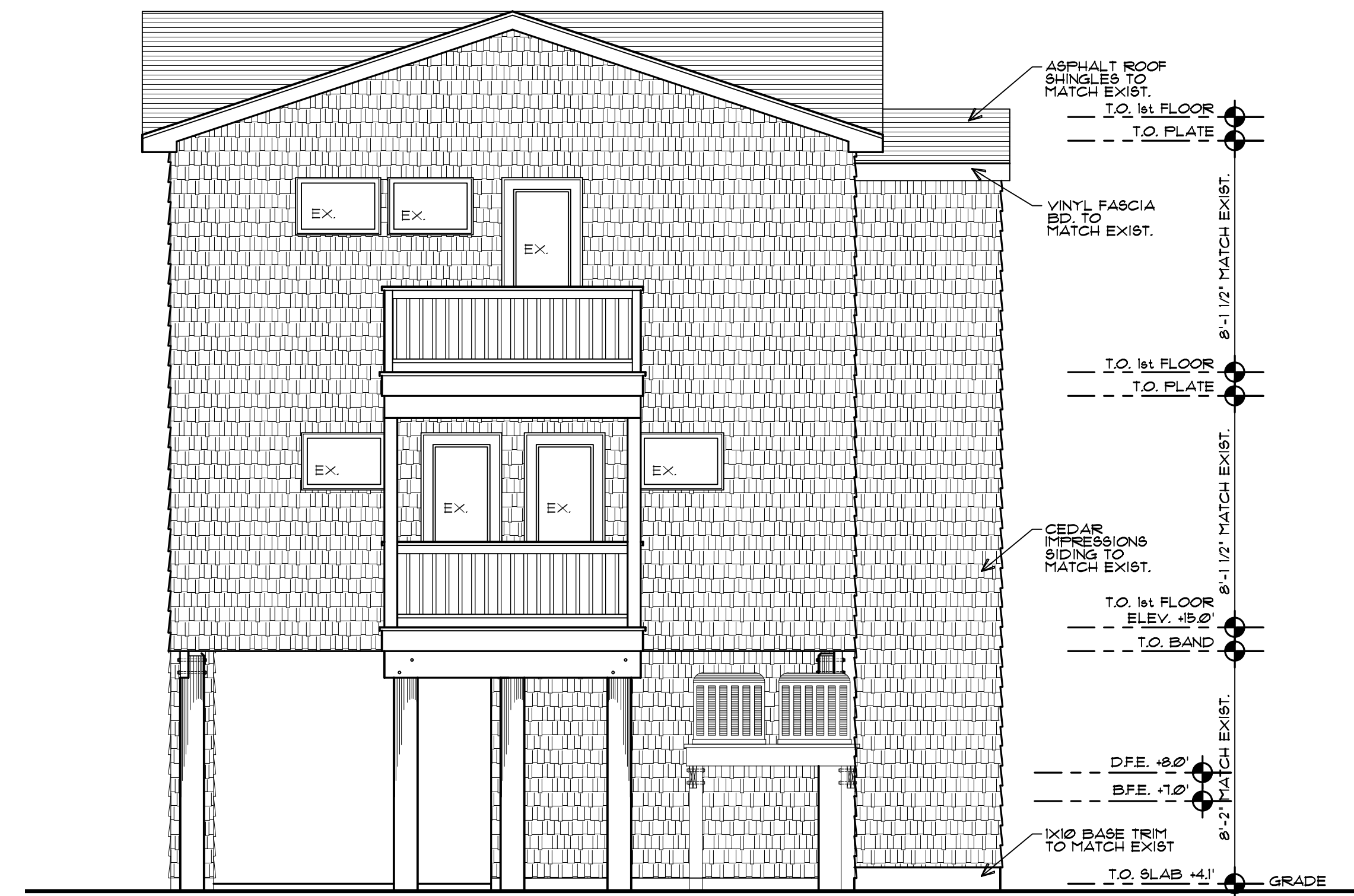
SHEET

BD-1

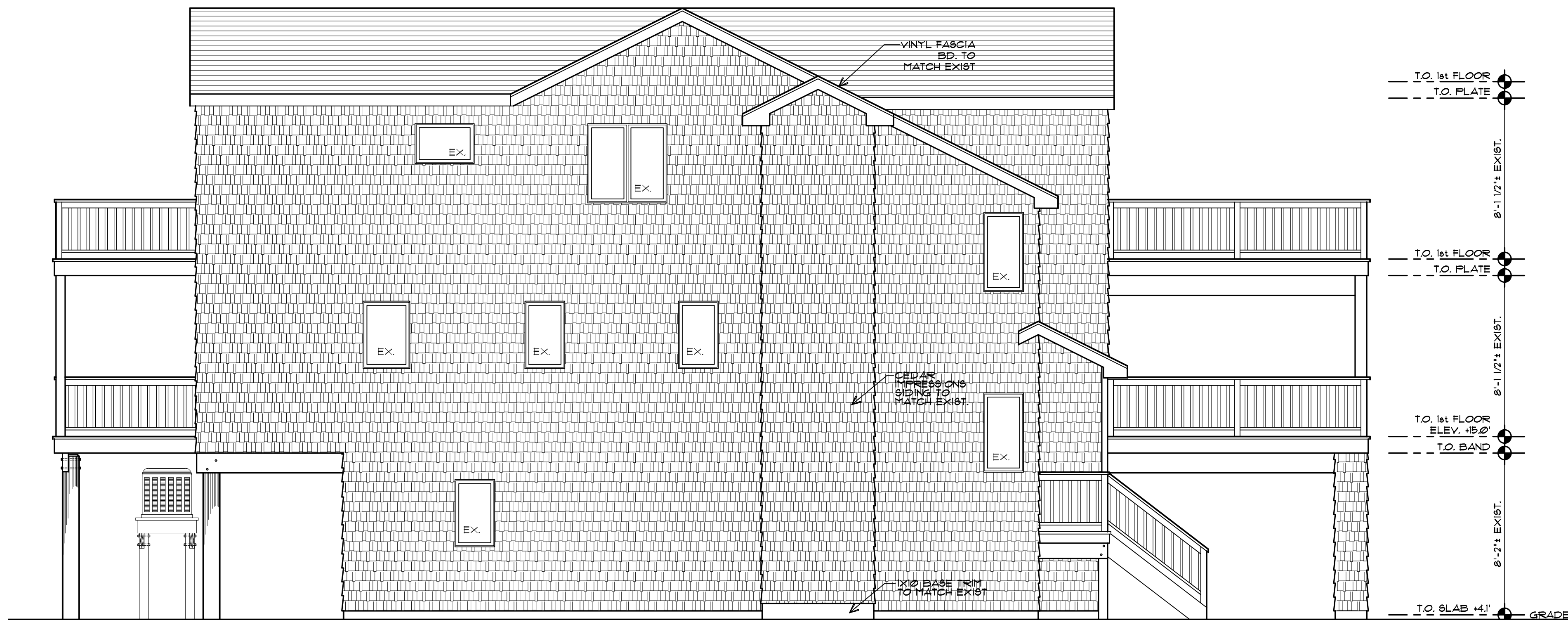
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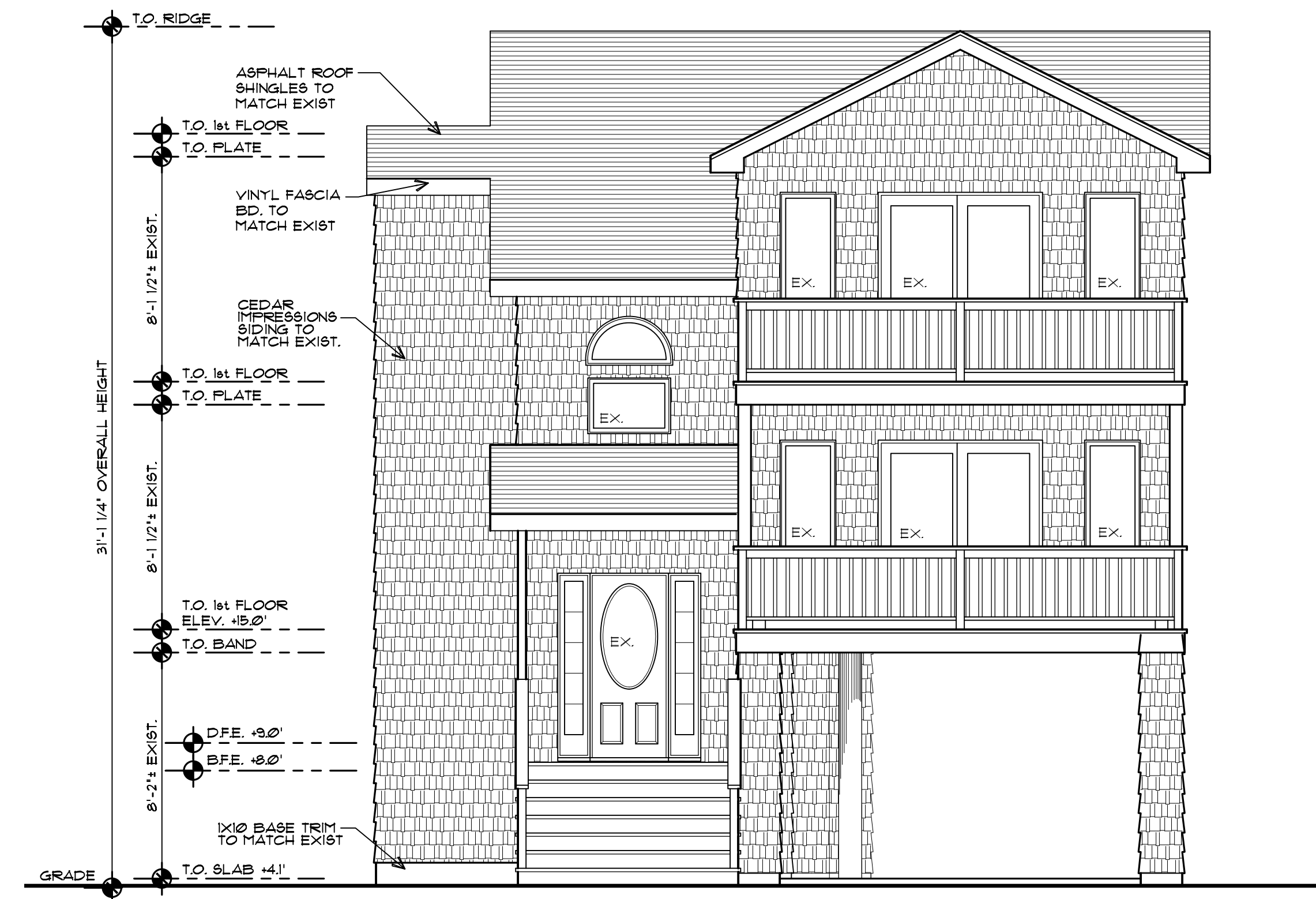
RIGHT ELEVATION (WEST SIDE)
1/4" = 1'-0"



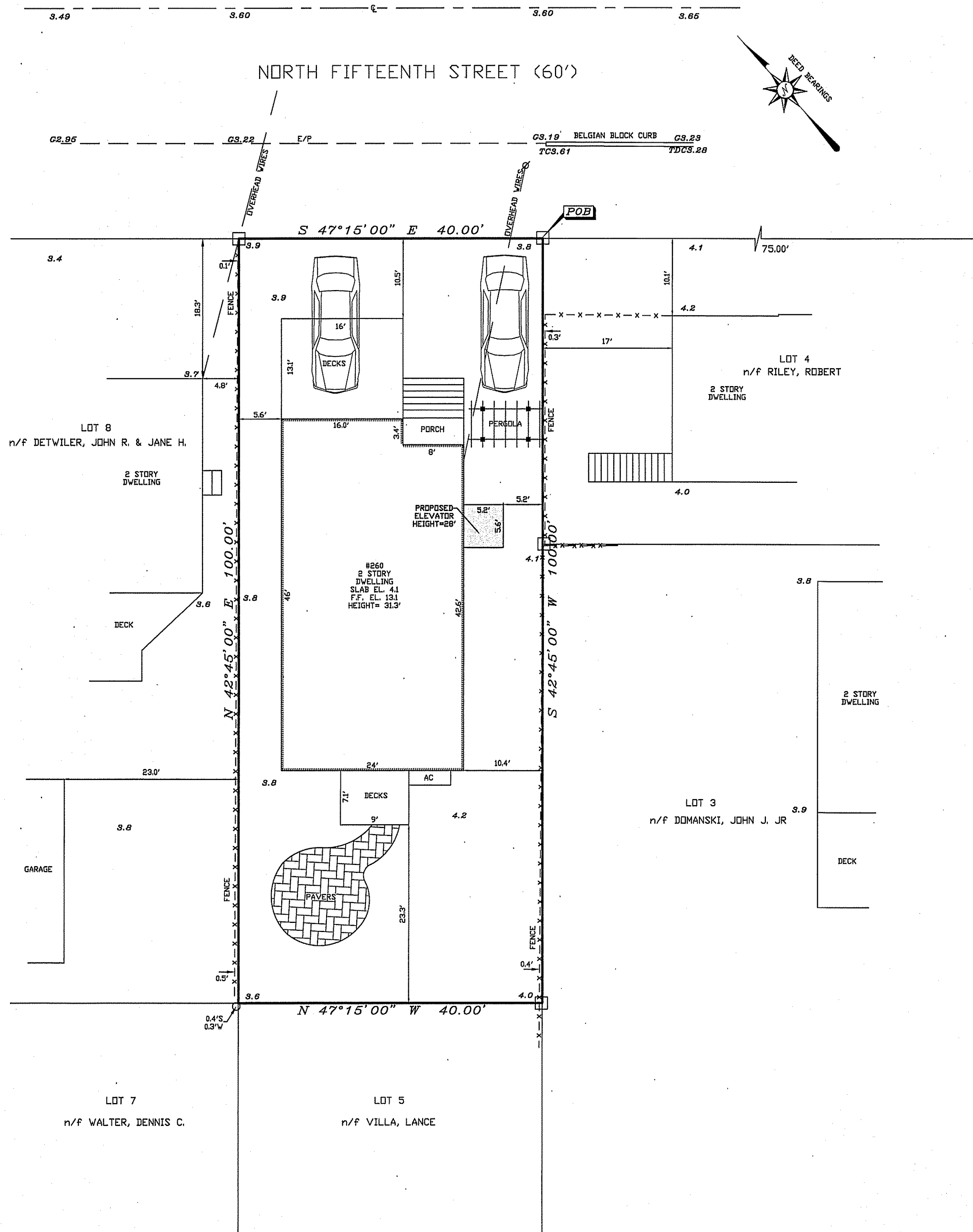
REAR ELEVATION (SOUTH SIDE)
1/4" = 1'-0"



LEFT ELEVATION (EAST SIDE)
1/4" = 1'-0"

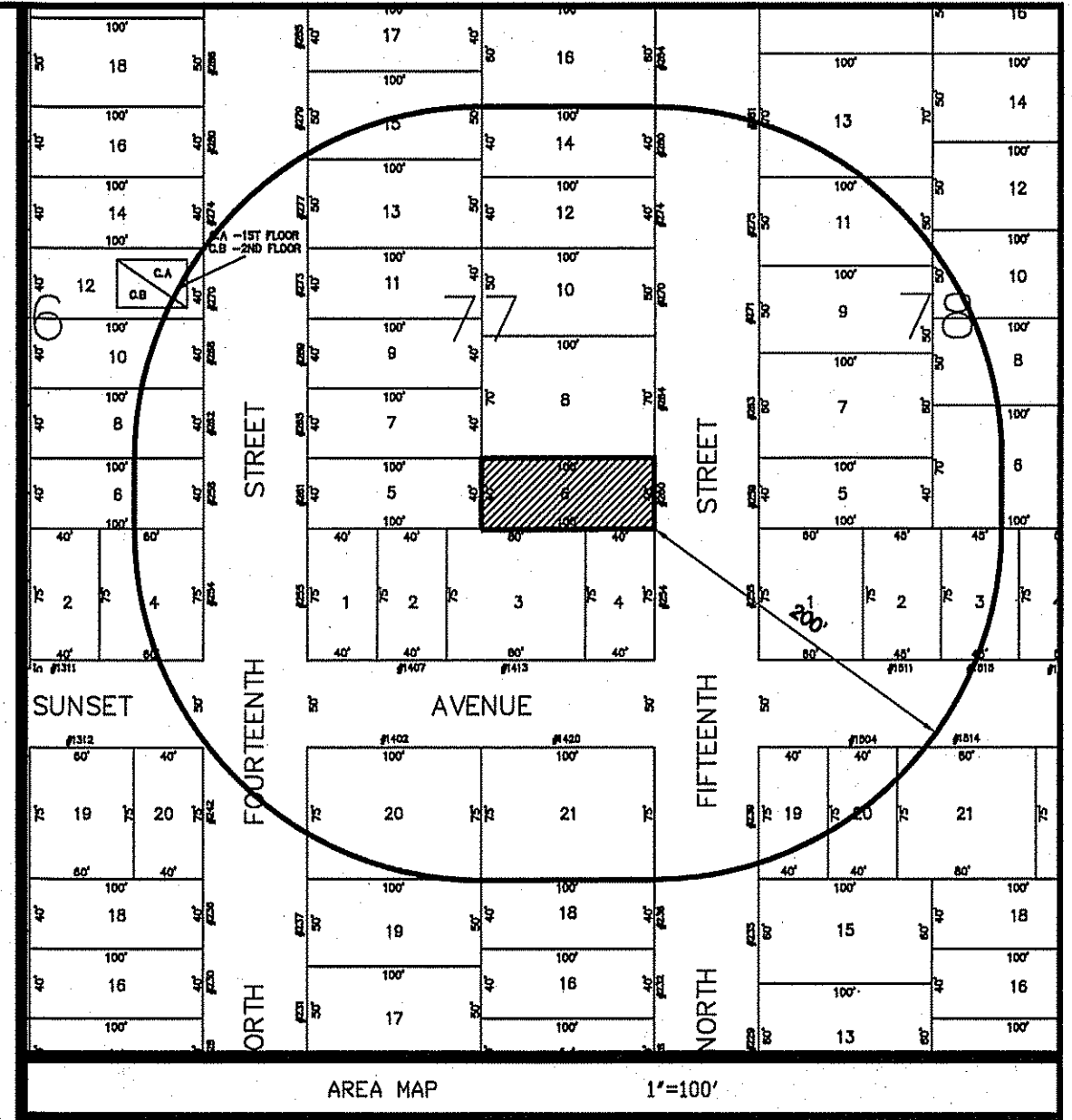


FRONT ELEVATION (NORTH SIDE)
1/4" = 1'-0"



SUNSET AVENUE (50')

- LEGEND-
- = MONUMENT FOUND
 - = IRON PIN FOUND
 - POB = POINT OF BEGINNING
 - AC = AIR CONDITIONER
 - P = PROPERTY LINE
 - C = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - S. 02 = SPOT ELEVATION
 - Ø = UTILITY POLE



ZONING SCHEDULE				
RA - RESIDENTIAL ZONE				
	CODE	REQUIRED	EXISTING	PROPOSED
LOT AREA	30-12.2	4,000 S.F.	4,000 S.F.	NO CHANGE
LOT FRONTAGE	30-12.2	40 FT.	40 FT.	NO CHANGE
SETBACKS:				
FRONT	30-6.5.a.1	10 FT.	10.5 FT.	NO CHANGE
FRONT	30-6.5.a.2	10 FT./5 FT.	5.6 FT./10.4 FT.	5.6 FT./5.2 FT.*
SIDE	30-6.5.a.3	5 FT.	25.5 FT.	NO CHANGE
REAR				
MINIMUM ENCLOSED GROUND FLOOR AREA	30-6.4.a	720 S.F.	1,076.8 S.F.	
LOT COVERAGE (%)	30-6.4.e	35%	34.0%	34.7%
HEIGHT	30-6.4.b	32 FT.	31.3 FT.	NO CHANGE
PARKING REQUIREMENTS	30-6.6.a	2 SPACES	2 SPACES	NO CHANGE
2 SPACES/DWELLING UNIT (9'x20')				

* VARIANCE REQUESTED

NOTES:

- DEED REFERENCE:
BOOK 5666, PAGE 734
- A.K.A. LOTS 26 & 27, BLOCK A-A, FILED MAP HC-55, FILED 8/30/1926
'SURF CITY TRACT' OWNED BY SURF CITY REALTY CO.
- FLOOD ZONE AE, BASE FLOOD ELEVATION 7
AS SHOWN ON FIRM #34029C05167
- BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C05167
THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 7
THE PROPERTY IS NOT LOCATED WITHIN THE 'COASTAL A' ZONE.
- ELEVATIONS NAVD (1988)

DEFECTS AS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

THIS CERTIFICATION IS MADE ONLY TO THE NAMES PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSURED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TIELANDS CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREON.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

OWNER/APPLICANT
STEVEN FORLAND
7 LAKEVIEW TERRACE
COLUMBUS, NJ 08022

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050 FAX (609) 492-4163

James D. Brzezinski
JAMES D. BRZEZINSKI, P.E., P.P.
Professional Engineer, NJ License Number: GE44223
Professional Planner, NJ License Number: 33L100606400

Robert A. deB. Ols
ROBERT A. deB. OLS, P.L.S.
Professional Land Surveyor, N.J. License Number: 35357

VARIANCE MAP
LOT 6, BLOCK 77
TAX MAP SHEET # 11
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
JOB NO.: 20-107

DRAWN BY: MAX
DATE: 9/21/2020

SHEET 1
OF 1



Engineers
Planners
Surveyors
GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.
Douglas F. Klee, P.E., P.P., C.M.E.
William J. Berg, P.L.S.

February 16, 2021, REVISED FEBRUARY 19, 2021

Chairman and Members
Surf City Municipal Land Use Board
813 Long Beach Blvd.
Surf City, NJ 08008

Re: Variance Application
Applicant: Steven and Lisa Forlano
Block: 77
Lot: 6
Location: 260 N. 15th Street
Attorney: Richard P. Visotcky, Esq.
Architect: Craig W. Brearley, AIA
Surveyor: James D. Brzozowski, PE
OLA File No.: SCLU- 20-FORL
SECOND REVIEW

Dear Chairman and Members:

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

The applicant seeks variance relief for the construction of an elevator that will encroach beyond the allowable limits of the side yard.

Since the Board's last review of this application, the Architectural Plans have been updated to include the floorplan of the entire existing structure. No modifications have been made to the proposed elevator addition.

The plan submission consists of the following:

- A. Variance Map, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, P.E.,P.P. The plan is dated 09/21/20 with no revisions indicated.
- B. **Architectural Floor Plan and Elevation Drawings, two (2) Sheets, prepared and signed by Craig W. Brearley, AIA. The plans are dated 2/4/21, with no revisions indicated.**
- C. Color Photographs, four (4) showing various angles of the dwelling.

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

1. **Zoning:**

The property lies within the RA – Single Family Residential Zone and is subject to the following requirements:

- a. **Side Yard Setback-** The minimum side yard setback of 10 FT is required, whereas 10.4 FT is existing and 5.2 FT is proposed.

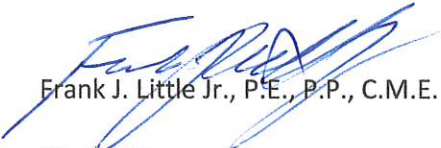
In accordance with Ordinance 30-11.2(h), an exterior elevator may only encroach the rear yard setback not more than 6 FT from the face of the existing building and not greater than 36 SF in area.

In this case, the elevator encroaches 4.8 FT into the side setback area and encompasses 29.12 SF. **A variance is required.**

- b. **Building Coverage – The coverage on the architectural plans has been revised to show 34.7% is proposed which is consistent with the Variance Plan submitted.**
- c. **North arrows have been provided on the architectural plans for reference.**
2. **Architectural Plans** – The submitted plans indicate that the existing dwelling is a 5 bedroom, 3.5 bathroom single family dwelling with a kitchen, living room and dining room as well as outdoor decks on each level. Total habitable space without the elevator is approximately 2200 SF.
3. **Off Street Parking-** Two (2) parking spaces are required and adequate parking space is available onsite.
4. **Concrete Curb** - No curb is proposed as part of this application.
5. **Sewer and Water Utilities-** Sewer and water utilities currently service the existing single family dwelling. No changes appear to be proposed as part of this application.
6. **Flood Zone** – The subject site is located within the Zone AE, Elevation 7 as shown on the Effective FIRM Map and the Preliminary FIRM Map. The property is not located in the "Coastal A" Zone. Any new construction must comply with current FEMA regulations for this zone.
7. **Additional Approvals/Outside Agencies** - Should the Board approve this application, additional approvals may be required from any other agency having jurisdiction.
- a. Compliance with all technical revisions and/or additional information previously indicated.
- b. Any and all other outside agency approvals as may be required.
- c. Posting of the required bonds and inspection fees, should site improvements be required.

We recommend this application be deemed complete provided it has met the administrative requirements of the Borough's Ordinance.

Very truly yours,



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

FJL:ASI:blg

cc: Christine Hanneman, Secretary (boroughclerk@surfcitynj.org)
Jenna Letts (jletts@surfcitynj.org)
Sandi Gomez (sgomez@surfcitynj.org)
Kevin S. Quinlan, Esq. (ksqesq@comcast.net)
Richard Visotcky, Esq. (kvlawfirm@comcast.net)
James D. Brzozowski, PE, PP (Jimb@htyoder.com)
Craig W. Brearley, AIA (cwb@cwbrearley.com)
Steven & Lisa Forlano, Applicants (sforlano@comcast.net)

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