



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

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

Re: Variance Application
Applicant: Joan Quigley Monnig
Block: 78
Lot: 2
Location: 1511 Sunset Avenue
Attorney: Harvey L. York, Esq.
Architect: Arnold E. Boyle, AIA
Engineer: Robert W. Bucco, PE, CME, CPWM
OLA File No.: SCLU- 20-Monn
SECOND REVIEW

Dear Chairman and Members:

This office is in receipt of and has reviewed the Variance Application for the referenced site. The property was the subject of prior resolution (2020-05) which granted variances for lot area and lot width.

The applicant seeks variance relief for maximum building height and maximum building coverage along with the construction of a seven (7) bedroom, seven and one half (7 ½) bathroom single family dwelling.

This application was heard at the January 27, 2021 Land Use Board Meeting and was withdrawn to allow for the applicant to provide revised plans. Since that time, the building footprint and architectural plans have been revised to eliminate variance relief related to building coverage and building height and also modify the proposed building setbacks. In all, the total building footprint has been reduced by 229 SF +/- . Also, the 36-inch high knee wall that was originally proposed on the roof deck has been removed from the plan and a railing is now proposed along with a 9-inch knee wall.

The plan submission consists of the following:

- A. **Variance Map, one (1) Sheet, prepared by Najarian Associates, signed by Robert W. Bucco, Jr., P.E., CME, CPWB, dated 11/09/20 and last revised 2/8/21.**
- B. **Architectural Floor Plans and Elevation Drawings, three (3) Sheets, prepared by Walters Architecture, signed by Arnold E. Boyle, AIA. The plans are dated 10/01/18, with latest revision date of 2/8/21**

C. Resolution #2020-05 addressed the following concerns:

1. Variance Relief for Lot Area and Lot Width- It was demonstrated that the adjacent lots are fully developed and there is no opportunity to acquire additional land. Variances were granted for lot area and lot width, which are pre-existing conditions that are not being expanded.
2. On Site Parking- Testimony was provided that three (3) on-site parking spaces (9'x20') would be stacked in the southerly side yard of the lot to accommodate additional parking for the proposed seven (7) bedroom single family dwelling.
3. Maximum Building Height- Testimony was provided that the architectural plans would be revised to remove the knee wall to comply with building height requirements of the Borough ordinances and no variance was being sought nor granted for building height.

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. **Minimum Lot Area**- A minimum lot area of 5,000 S.F. is required, whereas 3,375 S.F. is existing. This existing non-conformity was granted prior variance approval (Resolution 2020-05).
- b. **Minimum Lot Width**- A minimum lot width of 50 FT is required, whereas 45 FT is existing. This existing non-conformity was granted prior variance approval (Resolution 2020-05).
- c. **Front Yard Setback**- **A 10 FT Minimum Front Yard Setback is required, whereas 14FT (previously 10.5 FT) is proposed to the building corner.** Ornamental uncovered entrance steps and platform may extend into the front yard five (5) FT, but may not exceed 25 SF in area, whereas 22 SF if proposed. These conditions meet the minimum requirements of the ordinance. No Variance relief is required.
- d. **Maximum Building Height**- **A maximum building height of 33 FT is permitted whereas 33 FT is proposed to the ridge (previously 35.7 FT to the knee wall)** The applicant no longer requests Variance relief, however, a variance may be required as there is a 9-inch knee wall described on the plans and exemptions beyond 33 FT maximum height are only made for deck railings in that *"Deck railings on a residential structure shall be constructed in accordance with the Uniform Construction Codes whereby they shall be a minimum of 36 inches high. Residential deck railings may be constructed so as to exceed the 36 inches in height, but shall be no more than 48 inches in height, and must have open style balusters spaced in accordance with the Uniform Construction and/or building codes. Said railing shall be exempt from the height restrictions, as reflected in the Zoning Ordinances, and shall be subject to review and a permit issued by the Zoning Official."*

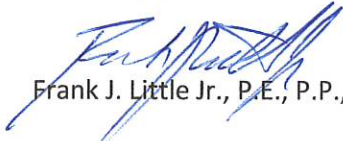
The inclusion of a 9-inch knee wall in the height calculation would increase overall building height to 33'9". Testimony shall be provided.

- e. **Maximum Lot Coverage**- A maximum lot coverage of 35% is permitted, whereas 35% (previously 41.8%) is proposed. **Variance relief is no longer required.**
 - f. **Side Yard Setback** – The Variance Map has been revised to note that there is only a 5 FT/10 FT each side yard setback requirement. The proposed 5 FT/13.5 FT (previously 12.1 FT) setbacks conform to the requirements of the ordinance.
2. **Architectural Plans** - The submitted plans show the proposed seven (7) bedroom, seven and one half (7 ½) bathroom single family dwelling with associated decks and stairs as well as a rooftop deck. Although a garage door is proposed along the side of the dwelling, it leads to a storage area only and no vehicle access is possible. A rooftop deck is also shown with an area that will be suitable for a hot tub. All construction shall be in compliance with the applicable flood zone regulations. **It appears that the previously proposed elevator has been removed from the plan.**
 3. **Air Conditioning Units** – We note that the existing A/C units encroach into the setback area by 2 FT. Per Ordinance 2019-17, platforms shall not exceed four (4) FT x eight (8) FT and shall not encroach more than four (4) FT into the side yard setback. Testimony shall be provided as to the size of the platform as shown on the Variance Plan within the northerly side yard setback of 5 FT.
 4. **Off Street Parking**- Two (2) parking spaces are required by code, however considering the dwelling will have seven (7) bedrooms, that may be inadequate. In Resolution 2020-05, testimony was provided by John Freeman, P.E. of Najarian Associates, that three (3) stacked on-site parking spaces would be provided along the southerly side of the property. **These spaces are indicated on the Variance Plan. It is noted that these spaces will be within the 13.5 FT side yard of the property.**
 5. **Timber Tie Wall** – 85 LF of timber tie wall is proposed along the rear property line and 20 LF on each side property line to ensure no stormwater runoff will spill onto adjoining properties.
 6. **Concrete Curb** - Concrete curb is proposed across the frontage of the property including 27 FT of full face curb and 18 FT of depressed curb.
 7. **Sewer and Water Utilities**- Sewer and water utilities currently service the existing two-family dwelling that will be demolished. No changes appear to be proposed as part of this application. A further review by the Sewer and Water Department is needed to determine if utilities are adequate to support the seven and one half (7 ½) bathroom dwelling.
 8. **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
 9. **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,



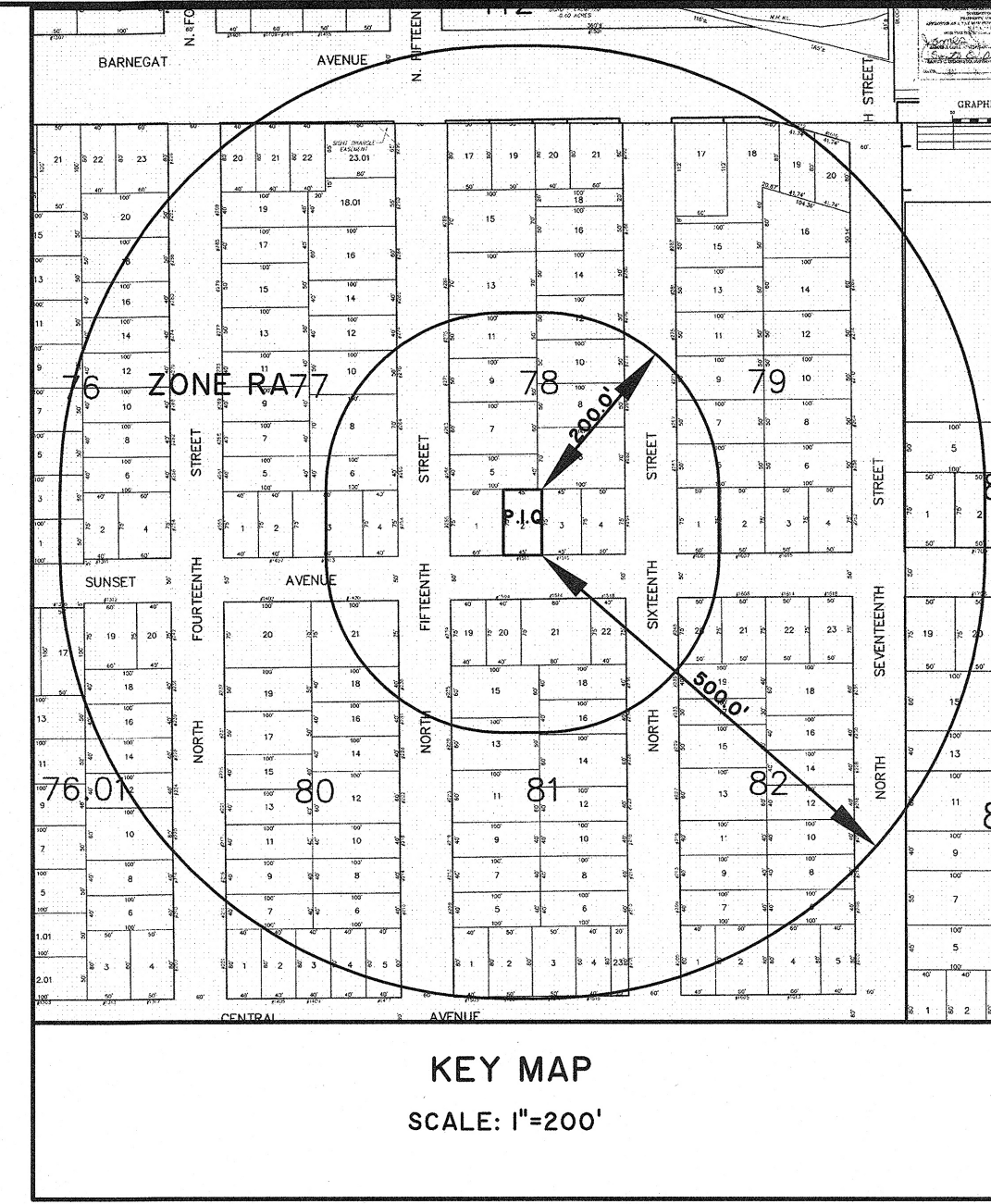
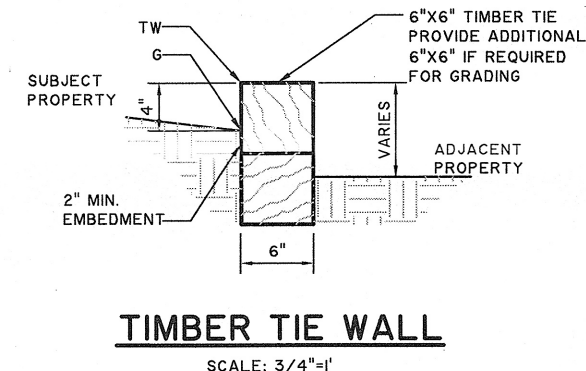
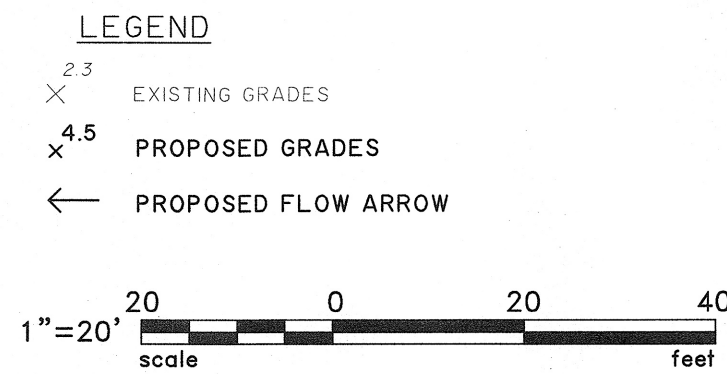
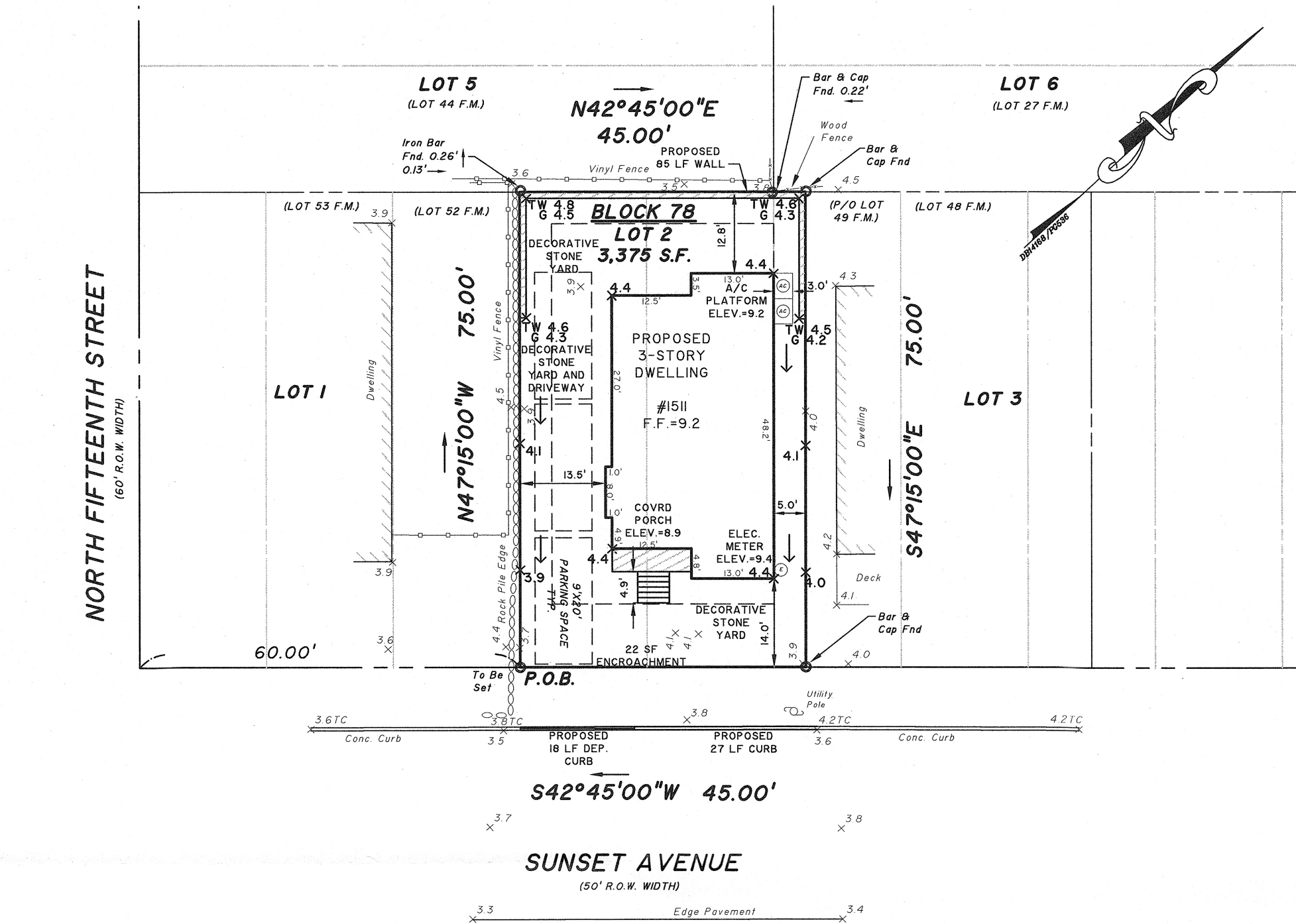
Frank J. Little Jr., P.E., P.P., C.M.E.

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)
Harvey L. York, Esq. (Harvey.york@nyplaw.com)
Robert W. Bucco, Jr. PE- Via USPS
Arnold E. Boyle, AIA (aboyle@waltersarchitecture.com)
Joan Quigley Monnig, Applicant (michael.clark@sap.com)

PROPERTY OWNERS WITHIN 200 FEET
OF LOT 2, BLOCK 78

BLOCK	LOT	LOCATION	OWNER
77	3	1413 SUNSET AVE	DOMANSKI, JOHN J JR. PO BOX 180 SHUT NOTION, NJ 08008
77	4	254 N 15TH ST	RILEY, ROBERT 21 SHELL TURN MARTLTON, NJ 08090
77	6	260 N 15TH ST	FORLAKO, LISA & STEVEN 7 LANE VERN TERRACE COLUMBUS, NJ 08022
77	7	265 N 15TH ST	WALTER, DENNIS C 809 STERLING DRIVE FLORHAM PK, NJ 07932
77	8	264 N 15TH ST	DETWILER, JOHN R & JANE H 211 KROTZER HOLLOW ROAD LIBERTY, PA 15050
77	9	269 N 15TH ST	RANSTHALER, ROBERT J & BARBARA 269 N 14TH ST SURF CITY, NJ 08008
77	10	270 N 15TH ST	KAMINSKAS, LESLIE 9 WEST HARVARD AVE STRATFORD, NJ 08084
78	1	255 N 15TH ST	PATETTA, JOSEPH M & CAROLANNE 40 OLD COACH RD BASKING RIDGE, NJ 07920
78	2	1511 SUNSET AVE	MONNIG, JOAN C/O DANIELLE CLARK 2229 N OUTCITY ST ARLINGTON, VA 22207
78	3	1515 SUNSET AVE	ROMANO & ASSOCIATES LLC 115 MORFAT ROAD WASHINGTONVILLE, NY 10992
78	4	1517 SUNSET AVE	RETA, MADELINE R 1835 SPRING VALLEY ROAD OSSINING, NY 10562
78	5	259 N 15TH ST	KARBNAK, M & E TRUST CO/L RESETEL 71 FELCH ST BLOOMFIELD, NJ 07003
78	6	262 N 16TH ST	MC MAHON, DANIEL J 262 16TH ST SURF CITY, NJ 08008
78	7	263 N 15TH ST	DEGRODE, ROBERT & VALERIE ETALS 263 N 15TH ST SURF CITY, NJ 08008
78	8	268 N 16TH ST	RICCARDI, DIANE & HOLANSKI, BETH A 208 16TH STREET SURF CITY, NJ 08008
78	9	271 N 15TH ST	SHEAHAN, MARGARET M 1016 HEDTAL ROAD AUBURN, PA 15403
78	10	272 N 16TH ST	CATCHART, LORI & ANDRZYZ, MARY LOU 2009 CAMBRIDGE AVENUE CARDIFF, CA 92007
78	11	275 N 15TH ST	ONEMBO, JOHN & SHARON 15 CAMDEN DR N CALDWELL, NJ 07006
78	12	276 N 16TH ST	VITALE, VINCENT & MARIA 28 JEFFERSON PL MONTVALE, NJ 07045
79	1	1601 SUNSET AVE	LUSTY, MICHAEL E & THERESA J 1601 SUNSET AVE SURF CITY, NJ 08008
79	5	263 N 16TH ST	DEARY, AL & PAT 1723 OAK HILL DR HUNTINGTON VALLEY, PA 15006
80	18	236 N 15TH ST	HANDREY, DEBORAH L 236 N 15TH STREET SURF CITY, NJ 08008
80	21	1420 SUNSET AVE	GREENWOOD, JOHN J & JANINE R 830 CAMP CIRCLE PHOENIXVILLE, PA 19460
81	13	229 N 15TH ST	PARSHALL, THOMAS & JOYCE 229 N 15TH ST SURF CITY, NJ 08008
81	15	235 N 15TH ST	DITZCO, R JR & MARGUARDT, JAC 118 WATSON RD FAWOOD, NJ 07023
81	16	234 N 16TH ST	ROBERTS, CHARLES F III & JANICE M 13 SHIVERS LA WHITEHOUSE STATION, NJ 08889
81	18	236 N 16TH ST	CHAIKIN, CARL & SUSAN 20 DANIEL CT WOODCLIFF LAKE, NJ 07675
81	19	239 N 15TH ST	PALLANTE, JAMES & CHERYL 133 W UNION ST BURLINGTON, NJ 08076
81	20	1504 SUNSET AVE	COMAZZI, JOSEPH J & HARPER, K L 14 BAYVIEW RD GROTON, MA 01450
81	21	1514 SUNSET AVE	SWANSON, SCOTT & KRISTA 27 HURDARD ROAD CHAMFORD, NJ 07016
81	22	1518 SUNSET AVE	MCQUILLAN, DREW & RACHAEL 31 TENARTH RD BALA CYNWY, PA 19004
82	20	245 N 16TH ST	HIDONE, ADALDO & KATHARINE 12 KATONAH'S WOOD RD KATONAH, NY 10538
ATLANTIC CITY ELECTRIC REAL ESTATE DEPT 5100 HARDING HWY MAYS LANDING, NJ 08030			VERIZON 148 OLD SOUTH BROADWAY MANAHAWKIN, NJ 08050
COMCAST CABLE 630 ROUTE 37 WEST TOMS RIVER, NJ 08752			NJ NATURAL GAS CO. ATTN: JOHN PURCARD, RIGHT OF WAY REPRESENTATIVE 1415 WOODROW RD PO BOX 1646, WALL, NJ 07719
OCEAN COUNTY PLANNING BOARD PO BOX 2191 TOMS RIVER, NJ 08754-2191			



SURF CITY RESIDENTIAL DISTRICT "RA"		
BULK REQUIREMENTS	REQUIRED	PROVIDED
MIN LOT AREA	5,000 S.F.	3,375 S.F.*
MIN LOT WIDTH	50 FT.	45 FT.*
MIN FRONT YARD SETBACK	10 FT.	14.0 FT.
MIN SIDE YARD SETBACK	5 FT.	5.0 FT.
MIN REAR YARD SETBACK	10 FT.	13.5 FT.
MAX BLDG. COVERAGE	35 %	35.0%*
MAX BLDG. HEIGHT	33 FT.	33.0 FT.*

- ZONING NOTES:**
- BUILDING HEIGHT IS MEASURED FROM CROWN OF ROAD TO THE TOP OF THE BUILDING.
- VARIANCE NOTES:**
- LOT AREA RELIEF REQUESTED PER 30-6.1, 5,000 SQUARE FEET REQUIRED, 3,375 SQUARE FEET EXISTS.
 - LOT FRONTAGE RELIEF REQUESTED PER 30-6.1, 50 FEET REQUIRED, 45 FEET EXISTS.
- WAIVER REQUESTS:**
- WAIVER REQUESTED FOR CHECKLIST ITEM G, LOCATION OF BUILDINGS AND STRUCTURES TO REMAIN, AS THERE ARE NO EXISTING FEATURES TO REMAIN.
 - WAIVER REQUESTED FOR CHECKLIST ITEM H, LOCATION OF ALL STORM DRAINAGE STRUCTURES AND UTILITY LINES AS NONE WILL BE DISTURBED WITH THIS PROJECT.
 - WAIVER REQUESTED FOR CHECKLIST ITEM R, LOCATION AND DIRECTION OF ILLUMINATION, AS THERE IS NO ILLUMINATION PROPOSED WITH THIS APPLICATION.
 - WAIVER REQUESTED FOR CHECKLIST ITEM S, SCREENING AND LANDSCAPING, AS THERE IS NO SCREENING AND LANDSCAPING PROPOSED WITH THIS APPLICATION.
 - WAIVER REQUESTED FOR CHECKLIST ITEM T, STORM DRAINAGE SYSTEM, AS THERE IS NO STORM DRAINAGE SYSTEM PROPOSED WITH THIS APPLICATION.
- CONSTRUCTION NOTES:**
- PROPOSED DWELLING ON PILE FOUNDATION
 - FINISHED FLOOR ELEV. = 9.2
 - ENCLOSURE SLAB ELEV. = 4.7
 - DOWNSPOUTS TO BE DIRECTED TOWARD FRONT YARD OR PERVIOUS AREA OF REAR YARD.
 - EXISTING UTILITY CONNECTIONS TO BE MAINTAINED.
 - FRONT STEPS - PORCH ELEV. = 8.9 / GRND. = 4.4 USE 7 STEPS @ 0.67' RISERS
- GENERAL NOTES:**
- BEING KNOWN AND DESIGNATED AS LOT 2 BLOCK 78 SITUATE IN THE BOROUGH OF SURF CITY, COUNTY OF OCEAN AND STATE OF NEW JERSEY AS ILLUSTRATED ON THE CURRENT TAX MAP OF THE BOROUGH OF SURF CITY.
 - OFFSET DIMENSIONS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.
 - THERE HAS BEEN NO INVESTIGATION AS TO THE EXISTENCE OF WETLANDS OR ANY ENVIRONMENTALLY UNSAFE CONDITIONS.
 - THERE HAS BEEN NO INVESTIGATION AS TO THE RIGHTS OR CLAIMS OF THE STATE OF NEW JERSEY PERTAINING TO TIDELANDS.
 - COMMONLY KNOWN AS 1511 SUNSET AVE, SURF CITY, NJ. 08008
 - CURRENTLY IN F.E.M.A. F.I.R.M. FLOOD ZONE: AE-7
 - PROPERTY IN F.E.M.A. PRELIMINARY F.I.R.M. FLOOD ZONE: AE-7.
 - ELEVATIONS ARE BASED UPON NAVD83 DATUM.

APPLICANT/OWNER

JOAN QUIGLEY MONNIG
1511 SUNSET AVENUE
SURF CITY, NJ 08008

APPROVED AS A FINAL PLAT OF A VARIANCE PLAN BY THE SURF CITY ZONING
BOARD OF ADJUSTMENT ON _____

DATE

CHAIRPERSON _____ DATE _____

ATTEST: _____

SECRETARY _____ DATE _____

REV1.-2.8.21-REVISE FOOTPRINT AND VARIANCES PER BUILDER

VARIANCE PLAN

1511 SUNSET AVENUE
LOT 2 BLOCK 78
BOROUGH OF SURF CITY
OCEAN COUNTY NEW JERSEY

Najarian
Associates

Professional Engineers, Land Surveyors & Planners • Scientists
One Industrial Way West, Eatontown, New Jersey 07724
(732) 389-0220 • Facsimile No. (732) 389-8546
Certificate of Authorization Certificate # 24GA27993300

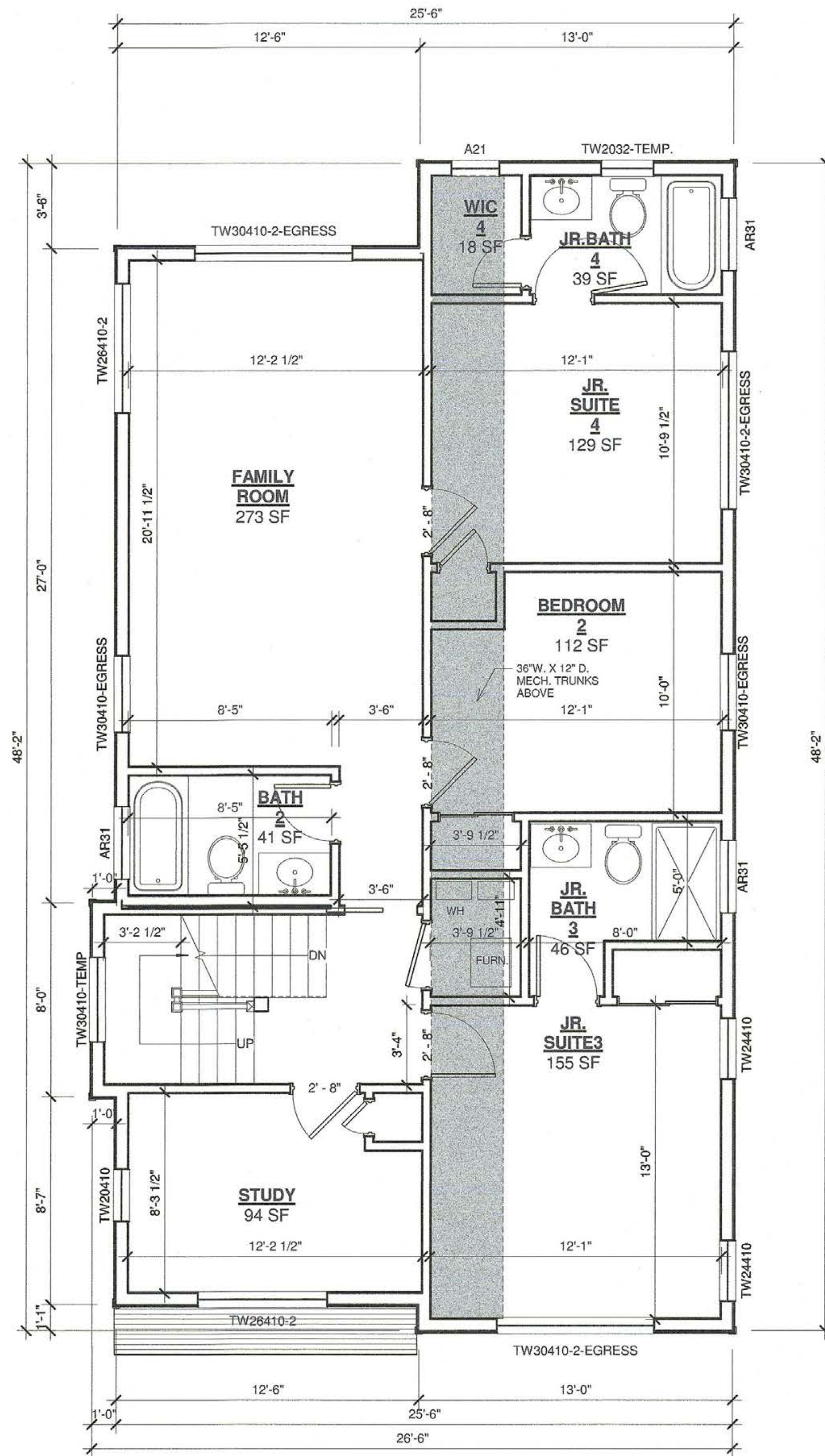
ROBERT W. BUCCO, JR.
PE, CME, CPWM

Robert W. Bucco, Jr.
N.J. PROFESSIONAL ENGINEER NO. 38192

DRAWN BY	SCALE	DATE	DRAWING NO.	SHEET NO.
JMW	SHOWN	11/9/20	7623	1 of 1

[Signature]

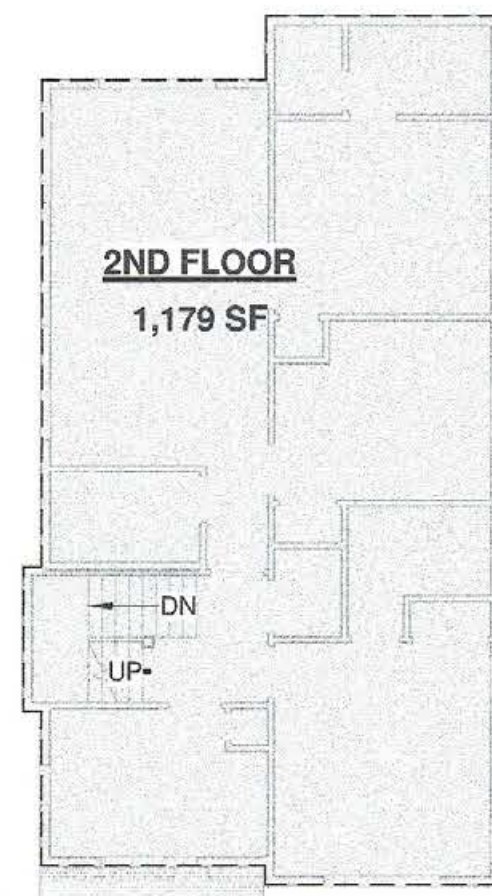
Arnold E. Boyle, AIA
Lic # N.J. A19884
Not valid unless seal embossed



SECOND FLOOR PLAN

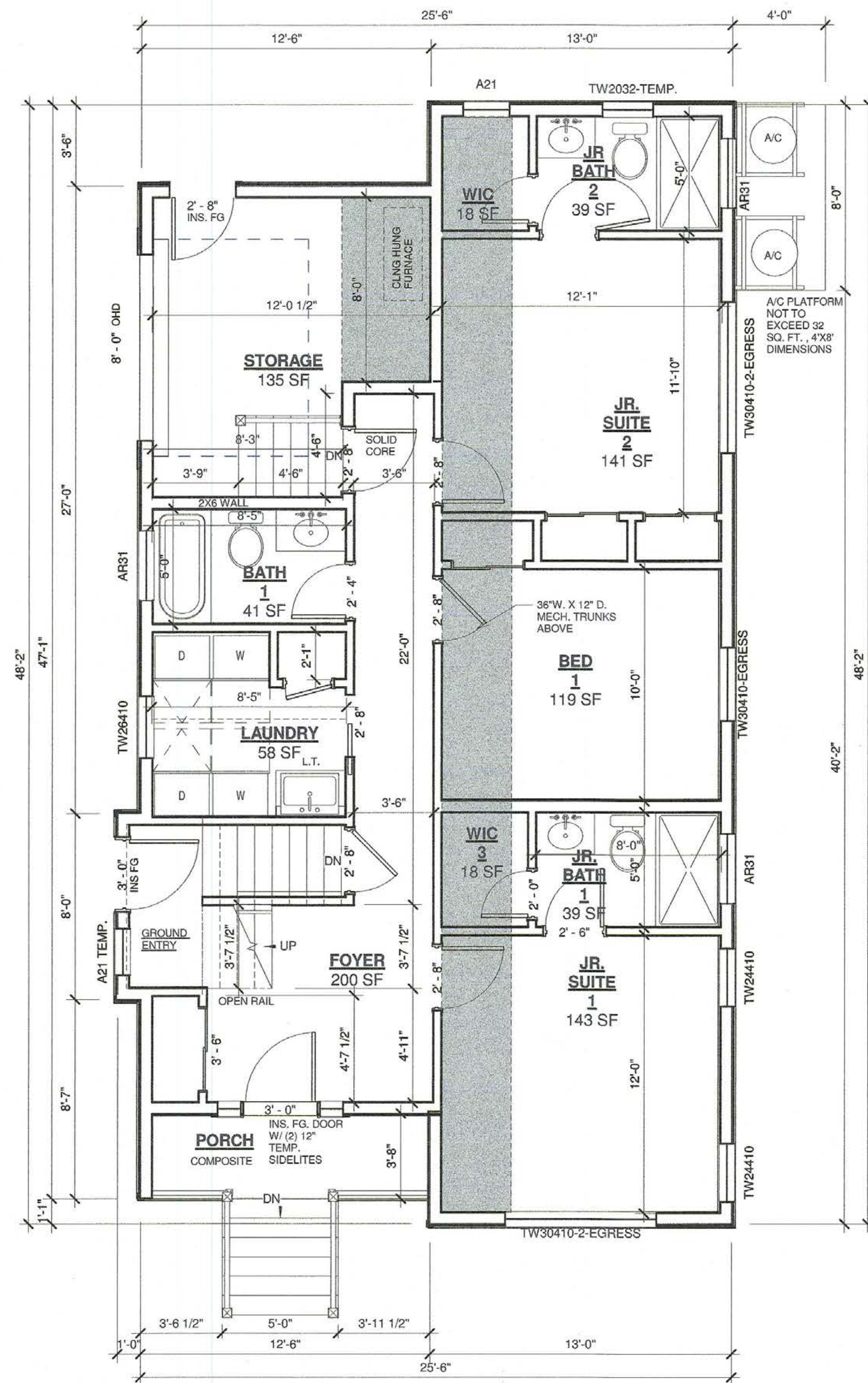
1/4\" = 1'-0"

AREA GROSS	
Name	Area
1ST FLOOR	1,132 SF
2ND FLOOR	1,179 SF
3RD FLOOR	1,047 SF
Grand total: 3	3,358 SF



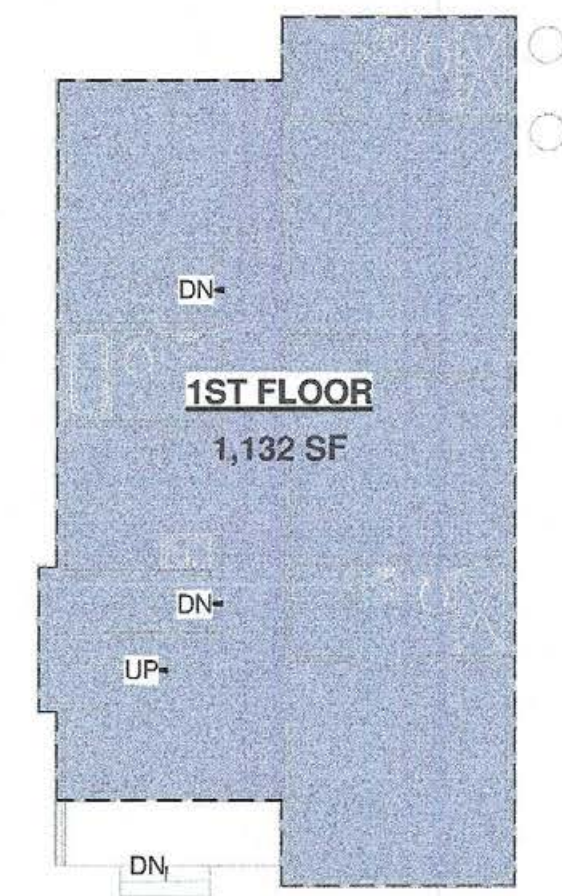
T.O. 2ND FLOOR

3/32\" = 1'-0"



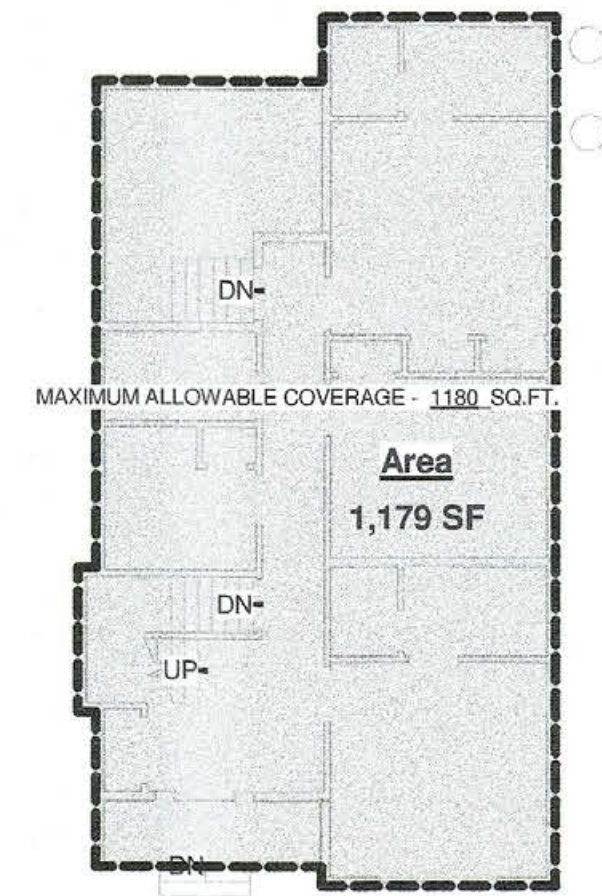
FIRST FLOOR PLAN

1/4\" = 1'-0"



T.O. FIRST FLOOR

3/32\" = 1'-0"



BLDG COV.

3/32\" = 1'-0"

NO.	DATE	DESCRIPTION	ELEC. REDLINE
1	10/17/18	PRELIM	CD PERMIT 2
2	11/27/18	DD1	BD2
3	01/28/19	DD2	BD2.1
4	03/06/19	DD3	BD3
5	05/22/19	DD4	BD4
6	08/22/19	DD5	
7	01/14/20	CD REVIEW	
8	02/11/20	CD PERMIT	

MONNIG RESIDENCE

1511 SUNSET AVE.
LOT: 2 BLOCK: 78
BOROUGH OF SURF CITY

A.E.B./EF

73-LBI-093

BD-1

A.E.B.

Arnold E. Boyle, AIA
Lic # N.J. AI19884
Not valid unless seal embossed

NO.	DATE	DESCRIPTION	ELEC. REDLINE
1	10/17/18	PRELIM	9 02/19/20
2	11/27/18	DD1	10 03/27/20
3	01/29/19	DD2	11 10/15/20
4	03/06/19	DD3	12 10/15/20
5	05/22/19	DD4	13 10/30/20
6	06/22/19	DD5	14 02/09/21
7	01/14/20	CD REVIEW	
8	02/11/20	CD PERMIT	

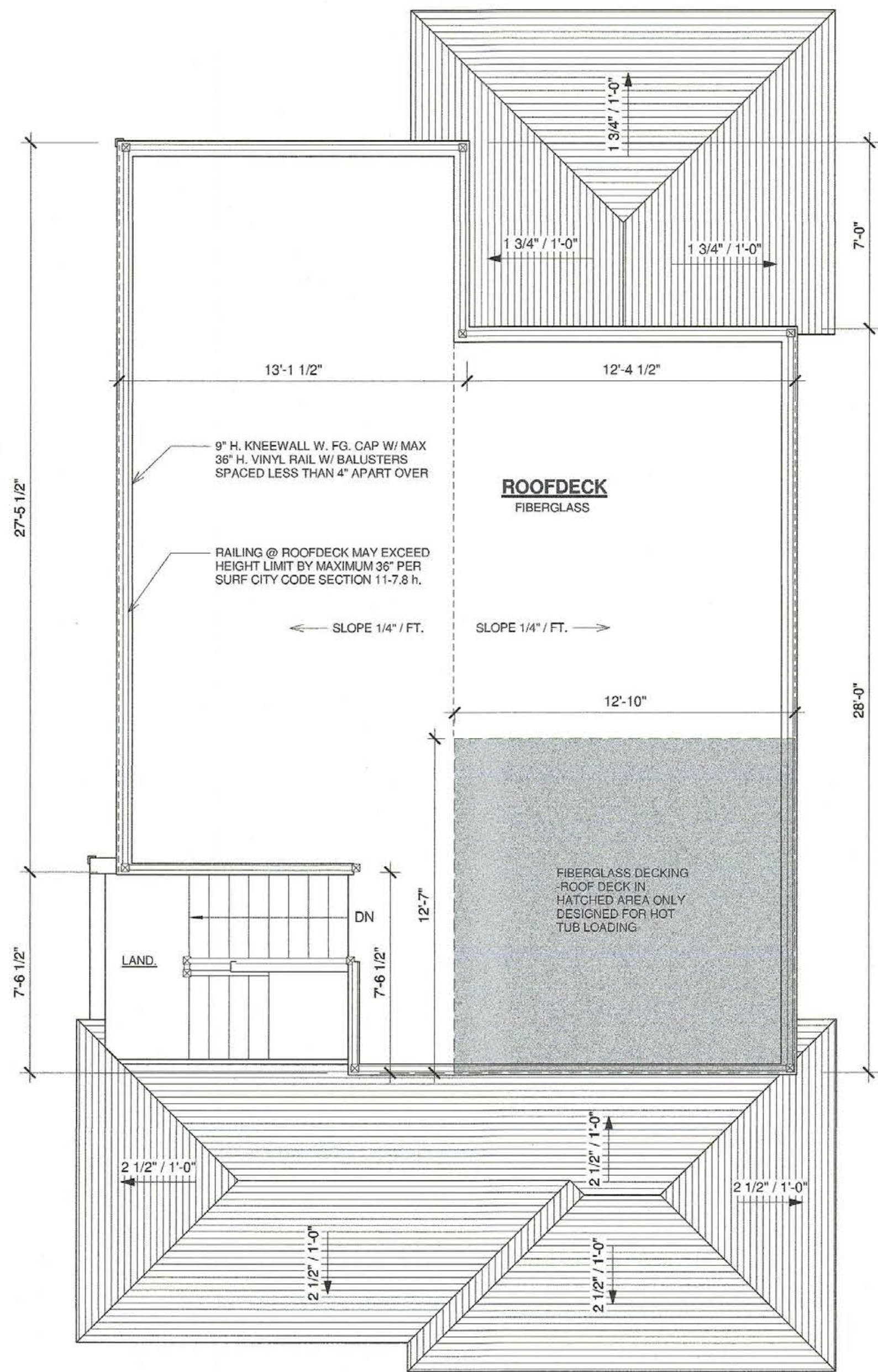
MONNIG RESIDENCE

1511 SUNSET AVE.
LOT: 2 BLOCK: 78
BOROUGH OF SURF CITY

A.E.B./EF

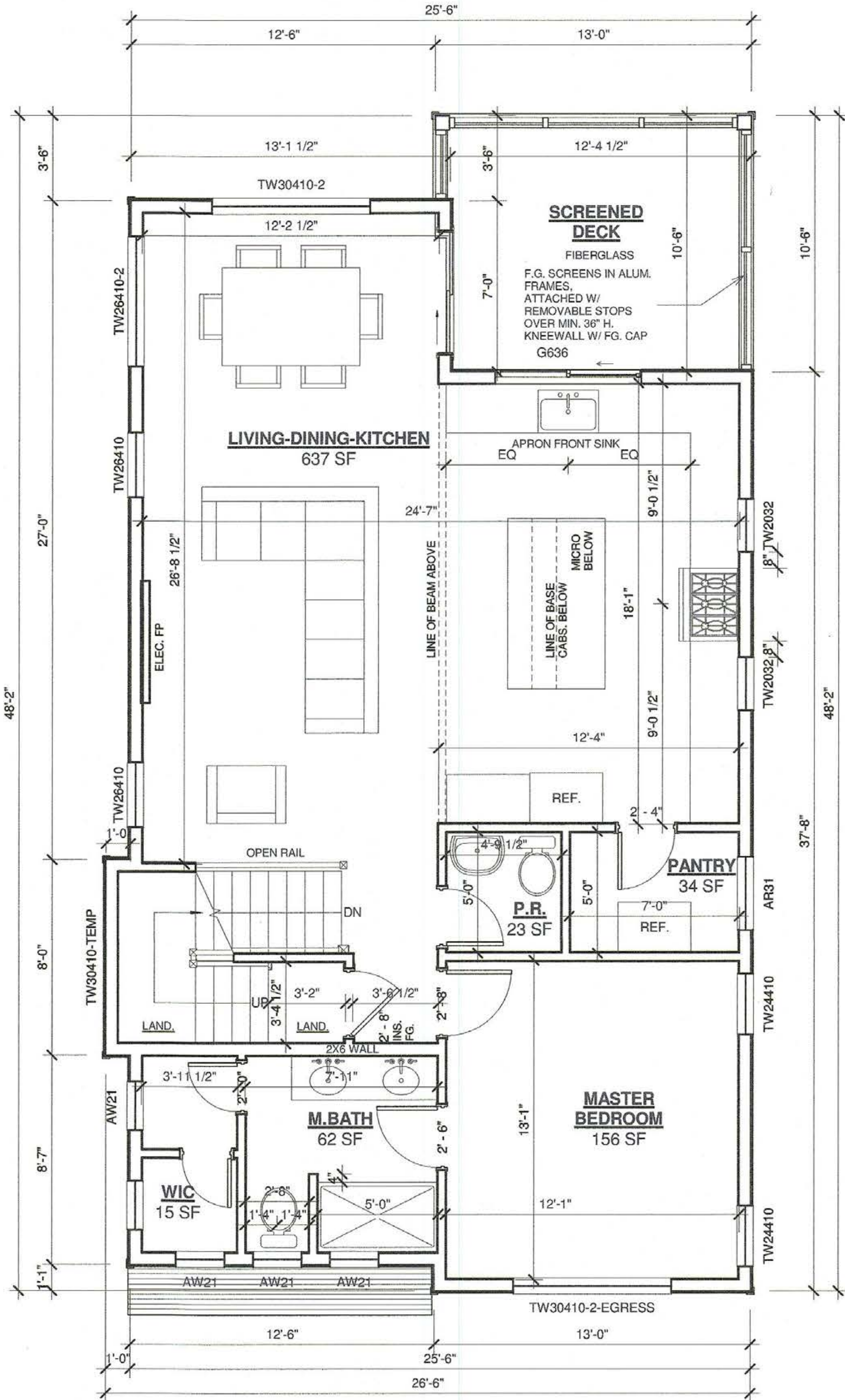
73-LBI-093

BD-2



ROOF FLOOR PLAN

1/4" = 1'-0"



3rd FLOOR PLAN

1/4" = 1'-0"

AREA GROSS		
Name	Area	
1ST FLOOR		1,132 SF
2ND FLOOR		1,179 SF
3RD FLOOR		1,047 SF
Grand total: 3		3,358 SF



T.O. 3RD FLOOR

3/32" = 1'-0"

NO.	DATE	DESCRIPTION	ELEC. REDLINE
1	10/17/18	PRELIM	CD PERMIT 2
2	11/27/18	DD1	BD2
3	01/29/19	DD2	BD2.1
4	03/06/19	DD3	BD3
5	05/22/19	DD4	BD4
6	06/22/19	DD5	
7	01/14/20	CD REVIEW	
8	02/11/20	CD PERMIT	

MONNIG RESIDENCE

1511 SUNSET AVE.
LOT: 2 BLOCK: 78
BOROUGH OF SURF CITY

A.E.B./EF

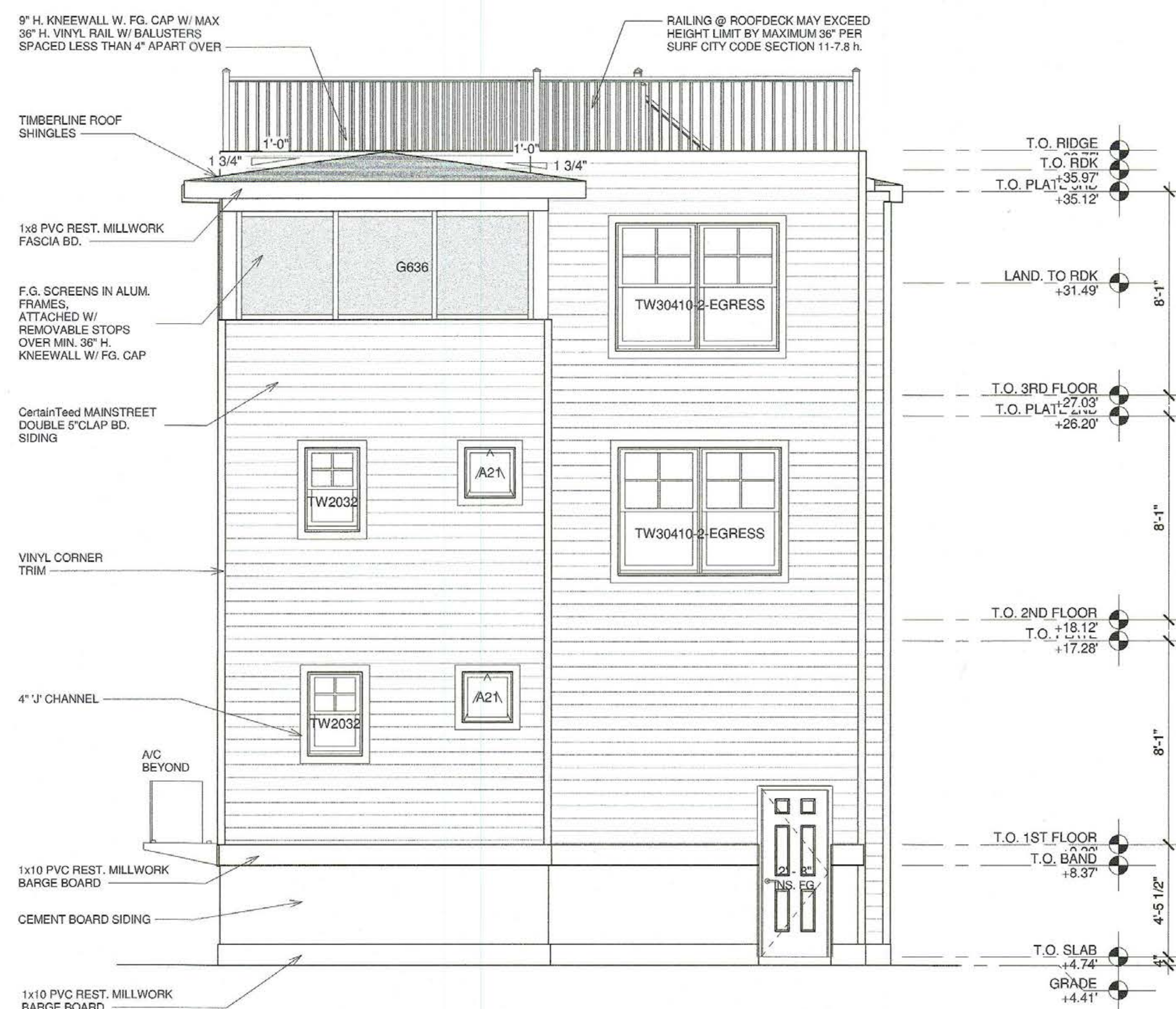
73-LBI-093

BD-3



RIGHT SIDE/ EAST ELEVATION

1/4" = 1'-0"



REAR/ NORTH ELEVATION

1/4" = 1'-0"



LEFT SIDE/ WEST ELEVATION

1/4" = 1'-0"



FRONT/ SOUTH ELEVATION

1/4" = 1'-0"