



**OWEN,
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INC.**

Engineers
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June 27, 2024

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Applicant: Mario & Lisa Batista
Block(s): 50
Lot(s): 1
Address: 300 W. 19th Street
Type of Application: Bulk Variance Application
Docket No.: 2024-09
OLA File No.: SBLU-24-BATISTA

Dear Chairman and Members:

Our office is in receipt of the following for review as it relates to the above-referenced application:

- A. Plot Plan For an Attic Addition with Variance, One (1) Sheet, prepared by Morgan Engineering & Surveying, signed by Donna M. Bullock, PE, dated 12/7/23 and last revised 4/19/24.
- B. Architectural Floorplans and Elevations, Three (3) Sheets, prepared by Minkler Architecture & Design, unsigned and dated 04/12/2024.

The subject property is currently developed with a single-family dwelling on a corner lot along the Manahawkin Bay. The applicant proposes to construct a second story addition and attic addition on the existing home as well as a partially roofed terrace above a portion of the proposed second story addition. No part of the planned additions will extend beyond the current footprint of the home.

Based on this review, we offer the following for the Board’s consideration:

- 1. **Zoning** – The subject site lies within the R-2 Single Family Residential District. Our review of the plans indicates the following:
 - a) **Minimum Front Yard Setback 16.28.010(D)** – Proposed Front Yard Setback to W. 19th Street is 14.8 FT where 15 FT is required. This is an expansion of a non-conforming front yard setback, and a Variance is required.
 - b) **Minimum Front Yard Setback 16.28.010(D)** – Proposed Front Yard Setback to Barnegat Avenue is 5.1 FT where 15 FT is required. This is an expansion of a non-conforming front yard setback, and a Variance is required.

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- c) **Minimum Side Yard Setback (on a corner lot) 16.08.020** – A corner lot shall have 2 front yard, one side yard and one rear yard per the Borough Zoning definition, therefore, here, the side yard setback on this corner lot shall be 10 FT where the proposed side yard setback is 4.5 FT. This is an expansion of a non-conforming side yard setback, and a Variance is required.
- d) **Maximum Building Coverage 16.28.010(D)** – The existing and proposed building coverage is 43.1% where 35% is the maximum permitted. This is an existing non-conforming condition as the proposed additions will not extend beyond the existing footprint of the dwelling.

2. **Municipal and FEMA Flood Regulations** –

- a) **Municipal Regulation** – In the case of additions, alterations or repairs to existing structures west of Long Beach Boulevard, the land must be raised 20 inches above the centerline road grade, at the midpoint of the lot, for lots fronting the bay. This requirement shall apply when the size of additions, alterations or repairs exceeds 75% of square footage of the existing structure. The architectural plans indicate that the existing structure is 2177 SF and the total proposed addition is 845 SF, however, the plans indicate a renovation of the first floor, as well, which includes the construction of new walls. The architect shall provide testimony regarding the extent of construction on the existing structure, and should the proposed additions and alterations exceed 75% of the square footage of the structure, then the lot must be raised to 20 inches above the centerline grade of the road. Additional review of street grades will be required to determine required fill or existing compliance. It appears a waiver will be required. Testimony should be provided.
 - b) **FEMA Regulation** – The Borough of Ship Bottom regulates construction to the more stringent standard of the 2006 Effective FIRM and the 2015 Preliminary FIRM. The 2021 FIRM shows the 2006 Effective Flood Zone requirements of as a result of an adjacent municipality adopting a new FIRM Map which affected the Ship Bottom FIRM Panel. This structure lies within Flood Zone AE, BFE 8.0 as described on FIRM Panel 518H (Preliminary) and Flood Zone AE, BFE 7.0 as described on FIRM Panel 518G (Effective), therefore, the required BFE is 8.0 + 1 FT of freeboard. The existing First Floor Elevation of the structure is 9.0, therefore, it does not appear any mitigation is required. We defer to the Borough Floodplain Manager and Construction Department for additional review.
3. **Air Conditioning Units** – The applicant shall provide testimony regarding proposed location of the air conditioning units. These units must adhere to the setback requirements of the zone or variance relief will be required.
4. **Onsite Parking** – The minimum parking requirement for five (5) bedrooms is three (3) spaces per RSIS whereas one (1) 9' x 18' parking space is proposed within the garage area. A driveway exists onsite which can accommodate one vehicle, however, the front yard setback to the building is 14.8 FT which is not adequate for a parking stall. A Variance is required.
5. **Utilities**- The property is currently serviced by existing sewer and water laterals and no changes are proposed. Subject to review by the Water and Sewer Department, upgrades to the existing laterals may be required.

6. **Architectural Plans** – The architectural plans indicate proposed renovations and additions to the existing two-story dwelling. The renovated dwelling will have five (5) bedrooms, three and one-half baths, a kitchen, dining room, living area as well as a mudroom. A roof top deck and several other decks will be provided as well as a one-car garage and a non-habitable attic space with approximately 6'11" of headroom
7. **Concrete Curb**– Depressed concrete curb exists along the frontage of the property for driveway access along with full face concrete curb on Barnegat Avenue and 19th Street. Inspection of the site indicates that the existing curb meets design standard, however, should any portion be damaged during construction, it shall be removed and replaced at the direction of the Borough Engineer.
8. **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:caa

cc: Sara Dela Cruz, Land Use Board Secretary, (sdelacruz@shipbottom.org)
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