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November 16, 2020

Borough of Matawan
Unified Planning Board/Zoning Board of Adjustment
Municipal Building
201 Broad Street
Matawan, NJ 07747

Attention: Rickey Butler, Chairman

**Re: Freneau Avenue/Har-Beau, LLC
Bulk Variance Application
Block 121, Lot 29.01
Our File No. PAAP0121.01**

We are in receipt of the documents submitted for the above referenced application which include:

- Plan entitled "Site Plan & Survey of Lot 29.01, Block 121, Tax Map Sheet 29 situate in Matawan Borough, Monmouth County, New Jersey prepared by Richard Karl Heuser, PE & LS dated October 6, 2020, revised November 16, 2020.
- Application for Variance – Forms A & B received by the Borough August 28, 2020.
- Denial of Zoning Application by Borough Zoning Officer dated August 6, 2019.

In accordance with your request, our office has reviewed the Variance application submitted for the above referenced property, and offer the following comments with regard to same:

The property in question has frontage on Freneau Avenue (NJSH Route 79), immediately adjacent to the Church of St. Clement, in the R-100 (Residential) District. The nearest road intersection is Tina Place to the north. The lot in question is currently vacant. A two-story, single-family dwelling is proposed for the property with driveway access onto Freneau Avenue (NJSH Route 79). This use is considered a conforming use in the R-100 District.

The applicant is requesting a variance from Section 34-60 of the Borough Code wherein the existing lot is only 97.5 feet wide, and 100 feet is the minimum lot width allowed by the Borough Code in the R-100 District.

Completeness

The Applicant has addressed the comments contained in our September 24, 2020 completeness report with the exception of one. The Applicant requests a waiver from the requirement to indicate all existing physical features on the site and within 200 feet thereof, including streams,



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watercourses, existing woodlands, trees over six inches in diameter and significant hydrological conditions, such as swamp, rock and water flows, as required by Borough Code.

Accordingly, we recommend that this application be deemed **INCOMPLETE** and scheduled for a hearing to discuss the requested waiver and, if deemed appropriate, the variance application.

Variance Application

We have the following comments regarding the variance application:

1. Testimony should be provided in support of the request for the variance, including positive and negative criteria.
2. The site is heavily wooded at this time. The Plan indicates "existing woods to remain on the rear portion of the lot". The Applicant should amend the plan to indicate the proposed clearing limits on the property and provide testimony regarding same. The Applicant should also indicate if any landscaping is proposed.
3. Testimony should be provided regarding proposed utilities to service the proposed dwelling. Sewer and water services shall be installed in accordance with corresponding Borough of Matawan utility requirements. Details for same should be added to the plans.
4. Testimony should be provided regarding additional stormwater runoff from the site given the increase in impervious coverage, and how the same can be limited to that which presently exists.
5. A permit shall be required from NJDOT for access to NJ State Highway 79. A road opening permit may also be required for utility connections within NJSH 79 Right-of-Way.
6. The Applicant should indicate the number of proposed bedrooms on the plan, and ensure adequate parking per RSIS.
7. Signature blocks for the Chairman and Planning Board Engineer are not required per Section 34-15 of the Borough Code. Therefore, they should be removed from the plan.
8. The proposed dwelling is subject to the review and approval of the Construction Code Official.
9. The Borough Fire Subcode Official has requested that the house address be prominently displayed for emergency responders.

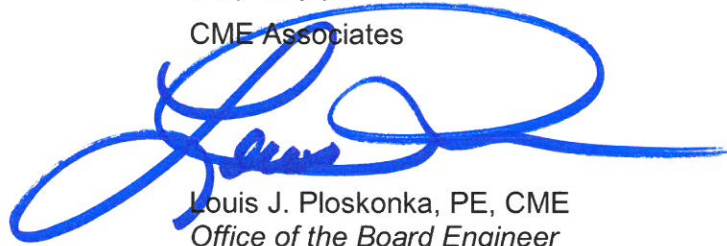


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Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates



Louis J. Ploskonka, PE, CME
Office of the Board Engineer

LP:jll

cc: Karen Wynne, RMC
Robin Klinger
Ronald D. Cucchiaro, Esq.