

July 14, 2022

Woodbury Heights Planning/Zoning Board
500 Elm Avenue
Woodbury Heights, NJ 08097

Attn: Chairman and Members of the Board

Re: Application for Minor Subdivision #22-0002
Block 109, Lots 18 & 19
1116 Walnut Avenue
Applicant: Thomas J. & Rosemary Capasso
S&A File No.: WH-1117

Dear Chairman & Members of the Board:

We are in receipt of the above referenced application for Minor Subdivision/Lot Line Adjustment. Enclosed with the Application was a Survey & Minor Subdivision Plan prepared by Edward Kuhn, Jr., P.L.S. of Bryson & Yates, dated March 31, 2022.

The Applicant is seeking approval for a "Lot Line Adjustment" to allow for the transfer of 25.00 feet by 200.0 feet from Block 109 Lot 19 to Block 109 Lot 18. The Applicant is proposing to have the lot lines adjusted to allow Lot 18 to have the required 75' lot frontage to comply with the Borough Ordinance. Currently Lot 18 only has 50' and is non conforming.

The following preexisting non-conforming conditions are noted:

1. Lot 18 – Lot width is 50', not the required 75'.
2. Lot 19 – Front yard setback 16.4', when 30' is required.

The lot line adjustment eliminates the preexisting non-conforming lot width for Lot 18. The Applicant must clarify if the wood shed at the rear of Lot 18 has permits/approvals to be less than 5.0' from the property line. This appears to be a preexisting non conforming condition.

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The requirements for R Residential Zoning are as follows:

Zoning	Required	Proposed Lot 18	Proposed Lot 19
Min. Lot Area	9000 S.F.	15,000 S.F.	25,000 S.F.
Min Lot Frontage	75 Ft.	75 Ft.	125 Ft.
Min. Lot Width	75Ft.	75 Ft.	125 Ft.
Min. Lot Depth	100 Ft.	200 Ft.	200 Ft.
Min. Front yard Setback	30 Ft.	37.0 Ft.	16.4 Ft.**
Min. Side Yard Setback	10 Ft.	10 Ft.	36.5 Ft.
Min. Rear Yard Setback	25 Ft.	>25 Ft.	>25 Ft.
Min. Side Yard Setback Accessory Building	5 Ft.	2.0 Ft.**	32 Ft.
Min. Rear Yard Setback Accessory Building	5 Ft.	2.0 Ft.**	>5 Ft.
Min. Distance to Other Accessory Building	5 Ft.	N/A	N/A
Max. Building Coverage Principal Building	35%	30	30
Max. Building Coverage Accessory Building	10%	Not Provided	Not Provided

NA-Not applicable

* Proposed Variance

** Existing Non-conforming

With respect to the proposed subdivision, we offer the following comments:

1. We defer to Ms. Elton if the administrative items have been provided so that the Application is complete.

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2. The Applicant should clarify the setbacks for the existing wood shed and whether it can be shifted to comply with the Borough's accessory structure setback requirements.
3. Subject to the Board approving the Application the applicant must submit a copy of the legal descriptions for Lots 18 & 19. A copy of deed must also be submitted to the Board's Solicitor for his review and approval prior to requesting execution of it by the Chairman and Secretary. The deeds will need to reference the Planning Board Resolution Number.
4. Copies of the filed Deeds must be submitted to the Planning Board and the Tax Assessor' Office.
5. The new front property corner between Lot 18 and 19 will need to be monumented. Subject to the Boards approving the project, we recommend the Applicant's Land Surveyor provide a written confirmation when the corner marker is installed. The Board should receive the verification prior to the deed being executed.

Based upon our review of the Application, we are acceptable to the Application being presented to the Board. If the Board approves the Application, we recommend the numbered items provided above be conditions of approval.

If you should have any questions regarding the matter, please call me at your earliest convenience.

Very truly yours,

SICKELS & ASSOCIATES, INC.



Mark R. Brunermer, P.E., C.M.E.

Woodbury Heights Planning/Zoning Board Engineer

MRB/kac

cc: Shannon Elton, Planning Board Administrator (via email only)
Michael Borelli, Esquire, WHP/ZB Solicitor (via email only)
Tiffany Morrissey, AICP, WHP/ZB Planner (via email only)
John P. Ciocco, Esq., Applicant's Attorney (via email only)
Edward F. Kuhn, Jr., PLS, Applicant's Surveyor (via email only)
Thomas J. Capasso & Rosemary Capasso, Applicant (via email only)