

January 10, 2021

Stone Harbor Planning Board Secretary, Kate McGonagle  
9508 2<sup>nd</sup> Ave  
Stone Harbor, NJ 08247

**Email to McGonagleK@shnj.org**

Re: 10315 Sunrise Drive Subdivision

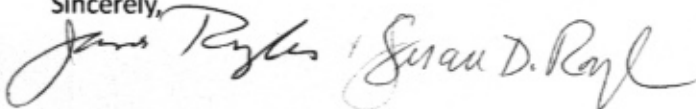
To the Planning Board:

I own the property located at 10217 3rd Avenue in Stone Harbor, which is diagonally across from the subdivision. **I am against the subdivision of 10315 Sunrise Drive and the variance being proposed for the following reasons:**

- The developer is the only person that would experience any gain from this variance. There would be no benefit to the community. In fact, it will result in a detriment to the borough.
- It is claimed that the subdivided lots will be only "slightly undersized" from the current requirement. By our calculation if the variance is granted, the lots will be 20% undersized, which is very significant.
- The existing property is a pie shaped lot. Its frontage on Sunrise Drive is 150'. However if it is subdivided, the bulkhead will be very narrow at approximately 25' per unit. This would create a very crowded corner of an already busy harbor.
- Additionally, the water opening for each property would be even smaller. As mentioned above this corner of the harbor is already crowded during the summer season with swimming, kayaks, paddle boards and boats coming and going. I fear that given an increase in congestion, someone could get hurt. This subdivision will create a safety hazard!
- Current minimum lot size in Stone Harbor is 6600 square feet and it has been that way for a long time. Our existing zoning requirements make Stone Harbor the special and desirable place it is. The requested zoning change is in no way in line with the character of our neighborhoods.
- Anything that would allow a special variance could set a precedent. This would encourage other developers to also challenge this minimum lot size requirement. If this occurred, it would be counter to maintaining the character of Stone Harbor. In the summer time there is already enough congestion on the streets. We do not need to set a precedence to increase traffic.

We ask that you turn down this variance request.

Sincerely,

Handwritten signatures of James and Susan Royles in cursive script.

James and Susan Royles