



Dante Guzzi Engineering Associates, L.L.C.

CIVIL SURVEY MUNICIPAL ENVIRONMENTAL

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November 30, 2020

Mr. Charles C. Krafczek
Charles Street Developers, LLC
P.O. Box 482
Stone Harbor, New Jersey 08247
ckrafczek@gmail.com

Re: Neighborhood Planning Analysis
 Block 200.03, Lots 531-534 (10315 Sunrise Drive)
 Lot Size Variance/Minor Subdivision Application
 Borough of Stone Harbor, Cape May County
 DGEA File No. C-19-355

Dear Mr. Krafczek:

This analysis has been provided to complement and substantiate the planning testimony provided on 02/10/20 before the Borough of Stone Harbor's Planning Board related to the above referenced application.

The testimony provided by John Helbig, PP, of Dante Guzzi Engineering Associates, LLC attempted to confirm how the intended single family residential use, proposed lot sizes and potential scale of development associated with this application would result in development consistent with the "character of the neighborhood" in which the subject property is located.

The most significant attributes associated with the subject tract, were its overall area of 10,703 SF or 162% of the minimum lot size requirement of 6,600 SF in the Residential "A" Zoning District, as well its location on a constructed lagoon providing direct waterfront access.

Compatibility of the proposed lots with waterfront properties in proximity was assessed based on the functional or upland lot area available as the primary determinate in the scale of residential structures developed, forming the neighborhood's "character".

In order to confirm this consistency, properties in proximity having similar attributes to the subject tract were reviewed, as representing the adjacent "neighborhood".

This assessment included all developed single family residential uses situated along this lagoon feature having waterfront access, resulting in a review of sixty four (64) properties. Multi-family condominium structures were not included in this analysis, which only involved a single property identified as Block 200.03, Lot 465.02 situated at 1020 Corinthian Drive.

METHODOLOGY

In order to confirm current use and approximate land areas associated with these properties, Stone Harbor Borough tax map sheets # 19 and # 20, attached, were utilized along with NJDEP’s Geo Web application and on-site verification. This allowed a digital review of 2015 color aerial photography of the area along with approximate (non-surveyed) property boundary and ownership information for estimating upland land areas associated with each property for a comparative analysis.

SUBJECT PROPERTY

The approved lot subdivision depicted on the Minor Subdivision Plan by Dante Guzzi Engineering Associates dated 01/08/20 with lot size variances of Block 200.03 Lots 531, 532, 533 and 534 provides two (2) waterfront lots to be developed with single family residences meeting all other bulk/structural setback standards for the Residential-“A” zoning district, and having the following functional or upland lot areas:

<u>LOT #</u>	<u>UPLAND AREA (SF)</u>
A	4,717 SF
B	4,521 SF

ANALYSIS RESULTS

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT(S)</u>	<u>UPLAND AREA AVAILABLE (SF) +/-</u>
438 104 th St.	201	1, 2	5,015
434 104 th St.	103.07	146	2,215
428 104 th St.		145, 144.02	3,627
424 104 th St.		144.01, 143	3,290
420 104 th St.		144.02, 142.01, 141.02	3,934
416 104 th St.		144.01, 140	3,489
408 104 th St.	103.06	135, 136	5,032
404 104 th St.		134, 133	4,466

400 104 th St.		132	2,493
403 Berkley Rd.	200.02	451, 452	5,851
411 Berkley Rd.		450	2,678
415 Berkley Rd.		449	2,714
421 Berkley Rd.		448, 447	4,710
531 Berkley Rd.	200.01	442, 443	5,557
551 Berkley Rd.		439, 440, 441	8,276
557 Berkley Rd.		436, 437, 438	8,267
386 104 th St.	103.05	129, 128.02	3,942
382 104 th St.		128.01, 127.02, 127.01	3,341
376 104 th St.		125.02, 126	2,906
372 104 th St.		124.02, 125.01	3,025
360 104 th St.		121, 122, 123, 124.01	8,124
344 104 th St.	200.03	539, 540	5,069
342 104 th St.		537.01, 537.02, 538	4,715
340 104 th St.		535, 536	5,124
10307 Sunrise Dr.		528, 529, 530	7,077
10301 Sunrise Dr.		525, 526, 527	8,130
10215 Sunrise Dr.		523, 524	5,097
10211 Sunrise Dr.		521.02, 522	4,387
10207 Sunrise Dr.		519.02, 520, 521.01	4,325
10203 Sunrise Dr.		518, 519.01	4,320
10201 Sunrise Dr.		517	2,675
10127 Sunrise Dr.		515, 516	5,275
10115 Sunrise Dr.		512.02, 513, 514	7,200
10109 Sunrise Dr.		510, 511, 512.01	6,300
10101 Sunrise Dr.		507.02, 508, 509	6,250
10029 Sunrise Dr.		505, 506, 507.01	7,058
10023 Sunrise Dr.		503, 504	5,100
10019 Sunrise Dr.		502	2,590
10015 Sunrise Dr.		501	2,561
10011 Sunrise Dr.		500	2,658
10003 Sunrise Dr.		499	2,480
10001 Sunrise Dr.		497, 498	5,067
9915 Sunrise Dr.		495, 496	4,920
9911 Sunrise Dr.		492, 493, 494	8,360
9905 Sunrise Dr.		489, 490, 491	9,400
409 99 th St.		487, 488	6,750
411 99 th St.		485.02, 486	6,430
413 99 th St.		483.02, 484, 485.01	5,700
9906 Corinthian Dr.		482, 483.01	5,750
9914 Corinthian Dr.		481	3,450

9916 Corinthian Dr.		480	3,780
9922 Corinthian Dr.		478, 479	7,350
9926 Corinthian Dr.		476.02, 477	4,250
9928 Corinthian Dr.		475, 476.01	4,045
9930 Corinthian Dr.		472.02, 473, 474	6,600
10000 Corinthian Dr.		471, 472.01	4,185
10006 Corinthian Dr.		470	2,950
10010 Corinthian Dr.		469	2,910
10014 Corinthian Dr.		468	2,580
10032 Corinthian Dr.		462, 463, 464, 465.01	8,400
10038 Corinthian Dr.		461	2,815
10042 Corinthian Dr.		459.02, 460	4,435
10048 Corinthian Dr.		457, 458, 459.01	6,200
10060 Corinthian Dr.		454, 455, 456	6,375

SUMMARY

This analysis revealed that of the sixty four (64) waterfront properties reviewed, thirty one (31) had upland land areas smaller than the lot areas associated with the proposed subdivision, thirty one (31) were larger and two (2) were essentially the same size (larger than Lot B, but smaller than Lot A).

Non-waterfront properties in proximity were not examined given the primacy of a waterfront location as a defining neighborhood characteristic. In addition Sunrise Drive represents an existing zoning district boundary where properties to the south along this street and Ocean Drive are situated within the Borough's Residential "B" Zoning District. Additionally, this area contains numerous multi-family structures in the form of duplexes, triplexes, residences with separate apartments, as well as a motel and multi-unit condominium development, limiting any realistic comparative analysis.

CONCLUSION

While extremely large single family residences spanning several contiguous lots are evident in this waterfront lagoon area, they are not the norm nor do they characterize the defined neighborhood associated with the subject property. It is notable that only one (1) other property had upland land area exceeding 9,000 SF and six (6) exceeding 8,000 SF. The subject property would have an upland land area of 9,238 SF if not subdivided.

This neighborhood's "character", like others in the Borough, is defined by a significant mix of housing types, styles and sizes given factors such as age as well as architectural and zoning standards employed during construction.

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It can be surmised that the lots created on the subject tract will allow construction of single-family residences generally consistent in scale with waterfront properties in proximity while meeting applicable coverage and structural setback standards as well as the Borough's flood hazard prevention requirements.

Should you have any questions regarding the above or require additional information, do not hesitate to contact our office.

Very truly yours, .

Dante Guzzi Engineering Associates, LLC



Dante Guzzi, PE, CME
Principal Engineer

cc: Colin G. Bell, Esquire (colin@hankinsandman.com)

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