

# CASEY & KELLER, INC.

LAND SURVEYORS + CIVIL ENGINEERS + PLANNERS

N.J. STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION NO. 24GA27985400

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## Memorandum: Technical Review

To: Township of Long Hill Zoning Board of Adjustment  
Board Chair Gerech and Members of the Board

From: Casey & Keller, Inc.  
Richard Keller, PE, PP, CME  
Board Engineering Consultant

Re: Application No. 2020-12Z  
Sean & Kristin Conner  
44 Magna Drive  
Block 13801, Lot 69  
C&K Project #: 1190102-30 (2020-12Z)

Date: February 22, 2021

## Documents Reviewed:

As part of our technical engineering review, we have received and reviewed the following documents:

1. Plans entitled "Addition to Conner Residence – 44 Magna Drive, Gillette, NJ," prepared by Javier Fuentes Architecture, dated June 6, 2020, consisting of 7 sheets;
2. Property Survey entitled "Map of Survey, 44 Magna Drive, Block 13801, Lot 69, Township of Long Hill, Morris County New Jersey" prepared by Templin Engineering Associates., dated 9/12/2016;
3. Completed Township Application for Development for 62 Central Avenue, dated 11/22/2020, including addendum and attachments.

## Brief Project Description:

The applicant seeks to add an attic addition to an existing 3-story single family dwelling located on an 45,624 sf (1.05 acre) lot in the R-2 Residential Zone. No changes to the house footprint or site are proposed.

The review of this application is based on the submitted plans and supporting documents and visits to the project site.

## 1. Observations & Comments:

- 1.1. From the street, the existing dwelling has the appearance of being 2 stories in height. However, the grades drop considerably around the sides of the house revealing a walk out basement to the rear. The definition Story in the Township Zoning Ordinance under §LU-111 includes the caveat:

*Any basement with more than 50% of its wall exposed above grade shall be considered a full story.*

Since more than 50% of the basement wall is above grade, the basement is a Story, resulting in the existing house being a 3-story dwelling where 2½ stories is permitted in the zone.

Based upon the Architect's Section Drawing (Sheet A400) the maximum ceiling height of the addition will be 7.0'. Since no part of the attic expansion has a ceiling height that is equal to or greater than 7.5', neither the attic or the proposed the addition would be considered as a half-story (or a story).

Accordingly, the applicant is proposing an expansion to an existing non-conforming 3 story which requires Board of Adjustment relief.

While the application correctly refers to the existing dwelling as containing "3 floors," The applicant should revise the Zoning Table on Drawing Sheet A100 to correctly reflect the existing and proposed 3 story condition.

- 1.2. In addition to having a limit on the number of stories, the ordinance also limits the height to a maximum of 35 feet. Per Township Zoning Ordinance §LU-111:

*HEIGHT OF BUILDING: The vertical distance from the lowest ground elevation around the foundation to the level of the highest elevation point of the roof surface.*

Per the Architect's Proposed Elevation Drawing (Sheet A200) the height of both the existing and proposed dwelling is 35'-1". The Applicant should either revise the plans to create a compliant addition or amend the application to include a variance for height.

It should be noted that unless corroborated by a land surveyor, it is very difficult to accurately determine the exact height of the existing structure to a tolerance of +/- an inch. A more accurate survey of the existing ridge height may indicate that the existing structure is complaint with the 35' height limit or may show that it is over by a few inches. If the applicant elects to seek a variance for the existing and proposed height, they may wish to request an additional 2-to-3-inch tolerance as long as they agree to not exceed the existing roof ridge height.

- 1.3. Based upon a review of the NJDEP Geo-Web GIS and the most recent FEMA mapping along with a site inspection, the subject property does not appear to contain or be near any freshwater wetlands or flood hazard areas.
- 1.4. Since there are no planned site improvements or change in the amount of impervious area on the property, the application is NOT subject to the requirements of the Stormwater Management section of the Land Use Ordinance (Sec. 146.)
- 1.5. The existing property slopes toward the rear of the property with no discernable drainage issues.

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## 2. **Technical Review**

- 2.1. Since there are no proposed site improvements or changes to the building footprint, we have no engineering concerns.