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September 22, 2020

Atlantic Highlands Borough Building Department  
100 First Avenue  
Atlantic Highlands, NJ 07716

Attn: Elizabeth Merkel – Building Department

**Re: 254 Highland Avenue  
Steep Slope Review # 2  
Block 9, Lot 5.03  
Zone: R-3 (Residential District)  
Borough of Atlantic Highlands, Monmouth County, NJ  
Our File: HAHE0009.03**

Dear Ms. Merkel:

Our office has performed a steep slope and grading review of the following information relative to the above referenced development application compared to the Borough of Atlantic Highlands Grading Plan Preparation Checklist:

- Steep Slope Permit Application;
- Submission letter, prepared by Andrew Stockton, dated August 26, 2020;
- Grading Plan for: August Zilincar & Katherine Jasontek-Zilincar, Lot 5.03, Block 9, Tax Map Sheet No. 5, Borough of Atlantic Highlands, Monmouth County, New Jersey, prepared by Andrew R. Stockton, PE, dated July 31, 2020, consisting of one (1) sheet.

Based upon our review of the above information, we offer the following comments for your consideration:

1. The Applicant is seeking Steep Slope approval for the construction of an addition to the attached garage with expansion of the existing asphalt driveway and relocation of front walk.
2. Based upon our review of this application we find that the proposed improvements meet the requirements of Steep Slope Applications, per Ordinance section 150-78. Below is a summary of allowable steep slope areas.

<b>Standard</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Maximum Lot Coverage	7,785 SF	5,084 SF	5,639 SF
Maximum Impervious Area	9,082 SF	6,405 SF	6,935 SF
Maximum Lot Disturbance	11,807 SF	N/A	2,662 SF

Accordingly, we recommend that this application be approved at this time subject to the following conditions, noting the property is an undersized lot for the R-3 zone, and building coverage appears to exceed the maximum allowable in the zone:

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CONSULTING AND MUNICIPAL ENGINEERS

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Elizabeth Merkel  
Atlantic Highlands Building Department  
Re: 254 Highland Avenue – Steep Slope Review #2  
Block 9, Lot 5.03

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- a) Construction activities shall be limited to: The garage addition and expansion of existing asphalt driveway.
- b) Land disturbances shall be kept to a minimum for the approved work noted above and shall not exceed 11,807 SF at any time.
- c) Any soil disturbed during or after construction shall be stabilized and replanted immediately following the construction activity.
- d) The Applicant shall remain responsible for obtaining a building permit from the Borough Construction Office for the approved steep slope work.
- e) The Applicant shall confirm that no trees over a 6" caliper are to be removed as part of the proposed development. Any trees to be removed will require a tree removal permit.
- f) The Applicant shall remain responsible that the development will not concentrate stormwater runoff, so as to adversely impact the existing drainage patterns, which may negatively impacting neighboring properties or municipal infrastructure.

*The scope of this review is limited to Ordinance § 150-78 and does not include a full zoning review of any other sections of the Atlantic Highlands development regulations. Additionally the structural stability of any existing or proposed improvements were not evaluated as part of this review. In accordance with § 150-78(H) **Municipal Liability**: the granting of any permit or approval in any slope area shall not constitute a representation, guarantee or warranty of any kind by the Borough or by any official or employee thereof of the practicability or safety of any structure, use or other plan proposed, and shall create no liability upon, or cause any action against, such public body, official or employee for any damages that may result pursuant hereto.*

If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,

**CME ASSOCIATES**

  
Drew E. Pavlick, PE, PP, CME, CFM  
Borough Engineer's Office

DEP/NV

cc: Adam Hubeny – Borough Administrator  
Michelle Clark – Zoning Officer  
Douglas M. Rohmeyer, PE – Borough Engineer  
August Zilincar & Katherine Jasontek-Zilincar – Applicants  
Andrew R. Stockton, PE – Applicant's Engineer