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March 2, 2023

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Stafford Township Planning Board  
260 East Bay Avenue  
Manahawkin, NJ 08005

**Re: Application No. P23-02  
(Previously P06-26AA)  
Amended Minor Site Plan – Review #1  
Lakeside Village  
Block 233, Lot 2  
31 North Main Street (NJSH 9)  
Stafford Township, Ocean County, New Jersey  
Applicant: Bamboo Realty Corp.  
P.O. Box 383  
Manahawkin NJ 08050  
Our File: VSFP0233.01(60001)**

Dear Planning Board Members:

Our office has received for review an application for amended Minor Site Plan approval for the above-referenced property. The application was accompanied by the following information:

- A Map of Survey/Sign Variance Plan (1 sheet) prepared by Bruce A. Jacobs, PE and John P. Augustine, PLS with Gravatt Consulting Group of Forked River, New Jersey dated January 24, 2023.
- A completed Development Application including a notice of fees and agreement to pay same, an Affidavit of Ownership, a Disclosure of Ownership an Affidavit of Non-Collusion and a list of Professionals.
- A reduced copy of Tax Map sheet 118 which shows the property in question.
- A copy of a September 28, 2022 letter from the Tax Collector's Office which certifies that the real estate taxes for block 233, lot 2 are paid up to, but not including, November 1, 2022.
- A completed Contribution Disclosure Statement from Bruce A. Jacobs with Gravatt Consulting Group dated January 25, 2023.
- A completed Contribution Disclosure Statement from Richard Visotcky, Esq. dated January 26, 2023.
- A completed Contribution Disclosure Statement from Bamboo Realty Corp. dated February 6, 2023.
- A copy of a Zoning Permit Denial issued by the Zoning Officer on February 9, 2023. The denial letter states that variances are required for sign area and side yard setback.

We have reviewed the information submitted in support of this application and offer the following comments:

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CONSULTING AND MUNICIPAL ENGINEERS  
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA2835900

849 W. BAY AVENUE, SUITE 16 • BARNEGAT, NEW JERSEY 08005 • (732) 410-2650 • FAX: (609) 698-1680



Stafford Township Planning Board  
 Re: Bamboo Realty Corp. (P23-02)  
 Amended Minor Site Plan – Review #1

March 2, 2023  
 Our File No. VSFP0233.01  
 Page 2

**A. GENERAL COMMENTS**

The property in question is an irregularly shaped tract which fronts on the easterly side of North Main Street (NJSH Route 9), the northerly side of Stafford Avenue and the southerly side of Beach Avenue. It is located in the Mixed Use (MU) Zone and has an area of approximately 2.03 acres. The property is occupied by a 1 story building containing a mix of tenants.

The property in question was originally occupied by Carroll’s Restaurant and the Cranberry Bog Restaurant. The Applicant was granted Minor Site Plan approval by the Planning Board by Resolution 2006-45 to convert the existing building into a mixed use facility containing a low-turnover restaurant and between eight (8) and eleven (11) retail stores. In addition, by Resolution Z12-16 the Zoning Board granted the Applicant approval to legitimize an existing awning and to increase the percentage of the square footage of the façade signs from an existing 15 square feet to 28 square feet and a variance to increase the façade signage to 4.37% whereas 4% is permitted.

The Applicant is now seeking amended Minor Site Plan approval to permit the addition of a free standing ground sign at the intersection of North Main Street and Stafford Avenue. The proposed sign will be 21 ft high and will have a sign area of 150 sf.

**B. COMPLETENESS REVIEW**

Based on our review of the submitted information, we find that the Applicant has addressed all of the submission requirements for this amended Minor Site Plan application.

**C. VARIANCES REQUIRED**

The following table summarizes the sign requirements in the MU Zone as compared with what is existing and what is proposed at the site:

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Ground Signs - Number per site, maximum	1	1	2 (V)
Ground Signs – Area, maximum	32 sf	60 sf <b>ENC</b>	210 sf (V)
Ground Signs – Height, maximum	15 ft	<15 ft	21 ft (V)
Ground Signs – Front setback, Route 9	15 ft	±7 ft <b>ENC</b>	15 ft
Ground Signs – Front setback, Stafford Avenue	15 ft	N/A	13 ft (V)
Ground Signs – Side setback, minimum	20 ft	N/A	N/A
Wall mounted signs – Area as % of bldg. facade	4%	4.37% <b>ENC</b>	4.37% <b>ENC</b>



Stafford Township Planning Board  
Re: Bamboo Realty Corp. (P23-02)  
Amended Minor Site Plan – Review #1

March 2, 2023  
Our File No. VSFP0233.01  
Page 3

Total area of all signs per site	150 sf	330 sf <b>ENC</b>	480 sf <b>(V)</b>
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(V) – Variance Required  
ENC – Existing Non Conformity  
N/A – Not Applicable

Based on the above, the Applicant requires the following sign variances:

1. To permit 2 free standing ground signs whereas only 1 sign is permitted.
2. To permit a free standing ground sign height of 21 ft whereas a maximum height of 15 ft is permitted.
3. To permit a free standing ground sign area of 210 sf whereas 60 sf currently exists and a maximum sign area 32 sf is permitted.
4. To permit a free standing ground sign front setback of 13 ft from Stafford Avenue whereas a minimum setback of 15 ft is required.
5. To permit a total area of all signs of 480 sf whereas 330 ft sf currently exists and a maximum total sign area of 150 sf is permitted.

In order for the Board to grant 'c' variances for the sign, the Applicant must demonstrate to the satisfaction of the Board that the variances can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinances.

### **C. MISCELLANEOUS COMMENTS**

1. The Map of Survey/Variance Plan includes a detail of the proposed free standing ground sign. For the purpose of clarity, the Applicant should provide the Board with a color rendering of the sign.
2. It show on the Map of Survey/Variance Plan that the Applicant proposes to remove an existing tree to accommodate the installation of the sign. The Applicant should provide testimony to the Board regarding the reasons that this tree must be removed.
3. The Applicant should provide testimony to the Board setting forth the reasons why the proposed sign needs to be 21 ft high. In our opinion, a lower monument sign could be provided which includes the names of all tenants without the need to remove the existing tree.
4. If the Board permits the tree to be removed, then the Applicant should address the Board regarding the feasibility of relocating this tree elsewhere on the site.
5. The Applicant should address the Board regarding the feasibility of providing a raised landscape planter at the base of the sign in order to soften the visual impacts.



Stafford Township Planning Board  
Re: Bamboo Realty Corp. (P23-02)  
Amended Minor Site Plan – Review #1

March 2, 2023  
Our File No. VSFP0233.01  
Page 4

6. It shows on Google Earth that the area where the sign is proposed is nicely landscaped. The Applicant should address the Board regarding the need to remove any of the existing landscaping in order to install the sign and the replacement landscaping that is proposed.

Should you have any questions or require any additional information regarding this application, please feel free to call.

Very truly yours,

**CME Associates**

John J. Hess, PE, PP, CME  
*Planning Board Engineer*

JJH/ts

cc: Gregory E. Myhre, Mayor  
Environmental Commission  
Joseph D. Coronato, Esq. – Planning Board Attorney  
Bamboo Realty Corp. – Applicant  
Richard P. Visotcky, Esq. – Applicant's Attorney  
Bruce A. Jacobs, PE, PP - Applicant's Engineer & Planner  
John P. Augustine, PLS – Applicant's Surveyor