

**Beach Haven Project Overview & Public Meeting  
Victoria Rose Project Questions & Answers**

Ref	Topic Category	Topic	Responsible Party	Subject	Explanation and/or Comments
25	Project Validation	Why replace the Bank Building?	Boro of Beach Haven	Business Redevelopment District	<i>A building full of mold that could not be rented since Hurricane Sandy, is being replaced with a new building.</i>
26	Project Validation	What will happen to the Post Office?	Boro of Beach Haven	Remediation	<i>The Developer has entered into a ten-year lease agreement to keep the Post Office in Beach Haven.</i>
27	Project Validation	What are you doing to encourage locals to move back to Beach Haven?	Boro of Beach Haven	Business Redevelopment District	<i>The Developer is providing 5 very low-cost COAH units. The intention is to offer these units to Beach Haven first responders and Borough employees who may qualify for low and moderate-income housing.</i>
28	Project Validation	Are there any provisions for remediated storm waters in this new project?	Boro of Beach Haven	Business Redevelopment District	<i>A property that had 100 percent impervious surface area will now have less than 40 percent impervious surface by having the roof drain to the parking area below that will have porous pavers.</i>
29	Project Validation	How much tax revenue will the project generate?	Boro of Beach Haven	Financial-Tax Revenues	<i>There will be increased tax revenue received by the Borough. The current taxes on this property will increase from approximately \$18,000 per year to over an estimated \$120,000 in year 5, reducing the tax burden of existing home owners.</i>
30	Project Validation	Will there be any provisions for beautifying the sidewalks and encouraging walking and biking in town?	Boro of Beach Haven	Streetscaping	<i>The recommended street scape in the Master Plan is being incorporated in the design of the property.</i>
31	Project Validation	How much parking will be provided?	Boro of Beach Haven	Parking	<i>The Developer is providing for 37 parking spaces for condo owners and six (6) limited-time parking spaces for retail. Additionally, there will be 12 limited-time, diagonal parking spaces in front of the building along Bay Avenue.</i>
32	Project Validation	What safety measures are included in the new project?	Boro of Beach Haven	Safety	<i>The building is fully sprinklered for fire safety.</i>
33	Project Validation	Does the new project violate setback requirements as stipulated in the current zoning code?	Boro of Beach Haven	Setbacks	<i>Where no side yard set back is required by ordinance on the south property line, the Developer is providing a 10 foot setback for most of the property line going to 5 feet for about 40 feet.</i>

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34	Project Validation	Will the new building exceed current allowed height restrictions?	Boro of Beach Haven	Height	<i>While the building is large, only the elevator that provides for ADA access of the roof amenities exceeds the allowable 42 foot height limitation set by the COAH legislation.</i>
1	Building	What is the material of the shingles?	Developer	Building Materials	<i>Certaineed Individual Shakes Newest product on the market</i>
2	Building	What is the material of the Porch and Deck materials - Railings, etc. PVC?	Developer	Building Materials	<i>Composite like new houses being built in the Historic District</i>
3	Politics	What concessions have you made thus far?	Developer	Concessions	<i>Agreed to additional setbacks not required, agreed to move rooftop trellis to the back of the building, agreed to use only HPAC approved materials and submit to a review by Jeannette Lloyd.</i>
4	Politics	What concessions are you planning to make? A	Developer	Concessions	<i>TBD</i>
5	Developer	Do you have built examples of other attractive projects to prove your experience at developing multi-use?	Developer	Developer Credibility	<i>Provided upon request.</i>
6	Environmental Impact	Will all the pervious pavement be under the building? What steps will be taken to maintain it? What data do you have regarding the pervious materials and how it compares to traditional blacktop in terms of water runoff?	Developer	Engineering	<i>All the pervious pavement will be under the building. An agreement with the HOA will ensure that the pavement maintained Pervious Pavement has a 5-1 ratio of efficacy compared to impervious if it is property maintained.</i>
7	Building	What is the material on the sidewalks, brick or some sort of pervious pavement that looks like brick?	Developer	Building Streetscape	<i>Brick same as the new Borough Hall</i>
8	Zoning	What percentage total of your building is 48' high	Developer	Building Height	<i>1.9% of the building, corresponding to the elevator shaft, is 48'6" high</i>
9	Zoning	What percentage of the building is 38' high?	Developer	Building Height	<i>95.6% of the building will be 38' High or lower</i>
10	Zoning	What percentage of the building is 42' high? Is it just the "Victorian" octagonal towers that are 42'?	Developer	Building Height	<i>2.5% of the building is 42' high, corresponding to the "Victorian" octagonal towers</i>

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11	Zoning	What are the setbacks, E, S, W, and North? How do they compare to the current building codes?	Developer	Building Setbacks	<p><b>Actual Setbacks: East: 0/ South: 10' and 5'4"/ West: 5'/ North:0</b></p> <p><b>Zoning Requirements (e.g. Building code)</b></p> <p><i>The current zoning code in the commercial area requires a 25-foot setback at the rear. 0%-no setbacks are required at the front or sides of the building. The front is designated/determined as the side facing the main street. A 75% lot coverage is permitted (impervious is allowed). There is a 10-foot buffer zone between commercial and residential. Very few of the businesses in Beach Haven, meet these standards because so many predate the current zoning code.</i></p> <p><i>The bank building has a 5-foot setback on the front of the building and a 0-foot setback on the deck/landing/porch. There is a 5-foot setback along the rear, a 0-foot setback along 6th Street, and a 10-foot setback for 96 feet on the south side then transitioning to 5 feet for the remaining 41 feet. With the current plans the coverage is 88.6%; if they take another 5 feet off the back the coverage would go down to about 85%. With the setback and use of pervious material the area of impervious coverage is 38.3%. Since 75% is the rule, a variance of 36.7% has been granted.</i></p>
12	Zoning	What percentage of the building is Four (4) stories as many locals contend?	Developer	Building Height	<p><i>None of the building is four (4) stories high. The building is three stories high and has a roof top deck, accessible by elevator (Shaft is 48'6" High and accounts for 1.9% of the total building). Many buildings (Private Residences) in town have roof top decks.</i></p>
13	Financial Impact	How much tax revenue for Beach Haven will the project generate once fully sold?	Developer	Tax Revenue	<p><b>Tax revenue. After the units are sold, the Borough should receive approximately an additional \$120,000 tax</b></p>
14	Timeline	What is your timeline for a Summer 2019 opening?	Developer	Construction Impact	<p><b>If approved in late May or early June 2018, the building will be inaugurated Memorial Day 2019 and will therefore not negatively impact summer visitors downtown experience</b></p>

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15	Multi-use	Confirm that there will be four (4) retail on the ground level in addition to the Post Office "retail" space?	Developer	Retail/Post Office conservation	<b>Yes, there will be 4 retail on the ground level in addition to the Post Office</b>
16	Crowd Impact	Confirm that there are 37 parking spaces for residents and six (6) additional spaces for retail. How many diagonal spaces will there be on Bay, Fifth and Sixth Street?	Developer	Parking	<b>Open garage under the building: 37 resident spaces and 6 commercial spaces. On Bay Ave: 12 spaces (2 in front of old post office, 6 in front of the bank, 4 new spaces where drive through is). There are spaces on 5th and 6th street, but they will most likely be used by other businesses. Last year the Borough created about 200 new spots in town by painting diagonal space markings on the side streets west of Bay.</b>
17	Visual Impact	What will be behind the building? It looks like a driveway, is that correct?	Developer	Neighbors	<b>Behind the building, a driveway separates the Victoria Rose from two residential lots, one in which Terry Moeller and his family will live.</b>
18	Visual Impact	Will you be doing any "green" building aside from the pervious pavers?	Developer	Streetscaping	<b>A fully landscaped, open atrium of 15'x75' sits at the center of the building. The Building is not a solid mass.</b>
19	Affordable Housing	Confirm number of COAH units. Are they similar or exactly the same size as your other units?	Developer	COAH	<b>There are Five (5) COAH units that are similar to the other units in terms of size and amenities</b>
20	Visual Impact	Can you increase the roof pitch on the front of the building (Bay Avenue) to bring it more in line with Victorian Architectural Parameters? Idem. for the towers.	Developer	Architectural Style accuracy	<b>Yes we told HPAC- the Beach Haven Historic Preservation Commission- that we would be happy to discuss architectural features with them including roof pitches.</b>
21	Visual Impact	Describe the street-visible green spaces and provide square footage.	Developer	Streetscaping	<b>Landscaping and the new streetscape will be in line with the Master Plan and resemble the "pocket park" going in in front of the Beach Haven School</b>
22	Environmental Impact	Are there any other "environmentally-friendly" features you can highlight or want me to highlight.	Developer	"Green" Infrastructure	<b>Several "environmentally-friendly" features include state-of-the-art, energy-efficient HVAC Systems and all Energy-Star Appliances. Developers will be installing a fire suppression system for the entire building.</b>
23	Developer Info.	Confirm that you and your family grew up here and attended the Beach Haven Schools through elementary, middle, high school?	Developer	Personal Investment in BH	<b>Terry Moeller, one of the developers, and the entire Moeller family moved to Beach Haven in 1966. From the age of four, he lived on Fifth Street in Beach Haven.</b>

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24	Environmental Impact	Describe the streetscaping initiative that you will be funding and be installing. Will they be on both Bay Avenue and Sixth Street?	Developer	Streetscaping	<b><i>Streetscaping is per Master Plan. Developer plans to wrap landscaping around Sixth Street from Bay Avenue</i></b>