

March 30, 2020

Ms. Candace Mitchell, Planning Board Secretary
Borough of Sea Bright
Unified Planning Board
1167 Ocean Avenue
Sea Bright, NJ 07760

Re: LoBiondo Osborne Variance
First Technical Review
Block 9, Lot 3.01; R-3 Zone
Sea Bright App. # Z 2020-07
HACE # SEP-142

Dear Ms. Mitchell:

Our office is in receipt of the above Variance Plan for a deck addition to a single family house on Osborne Avenue. The applicant submitted the following:

- Application package
- Addition Alteration, LoBiondo Residence, 3 Osborne Place, Sea Bright, NJ, Block 9, Lot 3.01, by Jeremiah J. Regan, AIA, Architect, dated 3/10/2020.

A) Introduction

The property is located on the North side of Osborne Place, four lots from the Shrewsbury River and has 31.50 feet of frontage on the street. The lot shape is rectangular with 83.06 and 82.63 feet of depth on the West side and East side respectively. It is surrounded by single family houses on the West and North, condominiums on the East. Across Osborne Place are townhouses.

B) Fees

Item	Application Fee	Escrow Fee
Bulk Variance (2 each)	\$600.00	\$ 1,000.00

C) Zoning

R-3 Downtown Residence Zone - Zone Schedule

Item	Required	Proposed
Lot Area	1800 S.F.	2,609.6 S.F.
Lot Width	25 Ft.	31.50 Ft.
Lot Depth	60 Ft.	82.85 Ft.
Front Yard Setback	5 to 12 Ft.	12.0 Ft.
Side Yard Setback	3 Ft.	3.16 Ft.
Side Yard Combined	6 Ft.	6.33 Ft.
Rear Yard Setback	15 Ft.	3.08 Ft. (deck)
Max. Lot Coverage	70 %	62.39%
Max. Building Coverage	50 %	58.82 %
Max. Building Height	35 Ft./2 ½ St.	36 Ft./2 ½ St.
Min. Gross Floor Area	880 S.F.	2902 S.F.
Parking	2 spaces	➤ 2.0 spaces

Notes: Variance Requests are in **Bold**.

D) Flood Zone Information

The property is located in the FIRM Flood Zone AE with a minimum elevation of 8.0. Any buildings built, if this application is approved, shall have the lowest horizontal structural member including basement, together with attendant utility and sanitary facilities, built to a minimum of three feet above the base flood elevation or 11.0. The Finished floor is at 14.71.

E) Technical Review:

- 1) Section 130-51 E & F - Sidewalks and curbs shall be installed if required by the Planning Board when deemed necessary for safety. *Sidewalks and curbs should be constructed.*
- 2) In regard to Stormwater Management, this project cannot be considered a Major Development in that the application is not disturbing more than one acre of land or is building more than one quarter of an acre of impervious surface.

F) If the applicant is successful, the following items shall be provided at the appropriate time:

- 1) Section 130-67 A 1 - Performance Guarantees - Prior to the signing of a final plat of a subdivision or of a site plan, issuance of a development permit and/or the commencing of any clearing, grading or installation of improvements, the developer shall have filed with the Borough a performance guaranty sufficient in amount to equal 120% of the total cost to the Borough, as estimated by the Borough Engineer, of constructing those on-site, on-tract, off-site and off-tract, improvements necessary to protect adjacent property and the public interest in the event development of the site were not completed.
- 2) The applicant shall be subject to any affordable housing requirements of Sea Bright.

G) Outside Agency Approval

- 1) The application shall be subject to review by all regulatory agencies having jurisdiction, including:
 - a) Freehold Soil Conservation District
 - b) Sea Bright Fire Department & Flood Plain Official.

If you have any questions regarding the matter please do not hesitate to contact our office.

Very truly yours,

HODER ASSOCIATES



David J. Hoder, P.E., P.P., C.M.E.
Unified Planning Board Engineer

DJH

cc: Kerry Higgins, Esq, Board Attorney,
James LoBiondo, Applicant
Jeremiah J Regan, Architect

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