

April 7, 2021

Ms. Candace Mitchell, Planning Board Secretary
Borough of Sea Bright
Unified Planning Board
1099 Ocean Avenue
Sea Bright, NJ 07760

Re: 1485 Ocean Avenue, LLC
Driftwood Beach Club Site Plan
First Technical Review
Block 4, Lot 5
Sea Bright App. # Z 2021-05
HACE # SEP-155

Dear Ms. Mitchell:

Our office is in receipt of a Preliminary and Final Major Site Plan with a variance for the above property on Ocean Avenue. The applicant submitted the following:

- Letter and application package prepared by Kyle J. Campanile, Esq, dated 2/26/21.
- Zoning denial from Mary Tangolis, PP dated 11/17/20.
- CAFRA Permit # 1343-01-1003.1 LUP190001 dated 7/29/2020.
- Boundary and Topographic Survey prepared by Colliers Engineering and Design, dated 3/8/19 revised 7/10/20.
- Amended Preliminary and Final Major Site Plan, for 1485 Ocean Avenue Realty, LLC, Block 4 Lot 5, Borough of Sea Bright, Monmouth County, NJ prepared by Walter J. Hopkin, PE, dated 2/22/21.

A) Introduction

The property is located at the South Section of Sea Bright between Ocean Avenue and the Atlantic Ocean. The site has 1236.8 feet of frontage on Ocean Avenue and is in the B-3 Oceanfront Business Zone. The site contains a beach club and its amenities.

The applicant is proposing to legalize a 34.2 ft. by 30.7 ft. outdoor bar area (concession stand) and a 38.8 ft. by 40 ft. deck area all West of the seawall. The structure is existing.

The CAFRA permit was included in the application which includes a 19 ft. by 39 ft. deck and concession stand which we believe is the subject of this application. The property is located in the FIRM Flood Zone AE and VE zones and the concession stand is in the AE zone, and in the Flood Hazard Area.

B) Technical Review:

1) Variances:

- a) The 2793 SF deck and concession stand is larger than the 500 SF allowed by the ordinance under Section 130-49.D(1) d. and constitutes a C Variance.

2) Any new lighting should be shown on the plans.

3) Any trash and recyclable cans should be shown on the plans.

4) 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 new impervious surface.

5) The deck may be partially on the seawall and the applicant should indicate if any modifications to the seawall were required.

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

- a) 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 an 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.

- b) The applicant shall be subject to any affordable housing requirements of Sea Bright.

7) Outside Agency Approvals

The application shall be subject to review by all regulatory agencies having jurisdiction, including:

- a) Coastal Area Facilities Review Act (received).

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- b) Sea Bright Fire Department (fire hydrant and other comments)
- c) 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

cc: Kyle Campanile, Esq, Applicant's Attorney,