

March 4, 2021

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

Re: Myers/Walker Minor Subdivision  
First Technical Review  
Block 28, Lot 10; R-2 Zone  
Sea Bright App. # Z 2021-002  
HACE # SEP-151

Dear Ms. Mitchell:

Our office is in receipt of the above Subdivision Plan for 548 Ocean Avenue. The applicant submitted the following:

- Application package
- Zoning Denial dated 2/13/2021.
- Survey, Minor Subdivision, Lot 10, Block 28, situate in Borough of Sea Bright, Monmouth County, NJ, by Suzanne E. Warren, PLS, dated 1/11/2021.

A) Introduction

The property is located at the corner of Ocean Avenue and Atlantic Way, in the R-2 Residential Zone. The lot shape is rectangular (153.00 feet by 75.00 feet). It is surrounded by single family houses on the South, West and North sides. The lot is vacant. Across Ocean avenue is Lot 66, Block 23.

B) Fees

Item	Application Fee	Escrow Fee
Minor Subdivision	\$300.00	\$1,000.00
Per lot (\$50.00)	\$ 100.00	
Totals	\$ 400.00	\$ 1,000.00

C) Zoning

R-2 Residence Zone - Zone Schedule

Item	Required	Proposed Lot 10.01	Proposed Lot 10.02
Lot Area	4,000 S.F.	5,625.0 S.F.	5,850.0 S.F.
Lot Width	50 Ft.	75.0 FT.	78.0 FT.
Lot Depth	60 Ft.	75.0 FT.	75.0 FT.
Front Yard Setback	25 Ft.	N/A	25.1 FT.
Side Yard Setback	7 Ft.	N/A	7 FT.
Side Yard Combined	15 Ft.	N/A	15.0FT.
Rear Yard Setback	15 Ft.	N/A	11.9 FT.*
Max. Lot Coverage	70 %	N/A	50.0%

Max. Building Cov.	50 %	N/A	28.0%
Max. Building Height	35 Ft./2 ½ ST	20.6 FT	20.6 Ft
Min. Gross Floor Area	880 S.F.	N/A	➤ 880 S.F.

**Notes:** No variances are required.  
\*To AC unit

**D) Flood Zone Information**

The property is located in the FIRM Flood Zone AE with a minimum elevation of 9.0. 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 12.0. The finished floor is at 15.2 and conforming.

**E) Technical Review:**

- 1) Section 130-43 E Off street parking – RSIS requires a certain number of parking spaces based on the number of bedrooms:

Number of Bedrooms	Spaces Required
Two Bedroom	1.5
Three Bedroom	2.0
Four Bedroom	2.5
Five Bedroom	3.0

The applicant should indicate the number of bedrooms in the proposed in the building.

- 2) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. The board should decide if sidewalks are needed on Atlantic Way.
- 3) Section 130-51 F - Curbs shall be constructed on both sides of all streets. Curbs exist on Atlantic Way and Ocean Avenue.
- 4) The minimum Right of Way for roadways in RSIS is 50 feet. Atlantic Way is 25 feet. The applicant should either provide the additional 12.5 feet or ask for a waiver.
- 5) The minimum pavement width for streets in RSIS is 21 Ft. Atlantic Way appears to be about 20 Ft. The applicant should either provide the additional width or ask for a waiver.
- 6) The applicant should indicate if parking is proposed in the front yard, which would be contrary to the Ordinance Section 130-32 C 1.
- 7) 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. The applicant does not

need to provide reduction of stormwater flow, but should provide some method of recharge for on-site, if the board requires.

8) The applicant should indicate to which lot the ocean front will be attached to in the future deeds.

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
  - 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

DJH

cc: Rick Brodsky, Esq, Applicant's Attorney