

February 5, 2021

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

Re: Edgewater Beach Club Site Plan
First Technical Review (revised)
Block 4, Lot 6
Sea Bright App. # Z 2020-74
HACE # SEP-153

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:

- Application package prepared by Michael Monroe, Architect, dated 1/19/21
- Zoning denial from Mary Tangolis, PP dated 12/10/20
- CAFRA Permit # 1343-06-0007.1 LUP200001 dated 9/2/2020
- CAFRA Permit Plan, prepared by Mark Zelina, PE, Maser Consulting. dated 3/2/18.
- Preliminary and Final Major Site Plan, Proposed Sundeck, Edgewater Beach and Cabana Club 1465 Ocean Avenue, Borough of Sea Bright, NJ Monmouth County, prepared by Michael Monroe, Architect, dated 12/11/20

A) Introduction

The property is located at the South Section of Sea Bright between Ocean Avenue and the Atlantic Ocean. The site has 688.5 feet of frontage on Ocean Avenue and is in the B-3 Zone. The site contains a beach club and its amenities.

The applicant is proposing to construct a 230 foot by 28 foot wide seawall deck. The CAFRA permit was included in the application which includes the deck and other items previously approved by the board. The property is located in the FIRM Flood Zone AE and VE zones.

B) Technical Review:

1) The Sea Wall Deck (two Variances)

The deck is governed by the "Specifications for Stairs on Seawalls" referenced under Section 130-38(C)(8)(b)(1) of the ordinances. The following requirements apply:

- a) The construction of the 230 foot by 28 foot wide Sea Wall Deck is contrary to where the maximum width of the deck will be 6 feet and the maximum length will be 20 feet.
 - b) The railings must be 36 inch high and cannot be solid. The spindles cannot be further apart than 4 inches. The applicant should provide testimony on the rails.
 - c) Also, the Specifications require that free public access along the seawall and across the platform must be permitted at all times. This should be explained in testimony since the deck will be located on private property and is gated.
- 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.
- 8) 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) Shop drawings and submittals, stamped approved by the design engineer, shall be submitted to the Borough Engineer for review and approval, prior to construction, including storm sewer inlets, manholes, castings, MTD, survey cut sheets, diversion manholes, and overflow manholes.
 - c) The applicant shall be subject to any affordable housing requirements of Sea Bright.
- 9) Outside Agency Approval
The application shall be subject to review by all regulatory agencies having jurisdiction, including:
- a) Coastal Area Facilities Review Act (received)
 - b) Sea Bright Fire Department (fire hydrant and other comments)
 - c) Flood Plain Official

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

Very truly yours,

HODER ASSOCIATES

A handwritten signature in black ink, appearing to read 'David J. Hoder', with a long horizontal stroke extending to the right.

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

cc: Kerry Higgins, Esq, Board Attorney,
Applicant