

July 7, 2021

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

Re: Surfside Marina Site Plan
First Technical Review
Block 3, Lot 16 & 16.01
Sea Bright App. # Z 2021-049
HACE # SEP-158

Dear Ms. Mitchell:

Our office is in receipt of a Site Plan with no variances for the above property on Ocean Avenue. The applicant submitted the following:

- Cover letter from Zager Fuchs, PC, dated 6/30/21 with zoning denial application package and exhibits.
- Preliminary and Final Minor Site Plan for Surfside Marina, Block 3, Lots 16 & 16.01, Borough of Sea Bright, NJ, prepared by Engenuity Engineering, dated 5/24/2021 consisting of 7 sheets.
- Architectural Plans entitled “ New Marine Workshop Building, 1306 Ocean Avenue, Sea Bright, NJ 07760 by Settembrino Architects, Red Bank, NJ, consisting of 12 sheets, last revised 6/7/2021.
- Drainage Statement, Block 3, Lots 16 & 16.01, Borough of Sea Bright, NJ prepared by Engenuity Engineering, dated 6/10/2021.

A) Introduction

The property is located on the West side of Ocean Avenue across from Tradewinds Lane. The site has 150 feet of frontage on Ocean Avenue and 150 feet of frontage on the Shrewsbury River and is in the B-2 zone. There is an existing Marina on the property, including a marina building, a parking / storage area and boat slips in the Shrewsbury River.

The applicant is proposing to construct one new marina building, handicapped parking, and sidewalk around the building. There are two plans prepared, one for in season and one for off season. Vehicle access will be from Ocean Avenue and be unchanged.

The property is located in the FIRM Flood Zone AE with a minimum elevation of AE zone with a BFE of 8. Any buildings, if this application is approved, shall have the lowest horizontal structural member including basement, together with attendant utility and sanitary facilities, mechanical equipment, a minimum of three feet above the base flood elevation (elevation 11).

The workshop will be at elevation 5.0 (ground level) while office areas will be at elevation 13.0. A residential loft area with a sleeping area will be located on the top level at elevation 23.00. This residential use was allowed by the zoning officer in her Zoning denial.

B) Zoning Table (**B-2** Zone)

Item	Required	Provided
Min. Lot Area (sq. feet)	2,500 SF	66,608 SF
Min. Lot Width (feet)	100 Ft	150 Ft
Min. Lot Depth (feet)	25 Ft	444 Ft
Min. Front Yard Setback	25 Ft	25 Ft
Min. Side Yard Setback (feet)	15 Ft	15 Ft
Min. Combined Side Yard Setback (feet)	30 Ft	100.7 Ft
Min. Rear Yard Setback (feet)	10 Ft	125 _± Ft
Max. Building Coverage	30 %	3.1 %
Max. Lot Coverage	50 %	45.0%
Max. Building Height (feet/Stories)	35 Ft. / 3 Stories	35 Ft. / 3 Stories

No bulk variances are requested.

C) Technical Review:

1) SB Section 130 32 Off Street Parking

The applicant is indicating that the Sea Bright Ordinances require 26 spaces in the summer season and 14 spaces in the off season. We agree with the calculation. There are 27 spaces proposed.

- a) Testimony should be provided as to the use of the yard for winter storage of boats and equipment.
- b) Two handicapped spaces are provided, as required.
- c) Spaces are 9 by 18 where 8.5 by 18 is required.

2) SB Section 130-44 - The applicant should indicate and provide testimony on the need for a loading dock or area.

3) SB Section 130-51 E - Sidewalks shall be installed if required by the Planning Board, when deemed necessary for safety. *The sidewalks on Ocean Avenue (Route 36) are in average to poor shape. We believe the applicant should at least replace the driveway apron, as this will take the most abuse.*

4) SB Section 130 58 L 1 Outdoor lighting shall be so designed as not to cause glare upon adjoining residential property or interfere with vehicular traffic. *There appears to be*

no lighting on site except the one light on a utility pole in the rear and two lights on the building. One or two pole lights or lighting from the building should be provided.

5) Sanitary Sewers

- a) *The applicant is currently connected to the existing sanitary sewer system in Sea Bright. This connection should be shown on the plans. Also, a pre and post Sewer flow calculation should be provided so we may calculate additional connection fees if any. Once reviewed and approved the borough can issue a will serve letter. If additional flow is being generated, the applicant shall submit a permit the Borough and to the Two River Reclamation Authority for approval of the new sewer flow.*

6) Stormwater Management

- a) 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. A Stormwater Management statement has been provided and indicates there will be no increase in flows from the site. All flows will run to the NJDOT System and to the Shrewsbury River.

7) Other Comments:

- a) The trash and recyclable area seems to be small for the size of the operation. Testimony should be provided.
- b) A minor amount of landscaping is being provided at the front of the building. The board should decide if street trees could be provided.
- c) The addition of ½ inch of 3/8 stone to the parking area is too thin and will not cover. At least double the size of the largest stone thickness should be used.
- d) A deck is proposed for the roof of the building.
- 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 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) Freehold Soil Conservation District
- b) Coastal Area Facilities Review Act
- c) Sea Bright Fire Department (fire hydrant and other comments)
- d) 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: Monica Kowalski, Esq, Board Attorney,
Jaclyn Flor, PE
Kevin Asadi, Esq.