

March 11, 2021

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

Re: Hart Residence
Variance Application
46 Normandy Place
Technical Review
Block 29, Lot 27; R-2 Zone
Sea Bright App. # Z2021-03
HACE # SEP-154

Dear Ms. Mitchell:

Our office is in receipt of the above Bulk Variance applications. The applicant submitted the following:

- Application package.
- Zoning Denial from the Zoning Officer, Mary Tangolis, dated 2/17/21.
- Boundary and Topographic Survey prepared by In-site Engineering dated 5/18/20 revised 5/22/20.
- Plan entitled "Hart Residence, 46 Normandy Place, Sea Bright, NJ , Lot 27, Block 29", prepared by RN2 Architecture, dated 12/8/2020, revised 1/21/2021, consisting of 5 sheets.
- Plan entitled "46 Normandy Place, NJDEP Permit & Grading Plan, Lot 27, Block 29, Borough of Sea Bright, Monmouth County, New Jersey, dated 12/4/2020 revised 1/21/2021.
- Two unmarked, undated photographs of each of the two structures on the property.

A) Introduction:

The property is located on the West side of Normandy Place in the North Beach Section of Sea Bright. The lot is 37.7 feet wide and about 228 feet deep. It is located on the Shrewsbury River. There are two single family homes on the property which will be demolished.

The applicant is proposing a 2 story, 1597 SF home on the property. Three variances are being requested, along with a lot width variance which is preexisting. A 422 SF deck will be built on the river side and a raised platform will be constructed for Mechanical units. A 78 foot long driveway will be built from Normandy Place.

B) Fees

Item	Application fee	Escrow Fee
Side yard North	\$ 300.00	\$ 500.00
Side Yard South	\$ 300.00	\$ 500.00
Side Yard Both	\$ 300.00	\$ 500.00
Lot width	\$ 300.00	\$ 500.00
Totals	\$ 1200.00	\$ 2000.00

C) Flood Zone Information

The property is located in the FIRM Flood Zone AE and VE with a minimum elevation of 8.0 and 10.0 respectfully. The building is located in Zone AE and any 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 13.0. The application conforms.

D) Zoning

R-2 Residence Zone - Zone Schedule

Item	Required	Proposed
Lot Area	4,000 S.F.	8,532.98 S.F.
Lot Width	50 Ft.	37.5 Ft.
Lot Depth	60 Ft.	228.0 Ft.
Front Yard Setback	25 Ft.	69.56 Ft.
Side Yard Setback	7 Ft.	6.16 & 5.33 Ft.
Side Yard Combined	15 Ft.	11.49 Ft.
Rear Yard Setback	15 Ft.	65.83 Ft.
Max. Lot Coverage	70 %	44.7 %
Max. Building Coverage	50 %	24.2 %
Max. Building Height	38 Ft.	32.92 Ft.

Notes: Variance Requests are in **Bold** (lot width is pre-existing).

E) Technical Review:

- 1) Section 130-43 E Off street parking – Our ordinance requires 2 spaces per dwelling unit, while RSIS (Residential Site Improvement Standards) requires 1.5 spaces per unit. RSIS governs. Two spaces are in the building and four are in the front yard, *contrary to the ordinance*.
- 2) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. There are no sidewalks on Normandy Place and we believe they should not be required.
- 3) The property is now grass and sand except for the driveway which is stoned. The applicant should indicate what the final lot surface will be.

- 4) As part of the plot plan process the applicant should be required to swale any drainage water to Normandy Place, so as not to cause ponding. The proposed contours should be revised to show swales.
- 5) All mechanical items should be moved out of the flood plain. The application conforms.
- 6) The sanitary sewer and water should be shown on the plans.
- 7) All gutters and leaders should be shown and run to the front of the property.
- 8) 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, although we encourage some type of recharge for part of the stormwater flow.*

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) Sanitary sewer flows used to calculate fair share and connection fees shall be provided.
- 3) 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.
- 4) The applicant shall be subject to any affordable housing requirements of Sea Bright.

G) Outside Agency Approval

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

- 1) Freehold Soil Conservation District (if applicable)
- 2) Coastal Area Facilities Review Act.
- 3) Sea Bright Fire Department & 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 line extending to the right.

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

Cc: Mark R. Aikins, Esq.