

September 2, 2021

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

Re: Joseph Martucci Application  
552 Ocean Avenue  
First Technical Review  
Block 28, Lot 2; R-2 Zone  
Sea Bright App. # 2021-047  
HACE # SEP-159

Dear Ms. Mitchell:

Our office is in receipt of the above Bulk and D Variance application for 552 Ocean Avenue. The applicant submitted the following:

- Cover letter from Rick Brodsky, Esq. dated 7/26/2021 with application package, W-9.
- Zoning Denial from Mary Tangolis, Zoning Officer dated 6/9/2021.
- Set of 8 photographs.
- "Survey of Property" Tax Lot 2, Block 28, Lot 65, Block 28, 552 Ocean Avenue, Borough of Sea Bright, Monmouth County, NJ", prepared by Lakeland Surveying, Rockaway, NJ, dated 1/24/19, 1 sheet.
- Plan entitled Proposed Interior Renovations for Martucci Residence, 552 Ocean Avenue, Borough of Sea Bright, Monmouth County, NJ", prepared by Anthony Condouris, Architect, dated 5/26/21, revised 6/28/21.

A) Introduction:

The property is located on the West side of Ocean Avenue, between Atlantic Way and Willow Way. The property has 35 feet of frontage on Ocean Avenue and has 117 feet of depth. There is an existing house on the property.

The applicant is proposing to add a second floor and an attic as well as a rear deck and a swimming pool. The driveway and the lot across the street in the CP Zone will remain the same. Variances are shown in the table below.

B) 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.

C) Zoning

R-2 Residence Zone - Zone Schedule

Item	Required	Proposed
Lot Area	4,000 S.F.	4,095 S.F.
Lot Width	50 Ft.	<b>35.0 Ft.</b>
Lot Depth	60 Ft.	117.0 Ft.
Front Yard Setback	25 Ft.	39.3 Ft.
Side Yard Setback	7 Ft.	<b>2.0 Ft.<sup>1</sup></b>
Side Yard Combined	15 Ft.	<b>6.4 Ft.<sup>1</sup></b>
Rear Yard Setback	15 Ft.	25.9 Ft.
Max. Lot Coverage	70 %	60.0 %
Max. Building Coverage	50 %	41.2 %
Max. Building Height	35.0 Ft.	<b>37.7 St.</b>
Parking	1.5 spaces/ unit (3)	<b>2-3 spaces<sup>2</sup></b>

Notes: Variance Requests are in **Bold**.

<sup>1</sup>The side yard variance is intensified due to the second floor addition.

<sup>2</sup> Some spaces are in the front yard

D) Use Variance

A “d” variance may be required for height, since the proposed height is higher than 10% of the requirement. Therefore, the applicant must demonstrate that the application satisfies both the positive and the negative criteria of the Municipal Land Use Law for the grant of the use variance. We defer to the Board Planner on this item.

E) Technical Review:

- 1) Section 130-32 C1 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. One space is in the building and three spaces are in the front yard, *contrary to the ordinance*.
- 2) Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. There is both curb and sidewalk on Ocean Avenue. If the applicant breaks any of the curb or sidewalk on Ocean Avenue it shall be replaced in kind.  
A note should be added to the plan.
- 3) As part of the plot plan process the applicant should be required to swale any drainage water to Ocean Avenue, so as not to cause ponding. No flow should run to the side lots.
- 4) All mechanical items should be moved out of the flood plain. The architectural plans should show the location of the air conditioner and heating units.

- 5) Approximate water and sanitary sewer laterals should be shown.
- 6) All gutters and leaders should be run to the front of the property.
- 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, 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) 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.
- 2) Coastal Area Facilities Review Act.
- 3) Sea Bright Fire Department & 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.  
Rick Brodski, Esq  
Anthony Condouris, Architect

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