

March 20, 2022

via email and hand delivery  
CMitchell@SeabrightNJ.org  
Candace Mitchell, Secretary, Planning/Zoning Board  
Borough of Sea Bright  
1099 Ocean Ave.  
Sea Bright, NJ 07760

Re: Application of Gareth and Dawn Middleton  
Premises: 22 Surf Street, Sea Bright, NJ 07760, Block 11, Lot 14  
Subject: Schedule of Lot and Building Requirements (Section 130-39C) – Minimum Yard Requirements

Dear Ms. Mitchell:

In accordance with Section 130-39C, Footnote 1 - proposed front yard setback is to be consistent with homes on the same side of the street on the same block. Applicant shall provide setbacks from street to arrive at average. In no case will the setback be permitted to be less than five feet.

Applicant has surveyed and recorded the following measurements:

Block	Lot	House #	Street	Setback from Curb (ft)	Setback from PL (ft)
11	12	26	Surf	10.5	4.375
11	13	24	Surf	10.5	4.375
11	15	20	Surf	9	2.875
11	16	18	Surf	19.33*	13.205
11	17	14	Surf	10	3.875
11	18	12	Surf	13	6.875
11	19	10	Surf	11	4.875
11	20	8	Surf	11	4.875
		<b>AVG SETBACK</b>		<b>11.8</b>	<b>5.7</b>

Note: setback for Lot 14 is 45% greater than the average of the remaining lots. Adjusting to 11' results in a revised average setback of 10.7' and 4.6' respectively.

Very truly yours,



Gareth Middleton, PE  
NJ PE License Number GE42482

cc: David J. Hoder, PE, PP, Hoder Associates, Borough Engineer (via email)  
Monica C. Kowalski, Esq., Board Attorney (via email)  
Robert Schillberg, Jr., Esq. (via email)  
Brian Manthey, Architect, (via email)