

December 7, 2022

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

Re: William A. G., Inc.  
First Technical Review  
Block 13, Lot 37  
Sea Bright App. # Z 2022-088  
HACE # SEP-169

Dear Ms. Mitchell:

Our office is in receipt of a Site Plan with variances for the above property on Ocean Avenue. The applicant submitted the following:

- Application Package dated 11/4/22.
- Zoning denial dated 9/28/22.
- Preliminary and Final Minor Site Plan for 1106 Ocean Avenue Addition, Lot 37, Block 13, Tax Map Sheet 8, Sea Bright, Monmouth County, NJ, prepared by In Site Engineering, LLC, dated 9/15/2022 consisting of 3 sheets.
- Architectural Plans entitled "Multiuse Building – Addition, Lot 37, Block 13, 1106 Ocean Avenue, Sea Bright, NJ 07760" by Keven C Roy, Architect. Englishtown, NJ 07726, dated 8/4/22, consisting of 4 sheets.
- Front and side renderings of the proposed building.
- Photographs of the existing building.
- Topographic and Utility Survey of the site prepared by In Site Engineering, LLC, dated 7/28/2022 consisting of 1 sheet.

#### A) Introduction

The property is located on the West side of Ocean Avenue at the South corner of Church Street. The site has 59.70 feet of frontage on Ocean Avenue and 70.10 feet of frontage on Church Street. The property is located in the B-1 Central Business Zone.

There is an existing mixed-use building on the site, with three retail units on the first floor and one apartment on the second floor. The applicant is proposing to enlarge the apartment on the second floor, add a small third floor and a roll up garage door on Church Street.

The property is located in the FIRM Flood Zone AE with a minimum elevation of AE zone with a BFE of 8. The existing building is at elevation 5.3. All mechanical equipment should be a minimum of three feet above the base flood elevation (elevation 11).

The entire first floor is below the required flood elevation and is subject to flooding. The applicant will be required to conform to the requirements of the Sea Bright flood plain manager and the Sea Bright Construction Department regarding the proposed construction.

B) Fees

Item	Application fee	Escrow Fee
Preliminary Site Plan	\$350.00	\$1700.00
Final Site Plan	\$350.00	\$1700.00
Bulk Variances (four)	\$1200.00	\$2000.00
Parking Variance	\$300.00	\$500.00
<b>Total</b>	<b>\$2200.00</b>	<b>\$5900.00</b>

C) Zoning Table (**B-1**) Zone)

Item	Required	Provided
Min. Lot Area (sq. feet)	3,000 SF	4,338 SF
Min. Lot Width (feet)	50 Ft	59.7 Ft
Min. Lot Depth (feet)	60 Ft	69.2 Ft
Min. Front Yard Setback (Ocean Ave.)	00 Ft	1.2 Ft
Min. Front Yard Setback (Church St.)	00 Ft	<b>0.6 over Ft</b>
Min. Side Yard Setback (feet)	00 Ft	0.1 Ft
Min. Rear Yard Setback (feet)	15 Ft	<b>0.1 over Ft</b>
Max. Building Height (feet/stories)	42 Ft. / 3 Stories	33 Ft. / 3 Stories
Max. Building Coverage	50 %	<b>91.11 %</b>
Max. Lot Coverage	75 %	<b>100.0%</b>

Bulk variances are in BOLD

D) Technical Review:

1) SB Section 130 32 Off Street Parking

The applicant is indicating that the Sea Bright Ordinances require 23 are required.

Use	Parking requirement	Spaces required	Provided
1315 SF Restaurant	1 space per 200 SF	6.57	0
650 SF Restaurant	1 space per 200 SF	3.25	0
1000 SF Personal Service Establishment <sup>1</sup>	1 space per 100 SF Plus 1 space per emp.	11	0
Residence <sup>2</sup>	2.5 for a 4 bedroom	2.5	0

Notes:

- 1) The application states that the personal service establishment only has one employee.
- 2) The use of the third floor room is unspecified, if it is a bedroom, 3 spaces would be required.
- 3) A garage door is shown on the architect's plan. Testimony should be provided as to the use of this area.

- 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 good shape. The sidewalks on Church Street are in poor shape with most of the surface worn away. The Board should decide if the applicant should be required to replace the sidewalk on Church Street.*
- 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 are under canopy lights in for the commercial uses and two spot lights for the rear residential entrance. No other site sighting is present.*
- 5) Sanitary Sewers
  - a) The applicant is currently connected to the existing sanitary sewer system in Sea Bright. *A pre and post sewer flow calculation should be provided so we may calculate additional connection fees if any.*
- 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.
- 7) The applicant should provide testimony on trash storage.
- 8) All notes pertaining to roadway striping, curbs and signage should be removed unless the applicant intends to construct/replace any of these items.
- 9) Two decks are proposed on the second floor and a deck is proposed on the roof of the building (third floor).
- 10) The narrow shapes on the South side of the second floor should be explained (Sheet A-4).
- 11) 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. *This will only be required if the sidewalk is being replaced on Church Street.*

b) The applicant shall be subject to any affordable housing requirements of Sea Bright.

11) Outside Agency Approval

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

- a) Sea Bright Fire Department
- b) 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,  
Douglas D. Clelland, PE  
Kevin Asadi, Esq.