

March 24, 2023

Ms. Candace Mitchell
Planning Board Secretary
Borough of Sea Bright
Unified Planning Board
1199 Ocean Avenue
Sea Bright, NJ 07760

**Re: William A.G. Inc.
1106 Ocean Avenue
Block 13, Lot 37
Preliminary & Final Site Plan
Resolution Compliance
Our File: SBPB 22-08**

Dear Board Members:

An approving resolution was passed by the Unified Planning Board for the above referenced application on February 28, 2023. The applicant has submitted revised drawings for the purpose of resolution compliance review. Our office has reviewed the following submissions:

- Preliminary & Final Major Site Plan consisting of three (3) sheets, prepared by Douglas D. Clelland, PE of InSite Engineering, LLC, dated last revised January 12, 2023.
- Architectural Plans, consisting of five (5) sheets, prepared by Kevin C. Roy, Architect, LLC, dated January 9, 2023.

After reviewing these documents against the approving resolution and our planning review letter dated December 8, 2022, we find as follows:

1. Outstanding Compliance Items

The following compliance items remain unaddressed and require revision or additional details:

Condition 1: The Board requires that should the storage area be turned into a garage, that floor plans be modified and submitted. Should the mechanicals in this area remain, same must meet building code requirements. The entire utility room as a garage space is approximately 20' x 22'. **The plans indicate the garage space is 11'5" x 19' 5". This discrepancy should be addressed.**

Condition 3: With regard to the proposed construction, the Board requires that the Applicant amend the current plans to show the wall to be removed between kitchen and great room and include the stairwell to rooftop room along with elevations for deck/railings/proposed lighting. **The applicant should confirm that no lighting is proposed on the deck and rooftop level.**

2. Other Issues

Additionally, the submitted plans for resolution compliance substantially differ from those reviewed and approved by the Board. Specifically, the open deck area above the second story living space has increased in area from a 920 sq. ft. balcony to a 2,276 sq. ft. open deck. Additionally, the third story rooftop room has increased in area from 363 sq. ft. to a 450 sq. ft. penthouse study. Due to the substantial differences between the approved plan and submitted revisions, we recommend the applicant seek approval from the Unified Planning Board for the proposed changes.

We defer to the Board Engineer and Administrative Officer for further verification of all other outstanding conditions.

Due to the remaining outstanding compliance items, we recommend that the application be deemed non-compliant at this time, and that revisions be provided to address all remaining requirements of the approving Resolution. Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer C. Beahm, P.P.
Board Planner

JCB:clb:ier

cc: David J. Hoder, P.E., Board Engineer
Douglas D. Clelland, PE, Applicant's Engineer
Kevin Asadi, Esq., Applicant's Attorney