

February 22, 2022

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

Re: Tatelman Residence  
6 Willow Way  
Compliance Review  
Block 27, Lot 7.01; R-2 Zone  
Sea Bright App. # 2021-085  
HACE # SEP-162

Dear Ms. Mitchell:

Our office is in receipt of the above application. The applicant submitted the following:

- Plan entitled “Tatelman Residence, 6 Willow Way, Sea Bright, NJ, Lot 7.01, Block 27”; prepared by Anthony Condouris Architect, dated 10/5/2021, revised 2/8/22 consisting of 3 sheets;

Previously Submitted:

- Application package from Rick Brodsky, Esq dated 11/22/21;
- Zoning Denial from the Zoning Officer, Mary Tangolis, dated 10/22/21;
- Plan of Survey prepared by Seneca Survey Co, Inc., dated 1/29/18;
- Plan entitled “Tatelman Residence, 6 Willow Way, Sea Bright, NJ, Lot 7.01, Block 27”; prepared by Anthony Condouris Architect, dated 10/5/2021, consisting of 3 sheets;

A) Introduction:

The property is located on the South side of Willow Way in the North Beach Section of Sea Bright. The lot is 87.0 feet wide and 70 feet deep. It is the second house from the Shrewsbury River. There is a single family home on the property which will be renovated and raised.

The applicant is proposing a 3 story 3554 SF (not including the partially open ground floor) home on the property. Three variances are being requested as shown below.

B) Fees (fees were paid)

Item	Application fee	Escrow Fee
Totals	\$ 900.00	\$ 1,500.00

C) Flood Zone Information

The property is located in the FIRM Flood Zone AE and VE with a minimum elevation of 9.0 and 12.0 respectfully. The building is located in Zone AE and any lowest horizontal structural member

including basement, together with attendant utility and sanitary facilities must be built to a minimum of three feet above the base flood elevation or 12.0.

D) Zoning

R-2 Residence Zone - Zone Schedule

Item	Required	Proposed
Lot Area	4,000 S.F.	6,090.0 S.F.
Lot Width	50 Ft.	87.0 Ft.
Lot Depth	60 Ft.	70.0 Ft.
Front Yard Setback	25 Ft.	<b>16.9 Ft.</b>
Side Yard Setback	7 Ft.	12.0 & 18.0 Ft.
Side Yard Combined	15 Ft.	30.0 Ft.
Rear Yard Setback	15 Ft.	15.0 Ft.
Max. Lot Coverage	70 %	44.7 %
Max. Building Coverage	50 %	35.22 %
Max. Building Height	2.5 Stories	<b>3 stories</b>
Max. Building Height	38 Ft.	<b>39.0 Ft.</b>

Notes: Variance Requests were granted (in **Bold**).

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. There is a driveway but no spaces are shown there. **Satisfied.**
- 2) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. There is a sidewalk on Willow Way and a note should be placed on the plan that any curb or sidewalk disturbed during construction should be replaced in kind. **Satisfied, applicant agrees.**
- 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 outside the building and driveway. **Satisfied, testimony provided.**
- 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. **To be shown on plot plan.**
- 5) All mechanical items should be moved out of the flood plain. This should be shown on the plans. **Satisfied, mechanical platform shown.**
- 6) The sanitary sewer and water should be shown on the plans. **To be shown on plot plan.**
- 7) All gutters and leaders should be shown and run to the front of the property. **Satisfied.**

- 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.* **Satisfied, comment only.**
- 9) The applicant shall be subject to any affordable housing requirements of Sea Bright. **To be calculated at Building Permit by Tax assessor.**
- 10) Conditions of the resolution:
- a) Applicant is GRANTED bulk variance relief pursuant to NJSA 40:55D-70.c and applicant is granted variances to construct the single family home per the plans submitted with this application, as follows:
- i) "c" variance: 130-39.0 — Front yard setback of 16.9 feet proposed, where 20.5 feet is existing and 25 feet is required.
  - ii) "c" variance: 130-39.0 — Building height of 3 stories proposed, where 1 story is existing and a maximum of 2.5 stories is permitted
  - iii) "c" variance: 130-39.0 — Building height of 39 feet proposed, where  $\pm 19$  feet is existing and a maximum of 38 feet is permitted.
- All variances were granted.**
- b) *As a condition of approval*, Applicant agrees to fully repair any damage to sidewalk post construction, if required, to the Borough's specifications. Applicant must also comply with comments in the Board Engineer's letter for notes on the plans. There will be a review and a plot plan submitted for approval and any and all drainage calculations/reports shall be complied with. Applicant must also show mechanicals and must also show water and sewer lines/hookups on the plan to be provided. Either Avakian (Town Engineer) or Hoder (Board Engineer) shall review plot plan/drainage and approve same, prior to construction permits being issued. **Satisfied, note added to plan.**
- c) All approvals granted herein are subject to the following conditions (**applicant agrees**)
- i) The applicant shall comply with any requirements established by, and obtain any necessary approvals of the following, if applicable, to the proposed construction herein:
  - ii) Subject to all representations and testimony of the applicant being truthful and accurate.

F) Outside Agency Approval

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

- 1) Freehold Soil Conservation District (**not applicable**)
- 2) Sea Bright Fire Department & Flood Plain Official. **To be reviewed at Building Permit.**

Candace Mitchell, Planning Board Secretary  
Tatelman Variance  
February 22, 2022  
HACE # SEP-162

The applicant must submit to the Borough for a Plot Plan review. The plot plan review is required by ordinance and the plan submitted should conform to the Plot Plan review checklist.

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: Monica Kowalski, Esq.  
Rick Brodsky, Esq.