

May 12, 2022

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

Re: Singer Residence - Variance Application
11 Garden Way
Technical Review
Block 2, Lot 12; R-1 Zone
Sea Bright App. # Z2022-11
HACE # SEP-166

Dear Ms. Mitchell:

Our office is in receipt of the above Bulk Variance applications. The applicant submitted the following:

- Application package.
- Zoning Denial from the Zoning Officer, John Mele, dated 3/14/22.
- Boundary and Survey prepared by CC Widdis Surveying, dated 9/13/21.
- Plan entitled "Addition and Alteration to Existing Residence, Lot 12 Block 2, Dan and Jill Singer, 11 Garden Way, Sea Bright, NJ, prepared by Mark Fitzsimmons, Architect, dated 3/11/22, last revised 3/11/22, consisting of 3 sheets.

A) Introduction:

The property is located on the West side of Garden Way in the South Section of Sea Bright. The lot is 65.0 feet wide and 100 feet deep. It is located in the R-1 Zone. There is a single family home on the property which will be increased in size.

The applicant is proposing to add a home office on the South side of the house, a new rear deck to the West (with hot tub, shower and dressing room), a new front porch with steps on the front, stone parking in the front, and two connected roof decks (one over the house and one over the office).

Two variances are being requested, one for front setback and one for height. Also, the expansion of the parking in the front and side yards is also a variance, which has not been requested.

B) Fees

| Item | Application fee | Escrow Fee |
|------------------------------|-----------------|------------|
| Front Yard East | \$ 300.00 | \$ 500.00 |
| Height | \$ 300.00 | \$ 500.00 |
| Parking in a Front/side Yard | \$ 300.00 | \$ 500.00 |
| Totals | \$ 900.00 | \$ 1500.00 |

C) Flood Zone Information

The property is located in the FIRM Flood Zone AE with a minimum elevation of 8.0 requiring a minimum floor elevation of 12.0. The applicant is requesting a lowest BFE of 11.56. This appears not to include the lowest horizontal structural member. The BFE should include lowest horizontal structural member, the basement (none in this case), together with attendant utility and sanitary facilities, built to a minimum of three feet above the base flood elevation or 12.0. If the additions in this application are greater than 50% of the home value the home will have to be brought up to the minimum BFE.

D) Zoning

R-1 Residence Zone - Zone Schedule

| Item | Required | Proposed |
|----------------------------|-------------|------------------|
| Lot Area | 4000 S.F. | 6500 S.F. |
| Lot Width | 50 Ft. | 65 Ft. |
| Lot Depth | 60 Ft. | 100 Ft. |
| Front Yard Setback | 25 Ft. | 22.25 Ft. |
| Side Yard Setback | 7 Ft. | 8.6 Ft. |
| Side Yard Combined | 15 Ft. | 17.6 Ft. |
| Rear Yard Setback | 15 Ft. | 15 Ft. |
| Max. Lot Coverage | 70 % | 46.0 % |
| Max. Building Coverage | 50 % | 28.6 % |
| Max. Building Height | 2.5 Stories | 3 Stories |
| Parking in Front/Side yard | None | Yes |

Notes: Variance Requests are in **Bold** (lot width is pre-existing).

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. The garage is to be removed so all spaces are in the front/side yard, *contrary to the ordinance*.
- 2) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. There are no sidewalks on Garden Way. The existing curb should be shown and a note should be placed on the plans that any curb that is damaged during construction, it shall be replaced.
- 3) As part of the plot plan process the applicant should be required to swale any drainage water to Garden Way, so as not to cause ponding. All gutters and leaders should be shown and run to the front of the property.
- 4) All mechanical items should be shown and raised out of the flood plain. The application conforms.

- 5) The sanitary sewer and water should be shown on the plans.
 - 6) 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 (if applicable)
 - 2) 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, Board Attorney
Mark Fitzsimmons, Applicants Architect