

May 31, 2022

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

Re: Middleton Variance Plan  
First Technical Review  
Block 11, Lot 14; R-3 Zone  
Sea Bright App. # Z 2022-46  
HACE # SEP-165

Dear Ms. Mitchell:

Our office is in receipt of a Variance Plan for a residence on the above property. The applicant submitted the following:

- Application package.
- Zoning denial by Joe Mele, PE dated 5/4/22.
- Middleton Surf House #2, 22 Surf Street, Sea Bright, NJ, Lot 14, Block 11, Monmouth County dated 5/9/22 by Brian Manthey, Architect, consisting of 6 sheets.

A) Introduction

The property is located on the South side of Surf Street, 300 feet West of Ocean Avenue and has 25 feet of frontage on the street. The lot shape is rectangular with 68.0 feet of depth. It is surrounded by single family houses on all sides. The applicant is proposing a new house with a home office and a roof deck totaling 2,835 SF.

B) Fees

Item	Application Fee	Escrow Fee
Bulk Variance (4 each)	\$1200.00	\$ 2,000.00

C) Zoning

R-3 Downtown Residence Zone - Zone Schedule Item	Required	Previous	Proposed
Lot Area	1800 S.F.	1695 SF	<b>1695 SF</b>
Lot Width	25 Ft.	25 Ft	25 Ft.
Lot Depth	60 Ft.	68.0 Ft.	68.0 Ft.
Front Yard Setback	5 to 12 Ft.	10.2 Ft.	5.3 Ft.
Side Yard Setback	3 Ft.	0.1 Ft.	<b>0.1 Ft.</b>
Side Yard Combined	6 Ft.	4.7 Ft.	<b>3.1 Ft.</b>
Rear Yard Setback	15 Ft.	12.6 Ft.	<b>12.6 Ft.</b>
Max. Lot Coverage	70 %	55.8 %	66.62%
Max. Building Coverage	50 %	40.0 %	58.9 %
Max. Building Height	38 Ft./2 ½ St <sup>1</sup>	28Ft.	38 Ft.

Notes: Variance Requests are in **Bold**.

<sup>1</sup>A height variance may be needed since the attic does not have knee walls less than 2 feet and cannot qualify as a half story.

D) Flood Zone Information

The property is located in the FIRM Flood Zone AE with a minimum elevation of 8.0. Any buildings built, if this application is approved, shall have the lowest horizontal structural member including basement, together with attendant utility and sanitary facilities, built to a minimum of three feet above the base flood elevation (BFE) or 11.0. The plans indicate that they are placing the first floor 3 feet above the BFE, but no elevation is specified. Further, it is unclear if the structural beams of the first floor are above the BFE.

E) Technical Review:

- 1) 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.*
- 2) The minimum square footage of a dwelling is to be 880 S.F. The size of all floors is 2,835 SF and is conforming.
- 3) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. *A note should be placed on the plan that the sidewalk should be replaced if damaged by the construction.*
- 4) Section 130-51 F - Curbs shall be constructed on both sides of all streets. *A note should be placed on the plan that the curb should be replaced if damaged by the construction. Also, the interior curb should have small radii at the corners (r = 1.0 ft) if it is rebuilt.*
- 5) *Any new gutters and leader should flow to the street and not to the rear or sides of the building.*

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.

6) Outside Agency Approval

- a) The application shall be subject to review by all regulatory agencies having jurisdiction, including the 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

DJH

cc: Monica Kowalski, Esq, Board Attorney  
Jenifer Beahm, PP, Board Planner  
Robert Shillberg, Esq, applicant's attorney  
Gareth Middleton, PE, Applicant