

October 12, 2022

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

Re: Kukowski Residence
First Technical Review (Revised)
Block 14, Lot 8; R-3 Zone
Sea Bright App. # Z 2022-68
HACE # SEP-168

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 Mary Tangolis dated 8/11/22.
- Plans entitled “Kukowski Residence, 13 Church Street, Sea Bright, NJ, Lot 8, Block 14, Monmouth County, NJ” dated 6/27/22 by Anthony Condouris, Architect, 3 sheets.

A) Introduction

The property is located on the North side of Church Street, about 8 lots from the Shrewsbury River and has 20 feet of frontage on the street. The lot shape is rectangular with 78.0 feet of depth. It is surrounded by single family houses on all sides. The applicant is proposing a new raised house on the existing foundation. The new home will be 2.5 stories totaling 1,944 SF.

B) Fees

Item	Application Fee	Escrow Fee
Bulk Variance (6 each)	\$1800.00	\$ 3,000.00

C) Zoning

R-3 Downtown Residence Zone - Zone Schedule			
Item	Required	Previous	Proposed
Lot Area	1800 S.F.	1560 SF	<i>1560 SF</i>
Lot Width	25 Ft.	20 Ft	<i>20 Ft.</i>
Lot Depth	60 Ft.	78.0 Ft.	78.0 Ft.
Front Yard Setback	5 to 12 Ft.	2.53 Ft.	2.53 Ft.
Side Yard Setback	3 Ft.	2.64 & 0.8 Ft.	2.64 & 0.8 Ft
Side Yard Combined	6 Ft.	3.44 Ft.	3.44 Ft.
Rear Yard Setback	15 Ft.	16 Ft.	16 Ft.
Max. Lot Coverage	70 %	67.8 %	67.8%
Max. Building Cov.	50 %	56.4 %	56.98 %
Max. Build. Height ²	34 Ft.	25.3 Ft./ 2 St.	39.5 Ft. / 3 St. Ft.

Notes: 1) Variance Requests are in **Bold**. Preexisting nonconformities are in *italics*.

- 2) Height calculation is based on Ordinance Section 130-39.5 where the lot shall be reduced proportionally. Calculation is $(20/25) \times 35$ or 28 ft, but 30 is the minimum. The applicant can add in 4 feet if raising above the BFE or a requirement of 34 ft. Requesting a height variance of more than 10% can be considered a D-6 variance.

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 at 3 feet above the BFE or 11. It is unclear if the structural beams of the first floor are above the BFE, but they should be.

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) *Parking- The Residential Site Plan Standards (RSIS) require 2 Spaces for the property. The applicant shall provide testimony on how many spaces can fit in the garage. The applicant may need a parking variance.*
- 3) The minimum square footage of a dwelling is to be 880 S.F. *The size of all floors is 1,944 SF and is conforming.*
- 4) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety.
 - a) *A note should be placed on the plan that the curb and sidewalk should be replaced if damaged by the construction.*
 - b) *The new building will have a driveway so a depressed curb and 6" apron will need to be constructed. This should be shown on the plan and details provided.*
- 5) *Any new gutters and leaders should flow to the street and not to the rear or sides of the building. A note should be placed on the plan.*
- 6) *The applicant should indicate if the timber patio and any fences will be removed.*

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.
- 7) 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

cc: Monica Kowalski, Esq, Board Attorney
Kevin Kennedy, Esq, applicant's attorney
Kim Kurkowski, PE, Applicant