

January 15, 2024

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

Re: Goldin Variance
2nd Technical Review
Block 29, Lot 7; R-2 Zone
7 Atlantic Way
Sea Bright App. # Z 2023-12
HACE # SEP-179

Dear Ms. Mitchell:

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

- Cover Letter, from Anthony Condouris, AIA dated 1/05/24.
- Architects plans entitled Goldin Residence 7 Atlantic Way, Sea Bright, NJ, prepared by Anthony Condouris, dated 1/05/24, 3 sheets.

Previously Submitted:

- Cover Letter, application package, zoning denial photos and narrative from Rick Brodsky, Esq dated 11/06/23.
- Survey of Property, Block 29, Lot 7, Borough of Sea Bright, Monmouth County, NJ, dated 2/21/23 by Morgan Engineering, 1 sheet.
- Architects plans entitled Goldin Residence 7 Atlantic Way, Sea Bright, NJ, prepared by Anthony Condouris, dated 9/28/23, 3 sheets.

A) Introduction

The property is located in the R-2 Zone on the North side of Atlantic Way, 115 feet East from Bellview Place in Sea Bright. The applicant has revised the application by removing the front stairway replacing it with a grade level entry; reconfiguring the storage area on the first floor level and a spiral stairway has been added to the rear deck.

B) Fees

Item	Application Fee	Escrow Fee
Eight Variances	\$2,400.00	\$4,000.00
D Variance	\$300.00	\$500.00
Total	\$2,700.00	\$4,500.00

If a parking variance is needed, the fees will be \$ 3,000 and \$ 5,000

C) Zoning (Section 130 Schedule of Lot and Building Requirements) Variances are in **BOLD**

Item	Required	Provided
Lot Area	4,000 SF	2,437 SF

Lot Width	50.0 Ft	32.5 Ft
Lot Depth	60 Ft	75.0 Ft
Front Yard	25 Ft	17.66 Ft & 9.8 to deck
Rear Yard	15 Ft	2± Ft
Side Yard	7.0 Ft	3.74 & 3.81 Ft
Both Side Yards	15.0 Ft	7.55 Ft
Building Height ¹	30 /2.5 St	38.0 Ft/ 2.5 St.
Building Coverage	50.0 %	55.39 %
Lot Coverage	70.0 %	69.67 %
Min GFA	880 SF	2,450 SF

¹ If the house is raised 3 ft for flood reasons the height can go to 42 feet, but the house is not being raised. Also, the wall plate on two dormers on the 2.5 story is 7.0 feet on two walls. A “d - 6” Variance may be required for the height and the 3rd story.

D) 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) Flood Zone Information
The property is located in the FIRM Flood Zone AE with a minimum elevation of 10.0. 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 13.0. **The plans should indicate if the first floor above the 13.0.**
- 3) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety.
 - a) *The sidewalk on this lot is pavers. Normally sidewalks and aprons are concrete. The board should decide if the sidewalk and apron should be changed to concrete. Any curb or sidewalk should be replaced if damaged by the construction or if they are in poor shape and or uneven at the time of construction. A note to this effect should be placed on the plan. This has been done.*
- 4) Parking- **The home will have 4 bedrooms a plus a sunroom. We would count the sunroom as a bedroom. The Residential Site Plan Standards (RSIS) require 3.0 spaces for a five bedroom home and 2.5 for four bedroom home. The applicant should provide testimony on how many spaces can fit in the driveway. The area under the house is being used for storage. A variance may be required. (unchanged).**
- 5) The minimum square footage of a dwelling is to be 880 S.F. **The square footage of the home all floors is 2650 SF and is conforming.**

6) *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 that existing leaders should be run to the street. **This has been done***

7) **Revisions of 1/05/2024**

- a) *The removal of the stairway gives the project 3 ft 6 in more room in the front of the home at grade level. There is still a second floor and attic floor deck 9.8 feet from the setback, where the front yard setback is 25 feet.*
- b) *The spiral staircase is located within the existing rear deck but is still within the 15 foot rear setback.*

E) If the applicant is successful, the following items shall be provided at the appropriate time:

- 1) Section 130-67 A 1 - Performance Guarantees - Applicant shall provide performance guarantees if the sidewalk will be removed and replaced.
- 2) The applicant shall be subject to any affordable housing requirements of Sea Bright.

F) **Outside Agency Approval**

- 1) The application shall be subject to review by all regulatory agencies having jurisdiction, including the Sea Bright Fire Department and 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: Ben Montenegro, Esq, Board Attorney
Rick Btodsky, Esq, applicants attorney