

February 7, 2024

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

Re: Bischoff Residence
First Technical Review
Block 14, Lot 15; R-3 Zone
12 South Street
Sea Bright App. # Z 2024-
HACE # SEP-180

Dear Ms. Mitchell:

Our office is in receipt of a Plan for a residence on the above property. Our office received the following:

- Architect plans entitled Bischoff Residence 12 South Street, Sea Bright, NJ, prepared by Anthony Condouris, dated 10/19/23, 3 sheets.

A) Introduction

The property is located in the R-3 Zone on the South side of South Street, across from Poppinger Place.

B) Fees

Item	Application Fee	Escrow Fee
Five Variances	\$1,500.00	\$2,500.00

C) Zoning R-3 (Section 130 Schedule of Lot and Building Requirements) Variances are in **BOLD**

Item	Required	Provided
Lot Area	1,800 SF	1,125 SF Preexisting.
Lot Width	25.0 Ft	25 Ft
Lot Depth	60 Ft	45.0 Ft Preexisting
Front Yard	5 to 12 Ft	0.0 Ft Preexisting
Rear Yard	15 Ft	0.6+ Ft
Side Yard	3.0 Ft	0.0 Ft
Both Side Yards	15.0 Ft	0.0 and 0.0 Ft
Building Height ¹	35 /2.5 St	38.0 Ft / 3.0 St.
Building Coverage	50.0 %	76.8 % Preexisting
Lot Coverage	70.0 %	100 % Preexisting
Min GFA	880 SF	1,738 SF

¹ If the house is raised 3 ft for flood reasons the height can go to 42 feet.

Also, the wall plate on the 3rd story is 6.0 feet on two dormers. A variance is required for 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 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 show a first floor of 14.3*
- 3) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety.
 - a) The Plans should show the sidewalk on South Street and give an indication of its condition. *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.*
- 4) Parking- The home will have 4 bedrooms. The Residential Site Plan Standards (RSIS) require up to 2.5 spaces for a four-bedroom home. The Sea Bright Ordinance requires 2 spaces. *The applicant should provide testimony on how many spaces can fit in the ground floor and driveway. A variance may be required.*
- 5) The minimum square footage of a dwelling is to be 880 S.F. *The square footage of the home all floors is 1,738 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 has been placed on the plan that leaders are to be run to the street.*

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.

Candace Mitchell, Board Secretary

Bischoff Plan

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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 stroke extending to the right.

David J. Hoder, P.E., P.P., C.M.E.
Unified Planning Board Engineer

cc: Ben Montenegro, Esq, Board Attorney
Anthony Condouris, AIA, applicants' architect