

February 21, 2024

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

Re: BD Real Estate Adventures, LLC.
First Technical Review
Block 12, Lot 1 & 2
Sea Bright App. # Z 2024-02
HACE # SEP-181

Dear Ms. Mitchell:

Our office is in receipt of a Site Plan with two variances/waivers for the above property on Ocean Avenue. The applicant submitted the following:

- Cover letter from Ansell, Grim & Aaron, PC, dated 1/22/2024 Signed by Rick Brodsky, Esq.
Zoning Denial from Mary Tangolis, Zoning Officer dated 11/17/23.
- Planning/Zoning Board application affidavit of ownership.
- Survey of Property prepared by Morgan Engineering dated 8/17/23 consisting of one (1) sheet.
- Architectural Plans prepared by Condouris Architects dated 1/3/2024 consisting of three (3) sheets.

A) Introduction

The property is located on the West side of Ocean Avenue between New Street and Surf Street. It is the location of two restaurants. The existing property is 75.00 feet wide and 90.8± feet deep consisting of Lot 1 and 2. The applicant is proposing to combine the two uses on the lots which are both restaurants.

B) Fees

Site Plan Approval-non-residential:	Application Fee	Escrow Fee
Preliminary	\$350 + \$50/unit = \$400	\$2,000 + \$200/unit=\$2,200
Final	\$350 + \$50/unit =\$ 400	\$2,000 + \$200/unit \$ 2,200.
Bulk variances:		
Maximum Bldg. coverage	\$400 (Lot 2)	\$1,000 (Lot 2)
Off-Street parking	\$400 (Lot 1)	\$1,000 (Lot 1)
	<u>\$400 (Lot 2)</u>	<u>\$1,000 (Lot 2)</u>
TOTAL	\$ 2,000.00	\$ 7,400.00

- C) Zoning Table (**B-1 Zone**) (Section 130 Schedule of Lot and Building Requirements)
 The applicant is requesting two variances for each lot. All buildings will remain.

LOT 1

Item	Required	Provided
Lot Area	3,000 SF	1,875 SF Pre-existing.
Lot Width	50 Ft	33 Ft Pre-existing
Lot Depth	60 Ft	65.33 Ft Pre-existing
Front Yard	0.0 Ft	0.0 Ft
Rear Yard	15 Ft	0 Ft Pre-existing
Side Yard	0 Ft	0.0 Ft
Both Side Yards	0 Ft	0.0 and 0.0 Ft
Building Height	42 Ft /3.0 St	12.0 Ft / 1.0 St.
Building Coverage	50.0 %	100.0 % Preexisting
Lot Coverage	75.0 %	100 % Preexisting
Min GFA	880 SF	1,875 SF

Preexisting variances are in **BOLD**.

LOT 2

Item	Required	Provided
Lot Area	3,000 SF	7,390 SF
Lot Width	50.0 Ft	75 Ft
Lot Depth	60 Ft	65.33 Ft
Front Yard	0.0 Ft	0.0 Ft
Rear Yard	15 Ft	0.0 Ft Pre-existing
Side Yard	0 Ft	0.0 and 0.0 Ft
Both Side Yards	0 Ft	0.0 Ft
Building Height	42 Ft /3.0 St	16.5 Ft / 1.0 St.
Building Coverage	50.0 %	57.2 % Pre-existing & expanding
Lot Coverage	75.0 %	89 % Preexisting
Min GFA	880 SF	4,229 SF

Preexisting variances are in **BOLD**. New variances are in *bold italics*.

- D) Parking Analysis

LOT 1 (No spaces are provided- Variance)

Item	Required	Provided	
		Legal Capacity	Number of Seats
Class II Restaurant	One space per 3 persons of legal capacity	89 seats/3 = 30	51 seats / 3 = 17
	Plus one for each emp.	3	3
Total		33	20

LOT 2 (No spaces are provided- Variance)

Item	Required	Provided	
		Legal Capacity	Number of Seats
Class II Restaurant	One space per 3 persons of legal capacity	341 seats/3 = 114	167 seats / 3 = 56
	Plus one for each emp.	3	3
Total		117	59

E) Technical Review:

- 1) The property is located in the FIRM Flood Zone AE with a minimum elevation of AE zone with a BFE of 8. Any buildings and mechanical equipment, if this application is approved, shall have the lowest horizontal structural members above this requirement. *The existing building may not conform. Testimony should be provided.*
- 2) *Signage information should be provided for the case if it is not changing (for the record) and for the case if it is changing (Variance or no variance required).*
- 3) SB Section 130-44 - *The applicant should indicate and provide testimony on the need for a loading dock or loading area.*
- 4) SB Section 130 58 L 1 Outdoor lighting shall be so designed as not to cause glare upon adjoining residential property or interfere with vehicular traffic. *Information on existing and proposed outdoor lighting should be provided.*
- 5) Stormwater Management
 - a) 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 new impervious surface. *All flows will run to the NJDOT System and to the Shrewsbury River.*
- 6) Other Comments:
 - a) Testimony on trash and recyclables should be provided.
 - b) No additional landscaping is being provided on the plans. *Testimony should be provided if this will change.*

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

- a) 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. It is estimated that no Performance Guarantees will be required. A small inspection fee should be posted.
- b) The applicant shall be subject to any affordable housing requirements of Sea Bright.

9) Outside Agency Approval

The application shall be subject to review by all regulatory agencies having jurisdiction, including:

- a) Sea Bright Fire Department (fire hydrant and other comments)
- b) 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,
Anthony Condouris, Project Architect
Rick Brodsky, Esq.