

March 19, 2024

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

Re: **PB 2022-08 Denholtz Acquisitions**
Site Plan/Subdivision – Amended Application
Technical Review Memo # 01
Block 13, Lots 13-18, 20-22; Block 14, Lots 12, 14; Block 15, Lots 5-12
HACE # SEP-127

Dear Ms. Mitchell:

Our office is in receipt of revised Architectural plans for unit models A, B and C (group 1) for a Technical Review for the subject property. The submission information is as follows:

Documentation submitted:

- Amended Application package
- Architectural plans entitled "Denholtz Properties, New Townhome Development, Model A" prepared by Daniel Condatore, RA, dated September 9, 2022, new date March 13, 2024 consisting of 3 sheets;
- Architectural plans entitled "Denholtz Properties, New Townhome Development, Model B" prepared by Daniel Condatore, RA, dated September 9, 2022 new date March 13, 2024 consisting of 3 sheets;
- Architectural plans entitled "Denholtz Properties, New Townhome Development, Model C" Group 1 prepared by Daniel Condatore, RA, dated September 9, 2022 new date March 13, 2024 consisting of 3 sheets;

A) Fees

Item	Application fees:		Escrow fees:	
Preliminary Site Plan (29 units)	\$300 plus \$50/unit	\$1,750.00	\$1,500 plus \$200/unit	\$7,300.00
Final Site Plan (29 units)	\$300 plus \$50/unit	\$1,750.00	\$1,500 plus \$200/unit	\$7,300.00
Preliminary Subdivision (29 lots)	\$300 plus \$50/lot	\$1,750.00	\$1,500	\$ 1,500.00
Final Subdivision (29 lots)	\$300 plus \$50/lot	\$1,750.00	\$1,500	\$ 1,500.00
Parking Variance		\$300.00		\$500.00
Totals:		\$7,300.00		\$18,100.00

The required fees will be half the above amounts or \$ 3,650.00 for application and \$ 9,050.00. in accordance. As of March 14 (day of submission), the escrow balance is in the negative \$13,609.00 so the amount due on escrow would be \$ 9,050.00 + \$ 13,609.00 or \$22,609.00. All fees have been paid.

B) Technical Review

- 1) The applicant is amending the plan to now include changes in the number of bedrooms units on unit models A, B and C (group 1), as follows:

On unit A Floor 3 one additional bedroom has been added.

On unit B floor 4 one additional bedroom has been added.

On unit C floor 4 one additional bedroom has been added

Bedroom Table

Unit type	Number of units	Number of Bedrooms Previously	Amended Application Number of Bedrooms	Amended plan Total Additional Bedrooms
Townhomes A (detached)	4	3	4	4
Townhomes B	7	3	4	7
Townhomes C Group 1	6	3	4	6
Totals				17

2) **Parking Table**

Unit type	Number Of Units	RSIS Parking Required	Sea Bright Parking required	Total Parking under RSIS	Parking under Sea Bright	Total Provided
4 Bedroom Townhomes A	4	2.5	2	10	8	16
4 Bedroom Townhomes B	7	2.4	2	16.8	14	38
4 Bedroom Townhomes C Group 1	6	2.4	2	14.4	12	
3 Bedroom Townhomes C Group 2	12	2.4	2	28.8	24	
3 Bedroom Condo	5	2.1	2	10.5	10	41
2 Bedroom Condo	7	2.0	2	14	14	
1 Bedroom Condo	3	1.8	2	5.4	6	
Totals	44			99.9	88	95

Previously 44 units were proposed, 96.1(RSIS) and 88 (SB) parking spaces were required, and 95 spaces were provided. An error was made in resolution for RSIS (it stated 101.5)
A Parking waiver is still needed.

All other comments on our previous tech and compliance letters apply except that which is above.
If you have any questions regarding this 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
Jennifer Beahm, P.P., Board Planner
John Guinco, Esq. , Applicants Attorney
Walter Hopkin, PE, Applicants Engineer
Denholtz Acquisitions, Applicant