

March 19, 2024

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

Re: 14 South Way
First Technical Review
Block 30, Lot 63
Sea Bright App. # Z 2024-04
HACE # SEP-183

Dear Ms. Mitchell:

Our office is in receipt of a Plan with variances for the above property on South Way. The applicant submitted the following:

- Cover letter from Zager Fuchs, PC, dated 2/1/2024 Signed by Keven Asadi, Esq.
Zoning Denial from Mary Tangolis, Zoning Officer dated 10/14/23.
- Planning/Zoning Board application one picture and affidavit of ownership.
- Survey of Property prepared by Titus Engineering dated 4/21/2006 consisting of one (1) sheet.
- Architectural Plans prepared by T F Cusanelli & Filletti, Architects, PC dated 10/3/2023 consisting of four sheets.

A) Introduction

The property is located on the South side of South Way at the Shrewsbury River. There is an existing home on the property and a one story accessory building. The applicant is proposing a second story addition to the accessory building. This addition will require a variance for height and a D variance for residential use of an accessory building. The accessory building is also 2 foot 6 inches away from the side line where a 5.0 foot setback is required.

B) Fees

Variance	Application Fee	Escrow Fee
D variance	\$ 300	\$ 500
Bulk Variance - setback	\$ 300	\$ 500
Bulk Variance - height	\$ 300	\$ 500
Total	\$ 900	\$ 1,500

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

Item	Required	Provided
Lot Area	4,000 SF	11,448 SF
Lot Width	50.0 Ft	103.55 Ft
Lot Depth	60 Ft	110.00 Ft
Front Yard	25 Ft	25.00 Ft
Rear Yard	15 Ft	n/a
Side Yard	7.0 Ft	8.8 Ft
Both Side Yards	15.0 Ft	42.8 Ft
Building Height ¹	35 /2.5 St	35.0 Ft/ 3 St. ¹
Building Coverage	50.0 %	24.0 %
Lot Coverage	70.0 %	38.0 %
Accessory Structures		
Height	15 Ft	20.8 Ft²
Setback	5 Ft	2.5 Ft.³

¹ Pre-existing variance for 3 story.

² Proposed Height variance.

³ Pre-existing setback variance and proposed setback variance

D) **Technical Review**

- 1) The applicant required a “D” Variance for a residential use in an accessory structure. We defer all comments on this to the Board Planner.
- 2) 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.**
- 3) Flood Zone Information
The property is located in the FIRM Flood Zone AE with a minimum elevation of 11.0. 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 14.0. Elevation information should be provided. Construction costs must be submitted to the Flood Plain Manager to ascertain if the structure should be raised.
- 4) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. There are sidewalks on this side of the street as required by this Board as part of a previous subdivision.

- 5) Parking- The new accessory structure will have one bedroom. The applicant should indicate how many bedrooms the main dwelling has. *A parking calculation should be provided.*
 - 6) *Any new gutters and leaders should flow to the river or to the street and not to the adjacent property.*
- 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. We believe these will not be required.
 - 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.
- F) 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,
Kevin Asadi, Esq.