

April 2, 2024

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

Re: Coast Ventures, LLC
First Technical Review
Block 20, Lot 1
Sea Bright App. # Z 2024-05
HACE # SEP-182

Dear Ms. Mitchell:

Our office is in receipt of a Site Plan with no variances for the above property on Ocean Avenue. The applicant submitted the following:

- Cover letter from Ansell, Grim & Aaron, PC, dated 2/22/2024 Signed by Jennifer Krimko, Esq.
- Planning/Zoning Board Application and Checklist.
- Survey of Property prepared by Charles Surmont PLS dated 11/23/2022, one (1) sheet.
- Front photo of building, no date.
- Zoning Denial for project from Mary Tangolis, dated 2/28/24.
- Site Plan prepared by Jeremiah J Regan, AIA dated 7/8/2023 revised 12/10/2023 consisting of two sheets.

A) Introduction

The property is located on the East side of East Ocean Avenue, South of the Fire Department. The existing property is 50 feet deep and 75 ft wide. The applicant is proposing a one story addition to the Southeast corner of the building with 2nd and 3rd story decks above.

B) Fees

Item	Application Fee	Escrow Fee
Preliminary Site Plan	\$ 400	\$ 2,200
Final Site Plan	\$ 400	\$ 2,200
Variances (four)	\$ 2,000	\$ 4,000
Totals	\$ 2,800	\$ 8,400

C) Zoning Table (B-1 Zone)

The applicant is requesting four new variances. There is one pre-existing nonconforming bulk item for minimum lot width that exist on site.

Item	Required	Existing	Proposed	Comments
Min. Lot area	3,000 SF	3,750 SF	3,750 SF	
Lot Width	50	75	75	
Lot Depth	60	50	50	Pre-existing

Front Yard Setback	0	1.0 FT Ocean Ave 0.5 FT Over East Ave 0.5 FT E Surf St	1.0 FT Ocean Ave 0.5 FT Over East Ave 0.5 FT Over East Surf St 2.63 Ft East Surf St	Pre-existing Pre-existing Pre-existing Proposed
Each Side yard	0	N/A	N/A	
Both Side Yard	0	N/A	N/A	
Rear Yard	15	2.9	4.98	Variance
Building Height	42 FT/3 ST	38.6	38.6	
Max. Build Cov.	50 %	79.2 3%	86.85 %	Variance
Max Lot Cov.	75 %	87.57 %	95.09%	Variance

D) 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 11.0. *The existing building does not conform and the new addition is at elevation 6.75 (storage area)*
- 2) SB Section 130 32 Off Street Parking
There is no parking on site.

Use	Requirement Sea Bright	Requirement RSIS	Requirement Sea Bright	Requirement Sea Bright
Retail	2/200 SF+ 1/emp	N/A	2,837 SF	17 SP
2 Bedroom Apartment (3 EA)	2 per unit	1.8	N/A	6 SP
1 Bedroom Apartment (1EA)	2 per unit	2.0	N/A	2 SP
Total		24.4 Spaces		25 Spaces

Note: Assumes 3 employees for 2 stores, and we have not counted the new storage addition (2 additional spaces).

- 3) SB Section 130-44 - *The applicant should indicate and provide testimony on the need for a loading dock or area.*
- 4) 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.*

5) Other Comments:

- a) Testimony on trash and recyclables should be provided.
- b) No landscaping is being provided. The full site is impervious. Testimony should be provided if planters could be used.
- c) The applicant should indicate what type of surface material will be used near the addition.

6) 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. *We believe there will be no need for Performance Guarantees.*
- b) The applicant shall be subject to the affordable housing requirements of Sea Bright.

7) 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
Jeremiah Regan, Architect
Jenifer Krimko, Esq.