

**KELLY LAW, P.C.**

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Tinton Falls, NJ 07701  
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May 8, 2024

**Via Email and Hand Delivery**

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

**Re:   Application Seeking Request for Relief from Specific Condition of  
      Resolution of Approval**  
**Applicant: Sea Bright School, LLC**  
**Resolution of June 11, 2019 (the “Resolution”)**  
**Property Address: River Street (B 15, Lot 4) (the “Property”)**

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Dear Ms. Mitchell:

This firm is counsel to Sea Bright School, LLC (“SBS”), owner of the above Property. Enclosed please find the following items which we intend present at the May 14, 2024 Planning/Zoning Board meeting:

- Planning/Zoning Board Application;
- **Exhibit A** - June 11, 2029 Resolution;
- **Exhibit B** - March 9, 2020 Second Compliance Review letter by the Board’s Engineer, Hoder Associates;
- **Exhibit C** - April 9, 2020 Final Plat by The Cannon Group, P.C.;
- **Exhibit D** - August 18, 2023 Geotechnical Investigation report by Dynamic Earth; and
- **Exhibit E** - April 19, 2024 review letter by the Borough’s consulting engineer, Leon S. Avakian, Inc.

Should you require anything further in order for SBS’s application to be heard on at the May 14, 2024 meeting, kindly so advise the undersigned. Thank you.

Very truly yours,

*/s/: Charles P. Kelly*

Enclosures

Cc: Benjamin A. Montenegro, Esq. (Planning Board Counsel)  
David J. Hoder, P.E. (Board Engineer)  
Michael T. Cannon, P.E. (SBS Engineer)  
Timothy Chenoweth (SBC GC)  
Client

## **BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION**

**1099 Ocean Avenue Sea Bright, New Jersey 07760  
732-842-0099 ext. 123**

The application with supporting documentation must be filed with the office of the Planning Board Secretary and must be delivered for review **at least ten (10) days** prior to the meeting at which the application is to be considered.

**NOTE: All plans must be folded. Any rolled plans will not be accepted.**

To be completed by Municipal staff only.

Date Filed \_\_\_\_\_ Application No. \_\_\_\_\_

Application Fees \_\_\_\_\_ Escrow Deposit \_\_\_\_\_

Reviewed for Completeness \_\_\_\_\_ Hearing \_\_\_\_\_

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1. **SUBJECT PROPERTY** Location: 2 River Street  
Block 15 Lot 4 (RIVER/SOUTH) (RIVER/SOUTH)  
Dimensions: Frontage 120'/100' Depth 75'/70' Total Area 16,000 sq. ft.  
Zoning District: R-3 Downtown Residence District

2. **APPLICANT** Name: Sea Bright School, LLC  
Address: 4 Cordelia Ct., Long Branch, NJ 07740  
Telephone Number: 443-829-7655  
Applicant is a: Corporation \_\_\_ Partnership \_\_\_ Individual \_\_\_ **LLC X**

3. **DISCLOSURE STATEMENT:** Pursuant to J.J.S. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership, applicant must be disclosed. In accordance with N.J.S. 40:55D4-8.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.) **(SEE ATTACHED)**

4. If owner is other than the applicant, provide the following information on the Owner(s).  
Owner's Name: Rooney Plaza, LLC (Louis Raffetto)  
Address 4 Cordelia Ct., Long Branch, NJ 07740  
Telephone Number 443-829-7655

**Additional Owners Having 10% or More Interest in**  
**Sea Bright School, LLC**

Antonio Cobuzzi  
PO Box 52046  
Boston, MA

Colleen Zelina  
1135 Ocean Avenue #303  
Sea Bright, NJ 07760

John and Gayle Rooney Revocable Trust  
275 Yucca Road  
Naples, FL 34102

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies)

No X Proposed \_\_\_\_\_

**Note: All deed restrictions, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.**

Present the use of the premises: Vacant Land

6. Applicant's Attorney: Kelly Law, P.C. (Charles P. Kelly IV, Esq.)

Address: 55 N. Gilbert St., Suite 4202, Tinton Falls, NJ 07701

Telephone Number 732-842-5529 Email: CKelly@KellyLawNJ.com

7. Applicant's Engineer: The Cannon Group, P.C. (Michael Cannon)

Address: 100 Jack Martin Blvd., 2nd Fl., Brick, NJ 08724

Telephone Number 732-458-0003 Email: mtc@cannongrouppc.com

8. Applicant's Planning Consultant: **N/A**

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

9. Applicant's Traffic Engineer: **N/A**

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

10. List any other Expert(s) who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary).

Name: **N/A**

Field of Expertise: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email \_\_\_\_\_

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

\_\_\_\_\_ **PLOT PLAN or VARIANCE PLAN APPROVAL**

\_\_\_\_\_ **SUBDIVISION**

\_\_\_\_\_ Minor Subdivision Approval

\_\_\_\_\_ Subdivision Approval (Preliminary)

\_\_\_\_\_ Subdivision Approval (Final)

Number of lots to be created \_\_\_\_ (including remainder lot)

Number of proposed dwelling units \_\_\_\_\_ (if Applicable)

**SITE PLAN:**

\_\_\_\_\_ Minor Site Plan Approval  
\_\_\_\_\_ Preliminary Site Plan Approval  
\_\_\_\_\_ Final Site Plan Approval  
**X** \_\_\_\_\_ Amendment or Revision to an Approval Site  
\_\_\_\_\_ Plan Area to be disturbed (square feet)  
\_\_\_\_\_ Total number of proposed dwelling units  
\_\_\_\_\_ Request for Waiver from Site Plan Review and Approval  
\_\_\_\_\_ Request for Variance Approval

Reason for request: Applicant is seeking relief from Special Condition 1 of the June 11, 2019 Resolution granting preliminary and final major subdivision approval for the development of 8 single family houses, as well as the March 9, 2020 Second Compliance Review letter recommending some method to manage stormwater flow and roof drainage, resulting in the Borough Engineer requiring the installation of infiltration systems which cannot be installed as a result of on site conditions (high water table)

\_\_\_\_\_ Informal Review  
\_\_\_\_\_ Appeal decision of an Administrative Officer (N.J.S.A 40:55D-70A)  
\_\_\_\_\_ Map or Ordinance Interpretation of Special Question (N.J.S.A.40:55D-70b)  
\_\_\_\_\_ Variance Relief (hardship) (N.J.S. A. 40:55D-70c (1))  
\_\_\_\_\_ Variance Relief (substantial benefit) (N.J.SA.40:55D-70c (2))  
\_\_\_\_\_ Variance Relief (use) (N.J.S 40:55D-70d)  
\_\_\_\_\_ Conditional Use Approval (N.J.S 40:55D-67)  
\_\_\_\_\_ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin. (N.J.S 40:55D-334)  
\_\_\_\_\_ Direct issuance of a permit for a lot lacking street frontage (N.J.S. 40:55D-35)

12. Section(s) of Ordinance from which a variance is requested \_\_\_\_\_

13. Waivers requested of development standards and/or submission requirements:(attach additional pages as needed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Attach a copy of the Notice to Appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished **at least 10 days prior** to the date scheduled by the Administrative Officer for the hearing. An Affidavit of Service on all property owners and Proof of Publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises including the proposed use of the premises: (attach pages as needed)
16. Is a public water line available? \_\_\_\_\_
17. Is public sanitary sewer available? \_\_\_\_\_
18. Does the application propose a well and septic system? \_\_\_\_\_
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? \_\_\_\_\_
20. Are any off-tract improvements required or proposed? \_\_\_\_\_
21. Is the subdivision to be filed by Deed or Plat? \_\_\_\_\_
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? \_\_\_\_\_
23. Other approvals, which may be required, and date plans submitted:

**MARK THE FOLLOWING WITH A YES OR NO  
AND DATES OF THE PLANS SUBMITTED**

NE Regional Sewer Auth \_\_\_\_\_  
Monmouth County Board Of Health \_\_\_\_\_  
Monmouth County Planning Board \_\_\_\_\_  
Freehold Soil Conservation District. \_\_\_\_\_  
NJ DEP \_\_\_\_\_  
Sewer Extension Permit \_\_\_\_\_  
Sanitary Sewer Connection Permit \_\_\_\_\_  
Stream Encroachment Permit \_\_\_\_\_  
Waterfront Development Permit \_\_\_\_\_  
Wetlands Permit \_\_\_\_\_  
Tidal Wetlands Permit \_\_\_\_\_  
Potable Water Constr. Permit \_\_\_\_\_  
NJ Department of Transportation \_\_\_\_\_  
Public Service Electric & Gas \_\_\_\_\_  
Other \_\_\_\_\_

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid.

**Note: It is the responsibility of the Applicant to mail or deliver copies of the Application form and all supporting documents to the Board Secretary, Borough Engineer and Board Attorney for their review at least ten (10) days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of those required to receive documents is attached to the application form.**

26. The Applicant hereby requests that copies of the reports of the Borough Engineer and Board Attorney reviewing the application be provided to the following of the applicant's professionals.

**Applicant's Professional Report Requested:**

**Attorney** \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**CERTIFICATION**

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Application and that I am authorized to sign. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this 8th day of May, 2024.

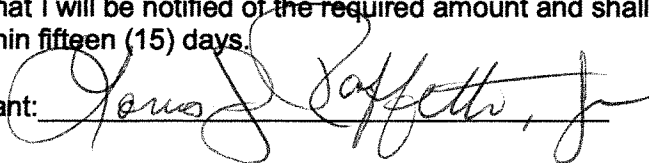
A Notary Public of NJ Owner

My Commission Expires: \_\_\_\_\_

I understand that the sum of \$N/A has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of Sea Bright, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials.

Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required amount and shall add that sum to the escrow account within fifteen (15) days.

Date: May 8, 2024 Applicant:





# **EXHIBIT A**

**RESOLUTION OF THE SEA BRIGHT PLANNING BOARD/ZONING BOARD  
GRANTING PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL  
AND WAIVERS  
RIVER STREET REALTY, LLC  
Block 15, lot 4  
4 River Street**

**WHEREAS**, the Applicant River Street realty, LLC ("Applicant"), is the owner of certain real property designated as Block 15, Lot 4 on the Borough of Sea Bright Tax Map; and

**WHEREAS**, Aldo Frustacci is the sole member of River Street Realty, LLC; and

**WHEREAS**, the Applicant proposes that Block 15, lot 4 is to be divided into eight (8) fully conforming residential lots as shown on the Preliminary/Final Major Subdivision Plan prepared by The Cannon Group, PC, Michael Cannon PE, LS dated 12-7-2018 consisting of 4 sheets; and

**WHEREAS**, Applicant has provided due notice to the public and all surrounding property owners as required by law, has caused notice to be published in the official newspaper in accordance with N.J.S.A. 40:55D-1 et seq. and, therefore, this Board has accepted jurisdiction of the application and has conducted public hearings on the matter at its meetings on 4-9-19 and 5-14-19, at which time all persons having an interest in said application were given an opportunity to be heard; and

**WHEREAS**, the Applicant marked into evidence certain documents including the following:

A-1 Jurisdictional Packet

A-2 Preliminary/Final Major Subdivision Plan prepared by The Cannon Group, PC, Michael Cannon PE,LS dated 12-7-2018 consisting of 4 sheets

A-3 Report from Board Engineer David Hoder, PE,PP,CME dated 3-20-19

A-4 Zoning Permit Application and Denial dated 1-9-19

A-5 Application for subdivision dated 1-7-19

A-6 Monmouth County Planning Board Preliminary Approval dated 2-11-19

A-7 Letter from DEP 4-24-06 determining that Waterfront Development Permit and CAFRA permit not applicable

A-8 Subsurface Soil Investigation

A-9 Environmental Impact Statement prepared by Envirotactics dated May 2019.

A-10 Revised letter report from David Hoder dated 5-10-19

A-11 Certification of Board Member Stephen Cashmore having listened to tape of April 9, 2019 meeting

**WHEREAS**, the Planning Board/Zoning Board of the Borough of Sea Bright held hearings on April 9, 2019 and May 14, 2019, at which time it made the following findings:

1. The land to be subdivided is Block 15, lot 4, to be divided into eight (8) fully conforming residential lots as shown on the Preliminary/Final Major Subdivision Plan prepared by The Cannon Group, PC, Michael Cannon PE,LS

dated 12-7-2018 consisting of 4 sheets. Though the plans depict eight (8) detached single family homes, the depiction is solely for purposes of demonstrating that the lots can accommodate homes conforming with all setback requirements.

2. The property is located on the south side of River Street and has 120 feet of frontage on River Street and 100 feet of frontage on South Street. It is the site of the former Sea Bright School which has fallen into disrepair.

3. The property is located in the R-3 Residential zone. Applicant proposes subdividing into proposed lots 4.01 through 4.08 and subject to the approval of the lot numbers by the Borough Tax Assessor. Applicant's plan does not give rise to any bulk variances.

4. The Applicant proposes to demolish the existing building and subdivide the property into 8 fully conforming lots. No structures have been proposed and the Board makes no findings on any proposed structures. Any proposed structures will meet all zoning requirements at the time of application or Applicant will secure appropriate variances.

5. Applicant STIPULATED that it would comply with the technical review items set forth in the Board Engineer's reports of March 20 and May 10, 2019. As to items #5&6, the Applicant will replace the curbs and sidewalks on River Street and South Street as a condition of the issuance of a certificate of occupancy for the completed homes. As to item #8, Applicant will note the groundwater recharge method on the plans to the satisfaction of the Board engineer.

6. Applicant agreed that it will use its best efforts to preserve the dedication plaque on the Sea Bright School during the demolition process and provide same to the Borough. The Applicant placed on the record its approval for the Borough to inspect the plaque to determine the feasibility of preservation, provided the Borough agrees to indemnify and hold the Applicant harmless from any claims for damages arising from the inspection. If the Applicant is unable to preserve the dedication plaque despite good faith efforts, Applicant's approval shall not be nullified or invalidated in any way.

7. Applicant STIPULATED that the design and development of the subdivision will meet all parking requirements or Applicant will seek appropriate variances.

8. The Applicant STIPULATED that it will receive all required approvals or Letters of No Interest from Freehold Soil Conservation, CAFRA, Monmouth County Planning Board, Sea Bright Fire Official and Flood Plain Official. This is a CONDITION of approval.

9. The Applicant/Developer shall comply with the Sea Bright Affordable Housing Regulations, Section 130-118 et seq. as amended and supplemented by paying a fee of one and a half percent (1.5%) of the equalized assessed value for all new residential development. This fee shall be payable by Applicant, its successors or assigns. Collection of the fee shall be as set forth in Section 130-123.

10. The Applicant STIPULATED that it will provide adequate measures to protect the adjacent community and residents from noise, damage and contamination during the demolition of the existing building.

11. The Applicant STIPULATED that Applicant will comply with the Borough of Sea Bright Demolition Checklist prior to demolition by engaging an environmental expert to survey the property for environmental hazards or conditions and will engage an environmental expert before the demolition to assure compliance with state law.

12. Demolition shall occur within 95 days of the publication of the resolution granting subdivision approval. This is a CONDITION of approval. This approval shall lapse in the event the building is not demolished within this time period and any Board approved extensions. No subdivision plat will be signed by the Board prior to demolition of the existing building.

13. The subdivision shall be perfected within 6 months of the publication of the resolution granting subdivision approval. The Applicant acknowledges that an extension should only be granted in the event the Applicant is proceeding in good faith and the delay is the result of an outside agency and not the Applicant. This approval shall lapse in the event the subdivision has not been perfected within this time period and any board approved extensions.

14. The Board agreed that the proposed subdivision meets all of the requirements for the R-3 zone and that all proposed lots are fully conforming.

15. The Board agreed to grant the following waivers:

- a) Section 130-65.B7 - Boundary of wooded areas within 200 feet;

- b) Section 130-65.B8 - Existing Utilities within 200 feet;
- c) Section 130-65.B9 - Existing structures within 200 feet;
- d) Section 130-65.B13 - Onsite Drainage Plan;
- e) Section 130-65.A14 - Offsite Drainage Plan;
- f) Section 130-65.B15 - Centerline Profiles on adjacent streets;
- g) Section 130-65.B25 - Exterior Lighting Plan;
- h) Section 130-65.B26 - Landscaping and screening Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Sea Bright Planning Board/Zoning Board of the Borough of Sea Bright, County of Monmouth, State of New Jersey, as follows:

The Preliminary and Final Major Subdivision of Block 14, Lot 4 with the above stated waivers to create to create eight (8) fully conforming lots as set forth above and on the subdivision map referred to above and marked as Exhibit A-2 and incorporated herein, be and is hereby approved by the Borough of Sea Bright Planning/Zoning Board, subject to the noted conditions.

**GENERAL CONDITIONS**

1. The applicant shall submit proof of payment of all real estate taxes applicable to the property and payment of all outstanding and future fees and escrow charges, posting of all performance guarantees, if any, in connection with the review of this application prior to and subsequent to the approval of this application.

2. The applicant must obtain the approval of all necessary and appropriate governmental agencies and compliance with all governmental

regulations, including but not limited to CAFRA, except those specifically waived or modified in this Resolution prior to constructing any homes on the property.

3. The applicant shall comply with all building, FEMA and fire codes including but not limited to, entrances and exits for any homes constructed on the newly created lots.

4. The accuracy and completeness of the submission statements, exhibits and other testimony filed with or offered to the Board in connection with this application, all of which are incorporated herein by reference and specifically relied by the Board in granting this approval. This condition shall be a continuing condition, which shall be deemed satisfied unless and until the Board determines (on Notice to the applicant) that a breach thereof.

5. All stipulations agreed to on the record, by the applicant.

6. In the event that any documents require execution in connection with the within approval, such documents shall not be released until all of the conditions of the approval have been satisfied unless otherwise expressly noted.

7. The Applicant shall pay to the municipality any and all sums outstanding for fees incurred by the municipality for services rendered by the municipality's professionals for review of the application for development, review and preparation of documents, inspections of improvements and other purposes authorized by the MLUL.

8. The Applicant shall furnish such Performance Guarantees and/or Maintenance Guarantee as may be required pursuant to the MLUL and the Sea Bright Ordinances.



9. The subdivision plat or deeds shall not be signed by the Board until such time as all conditions of the approval have been satisfied or otherwise waived by the Board.

10. No mechanicals will be located within any setback.

11. Applicant shall perfect the major subdivision within the time prescribed by law.

### **SPECIFIC CONDITIONS**

1. Applicant comply with the technical review items set forth in the Board Engineer's reports of March 20 and May 10, 2009. As to items #5&6, the Applicant will replace the curbs and sidewalks on River Street and South Street as a condition of the issuance of a certificate of occupancy for the completed homes. As to item #8, Applicant will note the recharge method on the plans to the satisfaction of the Board engineer.
2. The design and development of the subdivision will meet all parking requirements.
3. The Applicant will receive all required approvals from Freehold Soil Conservation, CAFRA, Monmouth County Planning Board, Sea Bright Fire Official and Flood Plain Official.
4. The Applicant/Developer shall comply with the Sea Bright Affordable Housing Regulations, Section 130-118 et seq. as amended and by paying a fee of one and a half percent (1.5%) of the equalized assessed value for all new residential development. This fee shall be payable by Applicant, its successors or assigns. Collection of the fee shall be as set forth in Section 130-123.

5. The Applicant will provide adequate measures to protect the adjacent community and residents from noise, damage and contamination during the demolition of the existing building.
6. The Applicant will comply with the Borough of Sea Bright Demolition Checklist prior to demolition by engaging an environmental expert to survey the property for environmental hazards or conditions and will engage an environmental expert before the demolition to assure compliance with state law.
7. Demolition shall occur within 95 days of the publication of the resolution granting subdivision approval. This is a CONDITION of approval. Failure to meet this timeline and any Board approved extensions will result in the lapse of this approval.
8. The subdivision shall be perfected within 6 months of the publication of the resolution granting subdivision approval. Failure to meet this timeline and any Board approved extensions will result in the lapse of this approval.

**BE IT FURTHER RESOLVED** that this Resolution memorializes the action taken by the Planning/Zoning Board at its meeting of May14, 2019; and

**BE IT FURTHER RESOLVED** that the Chairman and Board Secretary are hereby authorized to sign any and all documents necessary to effectuate the purpose of this Resolution; and

**BE IT FURTHER RESOLVED** that the Board Secretary is hereby authorized and directed to cause a certified copy of this Resolution to be sent to

the Applicant, the Borough Clerk, the engineer and the zoning officer and to make same available to all other interested parties and to cause notice of this Resolution to be published in the official newspaper at the Applicant's expense.

I certify the foregoing to be a true copy of a Resolution by the Sea Bright Planning/Zoning Board memorialized on June 11, 2019.

Candace B. Mitchell

Candace B. Mitchell, Secretary  
Sea Bright Planning/Zoning Board

Adopted on a roll call on a motion by Boardmember Leckstein

and Seconded by Boardmember Smith

Vote:

Cashmore - Absent

Cunningham - Absent

DeGiulio - Absent

DeSio - Yes

Duffy - Absent

Leckstein - Yes

Long - Absent

Nott - Abstain

Smith - Yes

McGinley - Abstain

Bills - Absent

Wray - Yes

David DeSio

David DeSio, Vice Chairman  
Sea Bright Planning/Zoning Board

# **EXHIBIT B**

**HODER ASSOCIATES  
548 RIDGE ROAD**

**CONSULTING ENGINEERS  
FAIR HAVEN, NJ 07704**

March 9, 2020

Ms. Candace Mitchell, Planning Board Secretary  
Borough of Sea Bright  
Unified Planning Board  
1167 Ocean Avenue  
Sea Bright, NJ 07760

Re: 4 River Street Major Subdivision  
Second Compliance Review  
Block 4, Lot 5; R-3 Zone  
Sea Bright App. # PB 2019-002  
HACE # SEP-104

Dear Ms. Mitchell:

Our office is in receipt of the above Major Subdivision Plan for 8 units on River Street. The applicant submitted the following:

- Transmittal letter from John Anderson Esq. dated 12/2/19.
- Resolution Oversight, 4 River Street, Block 15, Lot 4, Borough of Sea Bright, Monmouth County, New Jersey, Prepared by Envirotactics, Sea Girt, NJ., dated October 1, 2019
- Tom Haege Email "No Comments" dated 11/22/19.
- Mary Tangolis Email "No Comments" dated 11/26/19.
- Tax Statement showing taxes paid for 2019.
- Utilities Statement showing sewer paid for 2019.
- River St Realty, LLC letter to Ed Wheeler, Construction Code Official dated 11/26/19
- Application for and NJDEP response letter stating that a Waterfront Development Permit, and a CAFRA Permit are not needed for this site, dated April 24, 2006.

Previously submitted:

- Transmittal letter from John Anderson Esq. dated 11/6/19.
- Letter of transmittal from the Canon Group, PC dated, 11/4/19.
- Preliminary / Final Major Subdivision Plan, Lot 4, Block 15, Borough of Sea Bright, Monmouth County, NJ, by The Cannon Group, PC, Michael T Cannon, PE, LS, sheet 1 dated 12/7/2018, sheet 2 revised to 10/25/19, sheet 3 revised to 6/17/19, sheet 4 revised to 8/15/19, consisting of 4 sheets.
- Environmental Impact Statement, 4 River Street, Block 15, Lot 4, Borough of Sea Bright, Monmouth County, New Jersey, Prepared by Envirotactics, Sea Girt, NJ.
- Application package
- Preliminary / Final Major Subdivision Plan, Lot 4, Block 15, Borough of Sea Bright, Monmouth County, NJ, by The Cannon Group, PC, Michael T Cannon, PE, LS, dated 12/7/2018, consisting of 4 sheets.

A) Introduction

The property is located on the South side of River Street and has 120 feet of frontage on River Street and 100 feet of frontage on South Street. The lot shape is rectangular with about 145 feet of depth from street to street. The previous Sea Bright School is on the property which has fallen into disrepair. Remnants of a parking area/playground surround the building. The property generally slopes toward both streets and to the West. This application was before the board in 2007, and in 2015-2017. It was approved on June 11, 2019.

Single family is allowed in the R-3 zone. There appear to be no Variances associated with this application. 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 or 11.0.

B) Zoning

R-3 Downtown Residence Zone - Zone Schedule

Item	Required	Lot 4.01	Lot 4.02	Lot 4.03	Lot 4.04	Lot 4.05	Lot 4.06	Lot 4.07	Lot 4.08
Lot Area S.F.	1800 S.F.	2,200 S.F.	2100 S.F.	2100 S.F.	2100 S.F.	1875 S.F.	1875 S.F.	1875 S.F.	1875 S.F.
Lot Width	25.0 Ft.	30.0 Ft.	30.0 Ft.	30.0 Ft.	30.0 Ft.	25.0 Ft.	25.0 Ft.	25.0 Ft.	25.0 Ft.
Lot Depth	60.0 Ft.	70.0 Ft.	70.0 Ft.	70.0 Ft.	70.0 Ft.	75.0 Ft.	75.0 Ft.	75.0 Ft.	75.0 Ft.
Front Yard Setback	5 -12 Ft.	5.0 Ft.	5.0 Ft.	5.0 Ft.	5.0 Ft.	5.0 Ft.	5.0 Ft.	5.0 Ft.	5.0 Ft.
Side Yard Setback	3 Ft.	3.0 Ft.	3.0 Ft.	3.0 Ft.	3.0 Ft.	3.0 Ft.	3.0 Ft.	3.0 Ft.	3.0 Ft.
Side Yard Comb.	6 Ft.	6.0 Ft.	6.0 Ft.	6.0 Ft.	6.0 Ft.	6.0 Ft.	6.0 Ft.	6.0 Ft.	6.0 Ft.
Rear Yard Setback	15 Ft.	17.0 Ft.	17.0 Ft.	17.0 Ft.	17.0 Ft.	16.0 Ft.	16.0 Ft.	16.0 Ft.	16.0 Ft.
Max. Lot Coverage	70 %	53.9 %	53.9 %	53.9 %	51.5 %	55.0 %	55.0 %	55.0 %	55.0 %
Max. Building Cov.	50 %	49.1 %	49.1 %	49.1 %	46.9 %	49.7 %	49.7 %	49.7 %	49.7 %

Notes:

- 1) Max building height has not been provided, but requirement is as 35 Ft./2 ½ St. height (the ordinance allows a height of 38 feet if the building is built 3 feet above the base flood level.)
- 2) Min. Gross Floor Area is 880 SF. All units will conform.
- 3) The above numbers may not be actual since no buildings are designed, as of this date.

C) Waivers:

The applicant is asking for the following waivers:

- Section 130-65.A 9 Environmental Impact Statement
- Section 130-65.B 7 Boundary of wooded areas within 200 Ft.
- Section 130-65.B 8 Existing Utilities within 200 Ft.
- Section 130-65.B 9 Existing Structures within 200 Ft.
- Section 130-65.B 13 Onsite Drainage Plan
- Section 130-65.A 14 Offsite Drainage Plan
- Section 130-65.B 15 Centerline Profiles on adjacent streets
- Section 130-65.B 25 Exterior Lighting Plan

Section 130-65. B 26 Landscaping and screening Plan

Comments on the waivers: Sea Bright has put in place a "Plot Plan Review" system where every lot will be reviewed for grading based on the exact house to be built, at the time of construction. We believe the above items can be waived if the recommendations relative to them below are followed.

D) Technical Review:

- 1) The lots shall be graded at plot plan review, with high points at the rear and the earth area at each of the houses (both sides) graded to the street with a slight swale between each of the lots. **To be Satisfied at time of plot plan review.**
- 2) The grading shall be such that all stormwater flow will run to the streets. **Satisfied.**
- 3) Actual location of existing water and sewer mains in the street should be shown. **Satisfied, water is now shown on South Street.**
- 4) Section 130-40 F Parking within the front, side or rear yards. The applicant has not asked for a waiver so all parking shall be under the buildings. **Satisfied.**
- 5) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. Sidewalks on both River Street and on South Street are not in good shape and should be replaced after all utilities are constructed. **Satisfied, the applicant is proposing to reconstruct curb and sidewalk.**
- 6) Section 130-51 F - Curbs shall be constructed on both sides of all streets. *Curbs on both River Street and on South Street are not in good shape and should be replaced.* **Satisfied. the applicant is replacing them.**
- 7) Section 130-56 A - As a condition of approval and the continuance of any commercial or multifamily use, occupancy of any structure and operation of any process or equipment, the applicant shall supply to the Planning Board an environmental impact statement for the property. The applicant has requested a waiver of this item. We believe that if the Board waives this item a Phase One report should be submitted for our office to review. **Satisfied EIS submitted.**
- 8) Stormwater Management - This 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, but should provide some method of recharge for on site for the roof drainage. **Satisfied, Drywells provided.**

E) Environmental Impact Statement

The applicant has submitted an Environmental Impact Statement Prepared by Envirotactics, Sea Girt, NJ, dated May 2019. The report covers the topics of the building (and its removal), underground storage tanks, contamination, population impact, light, air, noise,

views, demolition, utilities, archaeology, topography, flood, wetlands streams (river), wildlife, vegetation, soils and groundwater.

Except for noise and demolition the report states that there will be no impact. In regard to noise and the demolition (as well as the building of new residences), the contractors will need to provide adequate measures to protect the adjacent community and residents from any negative impacts. Further, during demolition an environmental expert should be on hand to monitor any contamination, including from building materials (asbestos and other); from spills (previous or current) as well as falling debris or construction hazards. **Satisfied, this has been done**

- F) If the applicant is successful, the following items shall be provided at the appropriate time:
- 1) 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. **Satisfied, agreed to by applicant.**
  - 2) The applicant shall enter into a Developer's Agreement (Section 130-66C 10) with the Borough for fair share sewer contributions and connections fees - Sanitary sewer flows used to calculate fair share and connection fees shall be provided. **Satisfied, agreed to by applicant.**
  - 3) Shop drawings and submittals, stamped approved by the design engineer, shall be submitted to the Borough Engineer for review and approval, prior to construction, including storm sewer inlets, manholes, castings, MTD, survey cut sheets, diversion manholes, and overflow manholes. **Satisfied, agreed to by applicant.**
  - 4) The applicant shall be subject to any affordable housing requirements of Sea Bright. **Satisfied, agreed to by applicant.**
- G) Outside Agency Approval
- 1) The application shall be subject to review by all regulatory agencies having jurisdiction, including:
    - a) Freehold Soil Conservation District **Waiver received.**
    - b) Coastal Area Facilities Review Act (if applicable). **Not Applicable.**
    - c) Sea Bright Fire Department & Flood Plain Official. **Satisfied.**
    - d) Monmouth County Planning Board. **Final Approval received.**

H) The followings are the conditions of approval from the resolution of June 6, 2019:

**General Conditions:**

- 1) The applicant shall submit proof of payment of all real estate taxes applicable to the property and payment of all outstanding and future fees and escrow charges, posting of all



- performance guarantees, if any, in connection with the review of this application prior to and subsequent to the approval of this application. **To be Satisfied at time of compliance.**
- 2) The applicant must obtain the approval of all necessary and appropriate governmental agencies and compliance with all governmental regulations, including but not limited to CAFRA, except those specifically waived or modified in this Resolution prior to constructing any homes on the property. **Satisfied.**
  - 3) The applicant shall comply with all building, FEMA and fire codes including but not limited to, entrances and exits for any homes constructed on the newly created lots. **To be Satisfied at time of CO.**
  - 4) The accuracy and completeness of the submission statements, exhibits and other testimony filed with or offered to the Board in connection with this application, all of which are incorporated herein by reference and specifically relied by the Board in granting this approval. This condition shall be a continuing condition, which shall be deemed satisfied unless and until the Board determines (on Notice to the applicant) that a breach thereof). **Satisfied.**
  - 5) All stipulations agreed to on the record, by the applicant. **Satisfied.**
  - 6) In the event that any documents require execution in connection with the within approval, such documents shall not be released until all of the conditions of the approval have been satisfied unless otherwise expressly noted. **Satisfied. applicant agrees.**
  - 7) The Applicant shall pay to the municipality any and all sums outstanding for fees incurred by the municipality for services rendered by the municipality's professionals for review of the application for development, review and preparation of documents, inspections of improvements and other purposes authorized by the MLUL. **Satisfied, applicant agrees.**
  - 8) The Applicant shall furnish such Performance Guarantees and/or Maintenance Guarantee as may be required pursuant to the MLUL and the Sea Bright Ordinances. **Satisfied, applicant agrees.**
  - 9) The subdivision plat or deeds shall not be signed by the Board until such time as all conditions of the approval have been satisfied or otherwise waived by the Board. **Not Satisfied.**
  - 10) No mechanicals will be located within any setback. **Satisfied, applicant agrees.**
  - 11) Applicant shall perfect the major subdivision within the time prescribed by law. **Satisfied, applicant agrees.**

#### SPECIFIC CONDITIONS

- 1) Applicant comply with the technical review items set forth in the Board Engineer's reports of March 20 and May 10, 2009. As to items #5&6. The Applicant will replace the curbs and sidewalks on River Street and South Street as a condition of the issuance of a certificate of occupancy for the completed homes **Satisfied.**  
As to item #8, applicant will note the recharge method on the plans to the satisfaction of the Board engineer. **Satisfied.**
- 2) The design and development of the subdivision will meet all parking requirements. **Satisfied.**
- 3) The Applicant will receive all required approvals from Freehold Soil Conservation, CAFRA, Monmouth County Planning Board, Sea Bright Fire Official and Flood Plain Official. **Satisfied.**

- 4) The Applicant/Developer shall comply with the Sea Bright Affordable Housing Regulations, Section 130-118 et seq. as amended and by paying a fee of one and a half percent (1.5%) of the equalized assessed value for all new residential development. This fee shall be payable by Applicant, its successors or assigns. Collection of the fee shall be as set forth in Section 130-123. **Satisfied, applicant agrees, to be posted at the appropriate time.**
- 5) The Applicant will provide adequate measures to protect the adjacent community and residents from noise, damage and contamination during the demolition of the existing building. **Satisfied, demolition complete.**
- 6) The Applicant will comply with the Borough of Sea Bright Demolition Checklist prior to demolition by engaging an environmental expert to survey the property for environmental hazards or conditions and will engage an environmental expert before the demolition to assure compliance with state law, **Satisfied, report prepared.**
- 7) Demolition shall occur within 95 days of the publication of the resolution granting subdivision approval. This is a CONDITION of approval. Failure to meet this timeline and any Board approved extensions will result in the lapse of this approval. **Satisfied, demolition was completed prior to the 60 day requirement in the extension resolution of January 7, in accordance with the Building Inspector.**
- 8) The subdivision shall be perfected within 6 months of the publication of the resolution granting subdivision approval. Failure to meet this timeline and any Board approved extensions will result in the lapse of this approval. **Satisfied, demolition is complete, in accordance with the Building Inspector.**

**The maps can now be signed. By copy of this letter, we are requesting the applicant to bring signed copies of the mylars and paper prints to the Borough hall for signature. 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

DJH

cc: Kerry Higgins, Esq, Board Attorney,  
John Anderson, Esq.  
Michael Cannon, Applicant's Engineer

SEP-104\ Z2019-002 compliance 2.docx

# **EXHIBIT C**



# **EXHIBIT D**

# **REPORT OF GEOTECHNICAL INVESTIGATION**

## **PROPOSED RESIDENTIAL DEVELOPMENT**

**Between River Street and South Street  
Block 15, Lot 4  
Borough of Sea Bright, Monmouth County, New Jersey**

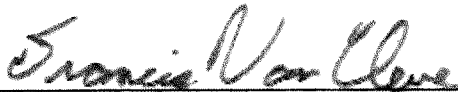
*Prepared for:*

**SEA BRIGHT SCHOOL LLC  
4 Cordelia Court  
Long Branch, New Jersey 07740**

*Prepared by:*



**245 Main Street, Suite 113  
Chester, New Jersey 07930**



**Francis Van Cleve, P.E.  
Principal**

**NJ PE License No. 24GE05534500**



**Dustin Richardson, P.E.  
Geotechnical Engineer**

**NJ PE License No. 24GE05958500**

**Project #4879-23-02035  
August 18, 2023**

## 1.0 SUMMARY OF FINDINGS

Dynamic Earth, LLC (Dynamic Earth) has completed an exploration and evaluation of the subsurface conditions for the proposed residential development to be located between River Street and South Street in the Borough of Sea Bright, Monmouth County, New Jersey. The site is further identified as Block 15, Lot 4, and is shown on the *Test Location Plan* included in appendix of this report.

At the time of Dynamic Earth's investigation, the site was an undeveloped parcel consisting of open grass/gravel-covered areas. Based on a November 22, 2019 (latest revised) *Concept Development Plan* prepared by The Cannon Group, P.C., the proposed site development will include the construction of eight residential dwellings and associated improvements. The proposed structures will include ground level garage slabs with elevations ranging between 6.8 feet and 7.3 feet; and finished first floor elevations ranging between 15.8 feet and 16.3 feet. The proposed buildings will have respective footprint areas on the order of approximately 1,000 square feet. Site grades are expected to remain relatively the same with only minor earth cuts and fills on the order of one foot.

The subsurface exploration included reconnaissance of the project site, drilling soil borings, excavating test pits, performing laboratory testing, and evaluating the geotechnical conditions relevant to the proposed construction details provided. A summary of Dynamic Earth's findings and recommendations is presented below:

- **Generalized Subsurface Conditions:** Soil borings and test pits were performed within existing undeveloped open areas and generally encountered existing fill material (as described below) at the ground surface. Boring location B-2 encountered approximately two inches of topsoil at the ground surface. At the surface and/or beneath the surface cover, existing fill material was encountered that generally consisted of sand and gravel with variable amounts of silt and debris (brick, concrete, asphalt, wood, ash, slate, ceramic, sheet metal, and glass). The existing fill material was encountered to depths ranging between approximately two feet and 4.5 feet below the ground surface (elevations ranging between +5.1 feet and +2.1 feet). Beneath the existing fill material, natural coastal plain deposits were encountered that generally consisted of sand (USCS: SP, SP-SM, SM, SW and SC) with variable amounts of gravel, clay, and silt; and occasional layers of clay (USCS: CL) with variable amounts of sand. The natural coastal plain deposits extended to boring termination depths ranging between approximately 4.5 feet and 25 feet below the ground surface (elevations ranging between +1.9 feet and -18.7 feet). Groundwater was encountered at depths ranging between approximately three feet and 3.7 feet below the ground surface (elevations ranging between +4.1 feet and +2.9 feet).
- **Overexcavation and Replacement:** Existing fill material containing deleterious debris was encountered that is not suitable for direct foundation support without the risk of excessive settlement. As such, these materials will need to be overexcavated and

**replaced below the proposed buildings.** Portions of the on-site soils may be suitable to remain below pavements, provided they are properly evaluated as detailed herein.

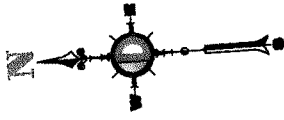
- **Foundations and Floor Slabs:** Following overexcavation and replacement of existing fill material and proper subgrade preparation, the proposed structures may be supported on shallow foundations and ground supported floor slabs bearing within newly placed compacted structural fill material and/or approved portions of the natural soils. Foundations bearing within approved subgrade soils may be designed to exert a maximum allowable net bearing pressure of 2,000 pounds per square foot (psf).

Although alternative foundation systems (such as specialty ground improvement and/or installation of a pile foundation system) are technically considered feasible, based on our understanding of the proposed development, these methods are not expected to be economical for the project.

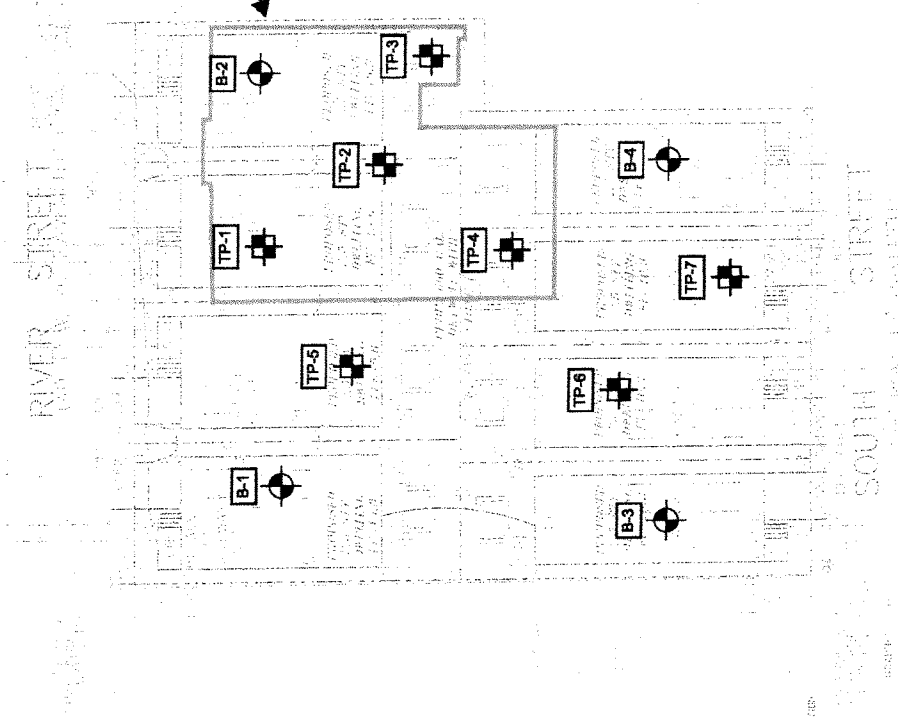
- **Use of Site Soils as Structural Fill:** Due to the deleterious debris encountered within the existing fill, only limited portions of the on-site materials are expected to be suitable for reuse as structural fill material. As such, the contractor should include a unit rate cost for exporting unsuitable soils and importing granular structural fill material to the site.
- **Groundwater Control:** Groundwater was encountered near the bottom of the existing fill stratum. As such, excavations extending below the groundwater level will be required during overexcavation and replacement of existing fill material, and the contractor should anticipate the need for construction phase groundwater control.
- **Construction Inspection of Existing Fill Material:** Due to the existing fill material, construction phase evaluation by means of proofroll inspections, soil probes, and/or dynamic cone penetrometer (DCP) testing of the foundation subgrade soils will be required in order to confirm design bearing capacities for the proposed structures.

Detailed design criteria and construction recommendations for proposed foundations, floor slabs, pavements, and related earthwork are discussed in the following report. Dynamic Earth should remain involved to provide consultation and review during final design.



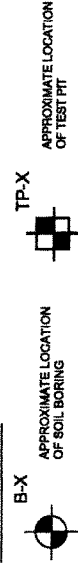


APPROXIMATE LOCATION  
OF DEMOLISHED BUILDING



245 Main Street - Suite 110  
Chester, NJ 07930  
T: 908.879.7095 - F: 908.879.0222  
www.dynamic-earth.com

### LEGEND:



- NOTES:
1. THIS PLAN IS NOT FOR CONSTRUCTION AND WAS PREPARED TO ILLUSTRATE TEST LOCATIONS ONLY AND MAY NOT REFLECT THE MOST CURRENT REVISION OF THE BASE PLAN.
  2. BASE PLAN OBTAINED FROM A NOVEMBER 31, 2019 (LATEST REVISED) CONCEPT DEVELOPMENT PLAN PREPARED BY THE CANNON GROUP, P.C.

### TEST LOCATION PLAN

TITLE:

JOB No: 23-02035

DRAWN BY: GS

DESIGNED BY: --

CHECKED BY: FVC

DATE: 07/24/23

SCALE: N.T.S.

SHEET No:

1

OF 1

PROJECT: SEA BRIGHT SCHOOL LLC  
PROPOSED RESIDENTIAL DEVELOPMENT  
BLOCK 16, LOT 4  
BETWEEN RIVER STREET AND SOUTH STREET  
BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

Rev. # 0 DEC Client Code: 4879



**DYNAMIC  
EARTH**

# BOREHOLE LOG

Boring No : B-1

Page 1 of 1

<b>Project:</b> Proposed Residential Development										<b>Proj. No.:</b> 4879-23-02035											
<b>Location:</b> River Road and South Street, Sea Bright Township, Monmouth County, New Jersey										<b>Client:</b> Sea Bright School, LLC											
<b>Surface Elevation:</b> 6.3 feet					<b>Date Started:</b> 07-18-2023					<b>Groundwater Data</b>		<b>Depth</b>		<b>EI.</b>		<b>Additional Groundwater Data</b>		<b>Depth</b>		<b>EI.</b>	
<b>Termination Depth:</b> 25.0 feet					<b>Date Completed:</b> 07-18-2023							(ft)		(ft)				(ft)		(ft)	
<b>Proposed Location:</b> Proposed Building					<b>Logged by:</b> G. Seseigis					<b>While Drilling:</b> ▾		3.0		3.3							
<b>Drill/Test Method:</b> HSA/SPT					<b>Contractor:</b> FM&W					<b>At Completion:</b> ▾		3.0		3.3							
<b>Hammer Type:</b> Auto					<b>Rig Type:</b> CME 55																

Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (mm:ss)	N				
0.0-2.0	S-1	SS	14	-	2 4	8	▼	FILL	Grayish brown and dark gray coarse to fine sand, little coarse to fine gravel, trace silt, some debris (brick, gravel and ash), moist (FILL)	Surface Cover Removed
					4 3				As above (FILL)	
2.0-4.0	S-2	SS	5	-	2 3	8			As above, wet (FILL)	
					5 8					
4.0-6.0	S-3	SS	20	-	4 6	13	5		Yellowish brown coarse to fine sand, little silt, trace fine gravel, wet, medium dense (SP-SM)	
					7 6				Olive gray coarse to fine sand, trace medium to fine gravel, wet, medium dense (SP)	
6.0-8.0	S-4	SS	22	-	5 6	10			As above (SP)	
					4 4				As above, pale brown (SP)	
8.0-10.0	S-5	SS	20	-	5 6	14	10		As above (SP)	
					8 7					
10.0-12.0	S-6	SS	21	-	6 10	23			As above (SP)	
					13 15					
									As above (SP)	
13.0-15.0	S-7	SS	22	-	5 5	12	15	Coastal Plain Deposits	As above, dark gray (SP)	
					7 9					
18.0-20.0	S-8	SS	16	-	6 5	11	20		Brown clay, and coarse to fine sand, wet, stiff (CL)	Qp = 1.5 tsf
					6 8					
23.0-25.0	S-9	SS	4	-	17 30	63			Dark gray coarse to fine sand, and clayey silt, wet, very dense (SM)	
					33 42					

Boring B-1 was terminated at approximately 25 feet below the ground surface.



<b>Project:</b> Proposed Residential Development						<b>Proj. No.:</b> 4879-23-02035								
<b>Location:</b> River Road and South Street, Sea Bright Township, Monmouth County, New Jersey						<b>Client:</b> Sea Bright School, LLC								
<b>Surface Elevation:</b>		6.3 feet		<b>Date Started:</b>		07-18-2023		<b>Groundwater Data</b>		<b>Depth</b>	<b>El.</b>	<b>Additional Groundwater Data</b>	<b>Depth</b>	<b>El.</b>
<b>Termination Depth:</b>		25.0 feet		<b>Date Completed:</b>		07-18-2023				(ft)	(ft)		(ft)	(ft)
<b>Proposed Location:</b>		Proposed Building		<b>Logged by:</b>		G. Seseigis		<b>While Drilling:</b> ▼		3.0	3.3			
<b>Drill/Test Method:</b>		HSA/SPT		<b>Contractor:</b>		FM&W		<b>At Completion:</b> ▼		3.0	3.3			
<b>Hammer Type:</b>		Auto		<b>Rig Type:</b>		CME 55								

Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (mm:ss)	N				
0.0-2.0	S-1	SS	10	--	2 5	10	▼	FILL	Grayish brown coarse to fine sand, some coarse to fine gravel, little clayey silt, some debris (brick, concrete, and asphalt), moist (FILL)	
					5 6					
2.0-4.0	S-2	SS	13	--	5 3	6			As above, some debris (slate, brick, and concrete) (FILL)	
					3 3					
4.0-6.0	S-3	SS	10	--	3 4	9			Pale brown coarse to fine sand, wet, loose (SP)	
					5 5				As above (SP)	
6.0-8.0	S-4	SS	16	--	4 5	11			Pale gray medium to fine sand, wet, medium dense (SP)	
					6 6				As above (SP)	
8.0-10.0	S-5	SS	16	--	6 6	12			As above, loose (SP)	
					6 6					
10.0-12.0	S-6	SS	18	--	5 4	7				
					3 5					
13.0-15.0	S-7	SS	7	--	2 2	6		Coastal Plain Deposits	Greenish gray coarse to fine sand, little silt, wet, loose (SW)	
					4 7					
18.0-20.0	S-8	SS	22	--	7 9	20			Gray coarse to fine sand, medium dense (SP)	
					11 11					
23.0-25.0	S-9	SS	14	--	8 11	28			Dark gray coarse to fine sand, some silt, trace fine gravel, wet, medium dense (SM)	
					17 23					

Boring B-3 was terminated at approximately 25 feet below the ground surface.

# **EXHIBIT E**

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)  
PETER R. AVAKIAN, P.E., P.L.S., P.P.  
MEHRYAR SHAFAI, P.E., P.P.  
GREGORY S. BLASH, P.E., P.P., CPWM  
GERALD J. FREDA, P.E., P.P.  
JENNIFER C. BEAHM, P.P., AICP  
CHRISTINE L. BELL, P.P., AICP  
SAMUEL J. AVAKIAN, P.E., P.L.S., P.P.

April 19, 2024

Sea Bright School, LLC  
4 Cordella Court  
Long Branch, NJ 07740

**Re: Grading Plan  
2 River Street  
Block 15, Lot 4.01  
Our File: SB 24-10**

Dear Sir:

Our office has reviewed the grading plan submitted for the above referenced location and offers the following comments per the Planning Board approval, each lot must provide on-site recharge.:

5. On-site infiltration must provide the following:
  - Provide soil log and permeability information for infiltration trench.(need to confirm system will drain.)
  - All infiltration systems relying on infiltration to size the system must provide a mounding analysis for the system that shows that there in “NO” water elevation increase at the property line.
  - Provide proposed drainage area map to show contributing area being directed toward infiltration system.

Very truly yours,

LEON S. AVAKIAN, INC.



Gregory S. Blash, P.E.  
Borough Engineer

GSB:mfl

cc: Karen DiBerardino  
SB/24/24-10d