

June 5, 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.
Amended Application 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 for review for the above property on Ocean Avenue. The applicant submitted the following:

- Cover letter from Ansell, Grim & Aaron, PC, dated 5/31/2024 Signed by Rick Brodsky, Esq.
- Zoning Denial from Mary Tangolis, Zoning Officer dated 4/23/24 and 5/15/24
- Planning/Zoning Board application and affidavit of ownership.
- Survey of Property prepared by Morgan Engineering dated 8/17/23, one (1) sheet.
- Architectural Plans prepared by Condouris Architects dated 5/28/2024 consisting of one (1) sheet.

Previously Submitted:

- Architectural Plans prepared by Condouris Architects dated 1/3/2024, revised 3/18/24 consisting of three (3) sheets.
- Electrical Power Floor Plan prepared by Botir Engineering, dated 3/20/24 revised 4/15/24.
- Electrical Lighting Fixtures Plan prepared by Botir Engineering, last revised 4/11/24.
- 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 and affidavit of ownership.
- Survey of Property prepared by Morgan Engineering dated 8/17/23, one (1) sheet.
- Architectural Plans prepared by Condouris Architects dated 1/3/2024, 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.

The applicant is Amending the application as follows:

- 1) Lot coverage is now 89% where 75% is allowed. Testimony should be provided.
- 2) A roof is now proposed for the outdoor bar in the courtyard.
- 3) A 6 square foot sign is proposed for the front of the building on lot 2. It is contrary to the ordinance (Section 130-63 P), in that it is perpendicular to the building.

B) Fees - (Amended application)

	Application	Escrow
Amended P & F Site plan	\$ 100	\$ 500
Variance one (coverage)	\$ 400	\$ 1000
Variance 2 (sign)	\$ 400	\$ 1000

Totals	\$ 900	\$ 2500

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**. Nothing changes from the previous application.

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 %	65.8% was 57.2 % *
Lot Coverage	75.0 %	89 % Preexisting
Min GFA	880 SF	4,229 SF

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

***Testimony should be provided as to whether the 65.8% building coverage is for just lot 2 or both lot 2 and 1.**

D) Parking Analysis

The applicant is providing no parking on site. Lot 1 would require 20 spaces and lot 2 would require 59 spaces for a total of 79 required. Testimony should be provided as to if the now roofed bar will have additional seats that may require more parking.

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.* **Comment only.**
- 2) SB Section 130-44 - *The applicant should indicate and provide testimony on the need for a loading dock or loading area.* **Adequate testimony was provided in the first application.**
- 3) 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* **Adequate testimony was provided in the first application.**
- 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.* **Comment only.**
- 5) Other Comments:
 - a) Testimony on trash and recyclables should be provided. **Adequate testimony was provided in the first application.**
 - b) No additional landscaping is being provided on the plans. *Testimony should be provided if this will change.* **Adequate testimony was provided in the first application.**

- 8) If the applicant is successful, the following items shall be provided at the appropriate time:
- a) The applicant shall be subject to any affordable housing requirements of Sea Bright. **To be Satisfied at building department.**
- 9) Outside Agency Approval
The application shall be subject to review by all regulatory agencies having jurisdiction, including:
- a) Sea Bright Fire Department **To be Satisfied at building department.**
 - b) Flood Plain Official. **To be Satisfied at building department.**
- 10) Items if the Resolution of March 12, 2024. All items of the resolution remain in force unless they are modified by a second resolution.

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.