

July 3, 2024

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

Re: Kelly Residence
First Technical Review
Block 11, Lot 8; R-3 Zone
15 Beach Street
Sea Bright App. # Z 2024-009
HACE # SEP-186

Dear Ms. Mitchell:

Our office is in receipt of a Variance Plan for a renovation of a residence on the above property. Our office received the following:

- Application package.
- Plan of Survey by AEBT Surveying, dated 8/21/03.
- Architect plans entitled "Proposed Addition and Alteration, Kelly Residence, 15 Beach Street, Sea Bright, NJ", prepared by Kurt Ludwig, AIA, dated 10/19/23, 3 sheets.
- Zoning denial by Mary Tangolis, Zoning officer, last revised 4/18/24.

A) Introduction

The property is located in the R-3 Zone on the North side of South Beach 245 feet from Ocean Avenue.

B) Fees

Item	Application Fee	Escrow Fee
Front Yard Setback	\$ 300.00	\$ 500.00
Side Yard	\$ 300.00	\$ 500.00
Both Side Yards	\$ 300.00	\$ 500.00
Rear Yard	\$ 300.00	\$ 500.00
Height	\$ 300.00	\$ 500.00
Totals	\$ 1,500.00	\$ 2,500.00

C) Zoning

R-3 (Section 130 Schedule of Lot and Building Requirements) Variances are in **BOLD**

Item	Required	Provided
Lot Area	1,800 SF	2038 SF
Lot Width	25.0 Ft	30 Ft

Lot Depth	60 Ft	68 Ft
Front Yard	5 to 12 Ft	1.3 Ft
Rear Yard	15 Ft	10.8 Ft
Side Yard	3.0 Ft	2.8 & 2.1 Ft
Both Side Yards	6.0 Ft	5.6 Ft
Building Height	35 /2.5 St	37.0 Ft / 3 St.
Building Coverage	50.0 %	61.66 %
Lot Coverage	70.0 %	79.38 %
Min GFA	880 SF	2771 SF

¹ If the house is raised 3 ft for flood reasons the height can go to 42 feet. (this house was previously raised)

D) Technical Review

- 1) 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.*
- 2) The survey submitted is dated 8/21/2003 and is over 20 years old. *A new survey should be prepared to base the plan on. This survey should indicate the first floor elevation.*
- 3) *If the height exceeds 10% of the requirement, a D variance may be necessary.*
- 4) Flood Zone Information
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 (BFE) or 11.0. *The plans should show the first floor elevation.*
- 5) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety.
 - a) There is existing sidewalk in front of the home. *Any curb or sidewalk should be replaced if damaged by the construction or if they are in poor shape and/or uneven at the time of construction. A note to this effect should be placed on the plan.*
- 6) Parking- The home will have 5 bedrooms and a 3.5 floor study. The Residential Site Plan Standards (RSIS) require up to 3 spaces for a four-bedroom home. The Sea Bright Ordinance requires 2 spaces. *The applicant should provide testimony on how many spaces can fit in the ground floor and driveway. A variance may be required.*

- 7) The minimum square footage of a dwelling is to be 880 S.F. *The square footage of the home all floors is 2,771 SF and is conforming.*
 - 8) Any new gutters and leaders should flow to the street and not to the rear or sides of the building. *A note should be placed on the plan that leaders are to be run to the street.*
- 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.
 - 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.

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
Kurt Ludwig, AIA, applicants' architect