

September 18, 2024

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

Re: 11 Church Street Associates, LLC
First Technical Review
Block 14, Lot 7; R-3 Zone
Sea Bright App. # Z 2024-
HACE # SEP-187

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:

- Transmittal letter and application package from John Anderson, Esq dated August 23, 2024.
- Plan of Survey by Schwanewede Hals & Vince, Engineers dated July 15, 2024.
- Architect plans entitled “11 Church Street, Sea Bright, NJ”, prepared by Anthony Condouris, AIA, dated July 9, 2024, 3 sheets.
- Plot Plan, by Schwanewede Hals & Vince, Engineers dated July 17, 2024.
- Zoning denial by Mary Tangolis, Zoning Officer, last revised August 13, 2024.

A) Introduction

The property is located in the R-3 Zone on the North side of Church Street, 307 feet from Ocean Avenue. The existing lot contains a home and a garage. The applicant proposes to demolish the home and garage and build a 2 family dwelling. The 2 family is a conditional use.

B) Fees

| Item | Application Fee | Escrow Fee |
|-----------------|-----------------|------------|
| Conditional Use | \$ 450.00 | \$ 1000.00 |

C) Zoning

R-3 (Section 130 Schedule of Lot and Building Requirements)

| Item | Required | Provided |
|-------------------------|----------|------------------------|
| Lot Area | 1,800 SF | 4520 SF |
| Lot Width | 25.0 Ft | 40 Ft |
| Lot Depth | 60 Ft | 112.72 Ft |
| Front Yard ¹ | 6.9 Ft | 7.8 Ft |
| Rear Yard | 15 Ft | 62.6 home 49.0 deck Ft |

| | | |
|-------------------|------------|-------------------|
| Side Yard | 3.0 Ft | 3.1 Ft |
| Both Side Yards | 6.0 Ft | 6.2 Ft |
| Building Height | 35 /2.5 St | 36.0 Ft / 2.5 St. |
| Building Coverage | 50.0 % | 41.9 % |
| Lot Coverage | 70.0 % | 69.5 % |
| Min GFA | 880 SF | 4530 SF |

¹ The setback can be the average of the houses on the street. This was calculated to 6.9 Ft.

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) This is a conditional use application. The ordinance definition is: *A use permitted in a particular zoning district only upon a showing that such use in a specified location will comply with the conditions and standards for the location or operation of such use as contained in the provisions of this chapter and upon the issuance of an authorization therefor by the Planning Board. The conditions are: All zoning lot size regulations are to be met.*
- 3) 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 show the first floor elevation of 13.68.*
- 4) 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. It appears that the sidewalk and curb is to be replaced, but this should be noted on the plan.*
- 5) Parking- Each home will have home will have 3 bedrooms and a finished attic. The Residential Site Plan Standards (RSIS) require up to 2 spaces for a 3 bedroom home and 2.5 spaces for a four-bedroom home, and the Sea Bright Ordinance requires 2 spaces. *Testimony should be provided on the finished attic, in regard to its use as a bedroom.*
- 6) The minimum square footage of a dwelling is to be 880 S.F. *The square footage of the home all floors is 2265 SF and is conforming.*

- 7) 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.*
 - 8) Our office has not reviewed the plot plan in that that plan will be reviewed by the plot plan engineer at a later date.
- 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 for the replacement of the sidewalk and curbs.
 - 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
Anthony Condouris, applicants architect
John Anderson, Esq applicants attorney