

EASTERN CIVIL ENGINEERING, LLC

Civil Engineering – Surveying & Mapping – Land Use Planning – Site Design
31 Grand Tour, Highlands, NJ 07732 – Phone/Fax: 732.872.7736

February 7, 2025

Ms. Candace Mitchell
Sea Bright Planning Board
1099 Ocean Avenue
Sea Bright, NJ 07760

From the Desk of:
ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
Professional Planner

Re: Variance Plan for Younesi
Block 24 Lot 57 #6 Riverview Place
Sea Bright Borough, Monmouth County, NJ
Project No.2402300

Dear Ms. Mitchell:

Enclosed please find our initial application package for Sea Bright Planning Board review with regard to the above referenced project site. This package contains the following information:

- 2 copies of the zoning permit denial;
- 2 copies of the application and checklist plus one marked 'For Public Inspection';
- 2 copies of our variance plan plus one marked 'For Public Inspection', consisting of two sheets dated 12-29-2024;
- 2 copies of photographs for the subject property;
- The completed W-9 Taxpayer Id form;
- Certification that taxes and sewer utility bills are paid to date;
- The completed notice of hearing form; and
- The certified list of property owners within 200-ft.

Please note: as directed, application and escrow fees will be paid upon determination of the amounts due for the project. Additional copies of the zoning denial, application form and checklist, and project photographs will also be supplied following input from the Board Engineer, Board Attorney and your office.

The project site is known and designated as Lot 57 in Block 24 as shown on tax map sheet no. 15. The property is situated along the westerly side of Riverview Place approximately 60-ft south of River Way and with frontage along the Shrewsbury River. The site is situated within the R-2 Residential zone district and there is an existing 2-sty single-family dwelling with an existing detached garage and driveway. The lot is bulkheaded along the waterfront and there is an existing fixed dock extending into the river. In addition, just about all the yard areas not covered by the buildings or driveway, extending up to the existing lot lines on either side and up to the line of the existing bulkhead along the waterfront, were

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covered with a brick paver patio and walkway areas, such that present conditions show 92.6 % existing lot coverage in total where only 70 % is permitted in the R-2 zone. The applicant proposes to remove the existing brick pavers, then install new wood deck patio and walkway areas at grade within the same footprint as the existing brick pavers, thus not enlarging or extending the footprint of existing conditions and resulting in no proposed change in total lot coverage or existing lot setbacks. The applicant is also proposing to install a new 12"W x 18"H bench along the top of the bulkhead.

Please review this information, deem the application complete, and schedule the matter for the next available Planning Board hearing. Feel free to contact this office if you should have any questions, or if you require any additional information with regard to this matter.

Very truly yours,
EASTERN CIVIL ENGINEERING, LLC

ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
For the Firm

cc. Mike Younesi w/encl
David Hoder, Board Engineer w/encl
Ben Montenegro Esq., Board Attorney w/encl