

March 31, 2025

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

Re: Younesi Variance Plan  
First Technical Review  
Block 32, Lot 3; R-2 Zone  
Sea Bright App. # Z 2025-01  
HACE # SEP-191

Dear Ms. Mitchell:

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

- Transmittal letter and application package from Eastern Civil Engineering, dated February 7, 2025.
- Variance Plan from Eastern Civil Engineering dated December 29, 2024, 2 sheets.
- Zoning denial by Mary Tangolis, Zoning Officer, no date.

**A) Introduction**

The property is located in the R-2 Zone on the West side of Riverview Place. A 2 story dwelling, a detached garage and a dock extending into the Shrewsbury River exist on the property. The applicant is proposing to construct a 2,145 square foot deck on the North, East, South and West side of the house. The existing pavers are being removed (1,730 square feet) and a wood deck is being placed mostly in the same location. The deck will be a couple of inches off the ground resting on sleepers.

**B) Zoning**

**R-2 (Section 130 Schedule of Lot and Building Requirements)**

Item	Required	Existing	Proposed
Lot Area	4,000.0 SF	4,453 SF	4,453 SF
Lot Width	50.0 Ft	30.0 Ft	30.0 Ft
Lot Depth	60.0 Ft	151.00 Ft	151.00 Ft
Front Yard (to garage)	25.0 Ft	17.50 Ft	17.5 Ft
Front Yard (to house)	25.0 Ft	52.6 Ft	52.6 Ft
Rear Yard	15.0 Ft	41.0 Ft	41.0 Ft
Side Yard	10.0 Ft	0.1 Ft	0.1 Ft
Both Side Yards	15.0 Ft	6.2 Ft	6.2 Ft
Building Height	38.0 /2.5 St	Less than 35 Ft / 2 St.	Less than 35 Ft / 2 St.
Building Coverage	50.0 %	33.2 %	33.2%
Lot Coverage	70.0 %	92.6 %	<b>92.6 %</b>
Deck to Property line	10/15 Ft	0.0 Ft	<b>0.0 Ft</b>

Notes: 1) New variances are in **Bold**.

**C) Fees**

Item	Application Fee	Escrow Fee
Bulk Variances (2)	\$ 600.00	\$ 1000.00

**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) Flood Zone Information  
The property is located in the FIRM Flood Zone AE with a minimum elevation of 8.0. Any buildings or utilities should be at 3 feet above the BFE or 11.0. *There will be no changes to the building.*
- 3) *The distances for the deck off the property line should be shown in four or more places.*
- 4) 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 if there are any changes.*
- 5) Our office has not reviewed the plot plan information, as 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 – No performance guarantees will be required but an inspection fee as required by the Borough Engineer will need to be provided.
- 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

A handwritten signature in black ink, appearing to read "David J. Hoder", with a long horizontal line extending to the right.

David J. Hoder, P.E., P.P., C.M.E.  
Unified Planning Board Engineer

cc: Ben Montenegro, Esq, Board Attorney  
Andrew Stockton, PE , applicants engineer