

June 9, 2025

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

Re: Larkins Variance Plan
8 East New Street
First Technical Review
Block 20, Lot 2; B-1 Zone
Sea Bright App. # Z 2025-07
HACE # SEP-193

Dear Ms. Mitchell:

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

- Transmittal letter and application package from Anthony Condouris, Architect, dated May 29, 2025, with application package.
- Plan entitled New Construction for Larkens Residence, 8 East New Street, Sea Bright, NJ prepared by Anthony Condouris Architect, dated May 22, 2025, three sheets.
- Survey of property, by Morgan Engineering and Surveying, dated July 29, 2021, one sheet.
- Zoning denial by Mary Tangolis, Zoning Officer, dated May 8, 2025.

A) Introduction

The property is located in the B-1 Zone on the South side of East New Street. The applicant is seeking a d variance, four new or revised bulk variances and two preexisting bulk variances. The applicant is proposing to demolish the existing home and build a new single family home.

B) Zoning

B-1 (Section 130 Schedule of Lot and Building Requirements)

Item	Required	Existing	Proposed
Lot Area	3,000 SF	1785 SF	1785 SF
Lot Width	50.0 Ft	23.95 Ft	23.95 Ft
Lot Depth	60.0 Ft	75.0 Ft	75.0 Ft
Front Yard (E. New)	25.0 Ft	4.6 Ft	1.0 Ft
Front Yard (E. Surf)	25.0 Ft	2.4 Ft	1.1 Ft
Rear Yard	15.0 Ft	N/A	N/A
Side Yard	0.0 Ft	2.4 & 2.9 Ft	2.1 & 3.1 Ft
Both Side Yards	0.0 Ft	5.3 Ft	5.2 Ft
Building Height	38.0 /2.5 St	23 ft / 2 st.	38.0 Ft / 3 St.
Building Coverage	50.0 %	67.5 %	74.3 %
Lot Coverage	75.0 %	100 %	89.2 %

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

C) Fees

Item	Application Fee	Escrow Fee
D variance	\$ 350	\$ 500
bulk variances	\$ 1800	\$ 3000
Totals	\$ 2150	\$ 3500

D) Technical Review

- 1) The applicant is building a new home in a business zone where residential is only allowed on the second floor with retail below. This is a “d” variance and the applicant must show the *positive criteria (particularly suited to this site) and negative criteria (will not impair the zone plan or be a detriment to the public good)*.
- 2) 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 or recharge.*
- 3) 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. All structural elements and mechanicals should be above elevation 11.0. *The plans do not indicate that the finished floor will be above 11.0. A note should be placed on the plan indicating same.*
- 4) Parking - The Sea Bright ordinance requires 2 parking spaces for a single family home. The residential Site Improvement Standards require 2.5 spaces for a four bedroom home. *There will be a garage capable of holding a car and a covered drive that is not long enough to be a parking space but could hold a small car. A partial waiver will be needed. Testimony should be provided.*
- 5) The building will have a roof deck with some knee walls and some railings.
- 6) 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 streets.*
- 7) The applicant should show the existing and proposed utilities to find out if the curb and sidewalk will need to be broken and replaced. The thickness of the apron should be 6 inches with welded wire mesh. A call out and detail should be provided.
- 8) AC units are not shown but should be.
- 9) 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



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

cc: Ben Montenegro, Esq, Board Attorney
Anthony Condouris, applicants Architect