

September 21, 2022

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

Re: **PB 2022-08 Denholtz Acquisitions (Brooks Real Estate Development)
Site Plan/Subdivision
Technical Review Memo # 01**
Block 13, Lots 13-18, 20-22; Block 14, Lots 12, 14; Block 15, Lots 5-12
HACE # SEP-127

Dear Ms. Mitchell:

Our office is in receipt of a Preliminary and Final Site Plan and Preliminary and Final Subdivision Plan application for a Technical Review for the subject property. The submission information is as follows:

Documentation submitted:

- Cover letter and application package from John A. Guinco, Esq, Dated September 9, 2022;
- Plans entitled "Preliminary Major Subdivision & Site Plan, Haven at Sea Bright" prepared by Walter Joseph Hopkin, P.E. of WJH Engineering, dated January 17, 2022, revised July 22, 2022, consisting of fifteen sheets;
- Architectural plans entitled "Denholtz Properties "New Townhome Development- Condominiums" prepared by Daniel Condatore, RA, dated September 9, 2022 consisting of 9 sheets;
- Architectural plans entitled "Denholtz Properties, New Townhome Development, Model A" prepared by Daniel Condatore, RA, dated September 9, 2022 consisting of 6 sheets;
- Architectural plans entitled "Denholtz Properties, New Townhome Development, Model B" prepared by Daniel Condatore, RA, dated September 9, 2022 consisting of 11 sheets;
- Architectural plans entitled "Denholtz Properties, New Townhome Development, Model C" Group 1 prepared by Daniel Condatore, RA, dated September 9, 2022 consisting of 8 sheets;
- Architectural plans entitled "Denholtz Properties, New Townhome Development, Model C" Group 2 prepared by Daniel Condatore, RA, dated September 9, 2022 consisting of 10 sheets;
- Photographs of the site;
- Narrative of offsite improvements;
- List of temporary submission waivers;
- List of outside agency approvals required;
- Stormwater Management Narrative;
- Response letter from Walter Joseph Hopkin, P.E. of WJH Engineering, dated July 28, 2022;
- Owner's affidavits of Authorization and consent;
- Tax collector certification dated 9/9/22;
- Copy of CAFRA application;
- Schedule A of title commitment;
- Title 39 letter;

- Cover letter and application package from John A. Guinco, Esq, Dated February 7, 2022;
- Zoning Permit application submitted Jan 27, 2022;
- Borough of Sea Bright Planning/Zoning Board Application;
- Stormwater Management Narrative including the Drainage Inlet Map;
- Original W-9;
- Ownership disclosure statement; (not included);
- Signed Owner Consents; (not included);
- Signed Certificate of Title; (not include);
- Copy of the 200' certified property list dated December 6, 2021.

A) Project Description

Applicant proposes to construct four (4) single family homes, fifteen (15) condominiums and twenty-five (25) multi-family townhouses along with other site improvements on the above referenced Property.

The site is located at 16 Church Street; 21 Church Street; 29 New Street; 31 New Street; 50 Church Street and 4 Front Street, Sea Bright, New Jersey and designated as Block 13, Lots 13-18; 20-22; Block 14, Lots 12 & 14 and Block 15, Lots 5-12 on the Borough's Tax Map ("Property"). The Property is located in the Downtown Residence and Business Residential ("R3 and "B-R Zones").

The property is located in the FIRM Flood Zone AE with a minimum BFE elevation of 8 and 9. Any buildings, if this application is approved, shall have the lowest horizontal structural member including basement, together with attendant utility and sanitary facilities, mechanical equipment, must be built to a minimum of three feet above the base flood elevation. This elevation should be provided on the engineering and the architectural plans.

B) Fees

The fees for this application are:

		Application Fee		Escrow Fee
Totals:		\$9,600.00		\$24,900.00

All fees have been paid.

C) Completeness

The project was deemed complete on September 12, 2022.

D) Temporary waivers:

- 1) Letter from utility companies - temporary waiver
- 2) Proof of application to Monmouth County - temporary waiver
- 3) Application for CAFRA - temporary waiver
- 4) Application for Floodplain Encroachment - temporary waiver
- 5) All federal, state and county approvals - temporary waiver
- 6) Proof of provision of utility services - temporary waiver
- 7) Application for Floodplain Encroachment - temporary waiver

- 8) County Planning Board - temporary waiver
- 9) Letter from utility companies - temporary waiver
- 10) Environmental Impact Statement (will use CAFRA EIS)

We believe the above items can be waived, on a temporary basis, but the board should rule on these Waivers.

E) Technical Review

1) Parking

a) The Development Plan calls for 2 spaces per unitor the need for 88 spaces. 95 are provided.

b) As a comparison, RSIS Section 5:21 4 14 (Table 4)

Unit type	Number	RSIS Parking Required	Parking required	Total Parking under RSIS	Total Provided
3 Bedroom Townhomes A (detached)	4	2	8	8	16
3 Bedroom Townhomes B	7	2.4	16.8	60	38
3 Bedroom Townhomes C Group 1	6	2.4	14.4		
3 Bedroom Townhomes C Group 2	12	2.4	28.8		
3 Bedroom Condo	5	2.1	10.5	29.9	41
2 Bedroom Condo	7	2.0	14		
1 Bedroom Condo	3	1.8	5.4		
Totals	44		101.5	101.5	95

Notes on Parking:

- a) Spaces have to be on the lot they serve. The 9 spaces on the condominium lot may need to be used to count for the townhouses. Testimony should be provided.
- b) There are 20 off site street parking spaces. RSIS requires 0.5 spaces per unit guest parking. 22 would be required.

2) RSIS Section 5:21 4 12 Electrical wiring

- a) All electric, telephone, television, and other communication facilities, both main and service lines servicing new developments, shall be provided by underground wiring within easements or dedicated public rights-of-way, installed in accordance with the prevailing standards and practices of the utility or other companies providing such services. *All new streets and areas where there are no utility poles now shall have wiring underground.*
- b) Lots that abut existing easements or public rights-of-way, where overhead electric or telephone distribution supply lines and service connections have heretofore been installed, may be supplied with electric and telephone service from those overhead lines, but the service connections from the utilities' overhead lines shall be installed

underground. *Where there are utility poles from which electricity will be connected, only the service shall be underground.*

- a) Section 130-29 K-2 For each subdivision or site plan application for 10 or more multifamily units, the applicant shall provide a storage area of at least three square feet within each dwelling unit to accommodate a one-week accumulation of mandated recyclables, including but not limited to newspaper, glass bottles, aluminum cans, tin and bimetal cans. *The trash area for the condo building should be larger.*
- 4) Section 130-32 c 3 For all uses, required parking shall be provided within 150 feet of such use. It shall be measured from the nearest point of the building that such facilities are required to serve. *The applicant should provide testimony.*
- 5) Section 130-40 F Parking within the front, side or rear yards. Many of the units have parking in the front yard. *The applicant should indicate which units have front yard parking.*
- 6) Section 130-43 B Topsoil and sand protection. Topsoil and sand moved during the course of construction shall be redistributed so as to provide at least six inches of cover to all areas of the development. *The developer should provide information on what type of ground cover will be provided and if irrigation is to be installed.*
- 7) Section 130-43 C Monuments. Monuments shall be of the size and shape required by N.J.S.A. 46:23B-3 and be placed in accordance with said statute. *The file map should show the monuments where required.*
- 8) Section 130-43 D Sewers. Sanitary sewers designed in accordance with the regulations of the sewerage authority shall be installed in a manner adequate to handle all present and probable future development. We have the following comments:
 - a) A calculation of full sewer flows should be provided. Individual pipe flow calculations should be provided.
 - b) The sewer for the condominium building should run North and hook into the new line proposed, so to have a shorter distance to the Borough pump station.
 - c) The ownership of the sewer lines should be established (Association vs Borough).
 - d) The location of the sewer water and gas should conform to the normal convention with the sanitary sewer in the street.
 - e) Profiles of the sanitary sewer should be provided.
 - f) All details for the manholes, pipe, bedding and connections should be provided.
- 9) Section 130-43 G Streets. All streets shall be improved with a two-inch top course. NJDOT I-5 bituminous concrete pavement in accordance with current New Jersey State Department of Transportation specifications on a four-inch-thick NJDOT I-2 stabilized base. Where subbase conditions of the proposed street are wet, springy or of such a nature in the opinion of the Borough Engineer that paving would be inadvisable without first treating the subbase, the subbase shall be prepared by the installation of suitable subsurface drainage, dense graded aggregate subbase or other means as may be required to meet the special condition.

The method employed to stabilize the base must be approved by the Borough Engineer. Other comments:

- a) The applicant has chosen an 18 foot cartway width for Front Street. We believe this street is not rural lane (18 feet wide), but it is a medium intensity street which requires a 21 foot width with a 7 foot parking lane. Cartway should be increased to 21 feet.
 - b) Curbs should cross private drives as depressed curbs.
 - c) We suggest that the 1.5 inch surface course should be increased to 2 inches in public roadways.
 - d) A note should be placed on the detail that if the subgrade is unsuitable as judged by the Borough Engineer, additional dense graded aggregate shall be added to the section.
 - e) Additional proposed spot shots and ½ foot contours should be added to the grading plan.
 - f) Limits of paving should be shown on all sheets.
 - g) The full width of the street on Front Street should be milled and overlaid since utilities will be placed on the East side also.
 - h) At the least all existing streets should be milled and overlaid.
 - i) Thermoplastic striping should be provided for all crosswalks.
 - j) Stop signs should be provided where required.
 - k) “No parking” for fire lanes should be provided as per the fire department.
 - l) The grading of the streets should be high center line and 6 inch lower gutters as per RSIS.
 - m) Interior drives should be graded as needed.
 - n) A paver detail should be provided. It is our opinion that the type and color should be the same as the streetscape pavers, but we defer to the board.
 - o) A detail for the porous paver driveways should be provided.
- 10) Section 130-43 I Water mains. All streets shall have water mains not less than six inches in diameter installed therein for the entire length thereof if the development is located within the area served by a water company unless the requirements hereof are expressly waived in whole or in part by the Planning Board. Further comments:
- a) All mains should be 6” DIP.
 - b) We defer to the NJAW Company for all other details.
 - c) No building should be further than 500 feet from a hydrant.
 - d) We defer to the Sea Bright Fire Department for Hydrant locations.
 - e) The new water line should be tied into the Church Street line to strengthen the system.
- 11) Section 130-43 J Street signs. At each street intersection, there shall be erected or constructed a street sign of a size and type prescribed by the Borough Council. *Location of Street signs and details should be provided.*
- 12) Section 130-43 K Trees. Trees indigenous to Sea Bright shall be planted in every development at intervals of 10 feet and along both sides of all streets. All trees shall be located at a point four feet inward of the property line. The trunk and diameter of all trees

shall be a least two inches with a height of six feet above the finished ground level. All trees must be salt tolerant. In addition, no wood chips or mulch may be used around plantings. *Street trees should be placed at 50 foot centers.*

- 13) Section 130-B Preservation of natural features. No structure shall be built within any drainage or conservation easement or, in their absence, within 100 feet of the top of the bank of a stream. No building shall be constructed within the floodplain of any stream or on land subject to periodic overflow or on land which has an average water table within two feet of the ground surface. *The applicant will need to seek a variance from this chapter, since most of the buildings are about 80 feet from the Shrewsbury River.*
- 14) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. *It appears that new sidewalks are to be built on both sides of Front Street, Church Street, South Street and River Street, in certain areas. Labels indicating this should be placed on the design sheets. Also, the sidewalks should be continuous along all aprons.*
- 15) Section 130-51 F - Curbs shall be constructed on both sides of all streets. *It appears that new curbs are to be built on both sides of Front Street, Church Street, South Street and River Street. Labels indicating this should be placed on the design sheets.*
- 16) Section 130-56 A - As a condition of approval and the continuance of any commercial or multifamily use, occupancy of any structure and operation of any process or equipment, the applicant shall supply to the Planning Board an environmental impact statement for the property. *The applicant has requested a temporary waiver of this item. At the appropriate time, the CAFRA environmental impact statement should be reviewed by this office.*
- 17) Stormwater Management - This cannot be considered a Major Development in that the application is not disturbing more than one acre of undisturbed land or is building more than one quarter acre of additional impervious surface. *The applicant does not need to provide reduction of stormwater flow.*
 - a) *Outfall - The applicant should show an outfall through the River Street Bulkhead to be used during the period when the proposed River Street pump station is not yet built and functioning (if needed). This pipe can be used as the final outfall for the pumpstation or as a bypass line during repairs.*
 - b) *Profiles should be provided for all stormwater piping on the plans. All crossings should be shown.*
 - c) *It is our understanding that the future River Street pump station will be designed by the developers engineer with oversight by the Borough Engineer and this office. The pump station will be located underground in the street and all controls and electrical will be placed on a platform raised 2-3 feet above the 100 year flood level. The pump station will contain two pumps and have bypass capability in the case of a very large storm. A backflow prevention device will be located just down stream of the station.*

18) Other Items:

- a) We defer Landscape and Zoning table review to the Board Planner.
- b) The grading shall be such that all stormwater flow will run to the streets.
- c) The Fire Department should review the use of a fire hydrant as a dog toy.
- d) The method of trash removal should be provided for the townhouse units.
- e) The location of all mechanical units should be shown on the site plan.
- f) The method of mail box and delivery should be discussed in testimony.
- g) The Engineering plan should be revised to show the true first floor of the town house units.
- h) There will need to be a dedication/vacation plan provided for the ramp access.
- i) The file map should indicate lot lines to be removed.
- j) Curve data should be provided all radii.
- k) Boardwalk details should be provided.
- l) Bulkhead details and elevations should be provided.
- m) We defer the landscape review to the Board Planner.
- n) Manufacturer and model numbers of the dog park amenities should be provided.

F) Outside Agency Approval

The application shall be subject to review by all regulatory agencies having jurisdiction, including:

- a) Freehold Soil Conservation District
- b) Coastal Area Facilities Review Act (if applicable)
- c) Sea Bright Fire Department
- d) Flood Plain Official
- e) NJDEP Sanitary Sewer Extension approval

G) If the applicant is successful, the following items shall be provided at the appropriate time:

- 1) Section 130-67 A 1 - Performance Guarantees - Prior to the signing of a final plat of a subdivision or of a site plan, issuance of a development permit and/or the commencing of any clearing, grading or installation of improvements, the developer shall have filed with the Borough a performance guaranty sufficient in amount to equal 120% of the total cost to the Borough, as estimated by the Borough Engineer, of constructing those on-site, on-tract, off-site and off-tract, improvements necessary to protect adjacent property and the public interest in the event development of the site were not completed.
- 2) The applicant shall enter into a Developer's Agreement (Section 130-66C 10) with the Borough for fair share sewer contributions and connections fees - Sanitary sewer flows used to calculate fair share and connection fees shall be provided.
- 3) Shop drawings and submittals, stamped approved by the design engineer, shall be submitted to the Borough Engineer for review and approval, prior to construction, including storm sewer inlets, manholes, castings, MTD, survey cut sheets, diversion manholes, and overflow manholes.

- 4) The applicant shall be subject to any affordable housing requirements of Sea Bright.
- 5) Sea Bright has put in place a "Plot Plan Review" system where every lot will be reviewed for grading based on the exact house to be built, at the time of construction.

If you have any questions regarding this 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: Monica Kowalski, Esq. Board Attorney
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