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Borough of Sea Bright

July 28, 2022

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

**RE: Haven at Sea Bright  
Block 13, Lots 13-18, 20-21  
Block 14, Lots 12 & 14  
Block 15, Lots 5-12**

Dear Ms. Mitchell:

Enclosed please find the following:

- ✓ 3 sets of our plans, last revised July 22, 2022.
- ✓ 3 copies of our Photographs of the site.
- ✓ 3 copies of our Narrative of Off Tract Improvements.
- ✓ 3 copies of our List of Requested Temporary Submission Waivers.
- ✓ 3 copies of our List of Outside Agency Approvals Required.

Please note, our plans have been revised to schematically demonstrate a portion of the project's stormwater, as well as existing municipal stormwater, to be directed to a new stormwater pump station on River Street.

We have addressed Mr. Hoder's 2/22/22 review letter as follows:

**Completeness**

**Site Plan Preliminary**

8. The Applicant or their attorney will address certification of taxes and sewer utility.
9. Enclosed please find photographs of the site of the site.
11. Enclosed please find a narrative of off tract improvements.
12. We would respectfully request a temporary waiver from providing will serve letters.
13. The project's CAFRA statement will be submitted under separate cover to address the EIS.
14. The Applicant's attorney will provide a certificate of owner permission. Subsequent plans will include this certificate.
15. We would respectfully request a temporary waiver from providing proof of application to Monmouth County.

18. The Applicant or their attorney will address the required escrow fees.
19. The Applicant does not intend to request any variances. The amount of parking will be clarified later in this letter.
20. A copy of the CAFRA application will be submitted under separate cover.
21. We would respectfully request a temporary waiver from providing proof of a Floodplain Encroachment application.

#### Final Site Plan

2. We would respectfully request a temporary waiver from providing all federal, state and county approvals at this time.
3. The Applicant or their attorney will address certification of taxes and sewer utility.
4. The Applicant or their attorney will address the required escrow fees.
5. Enclosed please find a narrative of off tract improvements.
6. The Applicant's attorney will provide a certificate of owner permission. Subsequent plans will include this certificate.

#### Major Subdivision Application

3. We would respectfully request a temporary waiver from providing proof of a Floodplain Encroachment application.
5. We would respectfully request a temporary waiver from providing proof of application to Monmouth County.
6. Enclosed please find a narrative of off tract improvements.
7. The Applicant does not intend to request any variances. The amount of parking will be clarified later in this letter.
8. The Applicant or their attorney will provide the Right of Entry.
9. The Applicant's attorney will provide a certificate of owner permission. Subsequent plans will include this certificate.
11. The projects CAFRA statement will be submitted under separate cover to address the EIS.
12. The Applicant or their attorney will provide a title report.
13. The Applicant or their attorney will address certification of taxes and sewer utility.
15. We would respectfully request that a temporary waiver be granted for proposed covenants or deed restrictions.
17. We would respectfully request a temporary waiver from providing will serve letters.
20. The Applicant's attorney will address Title 39.

#### Other Comments

- a) We have enclosed a summary of all requested temporary submission waivers.
- b) No additional applications have been filed at this time.
- c) Parking tabulation – See below. If the information below is acceptable to Mr. Hoder we will provide this table on subsequent plans.

Unit Type	Number	RSIS Requirement/unit	RSIS Required	Redevelopment Plan Requirement (2.0/unit)	Provided
Single Family Detached	4	2.5	10	8	14 *
3 BR					
Townhouse	25	2.4	60	50	50**
3 BR					
Condo					
1 BR	3	1.8	5.4	6	
2 BR	6	2.0	12	12	
3 BR	6	2.1	12.6	12	
			30	30	30
Additional Parking					15***

\* Pursuant to RSIS, a 2-car garage and a driveway greater than 18' is credited for 3.5 spaces / unit.

\*\* Each townhouse has either a 2-car garage or a 1 car garage with a driveway / carport. This accounts for 50 spaces.

\*\*\* An additional 9 are available in the condo parking garage. An additional 6 are available along the private H.O.A driveway North of Block 15, Lot 4, between River and South Street.

If you should have any further questions, or require additional information, please feel free to call.

Sincerely,

WJH ENGINEERING



Walter Joseph Hopkin, PE, PP, CME

C: David Hoder, PE, PP, CME (w/enclosures)  
 Steven Deholtz / Steve Lidster (via e-mail)  
 John Giunco, Esq (via e-mail)



## Narrative of Off Tract Improvements

For

Block 13, Lots 13-18, 20-21  
Block 14, Lots 12 & 14  
Block 15, Lots 5-12  
Borough of Sea Bright  
Monmouth County, NJ

July 28, 2022

Prepared by:

A handwritten signature in black ink, appearing to read 'W. Hopkin', with a long horizontal line extending to the right.

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Walter Joseph Hopkin  
New Jersey Professional Engineer  
License Number 40673

Below is a brief list of off tract improvements proposed for the project

- ✓ Front Street will be extended / meander from New Street to River Street.
- ✓ Poppi Place will be vacated.
- ✓ A new bulkhead is proposed from the re-aligned River access to River Street.
- ✓ A new open space / park with amenities from the re-aligned River access to River Street.
- ✓ Extension of all utilities as required.
- ✓ Interception of all River out falls from River Street to Surf Street to be routed to the Beach Street stormwater pump station.
- ✓ Various stormwater collection modifications to accommodate the above improvements.
- ✓ A new stormwater pump station will be required on River Street.