

December 1, 2020

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

Re: Mountain View Villas at Sea Bright
Second Technical Review
Block 23, Lot 130; Block 33, Lot 20.02; Block 34, Lots 3.03 & 3.04
Sea Bright App. # Z 2020-10
HACE # SEP-140

Dear Ms. Mitchell:

Our office is in receipt of a Preliminary and Final Major Site Plan and Subdivision for the above property on Mountain View Way. The applicant submitted the following:

- Cul-De-Sac Plan, Preliminary and Final Major Site Plan and Subdivision Plan, Block 23, Lot 130; Block 33, Lot 20.02; Block 34, Lots 3.03 & 3.04, Borough of Sea Bright, NJ prepared by Jaclyn J. Flor, PE, PP, CME, Red Bank, NJ, dated 11/20/20, consisting of one (1) sheet.
- South Wing Design Plan, Preliminary and Final Major Site Plan and Subdivision Plan, Block 23, Lot 130; Block 33, Lot 20.02; Block 34, Lots 3.03 & 3.04, Borough of Sea Bright, NJ prepared by Jaclyn J. Flor, PE, PP, CME, Red Bank, NJ, dated 11/20/20, consisting of one (1) sheet.
- Turning Template exhibit, (for South Wing Design) Preliminary and Final Major Site Plan and Subdivision Plan, Block 23, Lot 130; Block 33, Lot 20.02; Block 34, Lots 3.03 & 3.04, Borough of Sea Bright, NJ prepared by Jaclyn J. Flor, PE, PP, CME, Red Bank, NJ, dated 11/20/20, consisting of one (1) sheet.

Previously Submitted:

- Cover letter from Robert J McGowan, Esq, dated August 3, 2020 with application package
- Preliminary and Final Major Site Plan and Subdivision Plan, Block 23, Lot 130; Block 33, Lot 20.02; Block 34, Lots 3.03 & 3.04, Borough of Sea Bright, NJ prepared by Jaclyn J. Flor, PE, PP, CME, Red Bank, NJ, dated 6/12/20, consisting of eleven (11) sheets.
- Boundary and Topographic Survey, tax lots 3.03,3.04,3.05 &3.06, Block 34; Tax Lot 20.02, Block 33, Mountain View Way, Borough of Sea Bright, Monmouth County, New Jersey by DPK Consulting, signed by James Heiser PLS dated 4/27/20 consisting of one (1) sheet.
- Architectural Plans entitled Mountainview Villas at Sea Bright, LLC by Anthony Condouris Architect, Rumson, NJ dated 7/29/20, consisting of 6 sheets.
- Stormwater Management Report for Mountainview Villas at Sea Bright, LLC prepared by Jaclyn J. Flor, PE, PP, CME, Red Bank, NJ, dated 7/31/20.

A) Introduction

The property is located in the North Beach section of the Borough and fronts on Mountain View way. The subdivision site is about 140 feet West of Ocean Avenue in the R-2 zone. A single lot East of Ocean Avenue is part of the project and is in the CP Zone.

The applicant is proposing to demolish the two existing dwellings on the property and subdivide the property in order to create 4 new lots for single family residences. The previous plan proposed to vacate about 80 feet of Mountain View Way near the River, and provide an access easement to the river for the public. They will have to request this of the Sea Bright Mayor and Council.

The property is located in the FIRM Flood Zone AE with a minimum elevation of AE zone with a BFE of 10. 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.

B) November Exhibits Submission

The applicant submitted three individual exhibit sheets, a Cul-De-Sac Plan, a South Wing Design Plan and a Turning Template exhibit for the south wing design.

1) The Cul-De-Sac Plan

The cul-de-sac plan is designed with a 40 foot radius curb and an unspecified right of way. There is no need for a vacation but the two sides of the bulb will have to be dedicated to the Borough. There are two houses to the North and two houses to the South. A 5 foot landscaped walk runs to the River.

- a) A right of way diameter should be specified.
- b) A turning template should be provided for Sea Bright's aerial fire truck.
- c) We believe this is the preferred alternative.

2) South Wing Design Plan

The South Wing Design plan has a 20 foot wide T turn wing toward Lands End. This wing extends to within 5 feet of the property line. The Mountain View Street extends West to within 10.69 feet of the bulkhead on the Shrewsbury River. There is a small 10 foot by 20 foot sitting area at the Shrewsbury River. There are two lots to the North and two lots to the South.

- a) The right of way area should be specified.
- b) An effort should be made to place the driveway of the roadway not the T turn.

3) Turning Template exhibit

- a) The turning template exhibit was created for the T turn wing design.
It shows that an arial fire truck can safely navigate the T wing turn design.

C) Zoning Table (**R-2** Zone) (**Revised**)

	Required	Lot 20.02	Lot 20.04	Lot 3.03	Lot 3.04
Min. Lot Area (sq. feet)	4,000 SF	4,476 SF	4,619 SF	15,514 SF	4,082 SF
Min. Lot Width (feet)	50 Ft	115.16 Ft	117.0 Ft	195.30 Ft	51.53 Ft
Min. Lot Depth (feet)	60 Ft	40 Ft	39.63 Ft	80.0 Ft	80 Ft
Min. Front Yard Setback	25 Ft	9 Ft	5 Ft	25 Ft	25 Ft
Min. Side Yard Setback (feet)	7 Ft	25 Ft	15 Ft	27 Ft	7 Ft
Min. Combined Side Yard Setback (feet)	15 Ft	55 Ft	50 Ft	125.0 Ft ¹	15 Ft
Min. Rear Yard Setback (feet)	15 Ft	7 Ft	7 Ft	15 Ft	15 Ft
Max. Building Coverage	50 %	33.0%	40.0%	14.0%	35.0%
Max. Lot Coverage	70 %	50.0%	55.0%	19.0%	49.0%
Max. Building Height (feet)/Stories	35 Ft/2.5 Stories	35 Ft/2.5 Stories	35 Ft/2.5 Stories	35 Ft/2.5 Stories	35 Ft/2.5 Stories

- Variance Requests are in **Bold**.

¹ Side yard includes riparian area.

- The applicant is proposing to subdivide the existing property into four (4) individual lots, two (2) of the lots will require "C" variances.

D) Technical Review:

- 1) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board, when deemed necessary for safety. The applicant is apparently not proposing sidewalks on this site. Testimony should be provided.
- 2) Section 130-62 B 27 a-d Existing Trees
 The following trees shall be shown: Living deciduous trees having a trunk of six inches, coniferous trees having a trunk of six inches, dogwood or American Holly having a trunk of one inch, all at breast height and native laurel shrubs having a root crown of three inches or greater measured at the soil or surface level. *The applicant should indicate if any of these trees exist on the site. **Testimony Provided***

3) Section 130-63 B 6 Grading Plan

A grading plan showing existing and proposed grading contours at one foot intervals throughout the tract, except if slopes exceed 5%, a two-foot interval may be used, and if they exceed 10%, a five-foot interval is permissible. *The applicant should show 1 foot and half foot contours.*

4) RSIS Section Chapter 5:21 Table 4.3

The applicant has chosen a 17.9 foot paved roadway width. This is larger than the 16 foot width required but will not allow any on street parking. We suggest that the applicant increase the width to 18 feet to conform to the “Rural Lane” standard. *The applicant is providing curb on both sides of the street.*

6) RSIS Section Chapter 5:21 Table 4.3

The RSIS require that the ROW width should be 50 feet. The existing street ROW is 20 feet. *The applicant should provide testimony as to why a waiver from the standard is being requested.*

5) RSIS Section Chapter 5:21 Table 4.4 Parking

The applicant indicates that there is sufficient parking either in the garages or in the driveways. Our calculation, which includes the bonus room as a bedroom creates a 0.5 space deficit on lot 20.02:

Proposed Lot	20.02	20.04	3.03	3.04
Bedrooms	3	4	5	3
With Bonus Room	4	5	6	4
Parking Required w/o Bonus Room	2	2.5	3	2
Parking required w/ Bonus Room	2.5	3	3.5	2.5
Parking Provided	2	4	4	4

Testimony should be provided on the new design.

6) RSIS Section 5-21 4 5 Sidewalks

Sidewalks shall be required in graded areas in table 4.3 when the minimum lot size is less than one acre. We have this condition here and the applicant should provide testimony as to why sidewalks are not provided.

7) RSIS 5:21 4 11 Lighting

There is no standard in RSIS but the Sea Bright Ordinances provide: Section 130 58 L 1 Outdoor lighting shall be so designed as not to cause glare upon adjoining residential property or interfere with vehicular traffic. Outdoor street lighting should be provided in conjunction with JCP & L for Mountain View Way. One light should be sufficient. The cobra light should be replaced by the JCP & L Standard Colonial. The notes on the plan should be made clearer.

- 8) RSIS 5:21 4 11 Underground Wiring
All electric, telephone, television and other communications, both main and service lines in new developments, shall be provided by underground wiring in easements. *The applicant should place a note on the utility plan that this will be done.*
- 9) RSIS Section 21:4 19 Street Grade
The minimum street grade for all streets shall be 0.5%. The applicant has provided the 170 foot street extension to be sloped at 0.3%. *The difference between 0.5% and 0.3% is 0.34 feet in slope and should be provided.*
- 10) RSIS Section 5:21-5 1 Water supply
The applicant is proposing an extension to the existing 6 inch water line on site. *A hydrant will be placed on the South tee of the "T" turn. The detail should be revised to be a Mueller Centurion. The water and hydrant is subject to the Sea Bright Fire Department and the New Jersey American Water reviews.*
- 11) RSIS Section 5:21 6 1 Sanitary Sewers
The applicant is connecting to the existing sanitary sewer in Mountain View Way. The manhole at the end was inaccessible at the time of the survey and the size and condition is unknown. *This should be investigated and if the pipe is undersized or in poor condition, it should be brought up to the standards of this chapter.*
- 12) RSIS Section 5:21 7 1 Stormwater Management
 - a) 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 new impervious surface. We have previously asked for a pre and post stormwater calculations which has been provided.
 - b) The applicant is increasing the flows to the Shrewsbury River by 72.7%, 64.9% and 58.6% for the 2, 10 and 100 year storm. While this may seem large, the increases are 0.516, 0.751 and 1.303 CFS for the respective storms. The down stream is the Shrewsbury River which is tidal and can easily accept the flow.

The applicants engineer has indicated that the above items will be addressed during the next plan revision.

13) Other Comments:

- a) The applicant proposing eight American Sycamore street trees in the front yards of the property's fronting Mountain View way to be used as street trees. The Board may wish to suggest a tree as a substitution.

- b) The applicant shall submit a permit to the Two River Reclamation Authority for approval of the new flow.
- d) The applicant shall provide existing and proposed sanitary sewer calculations in GPD. We will review these calculations for sewer fees. Once reviewed and approved the town can issue a will serve letter.
- e) The applicant shall confirm the separation between the sewer laterals and the proposed water main to verify adequate spacing is provided.
- f) Based on a review of the Coastal Permit Program Rules at 7:7-2.1, a CAFRA Individual Permit shall be obtained for the proposed residential development. We defer further review to the NJDEP. The applicant shall provide documentation of approval to the Borough once received.
- g) The storm utility easement should be 10 foot wide as a minimum to complete any repairs.
- h) A profile of the storm sewer and outfall should be provided.
- i) A detail of the final manhole and pipe which includes the backflow prevention valve should be included on the plans
- j) The applicant is proposing finished floor elevations between 16.80 and 17.60 with garages between 6.70 and 7.50. The property is located in an AE zone with a BFE of 10. The applicant should testify that the first floor will not be habitable space. All HVAC units should be 3 feet above this flood level. We defer further review to the Flood Plain Official.
- k) The applicant should provide some vegetation on the seawall lot such as black pine and dune grass for stabilization.
- l) The applicant should provide testimony on the conversion of the tidelands claim on lot 20.04 to either a lease or a grant.

The applicants engineer has indicated that the above items will be addressed during the next plan revision.

- 14) If the applicant is successful, the following items shall be provided at the appropriate time:
- a) 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.

- b) 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.
- c) 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.
- d) The applicant shall be subject to any affordable housing requirements of Sea Bright.

15) Outside Agency Approval

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

- a) Freehold Soil Conservation District
- b) Monmouth County Planning Board
- c) Coastal Area Facilities Review Act
- d) Sea Bright Fire Department (fire hydrant and other comments)
- e) 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: Kerry Higgins, Esq, Board Attorney,
Jaclyn J. Flor, PE
Robert McGowan, Esq.
Applicant

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