

March 19, 2020

Ms. Candace Mitchell, Planning Board Secretary
Borough of Sea Bright
Unified Planning Board
1167 Ocean Avenue
Sea Bright, NJ 07760

RECEIVED

MAR 19 2020

Re: Bernard Dowd Variance Plan
First Technical Review
Block 13, Lot 28 & 29; R-3 Zone
Sea Bright App. # Z 2020-06
HACE # SEP-144

Borough of Sea Bright

Dear Ms. Mitchell:

Our office is in receipt of a Variance Plan for 2 residences (Duplex) on the above property. The applicant submitted the following:

- Application package
- Site Plan, New Construction, Dowd Residence, 20-22 Church Street, Sea Bright, NJ, Block 13, Lot 28 & 29, by Jeremiah J. Regan, AIA, Architect, dated 1/26/20.

A) Introduction

The property is located on the South side of Church Street, 10 lots from the end of the street and has 40 feet of frontage on the street. The lot shape is rectangular with 79.34 and 82.69 feet of depth on the East side and West side respectively. It is surrounded by single family houses on all sides.

B) Fees

Item	Application Fee	Escrow Fee
Bulk Variance (3 each)	\$900.00	\$ 1,500.00
Use Variance	\$ 400.00	\$ 500.00
TOTALS	\$ 1,300.00	\$ 2,000.00

C) Zoning

R-3 Downtown Residence Zone - Zone Schedule

Item	Required	Previous	Proposed
Lot Area	1800 S.F.	3,240.8 SF	3,240.8 SF
Lot Width	25 Ft.	40 Ft	40.00 Ft.
Lot Depth	60 Ft.	81.02 Ft.	82.63 Ft.
Front Yard Setback	5 to 12 Ft.	0.7 Ft.	3.0 Ft.
Side Yard Setback	3 Ft.	4 Ft.	3.16, 3.17 & 3.33, 3.34 Ft.
Side Yard Combined	6 Ft.	6.67 Ft.	6.67 Ft.
Rear Yard Setback	15 Ft.	12.9 Ft.	12.96 & 15.75 Ft.
Max. Lot Coverage	70 %	55.8 %	66.62%
Max. Building Coverage	50 %	55.3%	61.93 %
Max. Building Height	35 Ft./2 ½ St.	35 Ft.	37 Ft.- 10 In.

Notes: Variance Requests are in **Bold**.

- C) The use Variance should be reaffirmed. The applicant must demonstrate that the application satisfies both the positive and the negative criteria of the Municipal Land Use Law for the grant of the use variance.

The determination of the positive criteria establishes the benefits of the variance. The determination of the negative criteria establishes the detriments to the public good that would result from the variance. By nature, a variance is a departure from an impairment of the public zone plan. On balance, the benefits of granting the variance must be such that the resulting detriments are not substantial. The greater the benefits of the variance, the greater the detriments must be in order to be considered substantial.

D) Flood Zone Information

The property is located in the FIRM Flood Zone AE with a minimum elevation of 8.0. Any buildings built, if this application is approved, shall have the lowest horizontal structural member including basement, together with attendant utility and sanitary facilities, built to a minimum of three feet above the base flood elevation or 11.0. The Finished floor is at 14.71.

E) Technical Review:

- 1) The minimum Square footage of a dwelling is to be 880 S.F. The size of the first floor is 867 SF and is conforming.
- 2) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. *The sidewalk and curb should be replaced if damaged by the construction.*
- 3) Section 130-51 F - Curbs shall be constructed on both sides of all streets. *The sidewalk and curb should be replaced if damaged by the construction.*
- 4) 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, but should provide some method of recharge for on site.*

H) 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 be subject to any affordable housing requirements of Sea Bright.

I) Outside Agency Approval

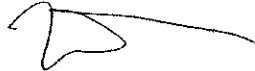
1) The application shall be subject to review by all regulatory agencies having jurisdiction, including:

- a) Freehold Soil Conservation District
- b) Sea Bright Fire Department & 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

DJH

cc: Kerry Higgins, Esq, Board Attorney,
Bernard Dowd, Applicant
Jeremiah J Regan, Architect

SEP-144 Z 2017 006 tech 1.docx