

November 9, 2023

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

Re: Meyer Residence Variance  
First Technical Review  
Block 11, Lot 13; R-2 Zone  
24 Surf Street  
Sea Bright App. # Z 2023-10  
HACE # SEP-178

Dear Ms. Mitchell:

Our office is in receipt of a Variance Plan for a residence on the above property. The applicant submitted the following:

- Cover Letter, application package, 3 photos and narrative from Kevin Kennedy, Esq dated 10/13/23.
- Zoning denial by Mary Tangolis, dated 7/13/23.
- Plans entitled “Plot Plan, 24 Surf Street, Block 11, Lot 13, Borough of Sea Bright, Monmouth County, NJ”, dated 5/23/22 revised 6/27/23 by Insite Engineering, 1 sheet.
- Architects plans entitled ”Preliminary Drawings for Mayer, 24 Surf Street, Sea Bright, NJ” prepared by Feldman Architects dated 5/27/23, 3 sheets.

A) Introduction

The property is located in the R-3 Zone on the South side of Surf Street, 325 from Ocean Avenue in the center section of Sea Bright. Six variances are required.

B) Fees

Item	Application Fee	Escrow Fee
Six Variances	\$1,800.00	\$3,000.00

C) Zoning (Section 130 Schedule of Lot and Building Requirements)

Item	Required	Provided
Lot Area	1,800 SF	1,699 SF
Lot Width	25.0 Ft	25 Ft
Lot Depth	60 Ft	67.9 Ft
Front Yard	5 to 12 Ft	<b>4.1 Ft</b>
Rear Yard	15 Ft	<b>8.18 Ft</b>
Side Yard	3.0 Ft	<b>1.7 Ft</b>
Both Side Yards	6.0 Ft	<b>4.8 Ft</b>
Building Height <sup>1</sup>	35 /2.5 St	38.15 Ft/ <b>3 St.</b>
Building Coverage	50.0 %	<b>52.0 %</b>
Lot Coverage	70.0 %	<b>78.0 %</b>
Min GFA	880 SF	2,650 SF

<sup>1</sup> If the house is raised 3 ft for flood reasons the height can go to 42 feet. Plate height is 8 ft and non conforming (2.0 Ft max.)  
Variances are in **BOLD**

D) Technical Review

- 1) 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.*
- 2) Flood Zone Information  
The property is located in the FIRM Flood Zone AF 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 (BFE) or 11.0. The plans indicate that they are placing the first floor above the BFE or 13.2
- 3) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety.
  - a) *A note should be placed on the plan that the curb and sidewalk should be replaced if damaged by the construction or if they are in poor shape and or uneven at the time of construction. **A note to this effect should be placed on the plan.***
- 4) *Parking- The Residential Site Plan Standards (RSIS) require 3.0 spaces for a five bedroom home. **They shall provide testimony on how many spaces can fit in the driveway and under the house.***
- 5) The minimum square footage of a dwelling is to be 880 S.F. *The square footage of the home all floors is 2650 SF and is conforming.*
- 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.***

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

- 1) Section 130-67 A 1 - Performance Guarantees - Applicant shall provide performance guarantees if the sidewalk will be removed and replaced.
- 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, Flood Plain Official and NJDOT.

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  
Kevin Kennedy, Esq, applicants attorney