

September 20, 2023

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

Re: LoBiondo Residence Variance
First Technical Review
Block 24, Lot 5; R-2 Zone
912 Ocean Avenue
Sea Bright App. # Z 2023-08
HACE # SEP-176

Dear Ms. Mitchell:

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

- Application package.
- Zoning denial by Mary Tangolis, dated 2/1/23.
- Plans entitled “Addition Alteration, LoBiondo Residence, 912 Ocean Avenue, Sea Bright, Monmouth County, NJ”, dated 11/8/22 revised 8/15/23 by Jeremiah Reagan, AIA, 2 sheets.

A) Introduction

The property is located on Ocean Avenue in the North Beach section of Sea Bright. Two variances are required.

B) Fees

Item	Application Fee	Escrow Fee
Lot Height Variance	\$300.00	\$500.00
Rear setback Variance (deck)	\$300.00	\$500.00
Total	\$600.00	\$1,000.00

C) Zoning

- 1) Section 130-39C Rear Setback where 15 feet is required and applicant is proposing 11.56 feet to the house and 3.56 feet to the deck.
- 2) Section 130-39C Height where 35 feet (38 if raised) (2.5 story) is required and 41.8 feet (3 story) is proposed.

D) Technical Review

- 1) Information on the existing building and the surrounding buildings should be provided in testimony.
- 2) 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.*
- 3) Flood Zone Information
The property is located in the FIRM Flood Zone V with a minimum elevation of 13.0. 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 16.0. The plans indicate that they are placing the first floor above the BFE or 17.39.
- 4) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety.
 - a) *A note has been 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.*
- 5) *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.*
- 6) The minimum square footage of a dwelling is to be 880 S.F. *The size of all floors is 5168 SF and is conforming.*
- 7) *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 - Not required, State Highway.
- 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

A handwritten signature in black ink, appearing to read "David J. Hoder", with a long horizontal stroke extending to the right.

David J. Hoder, P.E., P.P., C.M.E.
Unified Planning Board Engineer

cc: Ben Montenegro, Esq, Board Attorney
Peter Lobiondo, applicant