

July 17, 2023

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

Re: Schnabolk Residence
Second Technical Review - Revised
Block 31, Lot 6; R-2 Zone
Sea Bright App. # Z 2023-01
HACE # SEP-170

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 from Rick Brodsky Esq., including application package, dated June 22, 2023
- Plans entitled “Proposed New Three Story Dwelling for Via Ripa Properties, LLC 16 Via Ripa, Sea Bright, NJ, Lot 6, Block 31, Monmouth County, NJ” dated 6/1/23 by Anthony Condouris, Architect, 4 sheets.

Previously Submitted:

- Cover letter from Rick Brodsky Esq., including application package.
- Zoning denial by Mary Tangolis dated 7/7/23.
- Set of 14 photographs, no date or author.
- Plan of Survey prepared by ELS Surveying, dated 8/27/21 revised 11/3/22.
- Plans entitled “Proposed New Three Story Dwelling for Via Ripa Properties, LLC 16 Via Ripa, Sea Bright, NJ, Lot 6, Block 31, Monmouth County, NJ” dated 10/17/22 by Anthony Condouris, Architect, 4 sheets.

A) Introduction

The property is located on the South side of Via Ripa, about 185 feet from South Way. The lot is 60 feet wide and 70 feet deep. It is surrounded by single family houses on all sides and located in the R-2 Zone. The applicant is proposing to demolish the existing 1 ½ story home and build a new 2.5 story 3568 SF home on a raised foundation.

B) Fees

Item	Application Fee	Escrow Fee
Bulk Variance (3 each)	\$ 900.00	\$ 1500.00
D Variance	<u>\$ 300.00</u>	<u>\$ 500.00</u>
Totals	\$ 1200.00	\$ 2,000.00

Fees have been paid

C) Flood Zone Information

The property is located in the FIRM Flood Zone AE with a minimum elevation of 11.0. 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 14.0. The plans should indicate that they are placing the first floor is at or above the BFE.

D) Zoning

R-2 Residence Zone - Zone Schedule

Item	Required	Previous	Proposed
Lot Area	4000 S.F.	4200 SF	4200 SF
Lot Width	60 Ft.	60 Ft	60 Ft.
Lot Depth	60 Ft.	70 Ft.	70 Ft.
Front Yard Setback – Via Ripa	25 Ft.	<i>14.1 Ft.</i>	9.6 Ft. was 9.0 Ft.
Front Yard Setback - South Way	25 Ft.	<i>9.9 Ft.</i>	9.8 Ft. was 5.0 Ft
Side Yard Setback	7 Ft.	<i>2.8 Ft.</i>	2.8 Ft
Side Yard Combined	15 Ft.	22.3 Ft.	
Rear Yard Setback	15 Ft.	N/A	N/A
Max. Lot Coverage	70 %	59.3 %	
Max. Building Cov.	50 %	26.57 %	
Max. Build. Height	38 Ft./2 ½ St.		30.4 Ft/2 St.

Notes: Variance Requests are in **Bold**. Preexisting nonconformities are in *italics*

E) Technical Review:

- 1) A signature block for the Chairman, Secretary and the Board Engineer should be placed on the plans. *This has been provided.*
- 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 or recharge, but we encourage recharge.*
- 3) Parking- *The Residential Site Plan Standards (RSIS) require 4 Spaces for the property. The applicant shall provide testimony on how many spaces can fit in the garage.*
- 4) The minimum square footage of a dwelling is to be 880 S.F. *The applicant conforms.*
- 5) 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. This has been done.*

- b) The new building will have a driveway on both streets so a depressed curb and 6" apron will need to be constructed; details should be provided.*
- 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.
- 7) The applicant should indicate what retaining walls will be removed.
- F) 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.
 - 3) The applicant will need to submit a grading plan to the Building Department at the Plot Plan stage of this application in accordance with Sea Bright Ordinance 130-70.
 - 8) Outside Agency Approval
 - a) The application shall be subject to review by all regulatory agencies having jurisdiction, including the 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

cc: Rick Brodsky, Esq, applicant's attorney
Anthony Condouris, applicants Architect