

October 11, 2023

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

Re: Woodys Ocean Properties, LLC
First Technical Review
Block 22, Lot 1
Block 23, Lot 1
Sea Bright App. # Z 2023-09
HACE # SEP-177

Dear Ms. Mitchell:

Our office is in receipt of a Site Plan with no variances for the above property on Ocean Avenue. The applicant submitted the following:

- Cover letter from Ansell, Grim & Aaron, PC, dated 9/20/2023 Signed by Jennifer Krimko, Esq.
- Planning/Zoning Board Application and Checklist with Ordinance No. 08-2022 and Deed dated April 6, 2011 from Stephen N. Grulich, Inc. to Woody's Ocean Properties, LLC recorded in the Monmouth County Clerk's Office on April 8, 2011 in Book OR-8886, Page 5853 attached.
- Topographic and Utility Survey prepared by InSite Surveying, LLC dated July 18, 2022 and revised through September 1, 2023 consisting of one (1) sheet.
- Minor Site Plan prepared by InSite Engineering, LLC dated September 8, 2023 consisting of one six (6) sheets.
- Minor Subdivision Plan prepared by Colliers Engineering & Design dated June 7, 2023 and revised through August 31, 2023 consisting of two (2) sheets.
- Architectural Plans prepared by Lino Picnic Architect dated November 14, 2022 consisting of three (3) sheets.
- Applicants check made payable to "Borough of Sea Bright" in the amount of \$800.00 representing the required application fee.
- Applicants check made payable to "Borough of Sea Bright" in the amount of \$2,000.00 representing the required escrow fee.
- W-9 Form on behalf of the Applicant.

A) Introduction

The property is located on the East side of East Ocean Avenue just South of the Fire Department. The existing property is 58.64 feet (North) and 61.12 feet (South) deep and 55.14 feet wide at the front. The applicant is proposing a Subdivision to add 576 SF to the front of the property increasing the depth to 69.09 feet on the North and 71.55 feet on the South.

The applicant is also proposing to add/repair concrete curb and sidewalk at the North, West and South sides of the property. A pavement repair strip is part of this work. Also. a four foot wide striped walk is proposed at the North of the property leading to the beach area. There is a note on the plans to repair the crosswalk on the South side of the property.

In the new front yard area of the lot in front of the building the applicant is proposing a 54 foot by 17 foot pergola. An architects plan showing details and a front elevation is part of the application.

A) Fees

Item	Application Fee	Escrow Fee
Minor Subdivision	\$ 300 Plus \$ 50/lot	\$1,000.00
Minor Site Plan	\$ 300	\$ 1,000.00
Totals	\$ 700.00	\$ 2,000.00

B) Zoning Table (**B-2**) Zone)

The applicant is requesting no new variances. There are 6 pre-existing nonconforming bulk items that exist in site. All will remain except the building coverage will decrease from 87.09% to 73.97% due the addition of land to the property.

C) Technical Review:

- 1) The property is located in the FIRM Flood Zone AE with a minimum elevation of AE zone with a BFE of 8. Any buildings and mechanical equipment, if this application is approved, shall have the lowest horizontal structural members above this requirement. *The existing building does not conform and is at elevation 6.3*
- 2) SB Section 130 32 Off Street Parking
 The applicant is indicating that the occupancy for the building is 150 persons and there will be 6 employees, which calculates out to 56 parking spaces required (1 space per 3 people and one space for each employee). *We believe the applicant should use the actual seat count for this calculation and testimony should be provided at the meeting.*
- 3) If the Borough allows the applicant should restripe the area to the West (off their property) *to add one accessible space for patrons.*
- 4) SB Section 130-44 - *The applicant should indicate and provide testimony on the need for a loading dock or area.*

- 5) SB 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. *The lighting provided will not cause glare but is temporary in nature. Testimony should be provided.*
- 6) 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. *All flows will run to the NJDOT System and to the Shrewsbury River.*
- 7) Other Comments:
 - a) Testimony on trash and recyclables should be provided.
 - b) No landscaping is being provided. The full site is impervious. Testimony should be provided if planters will be used.
 - c) Details on the pergola should be provided. The Board should know if it will have a roof or any walls.
 - d) If the subdivision is to be filed as a Minor, some of the certifications on the subdivision plan are unnecessary and should be removed.
 - e) Any deeds produced should be reviewed by this office.
- 8) 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) 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.

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

9) Outside Agency Approval

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

- a) Coastal Area Facilities Review Act
- b) Sea Bright Fire Department (fire hydrant and other comments)
- c) 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: Ben Montenegro, Esq, Board Attorney,
Douglas Clelland, PE
Jenifer Krimko, Esq.