

December 2nd, 2022

Mr. JD Taylor  
Taylor Built, LLC  
732-881-0412  
[www.TaylorBuiltNJ.com](http://www.TaylorBuiltNJ.com)

RE: 6 Willow Way, Sea Bright  
Block 27, Lot 7.01

Mr. Taylor,  
This office has reviewed the Resolution of the Unified Planning/Zoning Board of the Borough of Sea Bright for Bulk Variance Relief, Application Number 2022-01, memorialized February 8<sup>th</sup>, 2022, the Foundation Location Survey prepared by Land Control Services, LLC, dated 10/18/22, the Building Permit Plot Plan prepared by Morgan Engineering dated 6/20/22 and last revised 8/22/22 and the Proposed Addition and Renovation for Tatelman Residence as prepared by Anthony Condouris Architect dated 10/5/21 and last revised 2/8/22.

The resolution of approval granted the following variances:

Front Yard Setback – 16.9 Ft proposed where 25 Ft is required  
Building Height – 3 Stories proposed where 2.5 Stories is permitted  
Building Height – 39 Ft building height is proposed where 38 Ft is permitted

The approved plot plan depicted a front yard setback of 17.2 Ft whereas 16.9 Ft was approved by variance. Furthermore, the building height, stories and feet, are consistent between the approved plot plan and the resolution of approval. The foundation location survey illustrates that construction was consistent, again, with the approved plot plan. The top of block elevation and various setbacks align with the approved plot plan.

It should be noted that the plans prepared by Anthony Condouris depicted the following setbacks:

Front Yard Setback – 16.9 Ft  
Side Yard Setback (west) – 18 Ft  
Side Yard Setback (east) – 12 Ft  
Rear Yard Setback – 15 Ft

The plot plan prepared by Morgan Engineering and the construction as confirmed by the Foundation Location Survey has the following setbacks:

Front Yard Setback – 17.2 Ft  
Side Yard Setback (west) – 7 Ft  
Side Yard Setback (east) – 23.1 Ft  
Rear Yard Setback – 15 Ft



As the above illustrates, the approved plot plan and foundation location survey demonstrate that the house was shifted more towards the west but still is compliant with the requirements of the R-2 zone. The aforementioned resolution of approval is silent on the required or proposed side yard setbacks.

Based upon the review of the above documents/information, it is this firm's opinion that the construction on the subject property comports with the resolution of approval and the approved plot plan.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Mathew R. Wilder", written over a horizontal line.

Mathew R. Wilder, P.E., P.P., C.M.E., C.F.M.

Director of Engineering Services

Morgan Engineering, LLC

[Mathew@morganengineeringllc.com](mailto:Mathew@morganengineeringllc.com)