

February 2, 2023

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

Re: Tatelman Residence – **Change in Building Location**
6 Willow Way
Technical Review
Block 27, Lot 7.01; R-2 Zone
Sea Bright App. # 2021-085
HACE # SEP-162

Dear Ms. Mitchell:

Our office is in receipt of the above application. The applicant submitted the following:

- Application package from Rick Brodsky, Esq dated 1/11/23.
- Plan entitled “Tatelman Residence, 6 Willow Way, Sea Bright, NJ, Lot 7.01, Block 27” prepared by Anthony Condouris Architect, dated 12/29/22 consisting of 2 sheets.
- Plan of Survey prepared by Morgan Engineering dated 6/20/22 revised 8/22/22.

A) Introduction:

The property is located on the South side of Willow Way in the North Beach Section of Sea Bright. The lot is 87.0 feet wide and 70 feet deep. It is the second house from the Shrewsbury River. The applicant received approvals from the Board and started building the new home. **It was found that the new house was not in the same place on the lot as the approvals required. The applicant is now back to the board to seek approvals for the new location. Previously, three variances were being requested. The same three same variances for front setback, height feet and height stories are being requested in this application. The changed setbacks are front, both sides, combined sides and lot coverage.**

B) Fees (we believe the same fees should be placed with the board, again)

Item	Application fee	Escrow Fee
Totals	\$ 900.00	\$ 1,500.00

C) Flood Zone Information

The property is located in the FIRM Flood Zone AE and VE with a minimum elevation of 9.0 and 12.0 respectfully. The building is located in Zone AE and any lowest horizontal structural member including basement, together with attendant utility and sanitary facilities must be built to a minimum of three feet above the base flood elevation or 12.0. **The new existing floor is at 15.8 and is conforming. The air conditioner should be raised to 12.0.**

D) Zoning

R-2 Residence Zone - Zone Schedule

Item	Required	Proposed	AS-BUILT
Lot Area	4,000 S.F.	6,090.0 S.F.	6090.0 S.F.
Lot Width	50 Ft.	87.0 Ft.	87.0 Ft.
Lot Depth	60 Ft.	70.0 Ft.	70.0 Ft.
Front Yard Setback	25 Ft.	16.9 Ft.	17.2 Ft
Side Yard Setback	7 Ft.	12.0 & 18.0 Ft.	7.0 & 23.1 Ft.
Side Yard Combined	15 Ft.	30.0 Ft.	30.1 Ft.
Rear Yard Setback	15 Ft.	15.0 Ft.	15.0 Ft.
Max. Lot Coverage	70 %	44.7 %	37.8 %
Max. Building Coverage	50 %	35.22 %	28.6 %
Max. Building Height	2.5 Stories	3 stories	3 Stories
Max. Building Height	38 Ft.	39.0 Ft.	39. Ft.

- Notes: 1) Variances granted are in **bold**).
- 2) There are no new variances.
- 3) Changes setbacks are in **bold italics**.

E) Technical Review:

- 1) Section 130-43 E - Off street parking – Our ordinance requires 2 spaces per dwelling unit, while RSIS (Residential Site Improvement Standards) requires 1.5 spaces per unit. RSIS governs. Two spaces are in the building. There is a driveway but no spaces are shown there. **Satisfied, spaces adequate.**
- 2) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. There is a sidewalk on Willow Way and a note should be placed on the plan that any curb or sidewalk disturbed during construction should be replaced in kind. **Satisfied, sidewalks constructed.**
- 3) The property is now grass and sand except for the driveway which is stoned. The applicant should indicate what the final lot surface will be outside the building and driveway. **Testimony should be provided.**
- 4) As part of the plot plan process the applicant should be required to swale any drainage water to Normandy Place, so as not to cause ponding. The proposed contours should be revised to show swales. **The plot plan should be re-reviewed for conformity to the Plot Plan ordinance .**
- 5) All mechanical items should be moved out of the flood plain. **Satisfied, this has been done.**
- 6) The sanitary sewer and water should be shown on the plans. **Water is shown, but sewer should also be shown on plot plan.**

- 7) All gutters and leaders should be shown and run to the front of the property. **Gutters and leaders should be shown.**
- 8) 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, although we encourage some type of recharge for part of the stormwater flow. **Comment only.**
- 9) The applicant shall be subject to any affordable housing requirements of Sea Bright. **To be calculated at Building Permit by Tax Assessor.**
 - a) *As a condition of approval*, Applicant agrees to fully repair any damage to sidewalk post construction, if required, to the Borough's specifications. Applicant must also comply with comments in the Board Engineer's letter for notes on the plans. There will be a review and a plot plan submitted for approval and any and all drainage calculations/reports shall be complied with. Applicant must also show mechanicals and must also show water and sewer lines/hookups on the plot plan to be provided. Either Avakian (Town Engineer) or Hoder (Board Engineer) shall review plot plan/drainage and approve same, prior to construction permits being issued. **Testimony should be provided if this is complete.**

F) Outside Agency Approval

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

- 1) 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.