

April 20, 2023

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

Re: Berkowitz Pool
First Technical Review
Block 4, Lot 7.10; R-2 Zone
Sea Bright App. # Z 2023-010
HACE # SEP-171

Dear Ms. Mitchell:

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

- Zoning denial by Mary Tangolis dated 3/15/23.
- Application package, no date.
- Plan of Survey prepared by Finnigan Surveying, dated 8/5/20. Revised by Jeffry Wallack, PE dated 2/23/21.
- Plans entitled “Proposed Pool and Patio for Berkowitz Residence, 9 Tradewinds Lane, Sea Bright, NJ, Lot 7.10, Block 4, Monmouth County, NJ” dated 3/8/23 by Anthony Condouris, Architect, 2 sheets.

A) Introduction

The property is located on the East Side of Tradewinds Lane near the seawall and is located in the R-1 Zone. The applicant is proposing to construct a 36 by 18 ft. pool and surrounding deck. The pool is presently existing.

B) Fees

Item	Application Fee	Escrow Fee
Bulk Variance (1 each)	\$ 300.00	\$ 500.00
Totals	\$ 300.00	\$ 500.00

C) Flood Zone Information

The property is located in the FIRM Flood Zone AE with a minimum elevation of 9.0. 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 12.0. Since the application is for a pool, we believe there is no elevation requirement, but the elevation of the deck appears to be 10.4.

R-1 Residence Zone - Zone Schedule (Pool Only)		
Item	Required	Proposed
Lot Area	7500 S.F.	12811 SF
Lot Width	75 Ft.	75 Ft
Lot Depth	80 Ft.	170 Ft.
Front Yard Setback - house	25 Ft.	24.35 Ft.
Pool Items		
Side Yard Setback – Pool and Deck North	10 Ft. ¹	10.5 Ft.
Side Yard Setback – Pool & Deck South	10 Ft. ¹	10.0 Ft.
Side Yard Combined Pool	25 Ft.	N/A
Rear Yard Setback Pool	10 Ft. ¹	➤ 10 Ft.
Max. Lot Coverage	70 %	59.3 %

Notes: ¹ From section 130-42 Private swimming Pools
 Variance Requests are in **Bold**.

D) Technical Review:

- 1) A signature block for the Chairman, Secretary and the Board Engineer should be placed on the plans. All plans should be stapled together regardless of their size.
- 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.
- 3) Permanent in-ground and aboveground pools shall be surrounded entirely by an unclimbable fence, with no openings greater than a two-inch square, and capable of holding a live load of 250 pounds between posts located not more than eight feet apart; however, side(s) of the primary structure may serve as part of the enclosure. The fence shall be located not less than six feet from the closest edge of the pool. Details on the fence should be provided.
- 4) We believe that the applicant should seek the variance for the front yard setback for the house where 25 is required and **24.35** is existing. *This is a common residence error where the foundation may have been set at the correct distance but the siding extends over the setback.*
- 5) Pool equipment should be shown and be above the flood plain elevation.
- 6) We have no objection to any of the landscaping proposed, but the Board may have some comments.

- 7) If the applicant is successful, the following items shall be provided at the appropriate time:
 - a) The applicant shall be subject to any affordable housing requirements of Sea Bright.
 - b) 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.
- 7) 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. and CAFRA.

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: Anthony Condouris, applicants Architect