

July 14, 2023

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

Re: Cambridge Custom Homes
16 New Street; Block 12, Lot 10; R-3 Zone
First Technical Review
Sea Bright App. # Z 2023-04
HACE # SEP-172

Dear Ms. Mitchell:

Our office is in receipt of a Variance Plan for two new residences on 16 New Street. The applicant submitted the following:

- Application package, with pictures filed 6/15/23.
- Zoning denial by Mary Tangolis dated 5/11/2023.
- Plan entitled "Minor Subdivision Map of, Tax Lot 10, Block 12, Tax Sheet 8, last revised Block 10/01/2013, Borough of Sea Bright, Monmouth County, NJ by Gravatt Consulting Group, dated 3/10/2023.

A) Introduction

The property is located between New Street and Surf Street five lots East of Front Street. It is surrounded by residential buildings and is in the R-3 Downtown Residence Zone. The lot is 50 feet in width and the applicant is proposing to subdivide the property into two lots.

B) Fees

<u>Item</u>	<u>Application Fee</u>	<u>Escrow Fee</u>
Minor Subdivision	\$ 400.00	\$ 1000.00

C) Flood Zone Information

The property is located in the FIRM Flood Zone AE with a minimum elevation of 8.0. 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 11.0.

D) Zoning

R-3 Residence Zone - Zone Schedule

<u>Item</u>	<u>Required</u>	<u>Lot 10</u>	<u>Lot 10.01</u>
Lot Area	1800 S.F.	1910 SF	1832 SF
Lot Width	25 Ft.	25 Ft	25 Ft.
Lot Depth	60 Ft.	75 Ft.	71.87 Ft.

The applicant has indicated that all other Zoning Schedule items will conform.

E) Technical Review:

- 1) This is a conforming subdivision.

- 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.*
 - 3) Parking- *The Residential Site Plan Standards (RSIS) require 4 Spaces for the property (depending on the number of Bedrooms).*
 - 4) The minimum square footage of a dwellings is to be 880 S.F.
 - 5) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety. *A note should be placed on the plan that the curb and sidewalk should be replaced if damaged by the construction. Depressed curbs and sidewalk aprons will need to be constructed at the time of the home construction. These items will need to be bonded since they are located in the public right of way.*
- 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.
 - 6) 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