

September 7, 2023

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

Re: Khachaturian Residence Variance  
First Technical Review  
Block 29, Lot 23; R-2 Zone  
48 Normandie Place  
Sea Bright App. # Z 2023-07  
HACE # SEP-175

Dear Ms. Mitchell:

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

- Application package.
- Zoning denial by Mary Tangolis, no date
- Plans entitled “Final As-Built” Lots 23 & 23.01, Block 29, Sea Bright, Monmouth County, NJ, dated 5/28/23 revised 8/18/23 by William Doolittle, PLS, 1 sheet.

A) Introduction

The property is located on Normandie Place 100 feet South of Beach Way. The applicant has built a paver sidewalk at the North side of the property extending to the property line. Two variances are required for this sidewalk.

B) Fees

Item	Application Fee	Escrow Fee
Lot Coverage Variance	\$300.00	\$500.00
Paving no closer than 3 ft. to PL	\$300.00	\$500.00
Total	\$600.00	\$1,000.00

C) Zoning

The applicant is requesting for the sidewalk to remain. Two Variances are requested.

- 1) Section 130-39C Lot Coverage 74.4% where 70% is required. 71% was previously approved by the Board.
- 2) Section 130-40(O) 4 Paving not allowed within 3 feet of the property line. The pavers run to the property line.

- 3) There is about 22 linear feet of sidewalk and a stair on the South side of the property which is also within 3 feet of the property line, which should be part of the variance request.

D) Technical Review:

- 1) 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.*
- 2) *The pavers slope to the lot next door. The applicant should explain the method of storm water removal from the pavers and the roof flow, so the lot next door is not impacted.*

E) If the applicant is successful, the following items shall be provided at the appropriate time:

- 1) Section 130-67 A 1 - Performance Guarantees - Not required.
- 2) The applicant shall be subject to any affordable housing requirements of Sea Bright.
- 3) 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

cc: Ben Montenegro, Esq, Board Attorney  
John Sarto, Esq, applicants attorney