

August 15, 2023

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

Re: Dechiaro Residence Variance
First Technical Review
Block 10, Lot 14; R-3 Zone
27 Center Street
Sea Bright App. # Z 2023-05
HACE # SEP-174

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 dated 7/6/23
- Plans entitled “Dechiaro Residence”, 27 Center Street, Sea Bright, NJ, Lot 14, Block 10, Monmouth County, NJ” dated 6/12/23 by Anthony Condouris, Architect, 3 sheets.

A) Introduction

The property is located on the North side of Center Street, 3 lots from the Shrewsbury River in the R-3 Zone. It has 31.5 feet of frontage on the street. The lot shape is rectangular with 71.5 feet of depth. It is surrounded by single family houses on all sides. The applicant is proposing new alterations and additions to the house on the property. The applicant requires a use variance, since two units exist on the property.

B) Fees

Item	Application Fee	Escrow Fee
Use Variance	\$350.00	\$ 500.00
Side Yard Variance	\$300.00	\$500.00
Height Variance	\$300.00	\$500.00
Total	\$950.00	\$1,500.00

A) Zoning

R-3 Downtown Residence Zone - Zone Schedule

Item	Required	Previous	Proposed	
Lot Area	1800 S.F.	2252 SF	2252 SF	
Lot Width	25 Ft.	31.5 Ft	31.5 Ft.	
Lot Depth	60 Ft.	71.5 Ft.	71.5 Ft.	
Front Yard Setback	5 to 12 Ft.	3.8 Ft.	3.8 Ft.	
Side Yard Setback	3 Ft.	1.4 & 6.2 Ft.	1.4 & 6.2 Ft	(V)

Side Yard Combined	6 Ft.	7.6 Ft.	7.6 Ft.
Rear Yard Setback	15 Ft.	20.7 Ft.	20.7 Ft.
Max. Lot Cover	70 %	63.0 %	63.0 %
Max. Building Cover	50 %	49.5 %	49.5 %
Max. Build. Height	35 Ft./2 ½ St.	31 Ft./ 2.0 St.	39.2 Ft. / 3.0 St.

Notes: Variance Requests are in **Bold**. Preexisting nonconformities are in *italics*

B) 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. The plans indicate that they are placing the first floor at 3 feet above the BFE or 11. It is unclear if the structural beams of the first floor are above the BFE, but they should be.

C) 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) *Building Height- The building has previously been raised so a 3 foot additional height is permitted, or 38 ft. A height variance is needed.*
- 3) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety.
 - a) *A note has been placed on the plan that the curb and sidewalk should be replaced if damaged by the construction.*
 - b) *The existing building has a driveway so a depressed curb and 6" apron is existing.*
- 4) *Parking- The Residential Site Plan Standards (RSIS) require 2.5 Spaces for a four bedroom home. They shall provide testimony on how many spaces can fit in the garage. **The applicant may need a parking variance.***
- 5) The minimum square footage of a dwelling is to be 880 S.F. *The size of all floors is 2,499 SF and is conforming.*
- 6) *Any new gutters and leaders should flow to the street and not to the rear or sides of the building. A note should be placed on the plan.*

D) 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.
- 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.

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
Anthony Conduris , Architect