

February 7, 2024

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

Re: Bischoff Residence
First Technical Review
Block 14, Lot 15; R-3 Zone
12 South Street
Sea Bright App. # Z 2024-
HACE # SEP-180

Dear Ms. Mitchell:

Our office is in receipt of a Plan for a residence on the above property. Our office received the following:

- Architect plans entitled Bischoff Residence 12 South Street, Sea Bright, NJ, prepared by Anthony Condouris, dated 10/19/23, 3 sheets.

A) Introduction

The property is located in the R-3 Zone on the South side of South Street, across from Poppinger Place.

B) Fees

Item	Application Fee	Escrow Fee
Five Variances	\$1,500.00	\$2,500.00

C) Zoning R-3 (Section 130 Schedule of Lot and Building Requirements) Variances are in **BOLD**

Item	Required	Provided
Lot Area	1,800 SF	1,125 SF Preexisting.
Lot Width	25.0 Ft	25 Ft
Lot Depth	60 Ft	45.0 Ft Preexisting
Front Yard	5 to 12 Ft	0.0 Ft Preexisting
Rear Yard	15 Ft	0.6+ Ft
Side Yard	3.0 Ft	0.0 Ft
Both Side Yards	15.0 Ft	0.0 and 0.0 Ft
Building Height ¹	35 /2.5 St	38.0 Ft / 3.0 St.
Building Coverage	50.0 %	76.8 % Preexisting
Lot Coverage	70.0 %	100 % Preexisting
Min GFA	880 SF	1,738 SF

¹ If the house is raised 3 ft for flood reasons the height can go to 42 feet.

Also, the wall plate on the 3rd story is 6.0 feet on two dormers. A variance is required for the 3rd story.

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) 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 show a first floor of 14.3*
- 3) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety.
 - a) The Plans should show the sidewalk on South Street and give an indication of its condition. *Any curb or sidewalk should be replaced if damaged by the construction or if they are in poor shape and/or uneven at the time of construction. A note to this effect should be placed on the plan.*
- 4) Parking- The home will have 4 bedrooms. The Residential Site Plan Standards (RSIS) require up to 2.5 spaces for a four-bedroom home. The Sea Bright Ordinance requires 2 spaces. *The applicant should provide testimony on how many spaces can fit in the ground floor and driveway. A variance may be required.*
- 5) The minimum square footage of a dwelling is to be 880 S.F. *The square footage of the home all floors is 1,738 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 has been placed on the plan that leaders are to be run to the street.*

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

- 1) Section 130-67 A 1 - Performance Guarantees - Applicant shall provide performance guarantees if the sidewalk will be removed and replaced.
- 2) The applicant shall be subject to any affordable housing requirements of Sea Bright.

F) Outside Agency Approval

- 1) The application shall be subject to review by all regulatory agencies having jurisdiction, including the Sea Bright Fire Department and Flood Plain Official.

If you have any questions regarding the matter, please do not hesitate to contact our office.

Very truly yours,

HODER ASSOCIATES

A handwritten signature in black ink, appearing to read 'David J. Hoder', with a long horizontal stroke extending to the right.

David J. Hoder, P.E., P.P., C.M.E.
Unified Planning Board Engineer

cc: Ben Montenegro, Esq, Board Attorney
Anthony Condouris, AIA, applicants' architect