

LEON S. AVAKIAN, INC. *Consulting Engineers*

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March 20, 2024

Ms. Candace Mitchell  
Planning Board Secretary  
Borough of Sea Bright  
Unified Planning Board  
1199 Ocean Avenue  
Sea Bright, NJ 07760

**Re: Denholtz Acquisitions  
Church St, River St, South St, Poppinger Pl,  
New Street & Front Street  
Block 13, Lots 13-18, 20-22, Block 14, Lots 12 &  
14, and Block 15, Lots 5-12  
Amended Preliminary Major Subdivision,  
Preliminary and Final Site Plan  
Our File: SBPB 22-06**

Dear Board Members:

Our office received and reviewed materials that were submitted in support of an application for amended preliminary major subdivision and preliminary and final site plan approval for the above referenced project. The following documents were reviewed:

- Submission Letter from John A. Giunco, Esq., of Giordano, Halleran & Ciesla, dated March 14, 2024.
- Borough of Sea Bright Planning/ Zoning Board Application dated March 14, 2024.
- Architectural Plans entitled “Denholtz Properties New Townhome Development – Model A” consisting of three (3) sheets, prepared by Daniel M. Condatore, RA, of Model Architects, dated March 13, 2024.
- Architectural Plans entitled “Denholtz Properties New Townhome Development – Model B” consisting of two (2) sheets, prepared by Daniel M. Condatore, RA, of Model Architects, dated March 13, 2024.

- Architectural Plans entitled “Denholtz Properties New Townhome Development – Model C (Group 1)” consisting of three (3) sheets, prepared by Daniel M. Condatore, RA, of Model Architects, dated March 13, 2024.
- Sea Bright Planning Board Resolution for Preliminary Major Subdivision and Preliminary and Final Site Plan, File No. SBPB 22-08, memorialized February 28, 2023.

## 1. **Site Analysis and Project Description**

The subject property consists of Block 13, Lots 13 through 18, and 20 through 22; Block 14, Lots 12 and 14, and Block 15, Lots 5 through 12, a 2.66-acre site located on the west side of Ocean Avenue along the Shrewsbury River in the Sea Bright River Properties Redevelopment Plan. The subject application was previously before the Board for preliminary major subdivision approval to subdivide the existing 18 lots into 34 new individual lots and preliminary and final major site plan approval to remove the existing buildings and construct four (4) single family homes, 25 townhouse units distributed in five (5) buildings, and one (1) condominium building with 15 residential units. The single family homes will be located to the south in proposed Block 13.01, Lots 2 through 6, the condominium building will be in proposed Block 14.01, Lot 1, and the townhouse buildings will be in proposed Block 13.01, Lots 8 through 13 and Block 15.01, Lots 1 through 19. Proposed Block 13.01, Lots 1 and 7 will remain as open space. Associated site improvements include access driveways and pedestrian circulation, a loading area, a dog park, stormwater management, landscaping, and lighting. This application was approved on February 14, 2023, and memorialized on February 28, 2023.

The applicant is now seeking amended approval to change the number of bedrooms on townhome models Unit A, Unit B, and Unit C (Group 1). The applicant had previously been approved for three (3) bedroom townhomes and is now seeking to add a fourth (4<sup>th</sup>) bedroom to Units A, B, and Unit C (Group 1). No additional changes are proposed at this time.

## 2. **Parking Requirements**

- A. The Redevelopment Plan requires two (2) parking spaces per residential unit. The proposed bedroom increase would not change this requirement. A total of 88 parking spaces are required under the Redevelopment Plan and 95 parking spaces were proposed and previously approved.
- B. Under RSIS, a **maximum** number of 100 parking spaces would be required for the total development, where previously 96 parking spaces were required. The proposed 95 parking spaces are permitted.

## 5. **Additional Comments**

- A. The Applicant should provide testimony on all required variances and clarify all points where additional information is needed.

- B. The applicant should confirm there are no changes to the height or overall dimensions of the subject units.**
- C. The applicant should confirm the bedroom count is not changing for all other unit types.**
- D. The applicant should ensure that all construction is in compliance with the Borough's Flood Damage Prevention Ordinance.**

Please be advised that additional comments may follow upon completion of testimony and/or submission of further revisions by the Applicant. Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.

A handwritten signature in black ink, appearing to read 'Jennifer C. Beahm', with a large, stylized initial 'J' and a long horizontal flourish extending to the right.

Jennifer C. Beahm, P.P.  
Board Planner

JCB:clb

cc: David J. Hoder, P.E., Board Engineer  
Ben Montenegro, Esq., Board Attorney  
John A. Giunco, Esq., Applicant's Attorney