

January 8, 2025

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

Re: Levi / Kalmus Variance Plan
First Technical Review
Block 32, Lot 3; R-2 Zone
Sea Bright App. # Z 2025-01
HACE # SEP-188

Dear Ms. Mitchell:

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

- Transmittal letter and application package from Rick Brodsky, dated December 19, 2024.
- Plan of Survey by Morgan Engineering dated June 30, 2019.
- Architect plans entitled “Levi/Kalmus Residence, 212 Ocean Avenue, Sea Bright, NJ”, prepared by Anthony Condouris, AIA, dated November 4, 2024 revised November 5, 2024, 3 sheets.
- Zoning denial by Mary Tangolis, Zoning Officer, last revised December 17, 2024.

A) Introduction

The property is located in the R-2 Zone on the West side of Ocean Avenue, at the corner of Waterview Way. The existing lot contains a home, a deck, a patio and a garage. The applicant proposes to demolish the home and garage and build a new home and pool.

B) Zoning

R-2 (Section 130 Schedule of Lot and Building Requirements)

Item	Required	Provided
Lot Area	4,000.0 SF	5,625.0 SF
Lot Width	50.0 Ft	37.5 Ft
Lot Depth	60.0 Ft	150.00 Ft
Front Yard	25.0 Ft	25.0 Ft
Rear Yard	15.0 Ft	37.0 Ft
Side Yard	7.0 Ft	4.0 Ft
Both Side Yards	15.0 Ft	8.5 Ft
Building Height	38.0 /2.5 St	37..6 Ft / 2.5 St.
Building Coverage	50.0 %	43.23 %
Lot Coverage	70.0 %	69.56 %
Min GFA	880 SF	6,249.0 SF

Notes: 1) Lot width variance is pre-existing.
2) New variances are in **Bold**.

C) Fees

Item	Application Fee	Escrow Fee
Bulk Variances (2)	\$ 600.00	\$ 1000.00

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 10.0. 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 13.0. *The plans show the first floor elevation at 17.0.*
- 3) *Information on cantilevered areas of the building should be provided in testimony to see if there will be any additional variances.*
- 4) Section 130-51 E & F - Sidewalks shall be installed if required by the Planning Board when deemed necessary for safety.
 - a) There is existing sidewalk in front of the home on Ocean Avenue in poor shape. It should be replaced. On Waterview, there is now room for a sidewalk due to the increased setback. A sidewalk should be constructed and a five foot easement to the Borough should be provided. *Any curb should be replaced if damaged by the construction or if they are in poor shape. A note should be noted on the plan.*
- 5) Parking- Each home will have home will have 5 bedrooms and a finished attic. The Residential Site Plan Standards (RSIS) require 3 spaces for a five-bedroom home, and the Sea Bright Ordinance requires 2 spaces. *Testimony should be provided on the finished attic and the guest room, in regard to its use as a bedroom.*
- 6) A garage is shown on the ground floor. There is no driveway to this garage. *Testimony should be provided.*
- 7) The minimum square footage of a dwelling is to be 880 S.F. *The square footage of the home all floors is 6,249 SF and is conforming.*
- 8) 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 that leaders are to be run to the street.*

9) Our office has not reviewed the plot plan information, as that plan will be reviewed by the plot plan engineer at a later date.

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 for the replacement of the sidewalk and curbs.
- 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 and DOT for utilities and possibly access.

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 Condouris, applicants architect
Rick Brodsky, Esq applicants attorney