

March 18, 2025

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

Re: Sea Bright Beach Club  
First Technical Review  
Block 23, Lot 4  
Sea Bright App. # PZ 2025-06  
HACE # SEP-113

Dear Ms. Mitchell:

Our office is in receipt of the above Site Plan for the reconstruction of the parking area at the Sea Bright Beach Club. The applicant submitted the following:

- Cover letter and application package from Rick Brodsky, Esq. dated 3/11/2025.
- Zoning Denial signed by Mary Tangolis, dated 2/14/2025.
- Survey of Lot 4 Block 23, 999 Ocean Avenue Borough of Sea Bright, Monmouth County, NJ prepared by Yorkanis and White, dated 12/05/2022 consisting of one (1) sheet.
- Preliminary and Final Site Plan, Sea Bright Beach Club, , Block 23, Lot 4, Borough of Sea Bright, Monmouth County, NJ, dated 7/25/2023, revised 1/07/2025, 10 sheets.
- Engineering Design Report, Sea Bright Beach Club, Block 23, Lot 4, Borough of Sea Bright, Monmouth County, NJ, by Cranmer Engineering, dated 10/25/2024.

A) Introduction

The property is located on the ocean just across from the Rumson Road Bridge. The applicant is proposing to revise the parking area as a response to the realignment of the intersection of Rumson Road and the new Shrewsbury River Bridge. No changes will be made to the buildings on site. The applicant was previously in the board in 2016 to create a 2,485 SF space club room on the second floor and the applications are unrelated.

The property is located in the FIRM Flood Zone VE with a minimum elevation of 11.0. (beach areas) and the FIRM Flood Zone AE with a minimum elevation of 8 (building areas). All buildings are existing and the exteriors are not being changed.

B) Technical Review:

1) Parking (number of stalls):

The ordinance section 130-32 requires one space for every three members.

The membership count is being stated in the application to be 512 members requiring 171 parking stalls. The previous application in 2016 indicated 738 members requiring 246 spaces.

214 Stalls are proposed. The applicant should provide testimony on why the membership number is different than in 2016. If the 2016 membership is correct a parking variance would be required.

- 2) The site plan should be signed by the owner.
- 3) Section 130-51 E - Sidewalks shall be installed if required by the Planning Board, when deemed necessary for safety. There are no sidewalks at the front of the site and the board should consider the installation of sidewalks.
- 4) The existing parking area is bituminous asphalt and curbed only near the building. The new parking area will be milled and repaved and will be curbed in all areas except near the seawall.
- 5) Section 130-29 F states that “The parking or storage of boats, vehicles or other equipment in any front yard setback, side yard setback or rear yard setback is prohibited, except that motor vehicles may be parked upon a driveway” *This is an existing condition and will continue under this application.*
- 6) The applicant should overlay the new curbs, sidewalks, roadways and traffic lights for the new Rumson Road Bridge (S-32) on this plan for adequate analysis and drive location.
- 7) Crosswalks will be delineated with textured pavement and be of different color. *This is acceptable.*
- 8) Section 130-29-O.1 states “Pavement repair shall be in accordance with the following: Neatly saw cut the pavement three feet from the curbline; pavement restoration shall be five inches of hot mix asphalt base course (NJDOT Mix 1-2) and two inches of hot mix asphalt surface course (NJDOT Mix 1-5)”. *The applicant exceeds this standard.*
- 9) Section 130-29-K states that “Recyclable materials storage. Materials designated in Chapter 178, Solid Waste, Article II, Recycling, shall be separated from other solid waste by the generator and a storage area for recyclable material shall be provided. *Testimony should be provided on how recycling and solid waste will be stored.*
- 10) Section 130-33 states that “Off-street loading berths for the pickup and discharge of merchandise, goods, supplies and the like shall be provided at the rate of one berth for each 10,000 square feet (or part thereof) of gross leasable floor area”. *The applicant should provide testimony on if a loading area is needed and how off loading food and supplies will be done.*
- 11) Four accessible spaces are being provided near the main entrance. Since the site will contain 214 Parking stalls, Seven (7) spaces are required. Also, appropriate details should be provided.
- 12) State highway curb details should be provided.
- 13) Profiles of the new stormwater piping should be shown to avoid pipe conflicts.

- 14) All new signs (on and off site) should be breakaway.
- 15) We have no landscape comments, except that the Board may want to consider adding street trees.
- 16) Lighting - The applicant should add backside shielding on the lights up against the highway.
- 17) The applicant is stating in the engineering report that the project is not a Major Development in that the applicant is not disturbing more than one acre of land or is building more than one quarter of an acre of new impervious surface. We concur that that the applicant is not creating more than one quarter acre of impervious surface but the applicant engineer should prove that the disturbance is less than one acre.

This can be done by showing details on how the parking area is to be milled and repaved. If the depth of the mill is greater than the depth of the pavement, the area would be considered disturbed (exposing earth), if not this project is not a major development. The applicant should take a three or four pavement cores to show the pavement depth and then produce specific details on the depth of mill and overlay. *Additionally, testimony should be provided.*

*Given the above, and if the applicant concludes this is not a Major Development, by the above method, the stormwater calculations submitted are adequate, since the site will have less stormwater flow from the parking area than existing today, due to the creation of parking islands. All flows will run to the county/DOT system and be discharged to the Shrewsbury River.*

18) CAFRA compliance

We concur that the project falls under the CAFRA Permit by Rule # 6 and that the applicant does not need to submit to the New Jersey Department of Environmental Protection for a Coastal Area Facilities Review Act Permit.

C) 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. *If at the conclusion of the application, no site work is required, no bonds will be necessary.*
- 2) The applicant shall be subject to any affordable housing requirements of Sea Bright.

D) Outside Agency Approval

- 1) The application shall be subject to review by all regulatory agencies having jurisdiction, including:
  - a) Freehold Soil Conservation District
  - b) Monmouth County Planning Board
  - c) Sea Bright Fire Department
  - d) 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,  
Rick Brodsky, Esq, applicants attorney  
David Cranmer, PE, applicants Engineer