

April 1, 2025

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

Re: 16 Via Ripa Variance Plan
First Technical Review
Block 31, Lot 6; R-2 Zone
Sea Bright App. # Z 2025-05
HACE # SEP-192

Dear Ms. Mitchell:

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

- Transmittal letter and application package from Robert Farber, Esq, dated March 4, 2025.
- Plot, Grading and Variance Plan from D S Engineering dated January 29, 2025, one sheet.
- Architectural Plan from SJD Studios, dated December 16, 2024, revised March 2, 2025, three sheets.
- Survey of property, showing front setback of other homes on the street by P2 Land Surveying, dated January 10, 2025, one sheet.
- Zoning denial by Mary Tangolis, Zoning Officer, dated 2/14/25.

A) Introduction

The property is located in the R-2 Zone on the South side of Via Ripa and fronts on Via Ripa and South Way. The applicant is proposing to demolish the existing home and build a new single family home.

B) Zoning

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

Item	Required	Existing	Proposed
Lot Area	4,000 SF	4,200 SF	4,200 SF
Lot Width	50.0 Ft	60.0 Ft	60.0 Ft
Lot Depth	60.0 Ft	70.0 Ft	70.0 Ft
Front Yard (Via Ripa)	25.0 Ft	14.3 Ft	23.0 Ft
Front Yard (South Way)	25.0 Ft	9.94 Ft	10.0 Ft
Rear Yard	15.0 Ft	N/A	N/A
Side Yard	7.0 Ft	3.04 Ft	7.5 Ft
Both Side Yards	15.0 Ft	32.54 Ft	15.0 Ft
Building Height	38.0 /2.5 St	??	40.33 Ft / 3 St.
Building Coverage	50.0 %	26.57 %	39.5%
Lot Coverage	70.0 %	59.33 %	51.62 %

Notes: 1) 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 or recharge.*
- 2) Flood Zone Information
The property is located in the FIRM Flood Zone AE with a minimum elevation of 11.0. Any buildings or utilities should be at 3 feet above the BFE or 14.0. All structural elements and mechanicals should be above elevation 14.0. *The engineering plans indicate that the finished floor will be 15.08 which may be acceptable. The thickness of the floor beams should be provided to check the under side elevation. The architectural plans should indicate same.*
- 3) Parking - The Sea Bright ordinance requires 2 parking spaces for a single family home. the residential Site Improvement Standards require 2.5 spaces for a three bedroom home. *Testimony should be provided.*
- 4) *The type of ground cover should be specified.*
- 5) *The building appears to have a roof deck that is a full floor with sidewalls and a roof. This should be counted as a full story.*
- 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 that leaders are to be run to the street if there are any changes.*
- 7) The applicant should show the existing and proposed utilities to find out if the curb and sidewalk will need to be broken and replaced. The thickness of the apron should be 6 inches with welded wire mesh called out.
- 8) AC units are located in the setback and should be moved or a variance requested.
- 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 – No performance guarantees will be required but an inspection fee as required by the Borough Engineer will need to be provided.
- 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



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

cc: Ben Montenegro, Esq, Board Attorney
Robert Farber, Esq., applicants Attorney