

**Updated MEETING AGENDA
SEA BRIGHT PLANNING/ZONING BOARD**

Tuesday, March 26, 2024, 7:30 PM

This meeting will be held in person in the
Mayor Dina Long Community Room, 1097 Ocean Avenue, 3rd floor.

1. CALL TO ORDER

2. FLAG SALUTE

3. OPEN PUBLIC MEETINGS STATEMENT

Good evening, Ladies and Gentlemen,

This Meeting Is Now Called to Order. The Borough of Sea Bright, in compliance with the Open Public Meetings Act, as provided adequate notice of the time, date, and location of this meeting to the Asbury Park Press, filed notice with the Borough Clerk, and posted notice in the Borough Office and on the Borough website. This Meeting Is Open to The Public.

4. ADMINISTRATIVE MATTERS

a. Attendance Roll Call

Peggy Bills	Stephen Cashmore
C. Lance Cunningham	Elizabeth DeGiulio
David DeSio	Mayor Brian Kelly
Frank Lawrence	Cm. Marc. A. Leckstein
Mark Zelina	Jon Schwartz, Alt. #1
	Faith Lefkort, Alt. #2

b. Approval of March 12, 2024 Meeting Minutes

5. BOARD BUSINESS

a. Application No. 2024-03 (carried from 3/12/24)

Anthony Condouris for Charles Rooney
East Ocean Avenue, Bl. 23, L. 128 (CP zone)
Seeking bulk variance approval to have a second set of sea wall stairs on one property

b. Application No. 2022-08 - Amended Preliminary Major Subdivision and Preliminary and Final Site Plan Approval

Denholtz Acquisitions, LLC., Sea Bright Redevelopment Area
Block 13, Lots 13-18, 20-22; Block 14, Lots 12 & 14; Block 15, Lots 5-12
Proposing to amend the previous approval memorialized by Resolution on
February 28, 2023 to allow for 4 bedroom units.

c. Application No. 2024-04 (will not be heard on 3/26 - carried to 4/9)

Frank Camuso, LP and Vince Sciortino
14 South Way, Bl. 30, L. 63 (R-2 zone)
Seeking use variance approval for expansion of a pre-existing non-conforming use
for a second floor addition to existing accessory dwelling

d. Ordinances to Review

ORDINANCE NO. 04-2024

AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF SEA BRIGHT, CHAPTER 130, "LAND USE", AND TO ESTABLISH "SALT STORAGE REGULATIONS"

ORDINANCE NO. 05-2024

AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF SEA BRIGHT, CHAPTER 130, "LAND USE", AND TO ESTABLISH "TREE PRESERVATION AND REPLACEMENT REGULATIONS"

6. GENERAL PUBLIC COMMENTS

7. ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

8. CLOSING ITEMS

- a. Announcement of the next Board Meeting: April 9, 2024, 7:30 p.m.
- b. Meeting Adjournment

Candace B. Mitchell, Secretary