

**AGENDA**  
**SEA BRIGHT PLANNING/ZONING BOARD**  
**REGULAR MEETING 7:30 P.M.**  
**TUESDAY, APRIL 9, 2013 (Revised)**

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1. **FLAG SALUTE**

2. **OPENING STATEMENT:**

The Borough of Sea Bright, in compliance with the "Open Public Meetings Act," has advertised the date, time and location of this meeting in the *Asbury Park Press* on January 15, 2013, filed it with the Clerk, and posted a notice on the bulletin board in the Borough Office.

3. **ROLL CALL:**

Beer\_\_\_\_\_ Cashmore\_\_\_\_\_ Cunningham\_\_\_\_\_ DeSio\_\_\_\_\_

Leckstein\_\_\_\_\_ Long\_\_\_\_\_ McBride\_\_\_\_\_ Nott\_\_\_\_\_ Torcivia\_\_\_\_\_

Smith (Alt. #1)\_\_\_\_\_ Isoldi-Jany (Alt. #2)\_\_\_\_\_

4. **CONTINUED BUSINESS**

**GOLDSTEIN**  
**408-410 Ocean Avenue**  
**Block 30, Lots 27 and 27.1**

**(Vote only on prior testimony for request for subdivision)**

Motion: \_\_\_\_\_ Second \_\_\_\_\_

Vote:

Beer\_\_\_\_\_ Cashmore\_\_\_\_\_ Cunningham\_\_\_\_\_ DeSio\_\_\_\_\_

Leckstein\_\_\_\_\_ Long\_\_\_\_\_ McBride\_\_\_\_\_ Nott\_\_\_\_\_ Torcivia\_\_\_\_\_

Smith (Alt. #1)\_\_\_\_\_ Isoldi-Jany (Alt. #2)\_\_\_\_\_

5. **NEW BUSINESS**

**SB 13-005/COLSON  
9 East Church Street  
Block 22, Lot 2**

**(Use Variance and Variance approval  
to demolish and rebuild house with addition  
in the B-1 zone, where residential dwellings not permitted)**

Motion: \_\_\_\_\_ Second \_\_\_\_\_

Vote:

Beer \_\_\_\_\_ Cashmore \_\_\_\_\_ Cunningham \_\_\_\_\_ DeSio \_\_\_\_\_

Leckstein \_\_\_\_\_ Long \_\_\_\_\_ McBride \_\_\_\_\_ Nott \_\_\_\_\_ Torcivia \_\_\_\_\_

Smith (Alt. #1) \_\_\_\_\_ Isoldi-Jany (Alt. #2) \_\_\_\_\_

**SB-13-006/STAP  
592 Ocean Avenue  
Block 25, Lot 8,**

**(Variance application to add a 14 ft. 7/8 in. x 7 ft. 5 in.  
first floor addition to existing single family home in the R-2 zone  
to bring utilities up from basement)**

Motion: \_\_\_\_\_ Second \_\_\_\_\_

Vote:

Beer \_\_\_\_\_ Cashmore \_\_\_\_\_ Cunningham \_\_\_\_\_ DeSio \_\_\_\_\_

Leckstein \_\_\_\_\_ Long \_\_\_\_\_ McBride \_\_\_\_\_ Nott \_\_\_\_\_ Torcivia \_\_\_\_\_

Smith (Alt. #1) \_\_\_\_\_ Isoldi-Jany (Alt. #2) \_\_\_\_\_

**SB 13-007/BOHNIVERT  
484 Ocean Avenue  
Block 30, Lots 14 and 15.01**

**(Informal application for proposed  
minor subdivision/lot line adjustment in the R-1 and R-2 zones)**

Motion: \_\_\_\_\_ Second \_\_\_\_\_  
Vote:

Beer \_\_\_\_\_ Cashmore \_\_\_\_\_ Cunningham \_\_\_\_\_ DeSio \_\_\_\_\_

Leckstein \_\_\_\_\_ Long \_\_\_\_\_ McBride \_\_\_\_\_ Nott \_\_\_\_\_ Torcivia \_\_\_\_\_

Smith (Alt. #1) \_\_\_\_\_ Isoldi-Jany (Alt. #2) \_\_\_\_\_

**ORDINANCE No. 08-2013  
Amending and Supplementing Chapter 115 "Flood Damage Prevention"  
and Chapter 130 "Land Use" of the Code of the Borough of Sea Bright, 1998**

Motion: \_\_\_\_\_ Second \_\_\_\_\_  
Vote:

Beer \_\_\_\_\_ Cashmore \_\_\_\_\_ Cunningham \_\_\_\_\_ DeSio \_\_\_\_\_

Leckstein \_\_\_\_\_ Long \_\_\_\_\_ McBride \_\_\_\_\_ Nott \_\_\_\_\_ Torcivia \_\_\_\_\_

Smith (Alt. #1) \_\_\_\_\_ Isoldi-Jany (Alt. #2) \_\_\_\_\_

**6. MEMORIALIZATION OF RESOLUTIONS**

**SB 13-003/Rozinante, Inc.  
t/a Sands Beach Club  
825 Ocean Avenue  
Block 23, Lot 13  
Block 24, Lot 15.02**

**(Minor site plan approval with variances  
to rebuild beach club within preexisting footprint)**

Motion: \_\_\_\_\_ Second \_\_\_\_\_  
Vote:

Beer \_\_\_\_\_ Cashmore \_\_\_\_\_ Cunningham \_\_\_\_\_ DeSio \_\_\_\_\_  
Leckstein \_\_\_\_\_ Long \_\_\_\_\_ McBride \_\_\_\_\_ Nott \_\_\_\_\_ Torcivia \_\_\_\_\_  
Smith (Alt. #1) \_\_\_\_\_ Isoldi-Jany (Alt. #2) \_\_\_\_\_

**SB 13-004/Beach Club Holdings, LLC  
(Ship Ahoy)  
800/801 Ocean Avenue  
Block 23, Lot 14  
Block 24, Lot 13**

**(Minor site plan approval with variances  
to rebuild beach club within preexisting footprint)**

Motion: \_\_\_\_\_ Second \_\_\_\_\_  
Vote:

Beer \_\_\_\_\_ Cashmore \_\_\_\_\_ Cunningham \_\_\_\_\_ DeSio \_\_\_\_\_  
Leckstein \_\_\_\_\_ Long \_\_\_\_\_ McBride \_\_\_\_\_ Nott \_\_\_\_\_ Torcivia \_\_\_\_\_  
Smith (Alt. #1) \_\_\_\_\_ Isoldi-Jany (Alt. #2) \_\_\_\_\_

**7. ADJOURNMENT**

Motion to Adjourn: \_\_\_\_\_ Second \_\_\_\_\_

Time: \_\_\_\_\_ p.m.