

## **PUBLIC NOTICE**

### **Sea Bright Downtown Properties Redevelopment Plan**

**PLEASE TAKE NOTICE**, that on Tuesday, July 14, 2020, the Planning Board of the Borough of Sea Bright, Monmouth County, New Jersey will hold a virtual public hearing at 7:30 p.m. at the Mayor Dina Long Community Room, Sea Bright Beach Pavilion, 1097 Ocean Avenue, Sea Bright, New Jersey, to obtain comments on the Sea Bright Downtown Properties Redevelopment Plan prepared by Cofone Consulting Group, LLC, dated April 2020 for the property known as Block 15, Lots 2, 3 and 4 in the Borough of Sea Bright, Monmouth County, New Jersey (the “Area”).

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

The Area has frontage on River Street, South Street and Ocean Avenue (State Highway 36) in the Central Business (B-1) Zone District. The Area currently consists of land uses that include a vacant building containing a dry-cleaning business, a vacant lot along Ocean Avenue and an open area that had been the area of a demolished building that once contained a school.

The Area was deemed to be an area in need of redevelopment by the Borough Council in Resolution 135-2016, adopted on November 14, 2016, pursuant to a report prepared by Cofone Consulting Group, LLC, entitled “Condemnation Redevelopment Investigation – Downtown Properties” dated June 2016.

The proposed Redevelopment Plan proposes new planning goals and zoning standards for the future development of the Area. A copy of the full text of the proposed Redevelopment Plan which includes a map of the Area, is available for public review at the Office of the Municipal Clerk in the Sea Bright Municipal Building at 1167 Ocean Avenue, Sea Bright, New Jersey, Monday thru Friday (except Holidays) between the hours of 8:30 a.m. and 4:30 p.m. Documents are also available for download from the Borough’s website at <http://www.seabrightnj.org>. (In special qualifying circumstances, members of the public are also free to contact the Board Secretary to discuss if any other special / reasonable accommodations can, in good faith, be effectuated to facilitate public review of pertinent documents.)

Interested persons may attend the public hearing to provide their comments on the Redevelopment Plan (see information below for remote meeting). Upon consideration of those comments, the proposed Redevelopment Plan will be finalized and the Planning Board will prepare a recommendation to the Borough Council. That recommendation will be considered by the Borough Council at a regularly scheduled meeting of the Borough Council.

Members of the Public are welcome to, and encouraged to, observe / participate in the Remote Hearing. **VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS**

The Sea Bright Planning/Zoning Board is utilizing the GoToMeeting service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/870621213>

**You can also dial in using your phone.** United States (Toll Free): 1 877 568 4106 United States: +1 (646) 749-3129 Access Code: 870-621-213

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Additional technological assistance and / or additional information can be obtained by contacting the Board Secretary, Candace Mitchell at [cmitchell@seabrightnj.org](mailto:cmitchell@seabrightnj.org), or 732-842-0099, Ext. 123. Moreover, any access issues / barriers can be addressed to the Applicant's Attorney as well (732 363-0666).

Likewise, members of the public should also feel free to contact the Board Secretary, at the above-referenced number, if they have any other questions, issues concerns, or barriers to participation / observation.

To access application materials, including plans, please go to the municipal website, [www.seabrightnj.org](http://www.seabrightnj.org), Unified Planning Board in left menu, Agendas and Minutes page, Supporting Documentation section.

Any member of the public wishing to present a document during the meeting should email a digital copy to the Board Secretary at [cmitchell@seabrightnj.org](mailto:cmitchell@seabrightnj.org) by July 14, 2020, and it will be included on the municipal website. Members of the public will have an opportunity to be heard and to present evidence during the hearing.

Any questions can be directed to the Planning/Zoning Board Secretary, Candace Mitchell, 732-842-0099, Ext. 123. Please leave a voicemail if no answer or send email to [cmitchell@seabrightnj.org](mailto:cmitchell@seabrightnj.org)

Members of the public should notify the Board Secretary, in advance, if possible, via email, or phone call, of any anticipated intention to undertake cross-examination, introduce evidence, and / or otherwise make public comments / statements in connection with a particular Application. The purpose of such notification is to ensure, to the greatest extent possible, that the technological needs of all are accommodated, and so as to furthermore ensure, to the greatest extent possible, that any additional documents to be identified / referenced at the Remote Hearing can hopefully be available for review by all participants and other members of the public. Please note that the preceding sentence will not limit or otherwise block the ability of members of the public to ask questions, make comments, or issue opinions based upon testimony and evidence presented during the Remote Public Hearing.

If the emergency restrictions are no longer in effect, the July 14, 2020 (7:30 p.m.) meeting may be a live, in-person meeting, which will take place at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, 3<sup>rd</sup> floor, Sea Bright, New Jersey. Residents are encouraged to view the Municipal website for any additional developments.

Further take notice that the Board may, at its discretion, adjourn, postpone or continue the Hearing from time to time, and you are hereby notified that you should make diligent inquiry of the Secretary of the Board concerning such adjournments, postponements or continuations.

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The Special Counsel to the  
Borough of Sea Bright

Dated: July 2, 2020