

ORIGINAL

**Borough of Sea Bright
Unified Planning Board
1099 Ocean Avenue
Sea Bright, NJ 07760**

The Break at Sea Bright Planning Application

**1080 Ocean Avenue
Sea Bright, NJ 07760
Block 15 - Lot 3**



The Break at Sea Bright LLC

Contact - Trip Brooks
E: TripBrooks@gmail.com
P: (732) 804-0902
F: (646) 224-8380

Address
305 Bond Street
Suite #301
Asbury Park, NJ 07712

The Break at Sea Bright – Planning Application

10/01/20

To whom it may concern,

It is with great pleasure and anticipation that we submit this planning application to the Borough of Sea Bright's Unified Planning Board for the development of 1080 Ocean Avenue aka Block 15, Lot 3.

After 6 months of preliminary planning, *The Break at Sea Bright LLC* successfully purchased this property on April 6th of 2018. Our diverse team of development professionals, designers, architects, and engineers envisioned a special mixed-use project for this crucial piece of Sea Bright's emerging downtown.

The vision gained the support of Borough officials and residents alike, confirmed during a public presentation of the project on April 16th of 2019 when not a single attendee raised their hand in opposition of our proposal. As the featured project in Sea Bright's proposed Downtown Properties Redevelopment Area, our team became the approved Redeveloper. Shortly thereafter, Sea Bright hired third-party planner Cofone Consulting Group to create the Sea Bright Downtown Properties Redevelopment Plan. Our design has been finalized based on the regulations outlined specifically for our property by that plan in April of 2020.

Due to a lack of alignment between neighboring properties, it became impractical to continue seeking redevelopment plan approval. Our team was encouraged by various Borough stakeholders to submit our individual project to the Unified Planning Board for site plan approval with variances. We are thrilled to do so.

The following pages provide some context and information as required by the Borough's Preliminary & Final Major Site Plan Approval checklists, followed by the completed application, followed by the supporting files. We look forward to presenting our project in this forum.

Regards,
The Break Development Team

This letter shall also serve as consent of owner to the application, as required in the Final Site Plan checklist (#6).

Sincerely,



Trip Brooks, Managing Member
301 Bond Street #301
Asbury Park, NJ 07712

The Break at Sea Bright – Planning Application

Photograph of Property as it Currently Exists

Preliminary Site Plan Checklist – Item #9

The drone photo below shows the existing property, outlined in red. The site is vacant and blighted. The abandoned school shown on the adjacent lot behind the subject property has since been demolished.



A More Recent Drone Photo Of The Property Is Shown To The Left. The Old School Structure On Lot 4 Is Currently Demolished. The Subject Lot Is Outlined In Red At The Corner of Ocean Avenue And River Street.

Description of Proposed Operation

Preliminary Site Plan Checklist – Item #17

The Break is proposed as a small mixed-use project. The ground level (below the BFE) is reserved for parking and building services, but there is a front tiered terrace along Ocean Avenue to add visual interest along the streetscape and to help engage foot traffic. A full commercial floor is located above parking. There are 3 floors above the commercial level – each with 2 side-by-side / mirrored dwelling units. It is anticipated that the units will be sold individually as condominiums but it is possible that this building could remain a rental property.

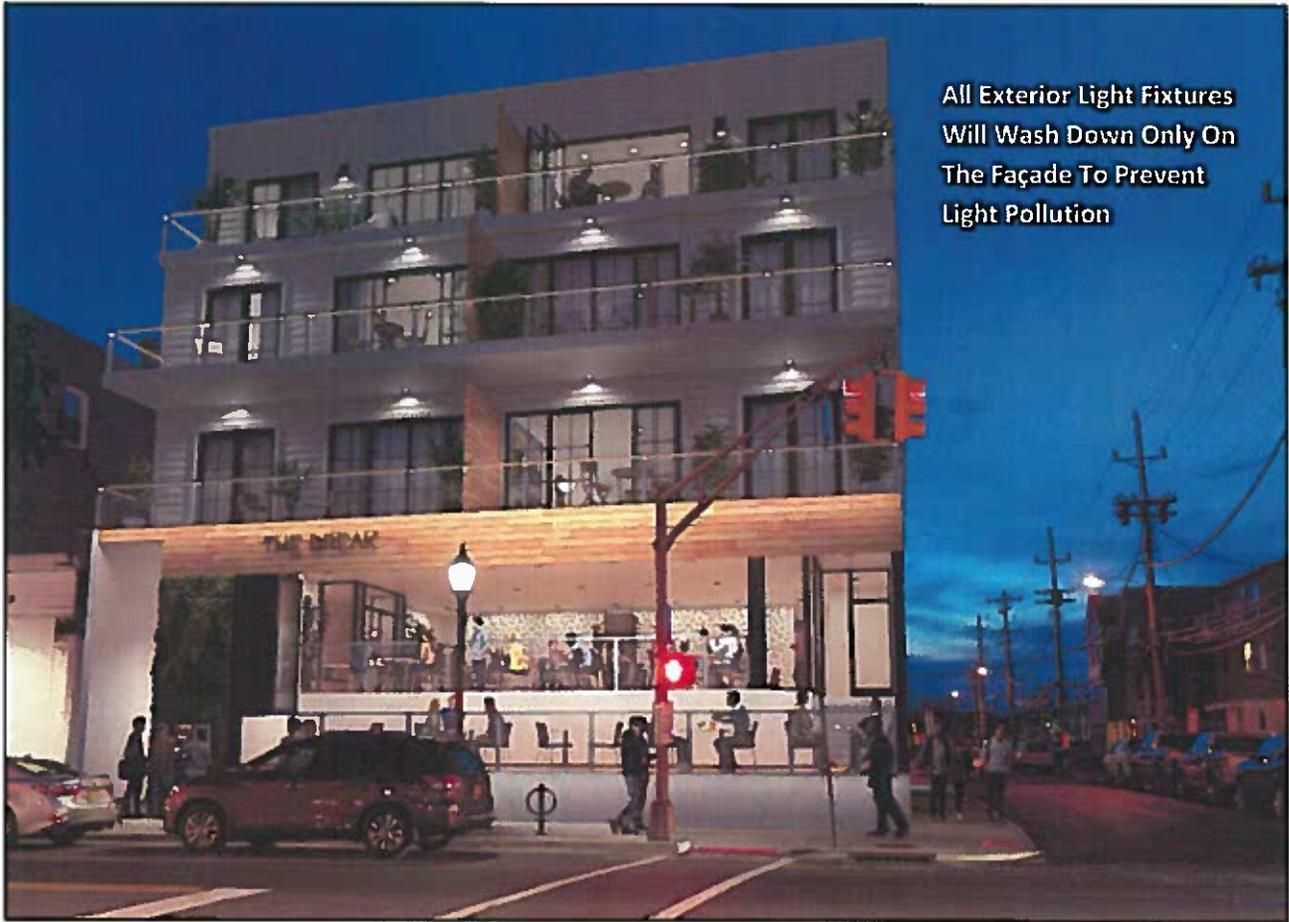
The property will be professionally managed accordingly to the Borough's latest standards. The commercial unit will abide by typical restaurant and retail operating hours and guidelines. The residences will function as standard 2 bed / 2 bath / 1 den apartment dwelling units with front terraces, a rear terrace, and each with a rear storage unit on the terrace structure. Trash and recyclable bins for all units will be stored in the garage, concealed from public view. The elevator will be shared between uses.

The signature look and feel of *The Break* was developed in a charrette comprised of a diverse team of development professionals, designers, architects, and engineers. The vibe is clean and coastal, yet elegant. Bright white siding is accented by natural wood tones and outlined by sleek black trim. Touches of green are carefully coordinated about the facade. The featured glazing systems open entirely, allowing salt air to breeze through the luxurious interiors. At night, warm lights wash over the frontage illuminating custom architectural elements.

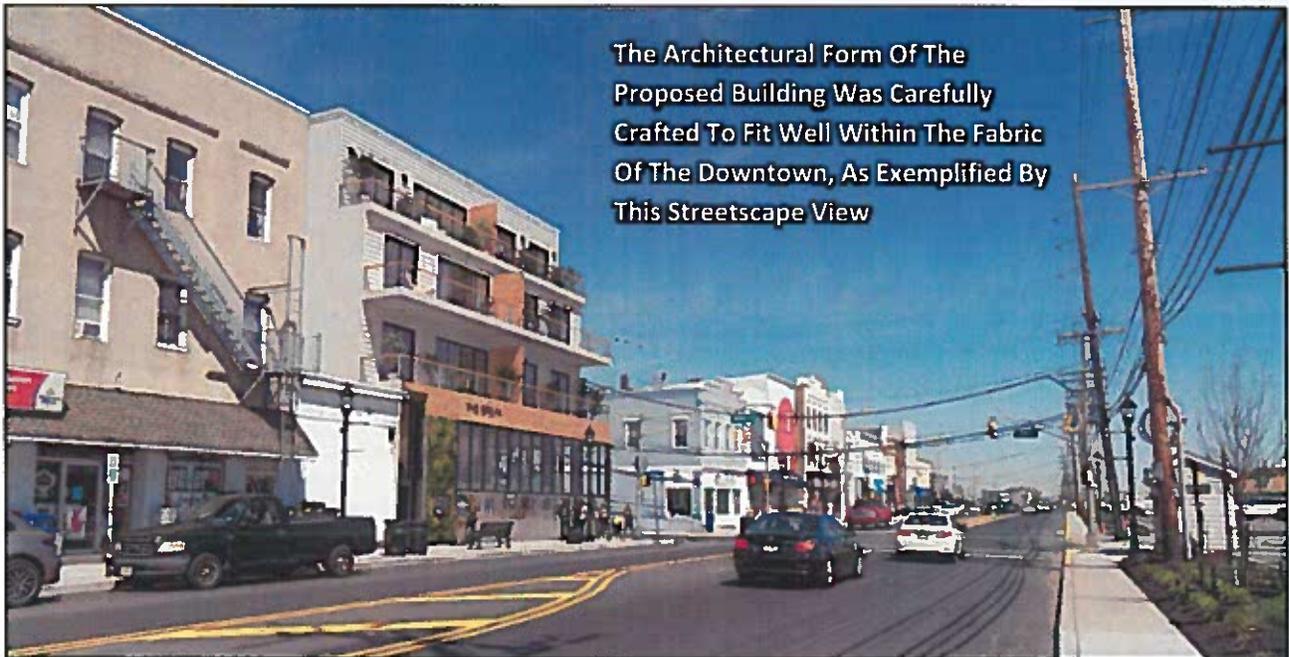


The Break at Sea Bright
Concept Calls For (6)
Condominiums Over A
Commercial Space Over
Ground Level Parking

The Break at Sea Bright – Planning Application



All Exterior Light Fixtures
Will Wash Down Only On
The Façade To Prevent
Light Pollution



The Architectural Form Of The
Proposed Building Was Carefully
Crafted To Fit Well Within The Fabric
Of The Downtown, As Exemplified By
This Streetscape View

The Break at Sea Bright – Planning Application

Zoning Denial

Prerequisite Deliverable for Planning Application

The Zoning Denial received on Sept 9, 2020 is included on the following page.

BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2020-052
 Fee \$25

Instructions:

1. All applications must be accompanied by a property survey showing the location, size of all structures, and all setbacks to property lines.
2. Preliminary drawings must be provided indicating all existing and proposed floor elevations.
3. Commercial applications must indicate scope of business and include all activities that will be part of the existing or proposed business.

OWNER / APPLICANT:

Name THE BREAK AT SEA BRIGHT LLC
 Address 305 BOND STREET 3RD FL. ASBURY PARK NJ 07712
 Telephone (Home) _____ (Cell) 732-804-0902
 Email: Tripbrooks@gmail.com Date: 9/1/20 Fee \$25 Check _____ Cash

LOCATION OF THE WORK:

Block 15 Lot(s) 3 Zone B1 Address 1080

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): MIXED USE.

Parking level - Retail level - 6 condominiums ABOVE.
We are aware of the need for variances in our plan.

CHECK ONE: New Addition _____ Alteration _____ Repair _____

Signature: Tripbrooks Date: 9/1/2020

For Borough Use Only:

Determination: APPROVED _____ *(see note below) DENIED

***NOTE: IF YOU CHANGE YOUR PLANS IN ANY WAY BETWEEN THIS APPROVAL AND SEEKING BUILDING PERMITS, YOU MUST APPLY FOR A REVISED ZONING APPROVAL. IT IS YOUR RESPONSIBILITY TO INFORM US OF ANY CHANGES TO YOUR PLANS.**

PRELIMINARY FLOOD REVIEW: _____ Check if N/A

FIRM Advisory Flood Zone AE Advisory BFE 8 Sea Bright Required BFE 11 ~~*~~ Proposed BFE 10

LAND USE REVIEW:

Ordinance Section _____ Allowed/Required _____ Existing _____ Proposed _____ Variance _____

170-50.C - See attached bulk schedule
"D" Use Variance req'd - Exceeds 10% over max. height
170-3.13 - Site Plan approval req'd for site developments
(1)(b)
 *NOTE! Min BFE must be 11 for this location. Please revise

M. Tangolis Zoning Officer 9/19/20

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. 130-50.C

Borough of Sea Bright, NJ

B-1 ZONE

Block: 15 Lot: 3 Address: 1080 Ocean Ave

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	3,000	4674.78	4674.78	
Min. Lot Width (ft.)	50	55	55	
Min. Lot Depth (ft.)	60	85	85	
Min. Front Yard (ft.)	0/West 25/East	—	0.25	
Min. Each Side Yard (ft.)	0	—	0/0.56	
Min. Both Side Yards (ft.)	0	—	0.56	
Min. Rear Yard (ft.)	15	—	0.25	Variance
Max. Building Height (ft.)*	42 (3 stories)	—	52.5 (4 st.)	*Variance
Max. Building Coverage (%)	50	—	97	Variance
Max. Lot Coverage (%)	75	—	97	Variance

* Max. height shall be reduced by the percentage lot is undersized in width as per Sec. 130-50.A.(5). Max. height shall be raised to 38 ft. or 42 ft. to comply with current flood regulations as per Sec. 130-47 Flood Damage Prevention Ordinance.

** Front setback to be consistent with homes on same side of street on same block. Applicant will provide setbacks from surveyor shot from street to arrive at average. In no case will setback be permitted less than 5 ft.

NOTES:

* "D" Use Variance Reg'd for height - exceeds 10% over required max.

9/9/20 MT
Date of Review Initials

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION

1099 Ocean Avenue Sea Bright, New Jersey 07760
732-842-0099 ext. 123

The application with supporting documentation must be filed with the office of the Planning Board Secretary and must be delivered for review at least ten (10) days prior to the meeting at which the application is to be considered.

NOTE: All plans must be folded. Any rolled plans will not be accepted.

To be completed by Municipal staff only.

Date Filed _____ Application No. _____

Application Fees _____ Escrow Deposit _____

Reviewed for Completeness _____ Hearing _____

1. SUBJECT PROPERTY

Location: 1080 Ocean Avenue, Sea Bright, NJ 07760
Block 15 Lot 3
Dimensions: Frontage 55' Depth 85' Total Area 4,674.76 SF
Zoning District: B-1 Central Business

2. APPLICANT

Name: The Break at Sea Bright LLC
Address: 305 Bond Street #301, Asbury Park, NJ 07712
Telephone Number: (732) 877-9250
Applicant is a: Corporation Partnership Individual

3. DISCLOSURE STATEMENT: Pursuant to J.J.S. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership, applicant must be disclosed. In accordance with N.J.S. 40:55D4-8.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.) SEE BELOW

4. If owner is other than the applicant, provide the following information on the Owner(s).

Owner's Name: N/A - Owner Is The Applicant

Disclosure Statement - 10%+ Ownership (Name - Address):
Fuller 'Trip' Brooks - 48 Clover Hill Ln, Colts Neck, NJ 07722
Luke Rudowsky - 600 Cookman Ave #3, Asbury Park, NJ 07712
Joe Caiola - 12 Pal Dr, Ocean Township, NJ 07712
Matt Brady - 127 Rumson Road, Rumson, NJ 07760
Shaun Loughrey - 508 Cookman #2B, Asbury Park, NJ 07712
Kevin Hudy - 701 N Fort Lauderdale Bch Blvd PH 1602, Fort Lauderdale, FL 33304

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies)

No _____ Proposed N/A

Note: All deed restrictions, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present the use of the premises:

6. Applicant's Attorney: Kevin E. Kennedy, Esq. (kkennedy@kevinkennedylaw.net)

Address: 165 Highway 35, Red Bank, NJ 07701

Telephone Number (732) 936-1099 FAX Number (732) 936-1960

7. Applicant's Engineer: Walter Joseph Hopkin, PE, PP, CME, WJH Engineering

Address: 257 Monmouth Rd, Bldg A, Suite 7, Oakhurst, NJ 07755

Telephone Number (732) 223-1313 FAX Number N/A

8. Applicant's Planning Consultant: Same As Engineer, See Above

Address: N/A

Telephone Number N/A FAX Number N/A

9. Applicant's Traffic Engineer: N/A Due To Small Size Of Project

Address: _____

Telephone Number _____ FAX Number _____

10. List any other Expert(s) who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary).

Name: Daniel Condatore, RA, MODE Architects

Field of Expertise: Architecture

Address 619 Lake Ave, 3rd Flr, Asbury Park, NJ 07712

Telephone Number (732) 800-1958 FAX N/A

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

N/A **PLOT PLAN or VARIANCE PLAN APPROVAL**

N/A **SUBDIVISION**

_____ Minor Subdivision Approval

_____ Subdivision Approval (Preliminary)

_____ Subdivision Approval (Final)

Number of lots to be created _____ (including remainder lot)

Number of proposed dwelling units _____ (if Applicable)

SITE PLAN:

- Minor Site Plan Approval
- Preliminary Site Plan Approval w/ Variances
- Final Site Plan Approval w/ Variances
- Amendment or Revision to an Approval Site
- Plan Area to be disturbed (square feet)
- Total number of proposed dwelling units
- Request for Waiver from Site Plan Review and Approval
- Request for Variance Approval

Reason for request:

'The Break at Sea Bright' is a 6-unit residential over commercial mixed-use project that was originally envisioned to be part of Sea Bright's Downtown Redevelopment Plan. Due to inactivity surrounding the other lots, our team is no longer driving the

- Informal Review
- Appeal decision of an Administrative Officer (N.J.S.A 40:55D-70A)
- Map or Ordinance Interpretation of Special Question (N.J.S.A.40:55D-70b)
- Variance Relief (hardship) (N.J.S. A. 40:55D-70c (1))
- Variance Relief (substantial benefit) (N.J.SA.40:55D-70c (2))
- Variance Relief (use) (N.J.S 40:55D-70d)
- Conditional Use Approval (N.J.S 40:55D-67)
- Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin. (N.J.S 40:55D-334)
- Direct issuance of a permit for a lot lacking street frontage (N.J.S 40:55D-35)

12. Section(s) of Ordinance from which a variance is requested CH 130 Attachment 1

13. Waivers requested of development standards and/or submission requirements:(attach additional pages as needed)

Due to the relatively small scale of this project, we received preliminary approval from the Borough engineer to simply submit our ESA Phase 1 in lieu of a full Environmental Impact Statement.

14. Attach a copy of the Notice to Appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least **10 days prior** to the date scheduled by the Administrative Officer for the hearing. An Affidavit of Service on all property owners and Proof of Publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises including the proposed use of the premises: (attach pages as needed)

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose a well and septic system? No

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? N/A

20. Are any off-tract improvements required or proposed? No

21. Is the subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A

23. Other approvals, which may be required, and date plans submitted:

MARK THE FOLLOWING WITH A YES OR NO AND DATES OF THE PLANS SUBMITTED

NE Regional Sewer Auth	<u>No</u>
Monmouth County Board Of Health	<u>No</u>
Monmouth County Planning Board	<u>Yes - 10/1/2020</u>
Freehold Soil Conservation District.	<u>No - under 5,000 SF</u>
NJ DEP	<u>No</u>
Sewer Extension Permit	<u>No</u>
Sanitary Sewer Connection Permit	<u>No</u>
Stream Encroachment Permit	<u>No</u>
Waterfront Development Permit	<u>No</u>
Wetlands Permit	<u>No</u>
Tidal Wetlands Permit	<u>No</u>
Potable Water Constr. Permit	<u>No</u>
NJ Department of Transportation	<u>No</u>
Public Service Electric & Gas	<u>No</u>
Other	<u></u>

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. (To be provided by attorney)

25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid. N/A

Note: It is the responsibility of the Applicant to mail or deliver copies of the Application form and all supporting documents to the Board Secretary, Borough Engineer and Board Attorney for their review. Documentation must be at least ten (10) days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of those required to receive documents is attached to the application form.

26. The Applicant hereby requests that copies of the reports of the Borough Engineer and Board Attorney reviewing the application be provided to the following of the applicant's professionals.

Applicant's Professional Report Requested

Attorney Kevin E. Kennedy, Esq.
Address: 165 Highway 35, Red Bank, NJ 07701

Phone Number: (732) 936-1099
Fax Number: (732) 936-1960

Engineer: Walter Joseph Hopkin, PE, PP, CME - WJH Engineering
Address: 257 Monmouth Rd, Bldg A, Suite 7
Oakhurst, NJ 07755

Phone Number: (732) 223-1313
Fax Number: N/A

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Application and that I am authorized to sign. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this 2nd day of October, 2020

A Notary Public of NJ Owner
My Commission Expires: 12/7/21

JOHN LENTINI
Notary Public, State of New Jersey
My Commission Expires
December 07, 2021



I understand that the sum of \$ _____ has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of SeaBright, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials.

Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required amount and shall add that sum to the escrow account within fifteen (15) days.

Date: 10/2/2020 Applicant: [Signature]

SITE PLAN - PRELIMINARY

**BOROUGH OF SEA BRIGHT
PLANNING/ZONING BOARD**

Application No. _____ Date _____
Application Name The Break at Sea Bright
Application Address 305 Bond Street #301, Asbury Park, NJ 07712
Property Address 1080 Ocean Ave, Sea Bright, NJ 07760
Lot 3 Block 15

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by applicant (C=complete, N=Not complete, NA=not-applicable)

- C 1. Seventeen copies of completed application and check list, signed, dated and notarized plus one marked "FOR PUBLIC INSPECTION"
- C 2. Seventeen sets of site plan signed, dated and notarized, with must have raised seal, also Show Base Flood Elevation plus one marked "FOR PUBLIC INSPECTION"
- C 3. Survey. Must indicate mean high waterline, if pertinent to application
- C 4. Checks payable to the Borough of Sea Bright (W-9 Escrow Account)
- C 5. Certified list of property owners within 200 feet
- C 6. Completed Notice of Hearing (To be performed)
- C 7. Affidavit of Mailing or service
- C 8. Certification that taxes and sewer utility charges are paid to date
- C 9. Photograph of property/dwelling as it currently exists
- N/A 10. Application for Municipal and/or State Wetlands Permit
- N/A 11. Description of off-tract improvements and cost estimates
- C 12. Letter from utility companies
- N/A 13. Environmental Impact Statement
- C 14. Certificate of owner authorizing submission
- C 15. Proof of Application to Monmouth County
- N/A 16. Proof of application to NJDOT
- C 17. Description of proposed operation
- C 18. Required escrow fees
- C 19. Request for any variances
- N/A 20. Application for CAFRA
- N/A 21. Application for Floodplain Encroachment Permit
- N/A 22. Application for Stream Encroachment Permit

After the application is deemed complete then the Board Secretary will provide you with a hearing date so you may notice property owners. Certified mail receipts are to be provided at least 7 days prior to hearing date.

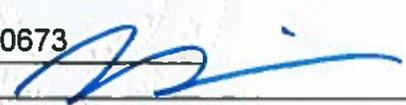
I certify the above information is accurate and complete.

DATED: 10/1/20

NAME: Walter Joseph Hopkin, PE, PP, CME - WJH Engineering

SEAL:

LICENSE NO. 40673

SIGNATURE 

SITE PLAN - FINAL

Application No. _____ Date _____
Application Name The Break at Sea Bright
Application Address 305 Bond Street #301, Asbury Park, NJ 07712
Property Address 1080 Ocean Ave, Sea Bright, NJ 07760
Lot 3 Block 15

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

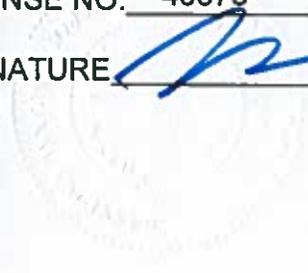
To be completed by Applicant (C: complete; N: not complete; NA: non-applicable)

- C 1. 17 copies of the application and plat plus one marked "FOR PUBLIC INSPECTION"
- C 2. All Federal, State and County approvals or proof of application
- C 3. Proof of provision of utility services
- C 4. Required application fees (W-9 required for Escrow)
- N/A 5. Description of Off-Tract Improvements and cost estimate
- C 6. Consent of owner to application
- C 7. Statement that final Site Plan follows exactly the Preliminary Site Plan in regard to all details or Statement setting forth all material changes

I certify the above information is accurate and complete.

DATED: 10/1/20
NAME: Walter Joseph Hopkin, PE, PP, CME - WJH Engineering
SEAL: _____
LICENSE NO. 40673

SIGNATURE 



FOR MUNICIPAL USE ONLY

Application submitted on _____

Application reviewed/declared complete on _____

Application reviewed/declared incomplete on: _____

Reason for incomplete Application _____

Application to be heard on: _____

Updated 04/27/2020



October 2, 2020

Monmouth County Planning Board
Hall of Records Annex
One East Main St.
Freehold, NJ 07728-1255

**RE: Site Plan Application- The Break at Sea Bright, LLC
Block 15, Lot 3, Borough of Sea Bright, NJ**

To Whom It May Concern:

Enclosed please find the following:

- ✓ 2 copies of our Site Plans, dated 10/1/2020.
- ✓ 1 copy of your Application Form.
- ✓ A check representing your fees.

This project consists of the construction of a mixed-use retail/condominium building located on a 4,675± lot that does not front on a County Road. We are therefore requesting a "Letter of No Interest".

If you should have any further questions, or require additional information, please feel free to call.

Sincerely,
WJH ENGINEERING

A handwritten signature in black ink, appearing to read 'W. Hopkin', with a long horizontal line extending to the right.

Walter Joseph Hopkin, PE, PP, CME



**THE BREAK
AT SEA BRIGHT**



CERT. OF AUTH. NO. 24GA28117300

257 MONMOUTH ROAD,
BLDG. A, STE. 7,
OAKHURST, NJ 07755
PHONE - 732-223-1313

WWW.WJHENGINEERING.COM

PHOTO
EXHIBIT
1

LOT 3 BLOCK 15
1080 OCEAN AVENUE
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY

SCALE:
NONE

DATE:
10/1/20

JOB NUMBER:
19181



**THE BREAK
AT SEA BRIGHT**

PHOTO
EXHIBIT
2

LOT 3 BLOCK 15
1080 OCEAN AVENUE
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY



CERT. OF AUTH. NO. 24GA28117300

257 MONMOUTH ROAD,
BLDG. A, STE. 7,
OAKHURST, NJ 07755
PHONE - 732-223-1313

WWW.WJHENGINEERING.COM

SCALE:
NONE

DATE:
10/1/20

JOB NUMBER:
19181