

**APPROVED MINUTES
MEETING OF THE SEA BRIGHT PLANNING/ZONING BOARD
TUESDAY, OCTOBER 12, 2021**

ADMINISTRATIVE MATTERS

Call to Order

Chairman Cunningham called the meeting to order at 7:30 p.m. and asked those present to join him in the Pledge of Allegiance.

Chairman's Opening 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, provided adequate notice of the time, date, and location of this meeting to the Asbury Park Press and Link News on January 19, 2021, 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.

Attendance Roll Call

Present: Bills, Cashmore, Cunningham, DeGiulio, DeSio, Gorman, Leckstein, Schwartz

Not Present: Kelly

Also in attendance:

Board Attorney Monica C. Kowalski, Esq. and Board Secretary Candace B. Mitchell

BOARD BUSINESS

Approval of 9/14/21 Meeting Minutes

Board member Elizabeth DeGiulio offered a motion to approve the minutes, with a second offered by Board member Peggy Bills. The motion was adopted on the following roll call vote of eligible members:

Ayes: Bills, Cunningham, DeGiulio, DeSio, Gorman, Schwartz

Nays: none

Memorialization of Resolution

Application No. 2021-12

Cheryl Harris

326 Ocean Ave., Bl. 30, L. 40.02

Bulk variance relief to install a pool in the front yard

Board member Marc A. Leckstein, Esq. offered a motion to approve the application, with a second offered by Board member Elizabeth DeGiulio. The motion was carried upon the following roll call vote:

Ayes: Bills, Cashmore, Cunningham, DeGiulio, DeSio, Gorman, Leckstein, Schwartz

Nays: none

Memorialization of Resolution

Application No. 2021-13

552 Ocean Avenue, LLC.

552 Ocean Avenue, Bl. 28, L. 2

Bulk and use variance relief to raise existing single-family home and construct an addition to the second floor, a new attic, a pool, and a rear deck

Board member Stephen Cashmore offered a motion to approve the application, with a second offered by Board member Elizabeth DeGiulio. The motion was carried upon the following roll call vote:

Ayes: Bills, Cashmore, Cunningham, DeGiulio, DeSio, Gorman, Schwartz

Nayes: none

Application No. 2021-14

Martin Phan

164 Ocean Avenue, Bl. 33, L. 20.01

Amended Site Plan Approval

The Board accepted jurisdiction in this matter, and, due to a deficiency in the applicant's notice, the matter will be carried to the meeting of 10/26/21. A public announcement was made to anyone present that the application is carried to 10/26/21 with no further notice.

Application No. 2021-10 (requested to be rescheduled from 9/14/21 to 10/12/21)

Beachfront Joe, LLC.

1084 Ocean Avenue, Bl. 15, L. 2

Preliminary and final site plan; bulk variance approval to construct a mixed- use building

The applicant discovered a deficiency in the noticing and requested the matter be rescheduled to a date to be determined. The Board did not take jurisdiction, and the applicant will re-notice.

CLOSING ITEMS

Meeting Announcement

There being no other public business before the Board, the Chairman announced the next regular meeting of the Planning/Zoning Board is scheduled for October 26, 2021 at 7:30 p.m. The meeting will be held in person in the Mayor Dina Long Community Room at 1097 Ocean Avenue.

Adjournment

The meeting was adjourned at 7:50 p.m. on a motion offered by Councilman Leckstein, a second offered by Vice Chair DeSio, and approval upon a unanimous voice vote by the Board members.


Respectfully submitted,
Candace B. Mitchell, Board Secretary