

February 25, 2021

Addendum to Land Development Application

1485 Ocean Avenue Realty, LLC

Application for Amended Preliminary & Final Major Site Plan Approval, Bulk Variance Relief

- I. Applicant and Owner Authorization.
- II. Ownership Disclosure Form (N.J.S.A. 40:55D-48.1 & 48.2).
- III. Application Narrative.
 - a. Request for Variance Relief (N.J.S.A. 40:55D-70(c)(2))
 - b. Request for Checklist Item Submission Waivers.

I. Applicant and Owner Authorization.


Owner & Applicant: 1485 Ocean Avenue Realty, LLC
 Attn: William E. Stavola, Member
 1485 Ocean Avenue
 Sea Bright, NJ 07760

Affidavit of Ownership

State of New Jersey :
 : ss.
 County of Monmouth :

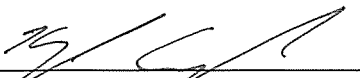
William E. Stavola, of full age, being duly sworn according to law, on oath deposes and says, that:

- (i) the deponent is a trustee of the William E. Stavola 2011 Trust, which is a member of 1485 Ocean Avenue Realty, LLC, the limited liability company named herein (the "Company"), and that he is authorized to sign on behalf of the Company; and
- (ii) the Company is the owner in fee simple of all that certain land situate, lying, and being in the Borough of Sea Bright, County of Monmouth, State of New Jersey, known as 1485 Ocean Avenue and designated on the Borough tax map as Block 4, Lot 5; and
- (iii) the Company does hereby authorize the filing of the within application.



William E. Stavola

Sworn and subscribed to me this 25th day of February, 2021


 Notary Public

Kyle J. Campanile
 Attorney at Law
 of the
 State of New Jersey

February 25, 2021

II. Ownership Disclosure Form (N.J.S.A. 40:55D-48.1 & 48.2).

DISCLOSURE OF OWNERSHIP INTEREST
Applicant: 1485 Ocean Avenue Realty, LLC
N.J.S.A. 40:55D-48.1 & 48.2

All owners owning at least 10% or greater stock or membership interest in the applicant:

1485 Ocean Avenue Realty, LLC	
Michael J. Stavola 2011 Trust	16.66%
Robert J. Stavola 2011 Trust	16.66%
William E. Stavola 2011 Trust	16.66%
Jesse D. Stavola 2011 Trust	16.66%
Sharon M. Stavola 2011 Trust	16.66%
Joseph M. Stavola 2011 Trust	16.66%

1485 Ocean Avenue Realty, LLC

By: William E. Stavola 2011 Trust, its Member



William E. Stavola, Trustee

III. Application Narrative.

- a. **Request for Variance Relief (N.J.S.A. 40:55D-70(c)(2))**
- b. **Request for Checklist Item Submission Waivers.**

1485 Ocean Avenue Realty, LLC (the “Applicant”) is requesting from the Sea Bright Unified Land Use Board (the “Board”) Amended Preliminary and Final Site Plan Approval and Bulk “C(2)” Variance Relief to permit an accessory structure, an approximately 2,793 s.f. tiki bar with surrounding wooden deck area at the site known as 1485 Ocean Avenue, Sea Bright, NJ 07760 and designated as Block 4, Lot 5 on the Borough of Sea Bright Tax Map (the “Property”). The Property is currently operational as a private beach and cabana club, with ancillary and typical site improvements, all of which were previously approved by the Board.

As detailed in the January 20, 2021 Zoning Denial issued by Mary Tangolics, Borough Zoning Officer, a copy of which is enclosed with this application submission, the tiki bar and deck area for which the Applicant now seeks approval appear to have been previously approved or permitted as seasonal structures that were destroyed, along with other portions of the Property, by Hurricane Sandy in Fall 2012. As reconstructed (and as they presently exist), such structures encompass a larger area than did the previously-approved seasonal structures, and exceed the maximum size of accessory structures as permitted by the Borough Ordinance. Specifically, Section 130-49.D(1)(d) of the Borough Land Use Ordinance provides that an accessory structure may not exceed 500 s.f.; the tiki bar and deck for which the Applicant now seeks approval total approximately 2,793 s.f..

Accordingly, the Applicant is requesting bulk “c” variance relief pursuant to N.J.S.A. 40:55D-70(c)(2) to permit the accessory structure area exceedance, along with amended preliminary and final site plan approval to permit the tiki bar and deck area as they exist, to the extent that same deviate from the previously approved site plan. In addition to the foregoing, the Applicant will seek from the Board, such other variance relief, design waiver relief, exceptions, approvals, authorizations, or the like as determined to be necessary by the Board or its consultants during the course of the Board’s deliberations on this matter.

Additionally, please note that this Application Addendum, Section III is intended to be responsive to paragraphs 13 and 15 of the Application; items 6, 7, 11, 12, 13, 21, and 22 of the preliminary site plan Application Checklist (“PC”); and items 3 and 5 of the final site plan Application Checklist (“FC”). Specifically, the Applicant requests submission waivers for:

- i. Items PC6-7 as the legal notice will be provided to the Board, published in the Borough’s newspaper of general circulation, and served upon owners of property located within 200’ of the Property once the application has been deemed complete and scheduled for a public hearing.
- ii. Items PC11 and FC5 as no off-site improvements are proposed for this application.
- iii. Items PC12 and FC3 as existing utilities are not impacted and no new utilities are proposed in connection with this application.
- iv. Items PC13, 21 & 22 as same are not applicable. See enclosed CAFRA permit.

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