

GIORDANO, HALLERAN & CIESLA, P.C.

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Client/Matter No. 17406-0006

February 26, 2021

VIA HAND DELIVERY & EMAIL

Ms. Candace B. Mitchell (cmitchell@seabrightnj.org)
Board Secretary, Unified Planning Board
Borough of Sea Bright
1167 Ocean Avenue
Sea Bright, NJ 07760

**Re: Application for Amended Site Plan Approval & Variance Relief
1485 Ocean Avenue Realty, LLC
Lot 5 in Block 4 a/k/a 1485 Ocean Avenue, Sea Bright, NJ 07760**

Dear Ms. Mitchell:

This firm represents the Applicant, 1485 Ocean Avenue Realty, LLC, owner of the above-referenced property and applicant in the referenced matter. The applicant seeks amended major site plan approval and bulk "c" variance relief to permit an existing tiki bar structure with ancillary deck area at the referenced property.

In support of this Application, enclosed please find eighteen (18) copies of the following:

1. Application with all applicable checklists complete.
2. Application Addendum dated February 25, 2021 (includes Owner's Affidavit & Authorization, Ownership Disclosure Statement, statement of request for variance relief and for submission waivers, narrative description of application).
3. Completed Form W-9 for the applicant entity.
4. Tax certification request dated February 11, 2021.
5. Tax Assessor's 200' property owner's list, dated February 22, 2021.
6. Site photographs depicting existing conditions.

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7. Zoning Denial issued by the Borough Zoning Officer dated January 20, 2021, consisting of thirteen (13) pages.
8. CAFRA Permit no. 1343-01-1003.1 LUP190001 dated July 29, 2020.
9. Signed and sealed sets of the "Amended Preliminary & Final Site Plan" prepared by Walter J. Hopkin, P.E. of WJH Engineering, LLC, dated February 22, 2021 and consisting of two (2) sheets.
10. Signed and sealed sets of "Boundary and Topographic Survey" prepared by Colliers Engineering & Design (formerly known as Maser Consulting, PA) dated March 18, 2019 and revised through July 10, 2020.

Also enclosed are six (6) checks in the following amounts:

- i. \$400.00 (fee – variance);
- ii. \$1,000.00 (escrow – variance);
- iii. \$350.00 (fee – amended preliminary site plan);
- iv. \$2,000.00 (escrow – amended preliminary site plan);
- v. \$350.00 (fee – amended final site plan); and
- vi. \$2,000.00 (escrow – amended final site plan).

Please review the Application submission and advise if any additional information is required in order to be deemed complete and be heard by the Board. Please also sign where indicated on the following page and return a signed copy to my attention. Do not hesitate to contact me should you have any questions or concerns. Thank you very much.

Very truly yours,



KYLE J. CAMPANILE

KJC/kjc

Encls.

Via Email w/ Encls.

cc: 1485 Ocean Avenue Realty, LLC
Michael A. Bruno, Esq. – mbruno@ghclaw.com
Steven M. Dalton, Esq. – sdalton@ghclaw.com

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Walter J. Hopkin, P.E. – whopkin@wjhengineering.com
Kevin Baccaro, EIT – kbaccaro@wjhengineering.com

As of this ____ day of February 2021 the undersigned hereby acknowledges receipt of the within application materials submitted to the Borough of Sea Bright Unified Planning Board by 1485 Ocean Avenue Realty, LLC.

Signature: _____

Print Name:

Docs #4892919-v1

DRAFT