

**BOROUGH OF SEA BRIGHT**  
 1099 Ocean Avenue, Sea Bright, NJ 07760  
 (732) 842-0099 x 128  
**APPLICATION FOR A ZONING PERMIT - Z** 2020-072  
**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 Sea Horse LLC **DRIFTWOOD CADANA**  
 Address 1485 Ocean Ave Sea Bright NJ 07760  
 Telephone (Home) 732-842-2273 (Cell) 352-572-5056  
 Email: William Stavola @ gmail.com Date: 11/17/20 Fee \$25  Check  Cash

**LOCATION OF THE WORK:**

Block 4 Lot(s) 5 Zone B3 Address 1485 Ocean Ave Sea Bright, NJ

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Structure reinforcing

(3) new Helical piers, pile caps, wood framing and bracing Hardware per KSI engineering for an existing tilt bar structure, removal of windows & side walls *\* see attached Able*

CHECK ONE: New  Addition  Alteration  Repair

Signature: [Signature] Date: 11/17/20

*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  Advisory BFE  Sea Bright Required BFE  Proposed BFE

**LAND USE REVIEW:**

Ordinance Section 130-3.B(1)(c) Allowed/Required Site Plan req'd for construction commercial site Existing 886 sq. ft - Variance Reg'd Proposed Proposed Variance Reg'd

130-49.D(1)(d) Accessory bldg may not exceed 500 sq. ft

Note: Applicant should submit attached supporting documentation as part of Planning Bd application

Mary Tangherlin  
Bor. officer 1/20/21

*From The Desk of*

MARY TANGOLICS  
Zoning Officer/Floodplain Manager  
Borough of Sea Bright



1/20/21

Note: This application is for the construction of new timber and temporary deck as shown on plans. This structure and deck already exist but proper permits were not issued (see attached emails). Site plan review is required and variance for accessory structure size.















**STATEMENT OF AUTHORIZED IMPACTS:**


The authorized activities allow for the permittee to undertake impacts to regulated areas as described herein. Additional impacts to regulated areas without prior Department approval shall constitute a violation of the rules under which this document is issued and may subject the permittee and/or property owner to enforcement action, pursuant to N.J.A.C. 7:7-2.1.

**PRE-CONSTRUCTION CONDITIONS:**

1. Within 90 days, and prior to site preparation or construction, the permittee shall remove the windows and walls from the food concession stand, as shown on the approved plans.

**SPECIAL CONDITIONS:**

1. This permit does not authorize the construction of permanent windows or walls on the food concession stand or the deck areas, including adjacent to the awning.

 2. The decision to grant this permit did not include a structural review of the proposed activities with regard to the International Building Code; nor did it include a comparative review of any local flood ordinances which may apply. As such, the proposed structure/s may not fully comply with the provisions of the International Building Code or meet the requirements of the appropriate local flood ordinances. Consequently, the construction official for the municipality in which this project is located may reserve the right to modify the design of, or deny the erection of those structures which do not meet the appropriate flood ordinances or construction codes which are within local jurisdiction.

3. All excavated material and construction debris shall be disposed of in a lawful manner. The material shall be placed outside of any flood hazard area, riparian zone, regulated water, freshwater/coastal wetlands and adjacent transition area, and in such a way as to not interfere with the positive drainage of the receiving area.

4. For the purposes of this permit, the Department has determined that this project is not a Major Development as defined in the Stormwater Management rules at N.J.A.C. 7:8-1.2. Therefore, the Department did not review the proposed project for compliance with these rules.

5. The permittee shall adhere to the provisions of the *Sea Bright Borough Beach Management Plan For the Protection of Federally & State-Listed Species* (dated September 2015 or most current version adopted by the Borough and created in coordination with the United State Department of the Interior Fish & Wildlife Service New Jersey Field Office and the New Jersey Department of Environmental Protection Division of Fish and Wildlife Endangered and Nongame Species Program) as applicable.

6. If activity of rare beach-nesting shorebird species (i.e. State- or federally-listed threatened or endangered species, or migratory shorebird species of special concern) or Seabeach Amaranth is discovered at or near the permitted limit of disturbance, work and/or recreational use of the area shall cease until the permittee has coordinated with, and guidance on habitat management practices can be issued by the NJ Department of Environmental Protection and, potentially, the US Fish & Wildlife Service. Please note that this coordination may result in the need for the permittee's adherence to provisions as necessary to protect this sensitive habitat (e.g., seasonal restriction on regulated activities).

## Zoning Application Z2020-072 Tiki Bar at Driftwood

Mary Tangolics <mtangolics@seabrightnj.org>

Tue 12/8/2020 7:03 PM

To: William Stavola <williamstavola@gmail.com>

Cc: Karen DiBerardino <kdiberardino@seabrightnj.org>; Tom Haege <thaege@seabrightnj.org>

📎 1 attachments (14 KB)

Sea Bright 1485 Ocean Ave Letter 10 2 2019.docx;

I have reviewed the zoning application for the above referenced property, and as per our previous conversations, I must deny this application. As explained in email letter dated 10/2/19 to Chris Zatorski (attached here), this tiki bar and deck has never received proper approvals here in Sea Bright. The submission of a CAFRA approval to us does not eliminate the need for you to seek and receive local zoning and building approvals (see "Special Conditions" #2 on CAFRA approval, which clearly states that the issuance of their permit does not impact the decision of the local building department to approve or deny the application).

The only time this structure was submitted to us for approval was back in 2012, at which time it was denied. Since we have a plan and photos of the structure at that time, we can clearly see that the structure that exists there today is not the same structure (ie: when rebuilt after Sandy, it was not built to the same size and footprint, it was enlarged).

At some point, we received a letter from a representative of yours indicated that you may have in your files an approval from us for this structure. If that is the case, please submit that to us and we will certainly review it and take it into consideration. However, we do not have that on file, so you will need to show us what approvals you received from the Sea Bright Building department specifically, not from CAFRA, that indicate this current structure has been approved.

If no such approval exists, and the only thing we have is a denial, then we must assume that this structure was constructed without proper permits. As such, you must apply not for the removal of windows and structural changes, but for the actual structure itself. This will then have to go to the Planning Board for approval, as it is larger than permitted and would have to be denied by zoning.

I'm sorry for any confusion, but the attached letter should clearly explain the history and why this is an issue. I sent this to you also back on Nov. 5 for your review in case you had not seen this correspondence. No one ever replied to this letter so I have not been able to assist in moving this project forward.

Please let me know if you have any additional questions or can provide us with the documents needed to approve this application. Otherwise, please submit a zoning

permit application for the current structure, so that the proper approvals can finally be put into place. Thank you,

Mary Tangolics, RA, PP, CFM  
Zoning Officer/Flood Plain Manager  
Borough of Sea Bright, NJ 07760  
732 842 0099 x28



**Re: Fw: 1485 Ocean Ave. Driftwood Beach Club**

Mary Tangolics <mtangolics@seabrightnj.org>

Wed 1/6/2021 11:28 AM

To: William Stavola <williamstavola@gmail.com>

Hello,

I have been holding your zoning application in anticipation of getting any additional information from you that would assist me in being able to approve your application (see prior emails and letters). To date I have not received any additional approvals or information requested.

At this point I will need to deny the application if you do not have any information you can provide to me. Your application would then need to go to the Planning Board for review. Please let me know right away if there is anything else you plan to provide, otherwise I will process the application as required. Thank you very much,

Mary Tangolics, RA, PP, CFM  
Zoning Officer/Flood Plain Manager  
Borough of Sea Bright, NJ 07760  
732 842 0099 x28

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**From:** William Stavola <williamstavola@gmail.com>  
**Sent:** Wednesday, November 18, 2020 9:38 AM  
**To:** Mary Tangolics <mtangolics@seabrightnj.org>  
**Cc:** Karen DiBerardino <kdiberardino@seabrightnj.org>  
**Subject:** Re: Fw: 1485 Ocean Ave. Driftwood Beach Club

Good morning

I just dropped off a package for you in the drop box just inside the door to your building.

Thanks Bill

On Tue, Nov 17, 2020 at 2:01 PM Mary Tangolics <mtangolics@seabrightnj.org> wrote:

As I mentioned in our phone call last week, we also need a zoning permit to be filled out for Sea Bright. You can access this online at [seabrightnj.org](http://seabrightnj.org). The other information you are providing is useful, but it cannot be used in place of our own zoning permit which needs to be reviewed separately. Thanks,

Mary Tangolics, RA, PP, CFM  
Zoning Officer/Flood Plain Manager  
Borough of Sea Bright, NJ 07760  
732 842 0099 x28

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**From:** William Stavola <williamstavola@gmail.com>  
**Sent:** Wednesday, November 11, 2020 2:12 PM  
**To:** Mary Tangolics <mtangolics@seabrightnj.org>

: Karen DiBerardino <[kdiberardino@seabrightnj.org](mailto:kdiberardino@seabrightnj.org)>

**Subject:** Re: Fw: 1485 Ocean Ave. Driftwood Beach Club

Good afternoon Mary. I will be dropping off our CAFRA permit which outlines the requirements to alter our tiki bar. In addition, I have a completed permit application from Woodward Construction which is for the work needed to comply with the State. I believe this is what you are looking for based on your last email.

Thank you,  
Bill Stavola

On Thu, Nov 5, 2020 at 11:59 AM Mary Tangolics <[mtangolics@seabrightnj.org](mailto:mtangolics@seabrightnj.org)> wrote:

Please see letter below, as we attempted to address issues with this tiki bar last October. As of now, as far as I know, none of these issues that we raised were ever addressed. I would need to see a plan of what is being proposed, what has been approved, what CAFRA is requiring, etc. in order to determine how to move forward with this project. Thanks,

Mary Tangolics, RA, PP, CFM  
Zoning Officer/Flood Plain Manager  
Borough of Sea Bright, NJ 07760  
732 842 0099 x28

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**From:** Mary Tangolics  
**Sent:** Wednesday, October 2, 2019 11:08 AM  
**To:** [zatorski.chris@gmail.com](mailto:zatorski.chris@gmail.com) <[zatorski.chris@gmail.com](mailto:zatorski.chris@gmail.com)>  
**Cc:** Karen DiBerardino <[kdiberardino@seabrightnj.org](mailto:kdiberardino@seabrightnj.org)>  
**Subject:** 1485 Ocean Ave. Driftwood Beach Club

Hello Chris,

I am in receipt of your letter regarding the zoning denial for the above referenced property. This explanation is probably best addressed to the owner, but since you are the contact person at this point, I will provide you with the explanation leading to this decision...

On 2/7/12 an application was submitted to zoning to enlarge the existing tiki bar, which was much smaller than the one presently on the site. This application was denied due to the size of the structure (Zoning permit #2012-002)

Later that year, Sandy hit and presumably the tiki bar was damaged or destroyed, I do not know.

On 1/8/14, an application was submitted to install glass windows on the tiki bar structure. The survey provided to me at that time, dated 3/18/10 represented the tiki bar to be as it has always been, same size and location as prior to Sandy. Using that survey and the applicants representation of the tiki bar, I approved the permit.



(there was no indication or representation that the bar had been rebuilt or expanded in any way. (Zoning permit #2014-003)

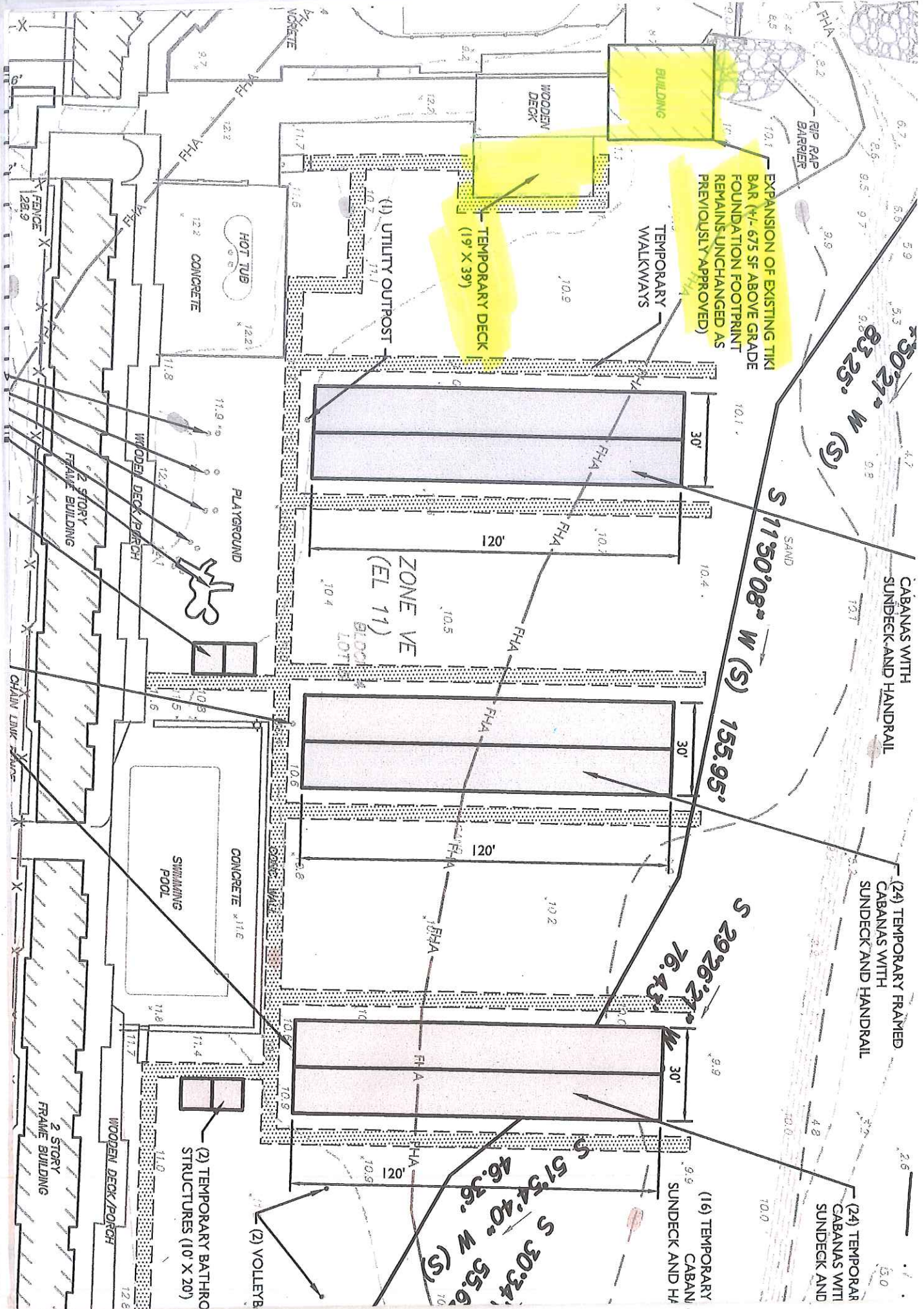
On 9/19/19, another application was submitted, this time to enclose an existing deck for expansion of seasonal use. The survey submitted at this time was a brand new survey, showing a completely different (much larger) tiki bar and large wooden deck to the west of it. We do not have any permits on file for the expanded tiki bar (only a denial for this), or for the wooden deck seeking to enclose.

At this point, I can only assume that at some point after Sandy, the application that was denied, was constructed, without permits. (we do not have any permits for the existing structure, only the denial that did not permit it) The tiki bar was not simply replaced with what was there prior to the storm, it was enlarged significantly and no permits were obtained. We also have no permits for the deck you are seeking to enclose.

If you have information/permits other than what we have here at the Borough that show something differently, please provide them to us and I will review. Otherwise I am sorry, but I have no choice but to have the Planning Board review this project. Let me know if you need anything further.

Thank you,

Mary Tangolics, RA, PP, CFM  
Zoning Officer/Flood Plain Manager  
Borough of Sea Bright, NJ 07760  
732 842 0099 x28



EXPANSION OF EXISTING TIKI BAR (+/- 675 SF ABOVE GRADE FOUNDATION FOOTPRINT REMAINS UNCHANGED AS PREVIOUSLY APPROVED)

TEMPORARY DECK (19' X 39')

TEMPORARY WALKWAYS

(1) UTILITY OUTPOST

ZONE VE (EL 11) BLDG LOT

SWIMMING POOL CONCRETE \*11.6

(2) TEMPORARY BATHRO STRUCTURES (10' X 20')

(2) VOLLEYTB

(16) TEMPORARY CABAN SUNDECK AND HA

(24) TEMPORARY FRAMED CABANAS WITH SUNDECK AND HANDRAIL

CABANAS WITH SUNDECK AND HANDRAIL

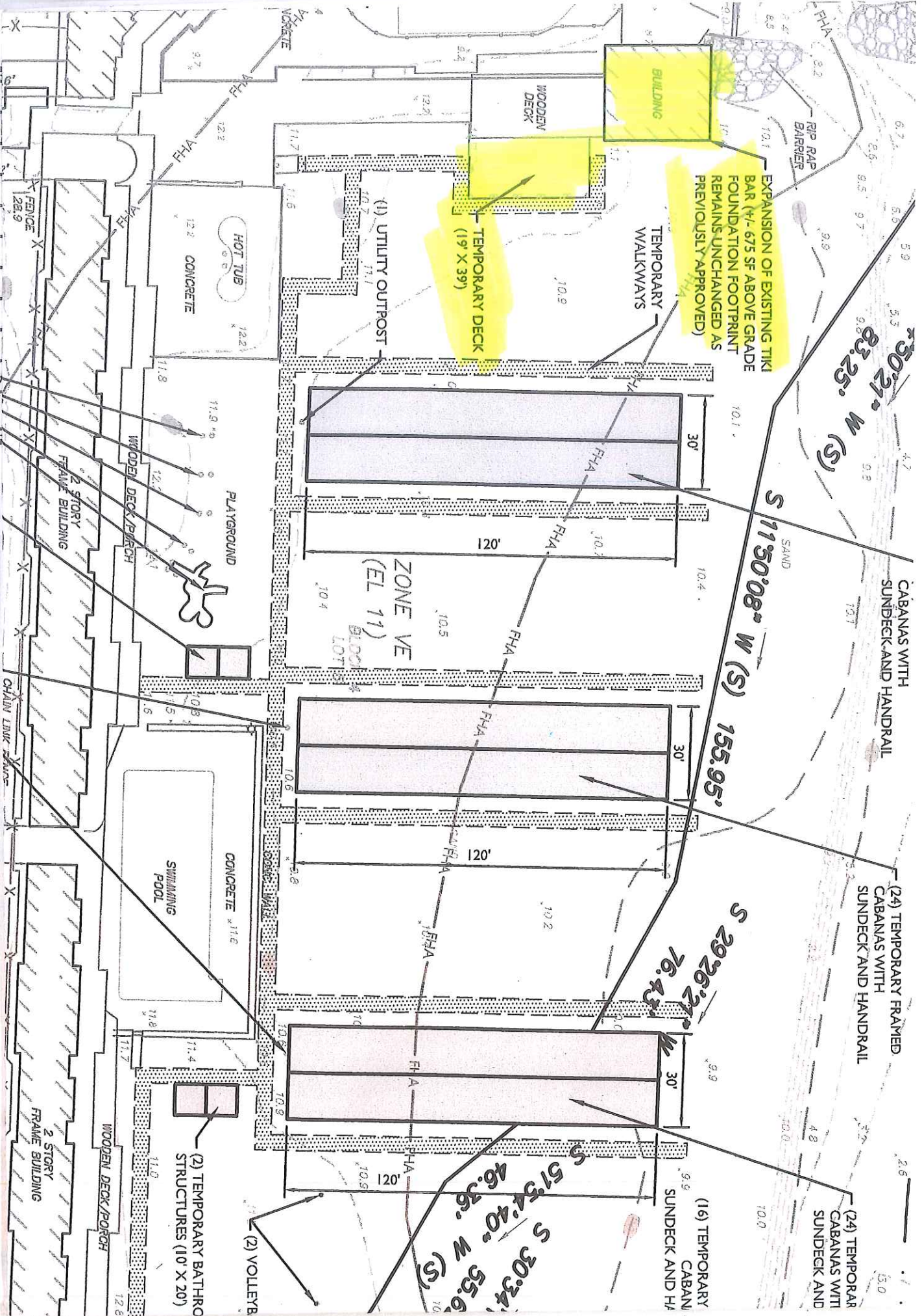
(24) TEMPORARY CABANAS WITH SUNDECK AND

S 11°50'08" W (S) 155.95'

S 29°26'27" W 76.43'

S 57°54'40" W (S) 46.35'  
S 30°34' 55.6'

S 30°21' W (S) 83.25'





5. AN INDIVIDUAL PERMIT PLAN FOR ROUTINE BEACH AND DUNE MAINTENANCE ACTIVITIES AS SPECIFICALLY NOTED ELSEWHERE HEREON.  
 6. PROPOSED TEMPORARY STRUCTURES SHOWN HEREON SHALL CONFORM TO THE APPROVED ZONING REQUIREMENTS.

7. AL OF (88) EIGHTY-EIGHT TEMPORARY FRAMED CABANAS ARE PROPOSED. THE DIMENSIONS TYPICAL FRAMED CABANA ARE 10' X 10' WITH A 10' X 5' DECK.

8. USED TEMPORARY/SEASONAL STRUCTURES INCLUDE UTILITY HOOK-UPS FOR WATER AND RIG.

9. ENCES, TABLES, CHAIRS, ETC. TO BE REMOVED PRIOR TO LARGE STORM EVENTS.

10. LET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF NUDEP REVIEW.

11. PLAN IS NOT A SURVEY.

12. IT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL TIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE ISIONS ARE SHOWN THERETO.

13. LET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS.

14. PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY RINDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. 3 CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES. PRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE MINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF MINANTS AFFECTING THE PROPERTY AND THE SURROUNDINGS. THE UNDERSIGNED ASSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

15. OWNER IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE Y DEVICES AND TRAINING REQUIRED.

16. JANT TO THE NEW JERSEY ONE CALL LAW, CONTRACTOR SHALL CALL 1-800-272-1000 OR 811 TO ANY EXCAVATION TO REQUEST A MARKOUT OF UNDERGROUND UTILITIES.

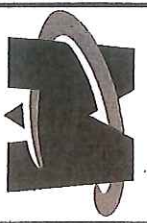
17. ACCESS WILL BE MAINTAINED IN ACCORDANCE WITH THE CONSENT JUDGEMENT BETWEEN DATE OF NEW JERSEY AND DRIFTWOOD BEACH CLUB, DATED JANUARY 13, 2010. (DOCKET NO. 06)

18. GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

**DRIFTWOOD  
CABANA CLUB**

**BLOCK 4  
LOT 5**

**BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY  
NEW JERSEY**



**RED BANK OFFICE**  
 Corporate Headquarters  
 331 Newnan Springs Road  
 Suite 203  
 Red Bank, NJ 07701  
 Phone: 732.383.1950  
 Fax: 732.383.1984

SCALE	DATE	DRAWN BY:	CHECKED BY:
AS SHOWN	5/1/19	MFS	DSS
PROJECT NUMBER:	DRAWING NAME:		
18008625A	C-PROF-POST-GRAD		

SHEET TITLE  
**CAFRA PERMIT PLAN**

SHEET NUMBER  
 1 of 1