

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: 1084 Ocean Avenue
Block 15 Lot 2
Dimensions: Frontage 15 ft. Depth 71.76 ft. Total Area 1076 S.F.
Zoning District: B-1

2. APPLICANT

Name: Beachfront Joe, LLC
Address: 95 Centre Avenue, Secaucus, New Jersey 07094
Telephone Number: 201-314-8251
Applicant is a: Corporation Partnership Individual Limited Liability Company

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.)

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

Owner's Name: Same
Address _____
Telephone Number _____

5. Property Information:

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

(Attach copies)

No _____ Proposed _____ to be provided

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: Rick Brodsky, Esq.

Address: Ansell Grimm & Aaron, 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712

Telephone Number 732-922-1000 FAX Number 732-643-5266

7. Applicant's Engineer: Marc S. Leber, P.E., P.P., C.M.E.

Address: East Point Engineering, LLC, 11 South Main Street, Marlboro, NJ 07746

Telephone Number 732-577-0180 FAX Number _____

8. Applicant's Planning Consultant: _____

Address: _____

Telephone Number _____ FAX Number _____

9. Applicant's Traffic Engineer: _____

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: Allende Matos, AIA AM Architect's Studio, LLC

Field of Expertise: Architect

Address 545 Lexington Avenue, Clifton, NJ 07011

Telephone Number (973) 270-5166

FAX _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

_____ **PLOT PLAN or VARIANCE PLAN APPROVAL**

_____ **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
- Final Site Plan Approval
- 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:

- 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 See attached List of Variances

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

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. See attached

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? Existing

17. Is public sanitary sewer available? Existing

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? To be determined

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 No

Monmouth County Board Of Health No

Monmouth County Planning Board To be provided

Freehold Soil Conservation District. No

NJ DEP No

Sewer Extension Permit No

Sanitary Sewer Connection Permit No

Stream Encroachment Permit No

Waterfront Development Permit No

Wetlands Permit No

Tidal Wetlands Permit No

Potable Water Constr. Permit No

NJ Department of Transportation To be provided

Public Service Electric & Gas No

Other _____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. Requested

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

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 Rick Brodsky, Esq.
Address: Ansell Grimm & Aaron
1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712
Phone Number: 732-922-1000
Fax Number: 732-643-5266

Engineer: Marc S. Leber, P.E., P.P., C.M.E.
Address: East Point Engineering, LLC
11 South Main Street, Marlboro, NJ 07746
Phone Number: 732-577-0180
Fax Number: _____

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 5th day of May, 2021.
Maureen Gavan
A Notary Public of NJ Owner
My Commission Expires: _____
Maureen Gavan
Notary Public of New Jersey
Commission Expires 12/30/22

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.
ANSELL GRIMM & AARON, Attorneys for Applicant

Date: 5/5/21 Applicant: By: *[Signature]*
Rick Brodsky, Esq.

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

ENGINEER

Hoder Associates
548 Ridge Road
Fair Haven, NJ 07704
(732) 241-4543

PLANNING/ZONING BOARD ATTORNEY

Kerry E. Higgins, Esq
229 Broad Street
Red Bank, NJ 07701
732-780-8359

CONSTRUCTION OFFICIAL

Ed Wheeler, Construction Official
Karen DiBerardino, Secretary
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 x 121 Mr. Wheeler
732-842-0099 x 110 Mrs. DiBerardino
732-963-8998 (FAX)

PLANNING/ZONING BOARD SECRETARY

Candace B. Mitchell
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 x 123
732-963-8998 (FAX)
cmitchell@seabrightnj.org

FIRE MARSHAL

Thomas Haege
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 x 120

ZONING OFFICER/FLOOD PLAIN MANAGER

Mary Tangolics
Office hours: Wednesdays, 8:30 a.m. – 1:30 p.m.
732-842-0099 Ext 128
mtangolics@seabrightnj.org

SITE PLAN - PRELIMINARY

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

Application No. _____ Date _____
Application Name Beachfront Joe, LLC
Application Address _____
Property Address 1084 Ocean Avenue
Lot 2 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"
- N 3. Survey. Must indicate mean high waterline, if pertinent to application
- N 4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- N 5. Certified list of property owners within 200 feet - Requested
- C 6. Completed Notice of Hearing
- N 7. Affidavit of Mailing or service - To be provided
- N 8. Certification that taxes and sewer utility charges are paid to date - Requested
- 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
- N 12. Letter from utility companies
- N/A 13. Environmental Impact Statement
- N/A 14. Certificate of owner authorizing submission
- N 15. Proof of Application to Monmouth County - To be submitted
- N 16. Proof of application to NJDOT - To be submitted
- 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: _____

NAME: _____

SEAL:

LICENSE NO. _____

SIGNATURE _____

SITE PLAN - FINAL

Application No. _____ Date _____
Application Name Beachfront Joe, LLC
Application Address _____
Property Address 1084 Ocean Avenue
Lot 2 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"**
- N 2. All Federal, State and County approvals or proof of application
- N 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
- N/A 6. Consent of owner to application
- N/A 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: _____
NAME: _____
SEAL: _____
LICENSE NO. _____

SIGNATURE _____

Beachfront Joe, LLC
1084 Ocean Avenue
Block 15, Lot 2

LIST OF VARIANCES

- (i) 130-50.C - Minimum lot area of 1,076 square feet existing, where 3,000 square feet is required (existing condition);
- (ii) 130-50.C – Minimum lot width of 15 feet existing where 50 feet is required (existing condition);
- (iii) 130-50.C - Minimum rear yard setback of 0 feet existing and proposed where 15 feet is required;
- (iv) 130-50.C - Building height of 45 feet 2 inches (3 ½ stories) proposed where 42 feet (3 stories) is the maximum permitted and 18 feet (2 stories) is existing;
- (v) 130-50.C - Building coverage of 100% existing and proposed, where 50% is the maximum permitted;
- (vi) 130-50.C – Lot coverage of 100% existing and proposed, where 70% is the maximum permitted; and
- (vii) 130-32- Twenty seven (27) parking spaces required, where none are proposed.

**BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY
NOTICE OF HEARING**

TO ALL OWNERS OF PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 15, LOT 2.

PLEASE TAKE NOTICE that Beachfront Joe, LLC has applied to the Unified Planning Board of the Borough of Sea Bright to consider an application for preliminary and final site plan and bulk variances to permit the construction of a mixed use building with a café on the first two floors and an apartment on the third floor, with respect to premises located in the B-1 Zone and known as Block 15, Lot 2 on the Tax Map of the Borough of Sea Bright, and commonly known as 1084 Ocean Avenue, Sea Bright, New Jersey. The Applicant seeks the following variances:

- (i) Section 130-50.C - Minimum lot area of 1,076 square feet existing, where 3,000 square feet is required (existing condition);
- (ii) Section 130-50.C – Minimum lot width of 15 feet existing where 50 feet is required (existing condition);
- (iii) Section 130-50.C - Minimum rear yard setback of 0 feet existing and proposed where 15 feet is required;
- (iv) Section 130-50.C - Building height of 45 feet 2 inches (3 ½ stories) proposed where 42 feet (3 stories) is the maximum permitted and 18 feet (2 stories) is existing;
- (v) Section 130-50.C - Building coverage of 100% existing and proposed, where 50% is the maximum permitted;
- (vi) Section 130-50.C – Lot coverage of 100% existing and proposed, where 70% is the maximum permitted; and
- (vii) Section 130-32- 27 parking spaces required, where none are proposed.

The Applicant will request such other variances, exceptions, interpretations and design waivers as may be determined to be necessary by the Unified Planning Board, and/or its professionals, in order to develop this property as stated above and will amend its application on the record accordingly.

In accordance with N.J.S.A. 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Sea Bright Planning/Zoning Board on Tuesday, _____ at 7:30 p.m.,

at which time you may appear in person or by agent or attorney and present any objection which you may have to granting this application.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Sea Bright Planning/Zoning Board is utilizing the GoToMeeting service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

Planning/Zoning Board Meeting

Tuesday, _____ 7:30 PM – 10:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone. (CONFIRM CODES HAVE NOT CHANGED)

<https://global.gotomeeting.com/join/279884261>

You can also dial in using your phone.

United States: [+1 \(312\) 757-3121](tel:+13127573121)

Access Code: 279-884-261

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/279884261>

APPLICATION MATERIALS ACCESS

To access application materials, including plans, please go to the municipal website, www.seabrightnj.org.

Unified Planning Board in left menu, Agendas and Minutes page, Supporting Documentation section.

Any member of the public wishing to present a document during the meeting should email a digital copy to the Board Secretary at cmitchell@seabrightnj.org by _____, 2021. Members of the public will have an opportunity to be heard and to present evidence during the hearing.

Any questions can be directed to the Planning/Zoning Board Secretary, Candace Mitchell, 732-842-0099, Ext. 123. Please leave a voicemail if no answer or send email to cmitchell@seabrightnj.org.

This Notice is sent to you by the Applicant, by order of the Unified Planning Board of the Borough of Sea Bright.

ANSELL GRIMM & AARON
Attorneys for Applicant

By: _____
RICK BRODSKY, ESQ.

Dated: _____, 2021