

**BOROUGH OF SEA BRIGHT**  
1099 Ocean Avenue, Sea Bright, NJ 07760  
(732) 842-0099 x 128  
**APPLICATION FOR A ZONING PERMIT - Z. 2020-074**  
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 EDGEWATER BEACH AND CABANA CLUB

Address 1465 OCEAN AVE - SEA BRIGHT, NJ

Telephone (Home) 732-842-1714 xT 142 (Cell) 732-881-1952

Email: SBADALAMENTIC@STAVOLA REALTY.COM

Date: 12-10-20 Fee \$25 ☒ Check ☐ Cash

**LOCATION OF THE WORK:**

Block 4 Lot(s) 6 Zone B3 Address 12-14-20 #3264

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): CONSTRUCTION OF A  
SUN DECK IN ACCORDANCE WITH THE ATTACHED CAFRA PERMIT AS  
SHOWN IN THE APPROVED SITE PLAN REFERENCED IN THE PERMIT.

CHECK ONE: New ☒ Addition ☐ Alteration ☐ Repair ☐

Signature: [Signature] Date: 12/10/20

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 \* See Attachment

FIRM Advisory ☐ Advisory ☐ Sea Bright ☐ Proposed ☐  
Flood Zone ☐ BFE ☐ Required BFE ☐ BFE ☐

**LAND USE REVIEW:**

Ordinance Section ☐ Allowed/Required ☐ Existing ☐ Proposed ☐ Variance ☐

30-3.B(1)(c) - Site development including construction to a  
commercial property requires Site Plan Approval from Planning Board.  
30-49(c)(6)(b)[i] - All seawall decks must comply with Boro of Sea Bright  
"Specifications for Sea Walls Stairs". #7 states decks may not be  
more than 20' wide. Proposed deck is 28' wide x 230' long. Variance  
Required.

MaryTangola, Zon. Officer 12/25/20

## **Zoning Permit Z2020-074 - Attachment**

### **Notes:**

- 1. Site Plan approval required for construction of 28 ft. x 230 ft. deck over seawall as per ordinance section as noted on permit**
- 2. Variances required for size of deck, which ordinance states may not be more than 20 ft. wide in any direction. Both directions exceed maximum size.**
- 3. As per CAFRA approval provided, please note the following:**
  - #29 indicates that CAFRA approval does not negate the responsibility of the local building department to insure compliance with all local zoning, flood and building requirements**
  - Standard conditions #1 indicate that the permittee must also obtain all local approvals required prior to commencement of these activities that CAFRA has approved**