

BOROUGH OF SEA BRIGHT  
PLANNING/ZONING BOARD APPLICATION  
1167 Ocean Avenue Sea Bright, New Jersey 07760  
732-842-0099 ext.28

The application with supporting documentation must be filed with the office of the Municipal Clerk 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: 10 CHURCH STREET  
Block 13 Lot 33 Dimensions: \_\_\_\_\_  
Frontage 20 Depth 70.96 Total Area 1,436 SF  
Zoning District: R-3

2. APPLICANT

Name: EOIN + REBECCA DUANE  
Address: 10 CHURCH ST. SEA BRIGHT NJ 07760  
Telephone Number: C/O K. KENNEDY, EX 732-936-1099  
Applicant is a: Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Individual

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.) N/A

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) **STANDARD**

No \_\_\_\_\_ Proposed \_\_\_\_\_

**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: **KEVIN E. KENNEDY**

Address: **165 HIGHWAY 35. RED BANK NJ 07701**

Telephone Number **936-1099** FAX Number **936-1960**

**K Kennedy @ KevinKennedyLaw.net**

7. Applicant's Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ FAX Number \_\_\_\_\_

8. Applicant's Planning Consultant: **Architect: JEREMIAH REGAN AIA**

Address: **147 BRISTON AVE. 2ND FL. LONG BRANCH, NJ 07740**

Telephone Number **870-2977** FAX Number **870-1213**

**Jeremiahregan@aol.com**

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: **NO OTHER WITNESSES ANTICIPATED - BUT RIGHTS RESERVED**

Field of Expertise: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ FAX \_\_\_\_\_

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING: 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

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 § 130-50 C

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

SEE NARRATIVE OF INTENT & COVER LETTER

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

TBS

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) **SEE NARRATIVE**
16. Is a public water line available? YES
17. Is public sanitary sewer available? YES
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? NIA
20. Are any off-tract improvements required or proposed? NO
21. Is the subdivision to be filed by Deed or Plat? NIA
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? NIA
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	} ANY APPLICABLE OUTSIDE APPROVALS TO BE OBTAINED AS A CONDITION OF LOCAL APPROVAL.
Monmouth County Board Of Health	
Monmouth County Planning Board	
Freehold Soil Conservation District	
NJ DEP	
Sewer Extension Permit	
Sanitary Sewer Connection Permit	
Stream Encroachment Permit	
Waterfront Development Permit	
Wetlands Permit	
Tidal Wetlands Permit	
Potable Water Constr. Permit	
NJ Department of Transportation	
Public Service Electric & Gas	
Other	

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. **TBS**
25. Certification from Sewer Collector that sewer utility charges due on the subject property has been paid. **TBS**

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 KEVIN E. KENNEDY / kkennedy@kevinkenedylaw.net  
Address: 165 HIGHWAY 35  
RED BANK, NJ 07701  
Phone Number: 732-936-1099  
Fax Number: 732-936-1960

Engineer: ARCHITECT: JEREMIAH REGAN  
Address: JeremiahRegan@aol.com  
Phone Number: 732-870-2977  
Fax Number: 732-870-1213

**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 the (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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

A Notary Public of NJ Owner  
My Commission Expires: \_\_\_\_\_

I understand that the sum of \$ TBS 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.

Date: 10/12/2020 Applicant: [Signature]

**SITE PLAN-PRELIMINARY**

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

Application No. \_\_\_\_\_ Date \_\_\_\_\_  
Application Name EDIN F REBECCA DUANE  
Application Address 10 CHURCH ST- SEA BRIGHT  
Property Address " "  
Lot 33 Block 13

**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)

- 1. Seventeen copies of completed application and check list, signed, dated and notarized plus one marked **"FOR PUBLIC INSPECTION"**
- 2. Seventeen sets of site plan signed, dated and notarized, with must have raised seal, also **Show Base Flood Elevation**
- 3. Survey. Must indicate mean high waterline, if pertinent to application
- TBS  4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- TBS  5. Certified list of property owners within 200 feet
- TBS  6. Completed Notice of Hearing
- TBS  7. Affidavit of Mailing or service
- TBS  8. Certification that taxes and sewer utility charges are paid to date
- 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/A  12. Letter from utility companies
- N/A  13. Environmental Impact Statement
- N/A  14. Certificate of owner authorizing submission
- N/A  15. Proof of Application to Monmouth County
- N/A  16. Proof of application to NJDOT
- 17. Description of proposed operation
- TBS  18. Required escrow fees
- 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 return receipt cards 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 \_\_\_\_\_