

The Break at Sea Bright -- Planning Application

10/01/20

To whom it may concern,

It is with great pleasure and anticipation that we submit this planning application to the Borough of Sea Bright's Unified Planning Board for the development of 1080 Ocean Avenue aka Block 15, Lot 3.

After 6 months of preliminary planning, *The Break at Sea Bright LLC* successfully purchased this property on April 6th of 2018. Our diverse team of development professionals, designers, architects, and engineers envisioned a special mixed-use project for this crucial piece of Sea Bright's emerging downtown.

The vision gained the support of Borough officials and residents alike, confirmed during a public presentation of the project on April 16th of 2019 when not a single attendee raised their hand in opposition of our proposal. As the featured project in Sea Bright's proposed Downtown Properties Redevelopment Area, our team became the approved Redeveloper. Shortly thereafter, Sea Bright hired third-party planner Cofone Consulting Group to create the Sea Bright Downtown Properties Redevelopment Plan. Our design has been finalized based on the regulations outlined specifically for our property by that plan in April of 2020.

Due to a lack of alignment between neighboring properties, it became impractical to continue seeking redevelopment plan approval. Our team was encouraged by various Borough stakeholders to submit our individual project to the Unified Planning Board for site plan approval with variances. We are thrilled to do so.

The following pages provide some context and information as required by the Borough's Preliminary & Final Major Site Plan Approval checklists, followed by the completed application, followed by the supporting files. We look forward to presenting our project in this forum.

Regards,
The Break Development Team

This letter shall also serve as consent of owner to the application, as required in the Final Site Plan checklist (#6).

Sincerely,



Trip Brooks, Managing Member
301 Bond Street #301
Asbury Park, NJ 07712