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LAWRENCE M. FUCHS (1970-2020)
ANDREW W. KRANTZ
MICHAEL T. WARSHAW*
KEVIN I. ASADI
LYNN E. STAUFENBERG**
JOHN P. MURDOCH II
KENDRA K. HOSEIN

ARTHUR L. CHIANESE, OF COUNSEL
SUSAN L. GOLDRING, OF COUNSEL
ALBERT A. ZAGER, OF COUNSEL

*ADMITTED TO THE NEW YORK BAR
CERTIFIED AS ARBITRATOR AND MEDIATOR, R.1:40

**ADMITTED TO THE PENNSYLVANIA BAR
QUALIFIED FAMILY LAW MEDIATOR
REGISTERED GUARDIAN

June 30, 2021

Via Hand Delivery

Unified Planning/Zoning Board

Borough of Sea Bright

1099 Ocean Avenue

Sea Bright, NJ 0776048

Attention: Candance Mitchell, Board Secretary

**RE: Site Plan Application for Surfside Marina Corporation
Premises: Block 3, Lot 16 & 16.01**

Dear Ms. Mitchell:

This office represents the applicant, Surfside Marina, with regarding to the enclosed site plan application. The applicant is the owner of the subject premises and seeks site plan review for new construction of a business property.

In pursuit thereof, please find 18 (17 + 1 for "Public Inspection") copies of the submission materials containing the following items:

1. Zoning Permit Denial from the Borough of Sea Bright Zoning Officer dated June 18, 2021;
2. A completed Planning/Zoning Application with required attachments;
3. The Engineering drainage statement; and
4. The proposed Engineering and Architectural site plans.

A completed W-9 form has also been enclosed with this submission. Once the enclosed submission has been reviewed and the necessary application fees and escrows have been determined, please advise so that such may be promptly delivered to you.

Please review this submission for completeness and schedule same to be heard on the earliest available date. If you have any questions or require anything further, feel free to contact our office at (732) 747-3700.

Thank you.

Very truly yours,
Zager Fuchs, PC

A handwritten signature in black ink, appearing to read "Kendra K. Hosein". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kendra K. Hosein, Esq.
For the Firm

Cc: David J. Hoder, PE, Borough Engineer, (w/encls.)
Monica C. Kowalski, Esq., Board Attorney (w/ encls.)
Surfside Marine Corporation

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: 1306 Ocean Avenue
Block 3 Lot 16 & 16.01
Dimensions: Frontage 150 ft. Depth 444 ft. Total Area 66,608 SF
Zoning District: B-2

2. APPLICANT

Name: Surfside Marine Corporation
Address: 140 Elmsmere Road, Bronxville, NY 10708
Telephone Number: 732-614-5134
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.) 100% Ownership Interest: Adolph D. Schulz -140 Elmsmere Rd., Bronxville, NY 10708

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

Owner's Name: N/A- Owner is the applicant
Address _____
Telephone Number _____

5. Property Information:

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

(Attach copies)

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 I. Asadi, Esq.

Address: Zager Fuchs, P.C., 268 Broad St., PO BOX 489, Red Bank, NJ 07701

Telephone Number (732) 747-3700 Email: KAsadi@zagerfuchs.com

7. Applicant's Engineer: Jaclyn J. Flor, PE, PP, CME; ENGenuity Infrastructure

Address: 2 Bridge Avenue, Suite 323, Red Bank, NJ 07701

Telephone Number 732-741-3176 Email: Jflor@engenuitynj.com

8. Applicant's Planning Consultant: _____

Address: _____

Telephone Number _____ Email: _____

9. Applicant's Traffic Engineer: _____

Address: _____

Telephone Number _____ Email: _____

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: Kevin M. Settembrino, AIA, LEED AP

Field of Expertise: Architect

Address Settembrino Architects, 25 Bridge Ave., Suite 201, Red Bank NJ 07701

Telephone Number (732) 741-4900 Email ksettembrino@settembrino.com

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:

130-3B(1)(c) Site Plan review required for the new construction of a business property (Marina)

- 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 None

13. Waivers requested of development standards and/or submission requirements:(attach additional pages as needed)
None

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.

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? 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? N/A

20. Are any off-tract improvements required or proposed? None required or proposed

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? N/A

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	<u>No</u>
Monmouth County Board Of Health	<u>No</u>
Monmouth County Planning Board	<u>No</u>
Freehold Soil Conservation District.	<u>Yes; to be submitted</u>
NJ DEP	<u>Yes; to be submitted</u>
Sewer Extension Permit	<u>No</u>
Sanitary Sewer Connection Permit	<u>No</u>
Stream Encroachment Permit	<u>No</u>
Waterfront Development Permit	<u>No</u>
Wetlands Permit	<u>No</u>
Tidal Wetlands Permit	<u>No</u>
Potable Water Constr. Permit	<u>No</u>
NJ Department of Transportation	<u>Yes; to be submitted</u>
Public Service Electric & Gas	<u>No</u>
Other	<u>No</u>

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

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

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 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 I. Asadi, Esq.
Address: Zager Fuchs, P.C., 268 Broad St., PO BOX 489
Red Bank, NJ 07701

Phone Number: (732) 747-3700 Email: KAsadi@zagerfuchs.com

Engineer: Jaclyn J. Flor, PE, PP, CME ENGenuity Infrastructure
Address: 2 Bridge Avenue, Suite 323
Red Bank, NJ 07701

Phone Number: 732-741-3176 Email: Jflor@engenuitynj.com

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).

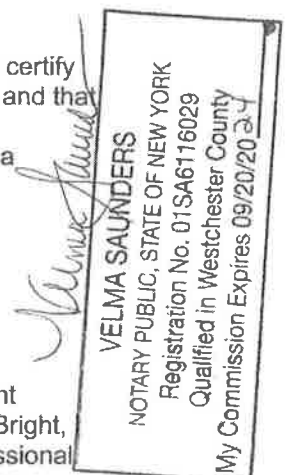
Sworn to and subscribed before me this 29 day of JUNE, 2021.
NY

A Notary Public of NJ Owner
My Commission Expires: 09/20/2024

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 Sea Bright, 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: June 29, 21 Applicant: [Signature]



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

BOARD ATTORNEY

Monica C. Kowalski, Esq.
601 State Highway 35
Neptune, NJ 07753
732-774-7447
mckowalski@gmail.com

BOARD ENGINEER

Hoder Associates
16 River Street
Red Bank, NJ 07701
732- 241-4543
Email: dhoder@hoderassociates.com

CONSTRUCTION OFFICIAL

Ed Wheeler, Construction Official
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 Ext 121

Karen DiBerardino, Secretary
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 Ext 110
kdiberardino@seabrightnj.org
FAX: 732- 963-8998

PLANNING/ZONING BOARD SECRETARY

Candace B. Mitchell
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 Ext 123
cmitchell@seabrightnj.org

FIRE MARSHAL

Thomas Haege
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 Ext 120
thaege@seabrightnj.org

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

PLOT PLAN OR VARIANCE PLAN NOT APPLICABLE
BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. _____ Date _____
 Application Name _____
 Application Address _____
 Property Address _____ Block _____ Lot _____

CHECKLIST

Prior to issuance of a Certificate of Completeness and assignment of a hearing date, 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. 17 copies of Zoning Permit Denial
- _____ 2. 17 copies of completed application and check list, signed, dated, and notarized, **plus one** marked "FOR PUBLIC INSPECTION"
- _____ 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also **Show Base Flood Elevation, plus one** marked "FOR PUBLIC INSPECTION"
- _____ 4. 17 copies of Survey (unless Variance Plan states that it is based upon the survey). Must indicate mean high waterline, if pertinent to application)
- _____ 5. 17 (sets of) Photographs of property/dwelling as it currently exists
- _____ 6. Description of proposed operation (No. 15 in first part of application)
- _____ 7. Request for any variances (under No.11 in first part of application)
- _____ 8. Certificate of owner authorizing submission (after No. 26 in first part of application)
- _____ 9. Required application fees/check made payable to Borough of Sea Bright
- _____ 10. Required escrow fees/check made payable to Borough of Sea Bright
- _____ 11. Completed W-9 Form
- _____ 12. Certification that taxes and sewer utility charges are paid to date
- _____ 13. Completed Notice of Hearing
- _____ 14. Certified list of property owners within 200 feet

The following requirements must also be met before an application may be heard:

- _____ 15. Affidavit of Mailing and Service for Public Notice (Provide 7 days prior to hearing.)
- _____ 16. Affidavit of Publication for Public Notice (Provide 7 days prior to hearing.)

If Applicable:

- _____ 17. Proof of Application to Monmouth County
- _____ 18. Proof of application to NJDOT
- _____ 19. Application for CAFRA
- _____ 20. Application for Floodplain Encroachment Permit
- _____ 21. Application for Stream Encroachment Permit

After the application is deemed complete the Board Secretary will provide you with a hearing date so that 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: _____
 LICENSE NO. _____ SIGNATURE _____
 SEAL: _____

SITE PLAN - PRELIMINARY

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

Application No. _____ Date _____
Application Name Surfside Marina Corporation
Application Address 1306 Ocean Avenue, Sea Bright
Property Address 1306 Ocean Avenue, Sea Bright
Block 3 Lot 16 & 16.01

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. 17 copies of completed application and check list, signed, dated and notarized **plus one** marked **"FOR PUBLIC INSPECTION"**
- C 2. 17 sets of site plan signed, dated and notarized, with must have raised seal, also **Show Base Flood Elevation plus one** marked **"FOR PUBLIC INSPECTION"**
- C 3. Survey. Must indicate mean high waterline, if pertinent to application
- 4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- C 5. Certified list of property owners within 200 feet
- C 6. Completed Notice of Hearing
- C 7. Affidavit of Mailing or service
- C 8. Certification that taxes and sewer utility charges are paid to date
- C 9. Photograph of property/dwelling as it currently exists
- NA 10. Application for Municipal and/or State Wetlands Permit
- NA 11. Description of off-tract improvements and cost estimates
- NA 12. Letter from utility companies
- NA 13. Environmental Impact Statement
- C 14. Certificate of owner authorizing submission
- NA 15. Proof of Application to Monmouth County
- N 16. Proof of application to NJDOT
- C 17. Description of proposed operation
- 18. Required escrow fees
- NA 19. Request for any variances
- N 20. Application for CAFRA
- NA 21. Application for Floodplain Encroachment Permit
- NA 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: _____
LICENSE NO. _____
SEAL: _____

NAME: _____
SIGNATURE  _____
Kevin I. Asadi, Esq., Attorney for the Applicant

SITE PLAN - FINAL NOT APPLICABLE

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____
Block _____ Lot _____

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)

- _____ 1. 17 copies of the application and plat **plus one** marked **“FOR PUBLIC INSPECTION”**
- _____ 2. All Federal, State and County approvals or proof of application
- _____ 3. Proof of provision of utility services
- _____ 4. Required application fees (W-9 required for Escrow)
- _____ 5. Description of Off-Tract Improvements and cost estimate
- _____ 6. Consent of owner to application
- _____ 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: _____

SIGNATURE _____

LICENSE NO. _____

SEAL:

MINOR SUBDIVISION NOT APPLICABLE

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____
Block _____ Lot _____

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 the Applicant (C: complete; N: not complete; NA: non-applicable)

- _____ 1. 17 copies of the application and minor subdivision plat **plus one** marked **"FOR PUBLIC INSPECTION"**
- _____ 2. Right of Entry/Consent Form
- _____ 3. Certification of owner authorizing application
- _____ 4. Certificate of title to property
- _____ 5. Required Fees
- _____ 6. Water/Sanitary Sewer information
- _____ 7. Certification of payment of taxes/sewer
- _____ 8. Request for any Variances
- _____ 9. Proof of Application to County Planning Board
- _____ 10. Copy of any proposed covenants or Deed Restrictions

I certify the above information is accurate and complete.

DATED: _____

NAME: _____

SIGNATURE _____

LICENSE NO. _____

SEAL:

MAJOR SUBDIVISION NOT APPLICABLE

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____
Block _____ Lot _____

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 the Applicant (C: complete; N: not complete; NA: non-applicable)

- _____ 1. 17 copies of the application and major subdivision plat **plus one** marked **"FOR PUBLIC INSPECTION"**
- _____ 2. Copy of application for CAFRA permit
- _____ 3. Application for flood plain encroachment permit
- _____ 4. Request application fees (**W-9 Escrow Account**)
- _____ 5. County Planning Board Application
- _____ 6. Description of Off Tract improvements and cost estimates
- _____ 7. Request for Variances
- _____ 8. Right of Entry/Consent Form
- _____ 9. Certification of Owner authorizing Application
- _____ 10. Certified list of property owners and fee
- _____ 11. Environmental Impact Statement
- _____ 12. Certification of Title
- _____ 13. Certification of Payment of taxes/sewer
- _____ 14. Water/Sanitary Sewer Information
- _____ 15. Copy of proposed covenants or Deed Restrictions
- _____ 16. Proof of application to NJDOT
- _____ 17. Letter from Utility Companies
- _____ 18. Application for Wetlands Permit
- _____ 19. Application for stream encroachment permit
- _____ 20. Request that appropriate provisions of Title 39 of Revised Statutes be made applicable to the site.

I certify the above information is accurate and complete.

DATED: _____ NAME: _____
LICENSE NO. _____ SIGNATURE _____
SEAL: _____

FOR MUNICIPAL USE ONLY

Application submitted on _____
Application reviewed/declared complete on _____
Application reviewed/declared incomplete on: _____
Reason for incomplete Application _____
Application to be heard on: _____

Updated 06/10/2021

**BOROUGH OF SEA BRIGHT
OFFICE OF THE MUNICIPAL CLERK
1099 OCEAN AVENUE
SEA BRIGHT, NJ 07760
732-842-0099 EXT. 119**

Information requested for properties located within 200' of Block 3, Lot 16, also known as 1306 Ocean Avenue.

YOU MUST SEND NOTICES TO THE UTILITIES AND APPROPRIATE GOVERNMENTAL AGENCIES NOTED BELOW:

Borough of Sea Bright 1099 Ocean Avenue Sea Bright, NJ 07760	State of New Jersey (for State Hwy 36) Commissioner, Department of Transportation 1035 Parkway Avenue P.O. Box 600 Trenton, NJ 08625
Comcast Comcast Center 1701 John F Kennedy Blvd. Philadelphia, PA 19103	State of New Jersey (for Coastal Waters) Division of Coastal Resources P.O. Box 401 Trenton, NJ 08625
New Jersey American Water Company 661 Shrewsbury Avenue Shrewsbury, NJ 07702	Two Rivers Water Reclamation Authority 1 Highland Avenue Monmouth Beach, NJ 07750
New Jersey Natural Gas Company 1415 Wyckoff Road Wall, NJ 07719	Verizon 175 W. Main St Freehold, NJ 07728 Attn: Corporate Secretary/Right of Way Agent
Jersey Central Power & Light Area Manager Central New Jersey 1500 Florance Avenue Union Beach, NJ 07735	Monmouth County Planning Board Hall of Records Annex – 2 nd Floor 1 East Main Street Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of Block 3, Lot 16, also known as 1306 Ocean Avenue in the Borough of Sea Bright as submitted by Sea Bright Tax Assessor Timothy Anfuso.


Candace B. Mitchell, Administrative Assistant
Borough Clerk's Office

Date: June 22, 2021
Date Request Received: June 22, 2021
Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 3, LOT 16

06/22/21 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3	14.01		1	TRADEWINDS HOMEOWNERS ASSOCIATION 1332 OCEAN AVENUE SEA BRIGHT, NJ 07760	1332 OCEAN AVENUE	14.02
3	17		4A	EDGEWATER MARINA, LLC 620 TINTON AVENUE TINTON FALLS, NJ 07724	1300 OCEAN AVENUE	17.01
3	18		15F	ASSESSED WITH BLOCK 3.07, 3.08 & 3.09 AS PART OF COMMON ELEMENTS 07760	1266 OCEAN AVENUE	18.01, 18.02 & 19.01
3.07	1		2	PATINO, RAFAEL E 1266 OCEAN AVENUE UNIT 18 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 18	
3.07	2		2	KEARNS, MARK & MERYL PO BOX 311 MANDHAM, NJ 07945	1266 OCEAN AVENUE UNIT 19	
3.07	3		2	ROBERTS, JOANNA 1266 OCEAN AVENUE UNIT 20 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 20	
3.07	4		2	SULLIVAN, DONALD P. & CELINE K. 3775 BARLOW PLACE BETHLEHEM, PA 18020	1266 OCEAN AVENUE UNIT 21	
3.07	5		2	DIENES, JOHN & JEANINE 419 CAMBRIDGE ROAD RIDGWOOD, NJ 07450	1266 OCEAN AVENUE UNIT 22	
3.07	6		2	RICHARDS, ERNEST W. 1266 OCEAN AVENUE UNIT 23 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 23	
3.08	7		2	HOVNANIAN, ARMEN 4000 ROUTE 66 4TH FLOOR TINTON FALLS, NJ 07753	1266 OCEAN AVENUE UNIT 1	
3.08	8		2	MARGARELLA, JEANETTE & MICHAEL V 1266 OCEAN AVENUE, UNIT 2 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 2	
3.08	9		2	LASTELLA, JANE, TRUSTEE 1266 OCEAN AVENUE UNIT 3 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 3	
3.08	10		2	BUHLER, DARREN D & ERIN M 1266 OCEAN AVENUE UNIT 4 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 4	
3.08	11		2	REICH, BARRY & BARBARA VITALE 1266 OCEAN AVENUE UNIT 5 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 5	
3.08	12		2	SONATORE, JOHN M 1266 OCEAN AVENUE UNIT 6 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 6	
3.08	13		2	MAITNER, ROBERT E. & WINTER, SUSAN 4875 PELICAN COLONY #1201 BONITA SPRINGS, FL 34134	1266 OCEAN AVENUE UNIT 7	
3.09	14		2	BARKKUME, SHARON 1266 OCEAN AVENUE UNIT 8 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 8	
3.09	15		2	SUDMAN, ROBERT ANTHONY & LINDA MARY 1266 OCEAN AVENUE, #9 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 9	
3.09	16		2	CERNY, JEFFREY & NORRIS, SHARON 1266 OCEAN AVENUE UNIT 10 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 10	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 3, LOT 16

06/22/21 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3.09	17		2	KARP, ALAN & MICHELLE 10 STONEY BROOK DRIVE NORTH CALDWELL, NJ 07006	1266 OCEAN AVENUE UNIT 11	
3.09	18		2	JABLOW, MARTIN J 1266 OCEAN AVENUE UNIT 12 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 12	
3.09	19		2	ELLISON, DAVID A. & ALISON F. 1266 OCEAN AVENUE UNIT 13 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 13	
3.09	20		2	MILLER, JEFFREY S 1266 OCEAN AVENUE UNIT 14 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 14	
3.09	21		2	LIEBERMAN, JAYME & AMANDA 4496 LINDA LANE EMMAUS, PA 18049	1266 OCEAN AVENUE UNIT 15	
3.09	22		2	ZARRIELLO, SCOTT & NANCY A 1266 OCEAN AVENUE UNIT 16 SEA BRIGHT, NJ 07760	1266 OCEAN AVENUE UNIT 16	
3.09	23		2	LA TORRE, GREG PO BOX 290 S PLAINFIELD, NJ 07080	1266 OCEAN AVENUE UNIT 17	
3.10	1		2	BERNSTEIN-KUCHNER, PHYLLIS 1332 OCEAN AVENUE UNIT 1 SEA BRIGHT, NJ 07760	1332 OCEAN AVENUE UNIT 1	
3.10	2		2	GUREVICH, JEFFREY & ELENA 1332 OCEAN AVENUE UNIT 2 SEA BRIGHT, NJ 07760	1332 OCEAN AVENUE UNIT 2	
3.10	3		2	BIRD, P. DOUGLAS & KELLY A. 1332 OCEAN AVENUE UNIT 3 SEA BRIGHT, NJ 07760	1332 OCEAN AVENUE UNIT 3	
3.10	4		2	OCEAN AVENUE #4 LLC 1100 N KING ST DES0020412 WILMINGTON, DE 19884	1332 OCEAN AVENUE UNIT 4	
3.10	5		2	RCA TRADEWINDS, LLC 25 MAIN STREET SUITE 603 HACKENSACK, NJ 07601	1332 OCEAN AVENUE UNIT 5	
3.10	6		2	SHARMA, BINDU & SANJIV 1332 OCEAN AVENUE UNIT 6 SEA BRIGHT, NJ 07760	1332 OCEAN AVENUE UNIT 6	
3.10	7		2	RHEE, WILLIAM C 31 HIGHLAND AVENUE RUMSON, NJ 07760	1332 OCEAN AVENUE UNIT 7	
3.10	8		2	MCQUADE, STEPHEN T & BAKER, CHRISTINE D 103 HOLLY STREET CRANFORD, NJ 07016	1332 OCEAN AVENUE UNIT 8	
3.10	9		2	MARAMONTE, GELARDINA C & PAGANO, G. 1332 OCEAN AVENUE UNIT 9 SEA BRIGHT, NJ 07760	1332 OCEAN AVENUE UNIT 9	
3.10	10		2	HUANG, ANGIE & TOMMY 16 WHITNEY FARM PLACE MORRISTOWN, NJ 07960	1332 OCEAN AVENUE UNIT 10	
3.11	11		2	1332-11 OCEAN AVENUE REALTY, LLC %MAAS 70 HIGHVIEW TERRACE HAWTHORNE, NJ 07506	1332 OCEAN AVENUE UNIT 11	
3.11	12		2	TSANG, CHEUNG & CHUI 1332 OCEAN AVENUE UNIT 12 SEA BRIGHT, NJ 07760	1332 OCEAN AVENUE UNIT 12	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 3, LOT 16

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3.11	13		2	SANTIAGO, EDWARD 1332 OCEAN AVENUE UNIT 13 SEA BRIGHT, NJ 07760	1332 OCEAN AVENUE UNIT 13	
4	7.19		2	MACHADO, ANTONIO & ISABEL 18 TRADEWINDS LANE SEA BRIGHT, NJ 07760	18 TRADEWINDS LANE	
4	7.20		2	CZUJKO, ANDREW & DONNA MARIE PO BOX 159 LITTLE SILVER, NJ 07739	16 TRADEWINDS LANE	
4	7.21		2	MITCHELL, JOHN J. & MARY A. 14 TRADEWINDS LANE SEA BRIGHT, NJ 07760	14 TRADEWINDS LANE	
4	7.22		2	BIEBER, ERWIN W & JOANN 12 TRADEWINDS LANE SEA BRIGHT, NJ 07760	12 TRADEWINDS LANE	
4	7.23		2	HIRSCH, LINDA M. TRUSTEE 10 TRADEWINDS LANE SEA BRIGHT, NJ 07760	10 TRADEWINDS LANE	
4	7.24		2	BELLO, PAUL JR. & DONNA 8 TRADEWINDS LANE SEA BRIGHT, NJ 07760	8 TRADEWINDS LANE	
4	7.25		2	MAGUIRE, JAMES M & KAREN M 6 TRADEWINDS LANE SEA BRIGHT, NJ 07760	6 TRADEWINDS LANE	
4	7.26		2	FREEMAN, HENRY 4 TRADEWINDS LANE SEA BRIGHT, NJ 07760	4 TRADEWINDS LANE	

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

TO ALL THE OWNERS OF A PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 3 LOT 16 AND 16.01, COMMONLY KNOWN AS 1306 OCEAN AVENUE.

PLEASE TAKE NOTICE that on Tuesday, July 13, 2021 at 7:30 P.M., at the meeting of the Planning/Zoning Board of the Borough of Sea Bright, Sea Bright Beach Pavilion – 3rd Floor, 1097 Ocean Avenue, Sea Bright, New Jersey, or at such time as the Board may thereafter adjourn, a public meeting will be held with regard to the proposed application of Surfside Marine Corporation, 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. The property is designated on the Tax Map of the Borough of Sea Bright as Block 3, Lot 16 & 16.01 (commonly known as 1306 Ocean Avenue, Sea Bright, New Jersey) and is located in the B-2 Riverfront Business Zone. The applicant seeks minor site plan approval to replace the existing workshop facility and associated parking spaces with a new workshop. The applicant also reserves the right to request any and all variances and/or waivers which are necessary or may become necessary during the public hearing process.

This meeting will be held in person in the Mayor Dina Long Community Room, 1097 Ocean Avenue, 3rd floor. Members of the public who do not wish to attend in person may participate by teleconference using computer, tablet, or smartphone using the following access information: www.gotomeet.me/CandaceM/planning-zoning-board-meeting-2 or by dialing in: +1 (646) 749-3335; Access Code: 343-228-701.

ACCESS TO APPLICATION MATERIALS

Agendas and application materials are posted on the Sea Bright municipal website at www.seabrightnj.org.

Members of the public will have an opportunity to be heard and to present evidence during the hearing. Any member of the public attending remotely and wishing to present a document during the meeting should email a digital copy to the Board Secretary at cmitchell@seabrightnj.org by July 12, 2021.

Any questions may be directed to the Board Secretary, Candace Mitchell, 732-842-0099, Ext. 123. Email: cmitchell@seabrightnj.org

This Notice is sent to you by Surfside Marina Corporation, by order of the Planning/Zoning Board of the Borough of Sea Bright.

**ZAGER FUCHS, P.C.
Attorneys for Surfside Marina Corporation**

By: /s/ Kevin I. Asadi
KEVIN I. ASADI, ESQ.

June 30, 2021



MEMO

Name: Kevin Asadi
Zager Fuchs PC
268 Broad Street
Red Bank, NJ 07701

Date: June 8, 2021

Project: 21.017 – Surfside Marina New Workshop Building
1306 Ocean Avenue, Sea Bright, NJ 07760

Surfside Marina, located at 1306 Ocean Avenue comprises two tax lots – lot 16 which is land based & lot 16.1 which extends into the Shrewsbury River.

The Marina provides berthing facilities for approximately 33 boats. The number of berths on land and on water depends on the season.

During summer (IN SEASON) boats are generally docked at slips in the water, while in winter (OFF SEASON) boats are stored on land. The site provides space for 26 vehicle parking spaces in season & 14 spaces off season.

The Marina provides general servicing for the boats (fuel and water) and has an existing workshop for boat repairs. An existing boat slip and mobile forklift removes boats from the water & transports them to their on-land berth or the repair workshop.

The proposal does not envisage any changes to these procedures – the intent is to replace the existing workshop and associated spaces (badly damaged in Storm Sandy) with a new facility which meets all the Boroughs zoning and flood level requirements.

The new building comprises a workshop at Grade (+5.00'), an office at 13.00' (2' above DFE of 11.08') and a loft and deck over these two (2) spaces.

Lance Smith, AIA
Senior Project Architect





