



ANSELL GRIMM & AARON PC

COUNSELORS AT LAW

1500 LAWRENCE AVENUE
CN7807
OCEAN, NEW JERSEY 07712
732-922-1000
732-922-6161 (FAX)

365 RIFLE CAMP ROAD
WOODLAND PARK, NEW JERSEY 07424
973-247-9030
973-247-9199 (FAX)

214 CARNEGIE CENTER
SUITE 112
PRINCETON, NEW JERSEY 08540
609-751-5551

140 GRAND STREET
SUITE 705
WHITE PLAINS, NEW YORK 10601
800-569-3886

41 UNIVERSITY DRIVE
SUITE 400
NEWTOWN, PENNSYLVANIA 18940
267-757-8792

www.ansellgrimm.com

RICHARD B. ANSELL †
PETER S. FALVO, JR.
JAMES G. AARON
PETER B. GRIMM
MITCHELL J. ANSELL
BRIAN E. ANSELL †
ALLISON ANSELL †
MICHAEL V. BENEDETTO
DAVID B. ZOLOTOROFE
DONNA L. MAUL
RICK BRODSKY
LAWRENCE H. SHAPIRO †
ROBERT A. HONECKER, JR. † §
JENNIFER S. KRIMKO
FREDERICK C. RAFFETTO
JOSHUA S. BAUCHNER
DAVID J. BYRNE †
ANDREA B. WHITE †

EDWARD J. AHEARN
JASON S. KLEIN
MELANIE J. SCROBLE
BARRY M. CAPP †
DOUGLAS A. DAVIE
ELYSA D. BERGENFELD
RICHARD B. LINDERMAN †
CRAIG D. GOTTILLA †
KEVIN M. CLARK
KRISTINE M. BERGMAN †
JESSICA T. ZOLOTOROFE
TARA K. WALSH
RAHOOL PATEL
NICOLE D. MILLER †
ALFRED M. CASO
ANTHONY J. D'ARTIGLIO
SETH M. ROSENSTEIN

COUNSEL
HON. ANTHONY J. MELLACI, JR., J.S.C. (RET)
STACEY R. PATTERSON
JAMES A. SYLVESTER
ROY W. HIBBERD †
HON. RAYMOND A. HAYSER, J.T.C. (RET)
KELLY M. CAREY

RETIRED
ROBERT I. ANSELL
LISA GOLDWASSER

IN MEMORIAM
LEON ANSCHELEWITZ (1929-1986)
MAX M. BARR (1929-1993)
MILTON M. ABRAMOFF (1935-2004)
DAVID K. ANSELL † (1962-2019)

LICENSED ALSO IN:
D.C. • MASS. • N.Y. • WASH.
PENN. • FLA. • CALIF.

† FELLOW, AMERICAN
ACADEMY OF MATRIMONIAL
LAWYERS

‡ CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
CIVIL TRIAL ATTORNEY

§ CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
CRIMINAL TRIAL ATTORNEY

• CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
MATRIMONIAL LAW ATTORNEY

March 16, 2021

Via e-mail and UPS Next Day Air

Candace Mitchell, Secretary, Unified Planning Board
Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, NJ 07760

Re: Variance Application of Sea Bright Surf School, LLC
d/b/a Lucky Dog Surf School
Premises: East Ocean Avenue, Block 23, Lot 100
East Ocean Avenue, Block 23, Lot 101
Our File No. 094483-0

Dear Ms. Mitchell:

This office represents Sea Bright Surf School, LLC d/b/a Lucky Dog Surf School in connection with the above-referenced matter. Enclosed please find seventeen (17) collated sets of the following documents regarding the same (plus one set marked "FOR PUBLIC INSPECTION"):

1. Denial Letter from the Borough of Sea Bright Zoning Officer dated March 10, 2021 (as to Block 23, Lot 100);

094483.000000.71051421

2. Denial Letter from the Borough of Sea Bright Zoning Officer dated March 4, 2021 (as to Block 23, Lot 101);
3. A completed Planning/Zoning Board Application (with attachments);
4. Survey of Property with Tidelands prepared by Morgan Engineering & Surveying; and
5. Topographic Survey prepared by Paul K. Lynch, Land Surveyor and Boundary Consultant, and dated November 5, 2007.

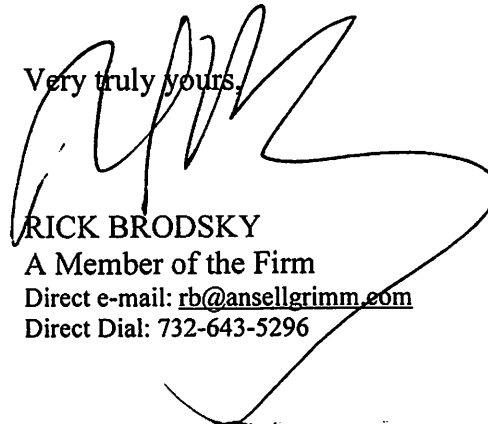
Also enclosed is the Applicant's completed and signed W-9 form.

Once the enclosed submission has been reviewed and the necessary application fees and escrows have been determined, please advise and the same will be promptly delivered to you.

In addition, please advise as to when this matter can be placed on the Unified Planning Board's agenda.

Your attention to this matter is greatly appreciated. Please do not hesitate to contact me if you have any questions.

Very truly yours,



RICK BRODSKY
A Member of the Firm
Direct e-mail: rb@ansellgrimm.com
Direct Dial: 732-643-5296

RB/ahn
Encs.

094483.000000.71051421

Candace Mitchell, Secretary, Unified Planning Board
Borough of Sea Bright
March 16, 2021
Page 3

cc: David J. Hoder, PE, PP, Hoder Associates,
Borough Engineer (w/encs. via regular mail)
Monica C. Kowalski, Esq., Board Attorney (w/encs.
via regular mail)
Christopher Stephan and Melissa D'Anna,
Sea Bright Surf School, LLC
d/b/a Lucky Dog Surf School (w/encs. via e-mail)

094483.000000.71051421

BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2021-022
 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 Sea Bright Surf School, LLC (d.b.a) Lucky Dog Surf School (404 Ocean Ave LLC)

Address c/o Rick Brodsky, Esq., 1500 Lawrence Avenue, Ocean, New Jersey 07712

Telephone (Home) (732) 922-1000 (Cell) _____

Email: Rb@ansellgrimm.com Date: 3-30/21 Fee \$25 Check Cash

LOCATION OF THE WORK:

Block 23 Lot(s) 100 Zone CP Address 404 Ocean Avenue K11 # 128605
EAST OCEAN AVENUE

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Parking for surf school for
 approximately 3-4 hours per day, between the hours of 7:00 a.m. and 6:00 p.m. (depending on the tide and alternating camp schedules). Applicant is under contract with the Borough of Sea Bright to provide these services.

CHECK ONE: New Addition Alteration Repair
 ANSELL GRIMM & AARON, Attorneys for Applicant

Signature: By: [Signature] Date: 3/3/21
 RICK BRODSKY, ESQ.

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

LAND USE REVIEW:

Ordinance Section	Allowed/Required	Existing	Proposed	Variance
130.38.C(8)(a)(1)	No commercial use permitted in CP zone		Parking for surf school	V - Use "D" Variance req'd for non-permitted use
130.38.C(8)(a)(2)	Only owners of property may park their vehicle on this site		customer parking	V - Use "D" Variance req'd.

Remarks:

Note: Each lot must seek the variances as required. Note that variance will go with the land if property is sold in the future.

Zoning Officer [Signature] Date 3/10/21
 Mary Tangolice

NOTE: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Sea Bright; A building permit is required (per the requirements of the Uniform Construction Code of N.J.) BEFORE beginning work. This Zoning Permit is valid for one year, and may be extended to three years by action of the Planning/Zoning Board. If your application has been denied, you may appeal this denial to the Planning Board as provided by the NJMLUL. Appeal forms are available from the office of the Secretary to the Planning Board. Building Dept. Forms/Zoning Permit Application

BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2021-018
 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 Sea Bright Surf School, LLC (d.b.a) Lucky Dog Surf School (D'ANNA)

Address c/o Rick Brodsky, Esq., 1500 Lawrence Avenue, Ocean, New Jersey 07712

Telephone (Home) (732) 922-1000 (Cell) _____

Email: Rb@ansellgrimm.com Date: 2/22/21 Fee \$25 Check Cash

LOCATION OF THE WORK:

Block 23 Lot(s) 101 & 101 Zone CP Address 400 and 404 Ocean Avenue EAST OCEAN AVENUE

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Parking for surf school for approximately 3-4 hours per day, between the hours of 7:00 a.m. and 6:00 p.m. (depending on the tide and alternating camp schedules). Applicant is under contract with the Borough of Sea Bright to provide these services.

CHECK ONE: New Addition _____ Alteration _____ Repair _____

Signature: [Signature] Date: 2/16/21
 Christopher Stephan, Member

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

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

LAND USE REVIEW:

Ordinance Section	Allowed/Required	Existing	Proposed	Variance
130.38.C(9)(a) [1]	No Commercial Use permitted in CP Zone		Parking for surf school	V - Use "D" variance req'd for non-permitted use.
130.38.C(B)(a) [2]	Only owners of property may park their vehicle on this site		customer parking	V - Use "D" variance req'd

Remarks:

*Note: Each lot must seek use variances as required. Note that variance will go with the land if property is sold in the future.

Zoning Officer [Signature] Date 3/4/21
 Mary Tangolis

NOTE: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Sea Bright; A building permit is required (per the requirements of the Uniform Construction Code of N.J.) BEFORE beginning work. This Zoning Permit is valid for one year, and may be extended to three years by action of the Planning/Zoning Board. If your application has been denied, you may appeal this denial to the Planning Board as provided by the NJMLUL. Appeal forms are available from the office of the Secretary to the Planning Board.
 Building Dept. Forms\Zoning Permit Application

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: East Ocean Avenue, Sea Bright, New Jersey

Block 23 Lot 100 and 101

Dimensions: Frontage +/-104ft. Depth +/- 60 ft. Total Area +/- 6,244 SF (Lot 101)

Zoning District: CP +/- 114 Ft. +/- 100 ft. +/- 11,400 SF (Lot 100)

2. APPLICANT

Name: Sea Bright Surf School, LLC d.b.a Lucky Dog Surf School

Address: 1096 Ocean Avenue, Sea Bright, NJ 07760

Telephone Number: (732) 768-7072

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.) See attached Disclosure Statement

4. If owner is other than the applicant, provide the following information on the Owner(s).
Lot 101 Lot 100

Owner's Name: John & Robin D'Anna 404 Ocean Avenue, LLC

Address 400 Ocean Avenue, Sea Bright, NJ 07760 404 Ocean Avenue, Sea Bright, NJ 07760

Telephone Number _____

****SEE ATTACHED OWNERSHIP CERTIFICATIONS****

5. Property Information:
Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
(Attach copies)

No X 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: Rick Brodsky, Esq.

Address: 1500 Lawrence Avenue, Ocean, New Jersey

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

7. Applicant's Engineer: n/a

Address: _____

Telephone Number _____ FAX Number _____

8. Applicant's Planning Consultant: To be provided

Address: _____

Telephone Number _____ FAX Number _____

9. Applicant's Traffic Engineer: n/a

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: n/a

Field of Expertise: _____

Address _____

Telephone Number _____ 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:

Applicant requests a use variance to permit parking for the surf school in the CP zone, where commercial uses are not permitted, and a use variance to permit customer parking where only property owners may park.

- _____ 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))
- X _____ 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 130.38.C(8)(a)[1] and 130.38.C(8)(a)[2]

13. Waivers requested of development standards and/or submission requirements:(attach additional pages as needed)
Applicant request all waivers the Board deems applicable for the approval of the application.

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)

Applicant request approval to allow surf school students and instructors to park on the property to access the ocean for surf lessons.
16. Is a public water line available? n/a No improvements are proposed.

17. Is public sanitary sewer available? n/a

18. Does the application propose a well and septic system? n/a

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? n/a

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 n/a
- Monmouth County Board Of Health n/a
- Monmouth County Planning Board n/a
- Freehold Soil Conservation District. n/a
- NJ DEP n/a
- Sewer Extension Permit n/a
- Sanitary Sewer Connection Permit n/a
- Stream Encroachment Permit n/a
- Waterfront Development Permit n/a
- Wetlands Permit n/a
- Tidal Wetlands Permit n/a
- Potable Water Constr. Permit n/a
- NJ Department of Transportation n/a
- Public Service Electric & Gas n/a
- Other n/a

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: 1500 Lawrence Avenue
Ocean, NJ 07712
Phone Number: (732) 922-1000
Fax Number: (732) 643 5295

Engineer: n/a
Address: _____
Phone Number: _____
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 16th day of FEBRUARY, 20 21.

A Notary Public of NJ Owner
My Commission Expires: _____

ALISON H. NEARY
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES SEPT. 13, 2025

I understand that the sum of \$ 500. 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: 2/16/21 Applicant: [Signature]
By: Christopher Stephan, Member

**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

PLOT PLAN OR VARIANCE PLAN

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. _____ Date _____
Application Name Sea Bright Surf School, LLC d.b.a Lucky Dog Surf School
Application Address 1096 Ocean Avenue, Sea Bright, NJ 07760
Property Address East Ocean Avenue Block 23 Lots 100 and 101

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)

- C 1. 17 copies of Zoning Permit Denial
- C 2. 17 copies of completed application and check list, signed, dated, and notarized, **plus one** marked "FOR PUBLIC INSPECTION"
- n/a 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also **Show Base Flood Elevation, plus one** marked "FOR PUBLIC INSPECTION"
- C 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)
- n/a 5. 17 (sets of) Photographs of property/dwelling as it currently exists
- C 6. Description of proposed operation (No. 15 in first part of application)
- C 7. Request for any variances (under No.11 in first part of application)
- C 8. Certificate of owner authorizing submission (after No. 26 in first part of application)
- C 9. Required application fees/check made payable to Borough of Sea Bright
- C 10. Required escrow fees/check made payable to Borough of Sea Bright
- C 11. Completed W-9 Form

- To be provided 12. Certification that taxes and sewer utility charges are paid to date
- To be provided 13. Completed Notice of Hearing
- To be requested 14. Certified list of property owners within 200 feet

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


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

If Applicable:

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

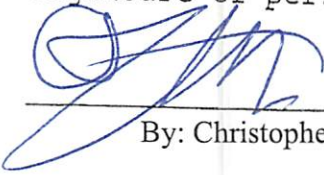
I certify the above information is accurate and complete.

DATED: 3/16/21
NAME: _____
SEAL: _____
LICENSE NO. _____
SIGNATURE  _____
By: Rick Brodsky, Esq., Attorney for Applicant

App. # _____ Applicant Sea Bright Surf School, LLC d.b.a Lucky Dog Surf School

Date 3/16/21 Block 23 Lot 100 and 101

Signature of person preparing Disclosure Statement:



By: Christopher Stephan, Member

DISCLOSURE STATEMENT

Pursuant to N.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. 40:55D-48.2 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.]

Name Melissa D'Anna

Address 400 Ocean Avenue, Unit 2, Sea Bright, New Jersey 07760

Interest 50%

Name Christopher Stephan

Address 1 Derby Lane, Ocean, New Jersey 07712

Interest 50%

Name _____

Address _____

Interest _____

Name _____

Address _____

Interest _____

OWNERSHIP CERTIFICATION

I hereby certify that the undersigned is the owner of Block 23, Lot 100, known as 404 Ocean Avenue, Sea Bright, NJ, the property named in attached application, and is aware of the application involving this property.

OWNER:
404 Ocean Avenue, LLC

By: Hans Kaspersetz
Title: Member

STATE OF NEW JERSEY:

ss

COUNTY OF MONMOUTH :

Sworn to and subscribed
before me this 2nd day
of MARCH 2021.

David Dominguez
Notary Public of NJ

**David Dominguez
Notary Public
New Jersey
My Commission Expires 12-10-2024**

OWNERSHIP CERTIFICATION

I hereby certify that the undersigned is the owner of Block 23, Lot 101, known as 400 Ocean Avenue, Sea Bright, NJ, the property named in attached application, and is aware of the application involving this property.

OWNER:



By: John D'Anna



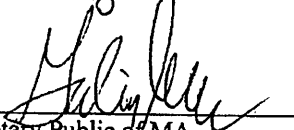
GALINA ISMAYLOV
Notary Public
Commonwealth of Massachusetts
My Commission Expires Feb. 6, 2026

Commonwealth of Massachusetts:

ss

COUNTY OF Middlesex:

Sworn to and subscribed
before me this 25 day
of February 2021.


Notary Public of MA

**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 23, LOTS 100 AND 101.

PLEASE TAKE NOTICE that Sea Bright Surf School, LLC d/b/a Lucky Dog Surf School has applied to the Unified Planning Board of the Borough of Sea Bright to consider an application for use “d” variances to permit customer parking for the surf school, with respect to premises located in the C-P Zone and known as Block 23, Lots 100 and 101 on the Tax Map of the Borough of Sea Bright, and commonly known as East Ocean Avenue, Sea Bright, New Jersey. The Applicant seeks the following variances:

Section 130.38.C(8)(a)[1]: Use “d” variance to permit surf school parking in the C-P Zone, where no commercial use is permitted; and

Section 130.38.C(8)(a)[2]: Use “d” variance to permit surf school customer parking where only property owners are permitted to park their vehicles.

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, _____, 2021 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, _____, 2021 7:30 PM – 10:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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

You can also dial in using your phone.

United States: +1 (646)_____

Access Code: _____

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

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

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: March 16, 2021