

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: 164 Ocean Avenue

Block 33 Lot 20.01

Dimensions: Frontage 40' Depth 140' Total Area 5600 SF

Zoning District: R-2

2. APPLICANT

Name: Martin and Theresa Phan

Address: 164 Ocean Avenue, Sea Bright, NJ 07760

Telephone Number: 908-433-6401

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.)

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

Owner's Name: _____

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: Pre-existing non-conforming 2 family use

6. Applicant's Attorney: Richard C. Scirra
Address: 55 North Bridge Ave., Ste 4, Red Bank NJ 07701
Telephone Number 732-842-7900 FAX Number 732-842-7905

7. Applicant's Engineer: Architect: Catherine Franco, AIA
Address: 150 Monmouth Avenue, Atlantic Highlands, NJ 07716
Telephone Number 732-291-5942 FAX Number _____

8. Applicant's Planning Consultant: James Higgins
Address: 823 West Park Avenue #261, Ocean Township, NJ 07712
Telephone Number 732-493-3065 FAX Number _____ *use*

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: _____

Field of Expertise: _____

Address _____

Telephone Number _____ FAX _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

PLOT PLAN or VARIANCE PLAN APPROVAL (Amended Site Plan Approval)

- SUBDIVISION**
- _____ Minor Subdivision Approval
- _____ Subdivision Approval (Preliminary)
- _____ Subdivision Approval (Final)

Number of lots to be created 1 (including remainder lot)
Number of proposed dwelling units 1 (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:

A resolution of the Sea Bright Planning/Zoning Board approval of the applicant's previous application on February 27, 2018. An objector, The Lundis End Townhouse Condominium Association appealed the approval. The parties thereafter entered into a settlement agreement to amend the site plan.

- 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)

*marked
with
mark*

12. Section(s) of Ordinance from which a variance is requested N/A

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

None.

*marked
with
mark*

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.

*marked
with
mark*

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

See attached Resolution and Settlement Agreement

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? 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? To be determined

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>No</u>
NJ DEP	<u>No</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>No</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. 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 See Attached List
Address: _____

Phone Number: _____
Fax Number: _____

Engineer: See Attached List
Address: _____

Phone Number: _____
Fax Number: _____

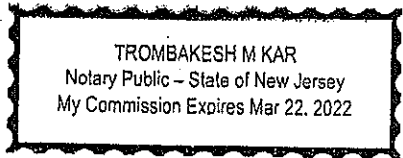
CERTIFICATION

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 25 day of June, 2021.

T. M. Kar

A Notary Public of NJ Owner
My Commission Expires: 03-22-2022



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 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: 6/25/2021 Applicant: Theresa Hoang-Phan
THERESA HOANG-PHAN

THE LAND'S END TOWNHOUSE
CONDOMINIUM ASSOCIATION, INC.

Plaintiff-Appellant,

v.

BOROUGH OF SEA BRIGHT UNIFIED
PLANNING BOARD, ET AL.,

Defendant-Respondents.

SUPERIOR COURT OF NEW JERSEY
APPELLATE DIVISION
DOCKET NO. A-004249-18

CIVIL ACTION

On Appeal From:
Superior Court of New Jersey
Law Division: Monmouth County
Docket No.: MON-L-1255-18

Sat Below:
Hon. Linda Grosso Jones,
J.S.C.

THIS MATTER coming before the Court by GREENBAUM, ROWE, SMITH & DAVIS LLP, attorneys for Appellant-Plaintiff, The Land's End Townhouse Condominium Association, Inc., (the "**Association**"), and upon notice to Respondents-Defendants, Borough of Sea Bright Unified Planning Board (the "**Planning Board**") and Martin Phan and Theresa Hoang (together, the **Applicants**), and the Association and the Applicants having agreed to the terms and entry of this Stipulation of Settlement (the "**Stipulation**").

STIPULATED AND AGREED as follows:

1. The term "**Approvals**" as used herein shall mean the Planning Board's February 13, 2018, approval and February 27, 2018, resolution memorializing such approval, of plans prepared by Catherine Franco, AIA, dated September 25, 2017 (the "**Original Plans**"), including both "d" and "c" variances, concerning the proposed enlargement of Applicant's two-family house (the "**House**")

located at 164 Ocean Avenue, Sea Bright, New Jersey (Block 20.01, Lot 33) (the "Property").

2. Unless and until the Approvals are amended consistent with the terms of this Stipulation, Applicants shall not (i) seek to act upon or enforce the Approval, (ii) apply for any building permits concerning the Property, (iii) make any addition to the House, (iv) or perform any improvements to, or undertake any construction activities on, the Property, if the improvement or construction activity relates in any way to the Approvals.

3. Applicants shall seek approval from the Planning Board for an amendment to the Approvals to permit the enlargement of the House based upon amended plans that (i) eliminates the two (2) rear exterior decks as shown on the Original Plans, (ii) incorporate any front decks or balconies below the roof deck, (iii) incorporates "Juliet Balcony(ies)" on the rear elevation of the House, (iv) change the contour of the rear stairwell, thereby reducing the length as to the area of the rear stairwell from the back of the house by three feet (3') from the Original Plans, which shall not change the footprint of the livable space, (v) incorporates the planting of no less than five (5) trees of similar species, size, height, and caliper as currently exists on the Property in the buffer between the Property and the Association's property, (vi) provides that the brick wall shown on the Original Plans that run up half-way up the Ocean Avenue exterior stairwell

be amended so that the brick wall or other non-transparent material runs the entire height of the stairwell, and (vii) that the left-side railing on the roof deck (adjacent to the Lands End Condominium) be a solid barrier (non-transparent) (the "Amended Plans"). Prior to submission of the amended application, Applicants shall provide a copy of the Amended Plans to the Association for approval with the terms of this Stipulation, including the location and species of trees to be planted, such approval not to be unreasonably conditioned or withheld.

4. The Association agrees not to object to any application for approval of the Amended Plans submitted by the Applicants to the Planning Board.

5. The Association shall withdraw its Appeal, docketed A-004249-18, against all Respondent-Defendants.

6. This Stipulation may be recorded with the Monmouth County Clerk and shall be binding against all parties, their successors, heirs and assigns.

7.

THE LAND'S END TOWNHOUSE
CONDOMINIUM ASSOCIATION, INC.

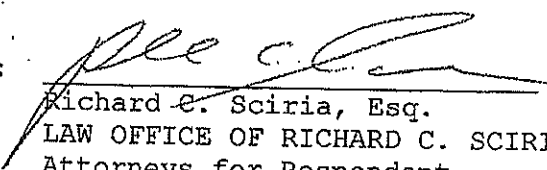
Dated: 12/11/19

By: 

Steven G. Mienak, Esq.
GREENEAUM, ROWE, SMITH & DAVIS LLP
Attorneys for Appellant-Plaintiff

MARTIN PHAN & THERESA HOANG

Dated: 12/6/19

By: 
Richard C. Sciria, Esq.
LAW OFFICE OF RICHARD C. SCIRIA
Attorneys for Respondent-
Defendants, Martin Phan & Theresa
Hoang

SUPERIOR COURT OF NEW JERSEY
APPELLATE DIVISION
DOCKET NO. A-004249-18

THE LAND'S END TOWNHOUSE CONDOMINIUM ORDER DISMISSING APPEAL
ASSOCIATION, INC.

V.

BOROUGH OF SEA BRIGHT UNIFIED
PLANNING BOARD, MARTIN PHAN AND
THERESA HOANG

This matter being opened to the court on its own motion and
it appearing that appellant has requested that the appeal be
withdrawn.

IT IS HEREBY ORDERED that the above appeal is dismissed.

WITNESS, the Honorable Carmen Messano, Presiding Judge for
Administration, at Trenton, this 13th day of December, 2019.

s/JOSEPH H. ORLANDO
JOSEPH H. ORLANDO
CLERK OF THE APPELLATE DIVISION

MON-L-1255-18
MONMOUTH

RESOLUTION OF THE SEA BRIGHT PLANNING/ZONING BOARD
GRANTING SITE PLAN WITH BULK VARIANCES AND
USE VARIANCE APPROVAL

RE: MARTIN PHAN
164 OCEAN AVENUE
BLOCK 33 LOT 20.01

WHEREAS, the applicant, Martin Phan, owner of premises commonly known as 164 Ocean Avenue, Block 33, Lot 20.01, Sea Bright, New Jersey has applied to the Planning/Zoning Board for site plan approval with bulk variances and use variance approval to expand an existing non-conforming 2-family use in the R-2 zone; and

WHEREAS, the applicant has provided due notice to the public and all surrounding properties as required by law in accordance with N.J.S.A. 40:55D-1, et seq., this Board gaining jurisdiction therein and the public hearing having been held on this matter on February 13, 2018 at which time all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, the applicant appeared and marked into evidence the following:

- A-1: Jurisdictional Packet.
- A-2: Architectural plans prepared by Catherine Franco, Architect dated 9-25-17
- A-3: Report by David Hoder, Board Engineer, dated 1-18-18, revised to 1-24-18

- A-4: Architectural plans showing existing conditions and proposed, colored, dated 9-25-17
- A-5: Board with 4 photos and site plan
- A-6: Aerial
- A-7: Aerial

WHEREAS, neighboring condominium development Lands End appeared through its attorney and presented the following evidence:

- O-1: View of subject property from Mountain View looking East
- O-2: View along south property line from Ocean Avenue looking west
- O-3: View from Lands End looking at rear of subject

WHEREAS, the Board having considered the evidence presented it does hereby make the following findings of fact and conclusions:

1. The subject property is located in an R-2 Zone. The Applicant testified that the property is presently developed as a 2-family dwelling. The Applicant proposes to expand the existing 2-family residence from by adding 8' to the front and 30' to the rear.

2. Two-family homes are not permitted in the R-2 zone. Applicant is seeking a D variance for use as well as bulk variances for: lot width where 50' is required and 40' is existing and proposed; minimum front yard where 25' is required and 33.4'/4.8' is existing and 25.5'/4.8' proposed (corner lot requires two front yards); minimum side yard where 7' is required and 41.83'/4.8 is existing and proposed and will be extended with the additional with the addition;

3. The home is currently two-family and has been for many years. The architect, Catherine Franco testified that one unit is located on the first floor and one on the second floor. The first floor contains 1008 s.f. existing and will add an additional 937 s.f. including the deck. The total additional living space will be 581 s.f.

The second floor unit will add an additional 1273 s.f., (917 s.f. living space and 356 s.f. deck).

4. Applicant testified that the property has been used as a two family residence for many years. Applicant is proposing a garage which will allow vehicles to be parked inside and provide more greenspace than currently exists. The Applicant testified that the current stone driveway on Mountain View will be removed.

5. Steven Melenik, attorney for Lands End questioned the architect about the removal of 2 trees at the rear of the existing building. He also noted that home was being enlarged from 42' in length to 72'. The lot is 140' in depth.

6. Planner James Higgins testified on behalf of the Applicant. He noted that the applicant requires a D-2 variance for expansion of a pre-existing non-conforming use. He noted that there are currently 2 units with 2 bedrooms in each unit. This same configuration will remain with the addition. The improvements merely improve the functionality and "livability" of the home. The intensity of use will not be increased.

Higgins noted that the use would continue as it currently exists if the expansion did not take place.

The Planner further testified that the proposed expansion would improve current conditions, improve the aesthetics and provide a safer living environment for the residents.

7. The Planner further testified that the two-family use is consistent with the area. The 24 unit Lands End townhome

development is immediately adjacent to the subject property and the approved 24 unit Gaiters development is just north of the subject. Mountain View is sandwiched between these two large multi-family developments.

Higgins noted that the property is unique in that it is a corner lot requiring 2 front yards. The purpose is to allow the front yard site line to be consistent on both streets. That is not necessary in this instance because there is no other home on this side of Mountain View.

The Planner further noted that the lot is long and narrow (40 x 140). While 50% lot coverage is allowed, the subject, with the improvements, will only be 36.7%, which is 750 s.f. less than allowed. The Applicant is not maxing out the lot development.

Moreover, Higgins noted that the existing parking area for cars is stoned and cars park outside. The new garage will allow cars to be housed inside and provide less stone area and more green space, improving the neighborhood.

He further stated that the bulk variances were technical in nature due to the two front yards. The bulk variances were not being increased other than by extending the building down the same line an additional 30 '. He noted the large separation between the subject building and the closest Lands End building.

8. Mr. Phan testified that he is requesting the addition in order to make better living conditions for his family.

9. Neighbor Ruth Fialko lives directly across from the subject property and testified in favor of the application.

10. Planner Higgins gave his opinion that the expansion of the building would have no negative impact on the zone ordinance and was not inconsistent with the intent of the Master Plan. There would be no detriment to the neighborhood. The two residential uses have been in existence for many years.

He stated that the property would be improved aesthetically and provide for a better and safer plan. It would definitely improve the functionality of the home.

11. Lands End presented Planner Brian McPeak. He testified that the addition would diminish the aesthetic resources. He opined that there would be a detriment to the light and space by the addition to building.

McPeak further opined that the 130% increase in the floor area would be a substantial intensification of the use. He felt that there was no hardship for the issuance of the bulk variances.

12. The Board agreed that the proposed extension of the existing two-story residence would not impair the intent of the zone plan or zoning ordinance. The Board found that the exterior changes will be an upgrade to the property and a benefit to the streetscape. The Board further found that the setbacks are existing and will be extended by the length being added to the building, but are similar to the conditions in the neighborhood and will improve existing conditions.

13. The Board found that the proposed addition is not excessive in size and that the lot coverage is well under that permitted. The intensity of the use will not change. The two residential uses on the same lot have existed for many years with no detriment. The use is consistent with the neighborhood, especially with the Lands End development immediately adjacent.

14. The Board found that the proposed development would improve the functionality of the house and would provide more green space.

15. The Board agreed that the expansion of the building vertically would have no negative impact on the zone ordinance and was not inconsistent with the intent of the Master Plan.

The two residential uses have been in existence for many years.

The addition of 30' to the rear on this very deep lot would have no impact. The Board found that the proposed addition would be an aesthetic improvement and still leave considerable space between the subject house and the Lands End buildings. The Board found that the intensity of the use would remain the same and not be intensified by adding on the existing two-family structure. The property will still contain two two-bedroom units.

16. After discussion with the Board engineer, the Board determined that the waivers for road widening, curb and sidewalk on Mountain View were warranted.

17. The Applicant **stipulated** that no mechanicals would be located further into any setback than the walls of the buildings.

18. The Applicant noted, and the Board agreed, that the property was exceptionally narrow, making it difficult to comply with the one side yard/front yard setback. The side yard setbacks will remain the same, just be extended by the additions as set forth on the plans.

19. After evaluating all of the evidence and testimony the Board found that the applicant has met the enhanced burden of proof as to the positive and negative criteria as set forth in Medici v. BPR Co., 107 N.J. 1 (1987).

The addition to the existing two family residence by adding to the front and rear will have no impact on the existing provision of adequate light, air and open space.

The continuation of the two family use will not impede the specific intent and purpose of the zone, as it has been in existence for years. There are several multi-family uses in the neighborhood.

The Board found that the proposed expansion of the non-conforming use, making the units more functional and removing the driveway on Mountain View and the stoned area will promote the public health and safety.

20. The "D" variance relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Master Plan, Zone Plan and Zoning Ordinance for the reasons set forth above.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Sea Bright based upon the findings of fact set forth hereinabove that the waivers, bulk and use variance request to expand the existing non-conforming two-family residential dwelling be granted subject to the following general and specific conditions:

General Conditions

1. The applicant shall submit proof of payment of all real estate taxes applicable to the property and payment of all outstanding and future fees and escrow charges, posting of all performance guarantees, if any, in connection with the review of this application prior to and subsequent to the approval of this application.

2. The applicant must obtain the approval of all necessary and appropriate governmental agencies including but not limited to CAFRA and compliance with all governmental regulations except those specifically waived or modified in this Resolution.

3. The applicant shall comply with all building, FEMA and fire codes including but not limited to, entrances and exits.

4. The accuracy and completeness of the submission statements, exhibits and other testimony filed with or offered to the Board in connection with this application, all of which are incorporated herein by reference and specifically relied upon by the Board in granting this approval. This condition shall be a continuing condition, which shall be deemed satisfied

unless and until the Board determines (on Notice to the applicant) that a breach thereof has occurred.

5. All stipulations agreed to on the record, by the applicant.

6. In the event that any documents require execution in connection with the within approval, such documents shall not be released until all of the conditions of the approval have been satisfied unless otherwise expressly noted.

7. The Applicant shall pay to the municipality any and all sums outstanding for fees incurred by the municipality for services rendered by the municipality's professionals for review of the application for development, review and preparation of documents, inspections of improvements and other purposes authorized by the MLUL.

8. The Applicant shall furnish such Performance Guarantees and/or Maintenance Guarantee as may be required pursuant to the MLUL and the Sea Bright Ordinances.

9. No site work shall be commenced or plans signed or released or any work performed with respect to this approval until such time as all conditions of the approval have been satisfied or otherwise waived by the Board.

Specific Conditions

1. No mechanicals would be located further into any setback than the walls of the buildings..

2. The driveway along Mountain View will be removed.

3. Applicant will repair any curb, sidewalk and pavement disturbed during the course of construction, to the satisfaction of the Board engineer.


BE IT FURTHER RESOLVED that this Resolution memorializes the action taken by the Planning/Zoning Board at its meeting of February 13, 2018; and

BE IT FURTHER RESOLVED that the Chairman and Board Secretary are hereby authorized to sign any and all documents necessary to effectuate the purpose of this Resolution; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a certified copy of this

Resolution to be sent to the Applicant, the Borough Clerk, the engineer and the zoning officer and to make same available to all other interested parties and to cause notice of this Resolution to be published in the official newspaper at the Applicant's expense.

I certify the foregoing to be a true copy of a Resolution by the Sea Bright Planning/Zoning Board memorialized on February 27, 2018.

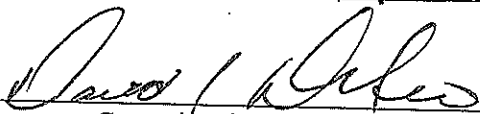

Kathy Morris, Secretary
Sea Bright Planning/Zoning
Board

Adopted on a roll call on a motion by

David Desio

and

Seconded by Elizabeth DeGolio


Lance Cunningham, Chairman
Sea Bright Planning/Zoning Board

APPLICATION Martin Phoa

Stephen Cashmore MADE A MOTION TO

Approve

SECONDED BY Stephen Smith

ROLL CALL:

PLANNING BOARD MEMBERS:

- CASHMORE yes
- CUNNINGHAM Absent
- DEGULIO yes
- DESIO yes
- DUFFY yes
- LECKSTEIN Absent
- LONG Absent
- NOTT yes
- SMITH yes

ONLY VOTES TO MAKE NINE VOTES IF NEEDED

- McGINLEY (ALT 1) yes
- ~~BILLS (ALT 2)~~ no

CATHERINE FRANCO ARCHITECT & PLANNER
 architecture@kpm.com | info@kpm.com

150 HIGHLAND AVENUE
 ATLANTIC HIGHLANDS, NEW JERSEY 07716
 TEL: 732.291.5942
 E-MAIL: C.FRANCO@KPMORHNALL.COM

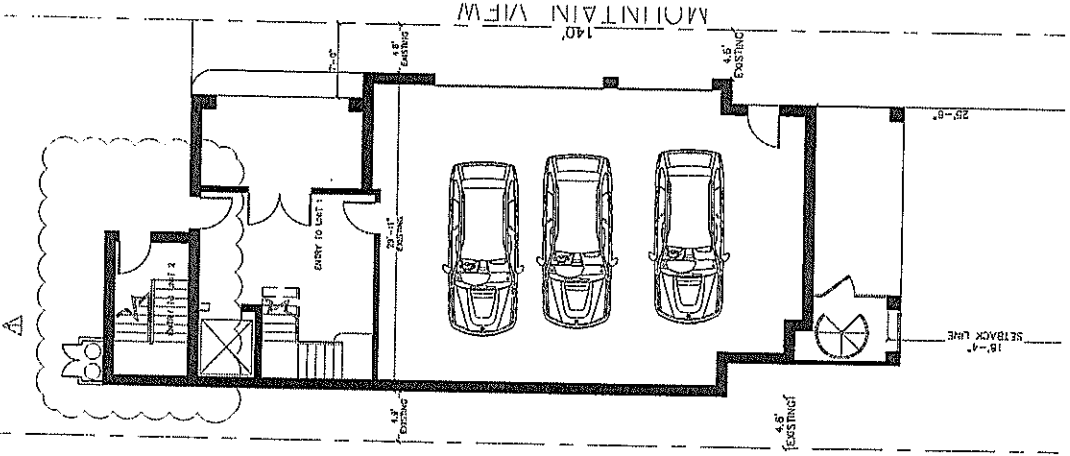
APPLICANT NO. _____ APPROVED / DISAPPROVED BY THE BOROUGH OF SEA BRIGHT PLANNING BOARD / BOARD OF ADJUSTMENTS

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

PROPOSED HOUSE LIFT & ADDITION
 164 OCEAN AVENUE, SEA BRIGHT, NJ
 LOT: 20.01

MR. & MRS. PHAN
 164 OCEAN AVE.
 SEA BRIGHT
 NEW JERSEY

PROJECT NO. A-1720 DATE 9.25.17
 DRAWN BY C.F.
 CHECKED BY C.F.
 17
 17

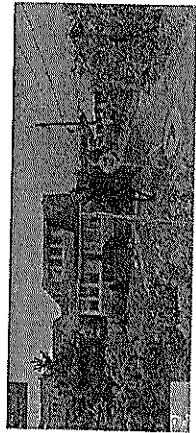


SIT PLAN / GRADE PLAN
 SCALE 1/8" = 1'-0"

ZONING INFORMATION R-2

	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN)	4000 SF	5000 SF	
LOT FRONT (MIN)	50'	140'	
LOT DEPTH (MIN)	50'	140'	
REAR	25'	33'-4 1/2'	17' / 4.6'
RIGHT SIDE	5'	41'-2 1/2'	4.6'
LEFT SIDE	5'	41'-2 1/2'	4.6'
LOT COVERAGE (MAX)	70%	70%	70%
MAXIMUM HEIGHT	35'	35'	35'
MINIMUM SETBACK	5'	5'	5'
MAXIMUM LOT AREA	10,000 SF	10,000 SF	10,000 SF

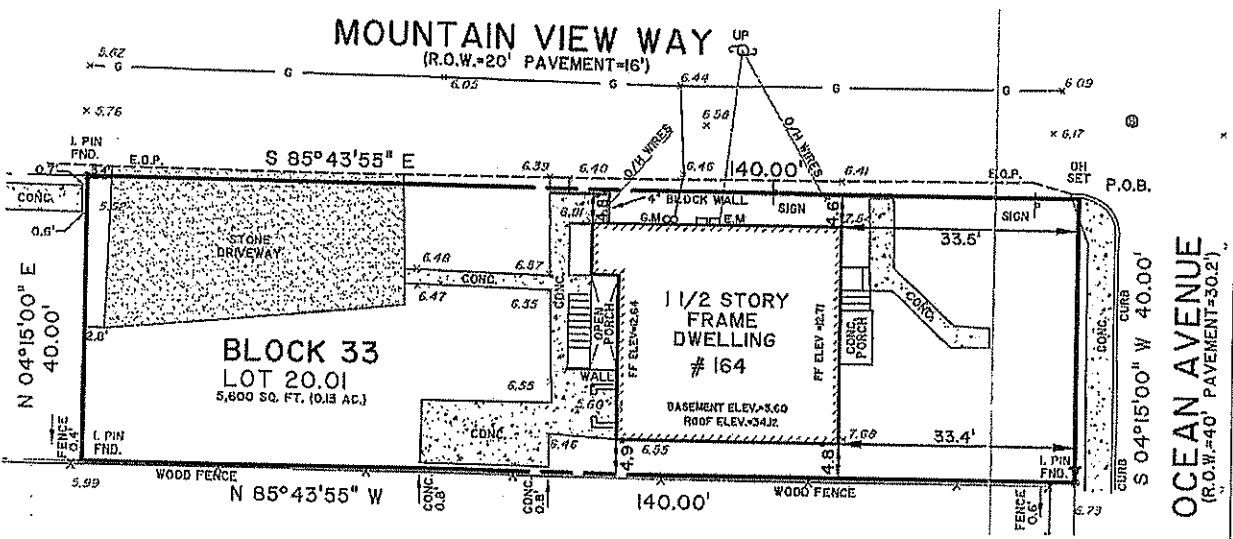
V - V - VARIANCE FOR PRE-EXISTING CONFLICT
 V - N - VARIANCE FOR NEW CONFLICT
 V - R - VARIANCE FOR HIGH-COORDINATE



OCEAN AVE. VIEW



AERIAL VIEW



SURVEY BY:
 SCALE 1/8" = 1'-0"

DATE OF PROPERTY SURVEY: 09/15/17
 C.S. THORNTON SURVEYING, LLC
 100 WILLOW STREET, SUITE 200
 WILMINGTON, DE 19804

CATHERINE FRANCO
&
ARCHITECT
PLANNER
architecturaldevelopment@optonline.net

150 LINDENHURST AVENUE
ATLANTIC HIGHLANDS, NEW JERSEY 07716
TEL: 732.291.5942
E-MAIL: CFARCHITECT@HOTMAIL.COM

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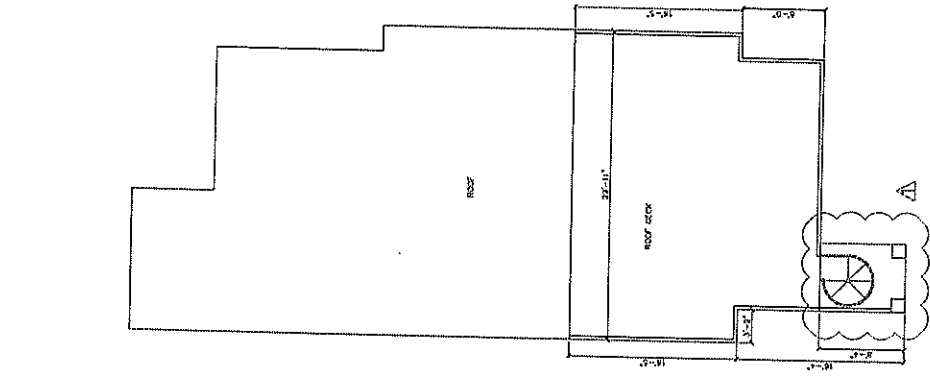
NO.	DATE	DESCRIPTION

Project: PROPOSED HOUSE LIFT & ADDITION
164 OCEAN AVE., SEA BRIGHT, NJ
LOT, 20.01, BLOCK 33

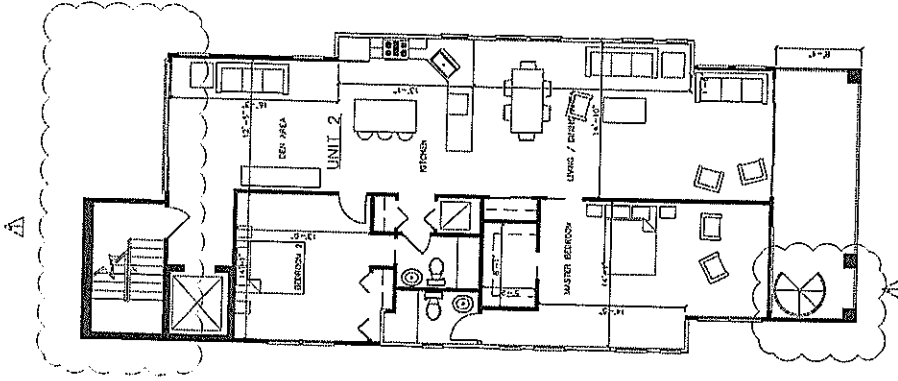
Owner: MR. & MRS. PUGH
164 OCEAN AVE.
SEA BRIGHT
NEW JERSEY

Drawing Title: A-1720
Sheet No: 9.25.17
Catherine Franco, AIA
NJ BA 41141
NJ PP 5416

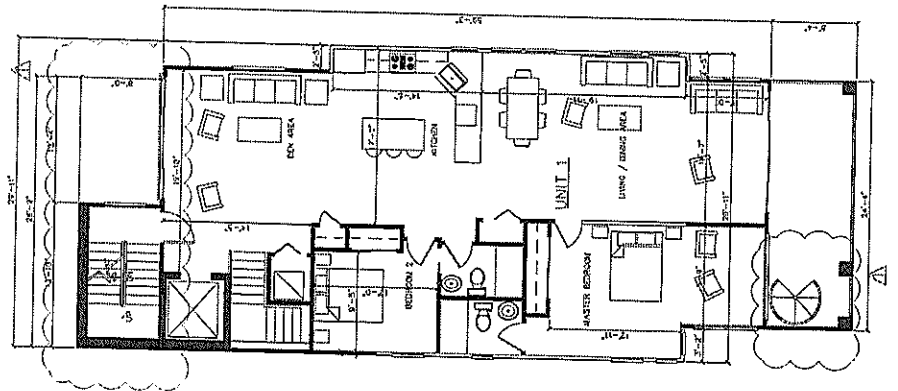
Scale: 1/8" = 1'-0"
2 of 4



ROOF & ROOF DECK PLAN
SCALE : 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"

CATHERINE FRANCO
ARCHITECT
&
PLANNER

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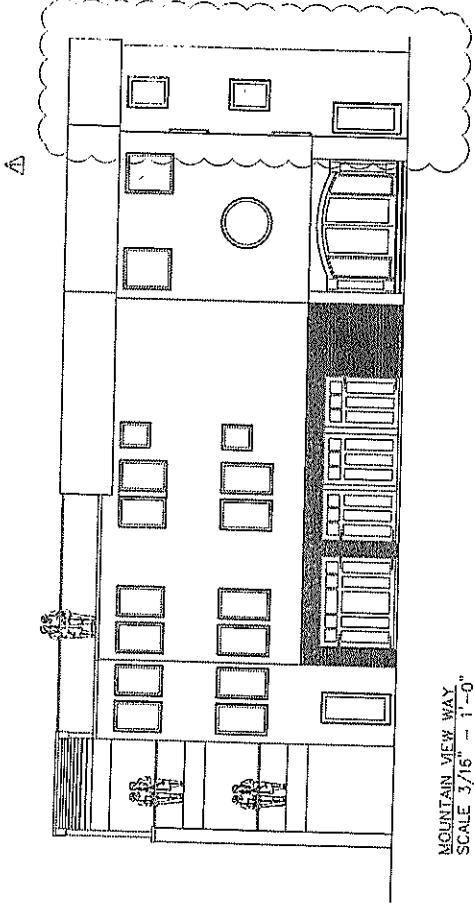
No.	Date	Description

PROJECT: PROPOSED HOUSE LIFT & ADDITION
FOR
184 OCEAN AVE., SEA BRIGHT, NJ
LOT: 2061 BLOCK: 33

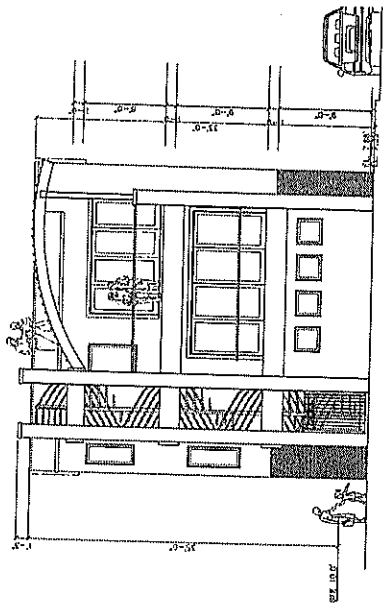
OWNER: MR. & MRS. DEAN
184 OCEAN AVE.
SEA BRIGHT
NEW JERSEY

Project Title: A-1720
Project No.: 9-25-17
Date: 9-25-17
CATHARINE FRANCO, P.A.
NJ RA 201411
NJ PP 5418

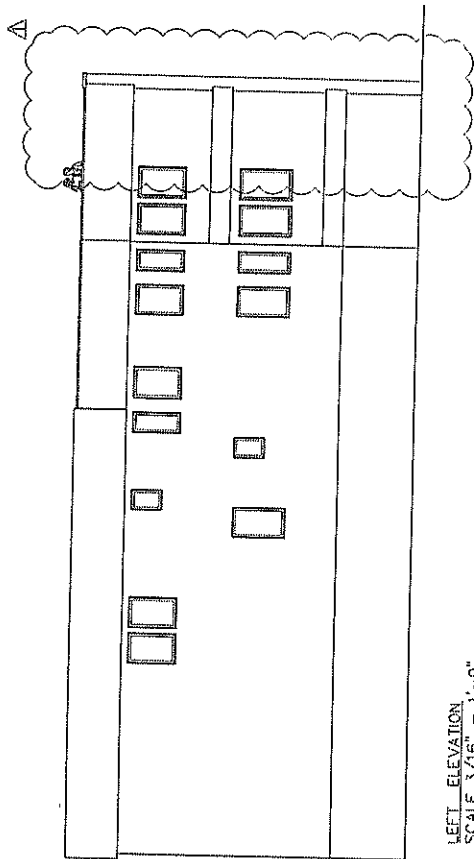
Drawn By: C.F.
Date: 9/25/17
4 of 4



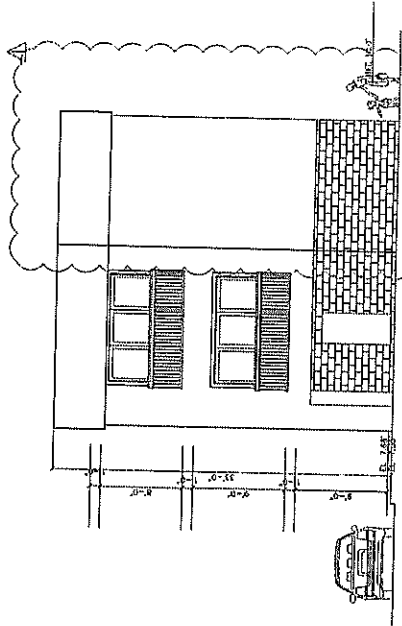
MOUNTAIN VIEW WAY
SCALE 3/16" = 1'-0"



OCEAN AVE. ELEVATION
SCALE 3/16" = 1'-0"



LEFT ELEVATION
SCALE 3/16" = 1'-0"



REAR ELEVATION
SCALE 3/16" = 1'-0"

CATHERINE FRANCO
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&
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APPROVED / DISAPPROVED BY THE BOROUGH
OF SEA BRIGHT PLANNING BOARD / BOARD OF ADJUSTMENTS

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

NO.	DATE	DESCRIPTION
1	4.24.21	RESOLUTION

Project: PROPOSED HOUSE LIFT & REORION FOR 164 OCEAN AVE., SEA BRIGHT NJ LOT 20.01, BLOCK 33

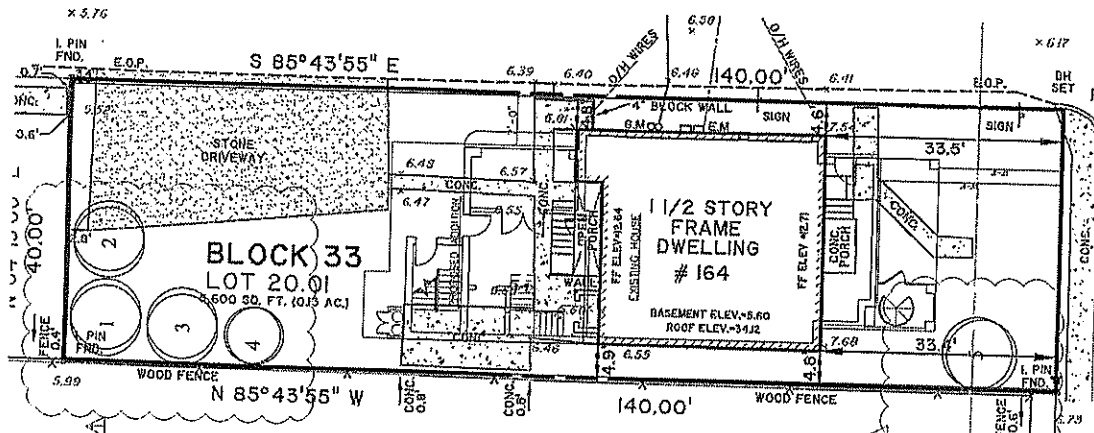
Client: MR. & MRS. PERRY 164 OCEAN AVE. SEA BRIGHT NEW JERSEY

Sheet No: COVER SHEET DRAWING
Project No: A-1720
Date: 9.25.17

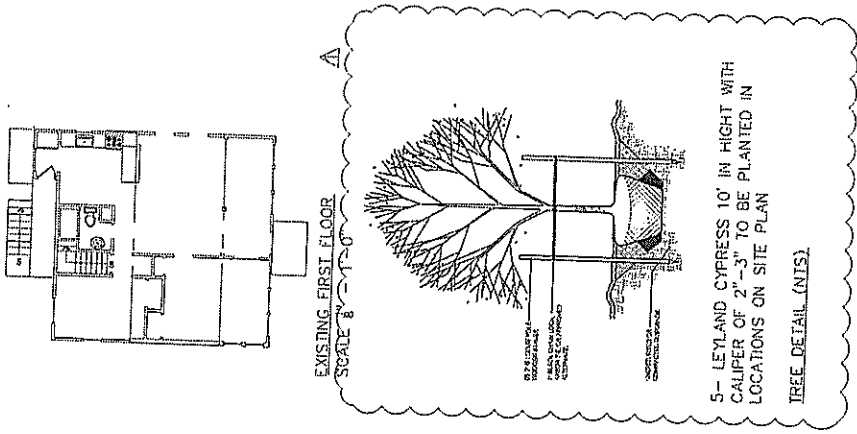
CATHERINE FRANCO, AIA
NJ RA 211411
NJ PP 5416

Scale: 1" = 1'-0"

Sheet No: 24 of 4



EXISTING & PROPOSED BUILDING COVERAGE
SCALE 1" = 1'-0"
BUILDING COVERAGE (MAX) ALLOWED: 85% EXISTING (82% USE) PROPOSED (87% USE)



SURVEY BY:
SCALE 1" = 1'-0"
WILLIAM J. JAMES, P.E.
WILLIAM JAMES SURVEYING, INC.
1000 W. 10TH AVE., SUITE 100
ATLANTIC CITY, NJ 08401
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