

May 19, 2021

Ms. Candace Mitchell, Planning Board Secretary  
Borough of Sea Bright  
Unified Planning Board  
1190 Ocean Avenue  
Sea Bright, NJ 07760

Re: Beachfront Joe, LLC (Joe Fontana)  
Site Plan Application  
First Technical Review  
Block 15, Lot 2; B-1 Zone  
Sea Bright App. # P 2016-15  
HACE # SEP-110

Dear Ms. Morris:

Our office is in receipt of the above application for the construction of a new mixed use building on the property. The applicant is proposing a three story building with a café restaurant on the first and second floor and apartment on the third floor. The property fronts on Ocean Avenue and is in the B-1 Zone. The applicant submitted the following:

- Letter from Rick Brodsky, Esq. including application package
- Zoning Denial from Mary Tangolics, Zoning Officer dated 3/10/21.
- Site Plan, Beachfront Joe, LLC, 1804 Ocean Avenue, consisting of 2 sheets, Block 15 Lot 2, Borough of Sea Bright, Monmouth County, NJ, by East Point Engineering, LLC, Mark Leber, PE dated 5/20/16, revised 12/11/17.
- Architects Plans, "Proposed Addition to Existing Commercial Building, 1804 Ocean Avenue, Sea Bright, NJ, by Allende Matos, AIA, Architect, dated 3/22/2,1 consisting of 4 sheets.

A) Introduction

The property is located on Ocean Avenue (NJ State Highway Route 36) one lot South of River Street. Lot 2 has a frontage of 15.00 feet on Ocean Avenue. There is an existing shell of a building on the property which will be expanded to include a café on the first floor and second floor and an apartment on the 3<sup>rd</sup> floor. The property is in the B-1 Zone and the uses are allowed uses.

B) Fees

<u>Item</u>	<u>Application Fee</u>	<u>Escrow Fee</u>
Minor Site Plan	\$ 300.00	\$ 1,000.00
Lot Area Variance (pre-existing)	\$ 400.00	\$ 1,000.00
Rear Yard Setback	\$ 400.00	\$ 1,000.00
Max. Lot Coverage	\$ 400.00	\$ 1,000.00
Max. Building Coverage	\$ 400.00	\$ 1,000.00
Building Height	\$400.00	\$ 1,000.00
Parking Variance	<u>\$ 400.00</u>	<u>\$ 1,000.00</u>
TOTALS	\$ 2,700.00	\$ 7,000.00