

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: 1030 OCEAN AVENUE
Block 17 Lot 4
Dimensions: Frontage 93.42' Depth 252/272 Total Area 24,811 ϕ
Zoning District: _____

2. APPLICANT

Name: 1030 PARTNERS LLC
Address: 1030 OCEAN AVE SEA BRIGHT NJ 07760
Telephone Number: 917-388-9963
Applicant is a: Corporation ___ Partnership ___ Individual ___ LLC

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: SAME
Address _____
Telephone Number _____

1030 Partners, LLC

Ownership Disclosure

Thomas J. Bonfiglio
54 East River Road
Rumson, NJ 07760

80%

Nicola Adam
10 Maacka Drive
Holmdel, NJ 07733

10%

Kim Adamo
10 Maacka Drive
Holmdel, NJ 07733

10%

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: MARIE A. STEINBERG Esq
Address: 685 NEPTUNE BLVD NEPTUNE NJ 07753
Telephone Number 732-774-5665 Email: msteinb517@aol.com

7. Applicant's Engineer: EAST POINT Engineering MARC S. Leber PE
Address: 11 SOUTH MAIN ST, MARLBOROUGH, NJ 07746
Telephone Number 732-577-6180 Email: mleber@eastpointeng.com

8. Applicant's Planning Consultant: ALLISON COFFIN PP
Address: 823 W PARK AVE #241, OCEAN NJ 07712
Telephone Number 732-493-3065 Email: alli.coffin@gmail.com

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: URBAN TECTONICS, LLC CHARLES P. JORDAN R.A.

Field of Expertise: ARCHITECTS

Address 106 Essex Avenue, Glen Ridge NJ 07028

Telephone Number 646-207-0429 Email _____

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:

change of Existing Façade/sign lighting & seasonal
structure in rear of Building

- 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.S.A.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 130-3, B(1)(b) & 130-38, D(1)(a)

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

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. To be supplied

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? NO

20. Are any off-tract improvements required or proposed? NO

21. Is the subdivision to be filed by Deed or Plat? NO

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? BOND

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 Eng Filing

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 Eng to file BUT NO ADD'L construction

Public Service Electric & Gas N/A

Other LARA - Eng Filing

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: MARK A. STEINBERG ESQ
Address: 685 NEPTUNE BLVD, NEPTUNE, NJ 07753

Phone Number: 732 774 5665 **Email:** msteinb577@aol.com

Engineer: EASTPOINT MARC S Leber PE
Address: 11 SOUTH MAIN ST
MARLBORO NJ 07744

Phone Number: 732 577 0180 **Email:** mleber@eastpointeng.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 29th day of April, 2022.

A Notary Public of NJ Owner
My Commission Expires: _____

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: 4/29/2022 Applicant: 


Grace E. Wang, Attorney At Law
State of New Jersey

SITE PLAN - PRELIMINARY *→ FINAL*

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

Application No. _____ Date 5/2/22
Application Name 1030 PARTWERS LLL
Application Address 1030 OCEAN AVE SeaBright NJ 07760
Property Address 1030 OCEAN AVE
Block 17 Lot 4

CHECKLIST

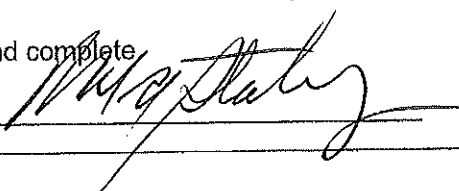
Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:
To be completed by applicant (C=complete, N=Not complete, NA=not-applicable)

- 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
- N 4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- C 5. Certified list of property owners within 200 feet
- N 6. Completed Notice of Hearing
- N 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
- N/A 10. Application for Municipal and/or State Wetlands Permit
- N/A 11. Description of off-tract improvements and cost estimates
- N/A 12. Letter from utility companies
- N/A 13. Environmental Impact Statement
- C 14. Certificate of owner authorizing submission
- N 15. Proof of Application to Monmouth County
- N 16. Proof of application to NJDOT
- C 17. Description of proposed operation
- N 18. Required escrow fees
- C 19. Request for any variances
- N 20. Application for CAFRA
- N/A 21. Application for Floodplain Encroachment Permit
- N/A 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: 5/2/22
LICENSE NO. _____
SEAL: _____

NAME: _____
SIGNATURE 

MARK A. STEINBERG
Attorney at Law of N.J.

BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128

APPLICATION FOR A ZONING PERMIT - Z 2022-013
 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.

732

OWNER / APPLICANT:

Name New Dawn Inc. DBA Rex Signs (agent for) Tracy's Tavern, TAD
 Address 60 Steiner Ave. Neptune City, NJ 07753
 Telephone (Home) 731-774-1377 (Cell) _____
 Email: donna@rexsigns.net Date: 02/03/2022 Fee \$25 Check Cash

LOCATION OF THE WORK:

Block 17 Lot(s) 4 Zone _____ Address 1030 Ocean Ave., Sea Bright, NJ

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): (1) 32"x 15'6" led interior illuminated channel letter sign 41.33 sq. ft. (South East Elevation)
(1) 19.5" x 272" interior illuminated channel letter sign 36.83 sq. ft. (East Elevation)

CHECK ONE: New Addition _____ Alteration _____ Repair _____

Signature: [Signature] Date: 02/03/2022

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

LAND USE REVIEW:

Ordinance Section _____ Allowed/Required _____ Existing _____ Proposed _____ Variance _____

Remarks:

The approved plans had downlit gooseneck lighting. The proposed sign description and detail are not consistent with the approved plans. Therefore, either the description and detail must be revised to provide the downlit gooseneck lighting as previously approved by the Board or the applicant must reappear before the board to obtain an approval to modify the existing and proposed facade/sign lighting.

Zoning Officer: [Signature] Date: 2/11/22
 John Mele

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 2022-030
 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 1030 Liquor Partners LLC T/A Tommy's Tavern + Tap
 Address 1030 Ocean Ave, Sea Bright, NJ 07760
 Telephone (Home) c/o Grace Jang (Cell) 917-328-9963
 Email: g.jang@TTTT.com Date: 3/15/22 Fee \$25 Check Cash
 #3073 3/23/22 (u)

LOCATION OF THE WORK:

Block 17 Lot(s) 4 Zone _____ Address 1030 OCEAN AVE

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): See Attached
seasonal structure rear of building

CHECK ONE: New Addition Alteration Repair

Signature: [Signature] Date: 3/15/22

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 _____

Remarks:
 - §130-3.8(1)(b) Site Plan Approval required for the installation of the seasonal structure (tent) in the rear of the building
 - Resolution memorialized March 24, 2015, findings paragraph #7 & #8 on pages 3 & 4.
 - §130-38.0(1)(d) Accessory Structures shall not occupy more than 35% of the required rear or side yard or a maximum of 500 SF, where 1,600 SF is prop. sect.
 - must seek all required building, Fire electrical permits.

Zoning Officer [Signature] Date 3/31/22
 John Mele

No utilities except electric permitted
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