

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

PLEASE TAKE NOTICE that on Tuesday, December 13, 2022 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 William A.G., Inc., 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 13, Lot 37 (commonly known as 1106 Ocean Avenue, Sea Bright, New Jersey) and is located in the B-1 Zone. The applicant seeks preliminary and final major site plan approval to enlarge the existing single family dwelling on the second floor of the building.

The following variances are requested in connection with the application:

130-50.C – Front yard setback from Church Street where the proposed building is 0.6 feet over the property line. This is an existing condition.

130-50.C – Rear yard setback where 15 feet is required and the proposed building is 0.1 feet over the property line. This is an existing condition.

130-50.C – Lot Coverage wherein 50% is the maximum lot coverage and the proposal includes 91.1% coverage. This is an existing condition.

Parking – Two off street spaces are required and zero spaces are proposed. This is an existing condition.

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.

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 December 9, 2022.

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 William A.G., Inc., by order of the Planning/Zoning Board of the Borough of Sea Bright.

ZAGER FUCHS, P.C.
Attorneys for William A.G., Inc.

November 30, 2022

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