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February 22, 2022

via email and hand delivery
CMitchell@SeabrightNJ.org
Candace Mitchell, Secretary, Planning/Zoning Board
Borough of Sea Bright
1099 Ocean Ave.
Sea Bright, NJ 07760

Re: Application of Gareth and Dawn Middleton
Premises: 22 Surf Street, Sea Bright, NJ 07760
Block 11, Lot 14

Dear Ms. Mitchell:

This office has been retained by Gareth and Dawn Middleton in connection with the above referenced matter. Enclosed please find seventeen (17) collated sets of the following documents regarding said application (plus one set marked "FOR PUBLIC INSPECTION"):

1. Denial Letter from the Borough of Sea Bright Zoning Officer, John Mele, dated January 26, 2022;
2. A completed Planning/Zoning Board Application (with attachments);
3. Photos of the property/dwelling as it currently exists (11 photos);
4. Proposed plans prepared by Brian Manthey, Architect, dated December 10, 2021, consisting of eight (8) pages;
5. Survey prepared by Charles Surmonte, PE. and PLS, dated June 21, 2017;
6. A copy of a certified list of 200 foot property owners dated February 8, 2022; and
7. A completed and signed W-9 form.

Following your review of the enclosed submission, and the necessary application fees and escrows have been determined, please advise and checks for the same will be promptly delivered to you by my client.

I understand that Mr. Middleton has previously discussed with you placing this matter on the Planning/Zoning Board Agenda for March 22, 2022. Once the date has been confirmed, my client will appear in support of the application on that date.

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

Very truly yours,

Robert F. Schillberg, Jr. |S|

Robert F. Schillberg, Jr.

RFS/wp

cc: David J. Hoder, PE, PP, Hoder Associates, Borough Engineer (w/encs. via email)
Monica C. Kowalski, Esq., Board Attorney (w/encs. via email)
Gareth and Dawn Middleton (w/encs. via email)
Brian Manthey, Architect, (w/encs. via email)

LIST OF VARIANCES

§130-39C	Allowed/Reqd.	Existing	Proposed	Variance Type
Minimum Lot Area	1800' SF	1696' SF	1696' SF	Pre-existing nonconformity
Minimum front yard setback	5'-12'	10.2'	5.3'	Applicant shall provide testimony and to demonstrate that the proposed 5.3' front yard setback is consistent on the same side of the street on the same block. Applicant shall provide setbacks from a surveyor to arrive at the average setback
Minimum side yard setback	3'	0.1'	0.1'	Pre-existing nonconformity
Minimum both side yard setbacks	6'	4.7'	3.1'	Variance
Minimum rear yard setback	15'	12.6'	12.6'	Pre-existing nonconformity
Maximum building height	38'	28'	42'	Variance