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May 5, 2021

Via e-mail and Hand Delivery

Candace Mitchell, Secretary, Unified Planning Board
Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, NJ 07760

Re: Site Plan and Variance Application of Beachfront Joe, LLC
Premises: 1084 Ocean Avenue, Block 15, Lot 2
Our File No. 090137-0

Dear Ms. Mitchell:

This office represents Beachfront Joe, LLC in connection with the above-referenced matter. Enclosed please find seventeen (17) collated sets of the following documents regarding the same (plus one set marked "FOR PUBLIC INSPECTION"):

1. Denial Letter from the Borough of Sea Bright Zoning Officer dated March 10, 2021 (as to Block 15, Lot 2);
2. A completed Planning/Zoning Board Application (with attachments, including W-9 form);

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Candace Mitchell, Secretary, Unified Planning Board
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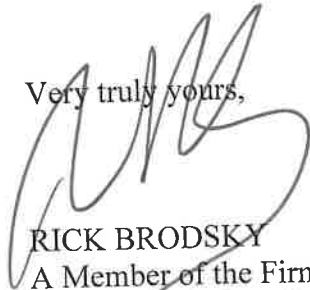
3. Architectural Plans titled "Additions & Renovations to Existing Commercial Restaurant, 1084 Ocean Ave., Sea Bright, NJ," (4 sheets) dated March 22, 2021; and
4. Site Plan titled "1084 Ocean Avenue, Site Plan, Block 15, Lot 2, Borough of Sea Bright, Monmouth County, New Jersey," (2 sheets) dated December 11, 2017.

Once the enclosed submission has been reviewed and the necessary application fees and escrows have been determined, please advise and the same will be promptly delivered to you.

In addition, please advise as to when this matter can be placed on the Unified Planning Board's agenda.

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

Very truly yours,



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Encs.

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