

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2021-024
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 BEACHFRONT JOE LLC.
Address 95 CENTRE AVE SECAUCUS, N.J.
Telephone (Home) 201-314-8251 (Cell) SAME
Email: JFONTANA@233 Date: 3/14/2021 Fee \$25 Check Cash

LOCATION OF THE WORK:

Block 15 Lot(s) 2 Zone B-1 Address 1084 OCEAN AVE

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED):

NEW ADDITION SEE ATTACHED DRAWING

CHECK ONE: New Addition Alteration Repair
Signature: Joseph Fontana Date: 3/14/2021

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 AE Advisory BFE 8 Sea Bright Required BFE 11 Proposed BFE 11

LAND USE REVIEW:

Ordinance Section 130-50.c Allowed/Required See attached Existing See attached Proposed See attached Variance See attached

130-50.c - see attached bulk schedule

Remarks: Application is for 2 levels commercial space with apartment above. Proposal is permitted use. Parking requirements (and Variance) to be determined
Zoning Officer: Mary Tangolics Date: 3/10/21

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

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. 130-50.C

Borough of Sea Bright, NJ

B-1 ZONE

Block: 15 Lot: 2 Address: 1084 Ocean Ave

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	3,000	1076	1076	✓ (Pre-exist)
Min. Lot Width (ft.)	50	15	15	✓ (Pre-exist)
Min. Lot Depth (ft.)	60	71'-9"	71'-9"	
Min. Front Yard (ft.)	0/West 25/East	0	0	
Min. Each Side Yard (ft.)	0	0	0	
Min. Both Side Yards (ft.)	0	0	0	
Min. Rear Yard (ft.)	15	0	0	✓ (Pre-exist)
Max. Building Height (ft.)*	42 (3 stories)	18 (2 st.)	45'-2" (3½ st)	✓ (New)
Max. Building Coverage (%)	50	100	100	✓
Max. Lot Coverage (%)	75	100	100	✓

* Max. height shall be reduced by the percentage lot is undersized in width as per Sec. 130-50.A.(5). Max. height shall be raised to 38 ft. or 42 ft. to comply with current flood regulations as per Sec. 130-47 Flood Damage Prevention Ordinance.

** Front setback to be consistent with homes on same side of street on same block. Applicant will provide setbacks from surveyor shot from street to arrive at average. In no case will setback be permitted less than 5 ft.

NOTES: *

Parking variance will be required when applicant clarifies proposed uses to determine parking requirement.

3/10/21 MT
Date of Review Initials