

**MEETING AGENDA**  
**SEA BRIGHT PLANNING/ZONING BOARD**

Tuesday, July 25, 2023, 7:30 PM

This meeting will be held in person in the Mayor Dina Long Community Room  
1097 Ocean Avenue, 3rd floor

**1. CALL TO ORDER and FLAG SALUTE**

**2. ADMINISTRATIVE MATTERS**

**a. Opening Statement:**

Good evening, Ladies and Gentlemen. This Meeting Is Now Called to Order.

The Borough of Sea Bright, in compliance with the Open Public Meetings Act, provided adequate notice of the time, date, and location of this meeting to the Asbury Park Press on January 26, 2023, filed notice with the Borough Clerk, and posted notice in the Borough Office and on the Borough website. This Meeting Is Open to The Public.

**b. Attendance Roll Call**

Councilman Erwin Bieber	Mayor Brian Kelly
Peggy Bills	Frank Lawrence
Stephen Cashmore	Marc. A. Leckstein
C. Lance Cunningham	Jon Schwartz, Alt. #1
Elizabeth DeGiulio	Mark Zelina, Alt. #2
David DeSio	

**c. Approval of May 23, 2023 Meeting Minutes**

**3. ITEMS OF BUSINESS**

**a. Memorialization of Resolution**

**Application No. 2022-15** (modified site plan approval)

**William A.G. Inc.**

1106 Ocean Avenue, Bl. 13, L. 37

**b. Application No. 2023-04**

**Cambridge Custom Homes, LLC**

16 New Street, Bl. 12, L. 10

Minor Conforming Subdivision

**c. Application No. 2023-01 REVISED PLANS** (First heard 3/14/23)

**16 Via Ripa Properties, LLC.**

16 Via Ripa, Bl. 31, L. 6

Bulk variance relief for front yard setback, side yard setback, and maximum lot coverage;

Use variance relief to permit a two-family structure in a single-family zone

**4. ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD**

**5. CLOSING ITEMS**

**a.** Announcement of the next Planning/Zoning Board meeting: August 22, 2023, 7:30 p.m.

**b.** Meeting Adjournment

Candace B. Mitchell,  
Board Secretary

To find application materials, visit [www.seabrightnj.org/Unified Planning Board page/Agendas and Minutes/Supporting Documentation](http://www.seabrightnj.org/Unified Planning Board page/Agendas and Minutes/Supporting Documentation).