

# Meyner and Landis LLP

reply to:  
Matthew P. Dolan  
Direct Dial: 973-602-3478  
MDolan@meyner.com

Attorneys At Law  
One Gateway Center  
Suite 2500  
Newark, New Jersey 07102

[www.meyner.com](http://www.meyner.com)

973-624-2800  
Fax: 973-624-0356

New York:  
100 Park Avenue  
16<sup>th</sup> Floor  
New York, New York 10016  
(516) 683-0171

November 15, 2023

## **VIA HAND DELIVERY AND EMAIL**

Sea Bright Borough Unified Planning Board  
c/o Ms. Candace B. Mitchell  
1099 Ocean Avenue  
Sea Bright, NJ 07760

***Re: The Break Real Estate Partners LLC  
1080 Ocean Avenue, Sea Bright, New Jersey 07760***

Dear Ms. Mitchell:

We represent the Break Real Estate Partners LLC (“**Applicant**”) the owner of certain property located at 1080 Ocean Avenue, Sea Bright, NJ (Block 15, Lot 3) (the “**Property**”). We are writing you with respect to an application for approval of a minor modification to a site plan that was previously approved by the Borough Unified Planning Board (the “**Board**”) via a February 9, 2021 Resolution of Approval. We understand that the Board has already placed this application on its November 28, 2023 calendar and since this is a request for an approval to modify an insubstantial condition, no notice is required pursuant to N.J.S.A. 40:55D-12a.

In support of the Applicant’s request we have enclosed herein the following: (1) original and 15 copies of an application for modification; (2) 15<sup>1</sup> copies of the approved site plan; (3) 15 copies of a revised site plan incorporating the proposed modifications/revisions; (4) 15 copies of the Resolution of approval; and (5) 15 copies of red-lined drawings to be reviewed as exhibits showing the removal of street trees and replacement of light poles with wall sconces.

We have also enclosed herein a check for an application fee payable to the Borough of Sea Bright in the amount of \$100 along with a check for required escrow fees made payable to the Borough of Sea Bright in the amount of \$500. Per your November 15, 2023 email we understand

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<sup>1</sup> Per our prior discussion we are sending two complete copies of this letter and enclosures directly to the Board’s attorney (Benjamin Montenegro, Esq.) and engineer (David Hoder, P.E.) via Federal Express. As a result, we have only enclosed 15 copies herein rather than the typically required 17.

Sea Bright Borough Unified Planning Board

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that you will request for us confirmation from the Tax Collector that all sewer utility charges and taxes on the property have been paid.

Should you need anything further or have any questions, please do not hesitate to contact me at the telephone number or email above. Thank you for your assistance with this.

Very truly yours,

**MEYNER AND LANDIS LLP**



Matthew P. Dolan

cc: Benjamin Montenegro, Esq. (via Federal Express and email at [bmontenegro@mtmglaw.com](mailto:bmontenegro@mtmglaw.com))  
David J. Hoder, P.E. (via Federal Express and email at [dhoder@hoderassociates.com](mailto:dhoder@hoderassociates.com))  
The Break Real Estate Partners LLC



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Document B – Planning & Zoning Application

Document C – Revised Civil Drawings

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Document E – Sewer Payment Confirmation

Document F – Original Notice of Approval



Document B

Planning & Zoning Application

## **BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION**

**1099 Ocean Avenue Sea Bright, New Jersey 07760  
732-842-0099 ext. 123**

The application with supporting documentation must be filed with the office of the Planning Board Secretary and must be delivered for review **at least ten (10) days** prior to the meeting at which the application is to be considered.

**NOTE: All plans must be folded. Any rolled plans will not be accepted.**

To be completed by Municipal staff only.

Date Filed \_\_\_\_\_ Application No. \_\_\_\_\_

Application Fees \_\_\_\_\_ Escrow Deposit \_\_\_\_\_

Reviewed for Completeness \_\_\_\_\_ Hearing \_\_\_\_\_

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### **1. SUBJECT PROPERTY**

Location: **1080 Ocean Avenue**  
Block **15** Lot **3**  
Dimensions: Frontage **55'** Depth **85'** Total Area **4,675 sqft**  
Zoning District: **B-1**

### **2. APPLICANT**

Name: **The Break Real Estate Partners, LLC**  
Address: **32a Beach Road, Monmouth Beach, NJ 07750**  
Telephone Number: **732-222-1884**  
Applicant is a: Corporation \_\_\_ Partnership **X** Individual \_\_\_

**3. DISCLOSURE STATEMENT:** Pursuant to J.J.S. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership, applicant must be disclosed. In accordance with N.J.S. 40:55D4-8.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.)

**4.** If owner is other than the applicant, provide the following information on the Owner(s).

Owner's Name: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies)

No X Proposed \_\_\_\_\_

**Note: All deed restrictions, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.**

Present the use of the premises:

6. Applicant's Attorney: Matthew Dolan

Address: One Gateway Center, Suite 2500, Newark NJ 07102

Telephone Number 973-602-3478 Email: MDolan@meyner.com

7. Applicant's Engineer: Walter Hopkin

Address: 257 Monmouth Road, Building A, Suite 7, Oakhurst, NJ 07755

Telephone Number 732-223-1313 Email: WHopkin@wjhengineering.com

8. Applicant's Planning Consultant: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

9. Applicant's Traffic Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

10. List any other Expert(s) who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary).

Name: Kevin Higgins

Field of Expertise: Construction Management

Address 32a Beach Road, Monmouth Beach, NJ 07750

Telephone Number 908-601-1366 Email Kevin@kshawconstruction.com

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

\_\_\_\_ **PLOT PLAN or VARIANCE PLAN APPROVAL**  
\_\_\_\_ **SUBDIVISION**

\_\_\_\_ Minor Subdivision Approval

\_\_\_\_ Subdivision Approval (Preliminary)

\_\_\_\_ Subdivision Approval (Final)

Number of lots to be created \_\_\_\_ (including remainder lot)

Number of proposed dwelling units \_\_\_\_ (if Applicable)

**SITE PLAN:**

- ☐ Minor Site Plan Approval
- ☐ Preliminary Site Plan Approval
- ☐ Final Site Plan Approval
- ☒ Amendment or Revision to an Approval Site
- ☐ Plan Area to be disturbed (square feet)
- ☐ Total number of proposed dwelling units
- ☐ Request for Waiver from Site Plan Review and Approval
- ☐ Request for Variance Approval

Reason for request:

**Requesting a waiver for overhead electrical service, in lieu of underground.**  
**Removal of street trees on River Street, and installation of wall sconces in lieu of JCP&L Street lights**

- ☐ Informal Review
- ☐ Appeal decision of an Administrative Officer  
(N.J.S.A 40:55D-70A)
- ☐ Map or Ordinance Interpretation of Special Question  
(N.J.S.A.40:55D-70b)
- ☐ Variance Relief (hardship)  
(N.J.S. A. 40:55D-70c (1))
- ☐ Variance Relief (substantial benefit)  
(N.J.SA.40:55D-70c (2))
- ☐ Variance Relief (use)  
(N.J.S 40:55D-70d)
- ☐ Conditional Use Approval  
(N.J.S 40:55D-67)
- ☐ Direct issuance of a permit for a structure  
in bed of a mapped street, public drainage way, or flood control  
basin. (N.J.S 40:55D-334)
- ☐ Direct issuance of a permit for a lot lacking street frontage  
(N.J.S 40:55D-35)

12. Section(s) of Ordinance from which a variance is requested \_\_\_\_\_

13. Waivers requested of development standards and/or submission requirements:(attach additional pages as needed)

**Requesting to substitute overhead electrical service, in lieu of underground.**  
**Removal of street trees on River Street, and installation of wall sconces in lieu of JCP&L Street lights**

14. Attach a copy of the Notice to Appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished **at least 10 days prior** to the date scheduled by the Administrative Officer for the hearing. An Affidavit of Service on all property owners and Proof of Publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises including the proposed use of the premises: (attach pages as needed)

16. Is a public water line available? **Yes**

17. Is public sanitary sewer available? **Yes**

18. Does the application propose a well and septic system? **No**

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? **N/A**

20. Are any off-tract improvements required or proposed? **No**

21. Is the subdivision to be filed by Deed or Plat? **No**

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? **N/A**

23. Other approvals, which may be required, and date plans submitted:

**MARK THE FOLLOWING WITH A YES OR NO  
AND DATES OF THE PLANS SUBMITTED**

NE Regional Sewer Auth **N/A**

Monmouth County Board Of Health **N/A**

Monmouth County Planning Board **N/A**

Freehold Soil Conservation District. **N/A**

NJ DEP **N/A**

Sewer Extension Permit **N/A**

Sanitary Sewer Connection Permit **N/A**

Stream Encroachment Permit **N/A**

Waterfront Development Permit **N/A**

Wetlands Permit **N/A**

Tidal Wetlands Permit **N/A**

Potable Water Constr. Permit **N/A**

NJ Department of Transportation **N/A**

Public Service Electric & Gas **N/A**

Other

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.



25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid.

**Note: It is the responsibility of the Applicant to mail or deliver copies of the Application form and all supporting documents to the Board Secretary, Borough Engineer and Board Attorney for their review at least ten (10) days prior to the meeting at which the application is to be considered,** otherwise the application will be deemed incomplete. A list of those required to receive documents is attached to the application form.

26. The Applicant hereby requests that copies of the reports of the Borough Engineer and Board Attorney reviewing the application be provided to the following of the applicant's professionals.

**Applicant's Professional Report Requested:**

**Attorney** Matthew P. Dolan, Esq.

Address: One Gateway Center, Suite 2500  
Newark, NJ 07102

Phone Number: 973-602-3478 Email: MDolan@meyner.com

**Engineer:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**CERTIFICATION**

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Application and that I am authorized to sign. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this 15th day of November, 2023.

A Notary Public of NJ Owner

My Commission Expires: \_\_\_\_\_

I understand that the sum of \$ 500.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of SeaBright, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials.

Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required amount and shall add that sum to the escrow account within fifteen (15) days.

Date: \_\_\_\_\_ Applicant: \_\_\_\_\_

**BOROUGH OF SEA BRIGHT PLANNING AND ZONING  
PROFESSIONAL STAFF**

**BOARD ATTORNEY**

Ben A. Montenegro, Esq.  
Montenegro, Thompson, Montenegro & Genz, P.A.  
531 Burnt Tavern Road  
Brick NJ 08724  
732-295-4500  
Email: bmontenegro@mtmglaw.com

**BOARD ENGINEER**

Hoder Associates  
1101 Richmond Avenue, Suite 201-4  
Point Pleasant, NJ 08742  
732- 241-4543  
Email: dhoder@hoderassociates.com

**BOARD PLANNER**

Jennifer C. Beam  
Leon S. Avakian, Inc.  
788 Wayside Road  
Neptune, NJ 07753  
732-922-9229  
Email: jbeahm@leonsavakian.com

**CONSTRUCTION OFFICIAL**

Ed Wheeler, Construction Official  
1099 Ocean Avenue  
Sea Bright, NJ 07760  
732-842-0099 Ext 121

Karen DiBerardino, Secretary  
1099 Ocean Avenue  
Sea Bright, NJ 07760  
732-842-0099 Ext 110  
kdiberardino@seabrightnj.org; FAX: 732- 963-8998

**PLANNING/ZONING BOARD SECRETARY**

Candace B. Mitchell  
1099 Ocean Avenue  
Sea Bright, NJ 07760  
732-842-0099 Ext 123  
cmitchell@seabrightnj.org

**FIRE MARSHAL**

Thomas Haege  
1099 Ocean Avenue  
Sea Bright, NJ 07760  
732-842-0099 Ext 120  
thaege@seabrightnj.org

**ZONING OFFICER/FLOOD PLAIN MANAGER**

Mary Tangolics  
Office hours: Wednesdays, 8:30 a.m. – 1:30 p.m.  
732-842-0099 Ext 128  
mtangolics@seabrightnj.org

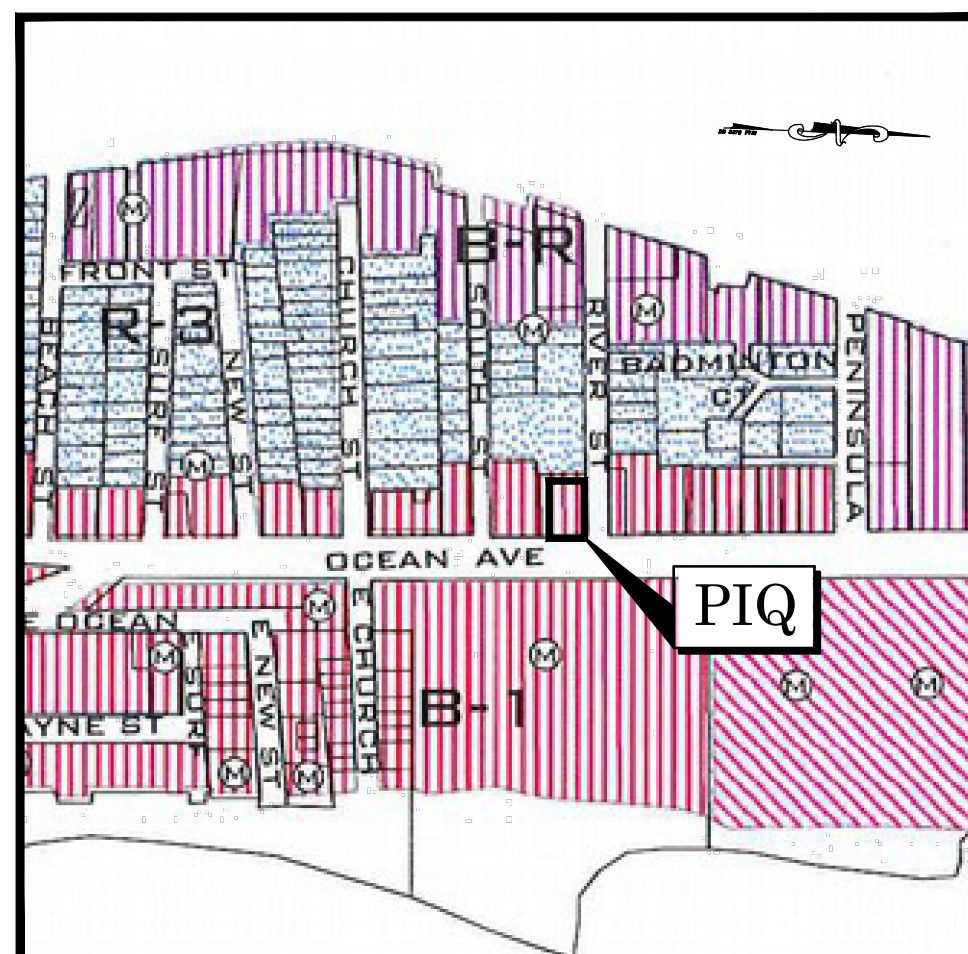


Document C

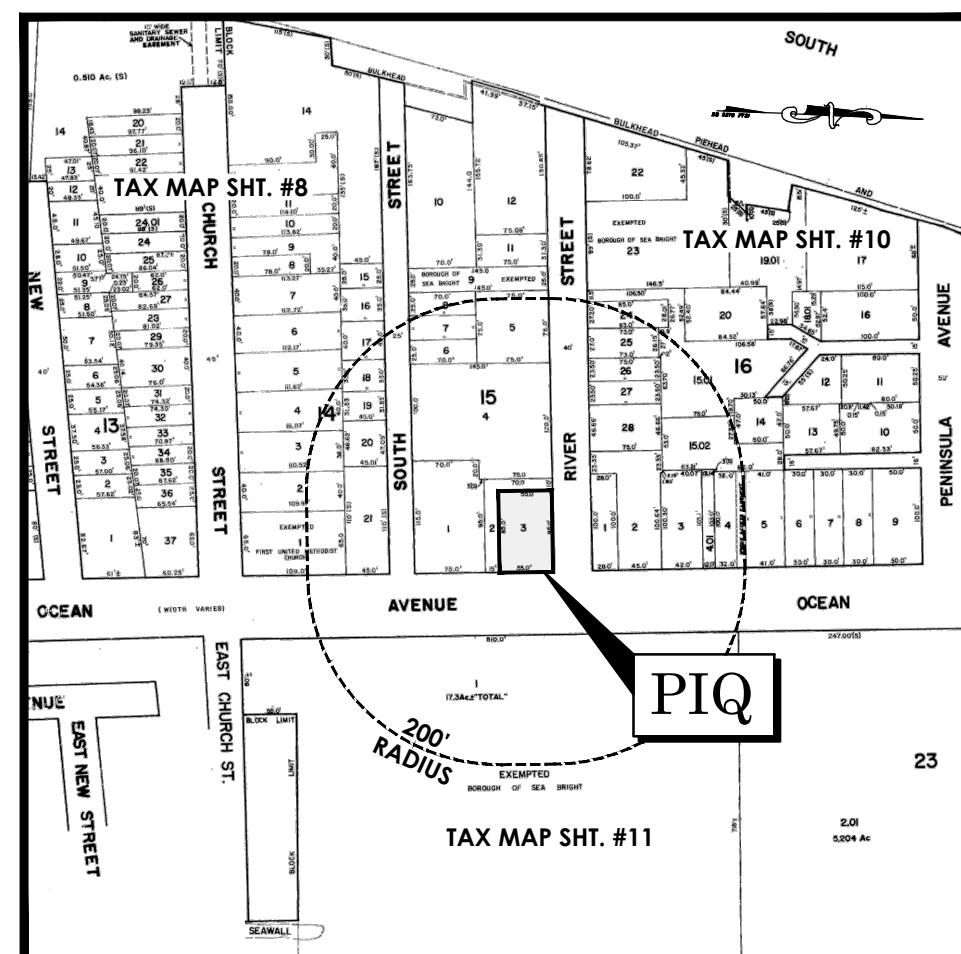
Revised Civil Drawings



PRELIMINARY AND FINAL  
 SITE PLAN  
 OF  
 BLOCK 15 LOT 3  
 FOR  
 1080 OCEAN AVENUE  
 BOROUGH OF SEA BRIGHT,  
 MONMOUTH COUNTY, NJ



ZONE MAP  
SCALE: 1"=300'



TAX MAP/AREA MAP  
SCALE: 1"=200'



KEY/200' STRUCTURE MAP  
SCALE: 1"=100'

## 200' ADJOINING OWNERS

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Adir	Lot
			1A	FIRST UNITED METHOD. CHURCH SEA OCEAN AVENUE SEA BRIGHT, NJ	1100 OCEAN AVENUE		
				07760			
14	1	X	4A	FIRST UNITED METHODIST CHURCH 1502 OCEAN AVENUE SEA BRIGHT, NJ	1101 OCEAN AVENUE		
14	2		1	CHURCH STREET CHURCH ASSOCIATION 1 CHURCH STREET UNIT A SEA BRIGHT, NJ	1 CHURCH STREET UNIT A		
	2.01		2	KINDSON, JUDGE & CHERYL 1 CHURCH STREET UNIT A SEA BRIGHT, NJ	1 CHURCH STREET UNIT A		
	2.02		2	DONKALP, JOSE A. & SARAH 1 CHURCH STREET UNIT B SEA BRIGHT, NJ	1 CHURCH STREET UNIT B		
14	3		2	MOSELEY, TERRY & AMANDA K 3 CHURCH STREET SEA BRIGHT, NJ	3 CHURCH STREET		
14	4		2	MC SINLEY, KEVIN & ANDREA & JEAN 5 CHURCH STREET SEA BRIGHT, NJ	5 CHURCH STREET		
	5		2	DONE, BERNARD & CYNTHIA PO BOX 40 OSCAWATOMY, NJ	7 CHURCH STREET		
				07760			
			2	LIVINSKY, JAMES A 931 OCEAN AVENUE SEA BRIGHT, NJ	8 SOUTH STREET		
				07760			
18			2	BONIE REAL PROPERTIES LLC 6 SOUTH AVENUE SEA BRIGHT, NJ	6 SOUTH STREET		
				07760			
19	19		2	FOX, DAVID & PRIYA 238 MULBERRY PINES DR SEA BRIGHT, NJ	4 SOUTH STREET		
				07728			
20	20		2	WITT, ROBERT K. II & SANDRA C 3 SOUTH STREET SEA BRIGHT, NJ	3 SOUTH STREET		
				07760			
21			4A	IMMO ASSOCIATES, LLC 10096 DRIVE HESSTON, NJ	1096 OCEAN AVENUE		
				01886			
			4A	MAHANE & KRISTIN, LLC 3 BONA VITA DRIVE MORRISTOWN BEACH, NJ	1092 OCEAN AVENUE		
				07754			
2			4	BOESCHWITZ, INC. LLC 740 WINDMILL PLACE SEASIDE, NJ	1084 OCEAN AVENUE		
				07790			
	4		4A	RIVER STREET REALTY, LLC 100 RIVER STREET BROOKLYN, NJ	4 RIVER STREET		
				11222			
5			C, J. & M. ASSOC OF SEA BRIGHT, LLC PO BOX 419 KINGSTON, NJ	6 RIVER STREET		6 & 7	
				08928			
			4	WETZLA, J. HONOLD & JONAS INC PO BOX 419 KINGSTON, NJ	9 SOUTH STREET		
				08928			
			4	1076 OCEAN, LLC 1076 OCEAN AVENUE SEA BRIGHT, NJ	1076 OCEAN AVENUE		
				07760			
12			4A	1072 SEA BRIGHT, LLC 1072 OCEAN AVENUE SEA BRIGHT, NJ	1072 OCEAN AVENUE		
				07760			
3			4	110, ANANDRO C. & PHYLLIS M 670 MOUNTAIN PLACE LONG BRANCH, NJ	1070 OCEAN AVENUE		
				07740			
4			4	ANCK, LLC 2000 DRIVE SOUTH CHESSELL, NJ	1066 OCEAN AVENUE		
				07624			
4	01		4	TREZZA REALTY HOLDING LLC 363 BORDOWAY DRIVE SEA BRIGHT, NJ	1068 OCEAN AVENUE		
				07701			
			4	OWN REALTY, LLC 44 MONMOUTH BLVD OSCAWATOMY, NJ	1062 OCEAN AVENUE		
				07757			
6			4	1060 OCEAN AVENUE, LLC 105 DISCOVERY WAY SPRINGBURGH, NJ	1060 OCEAN AVENUE		
				07760			
14			2	MARTIN, IVAN MANAT 10 COMBOS LANE SEA BRIGHT, NJ	3 BACHTON COURT		
				07760			
15	01		1	ASSESSED WITH BLOCK 15 LOTS 15, 16 TOWN 15 IS A PART OF COMBOS ELEGANCE	2 BACHTON COURT		
				07760			
15	02		4A	MONMOUTH SQUASH CLUB, LLC 1071 OCEAN AVENUE SEA BRIGHT, NJ	1071 OCEAN AVENUE		
				07760			
15	03		2	MURDO, ROBERT P. JR 7524 OCEANFIELD LANE LAKE MORTON, FL	2 BACHTON COURT UNIT 1		
				33647			
15	04		2	MURDO, ROBERT P. JR 7524 OCEANFIELD LANE LAKE MORTON, FL	2 BACHTON COURT UNIT 2		
				33647			
15	05		2	MURDO, ROBERT P. JR 7524 OCEANFIELD LANE LAKE MORTON, FL	2 BACHTON COURT UNIT 3		
				33647			
15	06		2	MURDO, ROBERT P. JR 7524 OCEANFIELD LANE LAKE MORTON, FL	2 BACHTON COURT UNIT 4		
				33647			
15	07		2	MURDO, ROBERT P. JR 7524 OCEANFIELD LANE LAKE MORTON, FL	2 BACHTON COURT UNIT 5		
				33647			
15	08		2	MURDO, ROBERT P. JR 7524 OCEANFIELD LANE LAKE MORTON, FL	2 BACHTON COURT UNIT 6		
				33647			
15	09		2	MURDO, ROBERT P. JR 7524 OCEANFIELD LANE LAKE MORTON, FL	2 BACHTON COURT UNIT 7		
				33647			
15	10		2	MURDO, ROBERT P. JR 7524 OCEANFIELD LANE LAKE MORTON, FL	2 BACHTON COURT UNIT 8		
				33647			
15	11		2	MURDO, ROBERT P. JR 7524 OCEANFIELD LANE LAKE MORTON, FL	2 BACHTON COURT UNIT 9		
				33647			
15	12		2	MURDO, ROBERT P. JR 7524 OCEANFIELD LANE LAKE MORTON, FL	2 BACHTON COURT UNIT 10		
				33647			
24			2	JOHNSON, LESLIE A. & HUTTON, MAE E. 15 RIVER STREET SEA BRIGHT, NJ	E. 15 RIVER STREET		
				07760			
25	2		2	13 RIVER STREET, LLC 13 RIVER STREET LONG BRANCH, NJ	13 RIVER STREET		
				07760			
26			2	JOHNSON, JOHN ROBERT 1202 EAST CANTATA AVENUE ORANGE, CA	9 RIVER STREET		
				93867			
27			2	QOTI, JOHN G. 11 RIVER STREET SEA BRIGHT, NJ	11 RIVER STREET		
				07760			
28			2	5 RIVER S. 102 SECOND AVENUE LONG BRANCH, NJ	5 RIVER STREET		
				07760			
23	1		150	BONO OF SEA BRIGHT 1094 OCEAN AVENUE SEA BRIGHT, NJ	1099 OCEAN AVENUE		
				07760			
23	2.02		150	BONO OF SEA BRIGHT 1094 OCEAN AVENUE SEA BRIGHT, NJ	1051 OCEAN AVENUE		
				07760			

**GENERAL NOTES:**

APPLICANT/OWNER: THE BREAK AT SEA BRIGHT, LLC  
MR. TRIP BROOKS  
305 BOND STREET  
SUITE #301  
ASBURY PARK, NJ 07712

1. THE PROPERTY IS KNOWN AS LOT 3, BLOCK 15 AS SHOWN ON THE OFFICIAL TAX MAP SHEET NO. 6 OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.
2. SURVEY AND BOUNDARY INFORMATION SHOWN HEREIN TAKEN FROM MAP ENTITLED "SURVEY OF PROPERTY" PREPARED BY LANDMARK SURVEYING & ENGINEERING, INC., ZENON T. GRYBOWSKI, NJ PLS NO. 23918, DATED 12/14/17, REVISED 1/12/18. UTILITY AND TOPOGRAPHIC LOCATIONS SUPPLEMENTED BY WJH ENGINEERING, PETER P. BENNETT III, NJ PLS NO. 40651, DATED 9/27/19.
3. TOPOGRAPHIC INFORMATION IS BASED ON NAVD 88.
4. SITE LOCATED IS LOCATED IN FLOOD ZONE "AE" (MIN. FLOOD ELEV. 8.0) PURSUANT TO PRELIMINARY FLOOD INSURANCE MAP #34025C0201F, DATED 9/25/09.
5. EXISTING USE: VACANT
6. PROPOSED USE: 6 CONDOMINIUMS AND 1 RETAIL SPACE (2,800 SF)
7. THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
8. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC.. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SPECIFICALLY NOTED.
9. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION."
10. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONECALL AS REQUIRED BY LAW. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. EXISTING UTILITY CONNECTIONS WILL BE UTILIZED, IF POSSIBLE.
11. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
  - A. N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
  - B. CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
  - C. CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
12. CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
13. CONTRACTOR SHALL COORDINATE ANY UTILITY RELOCATIONS.
14. THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
15. RETAIL & CONDO. REFUSE AND RECYCLING WILL BE HANDLED THROUGH A PRIVATE COMPANY AND STORED WITHIN THE GARAGE AND FIRST FLOOR AREAS.
16. IT IS THE INTENT OF THESE PLANS TO PROVIDE THE FOLLOWING GRADING CRITERIA:
  - 3:1 MAX.
  - 2% MIN. GRASS, 1% PAVEMENT
  - 6% MAX. WITHIN 10' OF PROPOSED BUILDINGS
17. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
18. ALL SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE BOROUGH OF SEA BRIGHT CONSTRUCTION STANDARDS, WHERE APPLICABLE.
19. FIRE ZONE SIGNAGE, STRIPPING, KNOX BOX, ETC. SHALL BE IN ACCORDANCE WITH THE BOROUGH FIRE OFFICIAL.
20. SEPARATE UTILITY PERMIT APPLICATIONS MAY BE REQUIRED FOR LOCAL AGENCY FOR WATER & SEWER.
21. ALL ROOF LEADERS SHALL BE DIRECTED TOWARD THE STREET SYSTEM.
22. LOAD ZONE: NOT REQUIRED.
23. ALL ELECTRICAL CABLE & TELEPHONE SERVICES TO BE INSTALLED UNDERGROUND.
24. BUILDING FOOTPRINT DIMENSIONS OBTAINED FROM ARCHITECTS ON 9/25/20 AND SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS SHALL BE FURNISHED AT TIME OF BUILDING PERMIT AND SHALL CONFORM TO APPROVED BULK STANDARDS.
25. ALL BONDS MUST BE POSTED PRIOR TO BUILDING PERMITS.
26. STREET LIGHTING SHALL MATCH EXISTING TO ACORN LIGHTS, 16" FIXTURES LOCATED ON OCEAN AVENUE PROVIDED BY JCP&L.
27. ARCHITECT TO COORDINATE SITE WORK PURSUANT TO BOROUGH ORDINANCES.
28. SIDEWALKS AND CURB, IF DAMAGED, SHALL BE REPLACED. PROVISION TO PROVIDE PUBLIC CIRCULATION SHALL BE MAINTAINED AT ALL TIMES.

ZONING TABLE			
ZONE DISTRICT: B-1	BUSINESS DISTRICT		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	3,000	4,674.76	4,674.76
MINIMUM LOT WIDTH (FT.)	50	55.00	55.00
MINIMUM LOT DEPTH (FT.)	60	85.00	85.00
MINIMUM FRONT YARD SETBACK (FT.)	0'-0"	N/A	0.00
MINIMUM SIDE YARD SETBACK (FT.)	0'-0"	N/A	0.00
MINIMUM REAR YARD SETBACK (FT.)	15'-0"	N/A	0.00*
MINIMUM GROSS FLOOR AREA (S.F.)	880	N/A	2,800
MAXIMUM BUILDING HEIGHT (FT.)	42	N/A	SEE ARCH. PLANS
MAXIMUM BUILDING COVERAGE AREA (%)	50	N/A	97*
MAXIMUM IMPERVIOUS COVERAGE (%)	75	100	97*
PARKING SPACES (SEA BRIGHT) RESIDENTIAL ----	2 SPACES / UNIT 12 REQUIRED	N/A	11 + 1 Handicap
* RETAIL/RESTAURANT ----	3 PEOPLE / SPACE 1 / EMPLOYEE	MUNICIPAL LOT	60 OCCUPANCY 8 EMPLOYEES 28 SPACES REQ.
PARKING SIZE STANDARD	8.5' x 18' min.	-	9' x 18'

\* VARIANCE REQUIRED

SHEET INDEX			
SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	10/1/20	11/23/20
2	EXISTING CONDITIONS & DEMOLITION PLAN	10/1/20	11/23/20
3	DIMENSION PLAN	10/1/20	11/23/20
4	GRADING, DRAINAGE & UTILITY PLAN	10/1/20	11/23/20
5	CONSTRUCTION DETAILS	10/1/20	11/23/20

**ATTORNEY:**  
KEVIN KENNEDY, ESQ.  
165 STATE HWY. NO. 35  
RED BANK, NJ 07701  
PH. (732) 936-1099  
kennedylaw@kevinkennedylaw.net

**ARCHITECT:**  
DANIEL M. CONDATORE, R.A.  
- MODE -  
MONMOUTH OCEAN DESIGN EXPERTS  
619 LAKE AVENUE  
3RD. FLOOR  
ASBURY PARK, NJ 07712  
PH. (732) 800-1958

**APPLICANT / OWNER:**  
THE BREAK AT SEA BRIGHT, LLC  
TRIP BROOKS  
305 BOND STREET  
SUITE #301  
ASBURY PARK, NJ 07712  
PH. (732) 804-0902  
TripBrooks@gmail.com

AS OWNER OF THE LANDS SHOWN ON THIS MAP, I/WE HEREBY  
CONSENT TO FILE THIS MAP.

TRIP BROOKS	DATE
-------------	------

MONMOUTH COUNTY PLANNING  
BOARD APPROVAL TO BE AFFIXED

CERTIFICATION:  
APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY, NEW JERSEY

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PRELIMINARY AND FINAL  
SITE PLAN  
OF  
BLOCK 15 LOT 3  
FOR

1080 OCEAN AVENUE  
BOROUGH OF SEA BRIGHT,  
MONMOUTH COUNTY, NJ

JOB NUMBER 19181

# WH

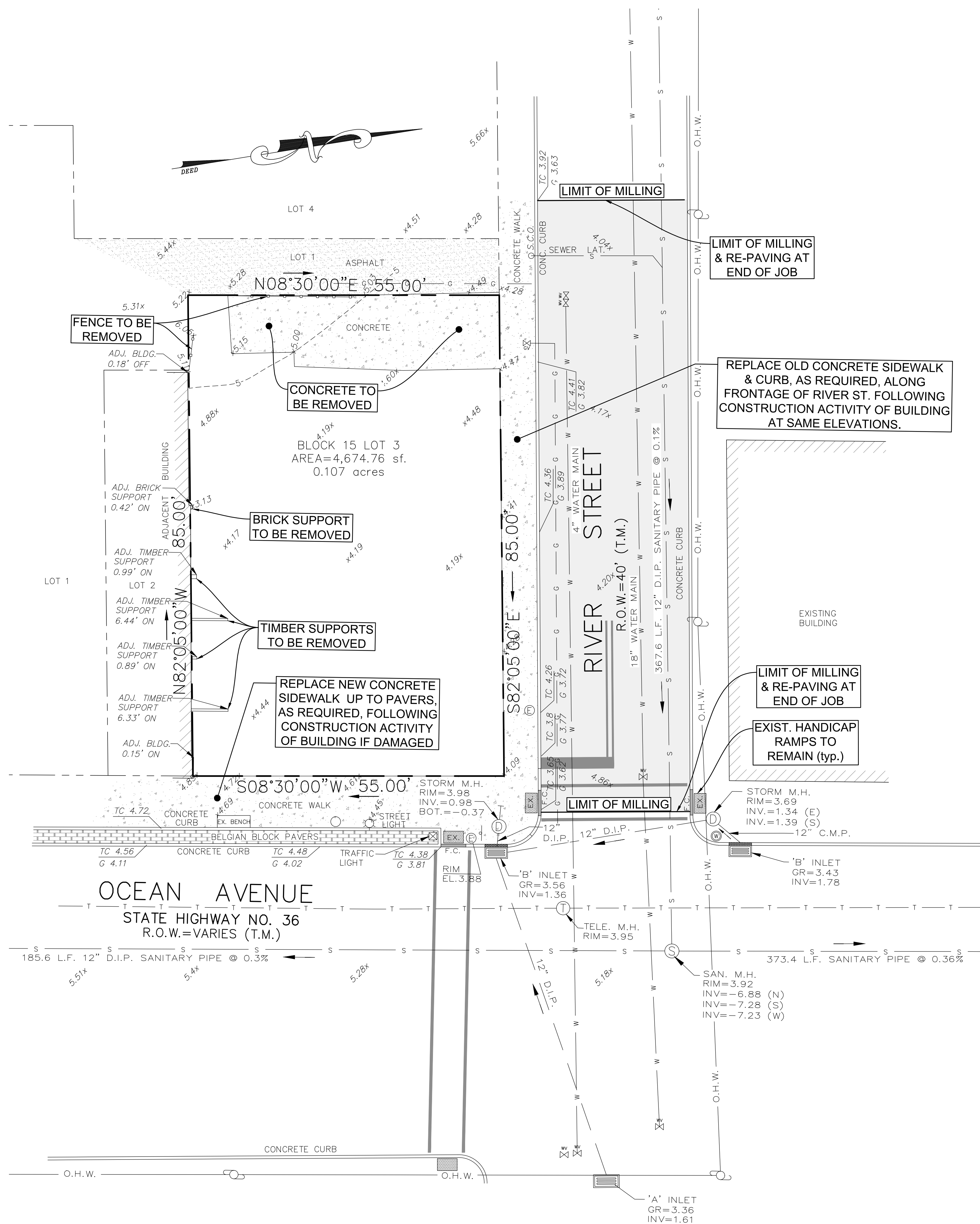
CERT. OF AUTH. NO. 24GA28117300

257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07755  
PHONE - 732-223-1313

WALTER JOSEPH HOPKIN  
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

W. J. M. D.



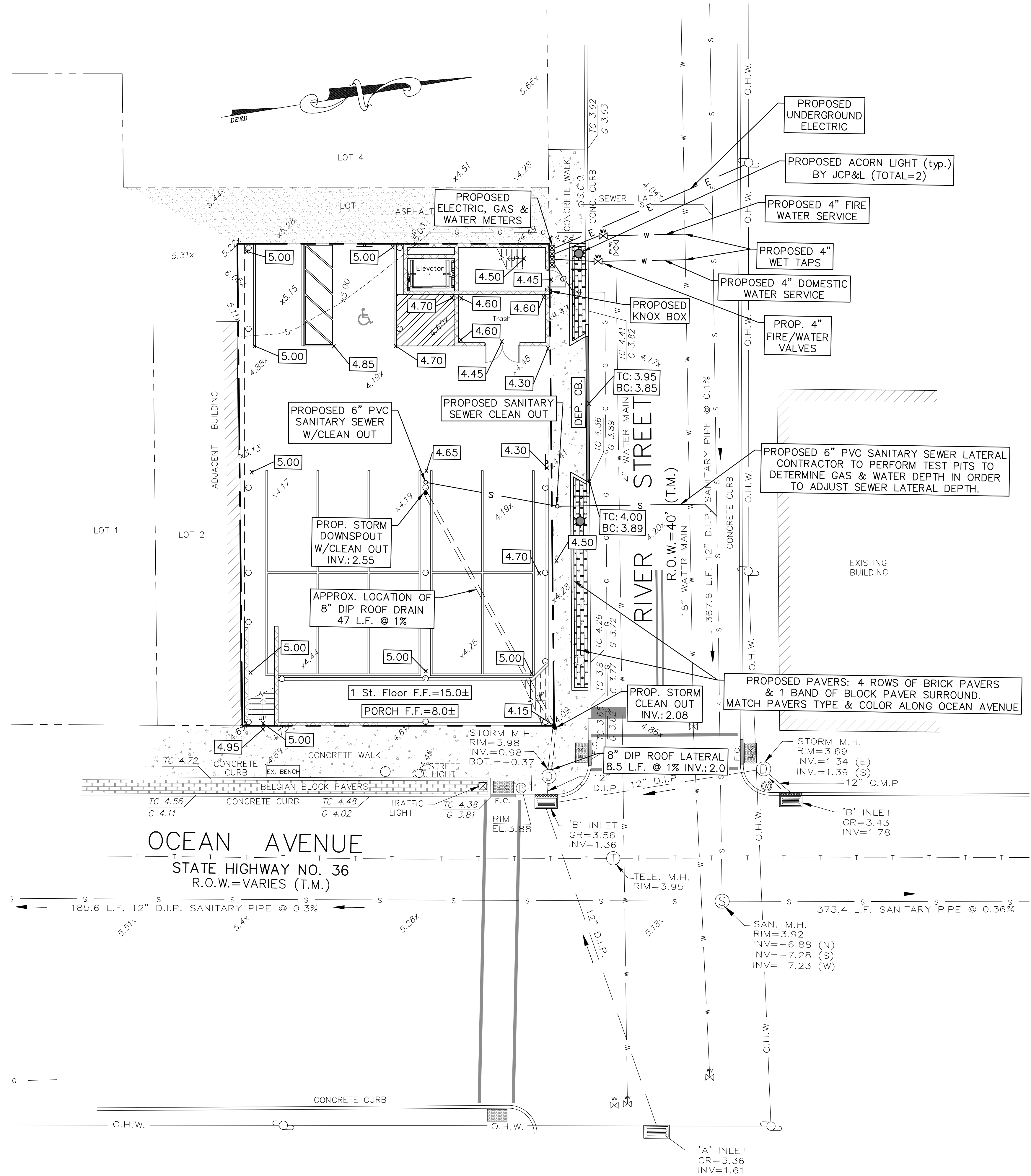




W:\Projects\1918181 - The Break at Ocean Ave., Sea Bright\DWG\Design Drawings\02-04 - SITE BASE.dwg 11/23/2022 1:47:31 PM

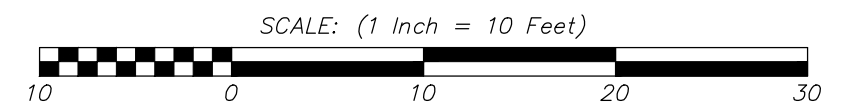
#### LEGEND



	GAS VALVE
	WATER VALVE
	WATER METER
	UTILITY MANHOLE
	DRAINAGE MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	TELEPHONE MANHOLE
	TRAFFIC SIGN
	TRAFFIC SIGN (2 POST)
	STREET SIGN
	LIGHT POST
	UTILITY POLE
	FIRE HYDRANT
	DRAINAGE INLET (TYPE 'A')
	DRAINAGE INLET (TYPE 'B')
	DRAINAGE INLET (TYPE 'E')
	DRAINAGE LINE
	ELECTRIC LINE
	GAS LINE
	SANITARY SEWER LINE
	TELEPHONE LINE
	WATER LINE
	OVERHEAD WIRES
	MONITORING WELL
	IRON PIPE FOUND
	CAPPED REBAR FOUND
	CONCRETE MONUMENT FOUND
	SURVEY
	FILE MAP
	GAS METER
	D.C. DEPRESSED CURB
	F.C. FLUSH CURB



#### SEWER & WATER NOTES:

- Detailed interior sanitary sewer piping for the apartment buildings will be provided upon completion of the architectural plans.
- HVAC condensate shall not enter the wastewater system.
- The Sewer Authority shall witness all work associated with the proposed lateral connections to the existing DIP located within River Street.
- Water service to be provided from the existing eighteen (18) inch water service unless flow test reveals that the four (4) inch water line is capable of providing fire and domestic services. A flow test must be performed in order to finalize the connections.
- Pipe materials connections shall comply with local water company specifications. Water shutoff valves shall be color coded for fire and domestic



1	11/23/20	GENERAL REVISIONS			JUL
NO.	DATE	DESCRIPTION			DRAWN BY
PRELIMINARY & FINAL SITE PLAN					
OF					
LOT 3 BLOCK 15					
BOROUGH OF SEA BRIGHT		MONMOUTH COUNTY		NEW JERSEY	
		CERT. OF AUTH. NO. 24GA28117300 257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07755 PHONE: 732-229-1313 WWW.WJHENGINEERING.COM		GRADING, DRAINAGE & UTILITY PLAN	
				WALTER JOSEPH HOPKIN PROFESSIONAL ENGINEER, L.C. No. 40673 	
SCALE: 1"= 10'	DRAWN BY: JUL	DATE: 10/1/20	JOB NO.: 19181	SHEET NO.: 4 of 5	