

**APPROVED MINUTES
REGULAR MEETING OF THE SEA BRIGHT PLANNING/ZONING BOARD
TUESDAY, APRIL 9, 2024**

Call to Order and Flag Salute

Vice Chairman David DeSio called the meeting to order at 7:34 p.m. and requested those present to join in the Pledge of Allegiance.

Open Public Meetings 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, has provided notice of the time, date, and location of this meeting to the Asbury Park Press and Two River Times, 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.

ADMINISTRATIVE MATTERS

Attendance Roll Call

Present: Cashmore, DeGiulio, DeSio, Lawrence, Zelina, Lefkort

Absent: Bills, Cunningham, Kelly, Leckstein, Schwartz

Also in attendance: Board Attorney Ben Montenegro, Board Engineer David Hoder, and Board Secretary Candace B. Mitchell

ITEMS OF BUSINESS

Approval of 3/26/24 Regular Meeting Minutes

Mr. Lawrence offered a motion to approve the minutes. Second was offered by Ms. DeGiulio, and the motion was adopted on the following roll call vote of eligible members:

Aye: Cashmore, DeGiulio, DeSio, Lawrence, Zelina, Lefkort

Nay: none

Memorialization of Resolution

Application No. 2024-03

Anthony Condouris for Charles Rooney

East Ocean Avenue, Bl. 23, L. 128 (CP zone)

Mark Zelina offered a motion to approve the resolution, with a second offered by Mr. Lawrence. The motion carried upon the following roll call vote of eligible members:

Aye: Cashmore, DeGiulio, DeSio, Lawrence, Zelina

Nay: none

New Application No. 2024-05**Coast Ventures, LLC.**

1123-1127 Ocean Avenue, Bl. 20, L. 1

Seeking minor site approval to construct a one-story addition for storage to serve the existing commercial use and 4 apartments on the 2nd and 3rd floors, along with 2nd and 3rd floor decks above for the apartments, along with related site improvements

Attorney Rick Brodsky was in attendance for this application.

Board members Frank Lawrence and Mark Zelina stepped away from the Board due to the proximity of their residences to the subject property.

Therefore, due to the lack of a quorum present, the application could not be heard at this evening's meeting.

Vice Chairman DeSio announced Application No. 2024-05 will be carried to the meeting of 5/14/24 with no further notice.

Application No. 2024-04

Frank Camuso, LP and Vince Sciortino

14 South Way, Bl. 30, L. 63 (R-2 zone)

Seeking use variance approval for expansion of a pre-existing non-conforming use for a second floor addition to existing accessory dwelling

Attorney Kevin Asadi, representing the applicant, had made a request prior to this evening's meeting for the application to be carried to the meeting of 5/28/24 with no further notice.

Vice Chairman DeSio announced Application No. 2024-04 will be carried to the meeting of 5/28/24 with no further notice.

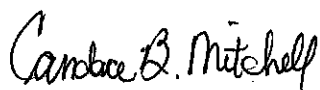
GENERAL PUBLIC COMMENTS

There were no general Public comments, and the public portion of the meeting was closed. With no further business to come before the Board, the next meeting date of 4/23/24 was announced.

ADJOURNMENT

The meeting was adjourned at 7:39 p.m. on a motion offered by Ms. DeGiulio, a second offered by Mr. Lawrence, and a unanimous voice vote by the Board members.

Respectfully submitted,



Candace B. Mitchell
Board Secretary