

**APPROVED MINUTES  
REGULAR MEETING OF THE SEA BRIGHT PLANNING/ZONING BOARD  
TUESDAY, MAY 14, 2024**

**Call to Order and Flag Salute**

Chairman Cunningham called the meeting to order at 7:43 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.

**Moment of Silence**

Chairman Cunningham announced the passing of Board Member Elizabeth DeGiulio and called for a moment of silence.

**ADMINISTRATIVE MATTERS**

**Attendance Roll Call**

Present: Bills, Cunningham, Lawrence, Leckstein, Schwartz

Absent: Cashmore, DeSio, Kelly, Lefkort, Zelina

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

**ITEMS OF BUSINESS**

**Approval of 4/9/24 Regular Meeting Minutes**

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

Aye: Lawrence

Nay: none

**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 2<sup>nd</sup> and 3<sup>rd</sup> floor, along with 2<sup>nd</sup> and 3<sup>rd</sup> floor decks above for the apartments, along with related site improvements

Attorney Jennifer S. Krimko and Architect Jeremiah J. Regan were in attendance for this application.

Board member Frank Lawrence would need to step away from the Board for this application due to residential proximity. Without a quorum present, Chairman Cunningham

made an announcement that the application will be carried to the meeting of June 11<sup>th</sup>, 2024 with no further noticing requirement.

**b. Application No. 2019-001 Resubmission**

Sea Bright School, LLC (formerly River Street Realty, LLC)

4 River Street, Block 15, Lot 4

Major Subdivision

Seeking relief from a specific condition of the Resolution of Approval

Present for the application were attorney Charles P. Kelly and principal owner Lou Rafetto.

Items presented in support of the application:

- Planning/Zoning Board application, 2/8/24
- 6/11/19 Resolution
- Second Compliance Review letter by David J. Hoder, dated 3/9/20, 5 pages
- Final Plat, prepared by The Canon Group, P.C., dated 4/9/20
- Report of Geotechnical Investigation prepared by Dynamic Earth, dated 8/18/23, 6 pages
- Review Letter by Borough Engineer Gregory Blash dated 4/19/24, 1 page
- 9"x17" Final Plat, prepared by The Canon Group, P.C., dated 4/9/20

Mr. Kelly explained a special condition in the original resolution - the requirement of an infiltration system for each of the eight single family lots.

Mr. Hoder stated that a geotechnical report by Dynamic Earth Engineering, dated August 18, 2023 indicates the water table there is located between 3.0 and 3.7 feet below the surface, making it impossible to construct useful infiltration or recharge devices. He recommended striking the condition from the resolution requirement.

Councilman Leckstein offered a motion to approve eliminating the special condition in the original resolution, which was memorialized June 11, 2019, requiring an infiltration system. Chairman Cunningham made a second, and the motion was carried on the following roll call vote:

Aye: Bills, Cunningham, Lawrence, Leckstein, Schwartz

Nayes: none

**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 5/28/24 was announced.

**ADJOURNMENT**

The meeting was adjourned at 7:53 p.m. on a motion offered by Councilman Leckstein, a second offered by Ms. Bills, and a unanimous voice vote by the Board members.

Respectfully submitted,

Candace B. Mitchell, Board Secretary

