

**APPROVED MINUTES  
SEA BRIGHT UNIFIED PLANNING/ZONING BOARD  
TUESDAY, JULY 9, 2024**

**Call to Order and Flag Salute**

Chairman Cunningham called the meeting to order at 7:30 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, Cunningham, DeSio, Lawrence, Leckstein, Schwartz, Lefkort

Absent: Bills, Kelly, Zelina

Also in attendance: Ryan M. Amberger, Esq., for Board Attorney Ben A. Montenegro, Esq., Board Engineer David J. Hoder, and Board Secretary Candace B. Mitchell

**ITEMS OF BUSINESS**

**Approval of 6/11/24 Regular Meeting Minutes**

Vice Chairman DeSio offered a motion to approve the minutes. Second was offered by Mr. Lawrence, and the motion carried upon a unanimous voice vote of eligible Board members.

**Approval of 6/25/24 Added Regular Meeting Minutes**

Vice Chairman DeSio offered a motion to approve the minutes. Second was offered by Chairman Cunningham, and the motion carried upon a unanimous voice vote of eligible Board members.

**Application No. 2024-07**

Applicant Kurt J. Ludwig, AIA Inc.

Owners Chris and Lauren Kelly

15 Beach St., Bl. 11, L. 8

Bulk variance relief for a proposed second floor and attic roof deck addition and alteration to stairs/foyer

Present for the application was property owner Chris Kelly, who was sworn in to testify by Mr. Amberger.

Items submitted in support of the application:

- Zoning Permit Denial, dated 2/7/24
- Application, dated 5/24/24
- Variance plan checklist, dated 5/24/24
- Survey, dated 8/21/03
- Zoning and Bulk Schedule, dated 4/5/24
- 200' Property List, dated 4/13/24
- Engineer's Review, 7/2/24

Engineer David Hoder informed the Board that he had reviewed the application with the Board Planner. They determined the application would not require "D" variance approval. However, it will require variance approval for a 3-story residence in addition to several additional variances:

Minimum front yard setback where 5' to 12' is required and 1.3' is proposed, minimum rear yard setback where 15' is required and 10.8' is proposed (pre-existing,) minimum side yard setbacks where 3' is required and 2.8' and 2.1' are proposed, both side yards where 6' is required and 5.6' is proposed, maximum building height where 35' and 2.5 stories are allowed and 37.0' and 3 stories are proposed, maximum building coverage where 50.0% is allowed and 61.66% is proposed (pre-existing,) and maximum lot coverage where 70.0% is allowed and 79.38% is proposed (pre-existing.)

Councilman Leckstein informed the applicant that he will need to provide an updated survey. The survey provided is from 2003 and doesn't show what is on the property now. A new survey will be a condition of approval.

The meeting was opened to the public for questions of Mr. Kelly. No one offered a question, and the public portion was closed.

Board members had no additional questions for Mr. Kelly.

Councilman Leckstein offered a motion to approve the application on condition that a new survey will be provided and that mechanicals will not be located in the setbacks. A second was offered by Chairman Cunningham. The motion carried upon the following roll call vote of Board members:

In favor: Cashmore, Cunningham, DeSio, Lawrence, Leckstein, Schwartz, Lefkort

Opposed: none

**Application No. 2024-04** (carried from 5/28)

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

No one appeared in support of the application.

Vice Chairman DeSio offered a motion to dismiss the application without prejudice. Mr. Schwartz offered a second. The motion carried upon a unanimous voice vote by the members of the Board.

#### **OTHER BUSINESS**

Storm Control Regulations Ordinance No. 12-2024, which will be adopted by Council at their meeting on July 16, 2024, was offered to the Board for comments.

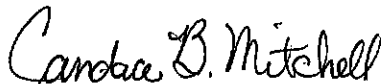
Councilman Leckstein offered a motion to have the secretary address a letter to Mayor and Council stating no comments were offered by the Board. Chairman Cunningham offered a second, and the motion carried upon a unanimous voice vote.

With no further business before the Board and no Public Comments, the next meeting date, August 13, 2024, was announced.

#### **ADJOURNMENT**

The meeting was adjourned at 8:00 p.m. on a motion offered by Councilman Leckstein, a second offered by Mr. Lawrence, and a unanimous voice vote of the board members.

Respectfully submitted,

A handwritten signature in black ink that reads "Candace B. Mitchell". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Candace B. Mitchell  
Board Secretary