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March 13, 2024

Client/Matter No. 20737-0016

VIA HAND DELIVERY

Candace B. Mitchell, Secretary
Borough of Sea Bright Unified Planning Board
1099 Ocean Avenue
Sea Bright, NJ 07760

**RE: Denholtz Acquisitions
Amended Preliminary Major Subdivision and Preliminary and Final Site
Plan Approval
Block 13, Lots 13-18, 20-22; Block 14, Lots 12 & 14, Block 15, Lots 5-12**

Dear Ms. Mitchell:

We represent the applicant, Denholtz Acquisitions ("Applicant") in connection with an application to the Borough of Sea Bright ("Borough") Unified Planning Board ("Board") seeking Amended Preliminary Major Subdivision and Preliminary and Final Site Plan approval ("Application").

The site is located at 16 Church Street; 21 Church Street; 29 New Street; 31 New Street; 50 Church Street and 4 Front Street, Sea Bright, New Jersey and designated as Block 13, Lots 13-18; 20-22; Block 14, Lots 12 & 14 and Block 15, Lots 5-12 on the Borough's Tax Map ("Property"). The Property is located in the Downtown Residence and Oceanfront Business ("R-3 and "B-R Zones").

Applicant proposes to amend the previous approval memorialized by Resolution on February 28, 2023 to allow for 4 bedroom units. In support of this Application please find the following enclosures:

1. One (1) original and fourteen (14) copies of the Borough of Sea Bright Planning/Zoning Board Application;
2. Fifteen (15) copies of the Site Plan Preliminary Checklist;

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3. Fifteen (15) copies of the Site Plan Final Checklist;
4. Fifteen (15) copies of the architectural plans entitled “Denholtz Properties Townhome Development – Model A” prepared by Daniel Condatore, RA, dated March 13, 2024 consisting of three (3) sheets;
5. Fifteen (15) copies of the architectural plans entitled “Denholtz Properties Townhome Development – Model B” prepared by Daniel Condatore, RA, dated March 13, 2024 consisting of two (2) sheets;
6. Fifteen (15) copies of the architectural plans entitled “Denholtz Properties Townhome Development – Model C (Group 1)” prepared by Daniel Condatore, RA, dated March 13, 2024 consisting of three (3) sheets;
7. Original W-9;
8. Copy of the Resolution dated February 28, 2023;
9. Copy of the 200’ certified property owner list request dated March 12, 2024;
10. Copy of the letter to the Sea Bright Tax Collector requesting the tax certification.

This will confirm you will calculate the necessary application and escrow fees. Once they are determined we will get you those checks.

This will further confirm that a copy of our application and one (1) set of the above referenced plans have been hand delivered to the Board Attorney, Board Engineer and Board Planner.

It is our understanding that this application will be on the March 26, 2024 agenda, please confirm.

If you require any additional information, please contact me or Denise Wegryniak. Kindly advise as to the earliest date that this matter can be scheduled for a public hearing.

Please acknowledge receipt of the within Application by signing a copy of this letter enclosed, as indicated, and returning a copy to my attention in the self-addressed stamped envelope provided.

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Thank you for your time and attention to this matter.

Very truly yours,



JOHN A. GIUNCO

JAG/dw
Encls.

cc: Steven Denholtz
Steven Lidster
Daniel Condatore, RA
Denise M. Wegryniak
Evan P. Zimmerman, Esq.
Ben Montenegro, Esq. (Board Attorney)
Hoder Associates (Board Engineer)
Jennifer C. Beam (Board Planner)
Jake Russo, Esq.

I hereby acknowledge receipt of the within documents this ____ day of _____, 2024

Name: _____