



BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY

www.seabrightnj.org

BOROUGH OFFICES:
1099 OCEAN AVENUE
SEA BRIGHT, NJ 07760
TEL: (732) 842-0099
FAX: (732) 936-8998

SPECIFICATION FOR SEA WALL STAIRS

1. All work shall be done in accordance with the State of New Jersey and the Borough of Sea Bright building code effective at time of construction.
2. A Zoning Permit must be obtained from the Borough of Sea Bright Building Department. Survey, drawings and specifications must be provided.
3. Built in benches/chairs shall be permitted but no loose items, furniture or beach amenities maybe located on platforms. No structure or amenity shall have a roof.
4. No electrical, plumbing or lighting shall be installed.
5. Maintenance of sea wall stairs shall be regulated under the same codes and standards as normal household property maintenance.
6. Residential stairs shall be a single staircase with a minimum of 3 foot inside width, maximum of 5 foot inside width, with the lowest step being beachside 2 foot below existing sand elevation. Staircase may not be enclosed underneath and no storage shall be permitted at site.
7. Platforms shall be a minimum 6 foot width, and maximum 20 foot width in north/south direction, and in no case overhang the seawall.
8. The existing splash pad shall be built upon and attached to, but the remaining splash pad shall be at least 5 foot width.
9. Railings shall be 36 inches height minimum with a maximum of 4 inches between spindles and must be erected on east/west sides of platform. No solid railings shall be permitted.
10. Upon reaching beach side with proposed stairway, access to beach must ONLY be obtained by existing DUNE CROSSOVERS as noted. No additional clearing of dunes or structures over dunes to access beach will be permitted.
11. Free public access along the seawall and across the platform must be permitted at all times.
12. Erection of stairs, platforms and beach access are at owners' own risk. Regular maintenance, repair and possible demolition of structure may occur at any time due to Borough of Sea Bright, NJDEP, or other government agency regulations or requirements.

*Adopted 21 March 2007
Amended 8 March 2017*