

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION

1099 Ocean Avenue Sea Bright, New Jersey 07760
732-842-0099 ext. 123

The application with supporting documentation must be filed with the office of the Planning Board Secretary and must be delivered for review **at least ten (10) days** prior to the meeting at which the application is to be considered.

NOTE: All plans must be folded. Any rolled plans will not be accepted.

To be completed by Municipal staff only.

Date Filed _____ Application No. _____

Application Fees _____ Escrow Deposit _____

Reviewed for Completeness _____ Hearing _____

1. SUBJECT PROPERTY

Location: 1123-1127 Ocean Avenue

Block 20 Lot 1

Dimensions: Frontage 75 ft. Depth 50 ft. Total Area 3,750 sq. ft.

Zoning District: B-1

2. APPLICANT

Name: Coast Ventures, LLC

Address: c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712

Telephone Number: (732) 643-5284

Applicant is a: Corporation ☒ Partnership _____ Individual _____

3. DISCLOSURE STATEMENT: Pursuant to J.J.S. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership, applicant must be disclosed. In accordance with N.J.S. 40:55D4-8.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.) SEE ATTACHED OWNERSHIP DISCLOSURE

4. If owner is other than the applicant, provide the following information on the Owner(s).

Owner's Name: Same as above.

Address _____

Telephone Number _____

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies)

No ☒ Proposed _____

Note: All deed restrictions, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present the use of the premises: Mixed-use (retail and residential apartments)

6. Applicant's Attorney: Jennifer S. Krimko, Esq.

Address: 1500 Lawrence Avenue, Ocean, NJ 07712

Telephone Number (732) 643-5284 Email: jkrimko@ansell.law

7. Applicant's Engineer: N/A

Address: _____

Telephone Number _____ Email: _____

8. Applicant's Planning Consultant: N/A.

Address: _____

Telephone Number _____ Email: _____

9. Applicant's Traffic Engineer: N/A.

Address: _____

Telephone Number _____ Email: _____

10. List any other Expert(s) who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary).

Name: Jeremiah J. Regan, AIA

Field of Expertise: Architect

Address 147 Brighton Avenue, 2nd Floor, Long Branch, NJ 07740

Telephone Number (732) 870-2977 Email jeremiahregan@aol.com

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

_____ PLOT PLAN or VARIANCE PLAN APPROVAL
_____ SUBDIVISION

_____ Minor Subdivision Approval
_____ Subdivision Approval (Preliminary)
_____ Subdivision Approval (Final)

Number of lots to be created N/A (including remainder lot)

Number of proposed dwelling units N/A (if Applicable)

SITE PLAN:

- ☒ Minor Site Plan Approval
☐ Preliminary Site Plan Approval
☐ Final Site Plan Approval
☐ Amendment or Revision to an Approval Site
☐ Plan Area to be disturbed (square feet)
☐ Total number of proposed dwelling units
☐ Request for Waiver from Site Plan Review and Approval
☐ Request for Variance Approval

Reason for request:

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

- ☐ Informal Review
☐ Appeal decision of an Administrative Officer
(N.J.S.A 40:55D-70A)
☐ Map or Ordinance Interpretation of Special Question
(N.J.S.A.40:55D-70b)
☒ Variance Relief (hardship)
(N.J.S. A. 40:55D-70c (1))
☐ Variance Relief (substantial benefit)
(N.J.SA.40:55D-70c (2))
☐ Variance Relief (use)
(N.J.S 40:55D-70d)
☐ Conditional Use Approval
(N.J.S 40:55D-67)
☐ Direct issuance of a permit for a structure
in bed of a mapped street, public drainage way, or flood control
basin. (N.J.S 40:55D-334)
☐ Direct issuance of a permit for a lot lacking street frontage
(N.J.S 40:55D-35)

12. Section(s) of Ordinance from which a variance is requested SEE ATTACHED LIST OF REQUESTED VARIANCES

13. Waivers requested of development standards and/or submission requirements:(attach additional pages as needed)
None.

14. Attach a copy of the Notice to Appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

TO BE PROVIDED PRIOR
TO HEARING.

The publication and the service on the affected owners must be accomplished **at least 10 days prior** to the date scheduled by the Administrative Officer for the hearing. An Affidavit of Service on all property owners and Proof of Publication must be filed before the application will be complete and the hearing can proceed. **TO BE PROVIDED PRIOR TO HEARING.**

15. Explain in detail the exact nature of the application and the changes to be made at the premises including the proposed use of the premises: (attach pages as needed)

16. Is a public water line available? Yes. **To be provided through testimony at hearing.**

17. Is public sanitary sewer available? Yes.

18. Does the application propose a well and septic system? No.

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? N/A.

20. Are any off-tract improvements required or proposed? No.

21. Is the subdivision to be filed by Deed or Plat? N/A.

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? Bond and/or cash.

23. Other approvals, which may be required, and date plans submitted: N/A

**MARK THE FOLLOWING WITH A YES OR NO
AND DATES OF THE PLANS SUBMITTED**

NE Regional Sewer Auth N/A
Monmouth County Board Of Health N/A
Monmouth County Planning Board N/A
Freehold Soil Conservation District. N/A
NJ DEP N/A
Sewer Extension Permit N/A
Sanitary Sewer Connection Permit N/A
Stream Encroachment Permit N/A
Waterfront Development Permit N/A
Wetlands Permit N/A
Tidal Wetlands Permit N/A
Potable Water Constr. Permit N/A
NJ Department of Transportation N/A
Public Service Electric & Gas N/A
Other N/A

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. **TO BE PROVIDED PRIOR TO HEARING.**

25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid. TO BE PROVIDED PRIOR TO HEARING.

Note: It is the responsibility of the Applicant to mail or deliver copies of the Application form and all supporting documents to the Board Secretary, Borough Engineer and Board Attorney for their review at least ten (10) days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of those required to receive documents is attached to the application form.

26. The Applicant hereby requests that copies of the reports of the Borough Engineer and Board Attorney reviewing the application be provided to the following of the applicant's professionals.

Applicant's Professional Report Requested:

Attorney Jennifer S. Krimko, Esq.

Address: 1500 Lawrence Avenue
Ocean, NJ 07712

Phone Number: (732) 643-5284 **Email:** jkrinko@ansell.law

Architect: Jeremiah J. Regan, AIA

Engineer: Jeremiah J. Regan, AIA
Address: 147 Brighton Avenue
Long Branch, NJ 07740

Phone Number: (732) 870-2977 **Email:** jeremiahregan@aol.com

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Application and that I am authorized to sign. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this 8th day of February, 2024.

A Notary Public of NJ Owner

My Commission Expires: 12.30.2026 Rose Marie Woods - Notary

I understand that the sum of \$ 2,000.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of SeaBright, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials.

Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required amount and shall add that sum to the escrow account within fifteen (15) days.

Date: 2.8.24 Applicant: Coast Ventures, LLC by its Managing Member DFI Group, LLC
By: Dennis Donato, Managing Member

Coast Ventures, LLC
Application for Site Plan/Variance Approval
1125 Ocean Avenue
Block 20, Lot 1

LIST OF REQUESTED VARIANCES

- | | |
|------------------|---|
| Section 130-39C: | Front yard setback to addition of 2.63' proposed, whereas a minimum of 25 feet is required. |
| Section 130-39C: | Rear yard setback to addition of 4.98' proposed, whereas a minimum of 15 feet is required. |
| Section 130-39C: | Building coverage of 86.85% proposed, whereas a maximum of 50% is permitted. |
| Section 130-39C: | Lot coverage of 95.09% proposed, whereas a maximum of 75% is permitted. |

**PLOT PLAN OR VARIANCE PLAN
BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD**

Application No. _____ Date _____
Application Name Coast Ventures, LLC
Application Address c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712
Property Address 1125 Ocean Avenue Block 20 Lot 1

CHECKLIST

Prior to Issuance of a Certificate of Completeness and assignment of a hearing date, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by Applicant (C=complete, N=Not complete, NA=not-applicable)

- | | |
|-----------------------|--|
| <u>N/A</u> | 1. 17 copies of Zoning Permit Denial |
| <u>X</u> | 2. 17 copies of completed application and check list, signed, dated, and notarized, plus one marked "FOR PUBLIC INSPECTION" |
| <u>X</u> | 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also Show Base Flood Elevation, plus one marked "FOR PUBLIC INSPECTION" |
| <u>X</u> | 4. 17 copies of Survey (unless Variance Plan states that it is based upon the survey). Must indicate mean high waterline, if pertinent to application) |
| <u>X</u> | 5. 17 (sets of) Photographs of property/dwelling as it currently exists |
| <u>X</u> | 6. Description of proposed operation (No. 15 in first part of application) |
| <u>Attached</u> | 7. Request for any variances (under No.11 in first part of application) |
| <u>N/A</u> | 8. Certificate of owner authorizing submission (after No. 26 in first part of application) |
| <u>X</u> | 9. Required application fees/check made payable to Borough of Sea Bright |
| <u>X</u> | 10. Required escrow fees/check made payable to Borough of Sea Bright |
| <u>X</u> | 11. Completed W-9 Form |
| <u>To be provided</u> | 12. Certification that taxes and sewer utility charges are paid to date |
| <u>To be provided</u> | 13. Completed Notice of Hearing |
| <u>To be provided</u> | 14. Certified list of property owners within 200 feet |

The following requirements must also be met before an application may be heard:

- | | |
|-----------------------|---|
| <u>To be provided</u> | 15. Affidavit of Mailing and Service for Public Notice (Provide 7 days prior to hearing.) |
| <u>To be provided</u> | 16. Affidavit of Publication for Public Notice (Provide 7 days prior to hearing.) |

If Applicable:

- | | |
|------------|--|
| <u>N/A</u> | 17. Proof of Application to Monmouth County |
| <u>N/A</u> | 18. Proof of application to NJDOT |
| <u>N/A</u> | 19. Application for CAFRA |
| <u>N/A</u> | 20. Application for Floodplain Encroachment Permit |
| <u>N/A</u> | 21. Application for Stream Encroachment Permit |

After the application is deemed complete the Board Secretary will provide you with a hearing date so that you may notice property owners.

Certified mail receipts are to be provided **at least 7 days prior to hearing date.**

I certify the above information is accurate and complete.

DATED: 2.22.24 NAME: Jennifer S. Krimko, Esq., Attorney for Owner/Applicant
LICENSE NO. N/A SIGNATURE _____
SEAL: N/A

SITE PLAN - PRELIMINARY N/A

**BOROUGH OF SEA BRIGHT
PLANNING/ZONING BOARD**

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____
Block _____ Lot _____

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by applicant (C=complete, N=Not complete, NA=not-applicable)

- _____ 1. 17 copies of completed application and check list, signed, dated and notarized **plus one** marked **"FOR PUBLIC INSPECTION"**
- _____ 2. 17 sets of site plan signed, dated and notarized, with must have raised seal, also **Show Base Flood Elevation plus one** marked **"FOR PUBLIC INSPECTION"**
- _____ 3. Survey. Must indicate mean high waterline, if pertinent to application
- _____ 4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- _____ 5. Certified list of property owners within 200 feet
- _____ 6. Completed Notice of Hearing
- _____ 7. Affidavit of Mailing or service
- _____ 8. Certification that taxes and sewer utility charges are paid to date
- _____ 9. Photograph of property/dwelling as it currently exists
- _____ 10. Application for Municipal and/or State Wetlands Permit
- _____ 11. Description of off-tract improvements and cost estimates
- _____ 12. Letter from utility companies
- _____ 13. Environmental Impact Statement
- _____ 14. Certificate of owner authorizing submission
- _____ 15. Proof of Application to Monmouth County
- _____ 16. Proof of application to NJDOT
- _____ 17. Description of proposed operation
- _____ 18. Required escrow fees
- _____ 19. Request for any variances
- _____ 20. Application for CAFRA
- _____ 21. Application for Floodplain Encroachment Permit
- _____ 22. Application for Stream Encroachment Permit

After the application is deemed complete then the Board Secretary will provide you with a hearing date so you may notice property owners. Certified mail receipts are to be provided **at least 7 days prior** to hearing date.

I certify the above information is accurate and complete.

DATED: _____ NAME: _____

LICENSE NO. _____ SIGNATURE _____

SEAL:

MINOR
SITE PLAN - FINAL

Application No. _____ Date _____
Application Name Coast Ventures, LLC
Application Address c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712
Property Address 1125 Ocean Avenue
Block 20 Lot 1

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by Applicant (C: complete; N: not complete; NA: non-applicable)

- | | |
|------------|--|
| <u>X</u> | 1. 17 copies of the application and plat plus one marked "FOR PUBLIC INSPECTION" |
| <u>N/A</u> | 2. All Federal, State and County approvals or proof of application |
| <u>N/A</u> | 3. Proof of provision of utility services |
| <u>X</u> | 4. Required application fees (W-9 required for Escrow) |
| <u>N/A</u> | 5. Description of Off-Tract Improvements and cost estimate |
| <u>N/A</u> | 6. Consent of owner to application |
| <u>N/A</u> | 7. Statement that final Site Plan follows exactly the Preliminary Site Plan in regard to all details or Statement setting forth all material changes |

I certify the above information is accurate and complete.

DATED: 2.22.24
NAME: Jennifer S. Krimko, Esq. Attorney for Owner/Applicant
SIGNATURE: _____
LICENSE NO. N/A
SEAL: N/A