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May 31, 2024

Via e-mail and hand delivery

Candace Mitchell, Secretary, Planning/Zoning Board
Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, NJ 07760

Re: AMENDED Preliminary and Final Site Plan
and Variance Application of BD Real Estate Adventures, LLC
Premises: 1124 Ocean Avenue, Block 12, Lot 2
1132 Ocean Avenue, Block 12, Lot 1
Our File No.098722-0

Dear Ms. Mitchell:

This office represents BD Real Estate Adventures, LLC in connection with the above-referenced matter. Enclosed please find seventeen (17) collated sets of the following documents regarding the same (plus one set marked "FOR PUBLIC INSPECTION"):

1. Resolution of Approval dated March 12, 2024 (Preliminary and Final Site Plan Approval, Application No. 2024-02);
2. Denial Letter from the Borough of Sea Bright Zoning Officer dated April 23, 2024 (roof covering);

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3. Denial Letter from the Borough of Sea Bright Zoning Officer dated May 15, 2024 (signage);
4. Completed Planning/Zoning Board Application (with attachments);
5. Variance/Architectural plan prepared by Anthony M. Condouris, Architect, and dated May 28, 2024, consisting of one (1) sheet;
6. Survey prepared by Morgan Engineering and Surveying and dated August 17, 2023; and
7. Certified List of 200-Foot Property Owners dated January 29, 2024.

Also enclosed is a completed and signed W-9 form.

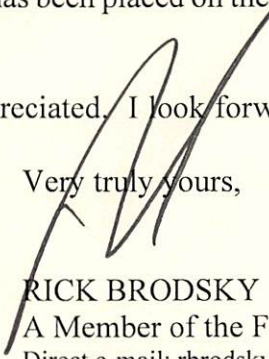
The Affidavit of Ownership signed by Lawrence A. Cole (as to 1132 Ocean Avenue, Block 12, Lot 1) will be forwarded to you under separate cover.

Once the enclosed submission has been reviewed and the necessary application fees and escrows have been determined, please advise and the same will be promptly delivered to you.

In addition, please confirm that this matter has been placed on the Planning/Zoning Board's June 11, 2024 agenda.

Your attention to this matter is greatly appreciated. I look forward to hearing back from you.

Very truly yours,


RICK BRODSKY
A Member of the Firm
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RB/ahn
Encs.

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Candace Mitchell, Secretary, Planning Zoning Board
Borough of Sea Bright
May 31, 2024
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cc w/encs. via e-mail only:

David J. Hoder, PE, PP, Hoder Associates,
Borough Engineer (also w/encs. via regular mail)
Ben A. Montenegro, Esq., Board Attorney
(also w/encs. via regular mail)
Eric Daley, BD Real Estate Adventures, LLC
Keith Brothers, BD Real Estate Adventures, LLC
Anthony M. Condouris, Architect

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