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March 27, 2024

Via Email applegals@gannett.com

Asbury Park Press
Attn: Legal Publications Department
3601 Highway 66
Neptune, New Jersey 07754

RE: Coast Ventures, LLC/Site Plan & Variance Application
PQ: 1123-1127 Ocean Avenue
Block 20, Lot 1
Sea Bright, New Jersey
Our File No. 66037-1

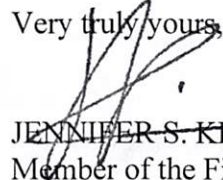
Dear Sir/Madam:

With regard to the above-referenced matter, enclosed herein please find a Notice of Hearing, which we ask you to publish in *The Asbury Park Press* not later than **Saturday, March 30, 2024**. Should this deadline pose a problem, please contact my office immediately.

Please forward your invoice, together with an Affidavit of Publication, to my attention as soon as possible.

My best.

Very truly yours,


JENNIFER S. KRIMKO
Member of the Firm

March 27, 2024

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JSK:lm

Attachment

c.c. Dennis Donato (w/enc.) Via Email ddonato@dhccpa.com
Jeremiah Regan, AIA (w/enc.) Via Email jeremiahregan@aol.com
Candace Mitchell, Board Secretary (w/enc.) Via Email cmitchell@seabrightnj.org
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BOROUGH OF SEA BRIGHT

**IN THE MATTER OF THE APPLICATION OF
COAST VENTURES, LLC FOR PREMISES
KNOWN AS LOT 1 IN BLOCK 20 ON THE
OFFICIAL TAX MAP OF THE BOROUGH
OF SEA BRIGHT**

NOTICE OF HEARING
Pursuant to N.J.S.A. 40:55D-12

PLEASE TAKE NOTICE that the Planning/Zoning Board of the Borough of Sea Bright ("Board") will hold a public hearing on Tuesday, April 9, 2024 at 7:30 p.m. in the Mayor Dina Long Community Room at the Beach Pavilion, 1097 Ocean Avenue, 3rd Floor, Sea Bright, New Jersey to consider the application of Coast Ventures, LLC ("Applicant") for premises known as Lot 1 in Block 20 on the Official Tax Map of the Borough of Sea Bright and located at 1123-1127 East Ocean Avenue, Sea Bright New Jersey ("Property"). The Property also has frontage on East Surf Street and East New Street.

The Property is located in the Borough's B-1 Central Business Zone District ("B-1 Zone") and currently contains a mixed-use building with commercial retail uses (Northshore Menswear and Giglio's Bait & Tackle) on the first floor and a total for four (4) residential apartments on the second and third floors. The existing lot and improvements are pre-existing nonconforming as to lot depth, front setback on all three (3) frontages, rear setback, building height, building coverage and lot coverage.

Applicant is seeking minor site plan approval to construct an addition on the southeast corner of the building fronting East Surf Street. The first floor of the addition is for storage to serve both the existing commercial use and apartments and decks are proposed on the 2nd and 3rd floors of the addition for use with two (2) of the apartments. Applicant also proposes related site improvements.

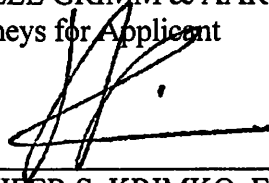
In conjunction with the application, Applicant seeks new bulk variance relief pursuant to NJSA 40:55D-70.c as follows:

1. Front yard (East Surf Street) setback to the addition of 2.63' proposed, whereas a minimum of 25 feet is required.
2. Rear yard (east) setback to the addition of 4.98' proposed, whereas a minimum of 15 feet is required.
3. Building coverage of 86.85% proposed, whereas a maximum of 50% is permitted and 79.23% exists.
4. Lot coverage of 95.09% proposed, whereas a maximum of 75% is permitted and 87.57% exists.

Applicant also expressly makes application for any additional exceptions, waivers, variances, interpretations and other approvals as reflected on the filed plans (as same may be further amended from time to time without further notice) and as may be determined to be necessary by the Board during the review and processing of the application.

PLEASE TAKE FURTHER NOTICE that you are privileged to be present at said public hearing to present any and all comments you may have to the granting of said approvals. The hearing may be continued without further notice on such additional or other dates as the Board may determine. The application and supporting documents are on file in the office of the Board located at 1099 Ocean Avenue, Sea Bright, New Jersey and are available for inspection during the Borough's normal business hours. In order to review these materials, please contact the Board Secretary at (732) 842-0099 ext. 123.

ANSELL GRIMM & AARON, PC
Attorneys for Applicant

A handwritten signature in black ink, appearing to be 'J. Krimko', written over a horizontal line.

JENNIFER S. KRIMKO, ESQ.

March 27, 2024