

**BOROUGH OF SEA BRIGHT**  
1099 Ocean Avenue, Sea Bright, NJ 07760  
(732) 842-0099 x 128  
**APPLICATION FOR A ZONING PERMIT - Z 2024-016**  
Fee \$25

**Instructions:**

1. All applications must be accompanied by a property survey showing the location, size of all structures, and all setbacks to property lines.
2. Preliminary drawings must be provided indicating all existing and proposed floor elevations.
3. Commercial applications must indicate scope of business and include all activities that will be part of the existing or proposed business.

**OWNER / APPLICANT:**

Name Coast Ventures, LLC

Address c/o Jennifer S. Krimko, Esq.

Telephone (Home) (732) 643-5284 (Cell) \_\_\_\_\_

Email: jkrimko@ansell.law Date: 2.28.24 Fee \$25 ☒ Check ☐ Cash

**LOCATION OF THE WORK:**

Block 20 Lot(s) 1 Zone B-1 Address 1125 Ocean Avenue

**DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED):**

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 the 2nd and 3rd floor decks above for the apartments, along with related site improvements.

CHECK ONE: New ☐ Addition ☒ Alteration ☐ Repair ☐

Signature: \_\_\_\_\_ Date: 2.28.24

Jennifer S. Krimko, Esq., Attorney for Owner/Applicant

For Borough Use Only:

Determination: APPROVED ☐ \* (see note below) DENIED ☒

**\*NOTE: IF YOU CHANGE YOUR PLANS IN ANY WAY BETWEEN THIS APPROVAL AND SEEKING BUILDING PERMITS, YOU MUST APPLY FOR A REVISED ZONING APPROVAL. IT IS YOUR RESPONSIBILITY TO INFORM US OF ANY CHANGES TO YOUR PLANS.**

PRELIMINARY FLOOD REVIEW: \_\_\_\_\_ Check if N/A

FIRM Advisory Flood Zone AE Advisory BFE 8 Sea Bright Required BFE 11 Proposed BFE 6.75

LAND USE REVIEW:  
Ordinance Section \_\_\_\_\_ Allowed/Required \_\_\_\_\_ Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Variance \_\_\_\_\_

130-39C - See attached bulk schedule.

\* Remarks: Proposed lower level must be for storage only with proper venting.

Zoning Officer Mary Tangolics Date 2/28/24

**NOTE:** A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Sea Bright; A building permit is required (per the requirements of the Uniform Construction Code of N.J.) BEFORE beginning work. This Zoning Permit is valid for one year, and may be extended to three years by action of the Planning/Zoning Board. If your application has been denied, you may appeal this denial to the Planning Board as provided by the NJMLUL. Appeal forms are available from the office of the Secretary to the Planning Board.  
Building Dept. Forms\Zoning Permit Application

-39C  
-50C

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. 130-50.C

Borough of Sea Bright, NJ

**B-1 ZONE**

Block: 20 Lot: 1 Address: 1125 Ocean Ave.

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	3,000	3750	3750	
Min. Lot Width (ft.)	50	75	75	
Min. Lot Depth (ft.)	60	50	50	V(Pre-exist.)
Min. Front Yard (ft.)	0/West	—	—	
	✓25/East	.5 OVER (Exist)	2.63 (Addition)	✓
Min. Each Side Yard (ft.)	0	0	0	
Min. Both Side Yards (ft.)	0	0	0	
Min. Rear Yard (ft.)	15	2.9	4.98 (Addition)	✓
Max. Building Height (ft.)*	42 (3 stories)	38.6	38.6	
Max. Building Coverage (%)	50	79.23	86.85	✓
Max. Lot Coverage (%)	75	87.57	95.09	✓

\* Max. height shall be reduced by the percentage lot is undersized in width as per Sec. 130-50.A.(5). Max. height shall be raised to 38 ft. or 42 ft. to comply with current flood regulations as per Sec. 130-47 Flood Damage Prevention Ordinance.

\*\* Front setback to be consistent with homes on same side of street on same block. Applicant will provide setbacks from surveyor shot from street to arrive at average. In no case will setback be permitted less than 5 ft.

**NOTES:**

2/28/24. Mr.

Date of Review Initials