

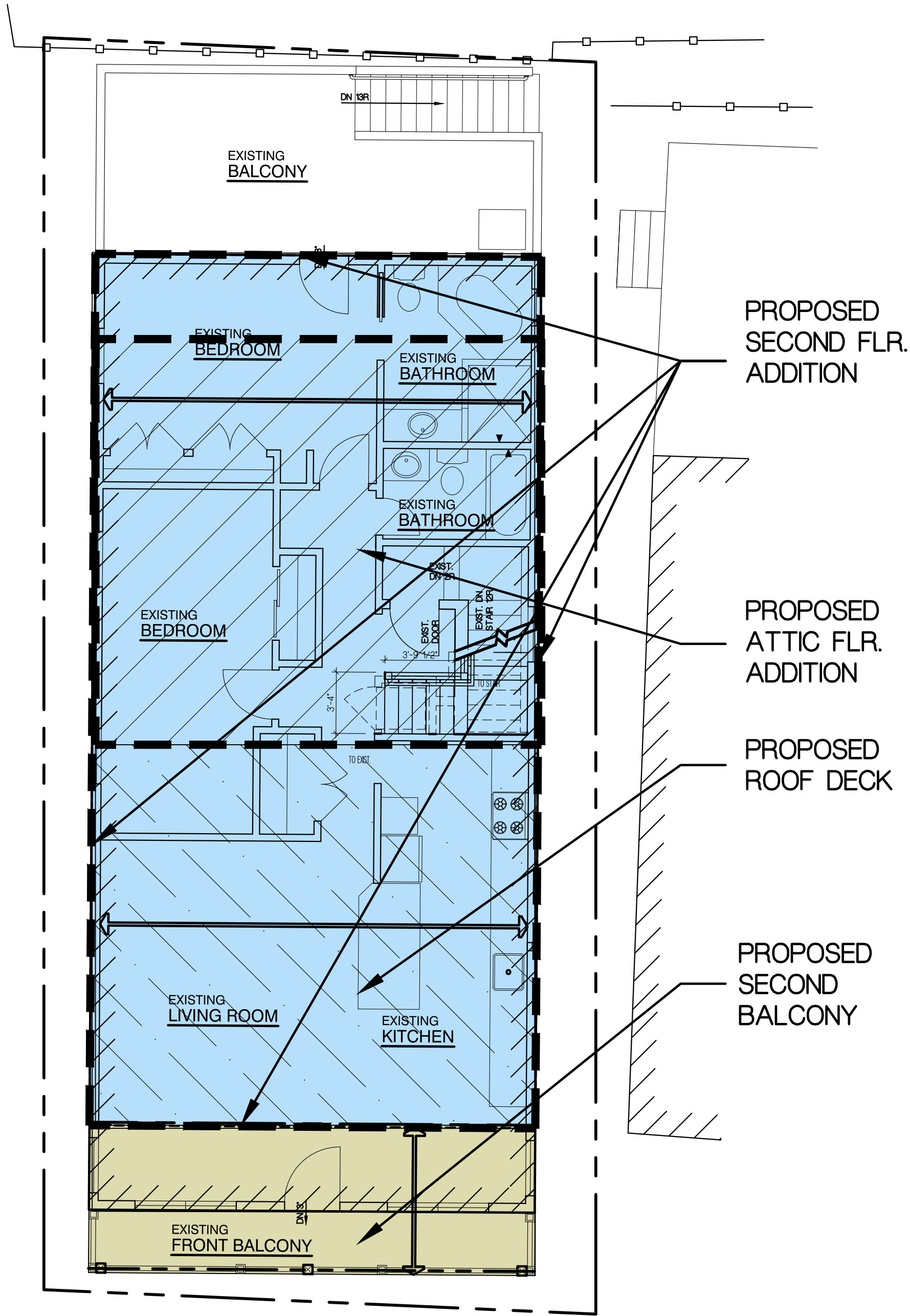


1 EXISTING CONDITIONS
SCALE: N.T.S.

BULK SCHEDULE

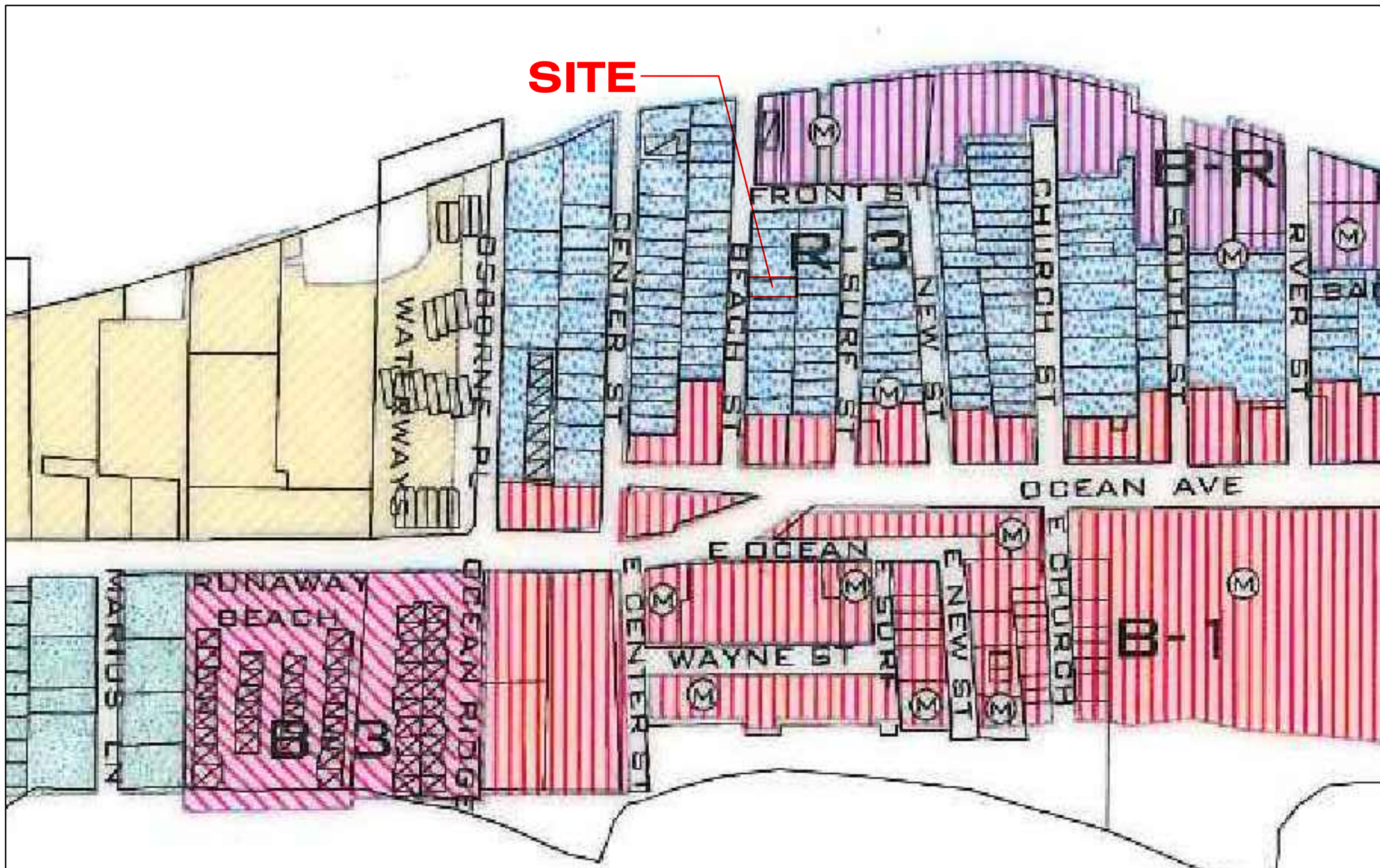
ZONE = R-3			
CATEGORY	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	1800.00	2038	2038
MIN. LOT WIDTH (F)	25.00	30	30
MIN. LOT DEPTH (F)	60.00	68	68
SETBACKS FOR PRINCIPAL STRUCTURE			
MIN. FRONT YARD (FT)	5.00	3.60	9 AT 2ND FLR. ADDITION AND 1.3 AT 2ND FLR. BALCONY
MIN. ONE SIDE YARD (FT)	3.00	2.80	2.80
MIN. TOTAL SIDE YARD (FT)	6.00	5.60	5.60
MIN. REAR YARD (FT)	15.00	10.80	10.80
HEIGHT, COVERAGE AND BUILDING REQUIREMENTS			
BUILDING HEIGHT (FT/S)	35 / 2 1/2	21.6 / 1	39.3 / 2 1/2
LOT (BUILDING) COVERAGE (%)	50%	61.66%	61.66%
MAX. IMPERVIOUS COVERAGE (%)	70%	79.38%	79.38%
MINIMUM GFA (S.F.)	800.00	1256.69	2771.43
FIRST FLOOR		1257	1257
SECOND FLOOR			1146
ATTIC FLOOR			369

BUILDING COVERAGE	EXISTING	PROPOSED
EXISTING DWELLING	1256.69	
TOTAL	1256.69	
IMPERVIOUS COVERAGE	EXISTING	PROPOSED
EXISTING BUILDING COVERAGE	1256.69	
EXISTING REAR DECK	252.42	
EXISTING FRONT DECK	78.76	
EXISTING CONC. PATIO	30.0000	
TOTAL	1617.87	

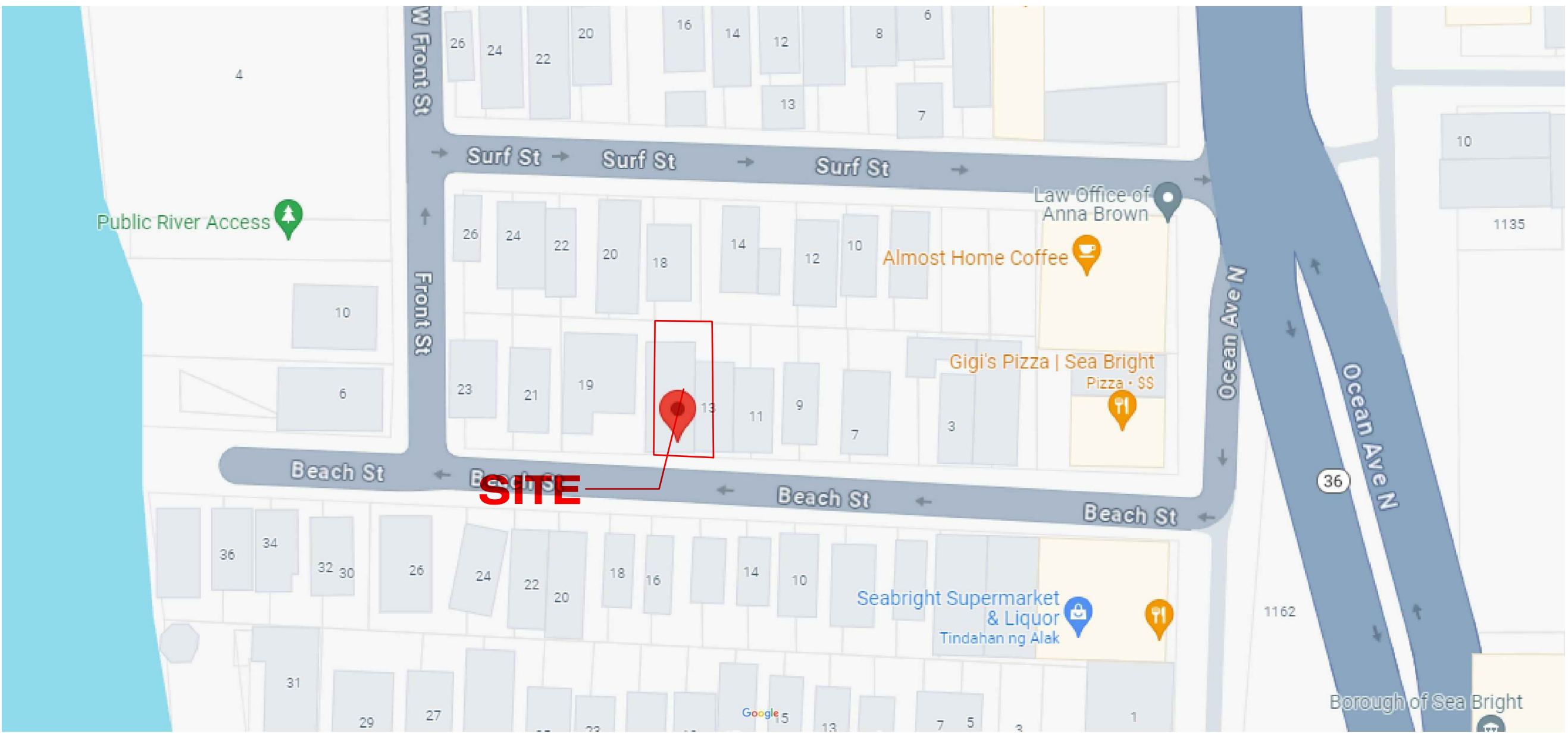


BEACH STREET

1 SITE KEY PLAN
SCALE: 3/16" = 1'-0"



2 ZONING MAP
SCALE: 3/16" = 1'-0"



3 VICINITY MAP
SCALE: 3/16" = 1'-0"

Kurt J. Ludwig, AIA
Architect

(732) 846-1141
Fax (732) 846-1143
www.kjludwig.com

Kurt J. Ludwig, AIA, Incorporated
27 North Main Street
Milltown, NJ 08850

NJ CERT. NO. #A1-11708
NY LIC. NO. 034741-1
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:

PROPOSED ADDITION & ALTERATION
KELLY RESIDENCE
15 BEACH STREET

BOROUGH OF SEA BRIGHT, NEW JERSEY

BUILDING DATA

AREA OF ADDITION:
2ND FLOOR = 1146 SF
ATTIC FLOOR = 369 SF
TOTAL = 1515 SF

VOLUME OF ADDITION: 18,859 CF.

CONSTRUCTION CLASSIFICATION: SB

USE GROUP: R-5

DATE:	REV.	DESCRIPTION:	BY:
01/19/24		ISSUE FOR ZONING APPLICATION	NG
02/26/24		VARIANCE CHECK SET	NG
04/05/24		VARIANCE SET	NG

DRAWING NAME:

ZONING
INFORMATION
AND BULK
SCHEDULE

DRAWING NUMBER

A-1

1 OF 5

JOB NO.

23-161K

OWNER & ADDRESS REPORT

SEA BRIGHT 200 FOOT OWNERS LIST FOR BLOCK 11, LOT 8 04/13/24 Page 1 of 4

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
10	1		4A	APP PROPERTIES HOLDING, LLC 1160 OCEAN AVENUE SEA BRIGHT, NJ 07760	1160 OCEAN AVENUE	
10	3		1	APP PROPERTIES HOLDING, LLC 95 MONFIELD AVENUE STE EDISON, NJ 08837	3 CENTER STREET	
10	4		15F	WARREN, SCOTT J & JULIE LURIE 7 CENTER STREET SEA BRIGHT, NJ 07760	5-7 CENTER STREET	4.01
10	4	C0001	2	POHMER, NATALIE & THOMAS 125 EAGLECROFT ROAD WESTFIELD, NJ 07090	5 CENTER STREET	4.01
10	4	C0002	2	WARREN, SCOTT J. & JULIE L. 7 CENTER STREET SEA BRIGHT, NJ 07760	7 CENTER STREET	4.01
10	5		2	MC CANN, JOHN J. III 9 CENTER STREET SEA BRIGHT, NJ 07760	9 CENTER STREET	
10	6		2	OWN PROPERTIES, LLC 11 CENTER STREET SEA BRIGHT, NJ 07760	11 CENTER STREET	
10	7		2	CHUTNIK, BARBARA & KRZYSZTOF 5 DEBBY LANE WRECK, NJ 07059	13 CENTER STREET	
10	8		2	O'MARA, RYAN & SAMANTHA 1217 EYEGREEN ROAD YARDEVLY, PA 19067	15 CENTER STREET	
10	9		2	CARTER, KEVIN C & ZHOU, TONGYU 17 CENTER STREET SEA BRIGHT, NJ 07760	17 CENTER STREET	
10	10		2	STRATTON, FELECIA & SEAN MICHAEL 19 CENTER STREET SEA BRIGHT, NJ 07760	19 CENTER STREET	
10	11		2	COHEN, MATTHEW & KARA 215 MADISON STREET HOBOKEN, NJ 07030	21 CENTER STREET	
10	12		2	THOMAS, TIMOTHY C. & MARIS, LEIGH A 23 CENTER STREET SEA BRIGHT, NJ 07760	23 CENTER STREET	
10	13		2	TABLER, JOHN P. & SUSAN M. 25 CENTER STREET SEA BRIGHT, NJ 07760	25 CENTER STREET	
10	14		2	DECHIARO, LINDSAY 27 CENTER STREET SEA BRIGHT, NJ 07760	27 CENTER STREET	
10	15		2	SCOTT, ANDREW H. & THEISEN, LOIS A. 29 CENTER STREET SEA BRIGHT, NJ 07760	29 CENTER STREET	
10	19		2	PARKER, JOSEPH & LAUREN 119 BEACON ROAD NEW ROCHELLE, NY 10804	32 BEACH STREET	
10	20		2	KELLY, BRIAN P. TRUSTEE & BRIAN P K 30 BEACH STREET SEA BRIGHT, NJ 07760	30 BEACH STREET	
10	21.01		2	MESSER, HAIL 28 BEACH STREET SEA BRIGHT, NJ 07760	28 BEACH STREET	

OWNER & ADDRESS REPORT

SEA BRIGHT 200 FOOT OWNERS LIST FOR BLOCK 11, LOT 8 04/13/24 Page 2 of 4

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
10	21.02		2	BOGUS, PATRICK & AILISE 26 BEACH STREET SEA BRIGHT, NJ 07760	26 BEACH STREET	
10	22		2	RUGGIERO, REGINA 24 BEACH STREET SEA BRIGHT, NJ 07760	24 BEACH STREET	
10	23		2	PROETTA, WILLIAM A 22 BEACH STREET SEA BRIGHT, NJ 07760	22 BEACH STREET	
10	24		2	JONES, JAMES JR. 396 HENDRICKSON AVENUE LONG BRANCH, NJ 07740	20 BEACH STREET	
10	25		2	18 BEACH STREET, LLC 15-17 SOUTH 7TH AVE, STE 2 LONG BRANCH, NJ 07740	18 BEACH STREET	
10	26		2	CEVALLOS, DANIEL L & GAWIN, SARA E 200 RECTOR PLAGE #11F NEW YORK, NY 10280	16 BEACH STREET	
10	27		2	KELLEHER, JAMES JR 14 BEACH STREET SEA BRIGHT, NJ 07760	14 BEACH STREET	
10	28		2	KELLNER, JULIE A. 3 AMANDA COURT ATLANTIC HIGHLANDS, NJ - 07716	12 BEACH STREET	
10	29		2	FINEGAN, GEORGE S & FRIEDA PO BOX 3225 RUMSON, NJ 07760	10 BEACH STREET	
10	30		2	AGUILA, ANTHONY & CAMACHO, TRIXIA 31 LOCUST LANE PRINCETON, NJ 08540	8 BEACH STREET	
10	31		2	BURNS, SHARON 6 BEACH STREET SEA BRIGHT, NJ 07760	6 BEACH STREET	
11	1		4A	CHERRY PROPERTIES, LLC 1142-1144 OCEAN AVENUE SEA BRIGHT, NJ 07760	1142 OCEAN AVENUE	
11	2		2	LOBOONDO, PAUL 931 OCEAN AVENUE SEA BRIGHT, NJ 07760	1 BEACH STREET	
11	3		2	RANSOM, CHRISTOPHER & FOLEY, NICOLE 3 BEACH STREET SEA BRIGHT, NJ 07760	3 BEACH STREET	
11	4		1	MCCANN, KENDRA J 110 WHALEPOOND ROAD CAMDEN, NJ 07755	7 BEACH STREET	
11	5		2	CONNORS, JOSEPH J & ZEITLIN, LAURA 9 BEACH STREET SEA BRIGHT, NJ 07760	9 BEACH STREET	
11	6		2	11 BEACH, LLC 155 KEMP AVENUE FAIR HAVEN, NJ 07704	11 BEACH STREET	
11	7		2	KERRICK, THOMAS E JR & LAURA L 5 DRIFT WAY FLORHAM PARK, NJ 07932	13 BEACH STREET	
11	9		2	19 A&B BEACH STREET, LLC 15-17 SOUTH 7TH AVE, STE2 LONG BRANCH, NJ 07740	19 BEACH STREET	

OWNER & ADDRESS REPORT

SEA BRIGHT 200 FOOT OWNERS LIST FOR BLOCK 11, LOT 8 04/13/24 Page 4 of 4

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
12	9		2	14 NEW STREET, LLC MACCABEE 300 WAYSINK AVE ATLANTIC HIGHLANDS, NJ 07716	14 NEW STREET	
12	10		2	CCH HOLDINGS, LLC 55 W GILBERT ST, STE 4202 TINTON FALLS, NJ 07701	16 NEW STREET	
12	11		2	LONG, ROBERT & DINA 20 NEW STREET SEA BRIGHT, NJ 07760	20 NEW STREET	
12	11.01		2	CHENOMETH, TARA L 1182 SYCAMORE AVENUE TINTON FALLS, NJ 07724	22 NEW STREET	
12	12		2	LOBOONDO, JAMES IRRREVOCABLE TRUST 144 RUMSON ROAD RUMSON, NJ 07760	24 NEW STREET	
12	13		2	COLE SEA BRIGHT, LLC 123 GRANGE AVENUE FAIR HAVEN, NJ 07704	26 NEW STREET	
13	15		2	HOMLAND, JESSIE A. & SONS INC. PO BOX 419 KINGSTON, NJ 08528	4 FRONT STREET	16
13	17		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	8 FRONT STREET	
13	18		2	HOMLAND, JESSE A & SONS INC PO BOX 419 KINGSTON, NJ 08528	10 FRONT STREET	
13	19		15F	MORSE HOUSE COMMON ELEMENTS 07760	6 FRONT STREET	
13	19	C0001	2	O'MARA, LINDA 182 GREENOAK BLVD. NEW MONMOUTH, NJ 07748	6 FRONT STREET UNIT 1	
13	19	C0002	2	O'MARA, LINDA 182 GREENOAK BLVD. NEW MONMOUTH, NJ 07748	6 FRONT STREET UNIT 2	

OWNER & ADDRESS REPORT

SEA BRIGHT 200 FOOT OWNERS LIST FOR BLOCK 11, LOT 8 04/13/24 Page 4 of 4

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13	19	C0002	2	O'MARA, LINDA 182 GREENOAK BLVD. NEW MONMOUTH, NJ 07748	6 FRONT STREET UNIT 2	

PROJECT NAME AND ADDRESS:

PROPOSED ADDITION & ALTERATION
KELLY RESIDENCE
15 BEACH STREET
BOROUGH OF SEA BRIGHT, NEW JERSEY

BUILDING DATA

AREA OF ADDITION:
2ND FLOOR = 1146 SF
ATTIC FLOOR = 369 SF
TOTAL = 1516 SF

VOLUME OF ADDITION: 18,859 CF.

CONSTRUCTION CLASSIFICATION: SB

USE GROUP: R-5

DATE:	REV	DESCRIPTION:	BY:
01/19/24		ISSUE FOR ZONING APPLICATION	NG
02/26/24		VARIANCE CHECK SET	NG
04/05/24		VARIANCE SET	NG

DRAWING NAME:

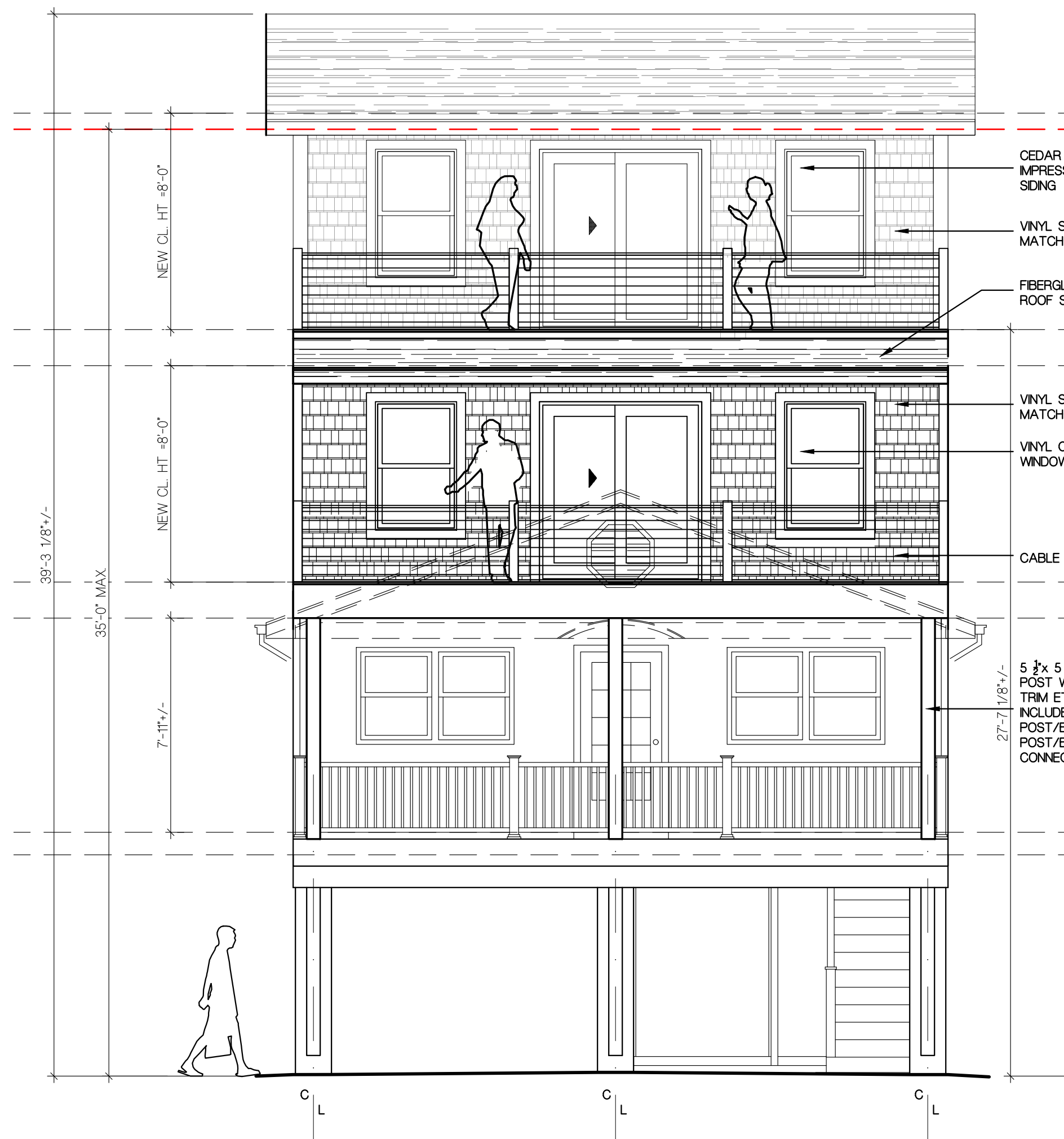
200' PROPERTY
LIST

DRAWING NUMBER

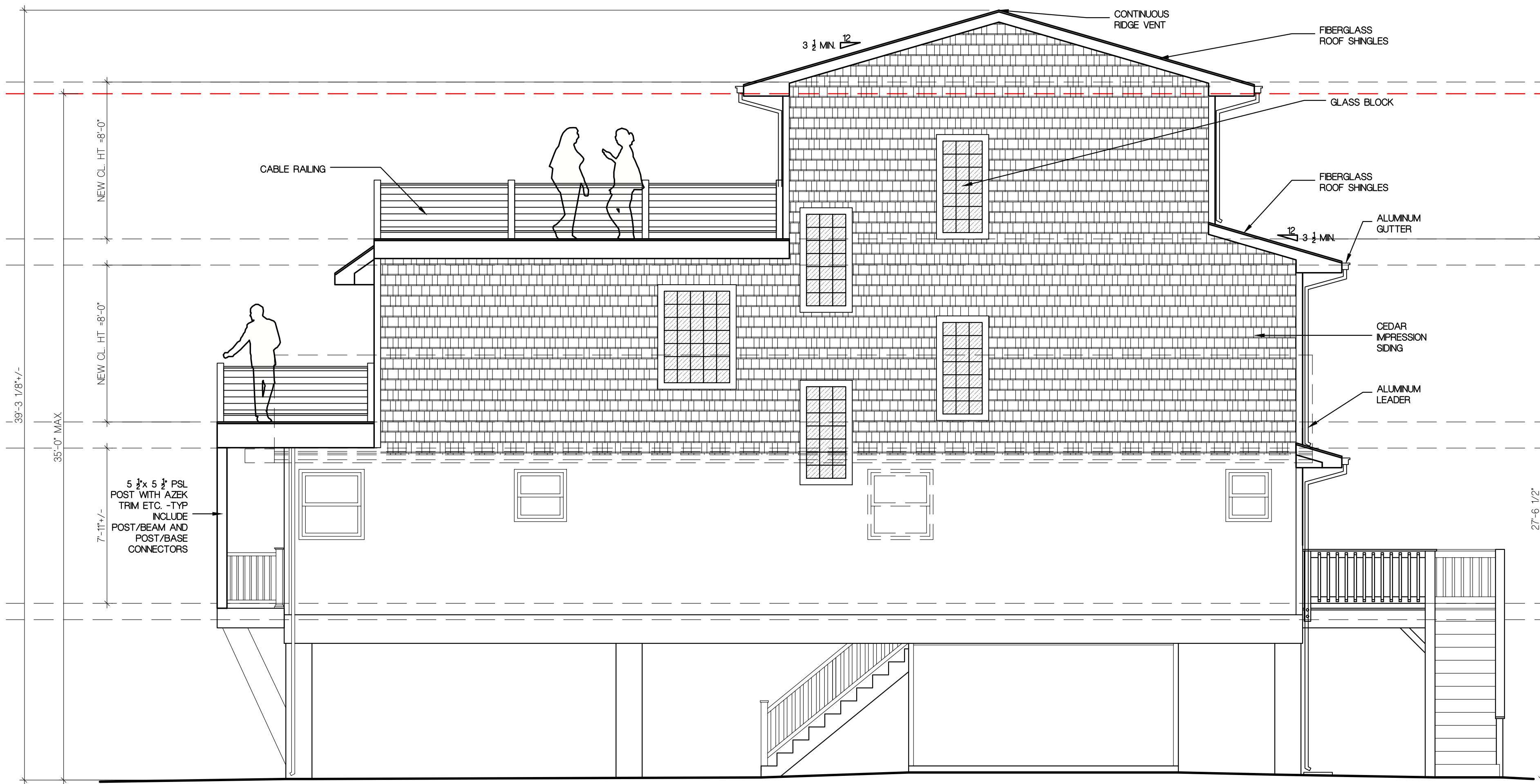
A-2

2 OF 5

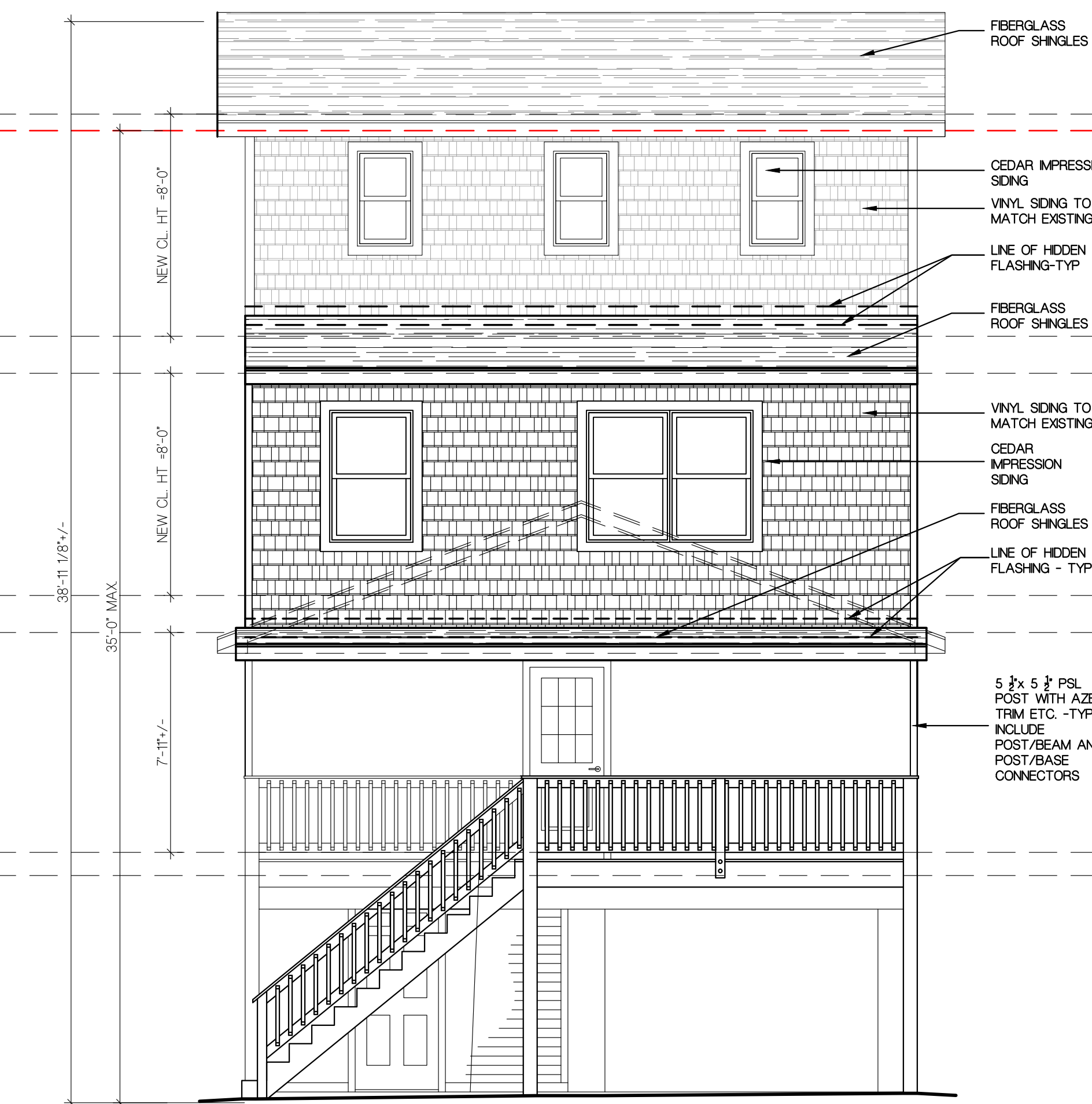
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23-161K



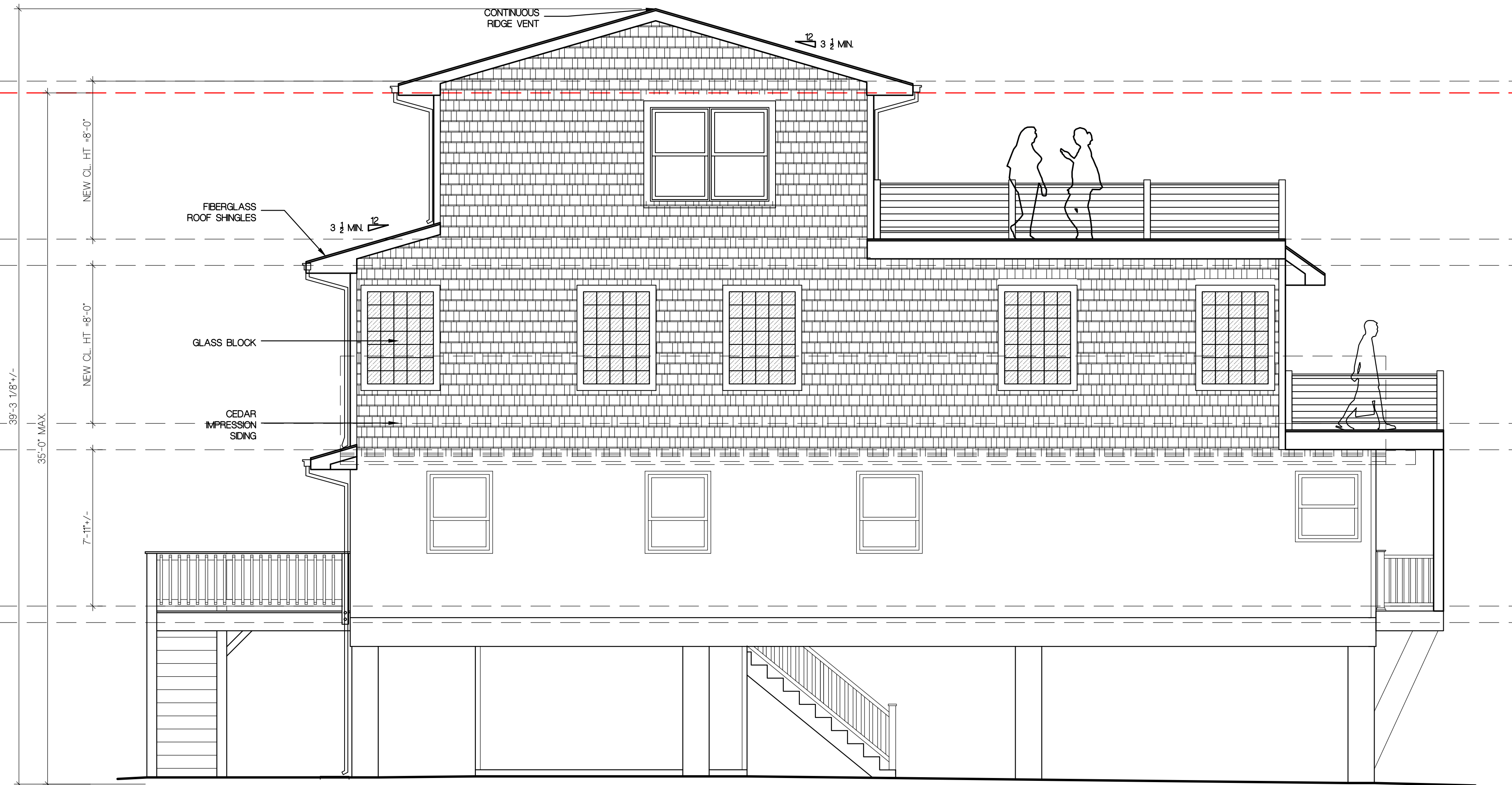
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT-SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT-SIDE ELEVATION
SCALE: 1/4"=1'-0"

BUILDING DATA

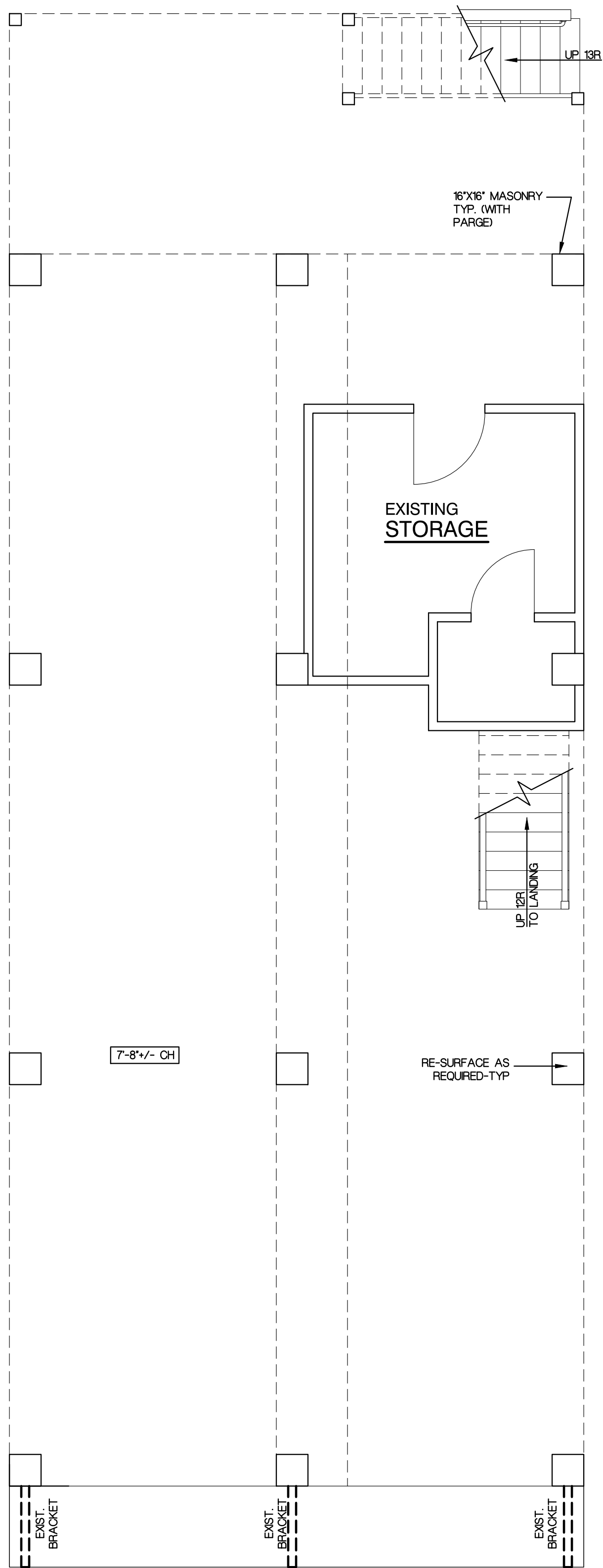
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ATTIC FLOOR = 369 SF
TOTAL = 1515 SF

VOLUME OF ADDITION: 18,859 CF.

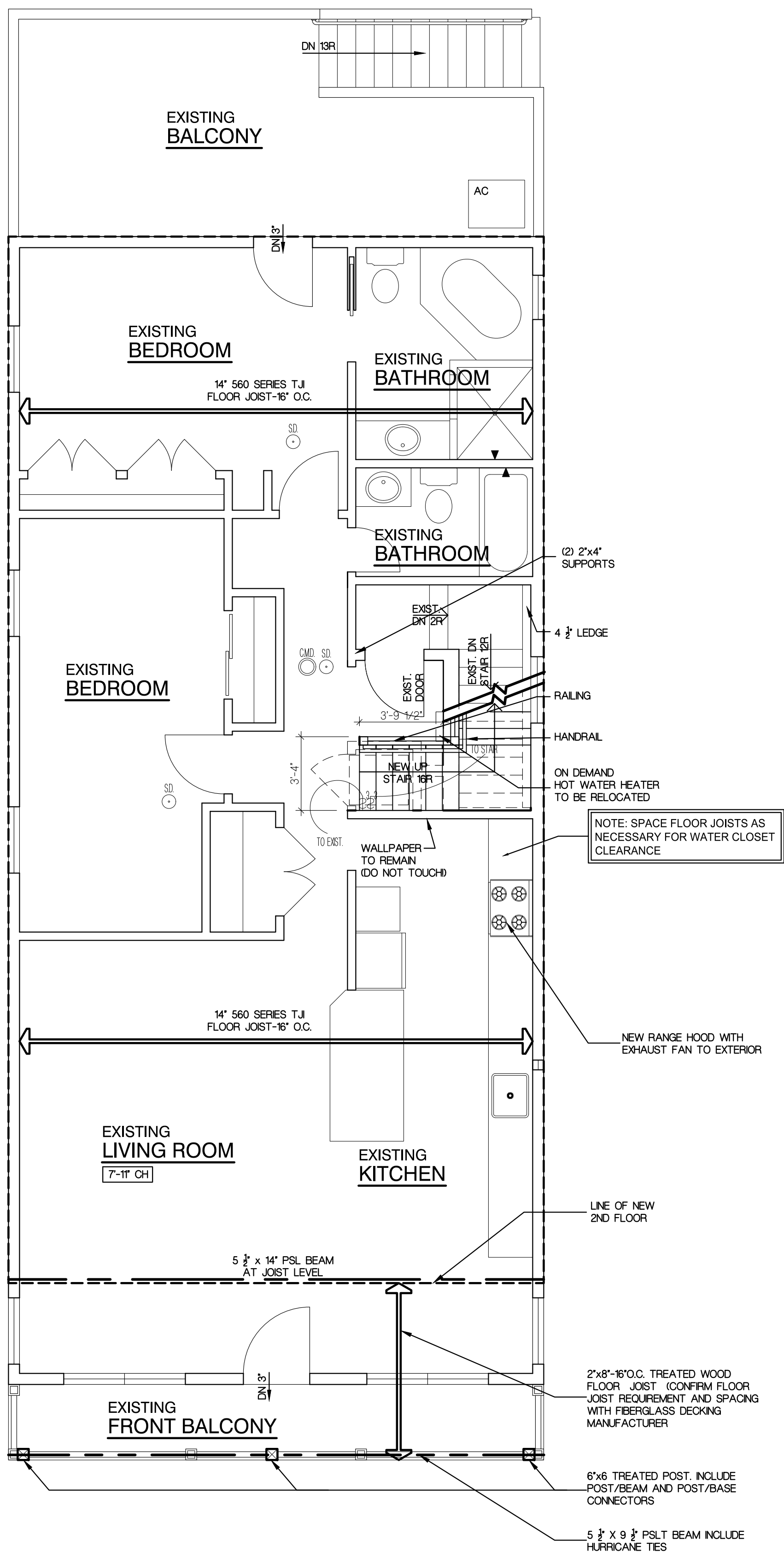
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USE GROUP: R-5

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02/26/24		VARIANCE CHECK SET	NG
04/05/24		VARIANCE SET	NG



1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Architect

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REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:

**PROPOSED ADDITION & ALTERATION
KELLY RESIDENCE
15 BEACH STREET**

BOROUGH OF SEA BRIGHT, NEW JERSEY

BUILDING DATA

AREA OF ADDITION:
2ND FLOOR = 1,146 SF
ATTIC FLOOR = 369 SF
TOTAL = 1,515 SF

VOLUME OF ADDITION: 18,859 CF.

CONSTRUCTION CLASSIFICATION: SB

USE GROUP: R-5

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01/19/24		ISSUE FOR ZONING APPLICATION	NG
02/26/24		VARIANCE CHECK SET	NG
04/05/24		VARIANCE SET	NG

DRAWING NAME:

**GRADE AND
FIRST FLOOR
PLAN**

DRAWING NUMBER

A-4

4 OF 5

JOB NO.

23-161K

