

FOSS, SAN FILIPPO & MILNE, LLC

Counselors at Law

ROGER J. FOSS
GREGORY R. MILNE†
JANE R. PATTWELL
JOHN B. ANDERSON, III
NJ & NY BARS

†CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS
CIVIL TRIAL ATTORNEY

BRITTANY P. TARABOUR

OF COUNSEL

MARTIN A. MCGANN, JR.

PHILIP E. SAN FILIPPO
(RETIRED)

JOHN W. CHRISTIE
(RETIRED)

August 23, 2024

Via Hand Delivery

Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, New Jersey 07701

**ATTN: CANDACE B. MITCHELL, SECRETARY
UNIFIED PLANNING BOARD**

Re: 11 Church St Associates, LLC
11 Church Street
Block: 14, Lot: 7
Sea Bright, New Jersey
Our File Number:

Dear Ms. Mitchell:

Our office represents 11 Church St Associates LLC with regard to its Intent to Proceed to the Unified Planning Board for conditional use approval and/or site plan approval with waivers to demolish the existing single-family home located at 11 Church Street in Sea Bright and to build a conditionally permitted multifamily (two-family) home that meets all conditions for the use.

In that regard, enclosed please find the following:

- 1) Eighteen (18) copies of the Denial of Zoning Permit dated August 13, 2024;
- 2) Eighteen (18) copies of the Borough of Sea Bright Planning/Zoning Board Application;
- 3) Eighteen (18) copies of the Borough of Sea Bright Plot Plan or Variance Checklist;
- 4) Eighteen (18) signed/sealed Surveys prepared by Schwanewede Hals & Vince and dated July 15, 2024;

- 5) Eighteen (18) signed/sealed Plot plans prepared by Schwanewede Hals & Vince and dated July 17, 2024 and last revised to August 16, 2024;
- 6) Eighteen (18) signed/sealed Architectural Plans and Elevations prepared by Anthony M. Conduris Architect, Inc. and dated July 19, 2024 and last revised to August 21, 2024;
- 7) Eighteen (18) copies of the Narrative of Development;
- 8) Eighteen (18) copies of the Request for Site Plan Exemption, Site Plan Waiver and/or Waiver of Site Plan Submissions and Details;
- 9) Eighteen (18) sets of photographs of the existing conditions;
- 10) Disclosure of Ownership;
- 11) W-9;
- 12) DRAFT Notice of Hearing;
- 13) Certified List of Owners of Property within 200 Feet;
- 14) Certification that Real Property Taxes are Current signed by Jesse Faasen August 4, 2024; and
- 15) Certification that Sewer Bill are Current signed by Jesse Faasen August 4, 2024.

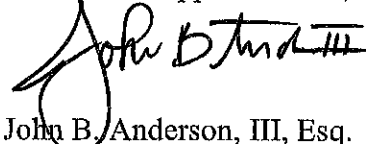
Upon receipt of a calculation of the application and escrow fee, we will work with our client to remit prompt payment.

Would you please acknowledge receipt of the above items on the enclosed copy of this letter, return a copy of the acknowledged letter to the person hand-delivering the application.

Please review the application for completeness and schedule the application for the first available hearing.

Thank you for your attention to this matter.

Very truly yours,
Foss, San Filippo & Milne, LLC



John B. Anderson, III, Esq.
For the Firm
janderson@fsfm-law.com

JBA:
Encl.

cc: Client (*Via Email*)

Benjamin A. Montenegro, Esq., Unified Planning Board Attorney (*Via NJ Lawyers Service*)

David J. Hoder, P.E., P.P., Unified Planning Board Engineer (*Via NJ Lawyers Service*)

Jennifer Beahm, P.P., AICP, Unified Planning Board Planner (*Via NJ Lawyers Service*)

Receipt of the above items is hereby acknowledged this _____ day of August, 2024.

Print Name: _____

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 9/3/24 Application No. 2024-08

Application Fees \$450- Escrow Deposit \$1,000-

Reviewed for Completeness 9/6/24 Hearing 9/24/24

1. **SUBJECT PROPERTY**

Location: 11 Church Street
Block 14 Lot 7
Dimensions: Frontage 40' Depth 112.72(+) Total Area 4,520 ✓
Zoning District: R-3

2. **APPLICANT**

Name: 11 Church St Associates LLC
Address: 1A Church Street, Sea Bright, NJ 07760
Telephone Number: 201-925-4590
Applicant is a: Corporation ☐ Partnership ☒ Individual ☐
(LLC)

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

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

Owner's Name: N/A - Owner is the Applicant
Address N/A - see above
Telephone Number N/A - see above

5. Property Information:

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

(Attach copies) None - Not applicable

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:

6. Applicant's Attorney: Foss, Sen Filippo & Milne, LLC (John B. Andersen, III)

Address: 225 Broad Street, PO Box 896, Red Bank, NJ 07701

Telephone Number 732-741-2525 Email: janderson@fssm-law.com

7. Applicant's Engineer: Schwanewede Hals & Vince

Address: 111 Littleton Road, Suite 200, Parsippany, NJ 07054

Telephone Number 201-337-0053 Email: staff@halsengineering.com

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: Anthony M. Conduris

Field of Expertise: Architect

Address: 20 Bingham Avenue, Rumson, NJ 07760

Telephone Number 732-842-3200 Email tony@amcarchitect.com

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

☒ PLOT PLAN ^{w/ approval of conditional use multifamily on lot meeting all requirements for the zone} ~~VARIANCE PLAN APPROVAL~~
N/A ~~SUBDIVISION~~
N/A Minor Subdivision Approval
N/A Subdivision Approval (Preliminary)
N/A Subdivision Approval (Final)

Number of lots to be created 1 (including remainder lot) - no change

Number of proposed dwelling units 2 (if Applicable)

SITE PLAN:

<u>N/A</u>	Minor Site Plan Approval	} two-family exempt from "site plan" under N.J.S.A.
	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	to the extent site plan is required (if at all), the Applicant seeks
<u>↓</u>	Request for Variance Approval	

Reason for request:

		waivers of site plan submissions and details.
<u>N/A</u>	Informal Review	
<u>↓</u>	Appeal decision of an Administrative Officer (N.J.S.A 40:55D-70A)	See attached
	Map or Ordinance Interpretation of Special Question (N.J.S.A.40:55D-70b)	Waiver Request
	Variance Relief (hardship) (N.J.S. A. 40:55D-70c (1))	
	Variance Relief (substantial benefit) (N.J.SA.40:55D-70c (2))	
<u>↓</u>	Variance Relief (use) (N.J.S 40:55D-70d)	
<u>✓</u>	Conditional Use Approval - Multifamily (2-units) on lot meeting all requirements for the zone (N.J.S 40:55D-67)	
<u>N/A</u>	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)	
<u>↓</u>	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 N/A - no variances

13. Waivers requested of development standards and/or submission requirements:(attach additional pages as needed)

'See attached Request for Waivers'

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.

See attached

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.

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

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? N/A

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

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

NE Regional Sewer Auth _____

Monmouth County Board Of Health _____

Monmouth County Planning Board _____

Freehold Soil Conservation District. Certification or Exemption to be

NJ DEP Permit by Certification (Floorplan) to be obtained as

Sewer Extension Permit _____ obtained condition

Sanitary Sewer Connection Permit _____ as of approval

Stream Encroachment Permit _____ condition

Waterfront Development Permit _____ of approval

Wetlands Permit _____

Tidal Wetlands Permit _____

Potable Water Constr. Permit _____

NJ Department of Transportation _____

Public Service Electric & Gas _____

Other _____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid.

See attached

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 Foss, San Filippo & Milne, LLC (John B. Anderson, III, Esq.)
Address: 225 Broad Street, PO Box 896
Red Bank, NJ 07701
Phone Number: 732-741-2525 Email: janderson@fsfm-law.com

Engineer: Schuneweide, Hals & Vance
Address: 111 Littleton Road, Suite 200
Parsippany, NJ 07054
Phone Number: 201-337-0053 Email: staff@halsengineering.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 23rd day of August, 2024.

A Notary Public of NJ Owner
My Commission Expires: 11/4/2027

John B. Anderson III



I understand that the sum of \$ TBD 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: 08/23/2024 Applicant: *[Signature]*

PLOT PLAN OR VARIANCE PLAN

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. _____ Date _____
Application Name 11 Church St Associates LLC
Application Address 11 Church Street, Sea Bright, NJ 07760
Property Address same Block 14 Lot 7

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)

- ☒ 1. 17 copies of Zoning Permit Denial
- ☒ 2. 17 copies of completed application and check list, signed, dated, and notarized, **plus one** marked "FOR PUBLIC INSPECTION"
- ☒ 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also **Show Base Flood Elevation, plus one** marked "FOR PUBLIC INSPECTION"
- ☒ 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)
- ☒ 5. 17 (sets of) Photographs of property/dwelling as it currently exists
- ☒ 6. Description of proposed operation (No. 15 in first part of application)
- ☒ 7. Request for any variances (under No.11 in first part of application)
- ☒ 8. Certificate of owner authorizing submission (after No. 26 in first part of application)
- 9. Required application fees/check made payable to Borough of Sea Bright
- 10. Required escrow fees/check made payable to Borough of Sea Bright
- ☒ 11. Completed W-9 Form
- ☒ 12. Certification that taxes and sewer utility charges are paid to date
- ☒ 13. Completed Notice of Hearing
- ☒ 14. Certified list of property owners within 200 feet

To be supplied on receipt of calculations

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

- 15. Affidavit of Mailing and Service for Public Notice (Provide 7 days prior to hearing.)
- 16. Affidavit of Publication for Public Notice (Provide 7 days prior to hearing.)

If Applicable:

- ☒ 17. Proof of Application to Monmouth County
- ☒ 18. Proof of application to NJDOT
- ☒ 19. Application for CAFRA
- ☒ 20. Application for Floodplain Encroachment Permit
- ☒ 21. Application for Stream Encroachment Permit

Floodplain Permit by Certification to be supplied as condition of approval

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: _____ NAME: Zachary Kundson
LICENSE NO. _____ SIGNATURE [Signature]
SEAL: _____

11 Church St Associates LLC
11 Church Street
Block 14, Lot 7
Sea Bright, New Jersey 07760
Zone District: R-3
FSM File No.: 9662.00001

NARRATIVE OF DEVELOPMENT

11 Church St Associates LLC (the "Applicant") owns 11 Church Street (Block 14, Lot 7), Sea Bright, New Jersey (the "Property").

The Applicant seeks a conditional use approval to demolish the existing single-family home on the Property and to build a conditionally permitted multi (2) family home on a lot that meets all requirements for the zone.

Two (2) family uses are exempt from site plan approval under N.J.S.A. 40:55D-37 a. To the extent site plan approval is required, if at all, the Applicant will seek submission waivers and waivers of site plan details as more particularly itemized in the accompanying request for waivers.

11 Church St Associates LLC
11 Church Street
Block 14, Lot 7
Sea Bright, New Jersey 07760
Zone District: R-3
FSM File No.: 9662.00001

**SITE PLAN EXEMPTION, SITE PLAN WAIVER AND/OR WAIVER OF SITE PLAN
SUBMISSIONS AND DETAILS**

11 Church St Associates LLC ("Applicant") seeks approval to demolish an existing single-family home and to replace it with a conditionally permitted two-family home meeting all of the conditions for the use.

Applicant is **EXEMPT** from site plan approval because N.J.S.A. 40:55D-37 a. makes any and all two-family homes exempt from the requirements of site plan approval. See N.J.S.A. 40:55D-37 (courtesy copy enclosed).

In the event that Applicant is somehow not exempt from site plan approval under N.J.S.A. 40:55D-37 a., the Applicant seeks the following site plan submission and site plan detail waivers:

- 1) 130-57 A. (2). Wetlands Permit. Not applicable. There are no wetlands on site. There are no wetlands off-site that impact the site.
- 2) 130-57 A. (3). Will Serve Letters. The existing single-family home is serviced by all manner of public utility. To the extent required, if at all, Applicant can supply will serve letters as a condition of approval.
- 3) 130-57 A. (8). Off-Tract Improvements. None proposed. No street or utility extensions or the like.
- 4) 130-57 A. (9). Environmental Impact Statement. Applicant seeks a waiver of site plan submission requirement for an environmental impact statement because two family uses are conditionally permitted in the zone and the lot meets all the prevailing requirements to support the use. The replacement of a single-family home with a conditionally permitted two (2) family home with compliant off-street parking and suitably raised will have no appreciable impact on the neighborhood.
- 5) 130-57 B. (1) (5). Tops of Banks, etc. Applicant seeks a waiver of site plan details pertaining to banks, floodways, flood hazards and the like. Notwithstanding the same, Applicant has provided relevant architectural and engineering details regarding measures to elevate the structure, flood vents etc.

- 6) 130-57 B. (1) (6). Paving and Right-of-Way Widths. Applicant seeks a waiver of site plan details pertaining to paving and right-of-way widths because there are no new off-tract improvements proposed.
- 7) 130-57 B. (1) (7). Wooded Areas, etc. Applicant seeks a waiver of site plan details pertaining to wooded areas, swamps, bogs and ponds. There are no such conditions on site or within 200'.
- 8) 130-57 B. (1) (8). Manholes, Sewer Lines, Hydrants etc. Applicant seeks a waiver of site plan details pertaining manholes, sewer lines, hydrants etc. because there are no new off-tract improvements proposed.
- 9) 130-57 B. (1) (9). Existing Structures Within 200'. Applicant seeks a waiver of site plan details pertaining existing structures within 200' of the site because there are no new off-tract improvements proposed.
- 10) 130-57 B. (1) (12). Grading Plan. Applicant seeks a waiver of site plan details pertaining to grading because Applicant is not proposing to significantly alter the grading. If necessary, Applicant will submit a grading plan as a condition of approval.
- 11) 130-57 B. (1) (14). Off-Site Drainage. Applicant seeks a waiver of site plan details pertaining off-site drainage because Applicant is not impacting off-site drainage.
- 12) 130-57 B. (1) (15). Center Line Profiles. Applicant seeks a waiver of site plan details pertaining to center line profiles because there are no new off-tract improvements proposed.
- 13) 130-57 B. (1) (16). Boring Logs. Applicant seeks a waiver of site plan details pertaining to boring logs. To the extent required, if at all, Applicant will supply the same as a condition of approval.
- 14) 130-57 B. (1) (19). Common Open Space. Not Applicable.
- 15) 130-57 B. (1) (21). Drives, Aisles and Parking Stalls, etc. & On-Site Vehicular and Pedestrian Circulation Applicant seeks a partial waiver of site plan details pertaining to drives, aisles and on-site vehicular and pedestrian circulation because the only vehicular access to the site will be to the garage spaces depicted at grade.
- 16) 130-57 B. (1) (22). Loading Docks. Not Applicable.
- 17) 130-57 B. (1) (23) and (24). Curbs and Sidewalks. Applicant seeks a waiver of site plan details pertaining to curbs and sidewalks because the street already contains curbs and sidewalks. The Applicant will replace any curbs and sidewalks damaged during construction (if any).

- 18) 130-57 B. (1) (25). Lighting Applicant seeks a waiver of site plan details pertaining to lighting because this is not a commercial site.
- 19) 130-57 B. (1) (26). Landscaping Applicant seeks a waiver of site plan details pertaining to landscaping because this is not a commercial site.
- 20) 130-57 B. (1) (27). Signs Not Applicable. None.
- 21) 130-57 B. (1) (28). Refuse Screening. Not Applicable.
- 22) 130-57 B. (1) (30). ADA Facilities. Not applicable.
- 23) 130-57 B. (1) (31). Trees. Not applicable. The site does not contain a large number of trees.
- 24) 130-57 B. (1) (32). Sectionalization and Staging Applicant seeks a waiver of site plan details pertaining to sectionalization and staging because the plans are not intended to be accomplished in phases.
- 25) 130-57 B. (1) (33). Written Description of Proposed Operations. Applicant seeks a waiver of site plan details pertaining to a written description of proposed operations because this is not a commercial site.

DISCLOSURE OF OWNERSHIP

Development Address: 11 Church Street, Sea Bright, New Jersey

Block: 14

Lot: 7


Borough of Sea Bright, New Jersey

Applicant Name: 11 Church St Associates LLC

Owner's Name	Address	% Interest
Zachary Knudson	1A Church Street, Sea Bright, NJ 07760	50
Ponciano Ramos	22-22 Rosalie Street, Fair Lawn, NJ 07410	50

Applicant's Signature

11 CHURCH ST ASSOCIATES LLC



Zachary Knudson, Member

Sworn and subscribed before me on this 23rd day of August, 2024


NOTARY PUBLIC

11 Church St Associates LLC
11 Church Street
Block 14, Lot 7
Sea Bright, New Jersey 07760
Zone District: R-3
FSM File No.: 9662.00001

DRAFT NOTICE OF HEARING

TO ALL OWNERS OF PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 14, LOT 7.

PLEASE TAKE NOTICE that 11 Church St Associates LLC (the “Applicant”) has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for approval with respect to the premises known as Block 14, Lot 7 on the Tax Maps of the Borough of Sea Bright and commonly known as 11 Church Street, Sea Bright, New Jersey (the “Property”) within the R-3 Zone District.

The Applicant is seeking conditional use approval to demolish the existing single-family home on the Property and to build a conditionally permitted multifamily home consisting of two (2) dwelling units. The proposed use is conditionally permitted in the R-3 Zone District so long as the minimum lot sizes are met. The Property does, in fact, meet the minimum required lot sizes. To the extent required (if at all), the Applicant also seeks preliminary and final site plan approval.

In addition, the Applicants will seek any and all other variances, waivers and/or related relief which may be necessary to approve the application as proposed or as the same shall be amended on the record.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, _____, 2024 at 7:30 P.M., at which time you may appear in person or by agent or attorney and present any objection which you may have to granting this application. Members of the public who do not wish to attend in person may participate by teleconference _____ using _____ computer, _____ tablet _____ or smartphone: _____ or by dialing in _____;
Access code: _____:

A copy of the maps and application documents have been filed in the office of the Board Secretary and are available for public inspection at the Borough Hall, 1099 Ocean Avenue, Sea Bright, New Jersey during normal business hours and are available on the Borough website at www.seabrightnj.org.

This Notice is sent to you by the Applicant, by order of the Planning/Zoning Board of the Borough of Sea Bright.

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2024.050
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 11 Church St Associates LLC
Address 1 A Church Street, Sea Bright, NJ 07760
Telephone (Home) 201-925-4590 (Cell) Same
Email: z.knudson@protonmail.com Date: 8/5/2024 Fee \$25 ☒ Check ☐ Cash

LOCATION OF THE WORK:

Block 14 Lot(s) 7 Zone R-3 Address 11 Church Street

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

approval to demolish the existing single-family home and
to build a new multi-family (2-units). The use is conditionally
permitted and the lot meets all lot size requirements

CHECK ONE: New ☒ Addition ☐ Alteration ☐ Repair ☐

Signature: Sam Knudson, Member Date: 08/05/2024

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 ☐ Sea Bright Required BFE ☐ Proposed BFE ☐

LAND USE REVIEW:
Ordinance Section 130-3.B(i)(e) Allowed/Required Proposed Existing Variance

130-3.B(i)(e) Proposed 2-family is a conditional use in Zone. Must apply for site plan approval.

Remarks: Front setback average is 6.8'. No bulk variances being proposed. Min lot size has been met.

Zoning Officer Mary Tangolice

Date 8/13/24

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