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MEETING AGENDA

SEA BRIGHT PLANNING/ZONING BOARD

Tuesday, June 10, 2025, 7:30 PM

This meeting will be held in person in the
Mayor Dina Long Community Room, 1097 Ocean Avenue, 3rd floor.

1. CALL TO ORDER

2. FLAG SALUTE

3. OPEN PUBLIC MEETINGS STATEMENT

Good evening, Ladies and Gentlemen,

This Meeting Is Now Called to Order. The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided adequate notice of the time, date, and location of this meeting to the Asbury Park Press and Two River Times, has filed notice with the Borough Clerk, and posted notice in the Borough Office and on the Borough website. This Meeting Is Open to The Public.

4. ADMINISTRATIVE MATTERS

a. Attendance Roll Call

Peggy Bills	Stephen Cashmore
C. Lance Cunningham	David DeSio
Brian Kelly, Mayor	Frank Lawrence
Marc Leckstein, Councilman	Faith Lefkort
Gareth Middleton	Jon Schwartz, Alt. #1

b. Approval of 5/13/25 Minutes

5. BOARD BUSINESS

a. New Application

No. 2025-07

Larkins and Randall

8 East New Street, Bl. 20, L. 2; zone R-3

Demolish existing 2-story home and construct a 3-story home

b. Application for Administrative Approval

No. 2018-007 Expand non-conforming 2-family Use and

No. 2021-14 Amended Site Plan Approval

Martin and Theresa Phan

164 Ocean Avenue, Bl. 33, L. 2.01

Demolish the existing structure and construct a new home, thereby eliminating the burden and expense of lifting a structure that cannot be used.

6. GENERAL PUBLIC COMMENTS

7. ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

Public Hearing before the Borough of Sea Bright Planning Board to review and consider the adoption of The Housing Element and Fair Share Plan Element of the Borough's Master Plan

8. CLOSING ITEMS

a. Announcement of the next Board Meeting: July 8, 2025, 7:30 p.m.

b. Meeting Adjournment

Candace B. Mitchell
Secretary