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IN MEMORIAM
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MAX M. BARR (1929-1993)
MILTON M. ABRAMOFF (1935-2004)
DAVID K. ANSELL † (1962-2019)
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CIVIL TRIAL ATTORNEY

• CERTIFIED BY THE SUPREME
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December 24, 2024

Via e-mail and regular mail

Candace Mitchell, Secretary, Planning/Zoning Board
Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, NJ 07760

Re: Variance Application of Jaime Levi and Pamela Kalmus
Premises: 212 Ocean Avenue
Block 32, Lot 3
Our File No. 100071-0

Dear Ms. Mitchell:

In connection with the above-referenced matter and with the Board application submitted last week, enclosed please find seventeen (17) copies (plus one copy marked "FOR PUBLIC INSPECTION") of the Sea Bright Zoning Officer's revised Denial Letter dated December 17, 2024.

Once the application submission has been reviewed and the necessary application fees and escrows have been determined, please advise and the same will be promptly delivered to you together with our clients' signed W-9 form.

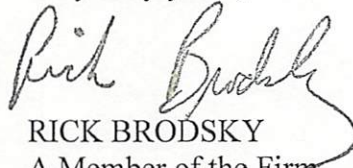
In addition, please advise as to when this matter can be placed on the Planning/Zoning Board's agenda.

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Candace Mitchell, Secretary, Planning Zoning Board
Borough of Sea Bright
December 24, 2024
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Your attention to this matter is greatly appreciated. I look forward to hearing back from you.

Very truly yours,



RICK BRODSKY
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RB/ahn

Encs.

cc w/encs. via e-mail:

David J. Hoder, PE, PP, Hoder Associates,
Borough Engineer (also w/enc. via regular mail)

Ben A. Montenegro, Esq., Board Attorney
(also w/enc. via regular mail)

Jaime Levi and Pamela Kalmus

Anthony M. Condouris, Architect

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BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2024-061
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 Jalme Levi and Pamela Kalmus

Address 634 West 47th Street, Miami Beach, FL 33140

Telephone (Home) _____ (Cell) 973-768-5352 (Pamela)

Email: jalme.levi@gmail.com

pamela.kalmus@gmail.com

Date: _____

Fee \$25

☒ Check

☐ Cash

LOCATION OF THE WORK:

Block 32 Lot(s) 3 Zone R-2 Address 212 Ocean Avenue

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Demolition of the existing

single-family residence and construction of a new single-family residence

CHECK ONE: New ☒ Addition ☐ Alteration ☐ Repair ☐

ANSELL GRIM & AARON, PC, Attorneys for Owner/Applicant

Signature: By: _____

RICH BRODSKY, ESQ.

Date: 4/5/2024

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 10

Sea Bright
Required BFE 13

Proposed
BFE not shown

LAND USE REVIEW:

Ordinance Section 30-39C Allowed/Required 50' Existing 30' Proposed 30 Variance V(Pre-exist.)

Min Lot width

50'

30'

30

V(Pre-exist.)

Min side setback

7ea/15

1/4'

4/8.5

V(New - each side both sides)

on lower level allowed - parking and storage only

- Pool info + equipment must be noted, comply w/ BFE req'd.

- cantilever areas of 2nd floor count in setback calculation -

please confirm north side yard setback

confirm 1st fl. BFE

Zoning Officer Mary Tangolico

Date 11/13/24

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 NJMUL. Appeal forms are available from the office of the Secretary to the Planning Board.

Building Dept. Forms/Zoning Permit Application