

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 _____ Application No. _____

Application Fees _____ Escrow Deposit _____

Reviewed for Completeness _____ Hearing _____

1. SUBJECT PROPERTY

Location: 8 E New St. Sea Bright NJ 07760

Block 20 Lot 2

Dimensions: Frontage 24' Depth 75' Total Area 0.041 +/- AC

Zoning District: B-1

2. APPLICANT

Name: Jeffrey Larkins & Meagan Randall

Address: 15 Rudd Ct. Glen Ridge NJ

Telephone Number: (305)968-6886 or (201)341-4646

Applicant is a: Corporation ☐ Partnership ☐ Individual ☒

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.)

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

Owner's Name: _____

Address _____

Telephone Number _____

5. Property Information:

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

(Attach copies)

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: _____
Address: _____
Telephone Number _____ Email: _____

7. Applicant's Engineer: _____
Address: _____
Telephone Number _____ Email: _____

8. Applicant's Planning Consultant: _____
Address: _____
Telephone Number _____ Email: _____

9. Applicant's Traffic Engineer: _____
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. Condouris

Field of Expertise: Architect

Address 20 Bingham Avenue, Rumson NJ 07760

Telephone Number (732)842-3800 Email Tony@amcarchitect.com

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

☒ **PLOT PLAN or VARIANCE PLAN APPROVAL**
☐ **SUBDIVISION**

☐ Minor Subdivision Approval
☐ Subdivision Approval (Preliminary)
☐ Subdivision Approval (Final)

Number of lots to be created _____ (including remainder lot)
Number of proposed dwelling units _____ (if Applicable)

SITE PLAN:

- N/A*
- ☒ Minor Site Plan Approval
- ☒ 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
- ☒ Request for Variance Approval

Reason for request:

See attached -

- ☐ Informal Review
- ☐ Appeal decision of an Administrative Officer
(N.J.S.A 40:55D-70A)
- ☐ Map or Ordinance Interpretation of Special Question
(N.J.S.A.40:55D-70b)
- ☒ Variance Relief (hardship)
(N.J.S. A. 40:55D-70c (1))
- ☐ Variance Relief (substantial benefit)
(N.J.SA.40:55D-70c (2))
- ☒ Variance Relief (use)
(N.J.S 40:55D-70d)
- ☐ Conditional Use Approval
(N.J.S 40:55D-67)
- ☐ 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)
- ☐ 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 130-39C & 130-38C

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

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'

REASON FOR REQUEST:

REMOVAL OF EXISTING SINGLE-FAMILY HOME AND CONSTRUCTION A NEW SINGLE FAMILY HOME WITH FRONT AND REAR SETBACK VARIANCES, BUILDING AND LOT COVERAGE VARIANCES.

A USE (D) VARIANCE IS REQUIRED TO CONSTRUCT A SINGLE-FAMILY HOME IN THE B-1 ZONE.

NOTICE OF PUBLIC HEARING BOROUGH OF SEA BRIGHT PLANNING BOARD

TO ALL THE OWNERS OF A PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 10, LOT 6, COMMONLY KNOWN AS 11 CENTER STREET, SEA BRIGHT, NJ

PLEASE TAKE NOTICE that Jeffrey Larkins & Meagan Randall has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for approval of removing existing single-family home and the construction of a new single-family home with front and rear setback variances along with building and lot coverage variance with respect to premises located in the **B-1** zone and known as Block 20, Lot 2 on the Tax Map of The Borough of Sea Bright and commonly known as **8 East New Street, Sea Bright, New Jersey**.

The applicant is seeking the following variances:

Bulk Schedule – Sec 130-39C

Min Lot Area (s.f)	3,000 sf Required; 1,785 sf Exists; 1,785 sf Proposed - V (Pre-Exist)
Min. Lot Width (ft)	50 required, 23.95 Existing, 23.95 Proposes V (Pre-exist)
Min. Front Yard (ft)	0/West- -25/East, Required, 4.6 Existing, 1 Proposed – V- (New)
Min. Rear yard (ft)	15 Required, 1.1 Existing, 1.1 Proposed V (New-extended)
Max Building Coverage (%)	50 Required, 67.5 Existing, 74.3 Proposed – V (New)
Max Lot Coverage (%)	75 Required, 100 Existing, 89.2 Proposed – V (Improved)

130-38C (4)(a)(1)- “D” Variance required for Single Family in B1 Zone

The Applicant will also be seeking approval for any and all other Variances and /or Design Waivers / Submission Waivers which are necessary, or which may become necessary, during the Public Hearing Process.

Any person or persons who have an interest in the Application, or who have any questions, comments, or objections regarding the same will have an opportunity to be heard at the Planning Board Hearing to be held on Tuesday, June 10, 2025, at 7:30 P.M., at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, Sea Bright, New Jersey (732-842-0099).

A copy of the Application and pertinent / applicable Drawings, Maps, Site Plans, and/or other supporting documents have been filed in the Office of the Sea Bright Unified Planning Board (1099 Ocean Avenue, Sea Bright, New Jersey) and may be inspected during regular business hours. Application materials can also be reviewed on the municipal website (seabrightnj.org).

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

Dated: 5/28/25

By: _____
Jeffrey Larkins

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	NO
Monmouth County Board Of Health	NO
Monmouth County Planning Board	NO
Freehold Soil Conservation District.	NO
NJ DEP	NO
Sewer Extension Permit	NO
Sanitary Sewer Connection Permit	NO
Stream Encroachment Permit	NO
Waterfront Development Permit	NO
Wetlands Permit	NO
Tidal Wetlands Permit	NO
Potable Water Constr. Permit	NO
NJ Department of Transportation	NO
Public Service Electric & Gas	NO
Other	NO

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.

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 _____
Address: _____

Phone Number: _____ Email: _____

Engineer: _____
Address: _____

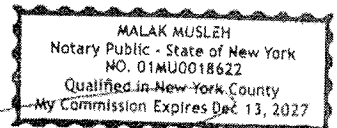
Phone Number: _____ Email: _____

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 22 day of May, 2025.

A Notary Public of NJ Owner
My Commission Expires: December 13, 2027



I understand that the sum of \$ N/A 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: 5/22/25 Applicant: [Signature]

**BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD
PROFESSIONAL STAFF**

BOARD ATTORNEY

Ben A. Montenegro, Esq.
Montenegro, Thompson, Montenegro & Genz, P.A.
531 Burnt Tavern Road
Brick NJ 08724
732-295-4500
Email: bmontenegro@mtmglaw.com

BOARD ENGINEER

Hoder Associates
1101 Richmond Avenue, Suite 201-4
Point Pleasant, NJ 08742
732- 241-4543
Email: dhoder@hoderassociates.com

CONSTRUCTION OFFICIAL

Tom Haege, Construction Official
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 Ext 130

Kathryn Kwaak, Technical Assistant to the Construction Official
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 Ext 110
kkwaak@seabrightnj.org; FAX: 732- 963-8998

BOARD SECRETARY

Candace B. Mitchell
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 Ext 123
cmitchell@seabrightnj.org

FIRE MARSHAL

Thomas Haege
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 Ext 120
thaege@seabrightnj.org

ZONING OFFICER/FLOOD PLAIN MANAGER

Mary Tangolics
Office hours: Wednesdays, 8:30 a.m. – 1:30 p.m.
732-842-0099 Ext 128
mtangolics@seabrightnj.org