

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2025-022 *# 11415*
Fee \$25 *5/8/25*

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 Anthony M. Condouris for Jeff Larkins + Megan Randall

Address 20 Bingham Ave

Telephone (Home) 732 842 3800 (Cell) _____

Email: Tony@AMCArchitect.com Date: 5/7/25 Fee \$25 ☒ Check _____ Cash _____
JLarkins@borionrp.com + megLR76@hotmail.com

LOCATION OF THE WORK:

Block 20 Lot(s) 2 Zone _____ Address 8 EAST New ST.

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

Remove existing 2-story dwelling and construct new
3 story dwelling.

CHECK ONE: New ☒ Addition _____ Alteration _____ Repair _____

Signature: [Signature] Date: 5/7/25

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 AE Advisory 8 Sea Bright 11 Proposed 11
Flood Zone BFE Required BFE BFE

LAND USE REVIEW:

Ordinance Section _____ Allowed/Required _____ Existing _____ Proposed _____ Variance _____

130-39C - See attached bulk schedule
130-38C(4)(a)[1] - Residential uses in B1 Zone
only permitted above business - single family
homes not permitted - "D" Use Variance
required

Remarks:

- Must provide updated Elev. Cert. for "Building under
Construction" purposes.

Zoning Officer Mary Tangolits 5/14/25
Date

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

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. 130-50.C **3AC**

Borough of Sea Bright, NJ

B-1 ZONE

Block: 20 Lot: 2 Address: 8 E NEW ST

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	3,000	1785	1785	V (Pre-exist.)
Min. Lot Width (ft.)	50	23.95	23.95	V (Pre-exist.)
Min. Lot Depth (ft.)	60	75	75	
Min. Front Yard (ft.)	0/West			
	✓ 25/East	4.6	1	V (New)
Min. Each Side Yard (ft.)	0	2.4/2.9	3.1/2.1	
Min. Both Side Yards (ft.)	0	5.3	5.2	
Min. Rear Yard (ft.)	15	1.1	1.1	V (New-extends)
Max. Building Height (ft.)*	42 (3 stories)	23/2 st.	38/3 st.	
Max. Building Coverage (%)	50	67.5	74.3	V (New)
Max. Lot Coverage (%)	75	100	89.2	V (improved)

* Max. height shall be reduced by the percentage lot is undersized in width as per Sec. 130-50.A.(5). Max. height shall be raised to 38 ft. or 42 ft. to comply with current flood regulations as per Sec. 130-47 Flood Damage Prevention Ordinance.

** Front setback to be consistent with homes on same side of street on same block. Applicant will provide setbacks from surveyor shot from street to arrive at average. In no case will setback be permitted less than 5 ft.

NOTES:

East side of Ocean Ave is 25' required front setback
 "D" Use Variance required for single family in B1 Zone

5/14/25 MM

Date of Review

Initials