

MEETING AGENDA
VIRTUAL REGULAR SEA BRIGHT PLANNING/ZONING BOARD
Tuesday, December 8, 2020, 7:30 PM

1. CALL TO ORDER and FLAG SALUTE

2. ADMINISTRATIVE MATTERS

a. Opening Statement:

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided the time, date and location of this meeting to at least two designated newspapers, published same in the Asbury Park Press, the official newspaper, filed notice with the Borough Clerk and posted notice in the Borough Office and on the Borough website.

b. Attendance Roll Call

Ms. Bills	Councilman Leckstein
Mr. Cashmore	Mr. Nott
Mr. Cunningham	Mr. Smith
Ms. DeGiulio	Ms. Wray, Alt. 1
Mr. DeSio	Ms. Gorman, Alt. 2
Mayor Kelly	Mr. Booker, Alt. 3

c. Approval of 11/10/20 Minutes

3. ITEMS OF BUSINESS

a. Memorialization of Resolution

PBZB No. 2020-16

Heather Gorman

13 New Street, Block 13, Lot 5

b. Memorialization of Resolution

PBZB No. 2020-15

Alyce Glennon

250 Ocean Avenue, Bl. 30, L. 52

c. Request for Extension of Approval - carried from 9/08/20

PBZB No. 2017-13

Cole Sea Bright, LLC

26 New Street, Bl. 12, Lot 13

Site Plan and Bulk Variance Approval

Resolution of Approval 5/9/17

d. Application Carried from 10/13/20

PBZB 2020-10

Mountain View Villas at Sea Bright, LLC

Mountain View Way, Bl. 33, Lot 20.02; Block 34, Lot 3.03, and Block 34, Lot 3.02 Preliminary and final major subdivision approval to form 5 single-family building lots from 3 existing lots in the R-2 zone; subject to bulk variance approval

e. Application carried from 10/27/20

PBZB No. 2020-14

The Break at Sea Bright, LLC

1080 Ocean Avenue, Bl. 15, L. 3

Preliminary and Final Site Plan approval, Waiver of Site Plan approval, Use (D height) variance, and bulk variance approval to build a 4-story mixed use building

f. For Board Review

ORDINANCE NO. 11-2020AN ORDINANCE AMENDING CHAPTER 130, "LAND USE," ARTICLE IX, "DESIGN STANDARDS," §130-59H, "BULKHEAD MAINTENANCE," OF THE CODE OF THE BOROUGH OF SEA BRIGHT

g. For Board Review

ORDINANCE NO. 12-2020AN ORDINANCE ADOPTING A REVISION AND CODIFICATION OF THE ORDINANCES OF THE BOROUGH OF SEA BRIGHT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

4. ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

5. CLOSING ITEMS

a. Announcement of Regular PBZB Meeting: January 12, 2021, 7:30 p.m.

b. Meeting Adjournment

Candace B. Mitchell,
Board Secretary

SEA BRIGHT PLANNING/ZONING BOARD VIRTUAL MEETING PUBLIC NOTICE

In accordance with N.J.S.A. 10:4-12, the "Open Public Meetings Act," you are hereby notified of a Virtual Regular Meeting of the Sea Bright Planning/Zoning Board on **December 8, 2020 at 7:30 p.m.**

ADVISORIES

This meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a "Public Health Emergency and State of Emergency" and directing residents to quarantine and practice social distancing.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Sea Bright Planning/Zoning Board is utilizing the GoToMeeting service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

Planning/Zoning Board Meeting

Tue, Dec 8, 2020 7:30 PM - 10:00 PM (EST)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/701568981>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 701-568-981

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/701568981>

APPLICATION MATERIALS ACCESS

To access application materials, including plans, please go to the municipal website, www.seabrightnj.org, Unified Planning Board in left menu, Agendas and Minutes page, Supporting Documentation section.

Any member of the public wishing to present a document during the meeting should email a digital copy to the Board Secretary at cmitchell@seabrightnj.org by December 8, 2020. Members of the public will have an opportunity to be heard and to present evidence during the hearing. Any questions can be directed to the Planning/Zoning Board Secretary, Candace Mitchell, 732-842-0099, Ext. 123. Please leave a voicemail or send email to cmitchell@seabrightnj.org