

**BOROUGH OF SEA BRIGHT
UNIFIED PLANNING BOARD
NOTICE OF HEARING**

PLEASE TAKE NOTICE, that Kim Kurkowski and Kerry Huffman have submitted a Development Application to the Borough of Sea Bright / Sea Bright Planning Board. The Application involves the property located at 13 Church Street, Sea Bright, NJ, more formally identified as Block 14, Lot 8 (R-3 Zone). There is an existing single family home at the site. In order to make the home more functional and modern, the Applicants propose to demolish the existing structure and to construct a new single family home on the site. (Though the Applicants intend to utilize the existing foundation for the new structure.)

In conjunction with the Application, the Applicants will be seeking approval for the following Variance relief:

LOT AREA:	1,800 SF required; whereas 1,560 SF exists;
LOT FRONTAGE / WIDTH:	25 ft. required; whereas 20 ft. exists;
FRONT YARD SETBACK:	5 ft. required; whereas 2.53 ft. proposed;
SIDE YARD SETBACK:	3 ft. required; whereas 2.53 ft. proposed;
SIDE YARD SETBACK:	3 ft. required; whereas 0.8 ft. proposed;
COMBINED SIDE YARD SETBACK:	6 ft. required; whereas 3.44 ft. proposed;
BUILDING COVERAGE:	Maximum 50% allowed; whereas 56.98% proposed;
NUMBER OF STORIES:	Maximum 2 ½ stories allowed; whereas 3 stories proposed;
HEIGHT:	35 ft. allowed; whereas 39.5 ft. proposed.

The Applicants 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 Unified Planning Board Hearing to be held on **October 11, 2022 at 7:30 P.M.**, at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, Third Floor, 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).

Date

Kevin E. Kennedy

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