

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: 1037 Ocean Avenue

Block 23 Lot 4

Dimensions: Frontage 705' Depth 611' Total Area 406,044 sf (9.32 acres)

Zoning District: B-3

2. APPLICANT

Name: Sea Bright Beach Club (Contact Person: Christiane McNamara)

Address: 999 Ocean Avenue, Sea Bright, NJ 07760

Telephone Number: 732-740-4491

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.) N/A as to Applicant's corporate structure. See attached Board of Governors List of Current Officers.

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

Owner's Name: Same as Applicant

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: Beach Club

6. Applicant's Attorney: Rick Brodsky, Esq., Ansell Grimm & Aaron, PC

Address: 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712

Telephone Number 732-922-1000 Email: rbrodsky@ansell.law

7. Applicant's Engineer: David A. Cranmer, PE, PP, CME, Cranmer Engineering

Address: 119 Avenue at the Commons, Suite 6, Shrewsbury, NJ 07702

Telephone Number 732-212-8900 Email: dcranmer@cranmerengineering.com

8. Applicant's Planning Consultant: _____

Address: _____

Telephone Number _____ Email: _____

9. Applicant's Traffic Engineer: N/A

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). N/A

Name: _____

Field of Expertise: _____

Address _____

Telephone Number _____ Email _____

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:

_____	Minor Site Plan Approval
<u> X </u>	Preliminary Site Plan Approval
<u> X </u>	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 Project Narrative

_____	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 N/A

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

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.

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)
See attached Project Narrative

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? _____

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	<u>No</u>
Monmouth County Board Of Health	<u>No</u>
Monmouth County Planning Board	<u>No</u>
Freehold Soil Conservation District.	<u>Yes - 3.11.25</u>
NJ DEP	<u>No</u>
Sewer Extension Permit	<u>No</u>
Sanitary Sewer Connection Permit	<u>No</u>
Stream Encroachment Permit	<u>No</u>
Waterfront Development Permit	<u>No</u>
Wetlands Permit	<u>No</u>
Tidal Wetlands Permit	<u>No</u>
Potable Water Constr. Permit	<u>No</u>
NJ Department of Transportation	<u>No</u>
Public Service Electric & Gas	<u>No</u>
Other	<u>-</u>

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. See attached.
25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid. See attached.

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 Rick Brodsky, Esq., Ansell Grimm & Aaron, PC

Address: 1500 Lawrence Avenue, CN 7807

Ocean, NJ 07712

Phone Number: 732-922-1000

Email: rbrodsky@ansell.law

Engineer: David A. Cranmer, PE, PP, CME, Cranmer Engineering

Address: 119 Avenue at the Commons, Suite 6

Shrewsbury, NJ 07702

Phone Number: 732-212-8900

Email: dcranmer@cranmerengineering.com

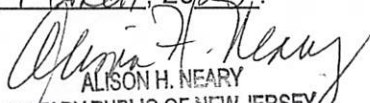
CERTIFICATION

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 11th day of March, 2025.

A Notary Public of NJ Owner

My Commission Expires: _____


ALISON H. NEARY
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES SEPT. 13, 2025

I understand that the sum of \$ _____ 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: 3/11/25 Applicant: By: Rick Brodsky
ANSELL GRIMM & AARON, PC, Attorneys for Applicant

9 RICK BRODSKY, ESQ.

**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

CHECKLISTS FOR EACH TYPE OF APPLICATION:

PLOT PLAN OR VARIANCE PLAN N/A

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____ Block _____ Lot _____

CHECKLIST

Prior to issuance of a Certificate of Completeness and assignment of a hearing date, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by Applicant (C=complete, N=Not complete, NA=not-applicable)

- _____ 1. 17 copies of Zoning Permit Denial
- _____ 2. 17 copies of completed application and check list, signed, dated, and notarized, **plus one** marked **"FOR PUBLIC INSPECTION"**
- _____ 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also **Show Base Flood Elevation, plus one** marked **"FOR PUBLIC INSPECTION"**
- _____ 4. 17 copies of Survey (unless Variance Plan states that it is based upon the survey). Must indicate mean high waterline, if pertinent to application)
- _____ 5. 17 (sets of) Photographs of property/dwelling as it currently exists
- _____ 6. Description of proposed operation (No. 15 in first part of application)
- _____ 7. Request for any variances (under No. 11 in first part of application)
- _____ 8. Certificate of owner authorizing submission (after No. 26 in first part of application)
- _____ 9. Required application fees/check made payable to Borough of Sea Bright
- _____ 10. Required escrow fees/check made payable to Borough of Sea Bright
- _____ 11. Completed W-9 Form
- _____ 12. Certification that taxes and sewer utility charges are paid to date
- _____ 13. Completed Notice of Hearing
- _____ 14. Certified list of property owners within 200 feet

The following requirements must also be met before an application may be heard:

- _____ 15. Affidavit of Mailing and Service for Public Notice (Provide 7 days prior to hearing.)
- _____ 16. Affidavit of Publication for Public Notice (Provide 7 days prior to hearing.)

If Applicable:

- _____ 17. Proof of Application to Monmouth County
- _____ 18. Proof of application to NJDOT
- _____ 19. Application for CAFRA
- _____ 20. Application for Floodplain Encroachment Permit
- _____ 21. Application for Stream Encroachment Permit

After the application is deemed complete the Board Secretary will provide you with a hearing date so that you may notice property owners.

Certified mail receipts are to be provided **at least 7 days prior to hearing date.**

I certify the above information is accurate and complete.

DATED: _____ NAME: _____ LICENSE
NO. _____ SIGNATURE _____
SEAL: _____

SITE PLAN - PRELIMINARY

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. _____ Date March 10, 2025
Application Name Sea Bright Beach Club
Application Address 999 Ocean Avenue, Sea Bright, NJ 07760
Property Address 1037 Ocean Avenue
Block 23 Lot 4

CHECKLIST

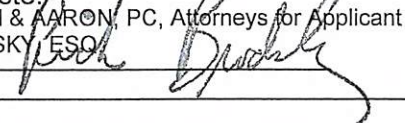
Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by applicant (C=complete, N=Not complete, NA=not-applicable)

- | | |
|------------|---|
| <u>C</u> | 1. 17 copies of completed application and check list, signed, dated and notarized plus one marked "FOR PUBLIC INSPECTION" |
| <u>C</u> | 2. 17 sets of site plan signed, dated and notarized, with must have raised seal, also Show Base Flood Elevation plus one marked "FOR PUBLIC INSPECTION" |
| <u>C</u> | 3. Survey. Must indicate mean high waterline, if pertinent to application |
| <u>N</u> | 4. Checks payable to the Borough of Sea Bright (W-9 Escrow Account) |
| <u>C</u> | 5. Certified list of property owners within 200 feet |
| <u>C</u> | 6. Completed Notice of Hearing |
| <u>N</u> | 7. Affidavit of Mailing or service |
| <u>C</u> | 8. Certification that taxes and sewer utility charges are paid to date |
| <u>N</u> | 9. Photograph of property/dwelling as it currently exists |
| <u>N/A</u> | 10. Application for Municipal and/or State Wetlands Permit |
| <u>N/A</u> | 11. Description of off-tract improvements and cost estimates |
| <u>N/A</u> | 12. Letter from utility companies |
| <u>N/A</u> | 13. Environmental Impact Statement |
| <u>N/A</u> | 14. Certificate of owner authorizing submission |
| <u>N/A</u> | 15. Proof of Application to Monmouth County |
| <u>N/A</u> | 16. Proof of application to NJDOT |
| <u>C</u> | 17. Description of proposed operation |
| <u>N</u> | 18. Required escrow fees |
| <u>N/A</u> | 19. Request for any variances |
| <u>C</u> | 20. Application for CAFRA (see Engineering Report) |
| <u>N/A</u> | 21. Application for Floodplain Encroachment Permit |
| <u>N/A</u> | 22. Application for Stream Encroachment Permit |

After the application is deemed complete then the Board Secretary will provide you with a hearing date so you may notice property owners. Certified mail receipts are to be provided at **least 7 days prior** to hearing date.

I certify the above information is accurate and complete.

DATED: 3/11/25 NAME: ANSELL GRIMM & AARON, PC, Attorneys for Applicant
LICENSE NO. _____ By RICK BRODSKY ESQ.
SEAL: _____ SIGNATURE 

SITE PLAN - FINAL

Application No. _____ Date March 10, 2025
Application Name Sea Bright Beach Club
Application Address 999 Ocean Avenue, Sea Bright, NJ 07760
Property Address 1037 Ocean Avenue
Block 23 Lot 4

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by Applicant (C: complete; N: not complete; NA: non-applicable)

- | | |
|------------|--|
| <u>C</u> | 1. 17 copies of the application and plat plus one marked "FOR PUBLIC INSPECTION" |
| | 2. All Federal, State and County approvals or proof of application |
| <u>N/A</u> | 3. Proof of provision of utility services |
| <u>N</u> | 4. Required application fees (W-9 required for Escrow) |
| <u>N/A</u> | 5. Description of Off-Tract Improvements and cost estimate |
| <u>N/A</u> | 6. Consent of owner to application |
| <u>C</u> | 7. Statement that final Site Plan follows exactly the Preliminary Site Plan in regard to all details or Statement setting forth all material changes |

I certify the above information is accurate and complete.

DATED: 3/11/25

NAME: Ansell Grimm & Aaron, PC, Attorneys for Applicant, by Rick Brodsky, Esq.

SIGNATURE 

LICENSE NO. _____

SEAL:

MINOR SUBDIVISION N/A

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____
Block _____ Lot _____

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by the Applicant (C: complete; N: not complete; NA: non-applicable)

- _____ 1. 17 copies of the application and minor subdivision plat **plus one** marked **"FOR PUBLIC INSPECTION"**
- _____ 2. Right of Entry/Consent Form
- _____ 3. Certification of owner authorizing application
- _____ 4. Certificate of title to property
- _____ 5. Required Fees
- _____ 6. Water/Sanitary Sewer information
- _____ 7. Certification of payment of taxes/sewer
- _____ 8. Request for any Variances
- _____ 9. Proof of Application to County Planning Board
- _____ 10. Copy of any proposed covenants or Deed Restrictions

I certify the above information is accurate and complete.

DATED: _____

NAME: _____

SIGNATURE _____

LICENSE NO. _____

SEAL:

MAJOR SUBDIVISION N/A

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____
Block _____ Lot _____

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by the Applicant (C: complete; N: not complete; NA: non-applicable)

- _____ 1. 17 copies of the application and major subdivision plat **plus one** marked **"FOR PUBLIC INSPECTION"**
- _____ 2. Copy of application for CAFRA permit
- _____ 3. Application for flood plain encroachment permit
- _____ 4. Request application fees (**W-9 Escrow Account**)
- _____ 5. County Planning Board Application
- _____ 6. Description of Off Tract improvements and cost estimates
- _____ 7. Request for Variances
- _____ 8. Right of Entry/Consent Form
- _____ 9. Certification of Owner authorizing Application
- _____ 10. Certified list of property owners and fee
- _____ 11. Environmental Impact Statement
- _____ 12. Certification of Title
- _____ 13. Certification of Payment of taxes/sewer
- _____ 14. Water/Sanitary Sewer Information
- _____ 15. Copy of proposed covenants or Deed Restrictions
- _____ 16. Proof of application to NJDOT
- _____ 17. Letter from Utility Companies
- _____ 18. Application for Wetlands Permit
- _____ 19. Application for stream encroachment permit
- _____ 20. Request that appropriate provisions of Title 39 of Revised Statutes be made applicable to the site.

I certify the above information is accurate and complete.

DATED: _____ NAME: _____
LICENSE NO. _____ SIGNATURE _____
SEAL: _____

FOR MUNICIPAL USE ONLY

Application submitted on _____
Application reviewed/declared complete on _____
Application reviewed/declared incomplete on: _____
Reason for incomplete Application _____
Application to be heard on: _____

Preliminary and Final Site Plan Application – Sea Bright Beach Club

1037 Ocean Avenue, Block 23, Lot 4

B-3 Zone

Board of Governors

List of Current Officers

President: Christiane McNamara

Vice President: Joseph Hemphill

Treasurer: David Pearson

Asst. Treasurer: Arthur Tildesley

Secretary: Courtney Winters

Preliminary and Final Site Plan Application – Sea Bright Beach Club

1037 Ocean Avenue, Block 23, Lot 4

B-3 Zone

Project Narrative

Approval is sought for the reconfiguration of the existing parking area mandated by the construction of the Rumson-Sea Bright Bridge, also known as Monmouth County Bridge S-32. Site Improvements to be undertaken include re-alignment of the entrance driveway to meet the new bridge approach; installation of perimeter curb and landscaped islands within the parking field to improve traffic flow; installation of barrier-free accessibility improvements; resurfacing and re-striping of the parking field; construction of drainage improvements; installation of site lighting; installation of landscaping; and construction of an enclosed refuse and recycling area.

The reconfiguration of the driveway entrance and parking field layout was mandated by the County of Monmouth as part of the Bridge S-32 replacement project and the subsequent geometric modifications to the Route 36 intersection with Rumson Road. The modifications to the beach club entrance and parking lot have been designed to meet current geometric design standards, as well as enhance the visual environment of the site with additional landscaping, texturized pavement at pedestrian crossings and enclosure of the present refuse and recycling area.

The above relocation of the driveway and installation of islands to channelize traffic flow results in a decrease in the overall number of parking stalls on site (although the parking requirements are still met and exceeded), as well as a decrease in impervious coverage and resultant reduction in stormwater runoff.

No alteration or expansion of the beach club building(s) or use is being proposed as part of this application.

**BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY**

NOTICE OF HEARING

TO ALL OWNERS OF PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 23, LOT 4.

PLEASE TAKE NOTICE that Sea Bright Beach Club has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for preliminary and final site plan approval to permit the reconfiguration of the existing parking area mandated by the construction of the Rumson-Sea Bright Bridge, also known as Monmouth County Bridge S-32, including realignment of the entrance driveway, installation of perimeter curb, landscaped islands within the parking field, and barrier-free accessibility improvements, resurfacing and restriping of the parking field, construction of drainage improvements, installation of site lighting and landscaping, and construction of an enclosed refuse and recycling area, all with respect to premises located in the B-3 Zone and known as Block 23, Lot 4 on the Tax Map of the Borough of Sea Bright, and commonly known as 1037 Ocean Avenue, Sea Bright, New Jersey.

No variances have been identified as being necessary with respect to the subject application. However, the Applicant will request such variances, exceptions, interpretations and design waivers as may be determined to be necessary by the Planning/Zoning Board, and/or its professionals, in order to develop this property as stated above and will amend its application on the record accordingly.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, _____, 2025 at 7:30 p.m. at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, Sea Bright, New Jersey, at which time you may appear in person or by agent or attorney and present any objection which you may have to granting this application.

A copy of the maps and application documents have been filed in the office of the Board Secretary and are available for public inspection at the Borough Hall, 1099 Ocean Avenue, Sea Bright, New Jersey during normal business hours and are available on the Borough website at www.seabrightnj.org.

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

ANSELL GRIMM & AARON, PC
Attorneys for Applicant

By: _____
RICK BRODSKY, ESQ.

Dated: March 10, 2025



BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY

www.seabrightnj.org

BOROUGH OFFICES:
1099 OCEAN AVENUE
SEA BRIGHT, NJ 07760
TEL: (732) 848-0099
FAX: (732) 848-8998

PROPERTY TAX / SEWER CERTIFICATION

OWNER: Sea Bright Beach Club

BLOCK: 23

LOT: 4

ACCOUNT #: Tax - 823 Sewer - 807

Please be advised that as of 7/10/25

Taxes are current ☒ delinquent ☐

Sewer account is current ☒ delinquent ☐

On the above-mentioned property.

Regards,

Jesse Faasen, CTC

Tax & Sewer Collector