

**MEETING AGENDA**  
**SEA BRIGHT PLANNING/ZONING BOARD**

Tuesday, March 23, 2021

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 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	Ms. Gorman
Mr. Cashmore	Mayor Kelly
Mr. Cunningham	Councilman Leckstein
Ms. DeGiulio	Mr. Smith
Mr. DeSio	Mr. Schwartz, Alt. #1

**c. Memorialization of Resolution Appointing Board Attorney**

**d. Approval of 2/23/21 Regular Meeting Minutes**

**Approval of 2/23/21 Executive Session Minutes**

**e. Correspondence to Planning Board Chairman from Monmouth County Division of Planning,** dated 3/12/21, regarding an amendment to the MLUL requiring municipalities assess their climate change vulnerability in future land use plan elements of their municipal master plans

**f. Acknowledgement of Ordinance No. 02-2021 in accordance with MLUL (N.J.S.A. 40:55D-15)**

An Ordinance of the Borough of Sea Bright Amending and Supplementing Chapter 130, “Land Use,” of the Code of the Borough of Sea Bright to delete Therefrom Article XVI, “Surface Water Runoff,” and to add Thereto a New Article XVI, “Stormwater Control Regulations.”

**3. ITEMS OF BUSINESS**

**a. New PB Application 2021-02;** scheduled for 3/9/21; noticing error;  
**received a request to carry to 4/13/21**

David Meyers and Christina Walker  
548 Ocean Avenue, Bl. 28, L. 10  
Minor Subdivision Application

**b. Capital Review** – carried from 1/26/21 to 3/9/21;

**received a request to carry to 4/27/21**

New Cingular Wireless PCS, LLC (“AT&T”)  
Communications/Cell Tower  
Wayne Street/Ocean Avenue  
Bl.20, L.7 and Bl 23, L. 2.01 and 2.02

**c. New PB Application No. 2021-04**

Diane Romanowski  
7 Island View Way, Bl. 2, L. 25  
Bulk variance relief to install an in-ground pool

**d. New PB Application No. 2021-03**

Brian and Vicki Hart  
46 Normandie Pl., Bl. 29, L. 7  
Demolishing 2 existing residences; bulk variance relief to construct one 2-story residence

**4. ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD**

**5. CLOSING ITEMS**

- a. Announcement of the next SBPBZB Meeting: April 13, 2021, 7:30 p.m.
- b. Meeting Adjournment

Candace B. Mitchell, Secretary

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**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 Board Meeting

Tue, Mar 23, 2021 7:30 PM - 10:00 PM (EDT)

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**APPLICATION MATERIALS ACCESS**

To access application materials, including plans, please go to the municipal website, [www.seabrightnj.org](http://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](mailto:cmitchell@seabrightnj.org) by March 23, 2021. 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 if no answer or send email to [cmitchell@seabrightnj.org](mailto:cmitchell@seabrightnj.org)