

BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY

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CERTIFICATE OF NONCONFORMITY

Any prospective purchase, owner or other interested party may apply for the issuance of a CERTIFICATE OF NONCONFORMITY from the Borough of Sea Bright Planning Board. This document will confirm in writing that a use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. **PLEASE NOTE: The applicant shall have the burden of proof in this case.**

Instructions for seeking a Certificate of Nonconformity for a pre-existing, nonconforming use or structure:

1. Apply for a Zoning Permit (\$25 Fee) and receive a Zoning Denial for the proposed use or structure. Please provide a full and complete description of the circumstances, attach additional pages as necessary.
2. Apply to the Planning Board for a Certificate of Nonconformity (\$10 Fee). When filling out this application, you may request a "Waiver from Site Plan Review and Approval" (Section 11). This will eliminate the need for submission of many of the typical Planning board application requirements that may not apply to your application.
3. You must provide Notice of your hearing date, as per the application requirements.
4. The burden of proof of the nonconformity lies with the applicant. You must submit sufficient evidence to support your application in order to be issued such Certificate.
5. Please seek professional or legal assistance as may be required for your application and hearing.

If you have any questions regarding the application process, please contact Candace Mitchell, Planning Board Secretary at 732-842-0099 ext. 123