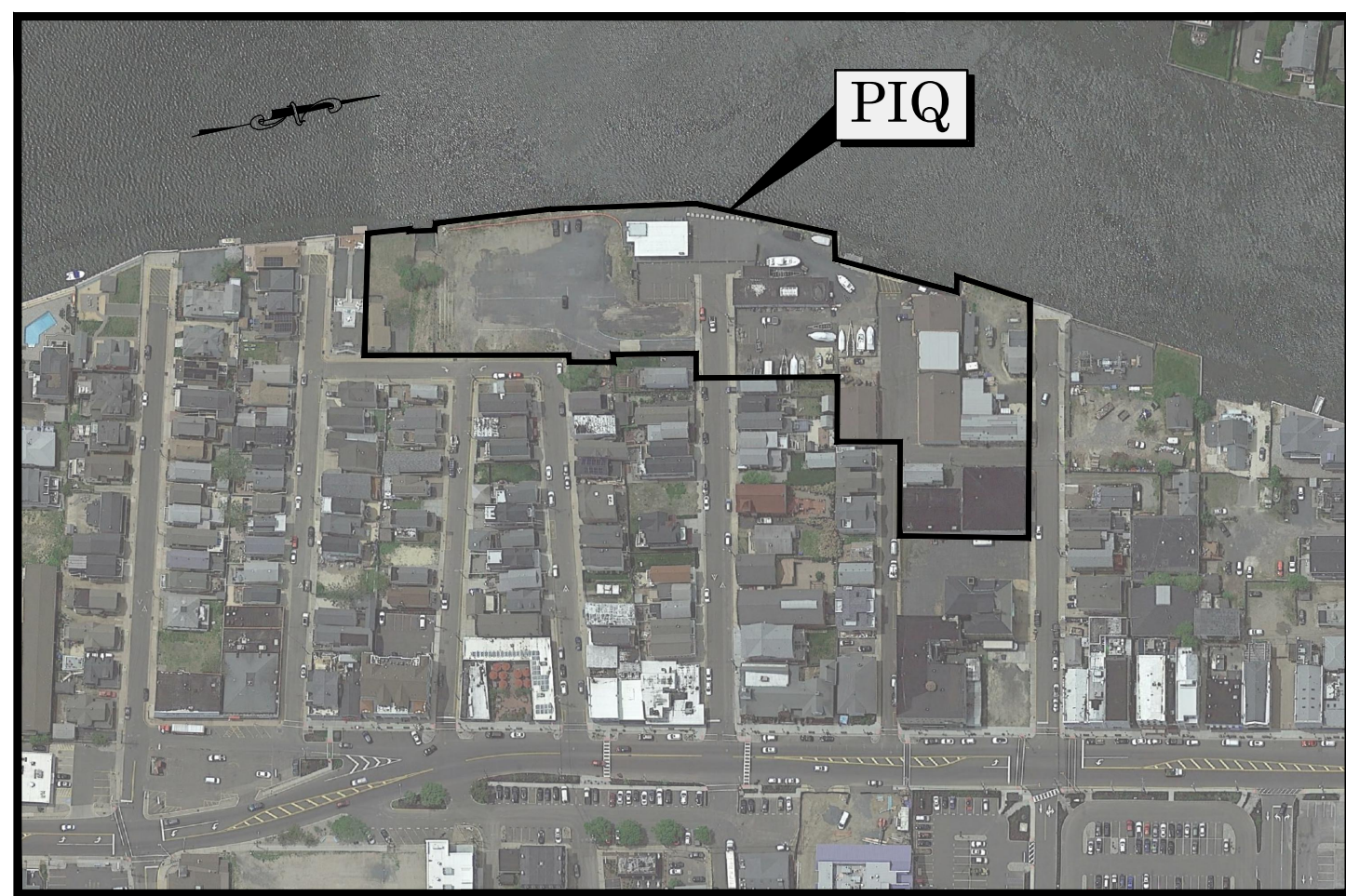
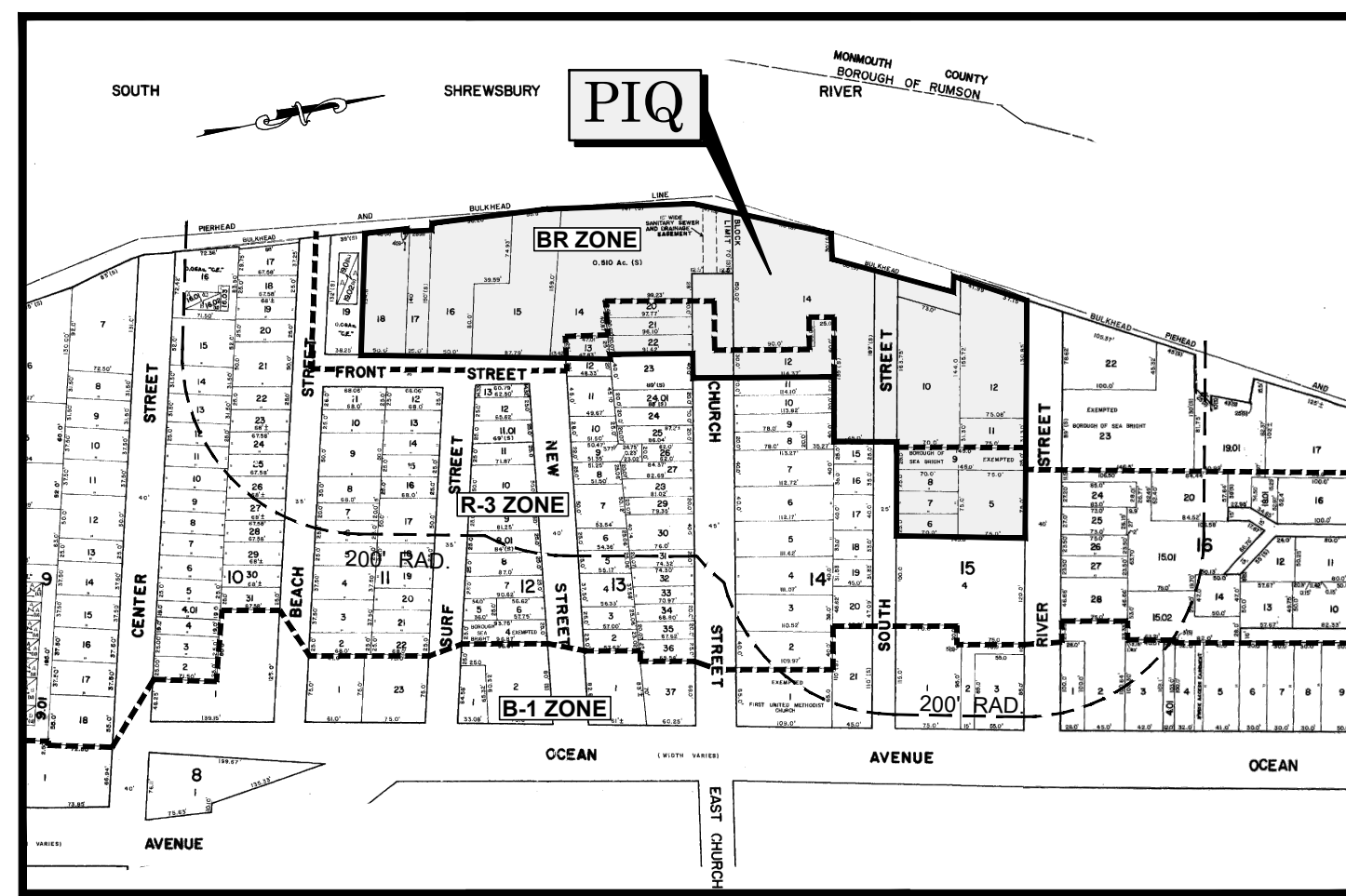


# PRELIMINARY & FINAL MAJOR SUBDIVISION & SITE PLAN ~HAVEN AT SEA BRIGHT~

BLOCK 13, LOTS 13-18, 20 & 21  
BLOCK 14, LOTS 12, 14  
BLOCK 15, LOTS 5-12  
BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY, NJ



**KEY MAP**  
SCALE: 1"=200'±



**TAX/ZONING MAP**  
SCALE: 1"=200'±

## ZONING TABLE

Description	BULK AND MASSING				Notes
	Use				
	Single Family	MF Townhouse	MF Condo		
	Required	Proposed	Required	Proposed	
Lot Size	2,275 SF	2,524 SF	1,143 SF	10,000 SF	Free Simple Lots
Lot Frontage at Curline	30 FT	37.33 FT	20 FT	50 FT	132.63 FT
Lot Width at Midpoint	35 FT	37.33 FT	20 FT	50 FT	158.7 FT
Lot Depth	65 FT	68.47 FT	45 FT	51.1 FT	100 FT
Building Frontage Setback	10 FT	10.6 FT	5 FT	17.0 FT	1 FT
Building Side Setback to Prop. Line	3.0 FT	3.5 FT	0 FT	1.5 FT	1 FT
Building Rear Setback to Prop. Line	5 FT	11.7 FT	5 FT	7.4 FT	1 FT
Ratio/Deck Setback to Prop. Line	2 FT	7.8 FT	N/A	N/A	N/A
Lot Coverage - SF Lot	75%	65.7%	90%	89.7 FT	90%
Building Coverage - SF Lot	65%	54.4%	85%	76.7 FT	85%
Building Height - Flat Roof	42 FT	41.5 FT	42 FT	41.5 FT	42 FT
Building Height - Other Elements	52 FT	49.5 FT	52 FT	49.5 FT	52 FT
Maximum Mezzanine Site	1/3 Floor	1/3 Floor	1/3 Floor	1/3 Floor	Below
Maximum Units/Building	1 Unit	1 Unit	7 Units	20 Units	35 Units
Wall Separations					
Front Wall to Curb	15 FT	18.0 FT	10 FT	9.5 FT	5 FT
Front Wall to Rear Wall	20 FT	46.1 FT	20 FT	36.0 FT	20 FT
Front to End	20 FT	50.0 FT	20 FT	45.6 FT	20 FT
Front to Front	20 FT	10.6 FT	20 FT	5.0 FT	20 FT
Side to Side	0 FT	7.0 FT	0 FT	0 FT	20 FT
End to End	N/A	N/A	10 FT	5.0 FT	20 FT
End to Rear	N/A	N/A	20 FT	11.6 FT	20 FT
Rear to Rear	N/A	N/A	20 FT	5.0 FT	20 FT
Wall to Curb Line - Side	20 FT	18.0 FT	1 FT	9.5 FT	1 FT
Wall to Property Line	3.0 FT	10.6 FT	0 FT	0 FT	1 FT
Front Wall to Parking	N/A	N/A	N/A	5 FT	6.0 FT
Tract					
Tract Size for Redevelopment	2 Acres	2.66 Acres			
Tract Open Space	35%	30%			
Tract Impervious Coverage	65%	53.8%			
Tract Building Coverage	50%	30.5%			
Parking Per Unit (2 Spaces/Unit Required)*	8 Spaces	14 Spaces	50 Spaces	30 Spaces	30 Spaces
Parking Space Size	8.5 by 15 FT				
Parking Compact	7.5 by 15 FT				
* Per Redevelopment Plan					

## OWNERS:

CJM ASSOCIATES OF SEA BRIGHT, LLC  
P.O. BOX 419  
KINGSTON, NJ 08528

## JESSIE A. HOWLAND & SONS, INC.

P.O. BOX 419  
KINGSTON, NJ 08528

BOROUGH OF SEA BRIGHT  
1099 OCEAN AVENUE  
SEA BRIGHT, NJ 07760

## APPLICANT:

TRIP BROOKS / MANAGING MEMBER  
BROOKS REAL ESTATE DEVELOPMENT LLC  
505 BREWER AVENUE  
OCEANPORT, NJ 07757  
PH# (732) 804-0902

## ATTORNEY:

JOHN GIUNCO  
GIORDANO, HALLERAN & CIESLA  
125 HALF MILE ROAD, SUITE 300  
RED BANK, NJ 07701  
PH.# (732) 741-3900  
jgiunco@gheclaw.com

## ARCHITECT:

DANIEL M. CONDATORE, R.A.  
- MODE -  
MONMOUTH OCEAN DESIGN EXPERTS  
619 LAKE AVENUE  
3RD FLOOR  
ASBURY PARK, NJ 07712  
PH. (732) 800-1958

## 200' ADJOINING OWNERS

BLK	LOT	CL	OWNER	PROPERTY LOCATION	BLK	LOT	CL	OWNER	PROPERTY LOCATION
10	11	2	ALBERTI, DOMENICO A & PAOLO, WIFE OF ALBERTA	21 CENTER STREET	10	20	1	CON ASSOCIATES OF SEA BRIGHT, LLC	42 CENTER STREET
10	12	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	21	1	CON ASSOCIATES OF SEA BRIGHT, LLC	44 CENTER STREET
10	13	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	22	1	CON ASSOCIATES OF SEA BRIGHT, LLC	46 CENTER STREET
10	14	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	23	1	CON ASSOCIATES OF SEA BRIGHT, LLC	48 CENTER STREET
10	15	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	24	1	CON ASSOCIATES OF SEA BRIGHT, LLC	50 CENTER STREET
10	16	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	25	1	CON ASSOCIATES OF SEA BRIGHT, LLC	52 CENTER STREET
10	17	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	26	1	CON ASSOCIATES OF SEA BRIGHT, LLC	54 CENTER STREET
10	18	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	27	1	CON ASSOCIATES OF SEA BRIGHT, LLC	56 CENTER STREET
10	19	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	28	1	CON ASSOCIATES OF SEA BRIGHT, LLC	58 CENTER STREET
10	20	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	29	1	CON ASSOCIATES OF SEA BRIGHT, LLC	60 CENTER STREET
10	21	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	30	1	CON ASSOCIATES OF SEA BRIGHT, LLC	62 CENTER STREET
10	22	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	31	1	CON ASSOCIATES OF SEA BRIGHT, LLC	64 CENTER STREET
10	23	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	32	1	CON ASSOCIATES OF SEA BRIGHT, LLC	66 CENTER STREET
10	24	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	33	1	CON ASSOCIATES OF SEA BRIGHT, LLC	68 CENTER STREET
10	25	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	34	1	CON ASSOCIATES OF SEA BRIGHT, LLC	70 CENTER STREET
10	26	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	35	1	CON ASSOCIATES OF SEA BRIGHT, LLC	72 CENTER STREET
10	27	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	36	1	CON ASSOCIATES OF SEA BRIGHT, LLC	74 CENTER STREET
10	28	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	37	1	CON ASSOCIATES OF SEA BRIGHT, LLC	76 CENTER STREET
10	29	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	38	1	CON ASSOCIATES OF SEA BRIGHT, LLC	78 CENTER STREET
10	30	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	39	1	CON ASSOCIATES OF SEA BRIGHT, LLC	80 CENTER STREET
10	31	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	40	1	CON ASSOCIATES OF SEA BRIGHT, LLC	82 CENTER STREET
10	32	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	41	1	CON ASSOCIATES OF SEA BRIGHT, LLC	84 CENTER STREET
10	33	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	42	1	CON ASSOCIATES OF SEA BRIGHT, LLC	86 CENTER STREET
10	34	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	43	1	CON ASSOCIATES OF SEA BRIGHT, LLC	88 CENTER STREET
10	35	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	44	1	CON ASSOCIATES OF SEA BRIGHT, LLC	90 CENTER STREET
10	36	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	45	1	CON ASSOCIATES OF SEA BRIGHT, LLC	92 CENTER STREET
10	37	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	46	1	CON ASSOCIATES OF SEA BRIGHT, LLC	94 CENTER STREET
10	38	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	47	1	CON ASSOCIATES OF SEA BRIGHT, LLC	96 CENTER STREET
10	39	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	48	1	CON ASSOCIATES OF SEA BRIGHT, LLC	98 CENTER STREET
10	40	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	49	1	CON ASSOCIATES OF SEA BRIGHT, LLC	100 CENTER STREET
10	41	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	50	1	CON ASSOCIATES OF SEA BRIGHT, LLC	102 CENTER STREET
10	42	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	51	1	CON ASSOCIATES OF SEA BRIGHT, LLC	104 CENTER STREET
10	43	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	52	1	CON ASSOCIATES OF SEA BRIGHT, LLC	106 CENTER STREET
10	44	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	53	1	CON ASSOCIATES OF SEA BRIGHT, LLC	108 CENTER STREET
10	45	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	54	1	CON ASSOCIATES OF SEA BRIGHT, LLC	110 CENTER STREET
10	46	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	55	1	CON ASSOCIATES OF SEA BRIGHT, LLC	112 CENTER STREET
10	47	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	56	1	CON ASSOCIATES OF SEA BRIGHT, LLC	114 CENTER STREET
10	48	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	57	1	CON ASSOCIATES OF SEA BRIGHT, LLC	116 CENTER STREET
10	49	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	58	1	CON ASSOCIATES OF SEA BRIGHT, LLC	118 CENTER STREET
10	50	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	59	1	CON ASSOCIATES OF SEA BRIGHT, LLC	120 CENTER STREET
10	51	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	60	1	CON ASSOCIATES OF SEA BRIGHT, LLC	122 CENTER STREET
10	52	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	61	1	CON ASSOCIATES OF SEA BRIGHT, LLC	124 CENTER STREET
10	53	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	62	1	CON ASSOCIATES OF SEA BRIGHT, LLC	126 CENTER STREET
10	54	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	63	1	CON ASSOCIATES OF SEA BRIGHT, LLC	128 CENTER STREET
10	55	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	64	1	CON ASSOCIATES OF SEA BRIGHT, LLC	130 CENTER STREET
10	56	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	65	1	CON ASSOCIATES OF SEA BRIGHT, LLC	132 CENTER STREET
10	57	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	66	1	CON ASSOCIATES OF SEA BRIGHT, LLC	134 CENTER STREET
10	58	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	67	1	CON ASSOCIATES OF SEA BRIGHT, LLC	136 CENTER STREET
10	59	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	68	1	CON ASSOCIATES OF SEA BRIGHT, LLC	138 CENTER STREET
10	60	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	69	1	CON ASSOCIATES OF SEA BRIGHT, LLC	140 CENTER STREET
10	61	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	70	1	CON ASSOCIATES OF SEA BRIGHT, LLC	142 CENTER STREET
10	62	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	71	1	CON ASSOCIATES OF SEA BRIGHT, LLC	144 CENTER STREET
10	63	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	72	1	CON ASSOCIATES OF SEA BRIGHT, LLC	146 CENTER STREET
10	64	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	73	1	CON ASSOCIATES OF SEA BRIGHT, LLC	148 CENTER STREET
10	65	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	74	1	CON ASSOCIATES OF SEA BRIGHT, LLC	150 CENTER STREET
10	66	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	75	1	CON ASSOCIATES OF SEA BRIGHT, LLC	152 CENTER STREET
10	67	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	76	1	CON ASSOCIATES OF SEA BRIGHT, LLC	154 CENTER STREET
10	68	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	77	1	CON ASSOCIATES OF SEA BRIGHT, LLC	156 CENTER STREET
10	69	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	78	1	CON ASSOCIATES OF SEA BRIGHT, LLC	158 CENTER STREET
10	70	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	79	1	CON ASSOCIATES OF SEA BRIGHT, LLC	160 CENTER STREET
10	71	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	80	1	CON ASSOCIATES OF SEA BRIGHT, LLC	162 CENTER STREET
10	72	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	81	1	CON ASSOCIATES OF SEA BRIGHT, LLC	164 CENTER STREET
10	73	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	82	1	CON ASSOCIATES OF SEA BRIGHT, LLC	166 CENTER STREET
10	74	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	83	1	CON ASSOCIATES OF SEA BRIGHT, LLC	168 CENTER STREET
10	75	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	84	1	CON ASSOCIATES OF SEA BRIGHT, LLC	170 CENTER STREET
10	76	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	85	1	CON ASSOCIATES OF SEA BRIGHT, LLC	172 CENTER STREET
10	77	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	86	1	CON ASSOCIATES OF SEA BRIGHT, LLC	174 CENTER STREET
10	78	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	87	1	CON ASSOCIATES OF SEA BRIGHT, LLC	176 CENTER STREET
10	79	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	88	1	CON ASSOCIATES OF SEA BRIGHT, LLC	178 CENTER STREET
10	80	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	89	1	CON ASSOCIATES OF SEA BRIGHT, LLC	180 CENTER STREET
10	81	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	90	1	CON ASSOCIATES OF SEA BRIGHT, LLC	182 CENTER STREET
10	82	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	91	1	CON ASSOCIATES OF SEA BRIGHT, LLC	184 CENTER STREET
10	83	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	92	1	CON ASSOCIATES OF SEA BRIGHT, LLC	186 CENTER STREET
10	84	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	93	1	CON ASSOCIATES OF SEA BRIGHT, LLC	188 CENTER STREET
10	85	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET	10	94	1	CON ASSOCIATES OF SEA BRIGHT, LLC	190 CENTER STREET
10	86	2	STANLEY, JAMES J. & MARIE, WIFE OF JAMES	25 CENTER STREET					



# SOUTH SHREWSBURY RIVER

SEE SHEET 4 OF 13 FOR CONTINUATION

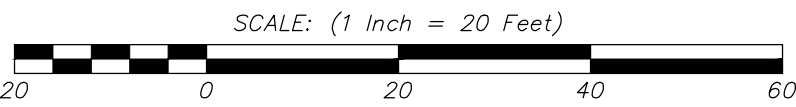


Unit Type	Number	RSIS Requirement/unit	RSIS Required	Redevelopment Plan Requirement (2.0/unit)	Provided
Single Family Detached	4	2.5	10	8	14*
3 BR					
Townhouse	25	2.4	60	50	50**
3 BR					
Condo					
1 BR	3	1.8	5.4	6	
2 BR	6	2.0	12	12	
3 BR	6	2.1	12.6	12	
			30	30	30
Additional Parking					15***

\* Pursuant to RSIS, a 2-car garage and a driveway greater than 18' is credited for 3.5 spaces / unit.  
 \*\* Each townhouse has either a 2-car garage or a 1 car garage with a driveway / carport. This accounts for 50 spaces.  
 \*\*\* An additional 9 are available in the condo parking garage. An additional 6 are available along the private H.O.A driveway North of Block 15, Lot 4, between River and South Street.

### LEGEND

- GAS VALVE
- WATER VALVE
- WATER WELL
- UTILITY MANHOLE
- DRAINAGE MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- TRAFFIC SIGN
- TRAFFIC SIGN (2 POST)
- STREET SIGN
- LIGHT POST
- GROUND LIGHT
- UTILITY POLE
- FIRE HYDRANT
- DRAINAGE INLET (TYPE "A")
- DRAINAGE INLET (TYPE "B")
- DRAINAGE INLET (TYPE "L")
- DRAINAGE LINE
- ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- WATER LINE
- OVERHEAD WIRES
- MONITORING WELL
- IRON/ALUMINUM PIPE FOUND
- IRON BAR FOUND
- CONCRETE MONUMENT FOUND
- SURVEY
- FILE MAP
- GAS METER
- D.C. DEPRESSED CURB
- F.C. FLUSH CURB



NO.	DATE	DESCRIPTION	DRAWN BY
2	9/28/22	CONDO. BLDG.-INCREASED TRASH ROOM-PARKING LOT CHANGES, ELIMINATE VARIANCES	JUL
1	7/22/22	REVISED PURSUANT TO BOROUGH COMMENTS	KMB

**PRELIMINARY MAJOR SUBDIVISION & SITE PLAN**  
 BLOCK 13 LOTS 13-18, 20, 21  
 BLOCK 14 LOTS 12, 14  
 BLOCK 15 LOTS 5-12  
 BOROUGH OF SEA BRIGHT MONMOUTH COUNTY NEW JERSEY

**WJH**  
ENGINEERING

CERT. OF AUTH. NO. 24GA28117300  
 257 MONMOUTH ROAD,  
 BLDG. A, STE. 7,  
 OAKHURST, NJ 07795  
 PHONE-732-229-1313  
 WWW.WJHENGINEERING.COM

**DIMENSION PLAN**

**WALTER JOSEPH HOPKIN**  
 N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE: 1" = 20'    DRAWN BY: JUL    DATE: 1/17/22    JOB No.: 19179A    SHEET No.: 5 OF 13