

**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 \_\_\_\_\_

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**1. SUBJECT PROPERTY**

Location: 9 Imbrie Place and 11 Imbrie Place, Sea Bright, New Jersey  
Block 3 Lot 6.01 & 6.02  
Dimensions: Frontage 62.5' Depth 140' Total Area 8,750 s.f. (existing dimensions are the same for each lot)  
Zoning District: R-2

**2. APPLICANT**

Name: RPR Holdings, LLC  
Address: 18 Upper Brook Drive, North Brunswick, New Jersey 08902  
Telephone Number: \_\_\_\_\_  
Applicant is a: Corporation \_\_\_ Partnership \_\_\_ Individual \_\_\_ Limited Liability Company X

**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.) See attached.

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

Owner's Name: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies)

No X 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: Vacant land

6. Applicant's Attorney: Rick Brodsky, Esq.

Address: Ansell Grimm & Aaron, 1500 Lawrence Avenue, CN 7807, Ocean, New Jersey 07712-7807

Telephone Number 732-922-1000 FAX Number 732-643-5266

7. Applicant's Engineer: Vincent Crevy, P.L.S.

Address: Abbington Engineering, LLC, 436 W. Commodore Boulevard, Suite #2, Jackson, New Jersey 08527

Telephone Number 732-431-1440 FAX Number 732-987-5078

8. Applicant's Planning Consultant: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ FAX Number \_\_\_\_\_

9. Applicant's Traffic Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ FAX Number \_\_\_\_\_

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).

Name: \_\_\_\_\_

Field of Expertise: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ FAX \_\_\_\_\_

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

~~PLOT PLAN or VARIANCE PLAN APPROVAL~~

X **SUBDIVISION**

X Minor Subdivision Approval (Lot Line Adjustment)

Subdivision Approval (Preliminary)

Subdivision Approval (Final)

Number of lots to be created 2 (including remainder lot)

Number of proposed dwelling units \_\_\_\_\_ (if Applicable)

**SITE PLAN:**

- \_\_\_\_\_ Minor Site Plan Approval
- \_\_\_\_\_ Preliminary Site Plan Approval
- \_\_\_\_\_ 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:**

130-3.B(1)(a) - Site plan/Subdivision approval required for all subdivisions of land. Applicant proposes to adjust the existing lot line between two (2) fully conforming lots to create two (2) new, reconfigured, fully conforming lots.

- \_\_\_\_\_ 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 <sup>applicable to this fully conforming application:</sup> ~~from which a variance is~~ requested 130-3.B(1)(a) - Site Plan/Subdivision approval required for all subdivisions of land

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

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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)

16. Is a public water line available? \_\_\_\_\_

17. Is public sanitary sewer available? \_\_\_\_\_

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? Yes \_\_\_\_\_

20. Are any off-tract improvements required or proposed? No \_\_\_\_\_

21. Is the subdivision to be filed by Deed or Plat? Deed \_\_\_\_\_

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 \_\_\_\_\_

Monmouth County Board Of Health \_\_\_\_\_

Monmouth County Planning Board \_\_\_\_\_

Freehold Soil Conservation District. \_\_\_\_\_

NJ DEP \_\_\_\_\_

Sewer Extension Permit \_\_\_\_\_

Sanitary Sewer Connection Permit \_\_\_\_\_

Stream Encroachment Permit \_\_\_\_\_

Waterfront Development Permit \_\_\_\_\_

Wetlands Permit \_\_\_\_\_

Tidal Wetlands Permit \_\_\_\_\_

Potable Water Constr. Permit \_\_\_\_\_

NJ Department of Transportation \_\_\_\_\_

Public Service Electric & Gas \_\_\_\_\_

Other \_\_\_\_\_

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. Requested.

25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid. Requested.

**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. Documentation must be 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.  
**Address:** Ansell Grimm & Aaron  
1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712-7807  
**Phone Number:** 732-922-1000  
**Fax Number:** 732-643-5266

**Engineer:** Vincent Creevy, P.L.S.  
**Address:** Abbingon Engineering, LLC  
436 W. Commodore Blvd., Suite #2, Jackson, NJ 08527  
**Phone Number:** 732-431-1440  
**Fax Number:** 732-987-5078

**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 17th day of July, 2020.  
MY COMMISSION EXPIRES SEPT. 13, 2020  
NOTARY PUBLIC OF NEW JERSEY

A Notary Public of NJ Owner  
My Commission Expires: \_\_\_\_\_

*Alison H. Neary*

ALISON H NEARY

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.

ANSELL GRIMM & AARON, Attorneys for Applicant

Date: 7/17/20 Applicant: By: *[Signature]*  
RICK BRODSKY, ESQ.

**BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD  
PROFESSIONAL STAFF**

**ENGINEER**

Hoder Associates  
548 Ridge Road  
Fair Haven, NJ 07704  
(732) 241-4543

DAVID J. HODER, PE, PP

**PLANNING/ZONING BOARD ATTORNEY**

Kerry E. Higgins, Esq  
229 Broad Street  
Red Bank, NJ 07701  
732-780-8359

**CONSTRUCTION OFFICIAL**

Ed Wheeler, Construction Official  
Karen DiBerardino, Secretary  
1099 Ocean Avenue  
Sea Bright, NJ 07760  
732-842-0099 x 121      Mr. Wheeler  
732-842-0099 x 110      Mrs. DiBerardino  
732-963-8998 (FAX)

**PLANNING/ZONING BOARD SECRETARY**

Candace B. Mitchell  
1099 Ocean Avenue  
Sea Bright, NJ 07760  
732-842-0099 x 123  
732-963-8998 (FAX)  
cmitchell@seabrightnj.org

**FIRE MARSHAL**

Thomas Haege  
1099 Ocean Avenue  
Sea Bright, NJ 07760  
732-842-0099 x 120

**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

**MINOR SUBDIVISION**

Application No. \_\_\_\_\_ Date \_\_\_\_\_  
Application Name RPR Holdings, LLC  
Application Address 18 Upper Brook Drive, North Brunswick, New Jersey 08902  
Property Address 9 Imbrie Place and 11 Imbrie Place, Sea Bright, New Jersey  
Lot 6.01 & 6.02 Block 3

**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=not applicable)~~

- C   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: 7/17/20  
NAME: \_\_\_\_\_  
SEAL: \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_

SIGNATURE 

# RPR HOLDINGS, LLC

## SCHEDULE A MEMBERS

Name		Address
A [Dharmesh Patel]	21.875%	18 Upperbrook Drive North Brunswick, NJ 08902
B [Mahesh Rajan]	21.875%	23 Rachel Way North Brunswick, NJ 08902
C [Avanti Rajan]	21.875%	26 E. Julius Way Iselin, NJ 08830
D [SAVIJO,INC.]	35.375%	37 Meridan Road, Edison, NJ
- Vijay K. Bandla	40.0%	
- Deepali S. Afzal	30.0%	29 Parker Road
- Filomena H. Mitrani	30.0%	Edison, NJ 08820



**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 3, LOTS 6.01 & 6.02.**

**PLEASE TAKE NOTICE** that RPR Holdings, LLC has applied to the Unified Planning Board of the Borough of Sea Bright to consider an application to permit the a minor subdivision/lot line adjustment to adjust the existing lot line between two (2) fully conforming lots to create two (2) new, reconfigured, fully conforming lots, with respect to premises located in the R-2 Zone and known as Block 3, Lots 6.01 & 6.02 on the Tax Map of the Borough of Sea Bright, and commonly known as 9 Imbrie Place and 11 Imbrie Place, Sea Bright, New Jersey. No variances are required in connection with this application.

The Applicant will request such other variances, exceptions, interpretations and design waivers as may be determined to be necessary by the Unified Planning Board, and/or its professionals, in order to develop this property as stated above and will amend its application on the record accordingly.

In accordance with N.J.S.A. 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Sea Bright Planning/Zoning Board on \_\_\_\_\_, 2020 at 7:30 p.m., 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.

**ADVISORIES**

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer 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.

**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/Zoning Board Meeting

Tue, \_\_\_\_\_, 2020 7:30 PM – 10:00 PM (EDT)

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/>

**You can also dial in using your phone.**

United States (Toll Free): 1 877 568 4106

United States: +1 (646) 749 3129

Access Code: \_\_\_\_\_

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/>\_\_\_\_\_

### 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 \_\_\_\_\_, 2020, and it will be included on the municipal website. 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).

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

ANSELL GRIMM & AARON

Attorneys for Applicant, RPR Holdings, LLC

By: \_\_\_\_\_

RICK BRODSKY, ESQ.

Dated: July 15, 2020