

**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 24 LOT 5.

PLEASE TAKE NOTICE that the undersigned has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for approval with respect to premises known as Block 24 Lot 5, on the Tax Map of The Borough of Sea Bright and commonly known as 912 Ocean Avenue, Sea Bright, New Jersey. Applicant is seeking approval of the following bulk variances for construction of a 3-story one-family residence located in the R2 zone.

- For height – where 38' is permitted Applicant is requesting 41.8'.
- For height – where 2 ½ story is permitted, Applicant is requesting 3 story.
- For rear yard setback – where 15' is required Applicant is requesting 3.56' for deck.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, October 10, 2023 at 7:30 pm 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.

Item #15

The location of this site is presently a vacant lot. We recently installed a new bulkhead at the new required elevation of 7'. We are seeking approval to build a new 3-story single-family residence with off-street parking on the ground floor. We are seeking approval of the following bulk variances:

1. Height – where 38" is permitted, we are requesting 41.8' which is the result of providing off-street parking.
2. Height – where 2 ½ story is permitted, we are requesting approval of 3-story.
3. Rear yard setback- where 15' is required, we are requesting a distance of 12.39' to the building but 3.56' for a deck which faces the river.