

NOTICE OF PUBLIC HEARING BOROUGH OF SEA BRIGHT PLANNING BOARD

TO ALL THE OWNERS OF A PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 10, LOT 6, COMMONLY KNOWN AS 11 CENTER STREET, SEA BRIGHT, NJ

PLEASE TAKE NOTICE that Gerard Uzzi for CMN Properties, LLC has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for approval of a renovation/addition to an existing single family home with respect to premises located in the **R-3** zone and known as Block **10**, Lot **6** on the Tax Map of The Borough of Sea Bright and commonly known as **11 Center Street** Sea Bright, New Jersey.

Applicant is seeking the following variances:

LOT AREA: 1,800 SF required; 1,787 SF exists; Proposed 1,787 SF – V (Pre-Exist)
EACH SIDE YARD SETBACK: 3 ft. required; 1.2/7.3 Exists & 1.2/7.3 Proposed – V- (one side extends)
MIN. REAR YARD (ft) 15 ft. required; 3 Exists & 3 proposed - V (Extends)
BUILDING COVERAGE: (%) 50 required; 51.37 Exists & 51.37 proposed - V(pre-exist),
MAX BUILDING HEIGHT (ft)* 35 (2 ½ stories) Required; 35 (2 ½) Exists & 36 (2 ½) proposed. *See note

*House is previously raised to be flood compliant, so 3’additional height permitted - 38’ max allowed

The Applicant will also be seeking approval for any and all other Variances and /or Design Waivers / Submission Waivers which are necessary, or which may become necessary, during the Public Hearing Process.

Any person or persons who have an interest in the Application, or who have any questions, comments, or objections regarding the same will have an opportunity to be heard at the Planning Board Hearing to be held on Monday, August 22, 2023, at 7:30 P.M., at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, Sea Bright, New Jersey (732-842- 0099).

A copy of the Application and pertinent / applicable Drawings, Maps, Site Plans, and/or other supporting documents have been filed in the Office of the Sea Bright Unified Planning Board (1099 Ocean Avenue, Sea Bright, New Jersey) and may be inspected during regular business hours. Application materials can also be reviewed on the municipal website (seabrightnj.org).

This Notice is sent to you by Anthony M. Condouris, Architect, by order of the Planning/Zoning Board of the Borough of Sea Bright.

Dated:

By: _____
Anthony M. Condouris, Architect