

**RESOLUTION OF THE SEA BRIGHT PLANNING BOARD/ZONING BOARD
GRANTING MINOR SUBDIVISION APPROVAL
CAMBRIDGE CUSTOM HOMES, LLC
16 NEW STREET
SEA BRIGHT, NJ
BLOCK 12, LOT 10
APPLICATION NO. 2023-04**

WHEREAS, Cambridge Custom Homes, LLC (“Applicant”), as contract purchaser of property designated as Block 12, Lot 10, commonly known as 16 New Street, Sea Bright, NJ, within the Borough’s R-3 Zone (the “Property”), has made Application to the Sea Bright Planning/Zoning Board for Minor Subdivision Approval; and

WHEREAS, the Applicant proposes that the Property be divided into two fully conforming residential lots as shown on the Minor Subdivision map prepared by Gravatt Consulting Group, John P. Augustine, PLS, dated March 10, 2023; and

WHEREAS, the Applicant has provided due notice to the public and all surrounding property owners as required by law, has caused notice to be published in the official newspaper in accordance with N.J.S.A. 40:55D-1 et seq. and, therefore, this Board has accepted jurisdiction of the application and has conducted a public hearing on the matter at its meeting on July 25, 2023, at which time all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, the Applicant marked into evidence certain documents including the following:

- A-1 Jurisdictional Packet
- A-2 Minor Subdivision Map of Tax Lot 10 Block 12 prepared by Gravatt Consulting Group, John P. Augustine, PLS, dated March 10, 2023
- A-3 Tax Certification

WHEREAS, sworn testimony in support of the Application was presented by the following:

- Bruce Jacobs, P.E.;
- Charles P. Kelly, Esq., appearing

WHEREAS, the Planning Board/Zoning Board made the following findings at its July 25, 2023 public meeting:

1. The plan proposes subdividing Block 12, Lot 10 into two fully conforming residential lots in the R-3 zone as shown on the Minor Subdivision Plan prepared by Gravatt Consulting Group, John P. Augustine, PLS, dated March 10, 2023.
2. The plan depicts an existing residential dwelling on the eastern portion of the Property which the Applicant has indicated its intention to remove and replace with a new residential home. Applicant agreed as a condition that the existing home and site improvements must be removed prior to the map filing of the subdivision plan.
3. It is STIPULATED that all construction on the subdivided lots will comply with all zoning, setback, construction, design standards and parking requirements of the Borough of Sea Bright or the Applicant will apply to the Board for the requested relief, prior to issuance of any building permit for construction.

NOW THEREFORE, BE IT RESOLVED by the Sea Bright Planning Board/Zoning Board of the Borough of Sea Bright, County of Monmouth, State of New Jersey, as follows:

The Minor Subdivision of Block 12, Lot 10 to create two fully conforming lots as set forth above and on the subdivision map referred to above and marked as Exhibit A-2 and incorporated herein, be and is hereby approved subject to the noted conditions:

GENERAL CONDITIONS

1. The Applicant shall submit proof of payment of all real estate taxes applicable to the Property and payment of all outstanding and future fees and escrow charges, posting of all performance guarantees, if any, in connection with the review of this application prior to and subsequent to the approval of this application.
2. The Applicant must obtain the approval of all necessary and appropriate governmental agencies and compliance with all governmental regulations, except those specifically waived or modified in this Resolution prior to constructing any homes on the Property.
3. The Applicant shall comply with all building, FEMA and fire codes including, but not limited to, entrances and exits for any homes constructed on the newly created lot(s).
4. The accuracy and completeness of the submission statements, exhibits and other testimony filed with or offered to the Board in connection with this application, all of which are incorporated herein by reference and specifically relied upon by the Board in granting this approval. This condition shall be continuing condition, which shall be deemed satisfied unless and until the Board determines, upon notice to the Applicant, that there is a breach thereof.
5. All stipulation agreed to on the record by the Applicant.

6. In the event any documents requiring execution in connection with the within approval, such documents shall not be released until all of the conditions of the approval have been satisfied unless otherwise expressly noted herein.
7. The Applicant shall pay to the Borough any and all sums outstanding for fees incurred by the Borough for services rendered by the Borough's professionals for review of the application, review and preparation of documents, inspections of improvements and/or other purposes authorized by the MLUL.
8. The Applicant shall furnish such performance and/or maintenance guarantees as may be required under the MLUL and/or Sea Bright ordinances.
9. The Applicant shall perfect the minor subdivision within the time prescribed by law.
10. The Applicant must comply with the Development Fee Ordinance of the Borough of Sea Bright, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing.
11. The Applicant shall comply with all items set forth in the Board Engineer report dated 7/14/23, unless specifically exempted herein.
12. Publication of a notice of this decision shall be published in the official newspaper of the Board. Such publication shall be arranged by the Applicant.

SPECIFIC CONDITIONS

1. All construction on the subdivided lots will comply with all zoning, setback, construction, design standards and parking requirements of the Borough of Sea Bright or the Applicant will apply to the Board for the requested relief, prior to issuance of any building permit for construction.

2. The existing home and site improvements must be removed prior to the map filing of the subdivision plan.

BE IT FURTHER RESOLVED that this Resolution memorializes the action taken by the Planning/Zoning Board at its meeting of July 25, 2023; and

BE IT FURTHER RESOLVED that the Chairman and Board Secretary are hereby authorized to sign any and all documents necessary to effectuate the purpose of this Resolution; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a certified copy of this Resolution to be sent to the Applicant, the Borough Clerk, the engineer and the zoning officer and to make same available to all other interested parties.

ADOPTED this 25th day of July, 2023 on a roll call upon a motion by Mr. Leckstein and a second by Mr. Bieber

APPLICATION VOTE ON ROLL CALL:

IN FAVOR: Mr. Bieber, Mr. Cashmore, Mr. Cunningham, Mr. Lawrence, Mr. Leckstein

OPPOSED: Mr. Schwartz

MEMORIALIZED on this 25th day of July, 2023 on a roll call upon a motion by Mr. Leckstein and a second by Mr. Cashmore

MEMORIALIZATION VOTE ON ROLL CALL:

IN FAVOR: Mr. Bieber, Mr. Cashmore, Mr. Cunningham, Mr. Lawrence, Mr. Leckstein,

OPPOSED: None

CERTIFICATION

I, Candace B. Mitchell, Secretary of the Unified Planning/Zoning Board of the Borough of Sea Bright, County of Monmouth, State of New Jersey, do hereby certify the attached is a true copy of the Resolution for Application No. 2023-04 Approved by the Unified Planning/Zoning Board at its regular meeting on July 25, 2023 and memorialized on July 25, 2023.



Candace B. Mitchell, Secretary
Borough of Sea Bright Unified Planning/Zoning Board