

**UPDATED MEETING AGENDA  
SEA BRIGHT PLANNING/ZONING BOARD**

Tuesday, June 11, 2024, 7:30 PM

This meeting will be held in person in the  
Mayor Dina Long Community Room, 1097 Ocean Avenue, 3rd floor

**1. CALL TO ORDER**

**2. FLAG SALUTE**

**3. OPEN PUBLIC MEETINGS STATEMENT**

Good evening, Ladies and Gentlemen,

This Meeting Is Now Called to Order. The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided adequate notice of the time, date, and location of this meeting to the Asbury Park Press and Two River Times, filed notice with the Borough Clerk, and posted notice in the Borough Office and on the Borough website. This Meeting Is Open to The Public.

**4. ADMINISTRATIVE MATTERS**

**a. Attendance Roll Call**

Peggy Bills	Stephen Cashmore
C. Lance Cunningham	David DeSio
Mayor Brian Kelly	Frank Lawrence
Cm. Marc. A. Leckstein	Mark Zelina
Jon Schwartz, Alt. #1	Faith Lefkort, Alt. #2

**b. Approval of May 28, 2024 Meeting Minutes**

**5. BOARD BUSINESS**

**a. Memorialization of Resolution**

**Application No. 2024-06**

Christopher Pultorak, 504 Ocean Avenue, Bl. 30, L. 2

**b. Application No. 2024-05 (carried from 5/14/24)**

**Coast Ventures, LLC.**

**1123-1127 Ocean Avenue, Bl. 20, L. 1, (zone B-1)**

Seeking minor site plan approval with bulk variances to construct a one-story addition for storage to serve the existing commercial use and 4 apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, along with 2<sup>nd</sup> and 3<sup>rd</sup> floor decks above for the apartments, along with related site improvements

**c. Application No. 2024-02 Amended**

**BD Real Estate Adventures, LLC**

**1124 Ocean Avenue, Bl. 12, L. 2 and 1132 Ocean Avenue, Bl. 12, L. 1(zone B-1)**

Seeking amended preliminary and final site plan approval with bulk variances to permit the installation of a roof over the bathroom area and existing bar, as well as proposed signage

**d. Application No. 2023-04 Request for Extension of Approvals**

**Cambridge Custom Homes – Timothy Chenowith**

**16 New Street; Block 12, Lot 10; R-3 Zone**

Minor Subdivision Approval, 7/25/23; Expiration 1/31/24

**6. GENERAL PUBLIC COMMENTS**

**7. ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD**

**8. CLOSING ITEMS**

- a.** Announcement of the next Board Meeting: July 9, 2024, 7:30 p.m.
- b.** Meeting Adjournment

Candace B. Mitchell,  
Secretary