Sea Bright Quarterly Record

THIRD QUARTER 2026
JULY 1 TO SEPTEMBER 30 · BY RECORD WORKS

Key Changes

SECTION 1 OF 6 · THE QUARTER IN ONE LIST

15
MORTGAGES RECORDED; AMOUNT READ FOR 15 OF 15

2 of 6
APPLICATIONS HEARD, APPROVED; 3 OUTCOMES NOT ON FILE, 1 CARRIED

72
PERMIT RECORDS ISSUED, $2.84M STATED COST

$14.03m
19 DEEDS RECORDED; PRICE LEGIBLE ON 18 OF 19

8
ORDINANCES ADOPTED

27
CERTIFICATE ENTRIES DATED IN Q3 (1 CO)

Ten Most Significant Actions of Q3, Sea Bright

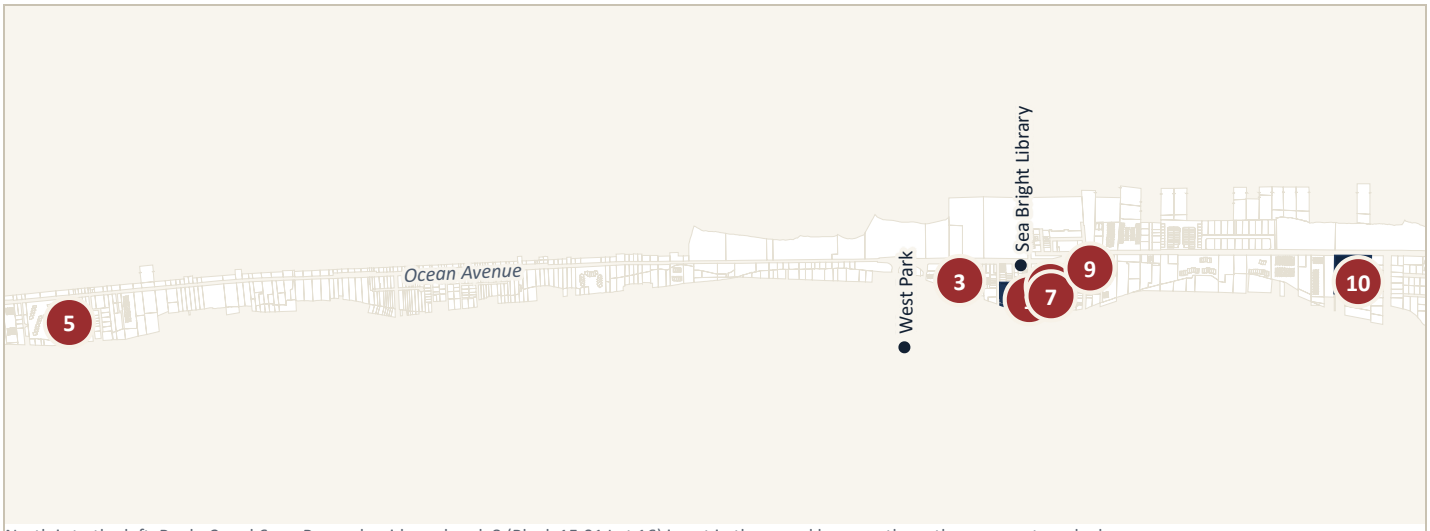
#	ITEM	MEASURE	DATE	LATEST PROJECT STATUS
1	**The Haven at Sea Bright (riverfront redevelopment)** Project Highlight › Blocks 13, 13.01, 14, 15 Denholtz and Toll Brothers' Shrewsbury River Properties redevelopment. The Board approved 44 homes in Feb 2023 (4 single-family, 15 condominium, 25 townhouse); the affordable count is not on file. Borough notes of Jul 20 to Aug 18 report steel erection on Buildings 7 to 9 and framing on 4 to 6. Six Toll update permits were issued on Front Street, Aug 10 to 27.	6 permits	Aug 25	Under construction
2	**Bulkhead Improvements Bond, Ordinance 18-2026** Borough-wide The Council appropriated $2,500,000 for bulkhead improvements and authorized $2,375,000 in bonds or notes. It was introduced Jul 21 (4 to 2), carried at the Aug 18 hearing and adopted Sep 15 with 4 yes, 1 no and 1 abstention. A conflict question on the newly seated member was ruled out by the Borough Attorney.	$2,500,000	Sep 15	Bond adopted
3	**One Peninsula LLC, 1042 Ocean Ave and 1 Peninsula Ave** Block 17 Lots 1, 2 The Board approved, 9 to 0, a subdivision of two lots (21,406 SF) into five for five duplexes, 10 units of four bedrooms each, with front yard and height variances and an 8-foot public walkway along the Shrewsbury River. The applicant replaces the bulkhead. The resolution was adopted Aug 11. Affordable units: none stated.	10 units	Jul 14	Approved, resolution adopted
4	**16 and 18 New Street** Block 12 Lots 10, 10.01 CCH Holdings, LLC took permits on Jul 7 for two new single-family homes at a stated cost of $513,500 each; the register lists a certificate of occupancy on each, without a date.	2 homes	Jul 7	Permits issued
5	**49 North Way, BHAM Developers** Block 33 Lot 7 The Board approved bulk variances for a new home on a 2,340 SF lot against 4,000 required, among them a 9-foot front yard against 25 and a 3.1/2.5-foot side yard against 7. Heard and decided Aug 11; resolution adopted Sep 8.	1 home	Aug 11	Approved, resolution adopted
6	**Municipal Public Access Plan** Borough-wide NJDEP approved the plan on Jul 9, 2026. The Board held its hearing and adopted the plan into the Master Plan on Aug 11, 5 ayes; the resolution was adopted Sep 8.	5 ayes	Aug 11	Adopted into Master Plan
7	**26 New Street, Cole Sea Bright, LLC** Block 12 Lot 13 Bulk variance relief for a new house. Carried at three consecutive meetings (Jul 14, Aug 11, then on the Sep 8 agenda); the Oct 13 agenda lists its resolution for adoption, which points to an approval on Sep 8. The minutes are not on file.	1 home	Sep 8	Outcome not on file
8	**2 Badminton Court, Denholtz** Block 15.01 Lot 16 A new minor site plan application, 2026-12, heard Sep 8. It follows the Board's Feb 10 denial of the 2025-10 application to turn a 10-unit market building into 7 affordable units. The Oct 13 agenda lists its resolution for adoption; the minutes are not on file.	Not stated	Sep 8	Outcome not on file
9	**4 Center Street** Block 9 Lot 17 4 Centerst, LLC took a permit on Aug 6 for a new duplex at a stated cost of $302,000.	$302,000	Aug 6	Permit issued
10	**Eventide Grille, 1410 Ocean Ave** Block 3 Lot 8 An 8 by 20 foot shipping-container bar at the Navesink Marina restaurant, B-2 zone; impervious coverage 97.5% against 50% allowed, an existing condition. The Council moved the liquor license transfer (Res. 165).	8 x 20 ft	Jul 14	Site plan approved

Property items only; Borough finance is on the next page. Latest Project Status is the furthest step the record shows for the site. Deed and mortgage amounts are read from the County Clerk's recorded images and every total says how many were read. "Stated cost" is the cost the applicant declared on the permit.

1 Sources this page: Sea Bright Unified Planning Board agendas Jul 14 to Oct 13, minutes Jul 14, and resolutions, 2026 · Borough Council agendas, minutes and ordinance list, Jul 15 to Sep 15, 2026 · Borough "Riverfront Redevelopment Project Updates" page · Construction Office permit register released under OPRA (2026-10-01_SEABR364_TCP) · Monmouth County Clerk, instruments recorded Jul 2 to Sep 30, 2026 · NJGIN tax parcels. Full citations: Record notes.

Significant Actions Map

RANKS FROM PAGE 1



North is to the left. Ranks 2 and 6 are Borough-wide and rank 8 (Block 15.01 Lot 16) is not in the parcel layer, so those three are not marked.

Sea Bright Q3: Action Summary

THE LARGEST ITEMS IN EACH PART OF THE RECORD

UNIFIED PLANNING/ZONING BOARD

FULL LEDGER FROM PAGE 4

JUL 14 · BOARD	3 **One Peninsula LLC**: five duplexes, approved 9 to 0, public walkway and bulkhead	10 units
AUG 11 · BOARD	5 **49 North Way**: BHAM Developers, seven bulk variances, approved	1 home
AUG 11 · BOARD	6 **Municipal Public Access Plan** adopted into the Master Plan, 5 ayes	Plan
SEP 8 · BOARD	8 **2 Badminton Ct**: Denholtz minor site plan, outcome not on file	Not stated
SEP 8 · BOARD	7 **26 New St**: Cole Sea Bright new house, outcome not on file	1 home

BOROUGH COUNCIL

SEP 15 · ORD. 18-2026	2 Bulkhead improvements bond, $2,375,000 in bonds or notes	$2,500,000
AUG 18 · ORD. 19-2026	Road improvements bond; $163,092 and $177,120 of State aid expected; adopted 5 to 0	$410,000
JUL 21 · ORDS. 15 TO 17	Police SUV $86,000, capital acquisitions $347,000 and sewer improvements $70,000, all adopted 6 to 0	$503,000
AUG 18 · RES. 181	Filming license for "The Stand" **not approved**, 2 yes and 3 no	Failed
SEP 15 · RES. 184	Only bid for the 2025 roadway program, Fiore Paving at $204,514.20, rejected as over budget	$204,514

CAPITAL MARKETS & SALES

AUG 17 · DEED	**Block 1 Lot 9**: Butterfly Answer LLC to PS Enterprise LLC, with a $1,300,000 Huntington mortgage the same day	$2,850,000
AUG 27 · MORTGAGE	**New Street, Block 12 lots 10 and 10.01**: Columbia Bank to CCH Holdings, LLC	$2,640,000
AUG 14 · DEED	**Block 24 Lot 27**: sold to 714 Ocean Ave LLC	$2,250,000
JUL 9 · DEED + MORTGAGE	**Block 2 Lot 15.02**: $832,750 Columbia Bank mortgage on a $2,380,000 sale	$2,380,000
Q3 · TOTALS	19 deeds, 11 priced above $1,000; 15 mortgages	$14.03m / $9.29m

CONSTRUCTION PERMITS

JUL 7 · NEW	4 **16 and 18 New St**: two new homes, CCH Holdings, LLC	$1,027,000
AUG 10 TO 27 · UPDATES	1 **Front Street**: six Toll Sea Bright Urban Renewal permit updates, $146,000 each	6 permits
AUG 6 · NEW	9 **4 Center St**: new duplex, 4 Centerst, LLC	$302,000
SEP 15 · CERTIFICATE	**12 South St**: certificate of occupancy for a new elevated home, with eight related permits	1 CO

Sources this page: as page 1. Map: NJGIN tax parcels; streets, water and places © OpenStreetMap contributors.

Municipal Actions

SECTION 2 OF 6 · UNIFIED PLANNING/ZONING BOARD AND BOROUGH COUNCIL

Planning and Zoning. The Unified Planning/Zoning Board met Jul 14, Aug 11 and Sep 8. Agendas are on file for all three, minutes for Jul 14 only. Six applications were on its Q3 agendas: two were approved on the record (One Peninsula, 49 North Way), the Verizon tower was carried to Oct 13, and three have no outcome on file because the Aug 11 and Sep 8 minutes are not yet posted. The Board adopted the Municipal Public Access Plan into the Master Plan on Aug 11.

Borough Council. The Council met six times, a workshop and a regular meeting each month, with minutes on file for all six. It adopted 8 ordinances, among them the $2.5 million bulkhead bond, and 36 resolutions (153 to 188). One resolution failed: a filming license for the television series "The Stand". A Council seat fell vacant when a member resigned and was filled Sep 15.

9 MEETINGS, MINUTES FOR 7

6 APPLICATIONS ON AGENDA · PLANNING/ZONING

2 APPROVED, 0 DENIED, 3 NOT ON FILE · PLANNING/ZONING

1 CARRIED TO A LATER DATE · PLANNING/ZONING

8 ORDINANCES ADOPTED · COUNCIL

36 RESOLUTIONS, 1 NOT APPROVED · COUNCIL

Meetings and coverage

WHAT EACH MEETING DID, AND WHAT OF IT IS ON FILE

	UNIFIED PLANNING/ZONING BOARD	COUNCIL WORKSHOP	COUNCIL REGULAR MEETING
July	**Tue, Jul 14** • Approved **One Peninsula**, 10 duplex units, 9 to 0 • Adopted the **Eventide Grille** container-bar resolution • Carried **49 North Way** (Chair recused) and **26 New St** to Aug 11 A M R	**Wed, Jul 15** • CAFRA permits for the River Street pump station submitted; DPW building and road programs to bid • Paid parking $386,000 year to date A M	**Tue, Jul 21** • Adopted Ords. 13 to 17, 6 to 0 • Introduced **Ord. 18** bulkhead bond (4 to 2) and Ord. 19 roads • Resolutions 153 to 170, among them a parking agreement with the County for the Rumson-Sea Bright Bridge project A M
Aug.	**Tue, Aug 11** • Approved **49 North Way**; adopted the **Public Access Plan** into the Master Plan • Adopted the One Peninsula resolution • Listed **VV Prise**, 26 Surf St; carried **26 New St** to Sep 8 A (M) R	**Wed, Aug 12** • Still awaiting the DEP permit for the River Street pump station; Church Street flooding under review • Paid parking $641,000; Mad Hatter application at 10 East Ocean Ave filed with the Board A M	**Tue, Aug 18** • Adopted **Ord. 19**, $410,000 roads, 5 to 0; introduced Ord. 20 • Bulkhead bond hearing, carried to Sep 15 • Resolutions 171 to 181; **181 filming license failed**, 2 to 3 A M
Sept.	**Tue, Sep 8** • Memorialized **49 North Way** and the **Public Access Plan**; listed the VV Prise resolution • Listed **26 New St**, **2 Badminton Ct**; carried **Verizon** to Oct 13 A (M) R	**Wed, Sep 9** • Denholtz to install a temporary bypass pump at Church Street; beach replenishment late fall to Mar 2027 • Paid parking $841,000; Lionsgate parking lot rental, about $30,000 A M	**Tue, Sep 15** • Adopted **Ord. 18** bulkhead bond (4 yes, 1 no, 1 abstain) and Ord. 20 • Seated a new member for the vacated seat (Res. 182) • Resolutions 182 to 188; rejected the only roadway bid A M

A Agenda, meeting notice · M Minutes, meeting record · R Resolution, the board's written decision · **Solid** on file and read · (M) not on file

Sources this page: Unified Planning Board agendas Jul 14, Aug 11 (v2), Sep 8 (v2) and Oct 13, 2026, minutes Jul 14, 2026 and resolutions, 2026 · Borough Council workshop and regular meeting agendas and minutes Jul 15 to Sep 15, 2026 · 2026 ordinance and resolution lists. The Council's resolution counts are from its resolution list.

BLOCKS 13, 13.01, 14, 15 · SHREWSBURY RIVER PROPERTIES REDEVELOPMENT AREA

Project Record: The Haven at Sea Bright

PLAN	REDEVELOPER	APPROVAL	PERMITS	CONSTRUCTION
Oct 20, 2020	**Dec 20, 2022**	**Feb 28, 2023**	**Aug 2025 to Aug 2026**	**Oct 20, 2026**
Ord. 10-2020 adopted the Shrewsbury River Properties redevelopment plans	Res. 193-2022, developer's agreement with Denholtz Acquisition, LLC	Board approval, file SBPB 22-08: 4 single-family homes, 15 condominium units, 25 townhouses; vote 6 to 0	Foundation permits Aug 2025; six Toll update permits Aug 10 to 27, 2026	Buildings 1 to 5 and Lots 60 to 90 in progress; no sales on file

DEVELOPER

REDEVELOPER	Denholtz Acquisition, LLC (Denholtz Properties)
BUILDER	Toll Brothers; Toll Sea Bright Urban Renewal, LLC
LANDOWNER	Borough-owned parcels added by Ord. 13-2022
COUNSEL	John A. Guinco, Esq. (2023 record)
LENDERS	None of record in Q3

PROGRAM

HOMES	44 approved: 4 single-family, 15 condominium, 25 townhouse
AFFORDABLE	Not stated; approval requires compliance with affordable housing rules
BUILDINGS	Townhome Buildings 1 to 9; single-family Lots 60, 70, 80, 90
PUBLIC	Riverfront boardwalk and paver walkway
ACCESS	Church Street gate; temporary speed hump

CAPITAL MARKETS

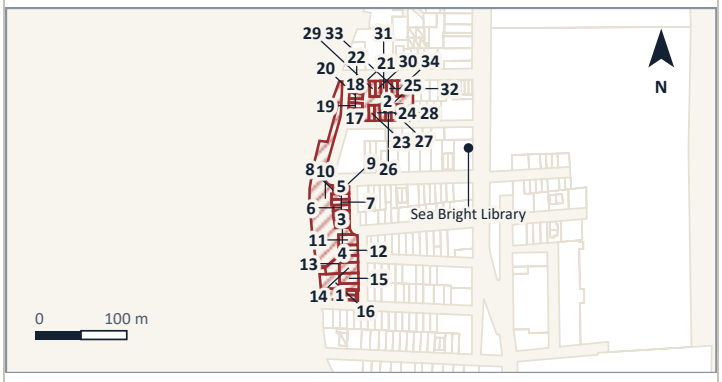
PERMIT UPDATES	Six Front Street, $146,000 each
Q3 DEEDS	None to Toll found in the index
PILOT	Ord. 06-2023 and a financial agreement of May 25, 2023; terms not on file
BULKHEAD BOND	Ord. 18-2026, $2,500,000, Borough-wide
GUARANTEES	Not on file

Overview

The Haven at Sea Bright is the riverfront redevelopment on the west side of the downtown, built by Denholtz Properties and Toll Brothers. The Borough adopted the redevelopment plans in October 2020 and signed a developer's agreement with Denholtz Acquisition, LLC on Dec 20, 2022. The Unified Planning/Zoning Board heard the application on Feb 14, 2023 and memorialized its approval on Feb 28, 2023, for a 2.66 acre tract: four single-family homes, a 15-unit condominium building and 25 townhouses, with a bulkhead, boardwalk, boat ramp and dog park. The Borough later approved a partial assignment and amendment of the redevelopment agreement (Res. 58-2024). The number of affordable units is not stated in the documents we hold, and the Board required compliance with prevailing affordable housing rules.

The Borough's own progress notes show the build moving from steel and framing in July to footings and slab plumbing in August; by Oct 20, after the quarter, Building 4 had its HVAC installed and framing was under way on Lots 70, 80 and 90. In Q3 the Council heard of flooding on Church Street, the site's access street, and of a temporary bypass pump while the River Street pump station awaits a DEP permit.

PARCELS OF RECORD



All 34 lots carry a mapped parcel, shaded and labelled by block/lot (Blocks 13.01 and 15.5x, as subdivided in the current layer; the 2023 approval covered older lots 13, 14 and 15). Source: Sea Bright tax parcel layer (NJGIN); streets and places © OpenStreetMap contributors.

What is not on file

ITEM	STATUS
Affordable unit count	Not on file
Site plan and subdivision resolutions after 2023	Not on file
Redevelopment agreement amendments after 2024	Partly held
Financial agreement (PILOT) terms	Not on file; request drafted
Home sales to buyers	None in Q3 index

Sources this page: Borough "Riverfront Redevelopment Project Updates" (entries Jul 20, Aug 3, Aug 18, Oct 20, 2026) · Borough redevelopment planning page (Ord. 10-2020, Ord. 13-2022, Res. 184-2022, Res. 193-2022) · Planning/Zoning Board resolution SBPB 22-08 memorialized Feb 28, 2023 (scanned, read by OCR) · Partial Assignment and Amendment of Redevelopment Agreement (OPRA 2026-10-01_SEABR364_ARA) · Borough Council workshop minutes Aug 12 and Sep 9, 2026 · permit register (OPRA 2026-10-01_SEABR364_TCP) · NJGIN tax parcels.