DAVISON • EASTMAN • MUÑOZ • PAONE, P.A.

DUANE O. DAVISON

EDWARD C. EASTMAN, JR.
ROBERT F. MUÑOZ • ▼

JAMES A. PAONE, II
JAMES M. McGOVERN, JR.
ANNE MARIE MAZZU •

CHRISTINA D. HARDMAN O'NEAL ▼

BLAKE R. LAURENCE • ◊

MATTHEW K. BLAINE ◊

CHRISTOPHER D. OLSZAK ▶

BRIAN J. CHABAREK ▼

GREG S. GARGULINSKI ▼

DUNNIS M. GALVIN

COUNSEL NICOLE SOROKOLIT CRODDICK ▼

OF COUNSEL
DANIEL D. OLSZAK ►
TRACEE A. DANNER
MICHELE R. DONATO
HON. JAMIE S. PERRI, J.S.C. (Ret.)

TONI F. WHALEN

Paralegal

twhalen@respondlaw.com

100 Willow Brook Road, Suite 100 Freehold, NJ 07728

DIRECT DIAL NUMBER 732-410-2355 DEPARTMENT FAX NUMBER 732-810-1570

June 4, 2020

ANDREW J. BALL ◊
HERSCHEL P. ROSE ▼
KAITLYN R. CAMPANILE
ALAN L. POLINER ▼◊

CERTIFIED BY THE SUPREME COURT OF NEW JERSEY AS A: I CIVIL TRIAL ATTORNEY

CRIMINAL TRIAL ATTORNEY

MUNICIPAL COURT ATTORNEY

• LL.M. IN TAXATION \Box R. 1:40 QUALIFIED MEDIATOR

OTHER STATE ADMISSIONS:

- ▼ NEW YORK
 ◊ PENNSYLVANIA
- ♦ PENNSYLVANIA ▲ ILLINOIS
- ► CERTIFIED AS AN ELDER LAW ATTORNEY BY THE ABA APPROVED NATIONAL ELDER LAW FOUNDATION

WWW.RESPONDLAW.COM

Candace B. Mitchell, Planning Board Secretary Borough of Sea Bright 1099 Ocean Avenue Sea Bright, New Jersey 07760

RE: Tommy's Tavern + Tap

Block 17, Lots 4 and 5, 1030 Ocean Avenue, Sea Bright, NJ

Dear Candace:

Enclosed please find my Proof of Service. When the Affidavit of Publication is received, I will forward same to you.

Very truly yours,

Joni J. Whales.

TONI F. WHALEN

Paralegal

TFW:tfw Enc.

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

SS.

| In matter of | | |) |
|----------------|-----|-----|---|
| 1030 Partners. | LLC | and |) |

PROOF OF SERVICE

1010 Ocean Partners, LLC)

STATE OF NEW JERSEY :

COUNTY OF MONMOUTH

TONI WHALEN, of full age, being duly sworn, according to law, upon her oath, deposes and says that I am a paralegal with the law firm of Davison, Eastman, Muñoz, Paone, P.A., attorneys for the Applicant, 1030 Partners, LLC and 1010 Ocean Partners, LLC, and on June 4, 2020, at least ten (10) days prior to the hearing date, I mailed in the United States Post Office in Freehold, New Jersey, the Notice to the surrounding property owners within two hundred (200) feet of the property. Said Notice was sent by certified mail, return receipt requested to the property owners listed on the attached list which was provided by the Borough of Sea Bright. The Notice was also sent to the Sea Bright Borough Clerk. A copy of the Public Hearing Notice and the mailing receipts are attached. The Notice will be

published in the Asbury Park Press on June 6,

Affidavit of Publication will be provided when it is received.

TONI WHALEN

2020.

Subscribed and Sworn to before me this 4th day

of June, 2020.

NOTARY PUBL MARLENE AND JERSEY

A Notary Public of New Jersey

My Commission Expires August 29, 2021

12/14/19 Page 1 of 2

200 FOOT OWNERS LIST FOR BLOCK 17, LOTS 4 & 5

| BLOCK | LOT QUAL | CLA | | | Add'l Lots |
|-------|----------|-----|---|-----------------------|------------|
| 17 | 1 | 1 | KALAKA, JOANN 1184 OCEAN AVE UNIT B-1 SEA BRIGHT, NJ 07760 | 1042 OCEAN AVENUE | |
| 17 | 2 | 1 | KALAKA REALTY 1184 OCEAN AVE UNIT B-1 SEA BRIGHT, NJ 07760 | 1 PENINSULA AVENUE | |
| 17 | 3 | 4A | SBBP, LLC 95 AVENUE OF TWO RIVERS RUMSON, NJ 07760 | 1040 OCEAN AVENUE | |
| 17 | 6 | 1 | NAUTILUS HOMEOWNERS ASSOCIATION PO BOX 8506 RED BANK, NJ 07701 | 2 RUMSON ROAD | |
| 17.01 | 1 | 2 | NAPPO, JOSEPH & CHRISTINE 45 SAGAMORE AVENUE OCEANPORT, NJ 07757 | 2 RUMSON ROAD UNIT 1 | |
| 17.01 | 2 | 2 | MACKIEWICZ, REGINA 47 FOX WOOD RUN MIDDLETOWN, NJ 07748 | 2 RUMSON ROAD UNIT 2 | |
| 17.01 | 3 | 2 | MOREHOUSE, SCOTT 2 RUMSON ROAD UNIT 3 SEA BRIGHT, NJ 07760 | 2 RUMSON ROAD UNIT 3 | |
| 17.01 | 4 | 2 | ROHRMANN, LYNDA & BRUCE 165 BERNARD DRIVE RED BANK, NJ 07701 | 2 RUMSON ROAD UNIT 4 | |
| 17.01 | 5 | 2 | CRAWFORD, ALLYN J 29 KENT STREET STATEN ISLAND, NY 10306 | 2 RUMSON ROAD UNIT 5 | |
| 17.01 | 6 | 2 | KARATZIA, HARRY 334 ALTESSA BLVD. MENVILLE, NY 11747 | 2 RUMSON ROAD UNIT 6 | |
| 17.01 | 7 | 2 | KARATZIA, HARRY 334 ALTESSA BLVD. MENVILLE, NY 11747 | 2 RUMSON ROAD UNIT 7 | |
| 17.01 | 8 | 2 | PATTISON, THOMAS & JANICE 1100 CLOVE ROAD BN STATEN ISLAND, NY 10301 | 2 RUMSON ROAD UNIT 8 | |
| 17.01 | 9 | 2 | MC LYNN, DENNIS & MARY A. 107 CANOE BROOK PARKWAY SUMMIT, NJ 07901 | 2 RUMSON ROAD UNIT 9 | |
| 17.01 | 10 | 2 | WILLIAMS, SAMUEL M. & TRACY A. 537 VAN DUZER STREET STATEN ISLAND, NY 10304 | 2 RUMSON ROAD UNIT 10 | |
| 17.01 | 11 | 2 | KARATZIA, HARRY 334 ALTESSA BLVD. MENVILLE, NY 11747 | 2 RUMSON ROAD UNIT 11 | |
| 17.01 | 12 | 2 | STEARNS, JOEL M. 403 MT. KEMBLE AVENUE MORRISTOWN, NJ 07960 | 2 RUMSON ROAD UNIT 12 | |
| 17.01 | 14 | 2 | MCLYNN, ROBERT L 2 RUMSON ROAD,UNIT 14 SEA BRIGHT, NJ 07760 | 2 RUMSON ROAD UNIT 14 | |
| 17.01 | 15 | 2 | LANGAN, DANIEL F. 2 RUMSON ROAD UNIT 15 SEA BRIGHT, NJ 07760 | 2 RUMSON ROAD UNIT 15 | |
| 17.01 | 16 | 2 | CASSIDY, DENISE A. 2 RUMSON ROAD UNIT 16 SEA BRIGHT, NJ 07760 | 2 RUMSON ROAD UNIT 16 | |
| | | | | | |

OWNER & ADDRESS REPORT

SEA BRIGHT 200 FOOT OWNERS LIST FOR BLOCK 17, LOTS 4 & 5

12/14/19 Page 2 of 2

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | our mont program the transfer | PROPERTY LOCATION | Add'I Lots |
|-------|------|------|-----|--|-------------------------------|-----------------------|------------|
| 17.01 | 17 | | 2 | MC GUIRE, GRACE PO BOX 68 RUMSON, NJ | | 2 RUMSON ROAD UNIT 17 | |
| 17.01 | 18 | | 2 | MC CLAIN, MELISSA 730 E EVELYN AVE APT 111 SUNNYVALE, CA | 94086 | 2 RUMSON ROAD UNIT 18 | |
| 17.01 | 19 | | 2 | KEELEN, KEVIN J. 107 RIVERVIEW AVE APT 17 NEPTUNE CITY, NJ | 0 07753 | 2 RUMSON ROAD UNIT 19 | |
| 18 | 1 | | 4A | SEA BRIGHT BEACH CLUB 999 OCEAN AVENUE SEA BRIGHT, NJ | 07760 | 1008 OCEAN AVENUE | |
| 18 | 2 | | 4A | JOHN REGAN, LLC 323 MCKINLEY PLACE AVON, NJ | 07717 | 1006 OCEAN AVENUE | |
| 23 | 2.01 | | 15C | BORO OF SEA BRIGHT 1167 OCEAN AVENUE SEA BRIGHT, NJ | 07760 | 1061 OCEAN AVENUE | |
| 23 | 2.02 | | 150 | BORO OF SEA BRIGHT 1167 OCEAN AVENUE SEA BRIGHT, NJ | 07760 | 1051 OCEAN AVENUE | |
| 23 | 3 | | 4A | SBBP, LLC 95 AVENUE OF TWO RIVERS RUMSON, NJ | 07760 | 1041 OCEAN AVENUE | |
| 23 | 4 | | 4A | 999 OCEAN AVENUE | | 1037 OCEAN AVENUE | |

BOROUGH OF SEA BRIGHT OFFICE OF THE MUNICIPAL CLERK 1167 OCEAN AVENUE SEA BRIGHT, NJ 07760 732-842-0099 EXT. 19

Information requested for properties located within 200' of Block 17, Lot 4, also known as 1030 Ocean Avenue and Block 17, Lot 5, also known as 1010 Ocean Avenue.

YOU MUST SEND NOTICES TO THE UTILITIES AND APPROPRIATE GOVERNMENTAL AGENCIES NOTED BELOW:

| Borough of Sea Bright 1167 Ocean Avenue Sea Bright, NJ 07760 | State of New Jersey (for State Hwy 36) Commissioner, Department of Transportation 1035 Parkway Avenue P.O. Box 600 Trenton, NJ 08625 |
|--|--|
| Comeast 403 South Street Eatontown, NJ 07724 | State of New Jersey (for Coastal Waters) Division of Coastal Resources P.O. Box 401 Trenton, NJ 08625 |
| New Jersey American Water Company 661 Shrewsbury Avenue Shrewsbury, NJ 07702 | Two Rivers Water Reclamation Authority 1 Highland Avenue Monmouth Beach, NJ 07750 |
| New Jersey Natural Gas Company 1415 Wyckoff Road Wall, NJ 07719 | Verizon 175 W. Main Street Freehold, NJ 07728 Attn: Corporate Secretary/Right of Way Agent |
| Jersey Central Power & Light Area Manager Central New Jersey 1500 Florance Avenue Union Beach, NJ 07735 | Monmouth County Planning Board Hall of Records Annex – 2 nd Floor 1 East Main Street Freehold, NJ 07728 |

Attached is a true list of the Property Owners within 200' of Block 17, Lot 4, also known as 1030 Ocean Avenue and Block 17, Lot 5, also known as 1010 Ocean Avenue in the Borough of Sea Bright as submitted by Sea Bright Tax Assessor Timothy Anfuso.

Candace B. Mitchell, Administrative Assistant

Borough Clerk's Office

Date: December 16, 2019

Date Request Received: December 12, 2019

Amount Paid: \$20.00

Cc. Planning Board Secretary

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD COUNTY OF MONMOUTH, NEW JERSEY

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE THAT the undersigned have applied to the Sea Bright Borough

Planning/Zoning Board for variances and preliminary and final site plan approval for Block 17, Lots 4 and 5, as

shown on the official Tax Map of the Borough of Sea Bright and located at 1030 Ocean Avenue, in the Borough

of Sea Bright, County of Monmouth and State of New Jersey. The Applicant seeks a temporary waiver of the

restrictions and conditions of Resolution granting amended site plan approval granted on June 27, 2017 to

permit food and drink service in the rear yard grove area until 10:00 p.m. due to the COVID-19 public health

emergency consistent with the Executive Orders of the Governor at the existing Tommy's Tavern and Tap. In

addition to the above, the Applicant reserves the right to request approval for any additional waivers deemed

necessary by the Board or its professionals before or during the public hearing.

This application is now on the Board's calendar for a public hearing on Tuesday, June 16, 2020 at 8:00

p.m., prevailing time, consistent with the Borough of Sea Bright's procedures as follows:

The meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer

Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically

during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a "Public Health

Emergency and State of Emergency" and directing residents to quarantine and practice social distancing.

Special Meeting of the Planning Board

Tue, Jun 16, 2020 8:00 PM - 9:00 PM (EDT)

Join the meeting from your computer, tablet or smartphone.

https://global.gotomeeting.com/join/402979021

Dial in using your phone.

United States (Toll Free): 1 (877) 568-4106

United States: +1 (571) 317-3129

Access Code: 402-979-021

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

https://global.gotomeeting.com/install/402979021

To access application materials, including plans, please go to the municipal website, www.seabrightnj.org, Unified Planning Board in left menu, Agendas and Minutes page, Supporting Documentation section.

Any member of the public wishing to present a document during the meeting should email a digital copy to the Board Secretary at cmitchell@seabrightnj.org by June 16, 2020, and it will be included on the municipal website. Members of the public will have an opportunity to be heard and to present evidence during the hearing.

Any questions can be directed to the Planning/Zoning Board Secretary, Candace Mitchell, 732-842-0099, Ext. 123. Please leave a voicemail if no answer or send email to cmitchell@seabrightnj.org

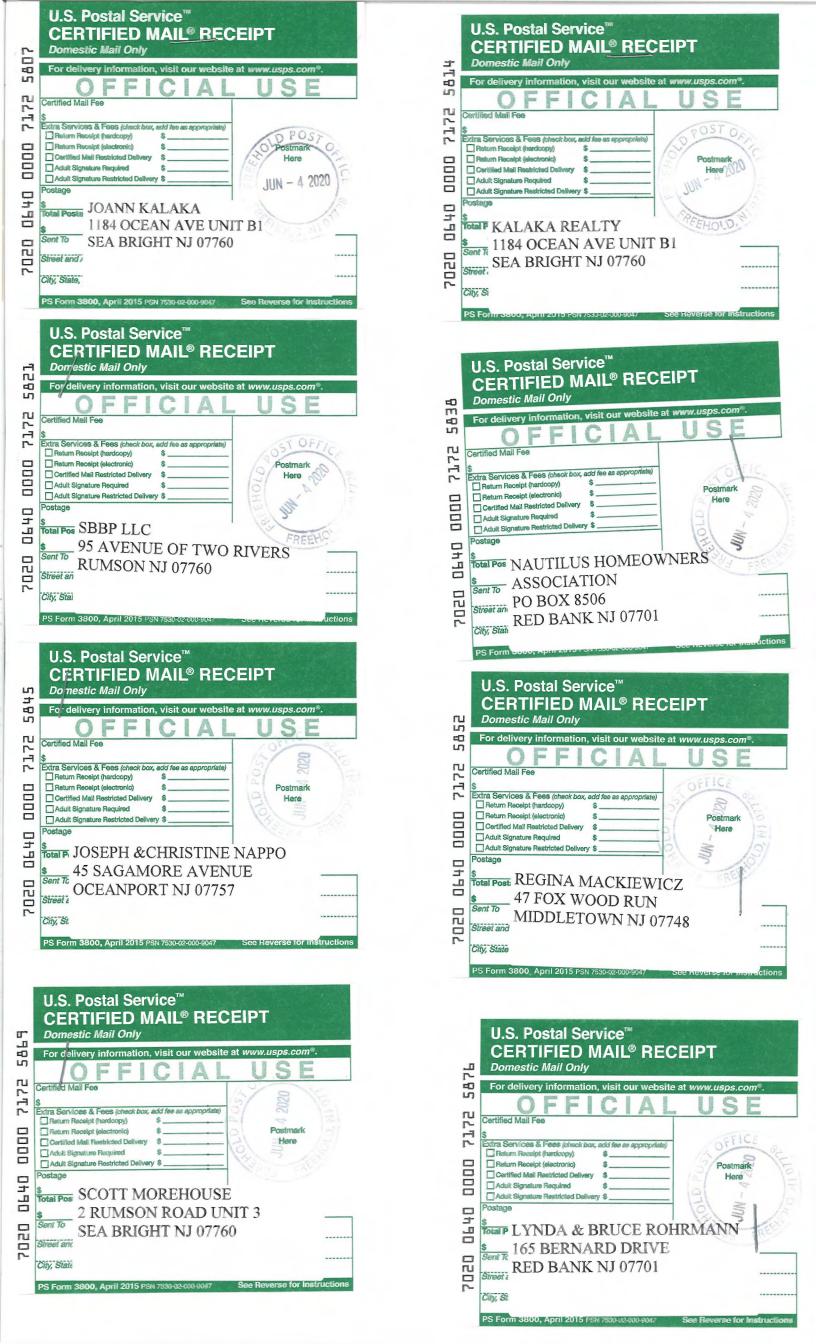
This notice is being sent to you by order of the Planning/Zoning Board of the Borough of Sea Bright.

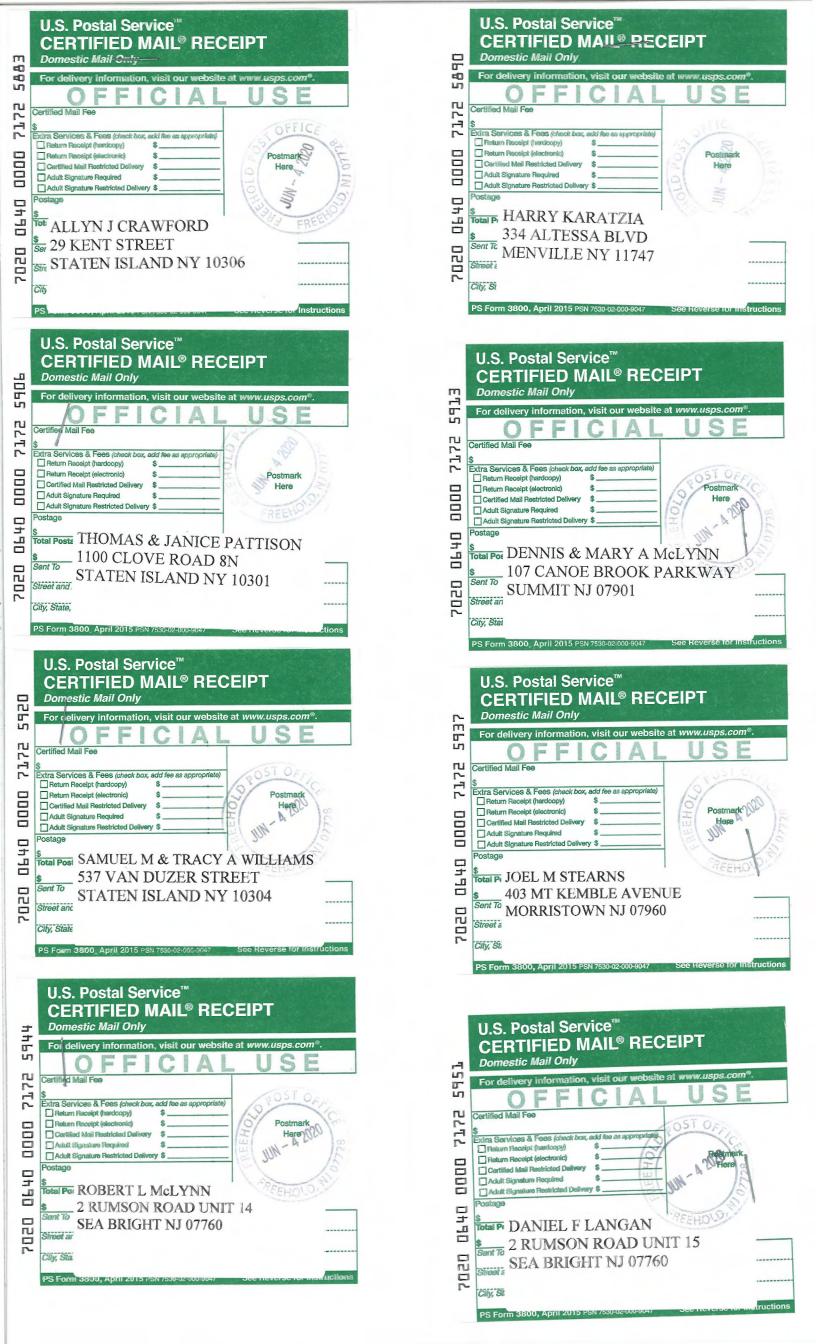
1030 Partners, LLC and 1010 Ocean Partners, LLC

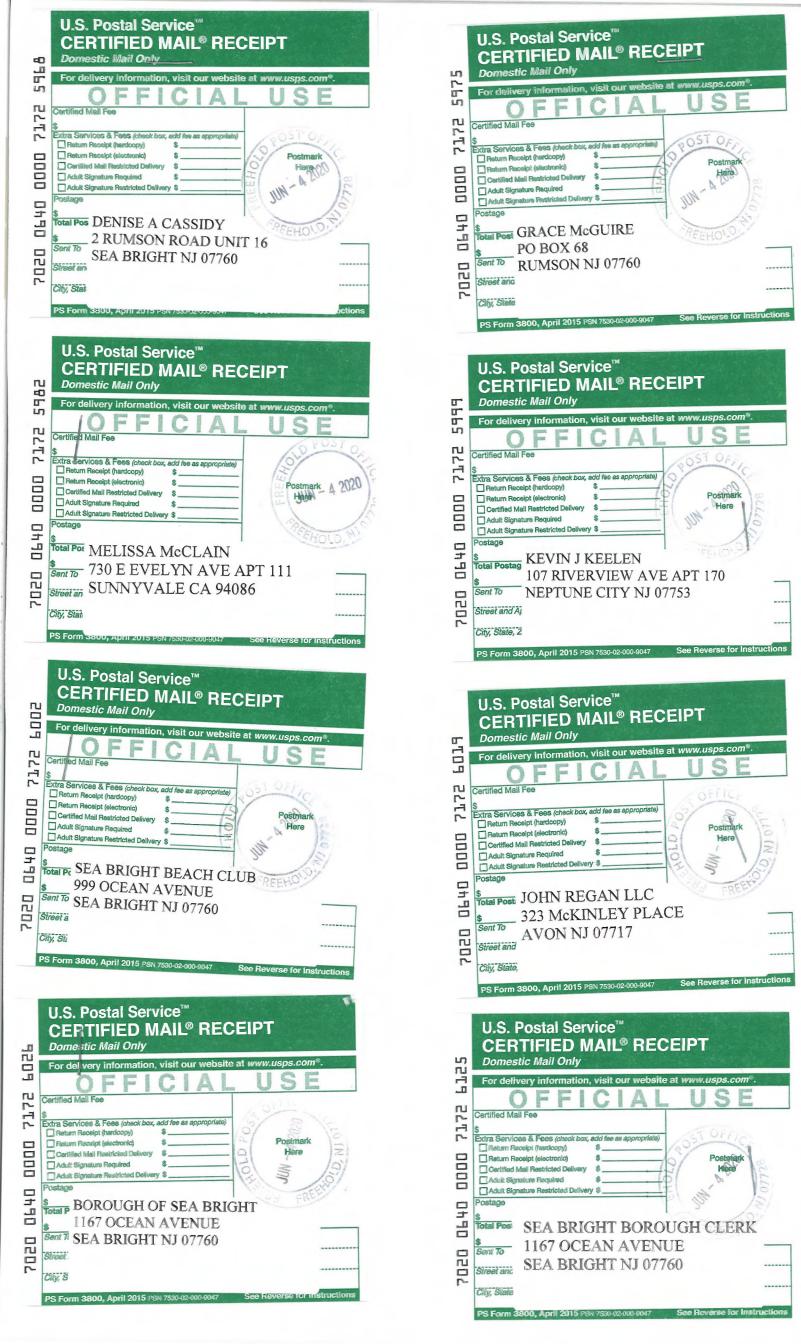
By: Robert F. Munoz

ROBERT F. MUNOZ, ESQ., Attorney for Applicants Davison, Eastman, Muñoz, Paone, PA 100 Willow Brook Road, Suite 100 Freehold, NJ 07728

Dated: June 4, 2020









무







| 6040 | U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only |
|------|--|
| | For delivery information, visit our website at www.usps.com®. |
| , | OFFICIAL USE |
| 172 | Certified Mail Fee |
| -7 | \$ OST o |
| L- | Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy) |
| | Return Receipt (electronic) \$ Postmank |
| | Certified Mail Restricted Delivery & |
| | Adult Signature Required \$ |
| _ | Postage |
| 0490 | /~ |
| _D | \$ COMCAST |
| | \$ 403 SOUTH STREET |
| | Sent To EATONTOWN NJ 07724 |
| 020 | Street an |
| r- | |
| | City, State |
| | PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions |
| | PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions |





