

# ANSELL GRIMM & AARON PC

COUNSELORS AT LAW

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KELLY M. CAREY

RETIRED ROBERT I. ANSELL LISA GOLDWASSER

IN MEMORIAM LEON ANSCHELEWITZ (1929-1986) MAX M. BARR (1929-1993) MILTON M. ABRAMOFF (1935-2004) DAVID K. ANSELL† (1962-2019)

Via e-mail and UPS Next Day Air

LICENSED ALSO IN:
A D.C. = MASS. • N.Y. \*WASH

† FELLOW, AMERICAN ACADEMY OF MATRIMONIAL

‡ CERTIFIED BY THE SUPREME COURT OF NEW JERSEY AS A

§ CERTIFIED BY THE SUPREME COURT OF NEW JERSEY AS A CRIMINAL TRIAL ATTORNEY

CERTIFIED BY THE SUPREME

September 4, 2020

Candace Mitchell, Secretary, Unified Planning Board Borough of Sea Bright 1099 Ocean Avenue Sea Bright, NJ 07760

Re:

Application of RPR Holdigs, LLC

Premises:

9 Imbrie Place and 11 Imbrie Place

Block 3, Lots 6.01 & 6.02

Our File No. 093759-0

Dear Ms. Mitchell:

In connection with the above, enclosed please find an original Affidavit of Proof of Service of the Notice of Hearing. We have not yet received the Affidavit of Publication from the *Asbury Park Press*, but have enclosed Section 10C of the August 29, 2020 issue which includes the subject notice. We will forward the newspaper's original Affidavit of Publication to you upon receipt.

Your attention to this matter is greatly appreciated. Please do not hes tate to contact me if you have any questions.

Very truly yours,

RICK BRODSKY A Member of the Firm

Direct e-mail: <u>rb@ansellgrimm.com</u> Direct Dial: 732-643-5296

RB/ahn Encs.

cc:

RPR Holdings, LLC (w/encs. via e-mail)

# **Public Notices**

### BOROUGH OF KEANSBURG

Please Take Notice:

That the undersigned has filed an application with the Borough of Keansburg for a Bulk Variance based on the requirements of the Borough of Keansburg Planning Board to permit the demolition of the existing home and new construction of a single-family 3-story home with new pool in back yard. This application is requesting the front of the home face Ocean Boulevard (Beach Way). The subject property is situated in the R-5 Residential Single-Family Zone District. Proposed renovations require Bulk Variance approval for 22-7.6 Frontage on Improved Street Required, 22-5.2c No existing bldg, or structure shall be moved or altered unless in conformity with all of the regulations herein specified for the district in which it is located, Minimum Front Yard Setback (25 ft required vs. 17 ft proposed to front steps/25 ft to front of house), Maximum Building Stories (2 ½ allowed vs. 4 stories proposed (3 floors livable space plus garage area), Maximum Building Height (35 ft allowed and 36.5 ft proposed), Construction and Repair of Sidewalks, Curbs, and Driveways 2.11; D variance is required for the height of the proposed structure (1.5 ft above @ .45%), and any and all variances deemed required by the Planning and Zonling Board and/or the Town Engineer to the above property designated as Block 33 Lot 4 on the Tax Map, which may be 200 feet of property owned by you.

Applicant has not identified the need for any new variances required by this proposal. However, Applicant expressly makes application for any exceptions, waivers, variances and/or other approvals as reflected on the filed plans (as same may be further amended from time to time without further notice) as may be determined to be necessary by the Board during the review and processing of the application.

Please Take Further Notice this application is on the Board's calendar and a public hearing has been ordered for September 14th, 2020 at 7:00 pm at the Borough of Keansburg, 29 Church Street, Keansburg, New Jersey 07734, at which time you may appear either in person, or by agent, or attorney, and present any and all comments or objections which you may have to the granting of this application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. The application and supporting documents are on file in the office of the Borough of Keansburg and are available for inspection during normal business hours.

MSA ARCHITECTS, P.C Michael Savarese, R.A (\$43.20)

-0004350494-01

BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NEW JERSEY NOTICE OF HEARING

TO ALL OWNERS OF PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 3, LOTS 6.01 & 6.02.

PLEASE TAKE NOTICE that RPR Holdings, LLC has applied to the Unified Planning Board of the Borough of Sea Bright to consider an application to permit the a minor subdivision/lot line adjustment to adjust the existing lot line between two (2) fully conforming lots to create two (2) new, reconfigured, fully conforming lots, with respect to premises located in the R-2 Zone and known as Block 3, Lots 6.01 & 6.02 on the Tax Map of the Borough of Sea Bright, and commonly known as 9 Imbrie Place and 11 Imbrie Place, Sea Bright, New Jersey. No variances are required in connection with this application.

It is believed that the two proposed new, reconfigured lots will be fully conforming to the provisions of the Sea Bright Zoning Ordinances. The Applicant will request such other variances, exceptions, interpretations and design waivers as may be determined to be necessary by the Unified Planning Board, and/or its professionals, in order to develop this property as stated above and will amend its application on the record accordingly. In accordance with N.J.S.A. 10:4-12, the "Open Public Meetings Act," you are hereby notified of a Virtual Meeting of the Sea Bright Planning/Zoning Board on Tuesday, September 8, 2020 at 7:30 p.m., at which time you may appear in person or by agent or attorney and present any objection which you may have to granting this application.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senator Byron M. Page Rectronic means in accordance with the "Senato

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ADVISORIES
This 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. VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS
The Sea Bright Planning/Zoning Board is utilizing the GoToMeeting service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.
Planning/Zoning Board Meetings In compliance with the New Jersey Open Public Meetings Act.
Planning/Zoning Board Meeting Tuesday, September 8, 2020 7:30 PM – 10:00 PM (EDT)
Please join my meeting from your computer, tablet or smartphone. https://global.gotomeeting.com/join/605364757
You can also dial in using your phone.
United States: +1 (571) 317-3129
Access Code: 605-364-757
New to GoToMeeting? Get the app now and be ready when your first meeting starts:
https://global.gotomeeting.com/install/605364757
APPLICATION MATERIALS ACCESS
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 c mitchell@seabrightnj.org by September 8, 2020. 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 sent to you by the Applicant, by order of the Unified Planning Board of the Borough of Sea

Township of Lakewood Public Notice

Dear Sir/Madam,

Please take notice that on September 8th, 2020, Towns Public Hearing remotely via electronic means. To join via creter is the link: https://lakewoodnj.webex.com/meet/lakev All interested parties will be given an opportunity to be will take place at 6:00 p.m.

This is Appeal # SD2439. The location of the premises in Lot 4 & 5 also known as 303 Albert Ave in Lakewood, NJ. to subdivide these 2 properties into (3) three single famices are requested for lot area, where 20,000 square fee Variances also requested for lot width, where 100 feet is not the applicant also seeks all other variances and/or waive posed.

A copy of said application and documents is available by anning and clicking the link for "Planning Board Application and variances" my.sharepoint.com/:f:/g/personal/amort/W0LIBFBFNGK/11hXc/J9eDoqKUuA?e=X4x88e.

Members of the public who do not have internet accerpione.

phone. All questions, comments and submittals should be dire Friday during the hours of 8 AM to 4 PM, 732-364-2500- E

PUBLIC PARTICIPATION DURING MEETING:

• In order to comment during the meeting, if comments ing options:

1. A minimum of two days prior to the meeting and durtions and/or comments via email to the following e-mail j.gov. You must include your name and address in your s and comments and address them as is appropriate.

During the meeting, To join via computer,
Here is the link: https://lakewoodnj.webex.com/meet/lake/To call in, the phone number: 1-408-418-9388 the Meeting/You may also submit written questions and/or comment nningboardcomments@lakewoodnj.gov. You must inclu The Board will review the questions and comments and a • Any member of the public who intends to present an e Board Secretary via the e-mail address above at least marked into evidence.

• The chair may limit comments as appropriate.

(\$59.40)

# LAKEWOOD TOWNSHIP THE LAKEWOOD HOUSING AUTHORITY PUBLIC NO

TIME CHANGE AND VIRTUAL MEETING INFORMATION
THURSDAY, SEPTEMBER 3, 2020 REGULAR PUBLIC MEE
WOOD HOUSING AUTHORITY

In accordance with the Open Public Meetings Act, P.L. and the Governor of New Jersey's Executive Orders 102 garding COVID 19 Emergency Actions, this is to adv Lakewood Housing Authority will hold its scheduled Remeeting on Thursday, September 3, 2020 now to be h to begin at 6:00pm. Formal action may be taken.

The meeting will take place virtually. Please follow th to join.

ZOOM INFO

When: September 3, 2020 06:00 PM Eastern Time Re vance for this meeting: https://us02web.zoom.us/meeting/register/tZUsdeCtqTftlmk\_r2lY39u8xc

After registering, you will receive a confirmation emainformation about joining the meeting.

Public comment can only be made if you attend the me Zoom app.

The Agenda for the meeting will be available no later 31st, 2020 on the Lakewood Housing Authority's websi woodha.org under the tab marked "Agendas, Minut

### PUBLICATION OF VARIANCE APPROVAL

PLEASE TAKE NOTICE that on the 6th day of August 20 cation of Chad and Coleen Forbes for Air conditioning front yard, minimum required lot area, minimum revent for Air conditioning front yard, minimum required side yard setback for a pture, maximum allowable lot coverage, maximum allowable floor area ratio premises known as 4 Standish Road Block 9 Lot 4 on the Borough of Little Silver, was approved by the Plantopy of the Resolution for approval is on file with Planning and Zoning, 480 Prospect Avenue, Little Silve and is available for public inspection during regular bus

Chad and Coleen Forbes 4 Standish Road Little Silver, NJ 07739 (\$17.10)

The Farmingdale Board of Education will be holding a meeting on August 31, 202

The meeting will begin at 7:30 and will be held vi For more information and directions to access the virturistic visit our website at www.farmingdaleschool.com

Formal action will be taken

(\$9.90)



#### ANSELL GRIMM & AARON

1500 Lawrence Avenue CN 7807 Ocean, New Jersey 07712 (732) 922-1000 Attorneys for Applicant

IN THE MATTER OF THE APPLICATION OF RPR HOLDINGS, LLC

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY ) ss. COUNTY OF MONMOUTH )

RICK BRODSKY, of full age, being duly sworn according to law, upon his oath, deposes and says:

- 1. I am an Attorney at Law of the State of New Jersey, a partner with the firm of Ansell Grimm & Aaron, and the attorney in charge of the application of RPR Holdings, LLC for the firm.
- 2. RPR Holdings, LLC is the applicant in the proceedings before the Unified Planning Board of the Borough of Sea Bright, New Jersey, being an appeal or application under the revised ordinances of the Borough of Sea Bright and relating to premises located at 9 Imbrie Place and 11 Imbrie Place, Block 3, Lots 6.01 & 6.02, Borough of Sea Bright, New Jersey.
- 3. On August 28, 2020, our firm did send, by certified mail, a copy of the attached Notice to all persons and/or entities listed on the attached certified list. The envelopes containing said Notices bore sufficient postage thereon and were mailed from the United States Post Office Ocean Branch, Ocean, New Jersey. The mailing receipts are attached hereto and made a part of this Affidavit.

I certify that the foregoing information is true and correct to the best of my knowledge and belief. I am aware that if any of the foregoing is willfully false, I am subject to punishment

ANSELL GRIMM & AARON

Attorneys for Applicant

By:

RICK BRODSKY, ESO.

Sworn to and subscribed before me this 3rd day of September, 2020

A Notary Public of New Jersey

(Sign, stamp, seal and commission expiration date)

ALISON H NEARY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 13, 2020

093759.000000.68137441

nsell Grimm & Aaron

A PROFESSIONAL CORPORATION
COUNSELORS AT LAW
1500 LAWRENCE AVENUE
CN 7807
OCEAN, N.J. 07712
(732) 922-1000

### BOROUGH OF SEA BRIGHT OFFICE OF THE MUNICIPAL CLERK 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760 732-842-0099 EXT. 119

Information requested for properties located within 200' of Block 3, Lots 6.01 and 6.02, also known as 9 and 11 Imbrie Place.

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

1	Borough of Sea Bright 1099 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
	Comcast Comcast Center 1701 John F Kennedy Blvd. Philadelphia, PA 19103	State of New Jersey (for Coastal Waters) Division of Coastal Resources P.O. Box 401 Trenton, NJ 08625
1	New Jersey American Water Company 661 Shrewsbury Avenue Shrewsbury, NJ 07702	Two Rivers Water Reclamation Authority 1 Highland Avenue Monmouth Beach, NJ 07750
1	New Jersey Natural Gas Company 1415 Wyckoff Road Wall, NJ 07719	Verizon 175 W. Main St 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 <sup>nd</sup> Floor 1 East Main Street Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of Block 3, Lots 6.01 and 6.02, also known as 9 and 11 Imbrie Place 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: July 20, 2020

Date Request Received: July 20, 2020

Amount Paid: \$10.00

Cc. File

## OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 3, LOTS 6.01 & 6.02

07/20/20 Page 1 of 1

BLOCK	LOT QUAL	CLA PROPERTY OWNER	PROPERTY LOCATION Add'I Lots
2	7.01	1 BUSTILLO, ANDREW & EILEEN 4 IMBRIE PLACE SEA BRIGHT, NJ 07760	4 IMBRIE PLACE
2	7.02	1 ✓ NAWY, ROBERT & LANFEN 14 GARDEN WAY SEA BRIGHT, NJ 07760	14 GARDEN WAY
2	15.01	2 ✓GWYDIR, TOM 12 IMBRIE PLACE SEA BRIGHT, NJ 07760	12 IMBRIE PLACE
2	15.02	2 STRAUB, MICHAEL JOESPH & ELLEN M 10 IMBRIE PLACE SEA BRIGHT, NJ 07760	10 IMBRIE PLACE
2	16.01	2 SCHWARTZ, STEVE & RACHEL 14 IMBRIE PLACE SEA BRIGHT, NJ 07760	14 IMBRIE PLACE
2	16.02	WEBSTER RONALD S. & ADRIENNE D. 16 IMBRIE PLACE SEA BRIGHT, NJ 07760	16 IMBRIE PLACE
2	21	2 BLODGETT, CURTIS & MADELINE 18 IMBRIE PLACE SEA BRIGHT, NJ 07760	18 IMBRIE PLACE
3	2	2 ✓HOMER, ELIZABETH & KEVIN 1 IMBRIE PLACE SEA BRIGHT, NJ 07760	1 IMBRIE PLACE
3	3	1 ✓ ZOLOTOROFE, DAVID B & JILL G 3 IMBRIE PLACE SEA BRIGHT, NJ 07760	3 IMBRIE PLACE
3	4	2 STRAUB, DAVID L. PO BOX 18 RUMSON, NJ 07760	5 IMBRIE PLACE
3	5	2 BEREZNYAK, BORIS & NATALIE 7 IMBRIE PLACE SEA BRIGHT, NJ 07760	
3	7	4A ✓ NAVESINK PARTNERS, LLC 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760	
3	8	4A NAVESINK PARTNERS, LLC 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760	1410 OCEAN AVENUE 8.01, 8.02 & 8.04



### ANSELL GRIMM & AARON PC

1300 LAVIRENCE AVENUS
ONT307
ONEAN MEDICIERSEY OTT12
732-922-1000
732-922-6161 (FAX)

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### BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NEW JERSEY NOTICE OF HEARING

Section 150

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### VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Sea Bright Planning/Zoning Board is utilizing the GoToMeeting service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

Planning/Zoning Board Meeting

Tuesday, September 8, 2020 7:30 PM – 10:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

https://global.gotomeeting.com/join/605364757

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (571) 317-3129

Access Code: 605-364-757

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

https://global.gotomeeting.com/install/605364757

### APPLICATION MATERIALS ACCESS

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 <a href="mailto:cmitchell@seabrightnj.org">cmitchell@seabrightnj.org</a> by September 8, 2020. 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 <a href="mailto:cmitchell@seabrightnj.org">cmitchell@seabrightnj.org</a>.

This Notice is sent to you by the Applicant, by order of the Unified Planning Board of the Borough of Sea Bright.

ANSEKI GRIMM & AARON

Attorneys for Applicant, RPR Holdings, LLC

By:

RICK BRODSKY, ESQ.

Dated: August 26, 2020





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702 Street and Sea Bright, NJ 07760 I Imbrie Place oT fne2 Elizabeth & Kevin Homer Via Certified Mail 님 90 Adult Signature Restricted Delivery \$ 1000 barlupaR arutangi2 flubA Certifled Mail Restricted Delivery Here Return Receipt (electronic) Return Receipt (hardcopy) Extra Services & Fees (check box 56 Certified Mail Fee Domestic Mail Only CERTIFIED MAIL® RECEIPT ".S. Postal Service" PS Form 3800, April 2015 PSN 7530-02-000-9047 7020 Street and Sea Bright, NJ 07760 oT Ines 18 Imbrie Place Curtis & Madeline Blodgett Bod IstoT Via Certified Mail Postage \$ Yeaviled Destricted Bullyand 1000 beniupeA enutsingiS flubA Certified Mail Restricted Ce Here Return Receipt (haldcopy) EXTra Services & Fees (check box, add fee as appro Postmark Domestic Mail Only CERTIFIED MAIL® RECEIPT ™S. Postal Service PS Form 3800, April 2015 PSN 7530-02-000-9047 702 Stree Sea Bright, NJ 07760 16 Imbrie Place Ronald S. & Adrienne D. Webster TH Via Certified Mail 190 Adult Signature Restricted Delivery \$ T000 beniupeA enutangi2 flubA Certified Mail Restricted Delivery Return Receipt (electronic) Return Receipt (hardcopy) xtra Services & Fees (che П U П Ⅱ For delivery information, visit our w Domestic Mail Only CERTIFIED MAIL RECEIPT U.S. Postal Service"

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