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AUG 04 2021

Borough of Sea Bright

ABRAHAM J. ZAGER (1941-1999)
LAWRENCE M. FUCHS, OF COUNSEL
ANDREW W. KRANTZ
ALBERT A. ZAGER
SUSAN L. GOLDRING*
MICHAEL T. WARSHAW
KEVIN I. ASADI
JOSEPH G. HUGHES**
LYNN E. STAUFENBERG***
RICHARD J. ANGELO

July 8, 2021

DONALD R. AMBROSE, OF COUNSEL
ARTHUR L. CHIANESE, OF COUNSEL
DEBBIE KRAMER GREGG, OF COUNSEL
MARY ELLEN EDWARDS, RETIRED
K. EDWARD JACOBI, RETIRED

*CERTIFIED BY THE NATIONAL ELDER LAW
FOUNDATION, AN APPROVED ABA
ORGANIZATION AS AN ELDER LAW ATTORNEY

**CERTIFIED BY THE SUPREME COURT

Via Email cmitchell@seabrightnj.org
and Lawyer's Service

Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, NJ 07760
Att: Candace B. Mitchell
Planning Board Secretary

Re: Surfside Marina Corporation
1306 Ocean Avenue
Block 3, ; Lots 16 & 16.01

Dear Ms. Mitchell:

With regard to the August 10th²⁰²¹ hearing on the above matter, enclosed please find a revised Affidavit of Mailing to include a new paragraph 5 and 6 with attachments to perfect the original mailings done for the July 13th hearing..

If there are any questions, please do not hesitate to contact me.

Thank you, as always, for your courtesies in this matter.

Very truly yours,



Kevin I. Asadi
For the Firm

KIA/lcs
Enclosures
cc: client

AFFIDAVIT OF MAILING

STATE OF NEW JERSEY

SS.

COUNTY OF MONMOUTH

Laurie C. Saccani, of full age, being duly sworn, according to law, upon her oath, deposes and says:

1. I am a paralegal at the law firm of Zager Fuchs, P.C., 268 Broad Street, Red Bank New Jersey.
2. On July 1, 2021, a copy of the Public Notice regarding Surfside Marina Corporation, July 13, 2021 Hearing before the Borough of Sea Bright Planning/Zoning Board was mailed to all property owners within a 200' radius of the subject premises as shown on Exhibit "A" annexed hereto entitled "LIST OF PROPERTY OWNERS" along with attached list of utility companies, by certified mail, return receipt requested, postage prepaid.
3. Attached as Exhibit "B" are the Original Stamped Certified Receipts as further evidence of said mailing.
4. All notices were given at least ten (10) days prior to the date of said hearing before the Borough of Sea Bright Planning/Zoning Board.
5. On July 14th, I sent the attached July 29th, 2021 letter and Notice certified mail to Jeffrey S. Miller and John M. Sonatore. (Proof of mailing attached)
6. On July 29th, I sent regular mail the July 29th 2021 letter and new Notice to all others on the Exhibit A list.


Laurie C. Saccani

Sworn and subscribed to before me
this 3rd day of August 2021.



Notary Public

SUSAN VAUSE
A Notary Public of New Jersey
My Commission Expires 6/28/2022

ZF ZAGER FUCHS, PC
COUNSELORS AT LAW

ABRAHAM J. ZAGER (1941-1999)
LAWRENCE M. FUCHS (1970-2020)
ANDREW W. KRANTZ
MICHAEL T. WARSHAW*
KEVIN I. ASADI
LYNN E. STAUFENBERG**
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ARTHUR L. CHIANESE, OF COUNSEL
SUSAN L. GOLDRING, OF COUNSEL
ALBERT A. ZAGER, OF COUNSEL

*ADMITTED TO THE NEW YORK BAR
CERTIFIED AS ARBITRATOR AND MEDIATOR, R.1:40

**ADMITTED TO THE PENNSYLVANIA BAR
QUALIFIED FAMILY LAW MEDIATOR
REGISTERED GUARDIAN

July 29, 2021

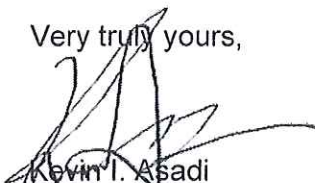
Re: Surfside Marine Corporation
1306 Ocean Avenue
Block 3, Lots 16 & 16.01

Dear Property Owner:

This communication is intended to notify you that the minor site plan hearing for the above-referenced property was not heard on July 13, 2021, as originally scheduled, due to a minor notice defect. You were given legal notice of that meeting via certified mail. The planning board announced to the public that evening that the hearing is carried to Tuesday, August 10, 2021 at 7:30 p.m. The original notice provided to you is therefore carried to the new date, and same has been deemed effective for the new date. Enclosed is a copy of the notice for August 10, 2021 for your convenience and reference.

If you have any questions or concerns, please do not hesitate to contact me or the board secretary.

Very truly yours,


Kevin I. Asadi
For the Firm

**PUBLIC NOTICE
BOROUGH OF SEA BRIGHT
PLANNING/ZONING BOARD**

**TO ALL THE OWNERS OF A PROPERTY LOCATED WITHIN A RADIUS OF TWO
HUNDRED FEET FROM BLOCK 3 LOT 16 AND 16.01, COMMONLY KNOWN AS
1306 OCEAN AVENUE.**

PLEASE TAKE NOTICE that on Tuesday, August 10, 2021 at 7:30 P.M., at the meeting of the Planning/Zoning Board of the Borough of Sea Bright, Sea Bright Beach Pavilion – 3rd Floor, 1097 Ocean Avenue, Sea Bright, New Jersey, or at such time as the Board may thereafter adjourn, a public meeting will be held with regard to the proposed application of Surfside Marine Corporation, 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. The property is designated on the Tax Map of the Borough of Sea Bright as Block 3, Lot 16 & 16.01 (commonly known as 1306 Ocean Avenue, Sea Bright, New Jersey) and is located in the B-2 Riverfront Business Zone. The applicant seeks minor site plan approval to replace the existing workshop facility and associated parking spaces with a new workshop. The applicant also reserves the right to request any and all variances and/or waivers which are necessary or may become necessary during the public hearing process.

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

ACCESS TO APPLICATION MATERIALS

Agendas and application materials are posted on the Sea Bright municipal website at www.seabrightnj.org.

Members of the public will have an opportunity to be heard and to present evidence during the hearing. Any member of the public attending remotely and wishing to present a document during the meeting should email a digital copy to the Board Secretary at cmitchell@seabrightnj.org by August 9, 2021.


Any questions may be directed to the Board Secretary, Candace Mitchell, 732-842-0099, Ext. 123.
Email: cmitchell@seabrightnj.org

This Notice is sent to you by Surfside Marina Corporation, by order of the Planning/Zoning Board of the Borough of Sea Bright.

**ZAGER FUCHS, P.C.
Attorneys for Surfside Marina Corporation**

**By: /s/ Kevin I. Asadi
KEVIN I. ASADI, ESQ.**

July 14, 2021

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <u>JMJSCL</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																	
<p>1. Article Addressed to: Jeffrey S. Miller 1266 Ocean Avenue Unit 14 Sea Bright, NJ 07760</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>																
<p>2. Article Number (Transfer from service label) 7019 0700 0001 0423 4363</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
 9590 9402 5745 0003 9426 27	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	
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<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)																		
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt																	

7019 0700 0001 0423 4363

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JUL 14 2015 2:43P

Certified Mail Fee \$	
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage \$	
Total Postage \$	
Sent To Jeffrey S. Miller	
1266 Ocean Avenue	
Unit 14 ✓	
Street and Ap Sea Bright, NJ 07760	
City, State, Zi	

Postmark Here

KIAISurf

PS Form 3800, April 2014 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John M. Sonatore
1266 Ocean Avenue
Unit 6
Sea Bright, NJ 07760



9590 9402 5745 0003 9426 10

2. Article Number (Transfer from service label)

7019 0700 0001 0423 4370

COMPLETE THIS SECTION ON DELIVERY

A. Signature

XJS JSC19

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fees as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

\$

Street and

City, State,

John M. Sonatore
1266 Ocean Avenue
Unit 6 ✓
Sea Bright, NJ 07760

Postmark
here

KIAI Surf

7019 0700 0001 0423 4370