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November 9, 2021

## VIA ELECTRONIC AND HAND DELIVERY

Borough of Sea Bright

Unified Planning Board

1099 Ocean Avenue

Sea Bright, NJ 07760

Attn: Candace B. Mitchell, Planning Board Secretary

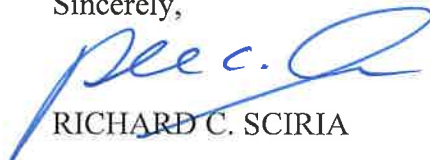
Re: **Martin and Theresa Phan**  
**164 Ocean Avenue**  
**Block 33, Lot 20.01**  
**Application for Amended Site Plan Approval**

Dear Ms. Mitchell:

Enclosed please find the original Affidavit of Publication in the Asbury Park regarding the above matter.

Thank you for your attention to this matter.

Sincerely,



RICHARD C. SCIRIA

RCS:jbm

Enc.

cc: Martin and Theresa Phan (via electronic mail)

**AFFIDAVIT OF PUBLICATION**

**Publisher's Fee \$54.00    Affidavit \$35.00**

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**STATE OF WISCONSIN**  
**Brown County**

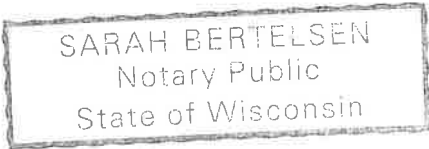
Personally appeared Denise Roberts at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

10/29/2021    A.D 2021

Sarah Bertelsen  
Notary Public State of Wisconsin County of Brown

7/27/25  
My commission expires



BOROUGH OF SEA BRIGHT  
UNIFIED PLANNING BOARD  
NOTICE OF HEARING  
PUBLIC NOTICE

PLEASE TAKE NOTICE, that Martin and Theresa Phan have filed an Application with the Borough of Sea Bright Unified Planning Board regarding the property located at 164 Ocean Avenue, Sea Bright, New Jersey (Block 33, Lot 20.01) for Amended Site Plan Approval from the Resolution entered on February 13, 2018. Specifically, the Applicant will be seeking Amended Site Plan/Bulk ("c") Variance Approval for the following:

- Eliminate the two (2) rear exterior decks;
- Incorporate any front decks or balconies below the roof deck;
- Incorporate "Juliet Balcony(ies)" on the rear elevation of the House;
- Change the contour of the rear stairwell, thereby reducing the length as to the area of the rear stairwell from the back of the house by three (3) feet, which shall not change the footprint of the livable space;
- Incorporate the planting of no less than five (5) trees of similar species, size, height, and caliper as currently exists on the Property in the buffer between the Property and the Association's property;
- Extend the brick wall that runs half-way up the Ocean Avenue exterior stairwell with any other non-transparent material to the entire height of the stairwell. The enclosure of the stairwell triggers a front yard setback variance from Ocean Avenue whereas 25 feet is required and 17 feet is proposed;
- Install a solid barrier (non-transparent) at the left-side railing on the roof deck adjacent to the Lands End Condominium.

The Applicant will also be seeking approval for any and all other Variances and/or Design Waivers which are necessary, or which may become necessary, during the Public hearing process.

The Application is scheduled for a Public Hearing on Tuesday, November 9, 2021, at 7:30 p.m. prevailing time, at the Borough of Sea Bright Beach Pavilion, 3rd Floor, 1097 Ocean Avenue, Sea Bright, New Jersey 07760, at which time you may appear, either in person, or by agent or Attorney, and present any comments, objections, or questions which you may have to the granting of the Application, and/or any component parts thereof.

Copies of pertinent documents are available for public inspection, Monday through Friday, 9:00 a.m. to 4:00 p.m. at the Office of the Board Secretary, located at the Borough of Sea Bright Municipal Building, located at 1099 Ocean Avenue, Sea Bright, New Jersey 07760, and on the municipal website: [www.seabrightnj.org](http://www.seabrightnj.org).

10/27/2021  
Date Richard C. Sciria, Esq.  
Attorney for Applicant  
732-863-9900  
(\$55.80)