

AFFIDAVIT OF MAILING

Millicent Bhalai, of full age, being duly sworn, according to law, deposes and says:

1. I am employed by the firm of Mark R. Aikins, LLC, attorney for the Applicants herein.

2. On Friday, March 12, 2021, I caused to be mailed via certified mail, return receipt requested, a Notice of Hearing (**Exhibit "A"**), of which the attached is a true copy, to the owners of property within two hundred (200') feet of the property designated as **BLOCK 29, LOT 27** on the Tax Map of the Borough of Sea Bright, shown on the attached list (**Exhibit "B"**) which was provided by the Tax Assessor, Borough of Sea Bright.



Millicent Bhalai

Sworn and Subscribed to before me

this 16th day of March, 2021



NOTARY PUBLIC, STATE OF N.J.

LYDIA D. SANTACROCE
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES: 10/14/2021

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

PLEASE TAKE NOTICE that the Applicants, **BRIAN HART** and **VICKI HART**, have submitted a Development Application to the Borough of Sea Bright/Sea Bright Planning Board. The Application involves the property located at 46 Normandie Place, Sea Bright, New Jersey more formally identified as BLOCK 29, LOT 27 (R-2 Zone). The Applicants are seeking bulk variances to permit the demolition of the existing one story (front) residence and the two (2) story (rear) residence and construct a new two (2) story single family residence.

In conjunction with the Application, the Applicants will be seeking the following Variance relief:

Side Yard setback: 7 ft. one side yard set-back required; 13/5.8 ft (rear residence) exists; 6.16 ft. proposed on north side;

8 ft. one side yard set-back required; 3.4/9.9 ft. (front residence) exists; 5.33ft. proposed on south side.

15 ft. combined side-yard setback required; 11.49 ft. proposed

Minimum Lot

Width: 50 ft. required; 37.5 ft. exists and 37.5 ft. proposed (pre-existing)

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

The Planning Board Meeting will take place on **March 23, 2021, at 7:30 pm**. Given the current emergency restrictions in effect (associated with the Coronavirus), please take notice that the Hearing will likely be held by the Sea Bright Planning Board through a Remote Hearing, hosted virtually on the GoTo Meeting platform.

Members of the Public are welcome to, and encouraged to, observe / participate in the Remote Hearing. The meeting will likely be held via a web-meeting conference communication system. Members of the Public can remotely access the meeting, via a smart phone or tablet, via a special link on your computer, or by telephone. For anyone interested in observing and / or otherwise participating in the remote web meeting, the instruction / directions are as follows:

Please join meeting from your computer, tablet, or smartphone:

<https://global.gotomeeting.com/join/821279221>

You can also dial in using your phone:

United States: **1-872-240-3212**

Access Code: **821-279-221**

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

<https://global.gotomeeting.com/install/821279221>

Additional technological assistance and / or additional information can be obtained by contacting the Board Secretary, Candace Mitchell at cmitchell@seabrightnj.org, or 732-842-0099, Ext. 123. Moreover, any access issues / barriers can be addressed to the Applicants' Attorney as well (732-280-2606).

The Application information / plans are or will be available for public inspection, on the Borough Website at least ten (10) days in advance of the Remote Hearing. (In special qualifying circumstances, members of the public are also free to contact the Board Secretary to discuss if any other special / reasonable accommodations can, in good faith, be effectuated to facilitate public review of pertinent documents.)

Members of the public who have questions, comments, or concerns regarding the Web Meeting process, or the Remote Meeting format, should contact the Board Secretary (during regular Borough hours) at the number/email address referenced above. In the event no one is present to immediately answer the phone (because of coronavirus scheduling issues), members of the public are encouraged to leave a message, call back, or send an e-mail message.

Likewise, members of the public should also feel free to contact the Board Secretary, at the above-referenced number, if they have any other questions, issues, concerns, or barriers to participation/ observation.

Members of the public should notify the Board Secretary, in advance, if possible, via e-mail, or phone call, of any anticipated intention to undertake cross-examination, introduce evidence, and / or otherwise make public comments / statements in connection with a particular Application. The purpose of such notification is to ensure to the greatest extent possible, that the technological needs of all are accommodated, and so as to furthermore ensure to the greatest extent possible, that any additional documents to be identified / referenced at the Remote Hearing can hopefully be available for review by all participants and other members of the public. Please note that the preceding sentence will not limit or otherwise block the ability of members of the public to ask questions, make comments, or issue opinions based upon testimony and evidence presented during the Remote Public Hearing.

If the emergency restrictions are no longer in effect, the March 23, 2021 (7:30 pm) meeting may be a live, in-person meeting, which will take place at the Sea Bright Beach Pavilion, 1097 Ocean Avenue 3rd floor, Sea Bright, NJ. Residents are encouraged to view the Municipal website for any additional developments.

MARK R. AIKINS, ESQUIRE
Attorney for Applicants

Applicants' Name: Brian Hart & Vicki Hart

Address c/o Mark R. Aikins, Esquire
Mark R. Aikins, L.L.C.
3350 Route 138, Building 1, Suite 113
Wall, New Jersey 07719
Telephone: 732-280-2606

DATE OF PUBLICATION: MARCH 12, 2021

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

HART

Information requested for properties located within 200' of **Block 29, Lot 27, also known as 46 Normandie Place.**

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

✓ 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
✓ New Jersey American Water Company ✓ 661 Shrewsbury Avenue Shrewsbury, NJ 07702	✓ Two Rivers Water Reclamation Authority ✓ Highland Avenue Monmouth Beach, NJ 07750
✓ 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 nd Floor 1 East Main Street Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of **Block 29, Lot 27, also known as 46 Normandie Place** in the Borough of Sea Bright as submitted by Sea Bright Tax Assessor Timothy Anfuso.

Candace B. Mitchell
Candace B. Mitchell, Administrative Assistant
Borough Clerk's Office

Date: December 20, 2020
Date Request Received: December 14, 2020
Amount Paid: \$10.00

Cc. File

EXHIBIT "B"

✓ 12
38
AW
4/25/2021

OWNER & ADDRESS REPORT

SEA BRIGHT

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200 FOOT OWNERS LIST FOR BLOCK 29, LOT 27

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
28	7	✓	2	WELTY, MICHAEL D. & SARAH D. 49 BELLEVUE PLACE SEA BRIGHT, NJ 07760	49 BELLEVUE PLACE	
28	8	✓	2	ALLOCCA, JOSEPH 2 ATLANTIC WAY SEA BRIGHT, NJ 07760	2 ATLANTIC WAY	
28	9	✓	2	MEYERS, DAVID R & WALKER, CHRISTINA 1806 PARK AVENUE WEEHAWKEN, NJ 07086	4 ATLANTIC WAY	9.01
28	10	dup	1	MEYERS, DAVID & WALKER, CHRISTINA 1806 PARK AVENUE WEEHAWKEN, NJ 07086	548 OCEAN AVENUE	
29	1	✓	2	SB OCEAN HOUSE, LLC 2954 TINCUP CIRCLE BOULDER, CO 80305	536 OCEAN AVENUE	
29	3	✓	2	FARRELL, JOHN M & PATRICIA A 110 GLEN VALLEY ROAD YARDLEY, PA 19067	15 ATLANTIC WAY	
29	4	✓	2	VIGGIANO, THOMAS M. & LAURA 25 LITTLE BROOK ROAD WILTON, CT 06897	13 ATLANTIC WAY	
29	5	✓	2	MC CAULEY, THERESA & JOHN F 8 LOOKOUT PLACE ARDSLEY, NY 10502	11 ATLANTIC WAY	
29	6	✓	2	EARNST, CHAD ALAN 520 MONTAUK DRIVE WESTFIELD, NJ 07090	9 ATLANTIC WAY	
29	7	✓	2	WRAY, KAROLYN 7 ATLANTIC WAY SEA BRIGHT, NJ 07760	7 ATLANTIC WAY	
29	8	✓	2	LIBERATORE, LOUIS & CRISTIN 5 ATLANTIC WAY SEA BRIGHT, NJ 07760	5 ATLANTIC WAY	
29	9	✓	2	ROBINSON, DANON & HANSSSEN, HEATHER 4 TENNIS COURT LANE RUMSON, NJ 07760	1 ATLANTIC WAY	
29	10	✓	2	PARKER, TIMOTHY J. & NICOLA J. 92-1027 KOIO DR. APT. D KAPOLEI, HI 96707	3 ATLANTIC WAY	
29	11	✓	2	BRIGGS, RICHARD E & MARGARET A 534 OCEAN AVENUE SEA BRIGHT, NJ 07760	534 OCEAN AVENUE	
29	12	✓	2	LEPIS, JOSEPH JR & SARAH 532 OCEAN AVENUE SEA BRIGHT, NJ 07760	532 OCEAN AVENUE	
29	13	✓	2	MYERS, SAMUEL 18 AVE DE LOUVECIENNES ST CLOUD, PARIS, FRANCE 78170	530 OCEAN AVENUE	
29	14	✓	2	BROOKS, CATHERINE P. 1175 YORK AVE APT. 1L NEW YORK, NY 10021	528 OCEAN AVENUE	
29	15	✓	2	HOURIHAN, JAMES W. & MAUREEN A. 526 OCEAN AVENUE SEA BRIGHT, NJ 07760	526 OCEAN AVENUE	16
29	17	✓	2	ZANG, EDWARD & PRIVETTE, DEMETRA 522 OCEAN AVENUE SEA BRIGHT, NJ 07760	522 OCEAN AVENUE	

OWNER & ADDRESS REPORT

SEA BRIGHT

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200 FOOT OWNERS LIST FOR BLOCK 29, LOT 27

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
29	18		✓2	NOTARO, RALPH & JOHN VINCENT 518 OCEAN AVENUE SEA BRIGHT, NJ 07760	518 OCEAN AVENUE	
29	19		✓2	LANZA, THOMAS J. & DEBORAH K. 1009 MAPLE AVENUE SOUTH PLAINFIELD, NJ 07080	514 OCEAN AVENUE	
29	20		✓2	LARGEY, THOMAS P & JOAN C PO BOX 802 NEW MONMOUTH, NJ 07748	1 BEACHWAY	
29	21		✓2	LARSEN, DONNA G & GREGORY 422 73RD ST BROOKLYN, NY 11209	48A NORMANDIE PLACE	21.01
29	22		✓2	LOGAN, JANET 42 NORMANDIE PLACE SEA BRIGHT, NJ 07760	42 NORMANDIE PLACE	22.01
29	23		✓2	GIANNATASIO, NICOLAS 101 TYRELLAN AVE S-110 STATEN ISLAND, NY 10309	48 NORMANDIE PLACE	23.01
29	24		✓2	KHACHATURIAN, KATHLEEN CAROL 265 FOREST AVENUE GLEN RIDGE, NJ 07028	41 NORMANDIE PLACE	24.01
29	25		✓2	SALZANO, JOHN 45 NORMANDIE PLACE SEA BRIGHT, NJ 07760	45 NORMANDIE PLACE	25.01
29	26		✓2	MOHR, BARRY & SAUNDRA 43 NORMANDIE PLACE SEA BRIGHT, NJ 07760	43 NORMANDIE PLACE	26.01
29	28		✓2	SMITH, MARTIN V & LINDA 50 NORMANDIE PLACE SEA BRIGHT, NJ 07760	50 NORMANDIE PLACE	