



ANSELL GRIMM & AARON PC

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140 GRAND STREET
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MICHAEL V. BENEDETTO
DAVID B. ZOLOTOROFE
DONNA L. MAUL •
RICK BRODSKY •
LAWRENCE H. SHAPIRO • □
ROBERT A. HONECKER, JR. □ §
JENNIFER S. KRIMKO
FREDERICK C. RAFFETTO ~
JOSHUA S. BAUCHNER •
DAVID J. BYRNE □
ANDREA B. WHITE ••

EDWARD J. AHEARN
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MELANIE J. SCROBLE
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RAHOOL PATEL •
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HON. RAYMOND A. HAYSER, J.T.C. (RET)
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)

LICENSED ALSO IN:
Δ D.C. • MASS. • N.Y. • WASH.
†† PENN. - FLA. ∇ CALIF.

‡ FELLOW, AMERICAN
ACADEMY OF MATRIMONIAL
LAWYERS

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

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

• CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
MATRIMONIAL LAW ATTORNEY

Email: jsk@ansellgrimm.com
Direct Dial: 732-643-5284

May 20, 2021

RECEIVED

MAY 21 2021

Borough of Sea Bright

Via Federal Express and Email cmitchell@seabrightnj.org

Borough of Sea Bright Planning/Zoning Board

Attn: Candace B. Mitchell, Board Secretary

1099 Ocean Avenue

Sea Bright, New Jersey 07760

RE: Raymond C. Lena/Variance Application

PQ: 1070 Ocean Avenue

Block 16, Lot 3

Our File No. 94817-0

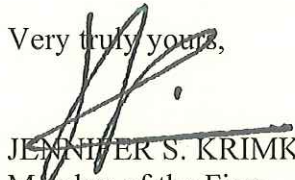
Dear Ms. Mitchell:

With regard to the above-referenced matter and in anticipation of the hearing on May 25, 2021, enclosed herein please find the following:

1. Copy of the Notice of Hearing;
2. Affidavit of Publication;
3. Copy of the Certified List of Property Owners;
4. Affidavit of Mailing; and
5. Certified Mail Slips.

My best.

Very truly yours,



JENNIFER S. KRIMKO
Member of the Firm

JSK/lm
Enclosure

c.c. Raymond C. Lena (w/enc.) Via Email rlena@yahoo.com; anjelicas1@gmail.com
Monica Kowalski, Esq., Board Attorney (w/enc.) Via Email mckowalskiesq@aol.com



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Email: jsk@ansellgrimm.com
Telephone No. 732-922-1000

BOROUGH OF SEA BRIGHT

IN THE MATTER OF THE APPLICATION
OF RAYMOND C. LENA FOR PREMISES
KNOWN AS LOT 3 IN BLOCK 16 ON THE
OFFICIAL TAX MAP OF THE BOROUGH
OF SEA BRIGHT

NOTICE OF HEARING Pursuant to N.J.S.A. 40:55D-12

PLEASE TAKE NOTICE that in accordance with N.J.S.A. 10:4-12, the "Open Public Meetings Act", you are hereby notified that the Planning/Zoning Board of the Borough of Sea Bright will hold a **Virtual Regular Meeting** on **Tuesday, May 25, 2021 at 7:30 p.m.** to consider the application of Raymond C. Lena for Angelica's Restaurant on premises known as Lot 3 in Block 16 as shown on the Official Tax Map of the Borough of Sea Bright and located at 1070 Ocean Avenue, Sea Bright, New Jersey (the "Property").

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

Due to the current Coronavirus/COVID-19 State Directives, this meeting is being held **virtually/remotely via Go To Meeting**. You are hereby notified that you are invited to participate in this remote hearing and present any and all comments you may have to the granting of said approvals. Instructions on how to access the meeting via Go To Meeting are listed below.

HOW TO ATTEND/PARTICIPATE/VIEW/HEAR REMOTE HEARING:

Members of the public are welcome to, and encouraged to, observe/participate in the remote hearing. The meeting will be held via a Web-Meeting Conference Communication System. Members of the public can access the meeting via a computer, tablet or smartphone, 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 instructions/directions are as follows:

Join GoToMeeting from your computer, tablet or smartphone:

<https://global.gotomeeting.com/join/817924533>

To join GoToMeeting meeting via telephone dial the following number:

United States: +1 (872) 240-3311

Access Code: 817-924-533

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

<https://global.gotomeeting.com/install/817924533>

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.

PUBLIC PARTICIPATION:

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 May 25, 2021. 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.

THE APPLICATION:

Applicant is seeking approval to maintain existing awnings attached to south side of the existing building located on the Property, which awnings were installed without the benefit of prior permits. The awnings serve to decorate and cover the outside dining in that area adjacent to the building. In conjunction with the approval, Applicant seeks bulk variance relief pursuant to NJSA 40:55D-70.c to permit:

1. Awnings attached to a blank wall on a building and not over an opening, whereas the Ordinance requires that awnings reflect the shape of the opening they relate to.
2. Awnings attached to a building that extend approximately 9 feet off the building face, whereas the Ordinance mandates that awnings may not extend more than 4 feet off of the building.

Applicant also expressly makes application for any additional exceptions, waivers, variances, interpretations and other approvals as reflected on the filed plans (as same may be further amended from time to time without further notice) and as may be determined to be necessary by the Board during the review and processing of the application.

PLEASE TAKE FURTHER NOTICE that you are invited attend this virtual/remote public hearing either by web conference or telephone as outlined above to present any and all comments you may have to the granting of said approvals. 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 with the Planning Board office located at 1099 Ocean Avenue, Sea Bright, New Jersey and are available for inspection as outlined above.

ANSELL GRIMM & AARON, PC
Attorneys for Applicant



JENNIFER S. KRIMKO, ESQ.

May 13, 2021

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$104.40 Affidavit \$35.00

STATE OF WISCONSIN

Brown County

Personally appeared Amy Kalkott 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 as follows:

05/15/2021 A.D 2021

Pang Pappathopoulos
Notary Public, State of Wisconsin, County of Brown

10/23/2023
My commission expires

PANG PAPPATHOPOULOS
Notary Public
State of Wisconsin

BOROUGH OF SEA BRIGHT

NOTICE OF HEARING
Pursuant to N.J.S.A. 40:55D-12

IN THE MATTER OF THE APPLICATION OF
RAYMOND C. LENA FOR PREMISES KNOWN
AS LOT 3 IN BLOCK 16 ON THE OFFICIAL
TAX MAP OF THE BOROUGH OF SEA BRIGHT

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ANSELL GRIMM & AARON, PC
Attorneys for Applicant

JENNIFER S. KRIMKO, ESQ.

May 12, 2021
(\$104.40)

IN THE MATTER OF THE APPLICATION
OF RAYMOND C. LENA FOR PREMISES
KNOWN AS LOT 3 IN BLOCK 16 ON THE
OFFICIAL TAX MAP OF THE BOROUGH
OF SEA BRIGHT

AFFIDAVIT OF MAILING

STATE OF NEW JERSEY :
 : SS
COUNTY OF MONMOUTH :

LAURA MCCUE, being duly sworn according to law deposes and says:


1. A Notice of Hearing in regard to the above application was mailed by me, certified mail; return receipt requested, at the Ocean Township Post Office, Fairmont Avenue, Ocean Township, New Jersey to all property owners within 200 feet, in accordance with a certified list provided, together with all other parties in interest on May 14, 2021.

2. Copies of the Notice of Hearing, certified list of property owners, PS Forms 3800 and 3811 are attached hereto and made a part hereof.



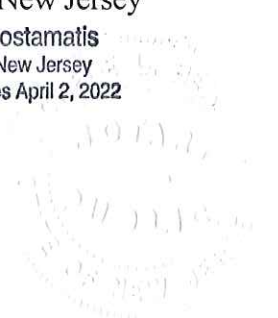
LAURA MCCUE

Sworn to and subscribed before me
this 20th day of May, 2021

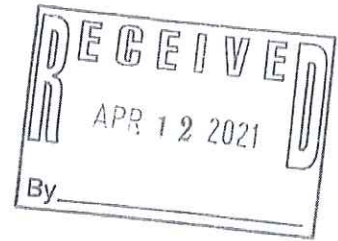


Notary Public of New Jersey

Michele L. Vlachostamatis
A Notary Public of New Jersey
My Commission Expires April 2, 2022



**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 16, Lot 3, also known as 1070 Ocean Avenue.

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 ✓ 1 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 ✓ East Main Street Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of Block 16, Lot 3, also known as 1070 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: April 6, 2021
 Date Request Received: April 3, 2021
 Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

04/03/21 Page 1 of 3

200 FOOT OWNERS LIST FOR BLOCK 16, LOT 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
15	1		4A	MARIANNE & KRISTIN, LLC 3 MARA VISTA DRIVE MONMOUTH BEACH, NJ 07750	1092 OCEAN AVENUE	
15	2		4A	BEACHFRONT JOE, LLC 740 IRVING PLACE SECAUCUS, NJ 07094	1084 OCEAN AVENUE	
15	3		1	BREAK AT SEA BRIGHT LLC 305 BOND STREET ASBURY PARK, NJ 07712	1080 OCEAN AVENUE	
15	4.01		1	RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY 11232	4 RIVER STREET	
15	4.02		1	<i>DUP</i> RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY 11232	4A RIVER STREET	} 1 Notice sent to 165 27th St., Brooklyn, NY (owner)
15	4.03		1	<i>DUP</i> RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY 11232	4B RIVER STREET	
15	4.04		1	<i>DUP</i> RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY 11232	4C RIVER STREET	
15	4.05		1	<i>DUP</i> RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY 11232	3C SOUTH STREET	
15	4.06		1	<i>DUP</i> RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY 11232	3B SOUTH STREET	
15	4.07		1	<i>DUP</i> RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY 11232	3A SOUTH STREET	
15	4.08		1	<i>DUP</i> RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY 11232	3 SOUTH STREET	
15	5		1	C. J. & M. ASSOC OF SEA BRIGHT, LLC PO BOX 419 KINGSTON, NJ 08528	6 RIVER STREET	
16	1		4A	1076 OCEAN, LLC 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760	1076 OCEAN AVENUE	
16	2		4A	1072 SEA BRIGHT, LLC 376 OCEAN AVENUE SEA BRIGHT, NJ 07760	1072 OCEAN AVENUE	
16	3		4A	LENA, RAYMOND C. & PHYLLIS N. 570 MONMOUTH PLACE LONG BRANCH, NJ 07740	1070 OCEAN AVENUE	
16	4		4A	AMCK, LLC 21 CREST DRIVE SOUTH CRESSKILL, NJ 07624	1066 OCEAN AVENUE	
16	4.01		4A	TREZZA REALTY HOLDING LLC. 183 BERNARD DRIVE RED BANK, NJ 07701	1068 OCEAN AVENUE	
16	5		4A	GBW REALTY, LLC 46 MONMOUTH BLVD. OCEANPORT, NJ 07757	1062 OCEAN AVENUE	
16	6		4A	1060 OCEAN AVENUE LLC 152 DORCHESTER WAY SHREWSBURY, NJ 07702	1060 OCEAN AVENUE	

OWNER & ADDRESS REPORT

SEA BRIGHT

04/03/21 Page 2 of 3

200 FOOT OWNERS LIST FOR BLOCK 16, LOT 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
16	7		1	ADAMS, JAMES R. & JO-ANN 1184 OCEAN AVE UNIT B-1 SEA BRIGHT, NJ 07760	1056 OCEAN AVENUE	
16	8		4A	CHARLOTTE REALTY HOLDINGS, LLC 1054 OCEAN AVENUE SEA BRIGHT, NJ 07760	1054 OCEAN AVENUE	
16	9		4A	SAVI SQUARE, LLC 37 MERIDIAN ROAD EDISON, NJ 08820	1050 OCEAN AVENUE	
16	10		2	ADAMS, JAMES R. & JO-ANN K. 1184 OCEAN AVE UNIT B-1 SEA BRIGHT, NJ 07760	4 PENINSULA AVENUE	
16	11		2	ROSS, MICHAEL T & PAMELA M 6 PENINSULA AVENUE SEA BRIGHT, NJ 07760	6 PENINSULA AVENUE	
16	12		1	SULLIVAN, RICHARD G. 1071 OCEAN AVENUE SEA BRIGHT, NJ 07760	7 BADMINTON COURT	
16	13		1	1060 OCEAN AVENUE LLC 152 DORCHESTER WAY SHREWSBURY, NJ 07702	4 PACKER PLACE	
16	14		2	MARTIN, IVAN WANAT 19 CONOVER LANE RUMSON, NJ 07760	3 BADMINTON COURT	
16	15.01		15F	ASSESSED WITH BLOCK 16 LOTS 15.03 THRU 15.10 AS PART OF COMMON ELEMENTS 07760	2 BADMINTON COURT	
16	15.02		4A	MONMOUTH SQUASH CLUB, LLC 1071 OCEAN AVENUE SEA BRIGHT, NJ 07760	1071 OCEAN AVENUE	
16	15.03		2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 1	<p>1 Notice sent to owner at 7534 Ridgefield Lane Lake Worth, FL</p>
16	15.04		2	<i>DUP</i> MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 2	
16	15.05		2	<i>DUP</i> MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 3	
16	15.06		2	<i>DUP</i> MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 4	
16	15.07		2	<i>DUP</i> MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 5	
16	15.08		2	<i>DUP</i> MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 6	
16	15.09		2	<i>DUP</i> MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 7	
16	15.10		2	<i>DUP</i> MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 8	
16	15.11		2	<i>DUP</i> MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 9	

OWNER & ADDRESS REPORT

SEA BRIGHT

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200 FOOT OWNERS LIST FOR BLOCK 16, LOT 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
16	15.12		2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 10	
16	16		2	OCEAN RIVER ESTATES, LLC 37 MERIDIAN ROAD EDISON, NJ 08820	14 PENINSULA AVENUE	
16	18.01		1	SULLIVAN, RICHARD G. 1071 OCEAN AVENUE SEA BRIGHT, NJ 07760	14 BADMINTON COURT	
16	19.01		2	CHOTA, GJON & POPOVIC, VERA & MICHAEL 6 MOORE RD BRONXVILLE, NY 10708	12 BADMINTON COURT	
16	20		2	LI, MINGWEI 10 THORESEN ROAD WARREN, NJ 07059	8 BADMINTON COURT	
16	22		2	JCP&L %TAX DEPARTMENT 800 CABIN HILL DRIVE GREENSBURG, PA 15601	23 RIVER STREET	
16	23		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	19 RIVER STREET	
16	24		2	JOHNSON, LESLIE A. & HUTTON, MAE E. 15 RIVER STREET SEA BRIGHT, NJ 07760	15 RIVER STREET	
16	25		2	13 RIVER STREET, LLC 15-17 SOUTH 7TH AVE SU-2 LONG BRANCH, NJ 07740	13 RIVER STREET	
16	26		2	FORSMAN, JOHN ROBERT ETAL 1202 EAST LOMITA AVENUE ORANGE, CA 92867	9 RIVER STREET	
16	27		2	GOTTI, JOHN G. 11 RIVER STREET SEA BRIGHT, NJ 07760	11 RIVER STREET	
16	28		2	5 RIVER 5, LLC 585 SECOND AVENUE LONG BRANCH, NJ 07740	5 RIVER STREET	
23	1		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	1099 OCEAN AVENUE	
23	2.01		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	1061 OCEAN AVENUE	
23	2.02		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	1051 OCEAN AVENUE	