

PLANNING/ZOING BOARD
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY

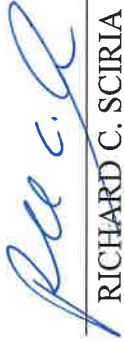
Re: Martin and Theresa Phan
164 Ocean Avenue
Block 33, Lot 20.02

AFFIDAVIT OF MAILING

RICHARD C. SCIRIA, of full age, being duly sworn upon his oath deposes and says:

On October 1, 2021, I 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, were placed in a receptacle at the United States Post Office, Red Bank, New Jersey.

The certified mailing receipts are attached hereto and made a part of this Affidavit.


RICHARD C. SCIRIA

Sworn and Subscribed to before me
this 5th day of October, 2021.



JUDITH B. MCGROGAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 50040676
My Commission Expires 06/23/2026

**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. Specifically, the Applicant will be seeking Amended Site Plan 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;
- 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, October 12, 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.

09/30/2021

Date

Richard C. Sciria, Esq.
Attorney for Applicant
732-842-7900

**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 33, Lot 20.01, also known as 164 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 1 East Main Street Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of Block 33, Lot 20.01, also known as 164 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: September 13, 2021
Date Request Received: September 7, 2021
Amount Paid: \$10.00

Cc. File

SEA BRIGHT

OWNER & ADDRESS REPORT

200 FOOT OWNERS LIST FOR BLOCK 33, LOT 20.01

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
23	129		1	LAND'S END CONDOMINIUM ASSN INC %DVS PROPERTY 15 BAY AVE HIGHLANDS, NJ 07732	EAST OCEAN AVENUE	COMMON ELEMENTS
23	129.01		15F	ASSESSED WITH BLOCK 33.01 THRU BLOCK 33.04 AS PART OF COMMON ELEMENTS 07760	EAST OCEAN AVENUE	
23	130		1	MOUNTAIN VIEW VILLAS AT SEA BRIGHT 754 HYSLIP AVENUE WESTFIELD, NJ 07090	EAST OCEAN AVENUE	
23	132		1	FIALKO, RUTH 158 OCEAN AVENUE SEA BRIGHT, NJ 07760	EAST OCEAN AVENUE	
23	133		1	KILLYK, BOHDAN M 11327 NARROW TRAIL TERR. BELTSVILLE MARYLAND 20705	EAST OCEAN AVENUE	
23	134		15F	NORTH POINTE CONDO ASSOCIATION 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	EAST OCEAN AVENUE	
33	19		1	LAND'S END CONDO ASSOCIATION %DVS PROPERTY 15 BAY AVE HIGHLANDS, NJ 07732	174 OCEAN AVENUE	19.01 THRU 19.04
33	20.02		1	MOUNTAIN VIEW VILLAS AT SEA BRIGHT 754 HYSLIP AVENUE WESTFIELD, NJ 07090	2 MOUNTAIN VIEW WAY	
34	1		2	FIALKO, RUTH 215 BAMBOO ROAD PALM BEACH SHORES, FL 33404	158 OCEAN AVENUE	
34	2		2	KILLYK, BOHDAN M 11327 NARROW TRAIL TERR. BELTSVILLE, MARYLAND 20705	154 OCEAN AVENUE	
34	3.03		2	MOUNTAIN VIEW VILLAS AT SEA BRIGHT 754 HYSLIP AVENUE WESTFIELD, NJ 07090	6 MOUNTAIN VIEW WAY	
34	3.04		2	MOUNTAIN VIEW VILLAS AT SEA BRIGHT 754 HYSLIP AVENUE WESTFIELD, NJ 07090	4 MOUNTAIN VIEW WAY	
34	3.05		1	MOUNTAIN VIEW VILLAS AT SEA BRIGHT 754 HYSLIP AVENUE WESTFIELD, NJ 07090	3 MOUNTAIN VIEW WAY	
34	3.06		1	MOUNTAIN VIEW VILLAS AT SEA BRIGHT 754 HYSLIP AVENUE WESTFIELD, NJ 07090	1 MOUNTAIN VIEW WAY	
34	4		15F	NORTH POINT CONDO ASSOCIATION 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE	4.01
33.01	1		2	HENDERSON, GEORGE & O'CONNOR, SUSAN 174 OCEAN AVENUE UNIT 2 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 2	
33.01	2		2	DI NICOLA, PETER F. & TERESA A. 174 OCEAN AVENUE UNIT 4 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 4	
33.01	3		2	MUKA, LAURA & LAWRENCE LEONARD 1107 EVERGREEN ROAD YARDLEY, PA 19067	174 OCEAN AVENUE UNIT 6	
33.01	4		2	VON ZIEGESAR, ELIZABETH T. PO BOX 3126 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 8	

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
33.01	5		2	FARRELL, MICHAEL R 135 E 83RD ST APT. 9D NEW YORK, NY 10028	174 OCEAN AVENUE UNIT 10	
33.02	1		2	PRA SISTO, JOAN M & ALBERT J 174 OCEAN AVENUE, UNIT 12 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 12	
33.02	2		2	MURPHY, ARTHUR H. & SHEILA A. 174 OCEAN AVENUE UNIT 14 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 14	
33.02	3		2	GRAHAM, CAROL A. 174 OCEAN AVENUE UNIT 16 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 16	
33.02	4		2	PARISE, SABRINA P 174 OCEAN AVENUE UNIT 18 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 18	
33.02	5		2	CHIARA, GERARD THOMAS & CATHERINE A 174 OCEAN AVENUE UNIT 20 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 20	
33.02	6		2	HOLZBERG, HERBERT & SHIRLEY 174 OCEAN AVENUE UNIT 22 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 22	
33.02	7		2	NOONE, MARY J. & MARY C. TRUSTEE 174 OCEAN AVENUE UNIT 24 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 24	
33.03	1		2	LISTER, DENNIS & VIOLET 174 OCEAN AVENUE UNIT 26 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 26	
33.03	2		2	GRACIAS, VICENTE H. & WENDY K. 44 CAMEO DRIVE CHERRY HILL, NJ 08003	174 OCEAN AVENUE UNIT 28	
33.03	3		2	PIEFER, H. ARTHUR & BERNADETTE J. 174 OCEAN AVENUE UNIT 30 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 30	
33.03	4		2	JANAZZO, DAVID & SUSAN 174 OCEAN AVENUE UNIT 32 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 32	
33.03	5		2	CALIENDO, NICHOLAS A. & DIANA S. 174 OCEAN AVENUE UNIT 34 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 34	
33.03	6		2	BOUDAKIAN, THOMAS & NANCY 174 OCEAN AVENUE UNIT 36 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 36	
33.03	7		2	SERAFIN-FAHIMI, MALGORZATA 902 EWING AVENUE FRANKLIN LAKES, NJ 07417	174 OCEAN AVENUE UNIT 38	
33.04	1		2	MACDONALD, DONALD 25 VILLAGE ROAD SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 40	
33.04	2		2	GAUGHAN, ERIN E 174 OCEAN AVENUE UNIT 42 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 42	
33.04	3		2	LEIGHTON, MICHAEL & ENGLERT, GAYLE 174 OCEAN AVENUE UNIT 44 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 44	
33.04	4		2	SPIJAM TRUST 114 EAST 13TH ST 11D NEW YORK, NY 10003	174 OCEAN AVENUE UNIT 46	

SEA BRIGHT

OWNER & ADDRESS REPORT

200 FOOT OWNERS LIST FOR BLOCK 33, LOT 20.01

09/11/21 Page 3 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
33.04	5		2	LOBOVSKY, ALEXANDER & LARISA 174 OCEAN AVENUE UNIT 48 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 48	

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<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
Postage	\$ 0.58
Total	\$ 4.33

New Jersey Natural Gas Company
1415 Wyckoff Road
Wall, NJ 07727

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
Postage	\$ 0.58
Total	\$ 4.33

Two Rivers Reclamation Authority
1 Highland Avenue
Monmouth Beach, NJ 07750

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
Postage	\$ 0.58
Total	\$ 4.33

Comcast Center
1701 John F. Kennedy Blvd.
Philadelphia, PA 19103

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Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, NJ 07760

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
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Postage	\$ 0.58
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New Jersey American Water Company
661 Shrewsbury Avenue
Shrewsbury, NJ 07702

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State of New Jersey (for Coastal Waters)
Division of Coastal Resources
P.O. Box 401
Trenton, NJ 08625

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Total	\$ 4.33

State of New Jersey (for State Hwy. 36)
Commissioner, Dept. of Transportation
1035 Parkway Avenue
P.O. Bo 600
Trenton, NJ 08625

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Total \$4.33
Sent North Pointe Condo Association
Street 1390 State Route 36, #103
City Hazlet, NJ 07730

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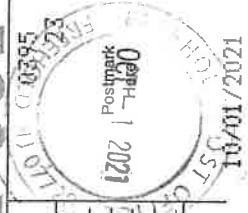
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Total \$4.33
Sent Fialko, Ruth
Street 158 Ocean Avenue
City Sea Bright, NJ 07760

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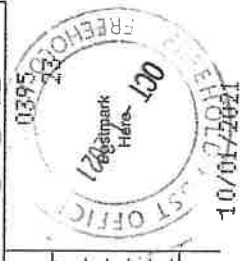
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Total \$4.33
Sent Land's End Condominium Assn. Inc.
Street %DVS Property
City 15 Bay Ave.
Highlands, NJ 07732

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Total \$4.33
Sent Jersey Central Power & Light
Street Area Mgr. Central New Jersey
City 1500 Florence Avenue
Union Beach, NJ 07735

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Total \$4.33
Sent Kilyk, Bohdan M.
Street 11327 Narrow Trail Terr.
City Beltsville, Maryland 20705

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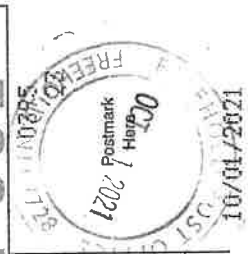
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Total \$4.33
Sent Mountain View Villas at Sea Bright
Street 754 Hyslip Avenue
City Westfield, NJ 07090

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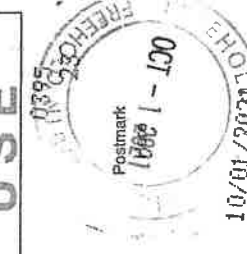
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Postage \$0.58

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Sent Monmouth County Planning Board
Street Hall of Records Annex - 2nd Floor
City 1 East Main Street
Freehold, NJ 07728

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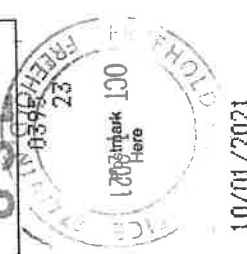
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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
Postage \$0.58

Total \$4.33
Sent Verizon
Street 175 W. Main St.
City Freehold, NJ 07728
Attn: Corp. Sec./Right of Way Agent

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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

10/01/2021

\$4.33

Graham, Carol A.
174 Ocean Avenue, Unit 16
Sea Bright, NJ 07760

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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

10/01/2021

\$4.33

PRA Sisto, Joan M. & Albert J.
174 Ocean Avenue, Unit 12
Sea Bright, NJ 07760

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

10/01/2021

\$4.33

Von Ziegesar, Elizabeth T.
P.O. Box 3126
Sea Bright, NJ 07760

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Di Nicola, Peter F. & Teresa A.
174 Ocean Avenue Unit 4
Sea Bright, NJ 07760

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Murphy, Arthur H. & Sheila A.
174 Ocean Avenue, Unit 14
Sea Bright, NJ 07760

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Farrell, Michael R.
135 E. 83rd St. Apt. 9D
New York, NY 10028

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Muka, Laura & Lawrence Leonard
1107 Evergreen Road
Yardley, PA 19067

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Henderson, George & O'Connor, Susan
174 Ocean Avenue Unit 2
Sea Bright, NJ 07760

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Sent: Janazzo, David & Susan
Street: 174 Ocean Avenue, Unit 32
City: Sea Bright, NJ 07760

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Sent: Gracias, Vicente H. & Wendy K.
Street: 44 Cameo Drive
City: Cherry Hill, NJ 08003

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Sent: Noone, Mary J. & Mary C. Trustee
Street: 174 Ocean Avenue, Unit 24
City: Sea Bright, NJ 07760

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Sent: Chiara, Gerard Thomas & Catherine A.
Street: 174 Ocean Avenue, Unit 20
City: Sea Bright, NJ 07760

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Sent: Pfeifer, Ft. Arthur & Bernadette J.
Street: 174 Ocean Avenue, Unit 30
City: Sea Bright, NJ 07760

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Sent: Lister, Dennis & Violet
Street: 174 Ocean Avenue, Unit 26
City: Sea Bright, NJ 07760

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Sent: Holzberg, Herbert & Shirley
Street: 174 Ocean Avenue, Unit 22
City: Sea Bright, NJ 07760

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Sent: Parise, Sabrina P.
Street: 174 Ocean Avenue, Unit 18
City: Sea Bright, NJ 07760

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Spifam Trust
114 East 13th St. 11D
New York, NY 10003

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Leighton, Michael & Englert, Gayle
174 Ocean Avenue, Unit 44
Sea Bright, NJ 07760

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Macdonald, Donald
25 Village Road
Sea Bright, NJ 07760

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Boudakian, Thomas & Nancy
174 Ocean Avenue, Unit 36
Sea Bright, NJ 07760

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New York, NY 10003

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Gaughan, Erin E.
174 Ocean Avenue, Unit 42
Sea Bright, NJ 07760

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Serafin-Fahimi, Malgorzata
902 Ewing Avenue
Franklin Lake, NJ 07417

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Caliendo, Nicholas A. & Diana S.
174 Ocean Avenue, Unit 34
Sea Bright, NJ 07760

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