

ANSELL GRIMM & AARON
1500 Lawrence Avenue
CN 7807
Ocean, New Jersey 07712
(732) 922-1000
Attorneys for Applicant

**IN THE MATTER OF THE APPLICATION OF
552 OCEAN AVENUE LLC**

**AFFIDAVIT OF PROOF
OF SERVICE**

STATE OF NEW JERSEY)
) ss.
COUNTY OF MONMOUTH)

RICK BRODSKY, of full age, being duly sworn according to law, upon his oath, deposes and says:

1. I am an Attorney at Law of the State of New Jersey, a partner with the firm of Ansell Grimm & Aaron, and the attorney in charge of the application of 552 Ocean Avenue, LLC for the firm.

2. 552 Ocean Avenue, LLC is the applicant in the proceedings before the Planning/Zoning Board of the Borough of Sea Bright, New Jersey, being an appeal or application under the revised ordinances of the Borough of Sea Bright and relating to premises located at 552 Ocean Avenue, Block 28, Lot 2, Borough of Sea Bright, New Jersey.

3. On September 3, 2021, our firm 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 and were mailed from the United States Post Office Ocean Branch, Ocean, New Jersey. The mailing receipts are attached hereto and made a part of this Affidavit.

I certify that the foregoing information is true and correct to the best of my knowledge and belief. I am aware that if any of the foregoing is willfully false, I am subject to punishment.

ANSELL GRIMM & AARON
Attorneys for Applicant

By: _____
RICK BRODSKY, ESQ.

Sworn to and subscribed before me
this 3rd day of September, 2021



A Notary Public of New Jersey
(Sign, stamp, seal and commission expiration date)

ALISON H. NEARY
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES SEPT. 13, 2025

094483.000000.71493701

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CN7807
OCEAN, NEW JERSEY 07712
732-922-1000
732-922-6161 (FAX)

366 RIFLE CAMP ROAD
WOODLAND PARK, NEW JERSEY 07424
973-247-9000
973-247-9199 (FAX)

214 CARNEGIE CENTER
SUITE 112
PRINCETON, NEW JERSEY 08540
609-751-5551

140 GRAND STREET
SUITE 705
WHITE PLAINS, NEW YORK 10601
800-569-3888

41 UNIVERSITY DRIVE
SUITE 400
NEWTOWN, PENNSYLVANIA 18940
267-757-8792
www.ansellgrimm.com

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COURT OF NEW JERSEY AS A
CIVIL TRIAL ATTORNEY
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COURT OF NEW JERSEY AS A
CRIMINAL TRIAL ATTORNEY
* CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
MATRIMONIAL LAW ATTORNEY

BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NEW JERSEY NOTICE OF HEARING

TO ALL OWNERS OF PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 28, LOT 2.

PLEASE TAKE NOTICE that 552 Ocean Avenue, LLC has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to permit the raising of the existing single-family home to comply with current flood regulations, and to construct an addition to the second floor, a new attic, a pool and a rear deck, with respect to premises located in the R-2 Zone and known as Block 28, Lot 2 on the Tax Map of the Borough of Sea Bright, and commonly known as 552 Ocean Avenue, Sea Bright, New Jersey. Applicant is seeking the following variances:

- (i) “d” variance: 130-39.C - Maximum building height of 37.7 feet (2.5 stories) proposed, where 26.3 feet (2.5 stories) is existing and a maximum of 33.0 feet (2.5 stories) is permitted (on an undersized lot). “D” variance required because more proposed height exceeds maximum permitted height by more than a 10% increase
- (ii) “c” variance: 130-39.C – Minimum lot width of 35 feet existing and proposed, where 50 feet is required
- (iii) “c” variance: 130-39.C – Minimum side yard (either side/both sides) of 2 feet/6.4 feet existing and proposed, where 7 feet/15 feet is required (existing non-conformity intensified)

In addition, the Applicant will request such other variances, exceptions, interpretations and design waivers as may be determined to be necessary by the Planning/Zoning Board, and/or its professionals, in order to develop this property as stated above and will amend its application on the record accordingly.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, September 14, 2021 at 7:30 p.m. at the Sea Bright Beach Pavilion, 3rd Floor, 1097 Ocean Avenue, Sea Bright, New Jersey, 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.

A copy of the maps and application documents have been filed in the office of the Board Secretary and are available for public inspection at the Borough Hall, 1099 Ocean Avenue, Sea Bright, New Jersey during normal business hours and are available on the Borough website at www.seabrightnj.org.

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

ANSELL GRIMM & AARON
Attorneys for Applicant

By: 
RICK BRODSKY, ESQ.

Dated: August 26, 2021

AG&A | ANSELL GRIMM & AARON PC
COUNSELLORS AT LAW

095077.000000.73050391

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

Information requested for properties located within 200' of Block 28, Lot 2, also known as 552 Ocean Avenue.

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

<p>✓ Borough of Sea Bright 1099 Ocean Avenue Sea Bright, NJ 07760</p>	<p>✓ State of New Jersey (for State Hwy 36) Commissioner, Department of Transportation 1035 Parkway Avenue P.O. Box 600 Trenton, NJ 08625</p>
<p>✓ Comcast Comcast Center 1701 John F Kennedy Blvd. Philadelphia, PA 19103</p>	<p>✓ State of New Jersey (for Coastal Waters) Division of Coastal Resources P.O. Box 401 Trenton, NJ 08625</p>
<p>✓ New Jersey American Water Company 661 Shrewsbury Avenue Shrewsbury, NJ 07702</p>	<p>✓ Two Rivers Water Reclamation Authority 1 Highland Avenue Monmouth Beach, NJ 07750</p>
<p>✓ New Jersey Natural Gas Company 1415 Wyckoff Road Wall, NJ 07719</p>	<p>✓ Verizon 175 W. Main St Freehold, NJ 07728 Attn: Corporate Secretary/Right of Way Agent</p>
<p>✓ Jersey Central Power & Light Area Manager Central New Jersey 1500 Florance Avenue Union Beach, NJ 07735</p>	<p>✓ Monmouth County Planning Board Hall of Records Annex – 2nd Floor 1 East Main Street Freehold, NJ 07728</p>

Attached is a true list of the Property Owners within 200' of Block 28, Lot 2, also known as 552 Ocean Avenue in the Borough of Sea Bright as submitted by Sea Bright Tax Assessor Timothy Anfluso.


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

Date: July 6, 2021
 Date Request Received: June 25, 2021
 Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 28, LOT 2

07/03/21 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
23	61		1	PORTO, ALAN & JANET 3 DORCHESTER DRIVE DENVERILLE, NJ	EAST OCEAN AVENUE	
23	62		1	STOEVER, ROLAND 560 OCEAN AVENUE SEA BRIGHT, NJ	EAST OCEAN AVENUE	
23	63		1	BONELLO, JOHN L. JR & MELLISSA PO BOX 386 RUMSON, NJ	EAST OCEAN AVENUE	
23	64		1	HALL, SCOTT & BUSSON, INGRID 556 OCEAN AVENUE SEA BRIGHT, NJ	EAST OCEAN AVENUE	
23	65		1	552 OCEAN AVENUE, LLC 552 OCEAN AVENUE SEA BRIGHT, NJ	EAST OCEAN AVENUE	
23	66		1	MEYERS, DAVID & WALKER, CHRISTINA 1806 PARK AVENUE MEHAWKEN, NJ	EAST OCEAN AVENUE	
23	67		1	INGIANO, THOMAS HARKINS, LAURA 25 LITTLE BROOK ROAD WILTON, CT	EAST OCEAN AVENUE	
23	68		1	BRIIGGS, RICHARD E & MARGARET A 534 OCEAN AVENUE SEA BRIGHT, NJ	EAST OCEAN AVENUE	
23	69		1	BRIIGGS, RICHARD E & MARGARET A 534 OCEAN AVENUE SEA BRIGHT, NJ	EAST OCEAN AVENUE	
27	1		2	PORTO, ALAN & JANET 3 DORCHESTER DRIVE DENVERILLE, NJ	568 OCEAN AVENUE	
27	2		2	CHAMBERS, MICHAEL & MARYANN 163 MADISON AVENUE RIVER EDGE, NJ	39 SHREWSBURY WAY	
27	3		2	LEITHE, ANDREW & AMANDA TEDESCO 554 FAIRMONT AVENUE WESTFIELD, NJ	5 SHREWSBURY WAY	
27	4		2	KAPLAN, WENDY 7 SHREWSBURY WAY SEA BRIGHT, NJ	7 SHREWSBURY WAY	
27	6		2	LARGEY, THOMAS P & JOAN C PO BOX 802 NEW MONMOUTH, NJ	14 WILLOW WAY	
27	7.01		2	TATELMAN, MICHAEL S & VICKI A 8416 GALERA DRIVE AUSTIN, TX	6 WILLOW WAY	
27	9.01		2	BONELLO, JOHN L. JR. PO BOX 386 RUMSON, NJ	2 WILLOW WAY	
27	10		2	SPOEYER, ROLAND & HEPPEL, JENNIFER 560 OCEAN AVENUE SEA BRIGHT, NJ	560 OCEAN AVENUE	
28	1		2	HALL, SCOTT & BUSSON, INGRID 556 OCEAN AVENUE SEA BRIGHT, NJ	556 OCEAN AVENUE	
28	3		2	JANAZZO, DAVID & SUSAN 174 OCEAN AVENUE UNIT 32 SEA BRIGHT, NJ	3 WILLOW WAY	

O W N E R & A D D R E S S R E P O R T

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 28, LOT 2

07/03/21 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
28	4		2	BONELLO, JOHN L JR & MELISSA PO BOX 386 RUMSON, NJ	5 WILLOW WAY	
28	5		2	BONELLO, JOHN L. JR & MELISSA PO BOX 386 RUMSON, NJ	5 BELLEVUE PLACE	
28	7		2	WELTY, MICHAEL D. & SARAH D. 49 BELLEVUE PLACE SEA BRIGHT, NJ	49 BELLEVUE PLACE	
28	8		2	ALLOCCA, JOSEPH 2 ATLANTIC WAY SEA BRIGHT, NJ	2 ATLANTIC WAY	
28	9		2	MEYERS, DAVID R & WALKER, CHRISTINA 1806 PARK AVENUE WEHAWKEN, NJ	4 ATLANTIC WAY	9.01
28	10		1	MEYERS, DAVID & WALKER, CHRISTINA 1806 PARK AVENUE WEHAWKEN, NJ	548 OCEAN AVENUE	
29	1		2	SB OCEAN HOUSE, LLC 2954 TINCUP CIRCLE BOULDER, CO	536 OCEAN AVENUE	
29	3		2	FARRELL, JOHN M & PATRICIA A 110 GLEN VALLEY ROAD YARDELY, PA	15 ATLANTIC WAY	
29	4		2	VIGGIANO, THOMAS M. & LAURA 25 LITTLE BROOK ROAD WILTON, CT	13 ATLANTIC WAY	
29	5		2	MC CAULEY, THERESA & JOHN F 11 ATLANTIC WAY SEA BRIGHT, NJ	11 ATLANTIC WAY	
29	6		2	FARNST, CHAD ALAN 520 MONTAUK DRIVE WESTFIELD, NJ	9 ATLANTIC WAY	
29	7		2	MURAY, KAROLYN 7 ATLANTIC WAY SEA BRIGHT, NJ	7 ATLANTIC WAY	
29	8		2	LIBERATORE, LOUIS & CHRISTIN 5 ATLANTIC WAY SEA BRIGHT, NJ	5 ATLANTIC WAY	
29	11		2	BRIGGS, RICHARD E & MARGARET A 534 OCEAN AVENUE SEA BRIGHT, NJ	534 OCEAN AVENUE	
29	28		2	SMITH, MARTIN V & LINDA 50 NORMANDIE PLACE SEA BRIGHT, NJ	50 NORMANDIE PLACE	

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1 East Main Street
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Rumson, NJ 07760
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 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail
 Sent To **John L. Bonello Jr.**
 PO Box 386
 Rumson, NJ 07760
 Street and/A
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail
 Sent To **Roland Stoever & Jennifer Harper**
 360 Ocean Avenue
 Sea Bright, NJ 07760
 Street and/A
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail
 Sent To **Scott Hall & Ingrid Busson**
 556 Ocean Avenue
 Sea Bright, NJ 07760
 Street and/A
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail
 Sent To **David & Susan Janazzo**
 174 Ocean Avenue Unit 32
 Sea Bright, NJ 07760
 Street and/A
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail
 Sent To **John L Jr & Melissa Bonello**
 PO Box 386
 Rumson, NJ 07760
 Street and Apt.
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail
 Sent To **John L Jr & Melissa Bonello**
 PO Box 386
 Rumson, NJ 07760
 Street and/A
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail
 Sent To **Michael D. & Sarah D. Welby**
 49 Bellevue Place
 Sea Bright, NJ 07760
 Street and/A
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage

Total Postage

07712-9930

Via Certified Mail

Sent To Joseph Allocca

Sent At 2 Atlantic Way

City and Sea Bright, NJ 07760

City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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 Return Receipt (electronic) \$
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 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail

Sent To **David R Meyers & Christina Walker**
 1806 Park Avenue
 Street and Ap Weehawken, NJ 07086
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail

Sent To **David R Meyers & Christina Walker**
 1806 Park Avenue
 Street and Weehawken, NJ 07086
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 3126 9170

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail

Sent To **SB/Ocean House, LLC**
 2954 Tincup Circle
 Street Boulder, CO 80305
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 3126 9163

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail

Sent To **John M & Patricia A Farrell**
 110 Glen Valley Road
 Street and A Yardley, PA 19067
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail

Sent To **Thomas M. & Laura Viegiano**
 25 Little Brook Road
 Street and Ap Wilton, CT 06897
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail

Sent To **Theresa & John F McCauley**
 11 Atlantic Way
 Street and Ap Sea Bright, NJ 07760
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail

Sent To **Chad Alan Earnst**
 520 Montauk Drive
 Street and Apt Westfield, NJ 07090
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
Total Postage \$

Via Certified Mail

Sent To **Karolyn Wray**
 7 Atlantic Way
 Street and Sea Bright, NJ 07760
 City, State, Zip

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- Adult Signature Restricted Delivery \$

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07712-9998

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Sent To Louis & Cristin Liberatore

5 Atlantic Way

Sea Bright, NJ 07760

Street and

City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1290 0000 3126 9101

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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

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Postage \$

Via Certified Mail

07712-9998

Total Postage \$

Sent To Richard E & Margaret A Briggs

534 Ocean Avenue

Sea Bright, NJ 07760

Street and

City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

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Total Postage \$

Sent To Martin V & Linda Smith

50 Normandie Place

Sea Bright, NJ 07760

Street and

City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

Via Certified Mail

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

Street and A
 City, State, Z

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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7020 1290 0000 3126 9088

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

Via Certified Mail

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

Street and A
 City, State, Z

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7020 1290 0000 3126 9514

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

Via Certified Mail

Sent To New Jersey American Water Company
 61 Shrewsbury Avenue
 Shrewsbury, NJ 07702

Street and A
 City, State, Z

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 Return Receipt (electronic) \$
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 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

Via Certified Mail

Sent To New Jersey Natural Gas Company
 1415 Wyckoff Road
 Wall, NJ 07719

Street and A
 City, State, Z

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

Via Certified Mail

Sent To Jersey Central Power & Light
 Area Manager Central New Jersey
 500 Florance Avenue
 Union Beach, NJ 07735

Street and A
 City, State, Z

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

Via Certified Mail

Sent To State of New Jersey (for State Hwy 36)
 Commissioner, Department of Transportation
 1035 Parkway Avenue
 P.O. Box 600
 Trenton, NJ 08625

Street and A
 City, State, Z

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

Via Certified Mail

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

Street and A
 City, State, Z

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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage \$

Via Certified Mail

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

Street and A
 City, State, Z

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