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MILTON M. ABRAMOFF (1935-2004)

DAVID K. ANSELL † (1962-2019)

LICENSED ALSO IN:

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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

September 7, 2021

Borough of Sea Bright

SEP - 8 2021

RECEIVED

Candace Mitchell, Secretary, Planning/Zoning Board
Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, NJ 07760

Via e-mail and UPS Next Day Air

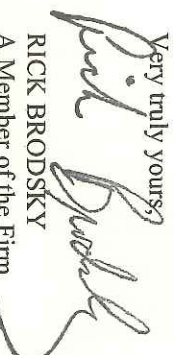
Re: Application of 552 Ocean Avenue, LLC
Premises: 552 Ocean Avenue
Block 28, Lot 2
Our File No. 095077-0

Dear Ms. Mitchell:

In connection with the above, enclosed please find an original Affidavit of Proof of Service of the Notice of Hearing, together with a copy of the Affidavit of Publication from the *Asbury Park Press*. We will forward the original Affidavit of Publication to you upon receipt.

Your attention to this matter is greatly appreciated. Please do not hesitate to contact me if you have any questions.

Very truly yours,



RICK BRODSKY

A Member of the Firm

Direct e-mail: rb@ansellgrimm.com

Direct Dial: 732-643-5296

RB/ahn
Encs.

cc: Joseph Martucci, 552 Ocean Avenue, LLC
(w/encs. via e-mail)

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AFFIDAVIT OF PUBLICATION

Publisher's Fee \$52.20 Affidavit \$35.00

**STATE OF WISCONSIN
Brown County**

Personally appeared _____ 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, deposeth 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:

08/31/2021 A.D. 2021


Notary Public State of Wisconsin County of Brown

My commission expires _____

VICKY FELTY
Notary Public
State of Wisconsin

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 26.5 feet (2.5 stories) is existing and a maximum height of 33.0 feet (2.5 stories) is permitted (an undersized lot); "D" variance required because the 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) "e" 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, as defined, interpretations and design waivers as may be determined to be necessary by the Planning/Zoning Board, and/or its professionals, in order to develop the project 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.
Date: August 26, 2021
(\$52,20)

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