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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:
• D.C. • MASS. • N.Y. • WASH.
• PENN. • FLA. • CALIF.

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CIVIL TRIAL ATTORNEY

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

December 17, 2021

Via e-mail and UPS Next Day Air

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

Re: Application of Ruth Fialko
Premises: 158 Ocean Avenue
Block 34, Lot 1
Our File No. 095787-0

Dear Ms. Mitchell:

This office represents Ruth Fialko in connection with the above-referenced matter. Enclosed please find seventeen (17) collated sets of the following documents regarding the same (plus one set marked "FOR PUBLIC INSPECTION"):

1. Denial Letter from the Borough of Sea Bright Zoning Officer dated October 29, 2021;
2. A completed Planning/Zoning Board Application (with attachment);
3. Photos of the property/dwelling as it currently exists;
4. Proposed 3 story addition floor plans prepared by Salvatore La Ferlita, Architect, with a revised date of November 2, 2021, consisting of two (2) sheets; and

095787.000000.75235761

5. Survey prepared by Charles C. Widdis and dated 12/7/04.

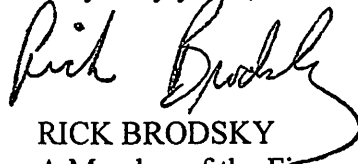
Also enclosed is a copy of a certified list of 200-foot property owners dated November 8, 2021.

Once the enclosed submission has been reviewed and the necessary application fees and escrows have been determined, please advise and the same will be promptly delivered to you with a completed and signed W-9 form.

In addition, please advise as to when this matter can be placed on the Planning/Zoning Board's agenda.

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: David J. Hoder, PE, PP, Hoder Associates,
Borough Engineer (w/encs. via e-mail
and regular mail)
Monica C. Kowalski, Esq., Board Attorney (w/encs.
via e-mail and regular mail)
Ruth Fialko (w/encs. via e-mail)
Salvatore La Ferlita, Architect (w/encs. via e-mail)

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BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2021-088
 Fee \$25

Instructions:

1. All applications must be accompanied by a property survey showing the location, size of all structures, and all setbacks to property lines.
2. Preliminary drawings must be provided indicating all existing and proposed floor elevations.
3. Commercial applications must indicate scope of business and include all activities that will be part of the existing or proposed business.

OWNER / APPLICANT:

Name Ruth FIALKO
 Address 158 OCEAN AVE Sea Bright NJ 07760
 Telephone (Home) _____ (Cell) 046-408 5174
 Email: ruth.fialko@hotmail.com Date: 10/24/21 Fee \$25 Check Cash

LOCATION OF THE WORK:

Block 34 Lot(s) 1 Zone R-2 Address 158 OCEAN AVE
 #7595 10/28/21 @

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Demolish existing single story home and rebuild a new 2 1/2 story single family home

CHECK ONE: New Addition Alteration Repair

Signature: Ruth Fialko Date: 10/24/21

For Borough Use Only:

Determination: APPROVED _____ * (see note below) DENIED X

***NOTE: IF YOU CHANGE YOUR PLANS IN ANY WAY BETWEEN THIS APPROVAL AND SEEKING BUILDING PERMITS, YOU MUST APPLY FOR A REVISED ZONING APPROVAL. IT IS YOUR RESPONSIBILITY TO INFORM US OF ANY CHANGES TO YOUR PLANS.**

PRELIMINARY FLOOD REVIEW: _____ Check if N/A

FIRM Advisory Flood Zone AE Advisory BFE 10' Sea Bright Required BFE 13' Proposed BFE 16.5'

LAND USE REVIEW:

Ordinance Section	Allowed/Required	Existing	Proposed	Variance
§ 130-5 Lot Width	50'	40'	40'	V
§ 130-39C				
§ 130-39C Front yard setback	25'	N/A (demo)	8' (Mountain View Way)	V
§ 130-39C Building Height	33'	N/A (demo)	34.92'	V
§ 130-39A(5)				

Remarks: undersized lot, 33' max building height allowed, 34.92' proposed (per building height definition), 1' variance required. Lot width is a pre-existing non-conformity. Front yard setback variance is for Mountain View Way frontage only.

Zoning Officer: [Signature] Date: 10/29/21
 Mary Fargolies
 John Mele

NOTE: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Sea Bright; A building permit is required (per the requirements of the Uniform Construction Code of N.J.) BEFORE beginning work. This Zoning Permit is valid for one year, and may be extended to three years by action of the Planning/Zoning Board. If your application has been denied, you may appeal this denial to the Planning Board as provided by the NJMLUL. Appeal forms are available from the office of the Secretary to the Planning Board.
 Building Dept. Forms\Zoning Permit Application

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. 130-50.C

Borough of Sea Bright, NJ

R-2 ZONE

Block: 34 Lot: 1 Address: 158 Ocean Ave

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	4,000	5,600	5,600	
Min. Lot Width (ft.)	50	40	40	✓
Min. Lot Depth (ft.)	60	140	140	
Min. Front Yard (ft.)	25		25'-9" & 8'-0"	✓
Min. Each Side Yard (ft.)	7		7'-0"	
Min. Both Side Yards (ft.)	15		N/A **	
Min. Rear Yard (ft.)	15		42'-9"	
Max. Building Height (ft.)*	35 (2 1/2 stories) 33'		34'-11"	✓
Max. Building Coverage (%)	50		24.9%	
Max. Lot Coverage (%)	70		41%	

** Only one side yard; two front yards

* Max. height shall be reduced by the percentage lot is undersized in width as per Sec. 130-50.A.(5). Max. height shall be raised to 38 ft. or 42 ft. to comply with current flood regulations as per Sec. 130-47 Flood Damage Prevention Ordinance.

- NOTES:
- Undersized lot, 33' max building height permitted, 34'-9" proposed per definition, c' variance required
 - Lot width which is a pre-existing non-conformity §130-5 & §130-39C (Attachment 1)
 - Front Yard setback to Mountain View Way, which per §130-29M, both property frontages shall provide the minimum setback. Section 130-39C (Attachment 1) requires 25'-0" (minimum)
 - Refer the architectural drawings with a "Revised for Zoning" issuance date of 10/21/21.

10/29/21

JM

Date of Review

Initials

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION

1099 Ocean Avenue Sea Bright, New Jersey 07760
732-842-0099 ext. 123

The application with supporting documentation must be filed with the office of the Planning Board Secretary and must be delivered for review at least ten (10) days prior to the meeting at which the application is to be considered.

NOTE: All plans must be folded. Any rolled plans will not be accepted.

To be completed by Municipal staff only.

Date Filed _____ Application No. _____

Application Fees _____ Escrow Deposit _____

Reviewed for Completeness _____ Hearing _____

1. SUBJECT PROPERTY

Location: 158 Ocean Avenue _____
Block 34 _____ Lot 1 _____
Dimensions: Frontage 40 FT _____ Depth 140 FT _____ Total Area 5,600 SF _____
Zoning District: R-2 _____

2. APPLICANT

Name: Ruth Fialko _____
Address: c/o Rick Brodsky, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712 _____
Telephone Number: 732-922-1000 _____
Applicant is a: Corporation__ Partnership__ Individual X

3. DISCLOSURE STATEMENT: Pursuant to J.J.S. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership, applicant must be disclosed. In accordance with N.J.S. 40:55D4-8.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.) N/A

4. If owner is other than the applicant, provide the following information on the Owner(s).

Owner's Name: Same _____
Address _____
Telephone Number _____

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies)

No x Proposed _____

Note: All deed restrictions, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present the use of the premises: Residential

6. Applicant's Attorney: Rick Brodsky, Esq.

Address: 1500 Lawrence Avenue, Ocean, New Jersey 07712

Telephone Number 732-922-1000 Email: rb@ansellgrimm.com

7. Applicant's Engineer: _____

Address: _____

Telephone Number _____ Email: _____

8. Applicant's Planning Consultant: _____

Address: _____

Telephone Number _____ Email: _____

9. Applicant's Traffic Engineer: _____

Address: _____

Telephone Number _____ Email: _____

10. List any other Expert(s) who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary).

Name: Salvatore La Ferlita, R.A.

Field of Expertise: Architect

Address 115 University Drive, Lincroft, New Jersey 07738

Telephone Number 732-741-5105 Email Sallaferlita@aol.com

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

x **PLOT PLAN or VARIANCE PLAN APPROVAL**
SUBDIVISION

_____ Minor Subdivision Approval

_____ Subdivision Approval (Preliminary)

_____ Subdivision Approval (Final)

Number of lots to be created N/A (including remainder lot)

Number of proposed dwelling units 1 (if Applicable)

SITE PLAN:

- Minor Site Plan Approval
- Preliminary Site Plan Approval
- Final Site Plan Approval
- Amendment or Revision to an Approval Site
- Plan Area to be disturbed (square feet)
- Total number of proposed dwelling units
- Request for Waiver from Site Plan Review and Approval
- Request for Variance Approval

Reason for request:

Applicant seeks to demolish existing single-family house and build a new single-family house.

- Informal Review
- Appeal decision of an Administrative Officer
(N.J.S.A 40:55D-70A)
- Map or Ordinance Interpretation of Special Question
(N.J.S.A.40:55D-70b)
- Variance Relief (hardship)
(N.J.S. A. 40:55D-70c (1))
- Variance Relief (substantial benefit)
(N.J.S.A.40:55D-70c (2))
- Variance Relief (use)
(N.J.S 40:55D-70d)
- Conditional Use Approval
(N.J.S 40:55D-67)
- Direct issuance of a permit for a structure
in bed of a mapped street, public drainage way, or flood control
basin. (N.J.S 40:55D-334)
- Direct issuance of a permit for a lot lacking street frontage
(N.J.S 40:55D-35)

12. Section(s) of Ordinance from which a variance is

requested 130-5/130-39C Lot width - 50 Ft required, 40 FT proposed; Front Yard Setback - 25 FT required, 8 Ft proposed (side street of corner lot; Section 130-39A(5) and 39C Building height 33 FT Max, 34.92 FT proposed.

13. Waivers requested of development standards and/or submission requirements:(attach additional pages as needed)

N/A

14. Attach a copy of the Notice to Appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. See attached.

The publication and the service on the affected owners must be accomplished **at least 10 days prior** to the date scheduled by the Administrative Officer for the hearing. An Affidavit of Service on all property owners and Proof of Publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises including the proposed use of the premises: (attach pages as needed)

Applicant seeks to demolish existing single-family house and build a new single-family house.

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose a well and septic system? No

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? N/A

20. Are any off-tract improvements required or proposed? No

21. Is the subdivision to be filed by Deed or Plat? No

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A

23. Other approvals, which may be required, and date plans submitted:

MARK THE FOLLOWING WITH A YES OR NO AND DATES OF THE PLANS SUBMITTED

- NE Regional Sewer Auth No
- Monmouth County Board Of Health No
- Monmouth County Planning Board No
- Freehold Soil Conservation District. No
- NJ DEP No
- Sewer Extension Permit No
- Sanitary Sewer Connection Permit No
- Stream Encroachment Permit No
- Waterfront Development Permit No
- Wetlands Permit No
- Tidal Wetlands Permit No
- Potable Water Constr. Permit No
- NJ Department of Transportation No
- Public Service Electric & Gas No
- Other _____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. Requested.

25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid. Requested.

Note: It is the responsibility of the Applicant to mail or deliver copies of the Application form and all supporting documents to the Board Secretary, Borough Engineer and Board Attorney for their review at least ten (10) days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of those required to receive documents is attached to the application form.

26. The Applicant hereby requests that copies of the reports of the Borough Engineer and Board Attorney reviewing the application be provided to the following of the applicant's professionals.

Applicant's Professional Report Requested:

Attorney Rick Brodsky, Esq.
Address: 1500 Lawrence Avenue
Ocean, New Jersey 07712
Phone Number: 732-922-1000 Email: rb@ansellgrimm.com

Engineer: _____
Address: _____
Phone Number: _____ Email: _____

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Application and that I am authorized to sign. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this 17th day of DECEMBER, 2021.

A Notary Public of NJ Owner
My Commission Expires: _____

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



I understand that the sum of \$ _____ has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of SeaBright, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials.

Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required amount and shall add that sum to the escrow account within fifteen (15) days.

ANSELL GRIMM & AARON PC

Date: 12/17/21 Applicant: _____
By: Rick Brodsky, Esq., Attorney for the Applicant

**PLOT PLAN OR VARIANCE PLAN
BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD**

Application No. _____ Date 12/17/21
Application Name Ruth Fialko
Application Address c/o Rick Brodsky, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712
Property Address 158 Ocean Avenue Block 34 Lot 1

CHECKLIST

Prior to issuance of a Certificate of Completeness and assignment of a hearing date, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by Applicant (C=complete, N=Not complete, NA=not-applicable)

- C 1. 17 copies of Zoning Permit Denial
- C 2. 17 copies of completed application and check list, signed, dated, and notarized, **plus one** marked "FOR PUBLIC INSPECTION"
- C 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also **Show Base Flood Elevation, plus one** marked "FOR PUBLIC INSPECTION"
- C 4. 17 copies of Survey (unless Variance Plan states that it is based upon the survey). Must indicate mean high waterline, if pertinent to application)
- C 5. 17 (sets of) Photographs of property/dwelling as it currently exists
- C 6. Description of proposed operation (No. 15 in first part of application)
- C 7. Request for any variances (under No.11 in first part of application)
- _____ 8. Certificate of owner authorizing submission (after No. 26 in first part of application)
- _____ 9. Required application fees/check made payable to Borough of Sea Bright
- _____ 10. Required escrow fees/check made payable to Borough of Sea Bright
- _____ 11. Completed W-9 Form
- Requested 12. Certification that taxes and sewer utility charges are paid to date
- C 13. Completed Notice of Hearing
- C 14. Certified list of property owners within 200 feet

The following requirements must also be met before an application may be heard:

- _____ 15. Affidavit of Mailing and Service for Public Notice (Provide 7 days prior to hearing.)
- _____ 16. Affidavit of Publication for Public Notice (Provide 7 days prior to hearing.)

If Applicable:

- _____ 17. Proof of Application to Monmouth County
- _____ 18. Proof of application to NJDOT
- _____ 19. Application for CAFRA
- _____ 20. Application for Floodplain Encroachment Permit
- _____ 21. Application for Stream Encroachment Permit

After the application is deemed complete the Board Secretary will provide you with a hearing date so that you may notice property owners.

Certified mail receipts are to be provided **at least 7 days prior to hearing date.**

I certify the above information is accurate and complete.

ANSELL GRIMM & AARON, Attorneys for Applicant

DATED: 12/17/21 NAME: By: Rick Brodsky, Esq.
LICENSE NO. _____ SIGNATURE _____
SEAL: _____

**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 34, LOT 1.

PLEASE TAKE NOTICE that Ruth Fialko has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to permit the demolition of the existing single-family residential dwelling and the construction of a new single-family residential dwelling, with respect to premises located in the R-2 Zone and known as Block 34, Lot 1 on the Tax Map of the Borough of Sea Bright, and commonly known as 158 Ocean Avenue, Sea Bright, New Jersey. Applicant is seeking the following variances:

- (i) “c” variance: Section 130-5/130-39.C – Lot width of 40 feet existing and proposed, where 50 feet is required
- (ii) “c” variance: Section 130-39.C - Front yard setback of 8 feet proposed (Mountain View Way - side street of corner lot), where 25 feet is required
- (iii) “c” variance: Sections 130-39.A(5) and 130-39.C – Building height of 34.92 feet proposed, where a maximum of 33 feet is permitted

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, _____, 2022 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: December 14, 2021

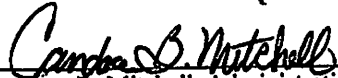
**BOROUGH OF SEA BRIGHT
OFFICE OF THE MUNICIPAL CLERK
1099 OCEAN AVENUE
SEA BRIGHT, NJ 07760
732-842-0099 EXT. 119**

Information requested for properties located within 200' of Block 34, Lot 1, also known as 158 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 34, Lot 1, also known as 158 Ocean Avenue in the Borough of Sea Bright as submitted by Sea Bright Tax Assessor Timothy Anfusio.


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

Date: November 8, 2021
 Date Request Received: November 1, 2021
 Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

200 FOOT OWNERS LIST FOR BLOCK 34, LOT 1

SEA BRIGHT

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
23	129.01		15F	ASSESSED WITH BLOCK 33.01 THRU BLOCK 33.04 AS PART OF COMMON ELEMENTS	EAST OCEAN AVENUE	
23	130		1	MOUNTAIN VIEW VILLAS AT SEA BRIGHT 754 HYSLIP AVENUE WESTFIELD, NJ	EAST OCEAN AVENUE	
23	132		1	FIALKO, RUTH	EAST OCEAN AVENUE	
23	133		1	158 OCEAN AVENUE SEA BRIGHT, NJ	EAST OCEAN AVENUE	
23	134		1	KILYK, 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	EAST OCEAN AVENUE	
23	135		4A	SMITH, GEORGE & LILLIAN 139 FOREST GREEN STATEN ISLAND, NJ	EAST OCEAN AVENUE	
33	19		1	LAND'S END CONDO ASSOCIATION 90SV PROPERTY 15 BAY AVE HIGHLANDS, NJ	174 OCEAN AVENUE	19.01 THRU 19.04
33	20.01		2	PHAN, MARTIN & HOANG, THERESA 164 OCEAN AVENUE SEA BRIGHT, NJ	164 OCEAN AVENUE	
33	20.02		1	MOUNTAIN VIEW VILLAS AT SEA BRIGHT 754 HYSLIP AVENUE WESTFIELD, NJ	2 MOUNTAIN VIEW WAY	
33.01	1		2	HENDERSON, GEORGE & O'CONNOR, SUSAN 174 OCEAN AVENUE UNIT 2 SEA BRIGHT, NJ	174 OCEAN AVENUE UNIT 2	
33.01	2		2	DI NICOLA, PETER F. & TERESA A. 174 OCEAN AVENUE UNIT 4 SEA BRIGHT, NJ	174 OCEAN AVENUE UNIT 4	
33.01	3		2	MUKA, LAURA & LAWRENCE LEONARD 121 N 2ND STREET #504 PHILADELPHIA, PA	174 OCEAN AVENUE UNIT 6	
33.01	4		2	VON ZIEGESSAR, ELIZABETH T. PO BOX 3126 SEA BRIGHT, NJ	174 OCEAN AVENUE UNIT 8	
33.01	5		2	FARBELL, MICHAEL R 135 E 83RD ST APT. 9D NEW YORK, NY	174 OCEAN AVENUE UNIT 10	
33.02	1		2	PRA SISTO, JOAN M & ALBERT J 174 OCEAN AVENUE, UNIT 12 SEA BRIGHT, NJ	174 OCEAN AVENUE UNIT 12	
33.02	2		2	MURPHY, ARTHUR H. & SHEILA A. 174 OCEAN AVENUE UNIT 14 SEA BRIGHT, NJ	174 OCEAN AVENUE UNIT 14	
33.02	3		2	GRAHAM, CAROL A. 174 OCEAN AVENUE UNIT 16 SEA BRIGHT, NJ	174 OCEAN AVENUE UNIT 16	
33.02	4		2	PARISE, SABRINA P 174 OCEAN AVENUE UNIT 18 SEA BRIGHT, NJ	174 OCEAN AVENUE UNIT 18	
33.02	5		2	CHIARA, GERARD THOMAS & CATHERINE A 174 OCEAN AVENUE UNIT 20 SEA BRIGHT, NJ	174 OCEAN AVENUE UNIT 20	

OWNER & ADDRESS REPORT

SEA BRIGHT

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200 FOOT OWNERS LIST FOR BLOCK 34, LOT 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
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 CANEO DRIVE CHERRY HILL, NJ 08003	174 OCEAN AVENUE UNIT 28	
33.03	3		2	PFIEFER, 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	SPIFAM TRUST 114 EAST 13TH ST 11D NEW YORK, NY 10003	174 OCEAN AVENUE UNIT 46	
33.04	5		2	LOBOVSKY, ALEXANDER & LARISA 174 OCEAN AVENUE UNIT 48 SEA BRIGHT, NJ 07760	174 OCEAN AVENUE UNIT 48	
34	2		2	KILYK, 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		1	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	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 34, LOT 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
34	4		15F	NORTH POINT CONDO ASSOCIATION 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE	4.01

34	1		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 1	
34	2		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 2	
34	3		2	BENDER, CHRISTINA M 150 OCEAN AVENUE UNIT 3 SEA BRIGHT, NJ 07760	150 OCEAN AVENUE UNIT 3	
34	4		2	FLANNERY, JOHN M. & LINDA L. 150 OCEAN AVENUE UNIT 4 SEA BRIGHT, NJ 07760	150 OCEAN AVENUE UNIT 4	
34	5		2	BAILLIARD, OLIVER & ANNALICK 150 OCEAN AVENUE UNIT 5 SEA BRIGHT, NJ 07760	150 OCEAN AVENUE UNIT 5	
34	6		2	PULEO, ANTHONY & MANNARELLI 150 OCEAN AVENUE UNIT 6 SEA BRIGHT, NJ 07760	150 OCEAN AVENUE UNIT 6	
34	7		2	NATARJAN, VENKATESH & QUEENY 150 OCEAN AVENUE UNIT 7 SEA BRIGHT, NJ 07760	150 OCEAN AVENUE UNIT 7	
34	8		2	CORCORAN, PILAR M & CHRISTOPHER T 2 GRABOWSKI DRIVE PARLIN, NJ 08859	150 OCEAN AVENUE UNIT 8	
34	9		2	ANDREACH, MADLINE & BAUGHLER, RYAN 150 OCEAN AVENUE UNIT 9 SEA BRIGHT, NJ 07760	150 OCEAN AVENUE UNIT 9	
34	10		2	TARTAKOVSKY, DMITRY & MILA 150 OCEAN AVENUE UNIT 10 SEA BRIGHT, NJ 07760	150 OCEAN AVENUE UNIT 10	
34	11		2	INFURNA, MICHAEL & PACE, LINDA 150 OCEAN AVENUE UNIT 11 SEA BRIGHT, NJ 07760	150 OCEAN AVENUE UNIT 11	
34	12		2	HERNMANNDEZ, OSIRIS & DONNA 150 OCEAN AVENUE UNIT 12 SEA BRIGHT, NJ 07760	150 OCEAN AVENUE UNIT 12	
34	13		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 13	
34	14		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 14	
34	15		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 15	
34	16		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 16	
34	17		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 17	
34	18		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 18	

OWNER & ADDRESS REPORT

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
34	4.29	-----	2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 19	-----
34	4.30		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 20	
34	4.31		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 21	
34	4.32		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 22	
34	4.33		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 23	
34	4.34		2	GATERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730	150 OCEAN AVENUE UNIT 24	
34	5		4A	SMITH, GEORGE & LILLIAN 139 FOREST GREEN STATEN ISLAND, NY 10312	140 OCEAN AVENUE	