



Lurough of Sea Bright

ABRAHAM J. ZAGER (1941-1999)
LAWRENCE M. FUCHS (1970-2020)
ANDREW W. KRANTZ
MICHAEL T. WARSHAW*
KEVIN I. ASADI
LYNN E. STAUFENBERG**
JOHN P MURDOCH II
KENDRA HOSEIN

December 8, 2022

DONALD R. AMBROSE, OF COUNSEL ARTHUR L. CHIANESE, OF COUNSEL SUSAN L. GOLDRING, OF COUNSEL ALBERT A. ZAGER, OF COUNSEL

*ADMITTED TO THE NEW YORK BAR CERTIFIED AS ARBITRATOR AND MEDIATOR, R.1:40

> **ADMITTED TO THE PENNSYLVANIA BAR QUALIFIED FAMILY LAW MEDIATOR REGISTERED GUARDIAN

Via Email cmitchell@seabrightnj.org and Lawyer's Service

Candace Mitchell, CMR Planning Board Secretary Borough of Sea Bright Clerk's Office 1099 Ocean Avenue Sea Bright, NJ 07760

Re:

William A.G. Inc. 1106 Ocean Avenue Block 13; Lot 37

Dear Candace:

With regard to the December 13th, 2022 hearing on the above matter, enclosed please find an original Affidavit of Publication and Affidavit of Mailing.

Thank you, as always, for your courtesies in this matter.

Very truly yours,

Kevin I. Asadi For the Firm

KIA/lcs Enclosures cc: client

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$57.20 Affidavit \$35.00

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Brown County

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:

12/03/2022

A.D 2022

Notary Public State of Wisconsin County of Brown

My commission expires

SHELLY HORA Notary Public State of Wisconsin Ad Number: 0005508234 Run Dates: 12/03/2022

PUBLIC NOTICE BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

PLEASE TAKE NOTICE that on Tuesday, December 13, 2022 at 7:30 P.M., at the meeting of the Planning/Zoning Board of the Borough of Sea Bright, Sea Bright Beach Pavilion – 3rd Floor, 1097 Ocean Avenue, Sea Bright, New Jersey, or at such time as the Board may thereafter adjourn, a public meeting will be held with regard to the proposed application of William A.G., Inc., 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. The property is designated on the Tax Map of the Borough of Sea Bright as Block 13, Lot 37 (commonly known as 1106 Ocean Avenue, Sea Bright, New Jersey) and is located in the B-1 Zone. The applicant seeks preliminary and final major site plan approval to enlarge the existing single family dwelling on the second floor of the building.

The following variances are requested in connection with the abplication:

130-50.C – Front yard setback from Church Street where the proposed building is 0.6 feet over the property line. This is an existing condition.

130-50.C - Rear yard setback where 15 feet is required and the proposed building is 0.1 feet over the property line. This is an existing condition.

130-50.C - Lot Coverage wherein 50% is the maximum lot coverage and the proposal includes 91.1% coverage. This is an existing condition.

Parking - Two off street spaces are required and zero spaces are proposed. This is an existing condition.

The applicant also reserves the right to request any and all variances and/or waivers which are necessary or may become necessary during the public hearing process.

This meeting will be held in person in the Mayor Dina Long Community Room, 1097 Ocean Avenue, 3rd floor.

ACCESS TO APPLICATION MATERIALS
Agendas and application materials are posted on the Sea Bright municipal website at www.seabrightnj.org.

Members of the public will have an opportunity to be heard and to present evidence during the hearing. Any member of the public attending remotely and wishing to present a document during the meeting should email a digital copy to the Board Secretary at cmitchell@seabrightnj.org by December 9, 2022.

Any questions may be directed to the Board Secretary, Candace Mitchell, 732-842-0099, Ext. 123. Email: cmitchell@seabrightnj.org

This Notice is sent to you by William A.G., Inc., by order of the Planning/Zoning Board of the Borough of Sea Bright.

ZAGER FUCHS, P.C. Attorneys for William A.G., Inc.

By: /s/ Kevin I. Asadi KEVIN I. ASADI, ESQ.

November 30, 2022 (\$57.20)

ASBURY PARK PRESS APP.com

Agency:

Order#

ZAGER FUCHS PC 119 AVENUE AT THE CMN STE 4 SHREWSBURY, NJ 07702 ATTN: Kevin I. Asadi

Acct: ASB-010462

Advertisement/Description

Client: ZAGER FUCHS PC

119 AVENUE AT THE CMN STE 4, SHREWSBURY, NJ 07702

Cost

Rate

Acct No: ASB-010462

This is not an invoice

#Colx#

Lines

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0005508234	ZNG BRD PUBLICNOTICEBOROUGHOFSEABRIGHTPLANNINGZONINGBOA RDPLEASETAKENOTICETHATONTUESDAYDECEMBER132022AT 730PMATTHEMEETINGOFTHEPLANNING		2 col x 65 lines	\$0.44	\$57.20
		:	Affidavit of Publication Charge	1	\$35.00
			Tearsheet Charge	0	\$0.00
			Net Total Due:		\$92.20
Run Dates:	12/03/2022			Check #:	
HAVING KNOWLED OODS HAVE BEEN I OMPLIANCE WITH T ERTIFICATION IS BA	GE OF THE FACTS, CERTIFY AND DECLARE THAT THE RECEIVED OR THE SERVICES RENDERED AND ARE IN THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID	I CER SUFFIC SHALL	IFICATION BY APPROVAL OFFICIAL THEY AND DECLARE THAT THIS BILL OR INVOCIENT FUNDS ARE AVAILABLE TO SATISFY BE CHARGEABLE TO: OPRIATION ACCOUNT(S) AND AMOUN	THIS CLAIM, THE PAY	MENT
IGNATURE:		SIGNAT	URE	<u> </u>	

CLAIMANT'S CERTIFICATION AND DECLARATION:

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL IT'S PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN, THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 12/09/2022

Federal ID #: 061032273

DATE

Signature:

Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

well facebs

Asbury Park Press

New Jersey Press Media Solutions P.O. Box 677599

AFFIDAVIT OF MAILING

STATE OF NEW JERSEY

SS.

COUNTY OF MONMOUTH

Kevin I. Asadi, of full age, being duly sworn, according to law, upon her oath, deposes and says:

- 1. I am an attorney and partner at the law firm of Zager Fuchs, P.C., 119 Avenue at the Common, Suite 4, Shrewsbury, New Jersey.
- 2. On December 1, 2022, a copy of the Public Notice regarding William A.G., Inc., December 13, 2022 Hearing before the Borough of Sea Bright Planning/Zoning Board was mailed to all property owners within a 200' radius of the subject premises as shown on Exhibit "A" annexed hereto entitled "LIST OF PROPERTY OWNERS" along with attached list of utility companies, by certified mail, return receipt requested, postage prepaid.
- 3. Attached as Exhibit "B" are the Original Stamped Certified Receipts as further evidence of said mailing.
- 4. All notices were given at least ten (10) days prior to the date of said hearing before the Borough of Sea Bright Planning/Zoning Board.

Kevin I. Asadi

Sworn and subscribed to before me this 6th day of December 2022.

Notarv Public

LAURIE C. SACCANI A Notary Public of New Jersey My Commission Expires 9/10/2024

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 13, Lot 37, also known as 1106Ocean 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
New Jersey Natural Gas Company √1415 Wyckoff Road Wall, NJ 07719	Verizon 1/75 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 Last Main Street Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of Block 13, Lot 37, also known as 1106 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: November 14, 2022

Date Request Received: November 12, 2022

Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 13, LOT 37

11/12/22 Page 1 of 3

BLOCK 12	LOT 1	QUAL CLA 4A	COLE, LAWRENCE A & LAURA JE.	PROPERTY LOCATION Add'I Lots AN 1132 OCEAN AVENUE 750
12	2	4A	1124 OCEAN AVENUE, LLC 124 OCEAN AVENUE SEA BRIGHT, NJ 07	1124 OCEAN AVENUE 760
12	4	Jul 150	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07	4 NEW STREET 760
12	5	2	LANGEVIN, CARMINE 2 STOUTS LANE HO-HO-KUS, NJ 07	7 SURF STREET 423
12	6	2	MCGUIRE, GRACE PO BOX 68 RUMSON, NJ 07	6 NEW STREET 760
12	7	2	KEENAN FAMILY IRREVOCABLE T 8 NEW STREET SEA BRIGHT, NJ 07	RUST 8 NEW STREET 760
12	8	2		ETAL 10 NEW STREET 760
12	8.01	2	SOLANO, JORGE 12 NEW STREET SEA BRIGHT, NJ 07	12 NEW STREET 760
12	9	2	14 NEW STREET, LLC MCCAGUE 320 NAVESINK AVE ATLANTIC HIGHLANDS, NJ 07	
13	1	4A	BOWIE REAL PROPERTIES, LLC 120 OCEAN AVENUE SEA BRIGHT, NJ 07	
13	2	2		5 NEW STREET 124
13	3	2	AND THE RESIDENCE OF THE PROPERTY OF THE PROPE	9 NEW STREET 760
13	4	4A	2	11 NEW STREET
13	5	2		760
13	6	2	in the second se	15 NEW STREET 760
13	7	2		760
13	28	1		757
13	30	2	Name of the Control of Control o	16 CHURCH STREET 760 14 CHURCH STREET — Healter Gorman
13	31	1	GORMAN, EDWARD 13 NEW STREET SEA BRIGHT, NJ 07	14 CHURCH STREET — Peacher Sorman 760

OWNER & ADDRESS REPORT

SEA BRIGHT 200 FOOT OWNERS LIST FOR BLOCK 13, LOT 37

11/12/22 Page 2 of 3

BLOCK 13	LOT 32	QUAL	CLA 2	PROPERTY OWNER BYRON, JOHN BYRON THOMAS 12 CHURCH STREET SEA BRIGHT, NJ		PROPERTY LOCATION Add'I Lots 12 CHURCH STREET
13	33		2	DUANE, EOIN & REBECCA SM 10 CHURCH STREET SEA BRIGHT, NJ		10 CHURCH STREET
13	34		2	G'& G RENTAL PROPERTIES, 16 SCHNEIDER LANE MONTVILLE, NJ	LLC 07045	8 CHURCH STREET
13	35		2	FEMINELLO, MICHAEL W & R/ 40 WARREN STREET RUMSON, NJ	ACHEL A 07760	6 CHURCH STREET
13	36		2	JONES, KRISTOFER 4 CHURCH STREET SEA BRIGHT, NJ	07760	4 CHURCH STREET
14	1		15D	FIRST UNITED METH. CHURCH 1104 OCEAN AVENUE SEA BRIGHT, NJ	H 07760	1104 OCEAN AVENUE
14	1	X	4A	FIRST UNITED METHODIST CH 1101 OCEAN AVENUE SEA BRIGHT, N J	HURCH 07760	1101 OCEAN AVENUE
14	2		1	CHURCH STREET CONDO ASSOC 1 CHURCH STREET UNIT A SEA BRIGHT, NJ	CIATION 07760	1 CHURCH STREET UNIT A
14	2.01		2	KNUDSON, JORGE & CHERYL 1 CHURCH STREET UNIT A SEA BRIGHT, NJ	07760	1 CHURCH STREET UNIT A
14	2.02		2	GONZALEZ, JOSE & SARA 1 CHURCH STREET UNIT B SEA BRIGHT, NJ	07760	1 CHURCH STREET UNIT B
14	3		2	TENCZA, GREGORY J √3 CHURCH STREET SEA BRIGHT, NJ	07760	3 CHURCH STREET
14	4		2	MC GINLEY, KEVIN & ANDREA 5 CHURCH STREET SEA BRIGHT, NJ	A & SEAN 07760	5 CHURCH STREET
14	5		2	DOWD, BERNARD & CYNTHIA PO BOX 40 OCEANPORT, NJ	07757	7 CHURCH STREET
14	6		2	DØXEY, DOUGLAS & CHRISTII 9 CHURCH STREET SEA BRIGHT, NJ	NA & D, JEN 07760	9 CHURCH STREET
14	17		2	LØBIONDO, JAMES A ▼931 OCEAN AVENUE SEA BRIGHT, NJ	07760	8 SOUTH STREET
14	18		2	KØK, POH S √6 SOUTH STREET SEA BRIGHT, NJ	07760	6 SOUTH STREET
14	19		2	FÓX, DAVID & PRIYA 218 WHISPERING PINES DR LINCROFT, NJ	07738	4 SOUTH STREET
14	20		2	DIBUGNARA, RALPH & RALPH 3 SOUTH STREET SEA BRIGHT, NJ	& MICHAEL 07760	3 SOUTH STREET
14	21		4A	MMRD ASSOCIATES, LLC 400 OCEAN AVENUE UNIT 1 SEA BRIGHT, NJ	07760	1096 OCEAN AVENUE

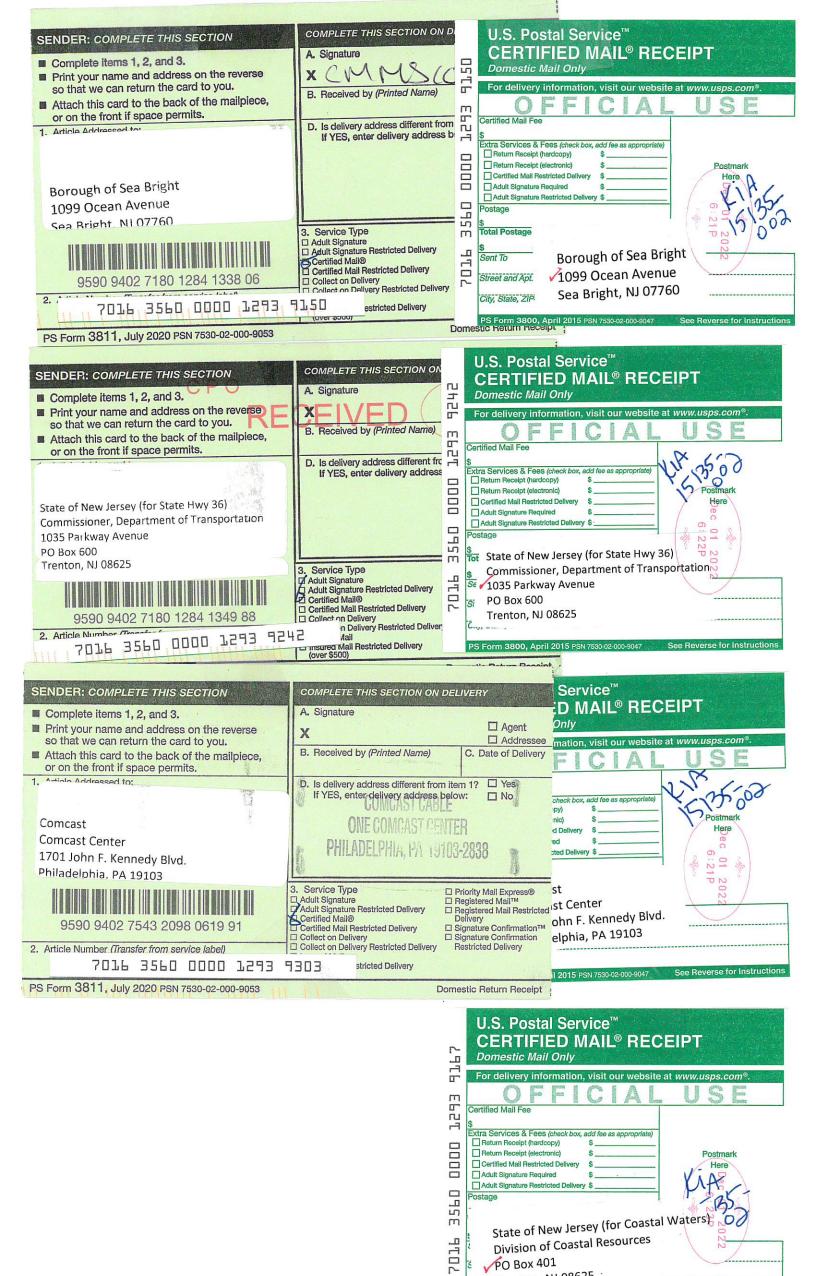
OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 13, LOT 37

11/12/22 Page 3 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add'l Lots
20	1		4C	COAST VENTURES, LLC 201 MAIN STREET ALLENHURST, NJ	07711	1125 OCEAN AVENUE	
21	1		4A	BANK OF AMERICA √101 N. TRYON STREET CHARLOTTE, NC	28255	1117 OCEAN AVENUE	
21	11		2	FORSMAN, THOMAS & STEPHAI 10 EAST CHURCH STREET SEA BRIGHT, NJ	NIE & ET AL 07760	10 EAST CHURCH STREET	
22	1		4A	WOODY'S OCEAN PROPERTIES FAST CHURCH STREET SEA BRIGHT, NJ	, LLC 07760	1 EAST CHURCH STREET	
23	1	Dup	15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ	07760	1099 OCEAN AVENUE	

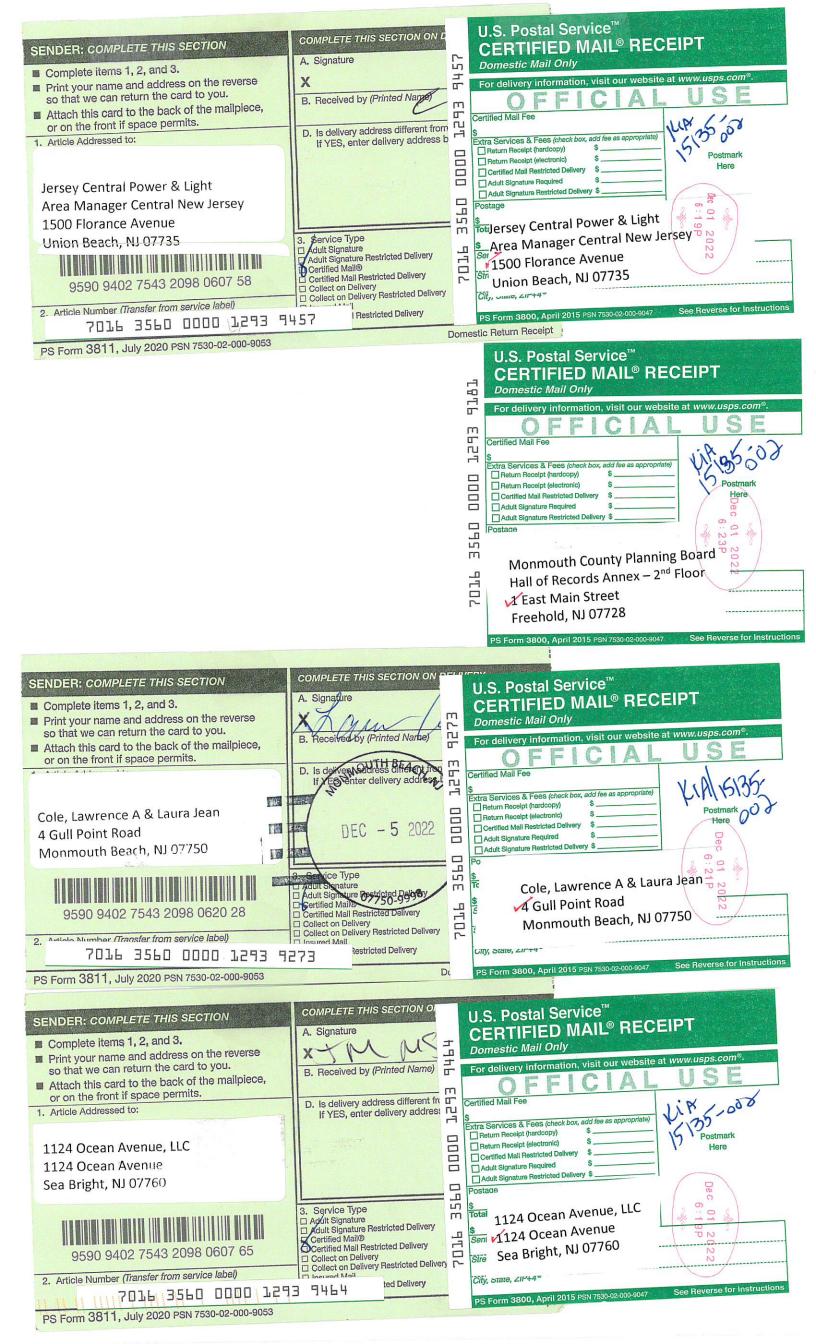


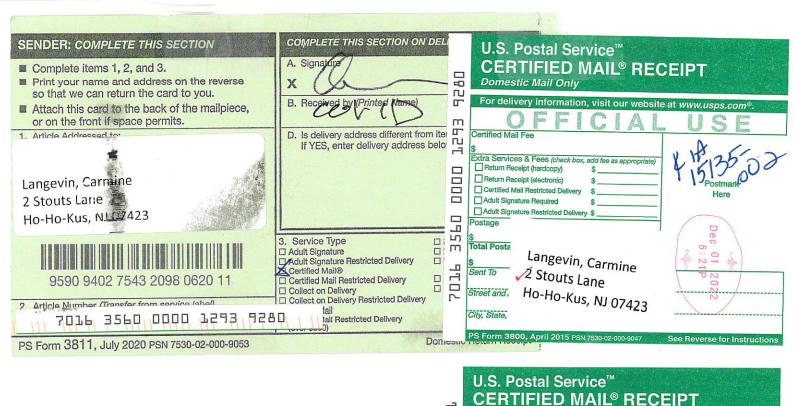
PO Box 401

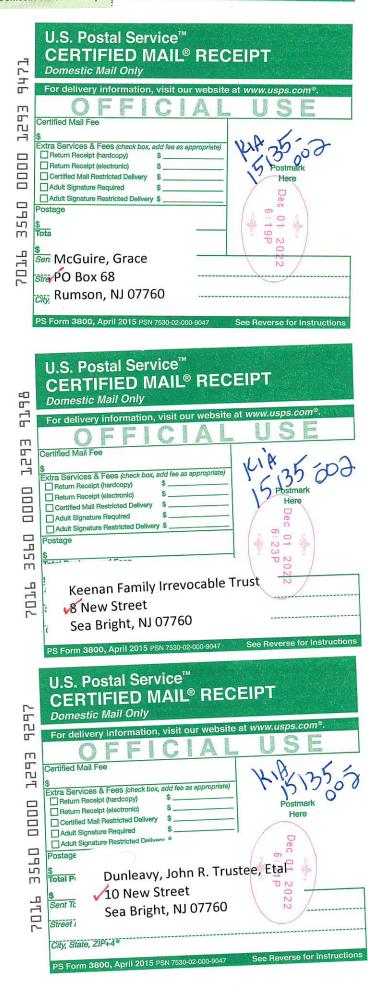
Trenton, NJ 08625

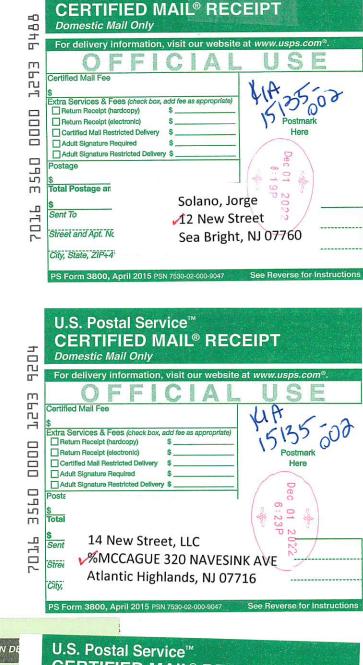
Form 3800, April 2015 PSN 7530-02











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