



ANSELL GRIMM & AARON PC  
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MAX M. BARR (1929-1993)  
MILTON M. ABRAMOFF (1935-2004)  
DAVID K. ANSELL † (1962-2019)

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† FELLOW, AMERICAN  
ACADEMY OF MATRIMONIAL  
LAWYERS

‡ CERTIFIED BY THE SUPREME  
COURT OF NEW JERSEY AS A  
CIVIL TRIAL ATTORNEY

§ CERTIFIED BY THE SUPREME  
COURT OF NEW JERSEY AS A  
CRIMINAL TRIAL ATTORNEY

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

February 3, 2022

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 RPR Holdigs, LLC  
Premises: 11 Imbrie Place  
Block 3, Lot 6.04  
Our File No. 093759-1

Dear Ms. Mitchell:

In connection with the above, enclosed please find an original Affidavit of Proof of Service of the Notice of Hearing. We have not yet received the Affidavit of Publication from the *Asbury Park Press*, but have enclosed Section 7C of the January 28, 2022 issue which includes the subject notice. We will forward the newspaper's 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](mailto:rb@ansellgrimm.com)  
Direct Dial: 732-643-5296

RB/ahn  
Encs.

cc: RPR Holdings, LLC (w/encs. via e-mail)

093759.000001.75947101

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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 3, LOT 6.04

PLEASE TAKE NOTICE that RPR Holdings, LLC has applied to the Planning/Zoning Board of the
Borough of Sea Bright to consider an application to permit the construction of a two-story single family
residential dwelling with a roof deck, with respect to premises located in the R-2 Zone and known as Block
3, Lot 6.04 on the Tax Map of the Borough of Sea Bright, and commonly known as 11 Imbrie Place, Sea
Bright, New Jersey. Applicant is seeking the following variance:

"c" variance: 130-39.C and Attachment 1 - Building height of 41.75 feet proposed, where a
maximum of 35 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,
February 8, 2022 at 7:30 p.m. at the Sea Bright Beach Pavilion, Mayor Dina Long Community Room, 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: [Signature]
RICK BRODSKY, ESQ.

Dated: January 26, 2022

**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 3, Lot 6.04, also known as 11 Imbrie Place.

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

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

Attached is a true list of the Property Owners within 200' of Block 3, Lot 6.04, also known as 11 Imbrie Place in the Borough of Sea Bright as submitted by Sea Bright Tax Assessor Timothy Anfuso.

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

Date: November 22, 2021  
Date Request Received: November 15, 2021  
Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

BLOCK	LOT	QUAL	CL#	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2	7.01		2	BUSTILLO, ANDREW & EILEEN	4 IMBRIE PLACE	
2	15.01		2	GWYDIR, TOM	12 IMBRIE PLACE	
2	15.02		2	STRAUB, MICHAEL JOSEPH & ELLEN M	10 IMBRIE PLACE	
2	16.01		2	KAMINSKY, STUART & DENISE	14 IMBRIE PLACE	
2	16.02		2	WEBSTER, RONALD S. & ADRIENNE D.	16 IMBRIE PLACE	
2	21		2	BLOGGETT, CURTIS & MADELINE	18 IMBRIE PLACE	
3	2		2	DALEY, ERIC H & EILEEN G	1 IMBRIE PLACE	
3	3		2	ZOLOTOFOE, DAVID B & JILL G	3 IMBRIE PLACE	
3	4		2	STRAUB, DAVID L.	5 IMBRIE PLACE	
3	5		2	BEREZNYAK, BORIS & NATALIE	7 IMBRIE PLACE	
3	6.03		1	APR HOLDINGS, LLC	9 IMBRIE PLACE	
3	7		4A	NAVESINK PARTNERS, LLC	13 IMBRIE PLACE	7.01, 7.02
3	8		4A	NAVESINK PARTNERS, LLC	1410 OCEAN AVENUE	8.01, 8.02 & 8.04



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