

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$44.88 Affidavit \$35.00

---

STATE OF WISCONSIN

Brown County

Personally appeared Nicole Jacobs 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, depose 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:

01/13/2022 A.D 2022

Sarah Bertelsen  
Notary Public State of Wisconsin County of Brown

7/27/25  
My commission expires

SARAH BERTELSEN  
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 27, LOT 7.01.

PLEASE TAKE NOTICE that Michael and Vicki Tatelman have 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 27, Lot 7.01 on the Tax Map of the Borough of Sea Bright, and commonly known as 6 Willow Way, Sea Bright, New Jersey. Applicant is seeking the following variances:

- (i) "c" variance: 130-39.C – Front yard setback of 16.9 feet proposed, where 20.5 feet is existing and 25 feet is required
- (ii) "c" variance: 130-39.C – Building height of 3 stories proposed, where 1 story is existing and a maximum of 2.5 stories is permitted
- (iii) "c" variance: 130-39.C – Building height of 39 feet proposed, where 19 feet is existing and a maximum of 38 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, January 25, 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](http://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: Dated: January 11, 2022      RICK BRODSKY, ESQ.  
(\$44.88)

0005084613 01



ANSELL GRIMM & AARON PC

COUNSELORS AT LAW

1500 LAWRENCE AVENUE
CN7807
OCEAN, NEW JERSEY 07712
732-922-1000
732-922-6161 (FAX)

365 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
800-569-3886

41 UNIVERSITY DRIVE
SUITE 400
NEWTOWN, PENNSYLVANIA 18940
267-757-8792

www.ansellgrimm.com

JAMES G. AARON
ALLISON ANSELL
BRIAN E. ANSELL
MITCHELL J. ANSELL
RICHARD B. ANSELL
JOSHUA S. BAUCHNER
MICHAEL V. BENEDETTO
RICK BRODSKY
DAVID J. BYRNE
PETER S. FALVO, JR.
PETER B. GRIMM
ROBERT A. HONECKER, JR.
JASON S. KLEIN
JENNIFER S. KRIMKO
DONNA L. MAUL
LAWRENCE H. SHAPIRO
DAVID B. ZOLOTOROF

EDWARD J. AHEARN
ELYSA D. BERGENFELD
KRISTINE M. BERGMAN
BARRY M. CAPP
ALFRED M. CASO
KEVIN M. CLARK
ANTHONY J. D'ARTIGLIO
DOUGLAS A. DAVIE
COURTNEY E. DUNN
CRAIG D. GOTTILLA
NICOLE D. MILLER
RAHOOL PATEL
FREDERICK C. RAFFETTO
SETH M. ROSENSTEIN
PRISCILLA SAINT-LAURENT
MELANIE J. SCROBLE
TARAK WALSH
ANDREA B. WHITE
ASHLEY V. WHITNEY
ZACHARY L. WINDHAM
JESSICA T. ZOLOTOROF

COUNSEL
HON. ANTHONY J. MELLACI, JR., J.S.C. (RET)
STACEY R. PATTERSON
JAMES A. SYLVESTER
ROY W. HIBBERD
HON. RAYMOND A. HAYSER, J.T.C. (RET)
GEORGE A. MCGOWAN III
NICHOLAS J. FALCONE

RETIRED
ROBERT I. ANSELL
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., CO., OR

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

January 21, 2022

RECEIVED
JAN 21 2022

Borough of Sea Bright

Via e-mail and hand delivery

Checked Service: Correct

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

Re: Application of Michael and Vicki Tatelman
Premises: 6 Willow Way
Block 27, Lot 7.01
Our File No. 095690-0

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: Michael and Vicki Tatelman
(w/encs. via e-mail)

095690.000000.75751191

A commitment to excellence. A commitment to people. Since 1929.







1500 LAWRENCE AVENUE
CN7807
OCEAN, NEW JERSEY 07712
732-922-1000
732-922-6161 (FAX)

365 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
800-569-3886

41 UNIVERSITY DRIVE
SUITE 400
NEWTOWN, PENNSYLVANIA 18940
267-757-8792

www.ansellgrimm.com

JAMES G. AARON
ALLISON ANSELL
BRIAN E. ANSELL
MITCHELL J. ANSELL
RICHARD B. ANSELL
JOSHUA S. BAUCHNER
MICHAEL V. BENEDETTO
RICK BRODSKY
DAVID J. BYRNE
PETER S. FALVO, JR.
PETER B. GRIMM
ROBERT A. HONECKER, JR.
JASON S. KLEIN
JENNIFER S. KRIMKO
DONNA L. MAUL
LAWRENCE H. SHAPIRO
DAVID B. ZOLOTOROF

EDWARD J. AHEARN
ELYSAD. BERGENFELD
KRISTINE M. BERGMAN
BARRY M. CAPP
ALFRED M. CASO
KEVIN M. CLARK
ANTHONY J. D'ARTIGLIO
DOUGLAS A. DAVIE
COURTNEY E. DUNN
CRAIG D. GOTTLA
NICOLE D. MILLER
RAHOOL PATEL
FREDERICK C. RAFFETTO
SETH M. ROSENSTEIN
PRISCILLA SAINT-LAURENT
MELANIE J. SCROBLE
TARA K. WALSH
ANDREA B. WHITE
ASHLEY V. WHITNEY
ZACHARY L. WINDHAM
JESSICA T. ZOLOTOROF

COUNSEL
HON. ANTHONY J. MELLACI, JR., J.S.C. (RET)
STACEY R. PATTERSON
JAMES A. SYLVESTER
ROY W. HIBBERD
HON. RAYMOND A. HAYSER, J.T.C. (RET)
GEORGE A. MCGOWAN III
NICHOLAS J. FALCONE

RETIRED
ROBERT I. ANSELL
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. CO. OR

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

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 27, LOT 7.01.

PLEASE TAKE NOTICE that Michael and Vicki Tatelman have 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 27, Lot 7.01 on the Tax Map of the Borough of
Sea Bright, and commonly known as 6 Willow Way, Sea Bright, New Jersey. Applicant is seeking the
following variances:

- (i) "c" variance: 130-39.C - Front yard setback of 16.9 feet proposed, where 20.5 feet is existing
and 25 feet is required
(ii) "c" variance: 130-39.C - Building height of 3 stories proposed, where 1 story is existing and
a maximum of 2.5 stories is permitted
(iii) "c" variance: 130-39.C - Building height of 39 feet proposed, where +/-19 feet is existing and
a maximum of 38 feet is permitted

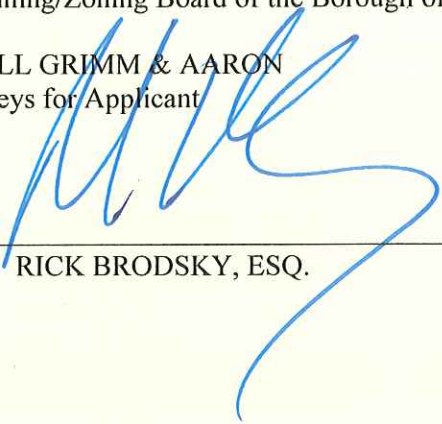
In addition, the Applicant will request such other variances, exceptions, interpretations and design waivers
as may be determined to be necessary by the Planning/Zoning Board, and/or its professionals, in order to
develop this property as stated above and will amend its application on the record accordingly.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday,
January 25, 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](http://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: January 11, 2022

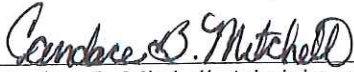
**BOROUGH OF SEA BRIGHT  
OFFICE OF THE MUNICIPAL CLERK  
1099 OCEAN AVENUE  
SEA BRIGHT, NJ 07760  
732-842-0099 EXT. 119**

Information requested for properties located within 200' of Block 27, Lot 7.01, also known as 6 Willow Way.

**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 27, Lot 7.01, also known as 6 Willow Way 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 8, 2021  
Date Request Received: November 1, 2021  
Amount Paid: \$10.00

Cc. File



OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 27, LOT 7.01

11/06/21 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
25	12		2 ✓	DA SILVA, ANNETTE & LAGO, EMI 580 OCEAN AVENUE SEA BRIGHT, NJ 07760	580 OCEAN AVENUE	
25	13		2 ✓	MAGIC CARPET RIDE OF SOUTH FLORIDA 224 N OCEAN BREEZE LAKE WORTH BEACH, FL 33460	576 OCEAN AVENUE	
25	14		2 ✓	MORPH SOLUTIONS LLC 15 HILLMONT TERRACE COLTS NECK, NJ 07722	572 OCEAN AVENUE	
26	1		2 ✓	PALLADINO, CHRISTOPHER & ALOISI, JA 12 RIVERVIEW PLACE SEA BRIGHT, NJ 07760	12 RIVERVIEW PLACE	
26	2		2 ✓	O'MALLEY, BRIAN & AMY 348 KENNETT PIKE CHADDS FORD, PA 19317	3 RIVER WAY	
26	3		2 ✓	GEOR, ANNA M. 5401 COLLINS AVENUE MIAMI BEACH, NJ 33140	5 RIVER WAY	
26	4		2 ✓	BLAISDELL, BRUCE 5 HENRY LANE SEA BRIGHT, NJ 07760	5 HENRY LANE	5
26	6		2 ✓	WISE, EDWARD & KAYE FISKE 3 HENRY LANE SEA BRIGHT, NJ 07760	3 HENRY LANE	
26	7		2 ✓	TODFIELD, DONATELLA & DARREN 87 WINDING WAY WOOD CLIFF LAKE, NJ 07677	18 SHREWSBURY WAY	
26	8		1 ✓	MEEKA 12, LLC 281 TABOR ROAD OTTSVILLE, NJ 18942	12 SHREWSBURY WAY	
26	9		2 ✓	MOSS MICHAEL & CHAPMAN, ELLEN 175 TABOR ROAD OTTSVILLE, PA 18942	10 SHREWSBURY WAY	
26	10		2 ✓	AYRES, JOHN R & DEBORAH L 13706 MATANZAS PLACE LAKEWOOD RANCH, FL 34202	8 SHREWSBURY WAY	
26	12		2 ✓	LOUGHLIN, MARK 8220 12TH AVENUE BROOKLYN, NY 11228	6 SHREWSBURY WAY	
27	1		2 ✓	PORTO, ALAN & JANET 3 DORCHESTER DRIVE DENVER, NJ 07834	568 OCEAN AVENUE	
27	2		2 ✓	CHAMBERS, MICHEAL & MARYANN 163 MADISON AVENUE RIVER EDGE, NJ 07661	39 SHREWSBURY WAY	
27	3		2 ✓	LEITHE, ANDREW & AMANDA TEDESCO 554 FAIRMONT AVENUE WESTFIELD, NJ 07090	5 SHREWSBURY WAY	
27	4		2 ✓	KAPLAN, WENDY 7 SHREWSBURY WAY SEA BRIGHT, NJ 07760	7 SHREWSBURY WAY	
27	5		2 ✓	BRENNAN, STEPHEN & PATRICIA 25 SHREWSBURY WAY SEA BRIGHT, NJ 07760	25 SHREWSBURY WAY	
27	6		2 ✓	LARGEY, THOMAS P & JOAN C PO BOX 802 NEW MONMOUTH, NJ 07748	14 WILLOW WAY	



OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 27, LOT 7.01

11/06/21 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
27	9.01		2 ✓	BONELLO, JOHN L. JR. PO BOX 386 RUMSON, NJ 07760	2 WILLOW WAY	
27	10		2 ✓	STOEVER, ROLAND & HERPER, JENNIFER 560 OCEAN AVENUE SEA BRIGHT, NJ 07760	560 OCEAN AVENUE	
28	1		2 ✓	HALL, SCOTT & BUSSON, INGRID 58 PIERREPOINT ST 3 BROOKLYN, NY 11201	556 OCEAN AVENUE	
28	2		2 ✓	552 OCEAN AVENUE, LLC 552 OCEAN AVENUE SEA BRIGHT, NJ 07760	552 OCEAN AVENUE	
28	3		2 ✓	JANAZZO, DAVID & SUSAN 174 OCEAN AVENUE UNIT 32 SEA BRIGHT, NJ 07760	3 WILLOW WAY	
28	4		2 ✓	BONELLO, JOHN L JR & MELISSA PO BOX 386 RUMSON, NJ 07760	5 WILLOW WAY	
28	5		2 ✓	BONELLO, JOHN L. JR & MELISSA PO BOX 386 RUMSON, NJ 07760	5 BELLEVUE PLACE	
28	7		2 ✓	WELTY, MICHAEL D. & SARAH D. 49 BELLEVUE PLACE SEA BRIGHT, NJ 07760	49 BELLEVUE PLACE	
28	8		2 ✓	ALLOCCA, JOSEPH 2 ATLANTIC WAY SEA BRIGHT, NJ 07760	2 ATLANTIC WAY	
28	9		2 ✓	MEYERS, DAVID R & WALKER, CHRISTINA 1806 PARK AVENUE WEEHAWKEN, NJ 07086	4 ATLANTIC WAY	9.01
28	10.01		1 ✓	MEYERS, DAVID & WALKER, CHRISTINA 6 ATLANTIC WAY SEA BRIGHT, NJ 07760	548 OCEAN AVENUE	
28	10.02		2 ✓	MEYERS, DAVID & WALKER, CHRISTINA 6 ATLANTIC WAY SEA BRIGHT, NJ 07760	6 ATLANTIC WAY	
29	4		2 ✓	VIGGIANO, THOMAS M. & LAURA 25 LITTLE BROOK ROAD WILTON, CT 06897	13 ATLANTIC WAY	
29	5		2 ✓	MC CAULEY, THERESA & JOHN F 11 ATLANTIC WAY SEA BRIGHT, NJ 07760	11 ATLANTIC WAY	
29	6		2 ✓	EARNST, CHAD ALAN PO BOX 687 GWYNEDD VALLEY, PA 19437	9 ATLANTIC WAY	
29	7		2 ✓	WRAY, KAROLYN 7 ATLANTIC WAY SEA BRIGHT, NJ 07760	7 ATLANTIC WAY	
29	8		2 ✓	LIBERATORE, LOUIS & CRISTIN 5 ATLANTIC WAY SEA BRIGHT, NJ 07760	5 ATLANTIC WAY	
29	9		2 ✓	ROBINSON, DANON & HANSSSEN, HEATHER 4 TENNIS COURT LANE RUMSON, NJ 07760	1 ATLANTIC WAY	
29	10		2 ✓	PARKER, TIMOTHY J. & NICOLA J. 92-1027 KOIO DR. APT. D KAPOLEI, HI 96707	3 ATLANTIC WAY	