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IN MEMORIAM
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MAX M. BARR (1929-1993)
MILTON M. ABRAMOFF (1935-2004)
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RECEIVED

MAR 18 2022

March 17, 2022

Borough of Sea Bright

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

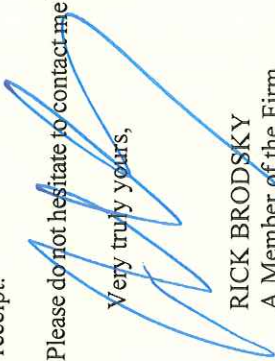
Re: Application of Ruth Fialko
Premises: 158 Ocean Avenue
Block 34, Lot 1
Our File No. 095787-0

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 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
Direct Dial: 732-643-5296

RB/ahn
Encs.

cc: Ruth Fialko (w/encs. via e-mail)

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$45.76 Affidavit \$35.00

STATE OF WISCONSIN
Brown County

Personally appeared D. Roberts 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:

03/12/2022 A.D 2022

Sarah Bertelsen
Notary Public, State of Wisconsin, County of Brown

7/20/25
My commission expires



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 professional staff, in order to develop this property as stated above. A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, March 23, 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, 1095 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

Dated: March 9, 2022
(\$45.76)

By: RICK BRODSKY, ESQ.