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IN MEMORIAM
LEON ANSCHELEWITZ (1929-1986)
MAX M. BARR (1929-1993)
MILTON M. ABRAMOFF (1935-2004)
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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

March 17, 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 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)

095787.000000.76799441

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

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, deposes 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
SB

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 34, LOT 1.

PLEASE TAKE NOTICE that Ruth Flalko 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, March 22, 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

Dated: March 9, 2022
(\$45.75)

By: RICK BRODSKY, ESQ.

ANSELL GRIMM & AARON
1500 Lawrence Avenue
CN 7807
Ocean, New Jersey 07712
(732) 922-1000
Attorneys for Applicant

IN THE MATTER OF THE APPLICATION OF
RUTH FIALKO

AFFIDAVIT OF PROOF
OF SERVICE

STATE OF NEW JERSEY)
) ss.
COUNTY OF MONMOUTH)

RICK BRODSKY, of full age, being duly sworn according to law, upon his oath, deposes and says:


1. I am an Attorney at Law of the State of New Jersey, a partner with the firm of Ansell Grimm & Aaron, and the attorney in charge of the application of Ruth Fialko for the firm.
2. Ruth Fialko is the applicant in the proceedings before the Planning/Zoning Board of the Borough of Sea Bright, New Jersey, being an appeal or application under the revised ordinances of the Borough of Sea Bright and relating to premises located at 158 Ocean Avenue, Block 34, Lot 1, Borough of Sea Bright, New Jersey.
3. On March 11, 2022, our firm did send, via certified mail, a copy of the attached Notice to all persons and/or entities listed on the attached certified list. The envelopes containing said Notice bore sufficient postage thereon and were mailed from the United States Post Office Ocean Branch, Ocean, New Jersey. The mailing receipts are attached hereto and made a part of this Affidavit.

I certify that the foregoing information is true and correct to the best of my knowledge and belief. I am aware that if any of the foregoing is willfully false, I am subject to punishment.

ANSELL GRIMM & AARON
Attorneys for Applicant

By: _____
RICK BRODSKY, ESQ.

Sworn to and subscribed before me
this 15th day of March, 2022



A Notary Public of New Jersey
(Sign, stamp, seal and commission expiration date)

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

095787.000000.76745371

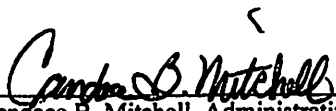
**BOROUGH OF SEA BRIGHT
OFFICE OF THE MUNICIPAL CLERK
1099 OCEAN AVENUE
SEA BRIGHT, NJ 07760
732-842-0099 EXT. 119**

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 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

| 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 158 OCEAN AVENUE SEA BRIGHT, NJ | EAST OCEAN AVENUE | |
| 23 | 133 | | 1 | KILYK, BOHDAN M 11327 NARROW TRAIL TERR. BELTSVILLE MARYLAND | 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 %DSDV 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 ZIEGESSER, 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

200 FOOT OWNERS LIST FOR BLOCK 34, LOT 1

11/06/21 Page 2 of 4

| 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 CAMEO 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

11/06/21 Page 3 of 4

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 | 4.11 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 1 | |
| 34 | 4.12 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 2 | |
| 34 | 4.13 | | 2 | BENDER, CHRISTINA M 150 OCEAN AVENUE UNIT 3 SEA BRIGHT, NJ 07760 | 150 OCEAN AVENUE UNIT 3 | |
| 34 | 4.14 | | 2 | FLANNERY, JOHN M. & LINDA L. 150 OCEAN AVENUE UNIT 4 SEA BRIGHT, NJ 07760 | 150 OCEAN AVENUE UNIT 4 | |
| 34 | 4.15 | | 2 | BAILLIARD, OLIVER & ANNAICK 150 OCEAN AVENUE UNIT 5 SEA BRIGHT, NJ 07760 | 150 OCEAN AVENUE UNIT 5 | |
| 34 | 4.16 | | 2 | PULEO, ANTHONY & MANNARELLI 150 OCEAN AVENUE UNIT 6 SEA BRIGHT, NJ 07760 | 150 OCEAN AVENUE UNIT 6 | |
| 34 | 4.17 | | 2 | NATARJAN, VENKATESH & QUEENY 150 OCEAN AVENUE UNIT 7 SEA BRIGHT, NJ 07760 | 150 OCEAN AVENUE UNIT 7 | |
| 34 | 4.18 | | 2 | CORCORAN, PILAR M & CHRISTOPHER T 2 GRABOWSKI DRIVE PARLIN, NJ 08859 | 150 OCEAN AVENUE UNIT 8 | |
| 34 | 4.19 | | 2 | ANDREACH, MADLINE & BAUHLER, RYAN 150 OCEAN AVENUE UNIT 9 SEA BRIGHT, NJ 07760 | 150 OCEAN AVENUE UNIT 9 | |
| 34 | 4.20 | | 2 | TARTAKOVSKY, DMITRY & MILA 150 OCEAN AVENUE UNIT 10 SEA BRIGHT, NJ 07760 | 150 OCEAN AVENUE UNIT 10 | |
| 34 | 4.21 | | 2 | INFURNA, MICHAEL & PACE, LINDA 150 OCEAN AVENUE UNIT 11 SEA BRIGHT, NJ 07760 | 150 OCEAN AVENUE UNIT 11 | |
| 34 | 4.22 | | 2 | HERNANDEZ, OSIRIS & DONNA 150 OCEAN AVENUE UNIT 12 SEA BRIGHT, NJ 07760 | 150 OCEAN AVENUE UNIT 12 | |
| 34 | 4.23 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 13 | |
| 34 | 4.24 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 14 | |
| 34 | 4.25 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 15 | |
| 34 | 4.26 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 16 | |
| 34 | 4.27 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 17 | |
| 34 | 4.28 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 18 | |

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 34, LOT 1

11/06/21 Page 4 of 4

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|------|------|-----|--|--------------------------|------------|
| 34 | 4.29 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 19 | |
| 34 | 4.30 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 20 | |
| 34 | 4.31 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 21 | |
| 34 | 4.32 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 22 | |
| 34 | 4.33 | | 2 | GATTERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE UNIT 23 | |
| 34 | 4.34 | | 2 | GATTERS 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 | |



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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

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COURT OF NEW JERSEY AS A
CIVIL TRIAL ATTORNEY

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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 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,
March 22, 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: March 9, 2022

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Monmouth Beach, NJ 07750

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661 Shrewsbury Avenue
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Commissioner, Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

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1500 Florance Avenue
Union Beach, NJ 07735

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1099 Ocean Avenue
Sea Bright, NJ 07760

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Hall of Records Annex - 2nd Floor
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11327 Narrow Trail Terr.
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 174 Ocean Avenue Unit 4
 Sea Bright, NJ 07760

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 164 Ocean Avenue
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 Philadelphia, PA 19106

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 754 Hyslip Avenue
 Westfield, NJ 07090

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 Sea Bright, NJ 07760

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 135 E 83rd St Apt. 9D
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 174 Ocean Avenue Unit 20
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Sent To Murphy, Arthur H. & Sheila A.
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 Sea Bright, NJ 07760

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 174 Ocean Avenue Unit 26
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Sent To Vicente H. & Wendy K. Gracias
44 Cameo Drive
Cherry Hill, NJ 08003

Street and A

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Via Certified Mail

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Sent To H. Arthur & Bernadette J. Pfiefer
174 Ocean Avenue Unit 30
Sea Bright, NJ 07760

Street and A

City, State, ZIP+4™

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Return Receipt (electronic) \$

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Adult Signature Restricted Delivery \$

Postage \$

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Total Postage \$

Sent To Malgorzata Serafin-Fahimi
902 Ewing Avenue
Franklin Lakes, NJ 07417

Street and A

City, State, ZIP+4™

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Via Certified Mail

Total Postage \$

Sent To David & Susan Janazzo
174 Ocean Avenue Unit 32
Sea Bright, NJ 07760

Street and A

City, State, ZIP+4™

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Via Certified Mail

Total Postage \$

Sent To Donald Macdonald
25 Village Road
Sea Bright, NJ 07760

Street and A

City, State, ZIP+4™

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

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Total Postage \$

Sent To Nicholas A. & Diana S. Caliendo
174 Ocean Avenue Unit 34
Sea Bright, NJ 07760

Street and A

City, State, ZIP+4™

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Adult Signature Restricted Delivery \$

Postage \$

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Sent To Erin E Gaughan
174 Ocean Avenue Unit 42
Sea Bright, NJ 07760

Street and A

City, State, ZIP+4™

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP+4[®] _____
 Street and _____
 Sent to 11327 Narrow Trail Ter.
 Bohdan M Kityk
 Beltsville Maryland 20705

Total Postage \$
 Postage \$
 Adult Signature Restricted Delivery \$
 Adult Signature Required \$
 Certified Mail Restricted Delivery \$
 Certified Mail (electronic) \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Extra Services & Fees (check box, add fee as appropriate) \$
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP+4[®] _____
 Street and _____
 Sent to Mountain View Villas at Sea Bright
 754 Hyslip Avenue
 Westfield, NJ 07090

Total Postage \$
 Postage \$
 Adult Signature Restricted Delivery \$
 Adult Signature Required \$
 Certified Mail Restricted Delivery \$
 Certified Mail (electronic) \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP+4[®] _____
 Street and _____
 Sent to Sea Bright, NJ 07760
 Alexander & Larisa Lobovsky
 174 Ocean Avenue Unit 48

Total Postage \$
 Postage \$
 Adult Signature Restricted Delivery \$
 Adult Signature Required \$
 Certified Mail Restricted Delivery \$
 Certified Mail (electronic) \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Extra Services & Fees (check box, add fee as appropriate) \$
 Certified Mail Fee \$

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City, State, ZIP+4[®] _____
 Street and _____
 Sent to Mountain View Villas at Sea Bright
 754 Hyslip Avenue
 Westfield, NJ 07090

Total Postage \$
 Postage \$
 Adult Signature Restricted Delivery \$
 Adult Signature Required \$
 Certified Mail Restricted Delivery \$
 Certified Mail (electronic) \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Extra Services & Fees (check box, add fee as appropriate) \$
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP+4[®] _____
 Street and _____
 Sent to Mountain View Villas at Sea Bright
 754 Hyslip Avenue
 Westfield, NJ 07090

Total Postage \$
 Postage \$
 Adult Signature Restricted Delivery \$
 Adult Signature Required \$
 Certified Mail Restricted Delivery \$
 Certified Mail (electronic) \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Extra Services & Fees (check box, add fee as appropriate) \$
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP+4[®] _____
 Street and _____
 Sent to 11327 Narrow Trail Ter.
 Bohdan M Kityk
 Beltsville Maryland 20705

Total Postage \$
 Postage \$
 Adult Signature Restricted Delivery \$
 Adult Signature Required \$
 Certified Mail Restricted Delivery \$
 Certified Mail (electronic) \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Extra Services & Fees (check box, add fee as appropriate) \$
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City, State, ZIP+4[®] _____
 Street and _____
 Sent to Sea Bright, NJ 07760
 Alexander & Larisa Lobovsky
 174 Ocean Avenue Unit 48

Total Postage \$
 Postage \$
 Adult Signature Restricted Delivery \$
 Adult Signature Required \$
 Certified Mail Restricted Delivery \$
 Certified Mail (electronic) \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Extra Services & Fees (check box, add fee as appropriate) \$
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP+4[®] _____
 Street and _____
 Sent to 114 East 13th St 11D
 Sptiam Trust
 New York, NY 10003

Total Postage \$
 Postage \$
 Adult Signature Restricted Delivery \$
 Adult Signature Required \$
 Certified Mail Restricted Delivery \$
 Certified Mail (electronic) \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Extra Services & Fees (check box, add fee as appropriate) \$
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP+4[®] _____
 Street and _____
 Sent to 174 Ocean Avenue Unit 44
 Michael Leighton & Gayle Eglett
 Sea Bright, NJ 07760

Total Postage \$
 Postage \$
 Adult Signature Restricted Delivery \$
 Adult Signature Required \$
 Certified Mail Restricted Delivery \$
 Certified Mail (electronic) \$
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Extra Services & Fees (check box, add fee as appropriate) \$
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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
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Total Postage \$

Sent To North Point Condo Association
 1390 State Route 36, #103
 Hazlet, NJ 07730

Street and Apt. City, State, ZIP+4™

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 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
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Via Certified Mail

Total Postage \$

Sent To John M. & Linda L. Flannery
 150 Ocean Avenue Unit 4
 Sea Bright, NJ 07760

Street and Apt. City, State, ZIP+4™

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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
\$

Via Certified Mail

Total Postage \$

Sent To Gatters Village, LLC
 1390 State Route 36, #103
 Hazlet, NJ 07730

Street and Apt. City, State, ZIP+4™

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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(Block 34, Lot 4.11)

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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
\$

Via Certified Mail

Total Postage \$

Sent To Oliver & Annaick Baillard
 150 Ocean Avenue Unit 5
 Sea Bright, NJ 07760

Street and Apt. City, State, ZIP+4™

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 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
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Total Postage \$

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 1390 State Route 36, #103
 Hazlet, NJ 07730

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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
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Total Postage \$

Sent To Anthony & Mannarelli Puleo
 150 Ocean Avenue Unit 6
 Sea Bright, NJ 07760

Street and Apt. City, State, ZIP+4™

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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
\$

Via Certified Mail

Total Postage \$

Sent To Christina M Bender
 150 Ocean Avenue Unit 3
 Sea Bright, NJ 07760

Street and Apt. City, State, ZIP+4™

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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
\$

Via Certified Mail

Total Postage \$

Sent To Venkatesh & Queeny Natarjan
 150 Ocean Avenue Unit 7
 Sea Bright, NJ 07760

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To Pilar M & Christopher T Corcoran
 2 Grabowski Drive
 Parlin, NJ 08859

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To Osiris & Donna Hernandez
 150 Ocean Avenue Unit 12
 Sea Bright, NJ 07760

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Postmark: MAR 11 2022

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To Madline Andreach & Ryan Bauchler
 150 Ocean Avenue Unit 9
 Sea Bright, NJ 07760

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Handwritten: RB 095787-0

Postmark: MAR 11 2022

Postmark Here: 07712-9998

7020 1290 0000 3129 2277

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail (Block 34, Lot 4.23)

Sent To Gatters Village, LLC
 1390 State Route 36, #103
 Hazlet, NJ 07730

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Handwritten: RB 095787-0

Postmark: MAR 11 2022

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To Dmitry & Mila Tartakovskiy
 150 Ocean Avenue Unit 10
 Sea Bright, NJ 07760

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Handwritten: RB 095787-0

Postmark: MAR 11 2022

Postmark Here: 07712-9998

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail (Block 34, Lot 4.24)

Sent To Gatters Village, LLC
 1390 State Route 36, #103
 Hazlet, NJ 07730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postmark: MAR 11 2022

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To Michael Infurna & Linda Pace
 150 Ocean Avenue Unit 11
 Sea Bright, NJ 07760

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Handwritten: RB 095787-0

Postmark: MAR 11 2022

Postmark Here: 07712-9998

7020 1290 0000 3129 2307

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail (Block 34, Lot 4.25)

Sent To Gatters Village, LLC
 1390 State Route 36, #103
 Hazlet, NJ 07730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Handwritten: RB 095787-0

Postmark: MAR 11 2022

Postmark Here: 07712-9998

7020 1290 0000 3129 2345

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City, State, ZIP+4[®]

Street and Ap. Hazlet, NJ 07730

Sent to Gaters Village, LLC
1390 State Route 36, #103

Total Postage \$

Via Certified Mail (Block 34, Lot 4.29)

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail (Electronic) \$

Return Receipt (Hardcopy) \$

Return Receipt (Electronic) \$

Extra Services & Fees (check box, add fee as appropriate) \$

Certified Mail Fee \$

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EB 0957870

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Street and Ap. Hazlet, NJ 07730

Sent to Gaters Village, LLC
1390 State Route 36, #103

Total Postage \$

Via Certified Mail (Block 34, Lot 4.28)

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail (Electronic) \$

Return Receipt (Hardcopy) \$

Return Receipt (Electronic) \$

Extra Services & Fees (check box, add fee as appropriate) \$

Certified Mail Fee \$

Postmark Here

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7020 1290 0000 3129 2451

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City, State, ZIP+4[®]

Street and Ap. Hazlet, NJ 07730

Sent to Gaters Village, LLC
1390 State Route 36, #103

Total Postage \$

Via Certified Mail (Block 34, Lot 4.27)

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail (Electronic) \$

Return Receipt (Hardcopy) \$

Return Receipt (Electronic) \$

Extra Services & Fees (check box, add fee as appropriate) \$

Certified Mail Fee \$

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City, State, ZIP+4[®]

Street and Ap. Hazlet, NJ 07730

Sent to Gaters Village, LLC
1390 State Route 36, #103

Total Postage \$

Via Certified Mail (Block 34, Lot 4.26)

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail (Electronic) \$

Return Receipt (Hardcopy) \$

Return Receipt (Electronic) \$

Extra Services & Fees (check box, add fee as appropriate) \$

Certified Mail Fee \$

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City, State, ZIP+4[®]

Street and Ap. Hazlet, NJ 07730

Sent to Gaters Village, LLC
1390 State Route 36, #103

Total Postage \$

Via Certified Mail (Block 34, Lot 4.33)

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail (Electronic) \$

Return Receipt (Hardcopy) \$

Return Receipt (Electronic) \$

Extra Services & Fees (check box, add fee as appropriate) \$

Certified Mail Fee \$

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City, State, ZIP+4[®]

Street and Ap. Hazlet, NJ 07730

Sent to Gaters Village, LLC
1390 State Route 36, #103

Total Postage \$

Via Certified Mail (Block 34, Lot 4.32)

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail (Electronic) \$

Return Receipt (Hardcopy) \$

Return Receipt (Electronic) \$

Extra Services & Fees (check box, add fee as appropriate) \$

Certified Mail Fee \$

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EB 0957870

7020 1290 0000 3129 2475

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City, State, ZIP+4[®]

Street and Ap. Hazlet, NJ 07730

Sent to Gaters Village, LLC
1390 State Route 36, #103

Total Postage \$

Via Certified Mail (Block 34, Lot 4.31)

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail (Electronic) \$

Return Receipt (Hardcopy) \$

Return Receipt (Electronic) \$

Extra Services & Fees (check box, add fee as appropriate) \$

Certified Mail Fee \$

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EB 0957870

7020 1290 0000 3129 2468

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City, State, ZIP+4[®]

Street and Ap. Hazlet, NJ 07730

Sent to Gaters Village, LLC
1390 State Route 36, #103

Total Postage \$

Via Certified Mail (Block 34, Lot 4.30)

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail (Electronic) \$

Return Receipt (Hardcopy) \$

Return Receipt (Electronic) \$

Extra Services & Fees (check box, add fee as appropriate) \$

Certified Mail Fee \$

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Certified Mail Fee \$

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Via Certified Mail
 (Block 34, Lot 4.34)

Total Postage \$

Sent To Gatters Village, LLC
 1390 State Route 36, #103
 Street and City Hazlet, NJ 07730
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Certified Mail Fee \$

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Via Certified Mail

Total Postage \$

Sent To George & Lillian Smith
 139 Forest Green
 Street and City Staten Island, NY 10312
 City, State, ZIP+4®

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