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732-922-6161 (FAX)

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973-247-9000

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214 CARNEGIE CENTER  
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SUITE 400  
NEWTOWN, PENNSYLVANIA 18940  
267-757-8792

www.ansselgrimm.com

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ANDREA B. WHITE ♦ ♦  
ASHLEY V. WHITNEY ♦  
ZACHARY L. WINDHAM - \* \* \*  
JESSICA T. ZOLOTOROFF

March 1, 2022

MAR - 2 2022

RECEIVED

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 Beachfront Joe, LLC  
Premises: 1084 Ocean Avenue  
Block 15, Lot 2  
Our File No. 090137-0

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@ansselgrimm.com](mailto:rb@ansselgrimm.com)  
Direct Dial: 732-643-5296

RB/ahn  
Encs.

cc: Joseph Fontana, Beachfront Joe, LLC (w/encs. via e-mail)

090137.000000.76492651

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

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□ PENN. FLA. \* CALIF. ■ COOR

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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

**AFFIDAVIT OF PUBLICATION**

**RECEIVED**

**Publisher's Fee \$57.20    Affidavit \$35.00**

**MAR - 2 2022**

**Borough of Sea Bright**

**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:

02/26/2022    A.D 2022

Notary Public State of Wisconsin County of Brown

My commission expires 9/9/25

VICKY FELTY  
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 15, LOT 2.

PLEASE TAKE NOTICE that Beachfront Joe, LLC has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for preliminary and final site plan and bulk variances to permit the construction of a two-story structure with a sandwich shop, with respect to premises located in the B-1 Zone and known as Block 15, Lot 2 on the Tax Map of the Borough of Sea Bright, and commonly known as 1084 Ocean Avenue, Sea Bright, New Jersey. The Applicant seeks the following variances:

- (i) Section 130-50.C - Minimum lot area of 1,075 square feet existing, where 3,000 square feet is required (existing condition);
- (ii) Section 130-50.C - Minimum lot width of 15 feet existing where 50 feet is required (existing condition);
- (iii) Section 130-50.C - Minimum rear yard setback of 0 feet existing and proposed where 15 feet is required;
- (iv) Section 130-50.C - Building coverage of 100% existing and proposed, where 50% is the maximum permitted;
- (v) Section 130-50.C - Lot coverage of 100% existing and proposed, where 75% is the maximum permitted; and
- (vi) Section 130-32- 4 parking spaces required, where none are proposed.

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 8, 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: February 24, 2022

0005149500-01

(\$17.20)



**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  
BEACHFRONT JOE, LLC**

**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 Beachfront Joe, LLC for the firm.

2. Beachfront Joe, LLC 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 1084 Ocean Avenue, known as Block 15, Lot 2, Borough of Sea Bright, New Jersey.

3. On February 25, 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 15 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  
090137.000000.76492461

**ANSELL GRIMM & AARON**  
A PROFESSIONAL CORPORATION  
CONSISTING OF TWO  
1500 LAWRENCE AVENUE  
CN 7807  
OCEAN, N.J. 07712  
(732) 922-1000

O W N E R & A D D R E S S R E P O R T

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 15, LOT 2

01/10/22 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
14	1		15D	FIRST UNITED METH CHURCH 1104 OCEAN AVENUE SEA BRIGHT, NJ	1104 OCEAN AVENUE	
14	1	X	4A	FIRST UNITED METHODIST CHURCH 1101 OCEAN AVENUE SEA BRIGHT, N J	1101 OCEAN AVENUE	
14	2		1	CHURCH STREET CONDO ASSOCIATION 1 CHURCH STREET UNIT A SEA BRIGHT, NJ	1 CHURCH STREET UNIT A	
14	2.01		2	KNUDSON, JORGE & CHERYL 1 CHURCH STREET UNIT A SEA BRIGHT, NJ	1 CHURCH STREET UNIT A	
14	2.02		2	GONZALEZ, JOSE & SARA 1 CHURCH STREET UNIT B SEA BRIGHT, NJ	1 CHURCH STREET UNIT B	
14	3		2	TENGA, GREGORY J 3 CHURCH STREET SEA BRIGHT, NJ	3 CHURCH STREET	
14	4		2	MC GINLEY, KEVIN & ANDREA & SEAN 5 CHURCH STREET SEA BRIGHT, NJ	5 CHURCH STREET	
14	5		2	DOMD, BERNARD & CYNTHIA PO BOX 40 OCEANPORT, NJ	7 CHURCH STREET	
14	16		2	GOMES, LUIS G. & ALMEIDA, AURELIA 33 LAUREL AVENUE KEARNY, NJ	10 SOUTH STREET	
14	17		2	LOBIONDO, JAMES A 931 OCEAN AVENUE SEA BRIGHT, NJ	8 SOUTH STREET	
14	18		2	KOK, POH S 6 SOUTH STREET SEA BRIGHT, NJ	6 SOUTH STREET	
14	19		2	FOX, DAVID & PRIYA 218 WHISPERRING PINES DR LINCHROFT, NJ	4 SOUTH STREET	
14	20		2	DIBUGMARA, RALPH & RALPH & MICHAEL 3 SOUTH STREET SEA BRIGHT, NJ	3 SOUTH STREET	
14	21		4A	MMRD ASSOCIATES, LLC 400 OCEAN AVENUE UNIT 1 SEA BRIGHT, NJ	1096 OCEAN AVENUE	
15	1		4A	MARIANNE & KRISTIN, LLC 3 MARA VISTA DRIVE MONMOUTH BEACH, NJ	1092 OCEAN AVENUE	
15	3		1	BREAK REAL ESTATE PARTNERS, LLC 1080 OCEAN AVENUE SEA BRIGHT, NJ	1080 OCEAN AVENUE	
15	4.01		1	RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY	4 RIVER STREET	
15	4.02		1	RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY	4A RIVER STREET	
15	4.03		1	RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY	4B RIVER STREET	

O W N E R & A D D R E S S R E P O R T

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 15, LOT 2

01/10/22 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
15	4.04		1	✓ RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY	4C RIVER STREET	
15	4.05		1	✓ RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY	3C SOUTH STREET	
15	4.06		1	✓ RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY	3B SOUTH STREET	
15	4.07		1	✓ RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY	5A SOUTH STREET	
15	4.08		1	✓ RIVER STREET REALTY, LLC 165 27TH STREET BROOKLYN, NY	5 SOUTH STREET	
15	5		1	✓ C. J. & M. ASSOC OF SEA BRIGHT, LLC PO BOX 419 KINGSTON, NJ	6 RIVER STREET	6 & 7
15	8		1	✓ JESSIE A. HOWLAND & SONS INC PO BOX 419 KINGSTON, NJ	9 SOUTH STREET	
15	9		15C	BOBO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ	POPPINGER PLACE	
16	1		4A	✓ 1076 OCEAN, LLC 1410 OCEAN AVENUE SEA BRIGHT, NJ	1076 OCEAN AVENUE	
16	2		4A	✓ 1072 SEA BRIGHT, LLC 376 OCEAN AVENUE SEA BRIGHT, NJ	1072 OCEAN AVENUE	
16	3		4A	✓ LENA, RAYMOND C. & PHYLLIS N. 570 MONMOUTH PLACE LONG BRANCH, NJ	1070 OCEAN AVENUE	
16	4		4A	✓ AMCK, LLC 21 CREST DRIVE SOUTH CRESSKILL, NJ	1066 OCEAN AVENUE	
16	4.01		4A	✓ TREZZA REALTY HOLDING LLC, 183 BERNARD DRIVE RED BANK, NJ	1068 OCEAN AVENUE	
16	5		4A	✓ GBW REALTY, LLC 46 MONMOUTH BLVD. OCEANPORT, NJ	1062 OCEAN AVENUE	
16	14		2	✓ MARTIN, IVAN WANMAT 19 CONOVER LANE RUMSON, NJ	3 BADMINTON COURT	
16	15.01		15F	✓ ASSESSED WITH BLOCK 16 LOTS 15.03 THRU 15.10 AS PART OF COMMON ELEMENTS	2 BADMINTON COURT	
16	15.02		4A	✓ MONMOUTH SQUASH CLUB, LLC 1071 OCEAN AVENUE SEA BRIGHT, NJ	1071 OCEAN AVENUE	
16	15.03		2	✓ MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 1	
16	15.04		2	✓ MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 2	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 15, LOT 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
16	15.05		2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 3	
16	15.06		2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 4	
16	15.07		2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 5	
16	15.08		2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 6	
16	15.09		2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 7	
16	15.10		2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 8	
16	15.11		2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 9	
16	15.12		2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 10	
16	20		2	L.I. MINGWEI 10 THORESEN ROAD WARREN, NJ	8 BADMINTON COURT	
16	24		2	JOHNSON, LESLIE A. & HUTTON, MAE E. 15 RIVER STREET SEA BRIGHT, NJ	15 RIVER STREET	
16	25		2	13 RIVER STREET, LLC 15-17 SOUTH 7TH AVE SU-2 LONG BRANCH, NJ	13 RIVER STREET	
16	26		2	FORSMAN, JOHN ROBERT ETAL 1202 EAST LOMITA AVENUE ORANGE, CA	9 RIVER STREET	
16	27		2	GOTTI, JOHN G. 11 RIVER STREET SEA BRIGHT, NJ	11 RIVER STREET	
16	28		2	5 RIVER 5, LLC 585 SECOND AVENUE LONG BRANCH, NJ	5 RIVER STREET	
23	1		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ	1099 OCEAN AVENUE	



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 CN7807  
 OCEAN, NEW JERSEY 07712  
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 JESSICA T. ZOLOTOROFE

COUNSEL  
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 STACEY R. PATTERSON †  
 JAMES A. SYLVESTER  
 ROY W. HIBBERD A V  
 HON. RAYMOND A. HAYSER, J.T.C. (RET)  
 GEORGE A. MCGOWAN III  
 NICHOLAS J. FALCOONE †

RETIRED  
 ROBERT I. ANSELL  
 LISA GOLDWASSER †

MEMORIAM  
 LEON ANSCHELEWITZ (1929-1988)  
 MAX M. BARR (1929-1993)  
 MILTON M. ABRAMOFF (1935-2004)  
 DAVID K. ANSELL † (1962-2019)

† 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

‡ 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

### 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 15, LOT 2.

**PLEASE TAKE NOTICE** that Beachfront Joe, LLC has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for preliminary and final site plan and bulk variances to permit the construction of a two-story structure with a sandwich shop, with respect to premises located in the B-1 Zone and known as Block 15, Lot 2 on the Tax Map of the Borough of Sea Bright, and commonly known as 1084 Ocean Avenue, Sea Bright, New Jersey. The Applicant seeks the following variances:

- (i) Section 130-50.C - Minimum lot area of 1,076 square feet existing, where 3,000 square feet is required (existing condition);
- (ii) Section 130-50.C – Minimum lot width of 15 feet existing where 50 feet is required (existing condition);
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- (iv) Section 130-50.C - Building coverage of 100% existing and proposed, where 50% is the maximum permitted;
- (v) Section 130-50.C – Lot coverage of 100% existing and proposed, where 75% is the maximum permitted; and
- (vi) Section 130-32- 4 parking spaces required, where none are proposed.

090137.000000.75634661 commitment to excellence. A commitment to people. Since 1929.



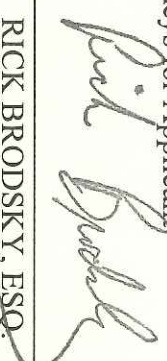
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A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, March 8, 2022 at 7:30 p.m. at the Sea Bright Beach Pavilion, 3<sup>rd</sup> Floor, 1097 Ocean Avenue, Sea Bright, New Jersey, at which time you may 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: February 24, 2022

0901.37.000000.75634661

**AG&A** | ANSELL GRIMM & AARON PC  
COUNSELORS AT LAW

**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 15, Lot 2, also known as 1084 Ocean Avenue.

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

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

Attached is a true list of the Property Owners within 200' of Block 15, Lot 2, also known as 1084 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: January 10, 2022  
Date Request Received: October 14, 2021  
Amount Paid: \$10.00

Cc. File



7021 1970 0002 0768 2114

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07712-9998

Via Certified Mail

Sent To Boro of Sea Bright  
Street and Apt. 1099 Ocean Avenue  
City, State, ZIP Sea Bright, NJ 07760

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 \$

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Sent To Comcast  
Street and Apt. N 1701 John F Kennedy Blvd.  
City, State, ZIP Philadelphia, PA 19103

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Sent To New Jersey American Water Company  
Street and Apt. 661 Shrewsbury Avenue  
City, State, ZIP Shrewsbury, NJ 07702

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 Adult Signature Restricted Delivery \$  
Postage \$

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Via Certified Mail

Sent To New Jersey Natural Gas Company  
Street and Apt. 1415 Wyckoff Road  
City, State, ZIP Wall, NJ 07719

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

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 Adult Signature Restricted Delivery \$  
Postage \$

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Via Certified Mail

Sent To Jersey Central Power & Light  
Street and Apt. Area Manager Central New Jersey  
City, State, ZIP 1500 Florance Avenue  
Union Beach, NJ 07735

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

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Via Certified Mail

Sent To State of New Jersey (for State Hwy 36)  
Street and Apt. Commissioner, Department of Transportation  
City, State, ZIP 1035 Parkway Avenue  
Trenton, NJ 08625

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 Adult Signature Restricted Delivery \$  
Postage \$

Postmark  
FEB 25 2022  
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Via Certified Mail

Sent To State of New Jersey (for Coastal Waters)  
Street and Apt. Division of Coastal Resources  
City, State, ZIP P.O. Box 401  
Trenton, NJ 08625

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 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$

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Via Certified Mail

Sent To Two Rivers Water Reclamation Authority  
Street and Apt. 1 Highland Avenue  
City, State, ZIP Monmouth Beach, NJ 07750

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

7021 1970 0002 0768 1780

7021 1970 0002 0768 1773

7021 1970 0002 0768 1766

7021 1970 0002 0768 1827

7021 1970 0002 0768 1810

7021 1970 0002 0768 1803



7021 1970 0002 0768 1834

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 Adult Signature Restricted Delivery \$

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Total Postage at \$

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Sent To Verizon  
 Street and Apt. Altun: Corporate Secretary/Right of Way Agent  
 175 W. Main Street  
 Freehold, NJ 07728  
 City, State, ZIP+4

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

Postage \$

Total Postage at \$

Via Certified Mail

Sent To Monmouth County Planning Board  
 Street and Apt. Hall of Records Annex - 2nd Floor  
 1 East Main Street  
 Freehold, NJ 07728  
 City, State, ZIP+4

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

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

Postage \$

Total Postage at \$

Via Certified Mail

Sent To First United Meth. Church  
 Street and Apt. 1104 Ocean Avenue  
 Sea Bright, NJ 07760  
 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 \$

Total Postage at \$

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Sent To First United Methodist Church  
 Street and Apt. 1101 Ocean Avenue  
 Sea Bright, NJ 07760  
 City, State, ZIP+4

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

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 Adult Signature Restricted Delivery \$

Postage \$

Total Postage at \$

Via Certified Mail

Sent To Church Street Condo Association  
 Street and Apt. N 1 Church Street Unit A  
 Sea Bright, NJ 07760  
 City, State, ZIP+4

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 Adult Signature Restricted Delivery \$

Postage \$

Total Postage at \$

Via Certified Mail

Sent To Jorge & Cheryl Knudson  
 Street and Apt. 1 Church Street Unit A  
 Sea Bright, NJ 07760  
 City, State, ZIP+4

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 Adult Signature Restricted Delivery \$

Postage \$

Total Postage at \$

Via Certified Mail

Sent To Jose & Sara Gonzalez  
 Street and Apt. 1 Church Street Unit B  
 Sea Bright, NJ 07760  
 City, State, ZIP+4

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

Postage \$

Total Postage at \$

Via Certified Mail

Sent To Gregory J Tanza  
 Street and Apt. N 3 Church Street  
 Sea Bright, NJ 07760  
 City, State, ZIP+4

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To Kevin & Andrea & Sean Mc Gintley

Street and Apt. 5 Church Street

City, State, ZIP Sea Bright, NJ 07760

City, State, ZIP

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To Bernard & Cynthia Dowd

Street and Apt. PO Box 40

City, State, ZIP Oceanport, NJ 07757

City, State, ZIP

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To Gomes, Luis G. & Almocida, Aurelia

Street and Apt. 33 Laurel Avenue

City, State, ZIP Kearny, NJ 07032

City, State, ZIP

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To James A Lobonzo

Street and Apt. 931 Ocean Avenue

City, State, ZIP Sea Bright, NJ 07760

City, State, ZIP

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To Poh S Kok

Street and Apt. 6 South Street

City, State, ZIP Sea Bright, NJ 07760

City, State, ZIP

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To David & Priya Fox

Street and Apt. 218 Whispering Pines Dr

City, State, ZIP Lincroft, NJ 07738

City, State, ZIP

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To Ralph & Ralph & Michael Dibugnara

Street and Apt. 3 South Street

City, State, ZIP Sea Bright, NJ 07760

City, State, ZIP

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Via Certified Mail

Sent To MNRD Associates, LLC

Street and Apt. 400 Ocean Avenue Unit 1

City, State, ZIP Sea Bright, NJ 07760

City, State, ZIP

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1080 Ocean Avenue  
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City, State, ZIP

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165 27th Street  
Street and / Brooklyn, NY 11232  
City, State, ZIP

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Certified Mail Restricted Delivery \$ \$

Adult Signature Required \$ \$

Adult Signature Restricted Delivery \$ \$

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Certified Mail Restricted Delivery \$ \$

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Certified Mail Restricted Delivery \$ \$

Adult Signature Required \$ \$

Adult Signature Restricted Delivery \$ \$

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165 27th Street  
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Certified Mail Restricted Delivery \$ \$

Adult Signature Required \$ \$

Adult Signature Restricted Delivery \$ \$

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City, State, ZIP

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

Postmark  
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Total Post \$

Via Certified Mail  
 (Block 15, Lot 4.05)

Sent To **River Street Realty, LLC**  
 165 27th Street  
 Brooklyn, NY 11232

Street and  
 City, State

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

Postage \$

Total Post \$

Via Certified Mail  
 (Block 15, Lot 4.04)

Sent To **River Street Realty, LLC**  
 165 27th Street  
 Brooklyn, NY 11232

Street and  
 City, State

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

7021 1970 0002 0768 2091

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

Postage \$

Total Post \$

Via Certified Mail

Sent To **C. J. & M. Assoc of Sea Bright, LLC**  
 PO Box 419  
 Kingston, NJ 08528

Street and  
 City, State

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

7021 1970 0002 0768 2107

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

Postage \$

Total Post \$

Via Certified Mail

Sent To **Jessie A. Howland & Sons Inc.**  
 PO Box 419  
 Kingston, NJ 08528

Street and  
 City, State

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

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 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
**FEB 25 2022**  
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Total Post \$

Via Certified Mail

Sent To **Boro of Sea Bright**  
 1099 Ocean Avenue  
 Sea Bright, NJ 07760

Street  
 City,

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 \$

Total Post \$

Via Certified Mail

Sent To **1076 Ocean, LLC**  
 1410 Ocean Avenue  
 Sea Bright, NJ 07760

Street and  
 City, State

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

7021 1970 0002 0768 2138

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

Postage \$

Total Post \$

Via Certified Mail

Sent To **1072 Sea Bright, LLC**  
 376 Ocean Avenue  
 Sea Bright, NJ 07760

Street  
 City,

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

7021 1970 0002 0768 2145

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

Postage \$

Total Postage and Postage \$

Via Certified Mail

Sent To **Raymond C. & Phyllis N. Lena**  
 570 Monmouth Place  
 Long Branch, NJ 07740

Street and Apt. No.  
 City, State, ZIP+4

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 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage \$

Total Postage: **Via Certified Mail** \$

Sent To: **AMCK, LLC**  
 21 Crest Drive South  
 Cresskill, NJ 07624

Street and Apt.  
 City, State, Zip

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

Postage \$

Total Postage: **Via Certified Mail** \$

Sent To: **Trezza Realty Holding LLC.**  
 183 Bernard Drive  
 Red Bank, NJ 07701

Street and Apt.  
 City, State, Zip

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 \$

Total Postage: **Via Certified Mail** \$

Sent To: **GBW Realty, LLC**  
 46 Monmouth Blvd.  
 Oceanport, NJ 07757

Street and Apt.  
 City, State, Zip

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 \$

Total Postage: **Via Certified Mail** \$

Sent To: **Ivan Wanat Martin**  
 19 Conover Lane  
 Rumson, NJ 07760

Street and Apt.  
 City, State, Zip

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

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 Adult Signature Restricted Delivery \$

Postage \$

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Sent To: **Assessed with Block 16 Lots 15.03**  
 Thru 15.10 as Part of  
 Common Elements 07760

Street and Apt.  
 City, State, Zip

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 Adult Signature Restricted Delivery \$

Postage \$

Total Postage: **Via Certified Mail** \$

Sent To: **Monmouth Squash Club, LLC**  
 1071 Ocean Avenue  
 Sea Bright, NJ 07760

Street and Apt.  
 City, State, Zip

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 \$

Total Postage: **Via Certified Mail** \$

Sent To: **Robert P. Murro, Jr.**  
 7534 Ridgelyfield Lane  
 Lake Worth, FL 33467

Street and Apt.  
 City, State, Zip

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

Postage \$

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Sent To: **Robert P. Murro, Jr.**  
 7534 Ridgelyfield Lane  
 Lake Worth, FL 33467

Street and Apt.  
 City, State, Zip

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To Robert P. Murro, Jr.  
7534 Ridgefield Lane  
Street Lake Worth, FL 33467  
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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To Robert P. Murro, Jr.  
7534 Ridgefield Lane  
Street Lake Worth, FL 33467  
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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To Robert P. Murro, Jr.  
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Street and A Lake Worth, FL 33467  
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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Street Lake Worth, FL 33467  
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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To Robert P. Murro, Jr.  
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Street and A Lake Worth, FL 33467  
City, State, ZIP+4®

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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

Postmark Here  
 FEB 25 2022  
 07712-9998

Total Postage \$  
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Sent To Mingwei Li  
 10 Thoresen Road  
 Street and Warren, NJ 07059  
 City, State, ZIP

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

Postmark Here  
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 07712-9998

Total Postage \$  
**Via Certified Mail**

Sent To Leslie A. Johnson & Mac E. Hutton  
 15 River Street  
 Street and Sea Bright, NJ 07760  
 City, State, ZIP

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

Postmark Here  
 FEB 25 2022  
 07712-9998

Total Postage \$  
**Via Certified Mail**

Sent To 13 River Street, LLC  
 15-17 South 7th Ave Su-2  
 Street and Long Branch, NJ 07740  
 City, State, ZIP

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

Postmark Here  
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 07712-9998

Total Postage \$  
**Via Certified Mail**

Sent To John Robert Forsman et al  
 1202 East Lomita Avenue  
 Street and Orange, CA 92867  
 City, State, ZIP

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

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

Postmark Here  
 FEB 25 2022  
 07712-9998

Total Postage \$  
**Via Certified Mail**

Sent To John G. Gotti  
 11 River Street  
 Street and Sea Bright, NJ 07760  
 City, State, ZIP

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

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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 \$

Postmark Here  
 FEB 25 2022  
 07712-9998

Total Postage \$  
**Via Certified Mail**

Sent To 5 River 5, LLC  
 585 Second Avenue  
 Street and Long Branch, NJ 07740  
 City, State, ZIP

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

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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 \$

Postmark Here  
 FEB 25 2022  
 07712-9998

Total Postage \$  
**Via Certified Mail**

Sent To Borough of Sea Bright  
 1099 Ocean Avenue  
 Street and Sea Bright, NJ 07760  
 City, State, ZIP

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