

# GIORDANO, HALLERAN & CIESLA, P.C.

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September 13, 2022

Client/Matter No. 20737-0016

**VIA HAND DELIVERY**

Candace B. Mitchell, Secretary  
Borough of Sea Bright Unified Planning Board  
1099 Ocean Avenue  
Sea Bright, NJ 07760

**RE: Application: Preliminary Major Subdivision and Preliminary and Final Site Plan Approval**

**Application: The Havens at Sea Bright**  
**Property: Block 13, Lots 13-18, 20-21; Block 14, Lots 12 & 14, Block 15, Lots 5-12**

Dear Ms. Mitchell:

We represent the applicant, Denholtz Acquisitions (“Applicant”) in connection with the application to the Borough of Sea Bright (“Borough”) Unified Planning Board (“Board”) seeking Preliminary Major Subdivision and Preliminary and Final Site Plan approval (“Application”).

At David Hoder’s instruction, we enclose fourteen (14) copies of the following documents:

1. Revised application naming Denholtz Acquisitions as the Applicant (pages 5-9)
2. Plans entitled “Preliminary & Final Major Subdivision & Site Plan ~ Haven at Sea Bright ~” prepared by Walter Joseph Hopkin, P.E. of WJH Engineering dated January 17, 2022, last revised 7/22/22, consisting of thirteen (13) sheets;
3. Photographs of the site;
4. Narrative of off tract improvements;
5. List of requested temporary submission waivers;

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6. List of outside agency approvals required
7. Stormwater Management Narrative
8. Correspondence from our engineer, WJH Engineering addressing the items raised in Mr. Hoder's review letter dated February 22, 2022;
9. Copies of the Owner's Affidavits of Authorization and Consent which were provided with our initial submission;
10. Copy of our correspondence to the Tax Collector dated July 28, 2021 requesting a tax certification;
11. Copy of the CAFRA application;
12. Copy of Schedule A of the Title Commitment issued by Blue Sky Title Agency, LLC confirming who owns title to the blocks and lots in our application.
13. Copy of the Title 39 letter sent to the Borough Attorney.
  
14. Fourteen (14) copies of the architectural plans entitled "Denholtz Properties New Townhome Development – Condominiums" prepared by Daniel M. Condatore, A.I.A., of Mode Architects dated September 9, 2022 consisting of nine (9) sheets.
15. Fourteen (14) copies of the architectural plans entitled "Denholtz Properties New Townhome Development – Model A" prepared by Daniel M. Condatore, A.I.A., of Mode Architects dated September 9, 2022 consisting of six (6) sheets.
16. Fourteen (14) copies of the architectural plans entitled "Denholtz Properties New Townhome Development – Model B" prepared by Daniel M. Condatore, A.I.A., of Mode Architects dated September 9, 2022 consisting of eleven (11) sheets.
17. Fourteen (14) copies of the architectural plans entitled "Denholtz Properties New Townhome Development – Model C Group 1" prepared by Daniel M. Condatore, A.I.A., of Mode Architects dated September 9, 2022 consisting of eight (8) sheets.

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18. Fourteen (14) copies of the architectural plans entitled “Denholtz Properties New Townhome Development – Model C Group 2” prepared by Daniel M. Condatore, A.I.A., of Mode Architects dated September 9, 2022 consisting of ten (10) sheets:

This will further confirm you have electronic copies of all the items referenced above so they can be accessed on the Borough website for the hearing on September 27, 2022. If you require any additional information, please contact me or Denise Wegryniak.

Thank you for your time and attention to this matter.

Very truly yours,



JOHN A. GIUNCO

JAG/dw  
Encls.

cc: Steven Denholtz  
Steven Lidster  
Walter Hopkin, P.E.  
Joseph Malison, P.E.  
Daniel Condatore, RA  
Denise M. Wegryniak  
Evan P. Zimmerman, Esq.  
Michael Levinson  
David Hoder, P.E.  
Jennifer Beahm, P.P.  
Monica Kowalski, Esq.