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214 CARNEGIE CENTER SUITE 112 PRINCETON, NEW JERSEY 08540 609-751-5551

1177 AVENUE OF THE AMERICAS 5TH FLOOR NEW YORK, NY 10036 800-569-3886

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

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JAMES G. AARON ALLISON ANSELL ♦ † BRIAN E. ANSELL ± MITCHELL J. ANSELL MICHAEL V. BENEDETTO RICK BRODSKY + DAVID J. BYRNE D PETER S. FALVO, JR. PETER B. GRIMM ROBERTA. HONECKER, JR. 0 § JASON S. KLEIN + JENNIFER S. KRIMKO DONNAL MAUL . MELANIE J. SCROBLE LAWRENCE H. SHAPIRO + D DAVID B. ZOLOTOROFE

EDWARD J. AHEARN BRIAN J. ASHNAULT KELSEY M. BARBER NICOLE A. BENIS ELYSA D. BERGENFELD KRISTINE M. BERGMAN a GABRIEL R. BLUM ◆ HILLARY H. BRYCE o BARRY M. CAPP ♦ Δ ALFRED M. CASO KEVIN M. CLARK ANTHONY J. D'ARTIGLIO + LAYNEA FELDMAN + CRAIG D. GOTTILLA + 12 RICHARDA, L'ALTRELLI + NICOLE D. MILLER □ ◆ LEIGHT. OLIVER SETH M. ROSENSTEIN . ANTHONY SANGO

COURTNEY R. SAUER
JONATHAN D. SHERMAN
CAROL J. TRUSS
TARA K. WALSH +
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COUNSEL
HON. ANTHONY J. MELLACI, J.R., J.S.C. (RET)
STACEY R. PATTERSON ◆
ROY W. HIBBERD ∆ ∇
HON. RAYMOND A. HAYSER, J.T.C. (RET)

IN MEMORIAM LEON ANSCHELEWITZ (1929-1986) MAX M. BARR (1928-1993) MILTON M. ABRAMOFF (1935-2004) DAVID K. ANSELL† (1962-2019) ROBERT I. ANSELL ‡ (1968-2022) RICHARD B. ANSELL‡ (1968-2021) LICENSED ALSO IN: ∆ D.C. ♦ MASS. ♦ N.Y. □ PENN. ▼CALIF.

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February 23, 2024

## Via e-mail and UPS Next Day Air

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

Re:

Variance Application of Jonathan and Catherine Goldin

Premises:

7 Atlantic Way Block 29, Lot 7

Our File No.098495-0

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 he state to contact me if you have any questions.

Very truly yours

RICK BRODSKY A Member of the Firm

Direct e-mail: rbrodsky@ansell.law

Direct Dial: 732-643-5296

RB/ahn Encs.

cc w/encs. via e-mail only: Jonathan and Catho

Jonathan and Catherine Goldin Anthony M. Condouris, Architect

098495.000000 8847086v1

## **AFFIDAVIT OF PUBLICATION**

Order Number: 9855592

STATE OF WISCONSIN Brown County

Of the Asbury Park Press, a 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, deposeth and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

02/17/2024

Legal Clerk

Notary Public State of Wisconsin County of Brown

My commission expires

DENISE ROBERTS 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 29, LOT7.

PLEASE TAKE NOTICE that Jonathan and Cotherine Goldin have applied to the Planning/Zoning Board of the Barough of Sea Bright to consider an application to permit the construction of an addition of a third floor (1/2 story) to the existing residential dwelling, and the partial enclosure of the existing open garage area for storage purposes, with respect to premises located in the R-2 Zone and known as Block 29, Lat 7 on the Tox Map of the Barough of Sea Bright, and commonly known as 7 Atlantic Way, Sea Bright, New Jersey, Applicant is seeking the following variances:

### Section 130-39:

- (i) minimum lot area of 2.437 square feet existing and proposed, where 4,000 square feet is required:
- (ii) minimum let width of 32.5 feet existing and proposed, where 50 feet is required;
- (iii) minimum front yard setback of 5.8 feet existing and 9.8 feet proposed, where 25 feet is required:
- (Iv) minimum each side yard setback of 3.74 feet existing and proposed, where 7 feet is required;
- (v) minimum both side yord setbacks of 7.55 feet existing and proposed, where 15 feet is reculred:
- (vi) minimum rear yard setback of  $\pm 2$  feet existing and proposed, where 15 feet is required;
- (vii) maximum building coverage of 55.39% existing and proposed, where 50% is permitted;
- (viii) Maximum building height of 31.5 feet existing and 38 feet proposed, where 33 feet is permitted (based on undersized lot width height reduction) "d" variance required;
- (ix) Building height of 2 stories existing and 3 stories proposed, where 2.5 stories are permitted—"d" variance required.

In addition, the Applicant will request such other variances, exceptions, interpretations and design woivers 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 accordinally.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, February 27, 2024 at 7:30 p.m. at the Sea Bright Beach Povillon, 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 appli-

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 Hail, 1999 Ocean Avenue, Sea Bright, New Jersey during narmal business hours and are available on the Borough website at <a href="https://www.seabrightml.grg">www.seabrightml.grg</a>,

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, PC Attorneys for Applicant

By: RICK BRODSKY, ESQ

Daled: February 14, 2024 (\$72.16)

### ANSELL GRIMM & AARON, PC

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

IN THE MATTER OF THE APPLICATION OF JONATHAN AND CATHERINE GOLDIN

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY	)
	) s:
COUNTY OF MONMOUTH	)

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

- I am an Attorney at Law of the State of New Jersey, a partner with the firm of Ansell Grimm & Aaron, PC, and the attorney in charge of the application of Jonathan and Catherine Goldin for the firm.
- Jonathan and Catherine Goldin are the applicants in the proceedings before the Planning/Zoning Board of the Borough of Sea Bright, New Jersey, being an application under the revised ordinances of the Borough of Sea Bright and relating to premises located at 7 Atlantic Way, Block 29, Lot 7, Borough of Sea Bright, New Jersey.
- On February 16, 2024, our firm did send, by certified mail, a copy of the attached Notice to all persons and/or entities listed on the attached certified list. The envelopes containing said Notices 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.

By

ORIMM& AARON, PC ANSELL

Attorneys for Applicant

RICK BRODSKY

Sworn to and subscribed before me this 23rd day of February, 2024

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

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NSFIL GRIMM & AARON A PROFESSIONAL CORPORATION COUNSELORS AT LAW 1500 LAWRENCE AVENUE CN 7807 OCEAN, N.J. 07712

(732) 922-1000

# 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 29, Lot 7, also known as 7 Atlantic Way.

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

Borough of Sea		w/	State of New Jersey (for State Hwy 36)
1099 Ocean Aver	iue		Commissioner, Department of Transportation
Sea Bright, NJ 07	760 .		1035 Parkway Avenue
			P.O. Box 600
<b>f</b>			Trenton, NJ 08625
/			/
// Comcast		N	State of New Jersey (for Coastal Waters)
Comcast Center			Division of Coastal Resources
1701 John F Keni	nedy Blvd.		P.O. Box 401
Philadelphia, PA	19103		Trenton, NJ 08625
/			/
V New Jersey Ame	rican Water Company	V	Two Rivers Water Reclamation Authority
661 Shrewsbury A			1 Highland Avenue
Shrewsbury, NJ	07702	i	Monmouth Beach, NJ 07750
/			/
V New Jersey Natu	ral Gas Company	V	Verizon
1415 Wyckoff Ro	ad	**	175 W. Main St
Wall, NJ 07719		- 1	Freehold, NJ 07728
/			Attn: Corporate Secretary/Right of Way Agent
Jersey Central P		V	Monmouth County Planning Board
	ntral New Jersey	.	Hall of Records Annex – 2 <sup>nd</sup> Floor
1500 Florance Av	enue		-1 East Main Street
Union Beach, NJ	07735		Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of Block 29, Lot 7, also known as 7 Atlantic 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 6, 2023

Date Request Received: November 2, 2023

Amount Paid: \$10.00

Cc. File

## OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 29, LOT 7

11/04/23 Page 1 of 2

BLOCK	LOT QUAL	CLA PROPERTY OWNER PRO	OPERTY LOCATION Add'I Lots
27	6	[1] [2] [3] [4] [4] [4] [5] [6] [6] [6] [6] [6] [6] [6] [7] [7] [7] [7] [7] [7] [7] [7] [7] [7	LLOW WAY
27	7.01	1 TATELMAN, MICHAEL S&VICKI A, TRUSTEES 6 WILL 6 WILLOW WAY SEA BRIGHT, NJ 07760	LOW WAY
28	1	2 HALL SCOTT & BUSSON, INGRID 556 OF BROOKLYN, NY 11201	CEAN AVENUE
28	2		CEAN AVENUE
28	3	2 JANAZZO, DAVID & SUSAN 3 WIL 174 OCEAN AVENUE UNIT 32 SEA BRIGHT, NJ 07760	LOW WAY
28	4	2 WILLOW AVENUE, LLC 5 WIL 2 DEPOT PLAZA, SUITE 403 BEDFORD HILLS, NY 10507	LOW WAY
28	5	*	LEVUE PLACE
28	7	AND DESCRIPTION AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRES	ELLEVUE PLACE
28	8		ANTIC WAY
28	: 9	2 MEYERS, DAVID R & WALKER, CHRISTINA 4 ATL 1806 PARK AVENUE WEEHAWKEN, NJ 07086	ANTIC WAY 9.01
28	10.01	1 MEYERS, DAVID & WALKER, CHRISTINA 548 C 1806 PARK AVENUE WEEHAWKEN, NJ 07086	CEAN AVENUE
28	10.02	2 V MEYERS, DAVID & WALKER, CHRISTINA 6 ATL 1806 PARK AVENUE WEEHAWKEN, NJ 07086	ANTIC WAY
29	1	2 SB OCEAN HOUSE, LLC 536 C 2954 TINCUP CIRCLE BOULDER, CO 80305	CEAN AVENUE
29	3	2 FARRELL, JOHN M & PATRICIA A 15 AT 110 GLEN VALLEY ROAD YARDLEY, PA 19067	TLANTIC WAY
29	4	2 VIGQIANO, THOMAS M. & LAURA 13 AT 25 LITTLE BROOK ROAD WILTON, CT 06897	TLANTIC WAY.
29	5	2 MC CAULEY THERESA & JOHN F 11 AT 11 ATLANTIC WAY SEA BRIGHT, NJ 07760	TLANTIC WAY
29	6	2 FARNST, CHAD ALAN 9 ATL PO BOX 687 GWYNEDD VALLEY, PA 19437	ANTIC WAY
29	8	2 LIBERATORE, LOUIS & CRISTIN 5 ATL 5 ATLANTIC WAY SEA BRIGHT, NJ 07760	ANTIC WAY
29	9	2 ROBINSON, DANON & HANSSEN, HEATHER 1 ATL 4 TENNIS COURT LANE RUMSON, NJ 07760	ANTIC WAY

## OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 29, LOT 7

11/04/23 Page 2 of 2

BLOCK 29	LOT QUAL	PROPERTY OWNER  PARKER, TIMOTHY J. & NICOLA J. 92-1027 KOIO DR. APT. D KAPOLEI, HI 96707	PROPERTY LOCATION 3 ATLANTIC WAY	Add'l Lots
29	11	2 GRAFSTEIN, ALLEN & MINDY 534 OCEAN AVENUE SEA BRIGHT, NJ 07760	534 OCEAN AVENUE	
29	12	2 LEPIS, JOSEPH JR & SARAH 532 OCEAN AVENUE SEA BRIGHT, NJ 07760	532 OCEAN AVENUE	
29	13	2 MYERS, SAMUEL 530 OCEAN AVENUE SEA BRIGHT, NJ 07760	530 OCEAN AVENUE	
29	14	PROOKS, CATHERINE P. 1175 YORK AVE APT. 1L NEW YORK, NY 10021	528 OCEAN AVENUE	
29	15	2 HOURIHAN, JAMES W. & MAUREEN A. 526 OCEAN AVENUE SEA BRIGHT, NJ 07760	526 OCEAN AVENUE	16
29	23	2 SBTZL, LLC 265 FOREST AVENUE GLEN RIDGE, NJ 07028	48 NORMANDIE PLACE	23,01
29	24	2 KHACHATURIAN, KATHLEEN CAROL 29A DORA LANE HOLMDEL, NJ 07733	41 NORMANDIE PLACE	24.01
29	25	2 SALZANO, JOHN 45 NORMANDIE PLACE SEA BRIGHT, NJ 07760	45 NORMANDIE PLACE	25.01
29	26	MOHR, BARRY & SAUNDRA 43 NORMANDIE PLACE SEA BRIGHT, NJ 07760	43 NORMANDIE PLACE	26,01
29	27	2 HART, BRIAN & VICKI 46 NORMANDIE PLACE SEA BRIGHT, NJ 07760	46 NORMANDIE PLACE	
29	28	15F® SMITH, MARTIN V & LINDA 50 NORMANDIE PLACE SEA BRIGHT, NJ 07760	50 NORMANDIE PLACE	



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COUNSEL

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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, PC

Attorneys for Applicant

y:\_\_\_\_

RICK BRODSKY, ESQ.

Dated: February 14, 2024

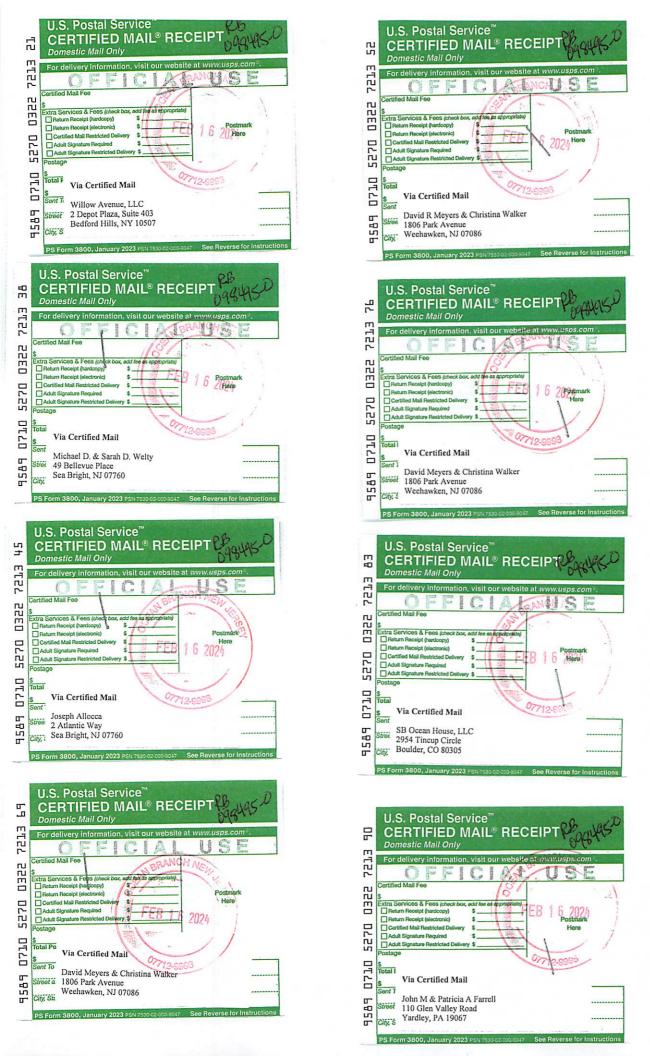




rm 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instruc













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