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ANSELL GRIMM & AARON, PC

1500 LAWRENCE AVENUE
CN7807
OCEAN, NEW JERSEY 07712
732-922-1000
732-922-6161 (FAX)

365 RIFLE CAMP ROAD
WOODLAND PARK, NEW JERSEY 07424
973-247-9000
973-247-9199 (FAX)

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

website: ansell.law

JAMES G. AARON
ALLISON ANSELL ♦ †
BRIAN E. ANSELL ‡
MITCHELL J. ANSELL
MICHAEL V. BENEDETTO
RICK BRODSKY ♦
DAVID J. BYRNE □
PETER S. FALVO, JR.
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ANDREA B. WHITE ♦ •

COUNSEL

HON. ANTHONY J. MELLACI, JR., J.S.C. (RET)
STACEY R. PATTERSON ♦
ROY W. HIBBERD Δ ∇
HON. RAYMOND A. HAYSER, J.T.C. (RET)

IN MEMORIAM

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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: Preliminary and Final Site Plan and Variance Application
of BD Real Estate Adventures, LLC
Premises: 1124 Ocean Avenue, Block 12, Lot 2
1132 Ocean Avenue, Block 12, Lot 1
Our File No.098722-0

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 an original Affidavit of Publication from the *Asbury Park Press*.

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: rbrodsky@ansell.law
Direct Dial: 732-643-5296

RB/ahn
Encs.

cc w/encs. via e-mail only:

Eric Daley, BD Real Estate Adventures, LLC
Keith Brothers, BD Real Estate Adventures, LLC
Anthony M. Condouris, Architect

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

AFFIDAVIT OF PUBLICATION

Order Number : 9850587

STATE OF WISCONSIN
Brown County

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02/16/2024



Legal Clerk



Notary Public State of Wisconsin County of Brown

4-6-27

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 12, LOTS 1 AND 2**

PLEASE TAKE NOTICE that BD Real Estate Adventures, LLC has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for preliminary and final site plan approval, with variances, to permit the physical combination of the existing restaurant located on Lot 2 with the adjacent restaurant building located on Lot 1 to form one restaurant, with respect to premises located in the B-1 Zone and known as Block 12, Lots 1 & 2 on the Tax Map of the Borough of Sea Bright, and commonly known as 1132 and 1124 Ocean Avenue, respectively, Sea Bright, New Jersey. Applicant is seeking the following variances:

(i) Maximum Building Coverage of 50% permitted, where 55.3% is existing and 57.2% is proposed as to Lot 2, and 100% is existing and proposed as to Lot 1; and

(ii) No off-street parking existing or proposed, where 30 spaces are required as to Lot 1, and 114 spaces are required as to Lot 2.

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, February 27, 2024 at 7:30 p.m. at the Sea Bright Beach Pavilion, 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, PC
Attorneys for Applicant

By: _____
RICK BRODSKY, ESQ.

Dated: February 12, 2024
(\$51.92)

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

**AFFIDAVIT OF PROOF
OF SERVICE**

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, PC, and the attorney in charge of the application of BD Real Estate Adventures, LLC for the firm.
2. BD Real Estate Adventures, LLC is the applicant 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 1132 and 1124 Ocean Avenue, Block 12, Lots 1 & 2, respectively, Borough of Sea Bright, New Jersey.
3. 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.

ANSELL GRIMM & AARON, PC
Attorneys for Applicant

By: RICK BRODSKY, ESQ.

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

098722.000000 8847066v1

NSSELL 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 12, Lots 1 and 2, also known as 1132 and 1124 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 12, Lots 1 and 2, also known as 1132 and 1124 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 29, 2024
Date Request Received: January 26, 2024
Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 12, LOTS 1 & 2

02/03/24 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
11	1		4A	✓ CHERRY PROPERTIES, LLC 1142-1144 OCEAN AVENUE SEA BRIGHT, NJ 07760	1142 OCEAN AVENUE	
11	2		2	✓ LOBIONDO, PAUL 931 OCEAN AVENUE SEA BRIGHT, NJ 07760	1 BEACH STREET	
11	3		2	✓ RANSOM, CHRISTOPHER & FOLEY, NICOLE 3 BEACH STREET SEA BRIGHT, NJ 07760	3 BEACH STREET	
11	4		1	✓ MCCANN, KENDRA J 110 WHALEPOND ROAD OAKHURST, NJ 07755	7 BEACH STREET	
11	5		2	✓ CONNORS, JOSEPH J & ZEITLIN, LAURA 9 BEACH STREET SEA BRIGHT, NJ 07760	9 BEACH STREET	
11	6		2	✓ 11 BEACH, LLC 153 KEMP AVENUE FAIR HAVEN, NJ 07704	11 BEACH STREET	
11	7		2	✓ KERWICK, THOMAS E JR & LAURA L 5 DRIFT WAY FLORHAM PARK, NJ 07932	13 BEACH STREET	
11	8		2	✓ KELLY, CHRIS & LAUREN 101 DARLINGTON AVENUE RAMSEY, NJ 07446	15 BEACH STREET	
11	15		2	✓ TEICHMAN, MARK EVAN 20 SURF STREET SEA BRIGHT, NJ 07760	20 SURF STREET	
11	16		2	✓ SUM, ALAN & DIMASSA, SUZANNE 18 SURF STREET SEA BRIGHT, NJ 07760	18 SURF STREET	
11	17		2	✓ DE BENEDTTO, GARY 14 SURF STREET SEA BRIGHT, NJ 07760	14 SURF STREET	
11	18		2	✓ HAWTHORNE, NEFERTITI 12 SURF STREET SEA BRIGHT, NJ 07760	12 SURF STREET	
11	19		2	✓ WHITE, ERIK 10 SURF STREET SEA BRIGHT, NJ 07760	10 SURF STREET	
11	20		2	✓ FOX, DAVID & PRIYA 218 WHISPERING PINES DR LANCROFT, NJ 07738	8 SURF STREET	
11	23.01		4A	✓ ROONEY PLAZA LLC 4 CORDELIA COURT LONG BRANCH, NJ 07740	1136 OCEAN AVENUE	
12	4		15C1	✓ BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	4 NEW STREET	
12	5		2	✓ LANGEVIN, CARMINE 2 STOUTS LANE HO-HO-KUS, NJ 07423	7 SURF STREET	
12	6		2	✓ MCGUIRE, GRACE PO BOX 68 BOMSON, NJ 07760	6 NEW STREET	
12	7		2	✓ KEENAN FAMILY IRREVOCABLE TRUST 8 NEW STREET SEA BRIGHT, NJ 07760	8 NEW STREET	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 12, LOTS 1 & 2

02/03/24 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
12	8		2	✓ DUNLEAVY, JOHN R, TRUSTEE, ETAL 10 NEW STREET SEA BRIGHT, NJ 07760	10 NEW STREET	
12	8.01		2	✓ SOLANO, JORGE 12 NEW STREET SEA BRIGHT, NJ 07760	12 NEW STREET	
12	9		2	✓ 14 NEW STREET, LLC %MCCAGUE 320 NAVESINK AVE ATLANTIC HIGHLANDS, NJ 07716	14 NEW STREET	
12	10		2	✓ CAMBRIDGE CUSTOM HOMES, LLC 16 NEW STREET SEA BRIGHT, NJ 07760	16 NEW STREET	
13	1		4A	✓ BOWIE REAL PROPERTIES, LLC 1120 OCEAN AVENUE SEA BRIGHT, NJ 07760	1110 OCEAN AVENUE	
13	2		2	✓ NEW DIRECTION IRA, INC 9109 KORNBRUST CIRCLE #6 LONE TREE, CO 80124	5 NEW STREET	
13	3		2	✓ BIRDSALL, KEVIN 9 NEW STREET SEA BRIGHT, NJ 07760	9 NEW STREET	
13	4		4A	✓ BELL ATLANTIC %DUFF PO BOX 2749 ADDISON, TX 75001	11 NEW STREET	
13	5		2	✓ GORMAN, EDWARD & PAYNE, HEATHER 13 NEW STREET SEA BRIGHT, NJ 07760	13 NEW STREET	
13	6		2	✓ DEC, PIOTR J 15 NEW STREET SEA BRIGHT, NJ 07760	15 NEW STREET	
13	7		2	✓ LOBIONDO, JAMES IRREVOCABLE TRUST 144 RUMSON ROAD RUMSON, NJ 07760	17 NEW STREET	
13	8		2	✓ PIERCE, DESIRE ANITA WHITE 19 NEW STREET SEA BRIGHT, NJ 07760	19 NEW STREET	
13	27		2	✓ CHURCH STREET SB, LLC 24 CHURCH STREET SEA BRIGHT, NJ 07760	24 CHURCH STREET	
13	28		15F	✓ DAVENPORT, JEANNETTE 22 CHURCH STREET UNIT B SEA BRIGHT, NJ 07760	20 - 22 CHURCH STREET	29
13	28	C0001	2	✓ DAVENPORT, JEANNETTE 22 CHURCH STREET SEA BRIGHT, NJ 07760	22 CHURCH STREET	29
13	28	C0002	2	✓ SHARPEN, KRISTEN & SHELFPE 5 N. SUMMIT AVENUE CHATHAM, NJ 07928	20 CHURCH STREET	29
13	30		2	✓ MILLER, KRISTINA 16 CHURCH STREET SEA BRIGHT, NJ 07760	16 CHURCH STREET	
13	31		1	✓ GORMAN, EDWARD 13 NEW STREET SEA BRIGHT, NJ 07760	14 CHURCH STREET	
13	32		2	✓ PROTECT YOUR COCONUTS, LLC 12 CHURCH STREET SEA BRIGHT, NJ 07760	12 CHURCH STREET	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 12, LOTS 1 & 2

02/03/24 Page 3 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
13	33		2	DUANE, EGIN & REBECCA SMITH DUANE 10 CHURCH STREET SEA BRIGHT, NJ 07760	10 CHURCH STREET	
13	34		2	ERASMUS, CORNELIS WERNER & ESTELLE 555 NORTH AVENUE APT 7F FORT LEE, NJ 07024	8 CHURCH STREET	
13	35		2	FEMINELLO, MICHAEL W & RACHEL A 40 WARREN STREET RUMSON, NJ 07760	6 CHURCH STREET	
13	36		2	JONES, KRISTOFER 4 CHURCH STREET SEA BRIGHT, NJ 07760	4 CHURCH STREET	
13	37		4A	WILLIAM A G INC PO BOX 3317 SEA BRIGHT, NJ 07760	1106 OCEAN AVENUE	
8	1		4A	APP PROPERTIES HOLDING, LLC 95 NEWFIELD AVENUE STE 1 EDISON, NJ 08837	1162 OCEAN AVENUE	
19	1		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	1167 OCEAN AVENUE	
19	2		1	JNM HOLDINGS, INC. 95 AVENUE OF TWO RIVER RUMSON, NJ 07760	1139 OCEAN AVENUE	
19	2.01		1	JNM HOLDINGS, INC. 95 AVE OF TWO RIVERS RUMSON, NJ 07760	1135 EAST OCEAN AVENUE	
20	1		4C	COAST VENTURES, LLC 201 MAIN STREET ALLENHURST, NJ 07711	1125 OCEAN AVENUE	
20	2		2	LARKINS, JEFFREY A & RANDALL, MEAGAN, L 8 EAST NEW STREET SEA BRIGHT, NJ 07760	8 EAST NEW STREET	
21	1		4A	BANK OF AMERICA PO BOX 32547 CHARLOTTE, NC 28232	1117 OCEAN AVENUE	
21	13		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	EAST OCEAN AVENUE	



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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 12, LOTS 1 AND 2.

PLEASE TAKE NOTICE that BD Real Estate Adventures, LLC has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for preliminary and final site plan approval, with variances, to permit the physical combination of the existing restaurant located on Lot 2 with the adjacent restaurant building located on Lot 1 to form one restaurant, with respect to premises located in the B-1 Zone and known as Block 12, Lots 1 & 2 on the Tax Map of the Borough of Sea Bright, and commonly known as 1132 and 1124 Ocean Avenue, respectively, Sea Bright, New Jersey. Applicant is seeking the following variances:

(i) Maximum Building Coverage of 50% permitted, where 55.3% is existing and 57.2% is proposed as to Lot 2, and 100% is existing and proposed as to Lot 1; and

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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

Dated: February 14, 2024

By: 
RICK BRODSKY, ESQ.

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1500 Florence Avenue
Union Beach, NJ 07735

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1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

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New Jersey American Water Company
661 Shrewsbury Avenue
Shrewsbury, NJ 07702

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Via Certified Mail
State of New Jersey (for Coastal Waters)
Sent To Division of Coastal Resources
P.O. Box 401
Trenton, NJ 08625

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New Jersey Natural Gas Company
1415 Wyckoff Road
Wall, NJ 07719

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Two Rivers Water Reclamation Authority
1 Highland Avenue
Mouth Beach, NJ 07750

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Sent 7 Via Certified Mail
Verizon
Attn: Corporate Secretary/Right of Way Agent
Street 175 W. Main Street
City, State Zip+4 Freeland, NJ 07728

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Sent 7 Via Certified Mail
Monmouth County Planning Board
Street 1 East Main Street
City, State Zip+4 Freehold, NJ 07728

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Sent 7 Via Certified Mail
Cherry Properties, LLC
Street 1142-1144 Ocean Avenue
City, State Zip+4 Sea Bright, NJ 07760

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Sent 7 Via Certified Mail
Paul Lombardo
Street 931 Ocean Avenue
City, State Zip+4 Sea Bright, NJ 07760

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Sent 7 Via Certified Mail
Christopher Ransom & Nicole Holey
Street 3 Beach Street
City, State Zip+4 Sea Bright, NJ 07760

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Sent 7 Via Certified Mail
Kendra J McEann
Street 110 Whalponah Road
City, State Zip+4 Oakhurst, NJ 07755

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Sent 7 Via Certified Mail
Joseph J Connors & Laura Zeilim
Street 9 Beach Street
City, State Zip+4 Sea Bright, NJ 07760

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Sent 7 Via Certified Mail
11 Beach, LLC
Street 153 Kemp Avenue
City, State Zip+4 Fair Haven, NJ 07704

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☐ Adult Signature Restricted Delivery
Postage \$
Total \$
Via Certified Mail
Sent To: Thomas E Jr & Laura L Kernick
Street: 5 Drift Way
City: Florham Park, NJ 07928 07712-9998
Postmark Here
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BRANCH NEW JERSEY

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☐ Adult Signature Restricted Delivery
Postage \$
Total \$
Via Certified Mail
Sent To: Gary De Benedetto
Street: 14 Surf Street
City: Sea Bright, NJ 07760 07712-9998
Postmark Here
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Postage \$
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Via Certified Mail
Sent To: Chris & Lauren Kelly
Street: 101 Darlington Avenue
City: Ramsey, NJ 07446
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Postage \$
Total \$
Via Certified Mail
Sent To: Mark Evan Teichman
Street: 20 Surf Street
City: Sea Bright, NJ 07760 07712-9998
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Postage \$
Total \$
Via Certified Mail
Sent To: Alan Sun & Suzanne Dinesh
Street: 18 Surf Street
City: Sea Bright, NJ 07760 07712-9998
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Postage \$
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Via Certified Mail
Sent To: Nefendi Hawthorne
Street: 12 Surf Street
City: Sea Bright, NJ 07760 07712-9998
Postmark Here
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Postage \$
Total \$
Via Certified Mail
Sent To: Erik White
Street: 10 Surf Street
City: Sea Bright, NJ 07760 07712-9998
Postmark Here
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Postage \$
Total \$
Via Certified Mail
Sent To: David & Priya Fox
Street: 218 Whispering Pines Dr
City: Lincolnton, NJ 07738 07712-9998
Postmark Here
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Sent To
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Rooney Plaza LLC
Street: 4 Cordell Court
Long Branch, NJ 07740
City, St: 07712-6938

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Sent To
Via Certified Mail[®]
Boro of Sea Bright
Street: 1099 Ocean Avenue
Sea Bright, NJ 07760
City, St: 07712-6938

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Sent To
Via Certified Mail[®]
Carmine Lampert
Street: 2 Scouts Lane
Ho-Ho-Kus, NJ 07423
City, St: 07712-6938

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Sent To
Via Certified Mail[®]
Grace McGuire
Street: PO Box 68
Rumson, NJ 07760
City, St: 07712-6938

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Sent To
Via Certified Mail[®]
Kenna Family Irrevocable Trust
Street: 8 New Street
Sea Bright, NJ 07760
City, St: 07712-6938

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Sent To
Via Certified Mail[®]
John R Dunleavy, Trustee, et al
Street: 10 New Street
Sea Bright, NJ 07760
City, St: 07712-6938

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Via Certified Mail[®]
Jorge Solano
Street: 12 New Street
Sea Bright, NJ 07760
City, St: 07712-6938

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Sent To
Via Certified Mail[®]
14 New Street, LLC
c/o McGague
Street: 360 Navesink Ave
Atlantic Highlands, NJ 07716
City, St: 07712-6938

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Sent To Cambridge Custom Homes, LLC

Street 16 New Street

City Sea Bright, NJ 07760

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Via Certified Mail

Sent To Bowie Real Properties, LLC

Street 1120 Ocean Avenue

City Sea Bright, NJ 07760

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Sent To New Direction IRA, Inc

Street 9109 Kombust Circle #6

City Lone Tree, CO 80124

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Via Certified Mail

Sent To Kevin Birdsall

Street 9 New Street

City Sea Bright, NJ 07760

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Postage \$

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Sent To Bell Atlantic

Street c/o Duff

City PO Box 2749

City Addison, TX 75001

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☐ Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Via Certified Mail

Sent To Edward Gorman & Heather Payne

Street 13 New Street

City Sea Bright, NJ 07760

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Sent To Piotr J Dec

Street 15 New Street

City Sea Bright, NJ 07760

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Via Certified Mail

Sent To James Lobiondo Irrevocable Trst

Street 144 Rumson Road

City Rumson, NJ 07760

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Postage \$

Total \$

Sent Via Certified Mail 07712-9998
 Street 19 New Street
 City: Sea Bright, NJ 07760

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☐ Adult Signature Required \$
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Postage \$

Total \$

Sent Via Certified Mail 07712-9998
 Street Church Street SB, LLC
 City: Sea Bright, NJ 07760

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☐ Adult Signature Restricted Delivery \$

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Total \$

Sent Via Certified Mail 07712-9998
 Street 22 Church Street Unit B
 City: Sea Bright, NJ 07760

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Sent Via Certified Mail 07712-9998
 Street 22 Church Street
 City: Sea Bright, NJ 07760

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9589 0710 5270 0322 7220 38

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Sent Via Certified Mail 07712-9998
 Street 5 N. Summit Avenue
 City: Chatham, NJ 07928

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Sent Via Certified Mail 07712-9998
 Street 16 Church Street
 City: Sea Bright, NJ 07760

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Sent Via Certified Mail 07712-9998
 Street 13 New Street
 City: Sea Bright, NJ 07760

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9589 0710 5270 0322 7220 69

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Sent Via Certified Mail 07712-9998
 Street 12 Church Street
 City: Sea Bright, NJ 07760

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☐ Adult Signature Restricted Delivery \$

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Sent To
 Duane, Edin & Rebecca Smith Duane
 10 Church Street
 Sea Bright, NJ 07760

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Total \$

Via Certified Mail

Sent To
 Erasmus, Cornelis Werner & Estelle
 555 North Avenue Apt. 7F
 Fort Lee, NJ 07024

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Postage
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Total \$

Via Certified Mail

Sent To
 Michael W & Rachel A Feminello
 40 Warren Street
 Rumson, NJ 07760

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☐ Adult Signature Restricted Delivery \$

Postage
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Via Certified Mail

Sent To
 Kristofer Jones
 4 Church Street
 Sea Bright, NJ 07760

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☐ Adult Signature Restricted Delivery \$

Postage
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Total \$

Via Certified Mail

Sent To
 William A G Inc
 PO Box 3317
 Sea Bright, NJ 07760

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9589 0710 5270 0322 7221 20

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

Postage
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Total \$

Via Certified Mail

Sent To
 APP Properties Holding, LLC
 95 Newfield Avenue Ste 1
 Edison, NJ 08837

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9589 0710 5270 0322 7221 37

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

Postage
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Total \$

Via Certified Mail

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

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9589 0710 5270 0322 7221 44

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

Postage
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Total \$

Via Certified Mail

Sent To
 JNM Holdings, Inc
 95 Avenue of Two River
 Rumson, NJ 07760

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9589 0710 5270 0322 7221 51

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postmark Here
Postage \$
Total \$
Via Certified Mail
Sent JNM Holdings, Inc.
Street 95 Ave of Two Rivers
City Rumson, NJ 07760
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0322 7218 40

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postmark Here
Postage \$
Total \$
Via Certified Mail
Sent Boro of Sea Bright
Street 1099 Ocean Avenue
City Sea Bright, NJ 07760
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0322 7221 68

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postmark Here
Postage \$
Total \$
Via Certified Mail
Sent Coast Ventures, LLC
Street 201 Main Street
City Allenhurst, NJ 07711
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0322 7221 75

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postmark Here
Postage \$
Total \$
Via Certified Mail
Sent Larkins, Jeffrey A & Randall, Megan, L
Street 8 East New Street
City Sea Bright, NJ 07760
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0322 7221 82

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postmark Here
Postage \$
Total \$
Via Certified Mail
Sent Bank of America
Street PO Box 32547
City Charlotte, NC 28232
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