GIORDANO, HALLERAN & CIESLA

MAR 22 2024

A PROFESSIONAL CORPORATION ATTORNEYS AT LAW

Borough of Sea Bright

KECEIVED

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March 21, 2024

Client/Matter No. 20737-0016

FEDERAL EXPRESS

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

RE: Denholtz Acquisitions

Amended Preliminary Major Subdivision and Preliminary and Final Site

Plan Approval

Property: Block 13, Lots 13-18, 20-22; Block 14, Lots 12 & 14, Block 15,

Lots 5-12

Dear Ms. Mitchell:

Attached hereto you will please find the following documentation in connection with the above matter:

- 1. Notice of Hearing
- 2. Original Affidavit of Service
- 3. Original receipts of certified mailing
- 4. Certified list of property owners
- 5. Affidavit of Publication

If you require any additional documentation, please contact me. Thank you for your kind attention to this matter.

Very truly yours,

JOHN A. GIUNCO

JAG/dw Enclosures

NOTICE OF PUBLIC HEARING BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY UNIFIED PLANNING BOARD

PLEASE TAKE NOTICE that the Borough of Sea Bright ("Borough") Unified Planning Board ("Board") will hold a public hearing on March 26th, 2024 at 7:30 p.m. at the Sea Bright Beach Pavilion, Third Floor Meeting Room, located at 1097 Ocean Avenue, Sea Bright, New Jersey 07760, or at such other time and place as the Board may adjourn to thereafter, to consider an application ("Application") by Denholtz Acquisitions ("Applicant") for Amended Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan Approval for the property located at 31 New Street, 21, 40, 42 and 50 Church Street, 4, 8 and 10 Front Street, 9, 15, and 16 South Street, 6, 8, and 10 River Street, and Poppinger Place, Sea Bright, New Jersey 07760, which is also known and designated as Block 13, Lots 13-18, 20-22, Block 14, Lots 12 and 14, and Block 15, Lots 5-12 (whereas Block 15, Lots 6 and 7 were consolidated into Block 15, Lot 5 pursuant to a deed filed with the Borough dated May 3, 2010) on the Tax Map of the Borough ("Property"). The Property is located in the Borough's Business Residential ("B-R") and Downtown Residence ("R-3") Zones and is further subject to the Sea Bright River Properties Redevelopment Plan (the "Redevelopment Plan").

The Property is currently developed with several residential and commercial use buildings and associated gravel and paved parking areas. On February 28, 2023, the Board adopted a resolution permitting Applicant to demolish existing improvements on the Property and construct four (4) detached single family homes, twenty-five (25) townhouses, and fifteen (15) condominium units along with associated site improvements ("2023 Approval"). In connection with this Application, Applicant seeks the Board's approval to modify the 2023 Approval to permit the conversion of a limited number of the three (3) bedroom units into four (4) bedroom units. No other changes are proposed to the 2023 Approval with this Application.

The Applicant will seek such variances, waivers, permits, and exceptions from the Borough's zoning ordinance (the "Ordinance") and the Redevelopment Plan pursuant to the Ordinance and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., as the Board may deem necessary for this Application without further notice.

A copy of the Application and supporting documentation is on file in the Municipal Clerk's Office located at 1099 Ocean Avenue, Sea Bright, New Jersey 07760 and is available for public inspection during regular business days from 8:30 a.m. to 4:30 p.m. This Notice is given pursuant to N.J.S.A. 40:55D-1 et seq. Any interested person may appear in person, through his attorney, or through his designated agent at the public hearing at the time and place herein stated and be heard on this Application.

Denholtz Acquisitions

By: Giordano, Halleran & Ciesla, P.C. John A. Giunco, Esq. 125 Half Mile Road Red Bank, NJ 07701 Attorney for Applicant

Dated: March 12, 2024

AFFIDAVIT

STATE OF NEW JERSEY;

SS

COUNTY OF MONMOUTH

DENISE M. WEGRYNIAK, OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, UPON HER OATH, DEPOSES AND SAYS:

- 1. I AM PARALEGAL TO John A. Giunco, Esq. an attorney in the law firm of Giordano, Halleran & Ciesla, P.C.
- 2. On March 15, 2024, THE ASBURY PARK PRESS did publish a Notice of Hearing concerning an application known as DENHOLTZ ACQUISITIONS. Said newspaper has provided an Affidavit of Publication stating that it did print and publish a Notice of Hearing on March 15, 2024. A copy of the Affidavit of Publication is annexed hereto.
- 3. In addition, individual notices of the hearing were mailed certified mail, return receipt requested on March 15, 2024 to the owners of the property within 200 feet of Lots 13-18, 20-22, in Block 13, Lots 12 and 14 in Block 14 and Lots 5-12 in Block 15 in the Borough of Sea Bright, County of Monmouth and State of New Jersey. Said notices were mailed and they represent all those who are set forth on the Certified List of Property Owners within 200 feet prepared by the authorized municipal official, who are entitled to receive notice of the hearing. A copy of said form of Notice of Hearing is attached hereto. The original of this Affidavit together with the original receipts for certified mailing and a verified list of property owners have been provided to the Unified Planning/Zoning Board Secretary of the Borough of Sea Bright. The mailing receipts have been stamped by the US Post Office in Lincroft, NJ dated March 15, 2024.

Sworn to and subscribed

before me this 21st day of

March, 2024

CARRIE LENAHAN

A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEBRUARY 8, 2027

DENISE M. WEGRYNIAK



BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY www.seabrightnj.org

RECEIVED

MAR 13 2024

Borough of See Bright

REQUEST FOR 200' CERTIFIED LIST

Christine Pfeiffer, Borough Clerk Borough of Sea Bright 1099 Ocean Avenue Sea Bright, NJ 07760

PLEASE EMAIL THE LIST TO ME WHEN READY.

Date: Much 12,303Y Dear Ms. Pfeiffer: Kindly provide a 200 foot certified list for the following property: Black 15, Lats 5-12 BLOCK# PROPERTY ADDRESS Popoinger Place, New, Street NAME OF PROPERTY OWNER Very truly yours, NAME ADDRESS TELEPHONE # OR EMAIL ADDRESS CHOSE METHOD OF DELIVERY, BELOW: PLEASE MAIL LIST TO THE ADDRESS LISTED UNDER MY NAME. PLEASE TELEPHONE ME TO PICK UP LIST WHEN READY.

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 13, Lots 13-18, 20, & 22; Block 14, Lots 12 & 14; Block 15, Lots 5-12, also known as Sea Bright River Properties Redevelopment Area.

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 **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 ✓ Bast Main Street Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of Block 30, Lot 2, also known as 540 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: March 18, 2024

Date: Request Received: March 13, 2024

Amount Paid: \$10.00

Cc. File

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 13, LOTS 13-18, 20-21, BLOCK14 LOTS 12 & 14, BLOCK 15 LOTS 5,8-12

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BLOCK 10	LOT 10	QUAL	CLA 2	PROPERTY OWNER STRATTON, FELECIA & SEAN 19 CENTER STREET SEA BRIGHT, NJ	MICHAEL 07760		PROPERTY LOCAT	ION	Add'! Lots
10	11		2	COHEN, MATTHEW & KARA 215 MADISON STREET HOBOKEN, NJ	07030	21	CENTER STREET		
10	12		2	THOMAS, TIMOTHY C. & MAR V23 CENTER STREET SEA BRIGHT, NJ	IIS, LEIGH A 07760	23	CENTER STREET		
10	13		2	TAGUER, JOHN P. & SUSAN 25 CENTER STREET SEA BRIGHT, NJ	M. 07760	25	CENTER STREET		
10	14		2	DECHIARO, LINDSAY 27 CENTER STREET SEA BRIGHT, NJ	07760	27	CENTER STREET		
10	15		2	SCOTT, ANDREW H. & THEIS 29 CENTER STREET SEA BRIGHT, NJ	EN, LOIS A. 07760	29	CENTER STREET		
10	16			RIVER HOUSE COMMON ELEMENTS	07760	31	CENTER STREET		
10	16	C0101	2	HELLER, DANNY & DEBORAH √177 WASHBURN ROAD BRIARCLIFF MANOR, NY	1051 0	31	CENTER STREET	UNIT A	
10	16	C0201	2	LEITH, JOHN R 31 CENTER STREET UNIT B SEA BRIGHT, NJ	07760	31	CENTER STREET	UNIT B	
10	16	C0202	2 💆	HÉLLER, DANNY & DEBORAH 177 WASHBURN ROAD BRIARCLIFF MANOR, NY	10510	31	CENTER STREET	UNIT C	
10	17		2	36 BEACH STREET, LLC 36 BEACH STREET SEA BRIGHT, NJ	07760	36	BEACH STREET		
10	18		2	34 BEACH STREET, LLC 20 SHORE ROAD OCEANPORT, NJ	07757	34	BEACH STREET		
10	19		2	PARKER, JOSEPH & LAUREN 118 SEACORD ROAD NEW ROCHELLE, NY	10804	32	BEACH STREET		
10	20		2	KELLY, BRIAN P. TRUSTEE √30 BEACH STREET SEA BRIGHT, NJ	& BRIAN P K 07760	30	BEACH STREET		
10	21.01		2	MESSER, HAIL 28 BEACH STREET SEA BRIGHT, NJ	07760	28	BEACH STREET		
10	21.02		2	BOGUES, PATRICK & AILISE 26 BEACH STREET SEA BRIGHT, NJ	07760	26	BEACH STREET		
10	22		2	RUGGIERO, REGINA 24 BEACH STREET SEA BRIGHT, NJ	07760	24	BEACH STREET		
10	23		2	PROETTA, WILLIAM A 22 BEACH STREET SEA BRIGHT, NJ	07760	22	BEACH STREET		1
10	24		2	JONES, JAMES JR. √396 HENDRICKSON AVENUE LONG BRANCH, NJ	07740	20	BEACH STREET	j	

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 13, LOTS 13-18, 20-21, BLOCK14 LOTS 12 & 14, BLOCK 15 LOTS 5,8-12

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	BLOCK	LOT	QUAL	CLA					ATION	Add'	Lots		
	10	25		2	18 BEACH STREET, LLC 15-17 SOUTH 7TH AVE,STE 2 LONG BRANCH, NJ	07740	8 E	BEACH STREET					
	10	26		2	CEVALLOS, DANIEL L & GANI 200 RECTOR PLACE #11F NEW YORK, NY	M, SARA E 16 10280	6 E	BEACH STREET					
	10	27		2	KELLEHER, JAMES JR 14 BEACH STREET SEA BRIGHT, NJ	07760 ,	4 E	BEACH STREET					
	11	6		2	11 BEACH, LLC √153 KEMP AVENUE FAIR HAVEN, NJ	07704	1 E	BEACH STREET					
	11	7		2	KERWICK, THOMAS E JR & LA 5 DRIFT WAY FLORHAM PARK, NJ	O7932	3 E	BEACH STREET					
	11	8		2	KELLY, CHRIS & LAUREN 101 DARLINGTON AVENUE RAMSEY, NJ	15 07446	5 E	BEACH STREET					
	11	9		2	19 A&B BEACH STREET, LLC √15-17 SOUTH 7TH AVE, STE2 LONG BRANCH, NJ	07740	9 [BEACH STREET					
	11	10		2	21 BEACH STREET, LLC √15-17 SOUTH 7TH AVE,STE 2 LONG BRANCH, NJ	2° 07740	1 E	BEACH STREET					
	11	11		2	WIEKERT, GUIDO & KATHLEEN √23 BEACH STREET SEA BRIGHT, NJ	07760	3 1	BEACH STREET					
	11	12		2	SULLIVAN, JAMES & MELISSA 15 ILER DRIVE MIDDLETOWN, NJ	07748	6	SURF STREET					
	11	13		2	MAYER, DAVID 14 VICTORIA LANE MAHWAH, NJ	07430	4 5	SURF STREET					
	11	14		1	M∤DDLETON, GARETH & DAWN √51 VALENTINE ST UNIT 3A MONMOUTH BEACH, NJ	07750	2	SURF STREET				¥	
	11	15		2	TEICHMAN, MARK EVAN 20 SURF STREET SEA BRIGHT, NJ	07760	0	SURF STREET					
	11	16		2	PICINICH, OLIVIA 18 SURF STREET SEA BRIGHT, NJ	07760	8	SURF STREET					
	11	17		2	DE BENEDTTO, GARY 14 SURF STREET SEA BRIGHT, NJ	07760	4	SURF STREET					
	12	8.01		2	SOLANO, JORGE 12 NEW STREET SEA BRIGHT, NJ	07760	2	NEW STREET					
7	12	9		2	14 NEW STREET, LLC ✓MCCAGUE 320 NAVESINK AVI ATLANTIC HIGHLANDS, NJ	1. 07716	4	NEW STREET					
	12	10			CCH HOLDINGS, LLC >55 N GILBERT ST, STE 4200 TINTON FALLS, NJ		6	NEW STREET	Acknowledg	ement t	from	CCH Ho	oldings,
	12	11		2	LONG, ROBERT & DINA 20 NEW STREET SEA BRIGHT, NJ		0	NEW STREET	j				7
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SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 13, LOTS 13-18, 20-21, BLOCK14 LOTS 12 & 14, BLOCK 15 LOTS 5,8-12

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
12	11.01		2	CHENOWETH, TARA L. 1182 SYCAMORE AVENUE TINTON FALLS, NJ 07724	22 NEW STREET	
12	12		2	LOBIONO, JAMES IRREVOCABLE TRUS 144 RUMSON ROAD RUMSON, NJ 07760	T 24 NEW STREET	
12	13		2	CØLE SEA BRIGHT, LLC √123 GRANGE AVENUE FAIR HAVEN, NJ 07704	26 NEW STREET	
13	6		2	DEC, PIOTR J 15 NEW STREET SEA BRIGHT, NJ 07760	15 NEW STREET	
13	7		2	LÓBIONDO, JAMES IRREVOCABLE TRU 144 RUMSON ROAD RUMSON, NJ 07760	ST 17 NEW STREET	
13	8		2	PLERCE, DESIRE ANITA WHITE 19 NEW STREET SEA BRIGHT, NJ 07760	19 NEW STREET	
13	9		20	RLOBIONDO, JAMES IRREVOCABLE TRU 144 RUMSON ROAD RUMSON, NJ 07760	ST 21 NEW STREET	
13	10		2	ZHENG, XUE MING & XUE PING 23 NEW STREET SEA BRIGHT, NJ 07760	23 NEW STREET	
13	11		2	ESKRIDGE JOSEPH R. & SHEILA M. 25 NEW STREET SEA BRIGHT, NJ 07760	25 NEW STREET	
13	12		1	HOWLAND, JESSE A & SONS INC. P.O. BOX 419 KINGSTON, NJ 08528	29 NEW STREET	
13	13		1	HOWLAND JESSE A & SONS INC PO BOX 419 LAUREL AVE KINGSTON, NJ 08528	31 NEW STREET	
13	14		4A	HOWLAND, JESSE A. & SONS INC. PO BOX 419 KINGSTON, NJ 08528	50 CHURCH STREET	
13	15		2	HOWLAND, JESSIE A. & SONS INC. PO BOX 419 KINGSTON, NJ 08528	4 FRONT STREET	16
13	17		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	8 FRONT STREET	
13	18			HOWLAND JESSE A & SONS INC PO BOX 419 KINGSTON, NJ 08528	10 FRONT STREET	
13	19		15F	MORSE HOUSE COMMON VELEMENTS 07760	6 FRONT STREET	
13	19	C0001	2	O'MARA, LINDA 182 GREENOAK BLVD. NEW MONMOUTH, NJ 07748	6 FRONT STREET UNIT 1	
13	19	C0002	2 🗸	O'MARA, LINDA 182 GRÉENOAK BLVD. NEW MONMOUTH, NJ 07748	6 FRONT STREET UNIT 2	ſ
13	20		1	CJM ASSOCIATES OF SEA BRIGHT, L VPO BOX 419 KINGSTON, NJ 08528	LC 42 CHURCH STREET	

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 13, LOTS 13-18, 20-21, BLOCK14 LOTS 12 & 14, BLOCK 15 LOTS 5,8-12

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BLOCK 13	L0T 21	QUAL	CLA 1	PROPERTY CWNER JESSIE A. HOWLAND & SONS PO BOX 419 KINGSTON, NJ	INC 08528	PROPER	RTY LOCATION	Add'l Lots
13	22		1	C.J. & M. ASSOC OF SEA BRIG PO BOX 419 KINGSTON, NJ	9HT, LLC 08528	38 CHURCH	H STREET	
13	23		2	LOVGREN, ERIK J. 34 CHURCH STREET SEA BRIGHT, NJ	07760	34 CHURCH	I STREET	
13	24		2	THORNTON, ROBYN 30 CHURCH STREET SEA BRIGHT, NJ	07760	30 CHURCH	1 STREET	24.01
13	25		2	MONTESANO, RALPH G. & SUS 28 CHURCH STREET SEA BRIGHT, NJ	O7760	28 CHURCH	1 STREET	
13	26		2	SPAHR, MICHAEL & KRISTEN 27 NAVESINK DRIVE MONMOUTH BEACH, NJ	07750	26 CHURCH	1 STREET	
13	27		2	CHURCH STREET SB, LLC 24 CHURCH STREET SEA BRIGHT, NJ	07760	24 CHURCH	H 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	H STREET	29
13	28	C0002	2 🗸	SHAPREN, KRISTEN & SHELFF 5 N. SUMMIT AVENUE CHATHAM, NJ	FO, TIMOTHY 07928	20 CHURCH	H STREET	29
13	30		2	MILLER, KRYSTINA 16 CHURCH STREET SEA BRIGHT, NJ	07760	16 CHURCH	H STREET	
13	31		1	GORMAN, EDWARD 13 NEW STREET SEA BRIGHT, NJ	07760	14 CHURCH	H STREET	
14	2		1	CHURCH STREET CONDO ASSOC 1 CHURCH STREET UNIT A SEA BRIGHT, NJ	07760	1 CHURCH	STREET UNIT A	
14	2	C0001	2	KNUDSON, JORGE & CHERYL 1 CHURCH STREET UNIT A SEA BRIGHT, NJ	07760	1 CHURCH	STREET UNIT A	
14	2	C0002	2	GONZALEZ, JOSE & SARA 1 CHURCH STREET UNIT B SEA BRIGHT, NJ	07760	1 CHURCH	STREET UNIT B	
14	3		2	TENCZA, GREGORY J S CHURCH STREET SEA BRIGHT, NJ	07760	3 CHURCH	STREET	
14	4		2	MCGINLEY, KEVIN & ANDREA VS CHURCH STREET SEA BRIGHT, NJ	07760	5 CHURCH	STREET	
14	5		2	DØWD, BERNARD & CYNTHIA PO BOX 40 OCEANPORT, NJ	07757	7 CHURCH	STREET	7
14	6		2	DOXEY, DOUGLAS & CHRISTING CHURCH STREET SEA BRIGHT, NJ	NA & D, JEN 07760	9 CHURCH	STREET ,	

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 13, LOTS 13-18, 20-21, BLOCK14 LOTS 12 & 14, BLOCK 15 LOTS 5,8-12

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BLOCK	LOT QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION Add'I Lots
14	7	2	GATTO, MARGARET 11 CHURCH STREET VSEA BRIGHT, NJ 07760	11 CHURCH STREET
14	8	1	HUFFMAN, KERRY & KURKOWSKI, KIM 3679 WILLIAM DAVES RD DOYLESTOWN, NJ 18902	13 CHURCH STREET
14	9	2	JÉRRY, CHRIS & MICHELE 15 CHÜRCH STREET SEA BRIGHT, NJ 07760	15 CHURCH STREET
14	10	2	BAKKAR, SARAH BASHIR 17 CHURCH STREET SEA BRIGHT, NJ 07760	17 CHURCH STREET
14	11	2	GRIECO, ALANA & GUARRERA, DAVID 31 LEONARD AVENUE ATLANTIC HIGHLANDS, NJ 07716	19 CHURCH STREET
14	12		C.J & M ASSOC OF SEA BRIGHT, LL 460 RIVER ROAD KINGSTON, NJ 08528	C 21 CHURCH STREET
14	14	Du (HOWLAND, JESSE A. & SONS, INC. PO BOX 419 KINGSTON, NJ 08528	16 SOUTH STREET
14	15		BISCHOFF, ERIC 1181 WOODROW ROAD STATEN ISLAND, NY 10309	12 SOUTH STREET
14	16	2	GOMES, LUIS G. & ALMEIDA, AUREL 33 LAUREL AVENUE KEARNY, NJ 07032	IA 10 SOUTH STREET
14	17	2	LOBIONDO, JAMES A 931 OCEAN AVENUE SEA BRIGHT, NJ 07760	8 SOUTH STREET
14	18	2	KOK, POH S 236 FAIR HANER ROAD FAIR LAWN, NJ 07704	6 SOUTH STREET
14	19	2	FOX, DAVID & PRIYA 218 WHISPERING PINES DR LINCROFT, NJ 07738	4 SOUTH STREET
14	20	2	DIBUGNARA, RALPH & RALPH & MICH 3 SOUTH STREET SEA BRIGHT, NJ 07760	IAEL 3 SOUTH STREET
14	21	4A	MMRD ASSOCIATES, LLC 400 OCEAN AVENUE UNIT 1 SEA BRIGHT, NJ 07760	1096 OCEAN AVENUE
15	1	4A	MARIANNE & KRISTIN, LLC 3 MARA VISTA DRIVE MONMOUTH BEACH, NJ 07750	1092 OCEAN AVENUE
15	2	1	BEACHFRONT JOE, LLC 740 IRVING PLACE SECAUCUS, NJ 07094	1084 OCEAN AVENUE
15	3	1	BREAK REAL ESTATE PARTNERS, LLC 1080 OCEAN AVENUE SEA BRIGHT, NJ 07760	
15	4.01	1	SÉA BRIGHT SCHOOL, LLC 4 CORDELIA CT LONG BRANCH, NJ 07740	2 RIVER STREET
15	4.02	1 7	SEA BRIGHT SCHOOL, LLC 4 CORDELIA CT LONG BRANCH, NJ 07740	4 RIVER STREET

SEA BRIGHT

200 FOOT CWNERS LIST FOR BLOCK 13, LOTS 13-18, 20-21, BLOCK14 LOTS 12 & 14, BLOCK 15 LOTS 5,8-12

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add'I Lots
15	4,03		177	SEA BRIGHT SCHOOL, LLC 4 CORDELIA CT LONG BRANCH, NJ	07740	4A RIVER STREET	
15	4.04		1	SEA BRIGHT SCHOOL, LLC 4 CORDELIA CT LONG BRANCH, NJ	07740	4B RIVER STREET	
15	4.05		1	SEA BRIGHT SCHOOL, LLC 4 CORDELIA CT LONG BRANCH, NJ	07740	7 SOUTH STREET	
15	4.06		1 \	SEA BRIGHT SCHOOL, LLC 4 CORDELIA CT LONG BRANCH, NJ	07740	5 SOUTH STREET	
15	4.07		1	SEA BRIGHT SCHOOL, LLC 4 CONDELIA COURT LONG BRANCH, NJ	07740	3 SOUTH STREET	
15	4.08		1	SEA BRIGHT SCHOOL, LLC 4 CONDOLIA COURT LONG BRANCH, NJ	07740	1 SOUTH STREET	*
15	5		1	C. J. & M. ASSOC OF SEA PO BOX 419 KINGSTON, NJ	BRIGHT, LLC 08528	6 RIVER STREET	6 & 7
15	8		1	⊭JESSIE A. HOWLAND & SONS PO BOX 419 KINGSTON, NJ	INC 08528	9 SOUTH STREET	
15	9		15C	BORO OF SEA BRIGHT . 1099 OCEAN AVENUE SEA BRIGHT, NJ	07760	POPPINGER PLACE	
15	10			HOWLAND, JESSE A. & SONS PO BOX 419 KINGSTON, NJ		15 SOUTH STREET	
15	11		4A	C, J & M ASSOCIATES OF S 4415 ROUTE 27,PO BOX 419 KINGSTON, NJ	EA BRIGHT L 08528	8 RIVER STREET	
15	12		2	HOWLAND, JESSE A & SONS PO BOX 419 KINGSTON, NJ	INC 08528	10 RIVER STREET	
16	1		4A	1076 OCEAN, LLC 1410 OCEAN AVENUE SEA BRIGHT, NJ	07760	1076 OCEAN AVENUE	
16	2		4A	1072 SEA BRIGHT, LLC 876 OCEAN AVENUE SEA BRIGHT, NJ	07760	1072 OCEAN AVENUE	
16	3		4A	LENA, RAYMOND C. & PHYLL √570 MONMOUTH PLACE LONG BRANCH, NJ	IS N. 07740	1070 OCEAN AVENUE	
16	4		4A	AMCK, LLC 21 CREST DRIVE SOUTH CRESSKILL, NJ	07624	1066 OCEAN AVENUE	
16	14		2	MARTIN, IVAN WANAT 19 CONOVER LANE RUMSON, NJ	07760	3 BADMINTON COURT	
16	15.01		15F	RACQUET COURT CONDO COMMON ELEMENTS	07760	2 BADMINTON COURT	/
16	15.01	C0001	2	MURRO, ROBERT P. JR. ▼5186 PALAZZO PLACE BOYNTON BEACH, FL	33437	2 BADMINTON COURT UNIT 1	

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 13, LOTS 13-18, 20-21, BLOCK14 LOTS 12 & 14, BLOCK 15 LOTS 5,8-12

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPER	TY LOCATION	Add'I Lots
16	15.01	C0002	Dup	MURRO, ROBERT P. JR. 5186 PALAZZO PLACE BOYNTON BEACH, FL 33	2 BADMINTO	ON COURT UNIT 2	
16	15.01	C0003	2	MURRO, ROBERT P. JR. 5186 PALAZZO PLACE BOYNTON BEACH, FL 33	2 BADMINTO	ON COURT UNIT 3	
16	15.01	C0004	2	MURRO, ROBERT P. JR. 5186 PALAZZO PLACE BOYNTON BEACH, FL 33	2 BADMINTO	ON COURT UNIT 4	
16	15.01	C0005	2	MURRO, ROBERT P. JR. 5186 PALAZZO PLACE BOYNTON BEACH, FL 33	2 BADMINT	ON COURT UNIT 5	
16	15.01	C0006	2	5186 PALAZZO PLACE	2 BADMINTO	ON COURT UNIT 6	
16	15.01	C0007	2	MURRO, ROBERT P. JR. 5186 PALAZZO PLACE BOTNTON BEACH, FL 33	2 BADMINT	ON COURT UNIT 7	£
16	15.01	C0008	2	MURRO, ROBERT P. JR. 5186 PALAZZO PLACE BOYNTON BEACH, FL 33	2 BADMINT	ON COURT UNIT 8	
16	15.01	C0009	2	MURRO, ROBERT P. JR. 5186 PALÁZZO PLÁCE BOYNTON BEÁCH, FL 33	2 BADMINT	ON COURT UNIT 9	
16	15.01	C0010	2 (MURRO, ROBERT P. JR 5186 PALAZZO PLACE BOYNTON BEACH, FL 33	2 BADMINT 3437	ON COURT UNIT 10	
16	15.02		4A	MONMOUTH SQUASH CLUB, LLC √1071 OCEAN AVENUE SEA BRIGHT, NJ 07	1071 OCEA 7760	N AVENUE	
16	16		2	QCEAN RIVER ESTATES, LLC 27 MERIDIAN ROAD EDISON, NJ 08	14 PENINS 8820	ULA AVENUE	
16	17		2	BERGEN SINGLE FAMILY HOMES 37 MERIDIAN ROAD EDISON, NJ OR	, LLC 16 PENISU BB20	JLA AVENUE	
16	18.01		1	SULLIVAN, RICHARD G. 1071 OCEAN AVENUE SEA BRIGHT, NJ 0	14 BADMIN 7760	ITON COURT	
16	19.01		2	CHOTA, GJON & POPOVIC, VERA	&MICHAEL 12 BADMIN 0708	TON COURT	
16	20		2	LI, MINGWEI 10 THORESEN ROAD WARREN, NJ 0	8 BADMINT 7059	ON COURT	
16	22		2	JCP&L %TAX DEPARTMENT √800 CABIN HILL DRIVE GREENSBURG, PA 1	23 RIVER 5601	STREET	
16	23		15C	1099 OCEAN AVENUE	19 RIVER 7760	STREET	
16	24		2	JOHNSON, LESLIE A. & HUTTO 15 RIVER STREET SEA BRIGHT, NJ 0	N, MAE E. 15 RIVER 7760	STREET	1
16	25		2	13 RIVER STREET, LLC 15-17 SOUTH 7TH AVE SU-2 LONG BRANCH, NJ 0	13 RIVER 7740	STREET	

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 13, LOTS 13-18, 20-21, BLOCK14 LOTS 12 & 14, BLOCK 15 LOTS 5,8-12

03/16/24 Page 8 of 8

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add' Lots
16	26		2	FORSMAN, JOHN ROBERT, ET. RIVER STREET SEA BRIGHT, NJ	ALS 07760	9 RIVER STREET	
16	27		2	GOTTI JOHN G. VI RIVER STREET SEA BRIGHT, NJ	07760	11 RIVER STREET	
16	28		2	5/RIVER 5, LLC 1885 SECOND AVENUE LONG BRANCH, NJ	07740	5 RIVER STREET	

ACKNOWLEDGMENT

I am the managing member of CCH Holdings, LLC, the owner of the property designated as Block 12, Lot 10 on the tax map of the Borough of Sea Bright. I have received a Notice of Public Hearing for the application by Denholtz Acquisitions that will be heard on March 26, 2024 before the Borough of Sea Bright Unified Planning Board, which is attached hereto as **Exhibit A**. On behalf of CCH Holdings, LLC, I have reviewed the Notice of Public Hearing, I understand its contents, I have no objection to the hearing proceeding on March 26, 2024, and hereby waive any objection to the application based upon the ten day notice requirement of N.J.S.A. 40:55D-12.

CCH Holdings, LLC:

By:

Name: Timothy

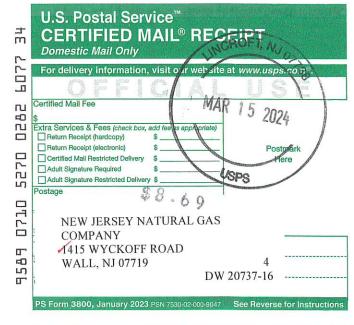
Title: Managing Member

Date: 3 18 2024



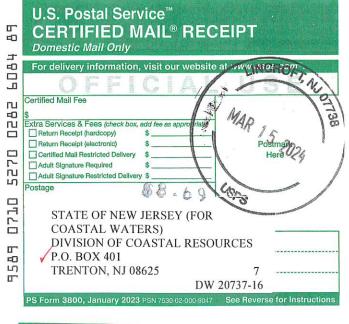












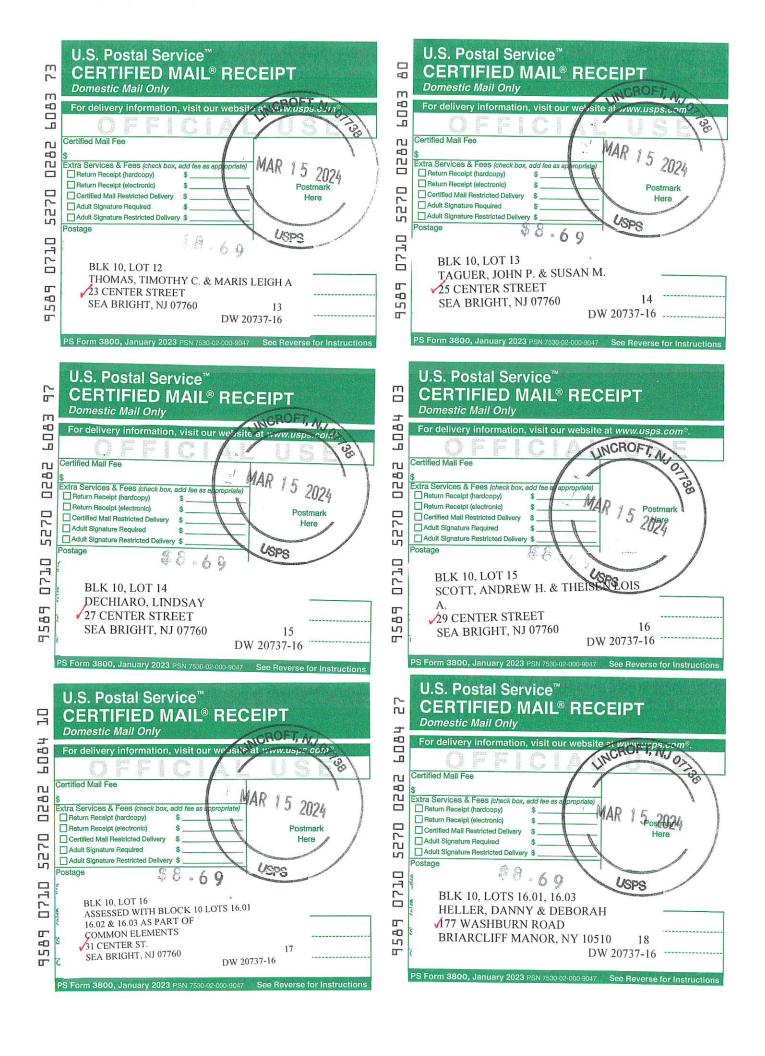


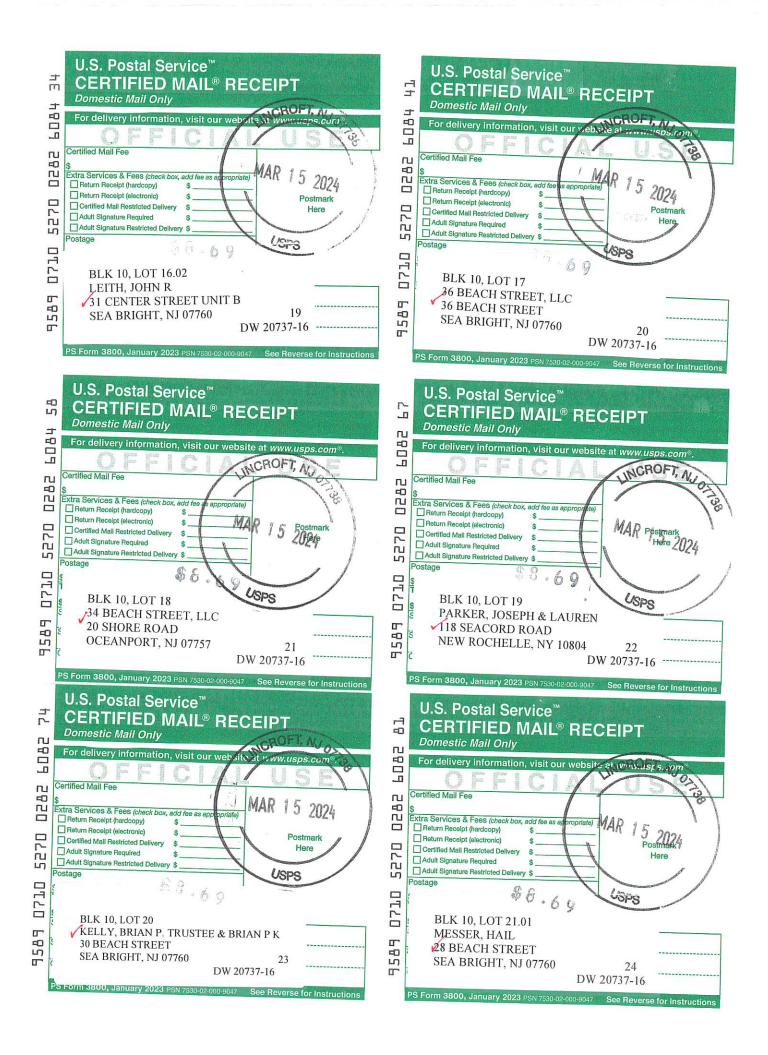






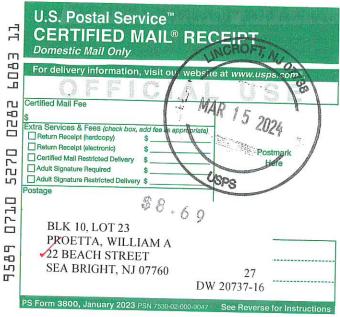










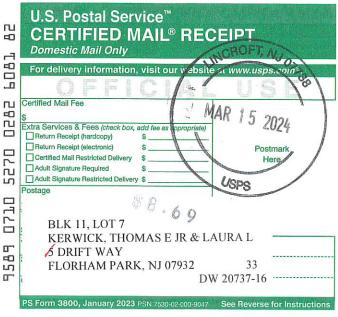














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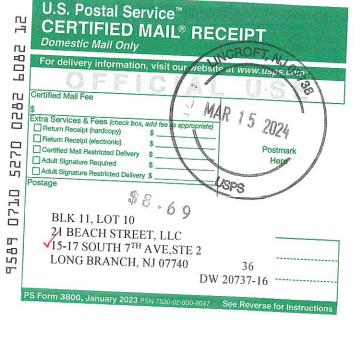
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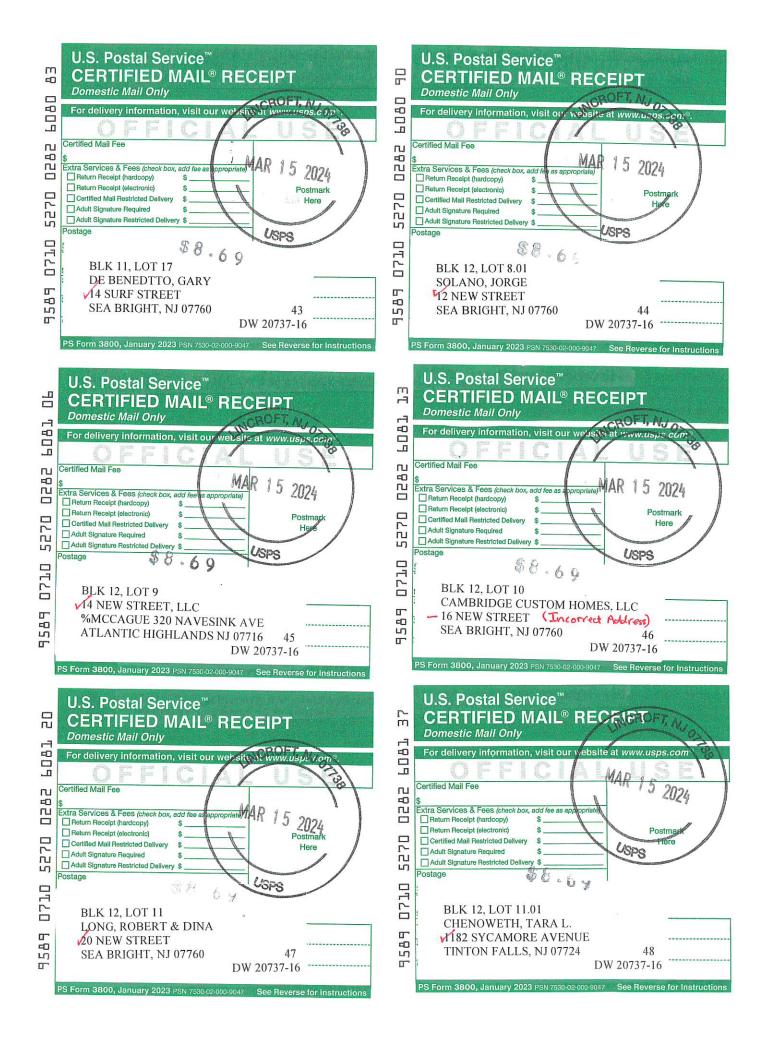
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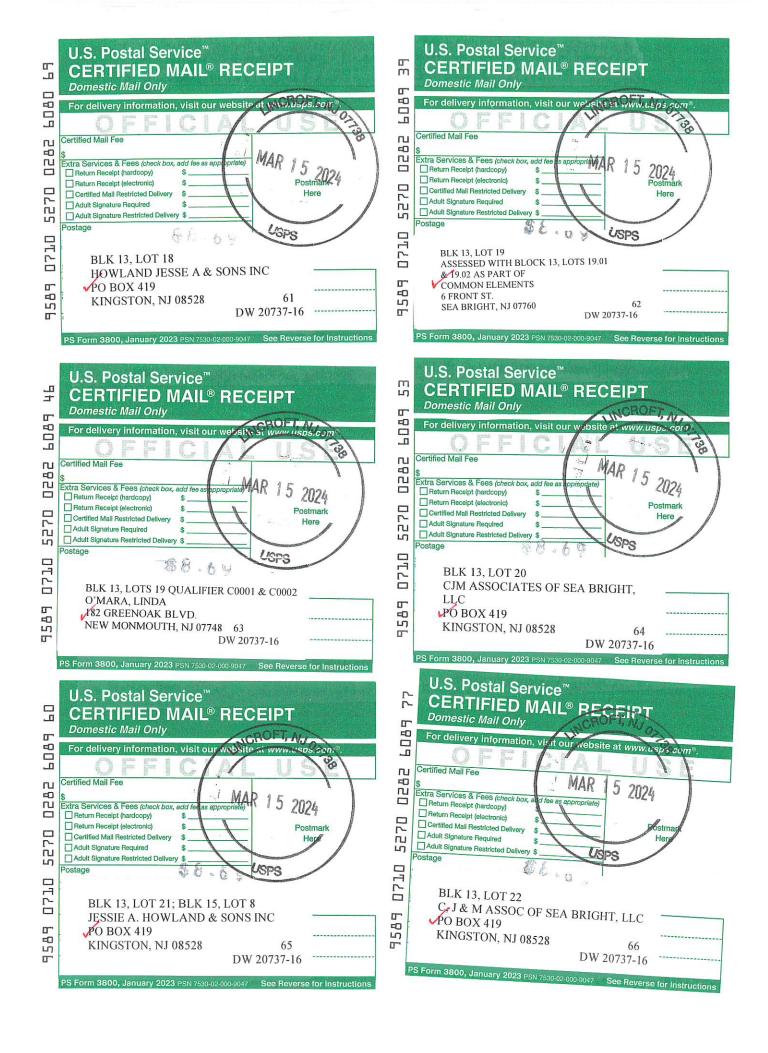
















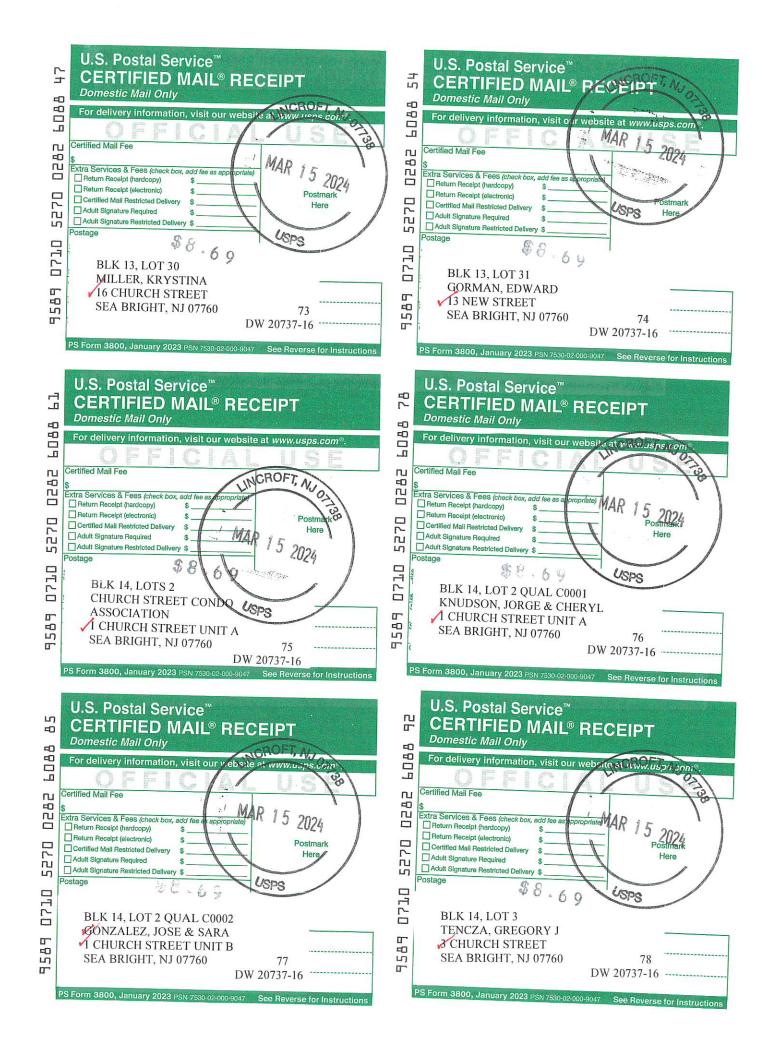
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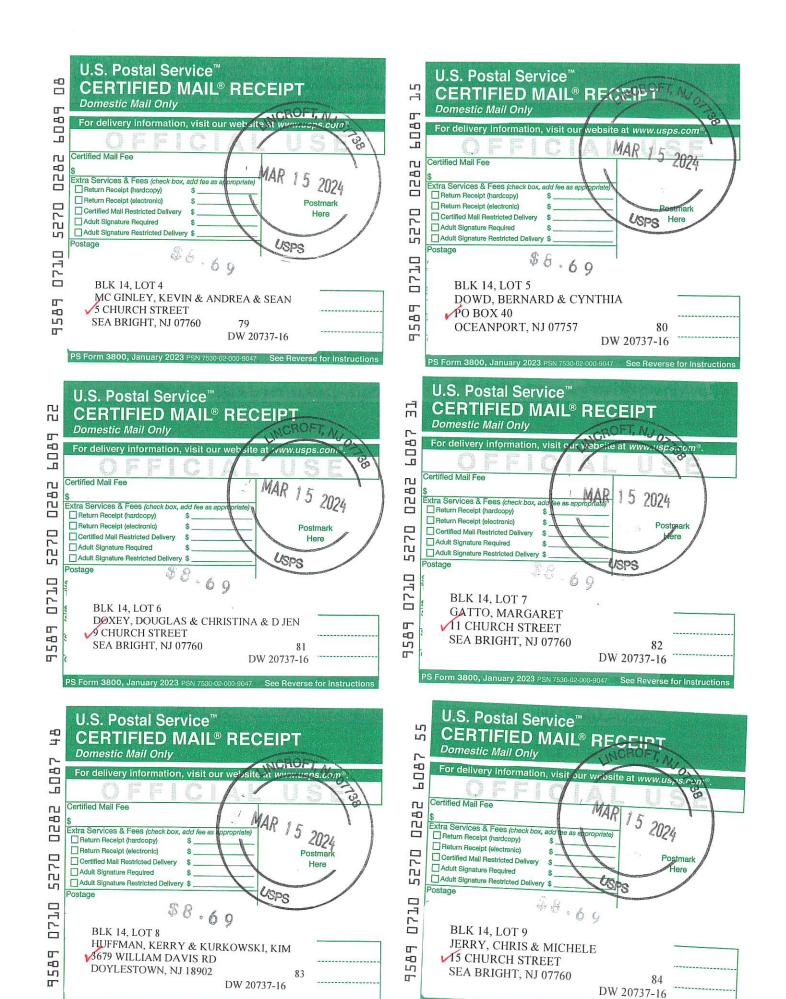












PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

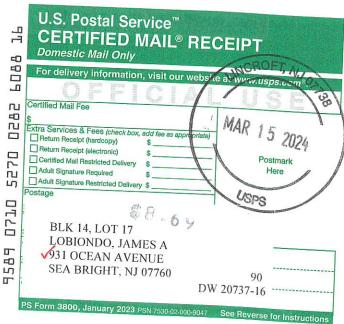


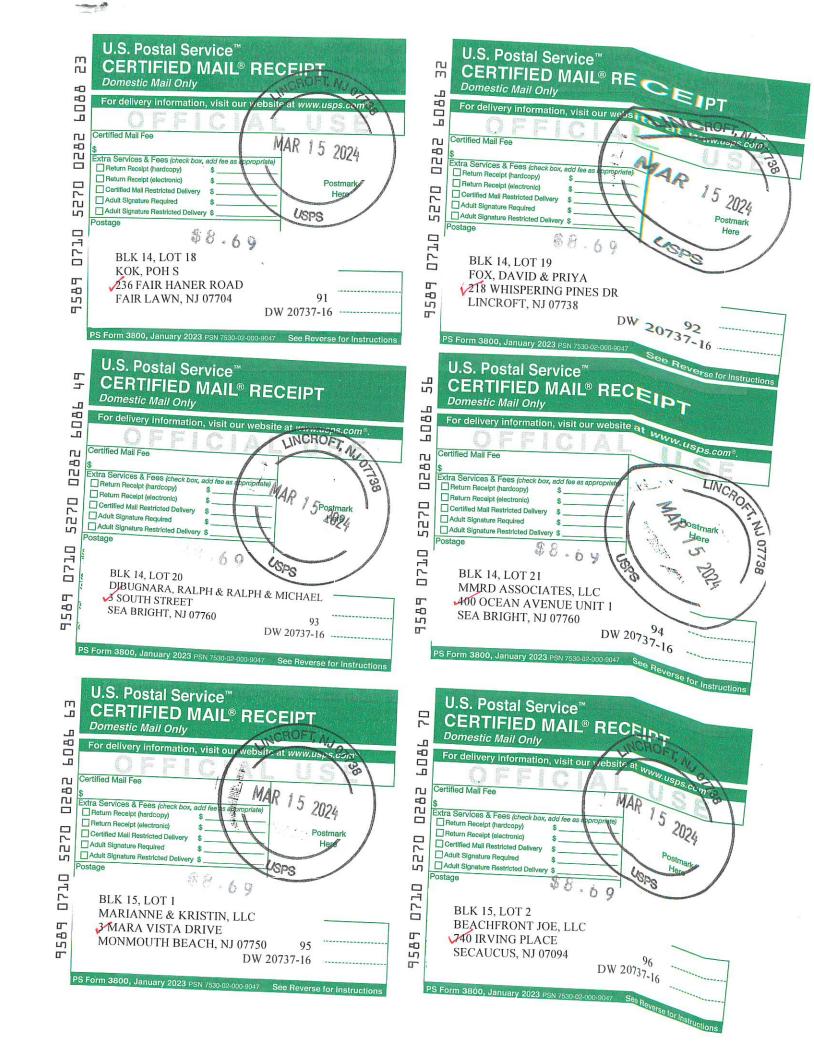


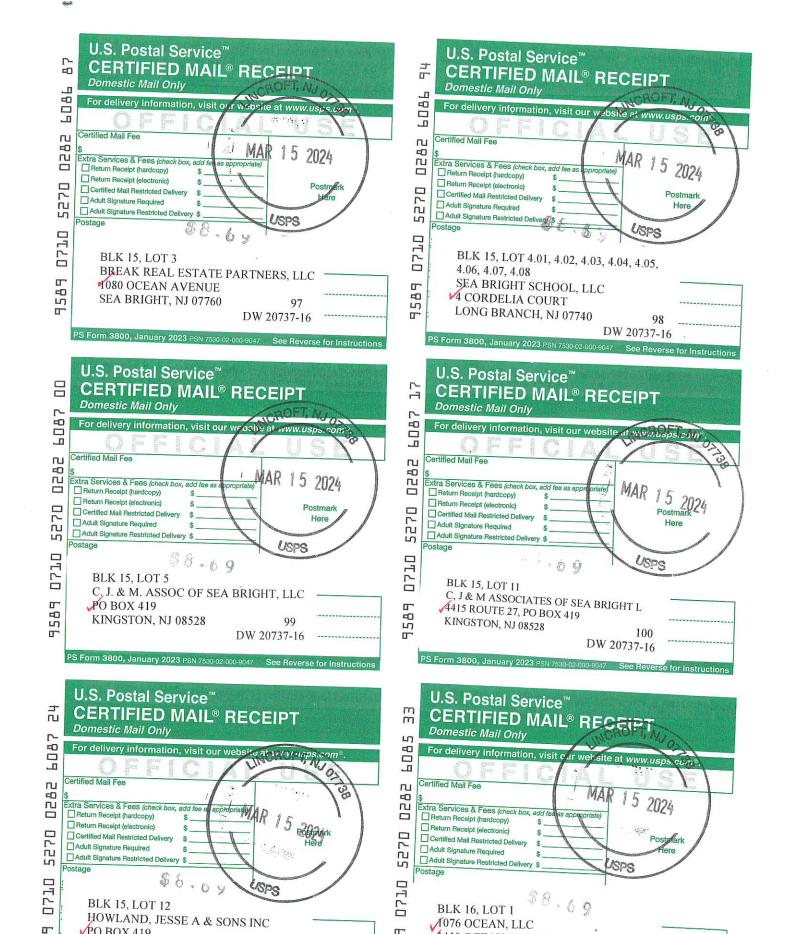












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√1410 OCEAN AVENUE

SEA BRIGHT, NJ 07760

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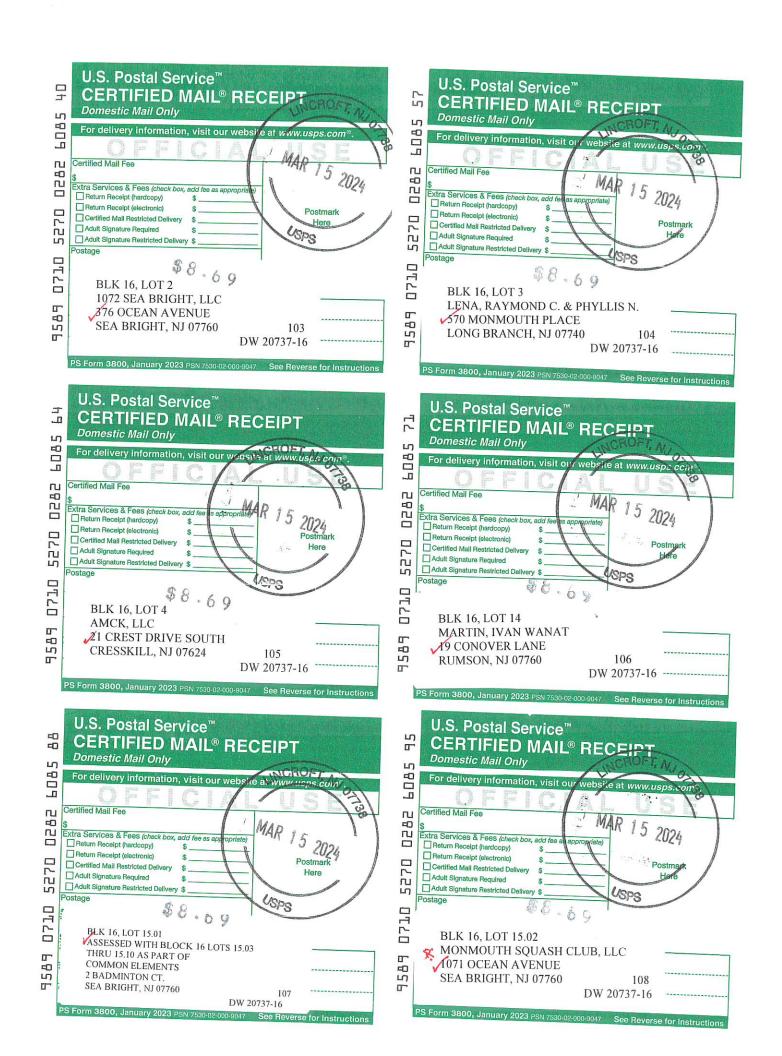
DW 20737-16

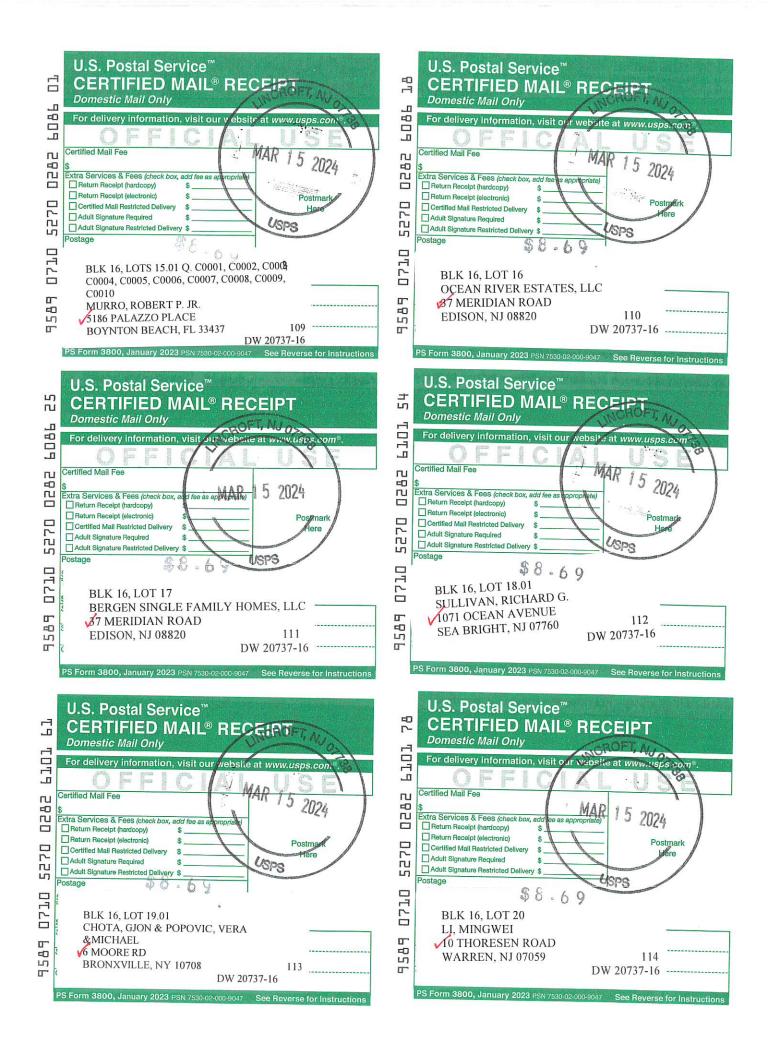
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

KINGSTON, NJ 08528 101 DW 20737-16 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

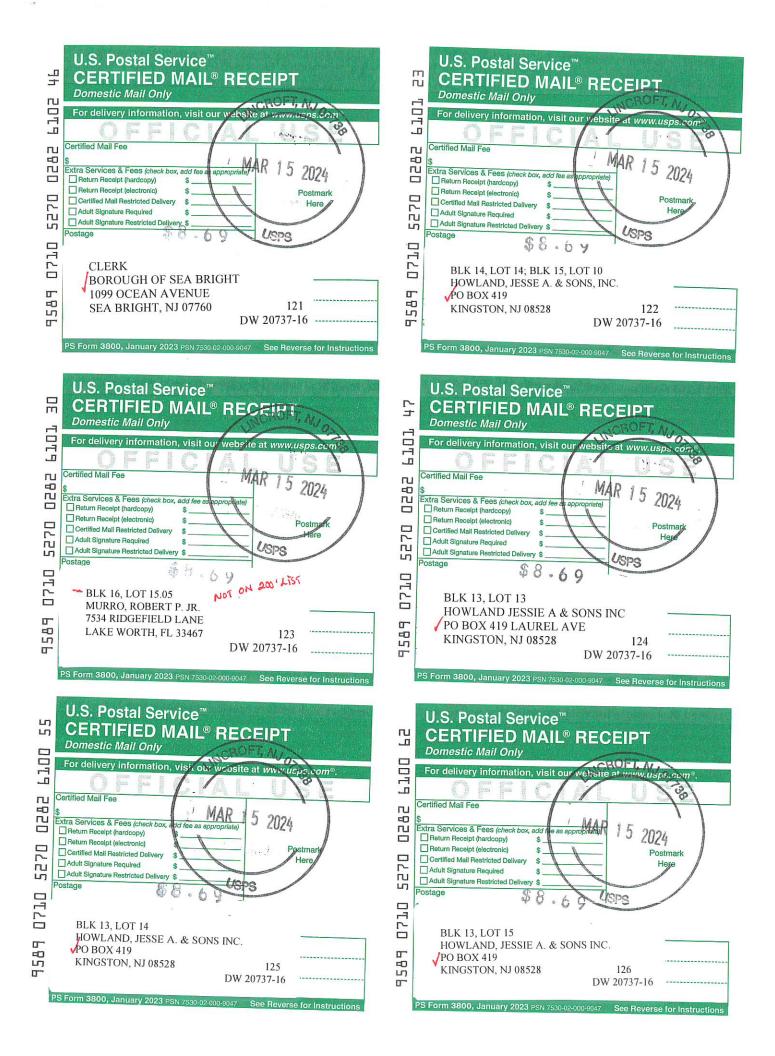
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BLOCK 13, LOT 28 QUAL. COOQI

132 DW 20737-16

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

DAVENPORT, JEANNETTE

√22 CHURCH STREET UNIT B

SEA BRIGHT, NJ 07760

Postage

BLK 14, LOT 14
HOWLAND, JESSE A. & SONS, INC.
PO BOX 419
KINGSTON, NJ 08528

DW 20737-16

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

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AFFIDAVIT OF PUBLICATION

Order Number: 9956786

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:

03/15/2024

Legal Cleri

Notary Public State of Wisconsin County of Brown

46-27

My commission expires

DENISE ROBERTS Notary Public State of Wisconsin

NOTICE OF PUBLIC HEARING BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY UNIFIED PLANNING BOARD

PLEASE TAKE NOTICE that the Borough of Sea Bright ("Borough") Unified Planning Board ("Board") will hold a public hearing on March 26th, 2024 at 7:30 p.m. at the Sea Bright Beach Pavilion, Third Floor Meeting Room, located at 1097 Ocean Avenue, Sea Bright, New Jersey 07760, or at such other time and place as the Board may adjourn to thereafter, to consider an application ("Application") by Denholtz Acquisitions ("Applicant") for Amended Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan Approval for the property located at 31 New Street, 21, 40, 42 and 50 Church Street, 4, 8 and 10 Front Street, 9, 15, and 16 South Street, 6, 8, and 10 River Street, and Poppinger Place, Sea Bright, New Jersey 07760, which is also known and designated as Block 13, Lots 13-18, 20-22, Block 14, Lots 12 and 14, and Block 15, Lots 5-12 (whereas Block 15, Lots 6 and 7 were consolidated into Block 15, Lot 5 pursuant to a deed filed with the Borough dated May 3, 2010) on the Tax Map of the Borough ("Property"). The Property is located in the Borough's Business Residential ("B-R") and Downtown Residence ("R-3") Zones and is further subject to the Sea Bright River Properties Redevelopment Plan (the "Redevelopment Plan").

The Property is currently developed with several residential and commercial use buildings and associated gravel and paved parking areas. On February 28, 2023, the Board adopted a resolution permitting Applicant to demolish existing improvements on the Property and construct four (4) detached single family homes, twenty-five (25) townhouses, and fifteen (15) condominium units along with associated site improvements ("2023 Approval"). In connection with this Application, Applicant seeks the Board's approval to modify the 2023 Approval to permit the conversion of a limited number of the three (3) bedroom units into four (4) bedroom units. No other changes are proposed to the 2023 Approval with this Application.

The Applicant will seek such variances, waivers, permits, and exceptions from the Borough's zoning ordinance (the "Ordinance") and the Redevelopment Plan pursuant to the Ordinance and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., as the Board may deem necessary for this Application without further notice.

A copy of the Application and supporting documentation is on file in the Municipal Clerk's Office located at 1099 Ocean Avenue, Sea Bright, New Jersey 07760 and is available for public inspection during regular business days from 8:30 a.m. to 4:30 p.m. This Notice is given pursuant to N.J.S.A. 40:55D-1 et seq. Any interested person may appear in person, through his attorney, or through his designated agent at the public hearing at the time and place herein stated and be heard on this Application.

Denholtz Acquisitions

By: Giordano, Halleran & Ciesla, P.C.
John A. Giunco, Esq.
125 Half Mile Road
Red Bank, NJ 07701
Attorney for Applicant

Dated: March 12, 2024

NOTICE OF PUBLIC HEARING BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY UNIFIED PLANNING BOARD

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Denholtz Acquisitions By: Glordana, Halleran & Ciesla, P.C. John A. Giunco, Esa. 125 Half Mile Road Red Bank, NJ 07701 Attorney for Applicant

Dated: March 12, 2024 (\$47.08)