



ANSELL.LAW

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MATRIMONIAL LAW ATTORNEY

June 7, 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

RECEIVED

JUN 10 2024

Borough of Sea Bright

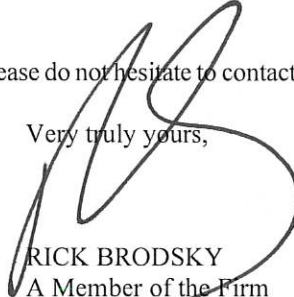
Re: AMENDED Preliminary and Final Site Plan and Variance Application
of BD Real Estate Adventures, LLC
Premises: 1124 Ocean Avenue, Block 12, Lot 2
1132 Ocean Avenue, Block 12, Lot 1
Our File No.098722-0

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 a copy of the Affidavit of Publication from the *Asbury Park Press*. We will forward the original Affidavit of Publication 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: 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.

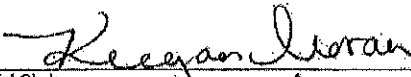
AFFIDAVIT OF PUBLICATION

Order Number : 10225900

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, depose and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

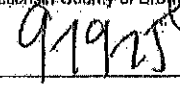
06/01/2024



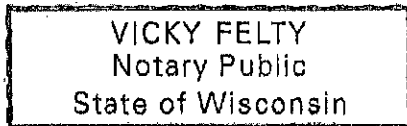
Legal Clerk



Notary Public, State of Wisconsin, County of Brown



My commission expires 9/19/25



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 amended preliminary and final site plan approval, with variances, to permit the installation of a roof over the bathroom area of the existing restaurant building, as well as a roof over the existing bar, and a proposed sign, 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 57.2% is existing and 65.0% is proposed as to Lot 2, and 100% is existing and proposed as to Lot 1.

(ii) Two (2) proposed signs projecting perpendicularly from the building on Lot 2, on both New Street and Ocean Avenue, respectively, where same are not permitted.

(iii) Proposed lot coverage of 89% as to Lot 2, where 75% is permitted and 89% is existing and previously approved.

(iv) Proposed minimum rear setback of 0 feet as to Lot 2, where 15 feet is required and 0 feet is existing and previously approved.

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, June 11, 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,
BD Real Estate Adventures, LLC

By:
RICK BRODSKY, ESQ.

Dated: May 29, 2024

6/1/24 (\$47.96)

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
BD REAL ESTATE ADVENTURES, 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, 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.

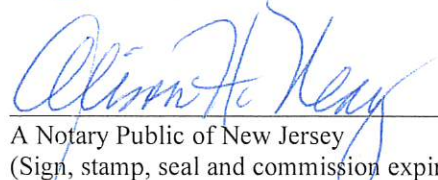
3. On May 31, 2024, our firm did send, by certified mail, a copy of the attached Notice to all persons and/or entities listed on the attached certified list. The envelopes containing said Notices bore sufficient postage thereon and were mailed from the United States Post Office Ocean Branch, Ocean, New 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 5th day of June, 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 9020918v1

ANSELL GRIMM & AARON
A PROFESSIONAL CORPORATION
COUNSELORS AT LAW
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CN 7807
OCEAN, N.J. 07712
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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 amended preliminary and final site plan approval, with variances, to permit the installation of a roof over the bathroom area of the existing restaurant building, as well as a roof over the existing bar, and a proposed sign, 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:

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ANSELL GRIMM & AARON, PC
Attorneys for Applicant,
BD Real Estate Adventures, LLC

By: _____

RICK BRODSKY, ESQ.

Dated: May 29, 2024



**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 BENEDICTO, 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 LINCROFT, NJ 07738	8 SURF STREET	
11	23.01		4A	✓ ROONEY PLAZA LLC 4 CORDELIA COURT LONG BRANCH, NJ 07740	1136 OCEAN AVENUE	
12	4		15C	✓ 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 BUMSON, 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 & SHELFEE 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 RIVERS 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	