

**BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION**

**1099 Ocean Avenue Sea Bright, New Jersey 07760  
732-842-0099 ext. 123**

The application with supporting documentation must be filed with the office of the Planning Board Secretary and must be delivered for review **at least ten (10) days** prior to the meeting at which the application is to be considered.

**NOTE: All plans must be folded. Any rolled plans will not be accepted.**

To be completed by Municipal staff only.

Date Filed \_\_\_\_\_ Application No. \_\_\_\_\_

Application Fees \_\_\_\_\_ Escrow Deposit \_\_\_\_\_

Reviewed for Completeness \_\_\_\_\_ Hearing \_\_\_\_\_

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**1. SUBJECT PROPERTY**

Location: 212 Ocean Avenue

Block 32 Lot 3

Dimensions: Frontage 37.5' Depth 150' Total Area 5,625 sf

Zoning District: R-2

**2. APPLICANT**

Name: Jaime Levi and Pamela Kalmus

Address: 634 West 47th Street, Miami Beach, FL 33140

Telephone Number: 973-768-5352 (Pamela)

Applicant is a: Corporation ☐ Partnership ☐ Individual ☒

**3. DISCLOSURE STATEMENT:** Pursuant to J.J.S. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership, applicant must be disclosed. In accordance with N.J.S. 40:55D4-8.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.) N/A

**4.** If owner is other than the applicant, provide the following information on the Owner(s). N/A

Owner's Name: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property: Sewer Easement: DB 3766 - 523; 10' Wide R.O.W. for Passageway: DB 5489 - 569, DB 9220 - 4716 and DB 2225 - 27 (Attach copies)

No \_\_\_\_\_ Proposed N/A

**Note: All deed restrictions, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.**

Present the use of the premises: Residential

6. Applicant's Attorney: Rick Brodsky, Esq.

Address: Ansell Grimm & Aaron, PC, 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712

Telephone Number 732-922-1000 Email: rbrodsky@ansell.law

7. Applicant's Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

8. Applicant's Planning Consultant: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

9. Applicant's Traffic Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

10. List any other Expert(s) who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary).

Name: Anthony M. Condouris, Architect

Field of Expertise: Architecture

Address 20 Bingham Avenue, Rumson, NJ 07760

Telephone Number 732-842-3800 Email tony@amcarchitect.com

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

X **PLOT PLAN or VARIANCE PLAN APPROVAL**  
       **SUBDIVISION**

       Minor Subdivision Approval  
       Subdivision Approval (Preliminary)  
       Subdivision Approval (Final)

Number of lots to be created \_\_\_\_ (including remainder lot)

Number of proposed dwelling units \_\_\_\_ (if Applicable)

**SITE PLAN:**

\_\_\_\_ Minor Site Plan Approval  
\_\_\_\_ Preliminary Site Plan Approval  
\_\_\_\_ Final Site Plan Approval  
\_\_\_\_ Amendment or Revision to an Approval Site  
\_\_\_\_ Plan Area to be disturbed (square feet)  
\_\_\_\_ Total number of proposed dwelling units  
\_\_\_\_ Request for Waiver from Site Plan Review and Approval  
\_\_\_\_ Request for Variance Approval

**Reason for request:**

The benefits of granting the proposed variances substantially outweigh any detriment, especially where, as here, the lot is an extremely narrow lot, and the existing side setback non-conformities are being improved as part of the proposed plan, such that there is no detrimental impact on surrounding properties or the Master Plan and/or Zoning Ordinance.

\_\_\_\_ Informal Review  
\_\_\_\_ Appeal decision of an Administrative Officer  
\_\_\_\_ (N.J.S.A 40:55D-70A)  
\_\_\_\_ Map or Ordinance Interpretation of Special Question  
\_\_\_\_ (N.J.S.A.40:55D-70b)  
x \_\_\_\_ Variance Relief (hardship)  
\_\_\_\_ (N.J.S. A. 40:55D-70c (1))  
\_\_\_\_ Variance Relief (substantial benefit)  
\_\_\_\_ (N.J.SA.40:55D-70c (2))  
\_\_\_\_ Variance Relief (use)  
\_\_\_\_ (N.J.S 40:55D-70d)  
\_\_\_\_ Conditional Use Approval  
\_\_\_\_ (N.J.S 40:55D-67)  
\_\_\_\_ Direct issuance of a permit for a structure  
in bed of a mapped street, public drainage way, or flood control  
basin. (N.J.S 40:55D-334)  
\_\_\_\_ Direct issuance of a permit for a lot lacking street frontage  
\_\_\_\_ (N.J.S 40:55D-35)

**12. Section(s) of Ordinance from which a variance is**

**requested** 130-39C: (i) Minimum lot width of 50' required, where 30' is existing and proposed;  
(ii) Minimum side yard setback (one/both) of 7'15' required, where 1'4' is existing  
and 4'8,5' is proposed (existing non-conformity - improved)

**13. Waivers requested of development standards and/or  
submission requirements:(attach additional pages as needed)**

N/A

**14. Attach a copy of the Notice to Appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. See attached.**

The publication and the service on the affected owners must be accomplished **at least 10 days prior** to the date scheduled by the Administrative Officer for the hearing. An Affidavit of Service on all property owners and Proof of Publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises including the proposed use of the premises: (attach pages as needed) Demolition of the existing single-family residence and construction of a new single-family residence.

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose a well and septic system? No

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? N/A

20. Are any off-tract improvements required or proposed? No

21. Is the subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A

23. Other approvals, which may be required, and date plans submitted:

**MARK THE FOLLOWING WITH A YES OR NO  
AND DATES OF THE PLANS SUBMITTED**

NE Regional Sewer Auth	<u>No</u>
Monmouth County Board Of Health	<u>No</u>
Monmouth County Planning Board	<u>No</u>
Freehold Soil Conservation District.	<u>No</u>
NJ DEP	<u>No</u>
Sewer Extension Permit	<u></u>
Sanitary Sewer Connection Permit	<u></u>
Stream Encroachment Permit	<u>No</u>
Waterfront Development Permit	<u>No</u>
Wetlands Permit	<u>No</u>
Tidal Wetlands Permit	<u>No</u>
Potable Water Constr. Permit	<u>No</u>
NJ Department of Transportation	<u>No</u>
Public Service Electric & Gas	<u>No</u>
Other	<u></u>

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. Requested.
25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid. Requested.

**Note: It is the responsibility of the Applicant to mail or deliver copies of the Application form and all supporting documents to the Board Secretary, Borough Engineer and Board Attorney for their review at least ten (10) days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of those required to receive documents is attached to the application form.**

26. The Applicant hereby requests that copies of the reports of the Borough Engineer and Board Attorney reviewing the application be provided to the following of the applicant's professionals.

**Applicant's Professional Report Requested:**

**Attorney** Rick Brodsky, Esq.

**Address:** Ansell Grimm & Aaron, PC

1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712

**Phone Number:** 732-922-1000

**Email:** rbrodsky@ansell.law

**Architect:**

~~XXXXXXXX~~ Anthony M. Condouris

**Address:** 20 Bingham Avenue

Rumson, NJ 07760

**Phone Number:** 732-842-3800

**Email:** tony@amcarchitect.com

**CERTIFICATION**

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Application and that I am authorized to sign. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this 13th day of December, 2024.

A Notary Public of NJ Owner

My Commission Expires: \_\_\_\_\_

*Alison H. Neary*  
ALISON H. NEARY  
NOTARY PUBLIC OF NEW JERSEY  
COMMISSION EXPIRES SEPT. 13, 2025

I understand that the sum of \$ \_\_\_\_\_ has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of SeaBright, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials.

Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required amount and shall add that sum to the escrow account within fifteen (15) days.

ANSELL GRIMM & AARON, PC, Attorneys for Applicant/Owner

Date: 12/13/24 Applicant: By: \_\_\_\_\_



## CHECKLISTS FOR EACH TYPE OF APPLICATION:

### PLOT PLAN OR VARIANCE PLAN

#### BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. \_\_\_\_\_ Date 12/29/2024  
Application Name Jaime Levi and Pamela Kalmus  
Application Address 634 West 47th Street, Miami Beach, FL 33140  
Property Address 212 Ocean Avenue Block 32 Lot 3

#### CHECKLIST

**Prior to issuance of a Certificate of Completeness and assignment of a hearing date, the Administrative Officer shall determine that the following documents have been submitted:**

To be completed by Applicant (C=complete, N=Not complete, NA=not-applicable)

- C 1. 17 copies of Zoning Permit Denial
- C 2. 17 copies of completed application and check list, signed, dated, and notarized, **plus one** marked **"FOR PUBLIC INSPECTION"**
- C 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also **Show Base Flood Elevation, plus one** marked **"FOR PUBLIC INSPECTION"**
- C 4. 17 copies of Survey (unless Variance Plan states that it is based upon the survey). Must indicate mean high waterline, if pertinent to application)
- C 5. 17 (sets of) Photographs of property/dwelling as it currently exists
- C 6. Description of proposed operation (No. 15 in first part of application)
- C 7. Request for any variances (under No.11 in first part of application)
- C 8. Certificate of owner authorizing submission (after No. 26 in first part of application)
- N 9. Required application fees/check made payable to Borough of Sea Bright
- N 10. Required escrow fees/check made payable to Borough of Sea Bright
- N 11. Completed W-9 Form
- Requested 12. Certification that taxes and sewer utility charges are paid to date
- C 13. Completed Notice of Hearing
- C 14. Certified list of property owners within 200 feet

**The following requirements must also be met before an application may be heard:**

- 15. Affidavit of Mailing and Service for Public Notice (Provide 7 days prior to hearing.)
- 16. Affidavit of Publication for Public Notice (Provide 7 days prior to hearing.)

If Applicable:

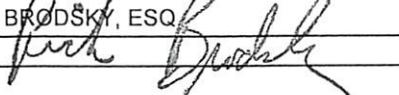
- 17. Proof of Application to Monmouth County
- 18. Proof of application to NJDOT
- 19. Application for CAFRA
- 20. Application for Floodplain Encroachment Permit
- 21. Application for Stream Encroachment Permit

After the application is deemed complete the Board Secretary will provide you with a hearing date so that you may notice property owners.

Certified mail receipts are to be provided **at least 7 days prior to hearing date.**

I certify the above information is accurate and complete.

ANSELL GRIMM & AARON, PC, Attorneys for Applicant/Owner

DATED: 12/29/2024 NAME: by RICK BRODSKY, ESQ. LICENSE NO. \_\_\_\_\_  
SIGNATURE   
SEAL: \_\_\_\_\_

EASEMENT AGREEMENT

THIS AGREEMENT, made this 27<sup>th</sup> day of December 1971, by and between JOHN CARMODY and MARY CARMODY, his wife, parties of the first part, and CATHERINE HANLEY, party of second part.

WHEREAS, the parties of the first part are the owners of premises in the Borough of Sea Bright in the County of Monmouth and State of New Jersey, known and designated on a map of property entitled "Map of Seaview, Sea Bright, Monmouth County, New Jersey, July 25, 1927" as Lot No. 23; and

WHEREAS, the party of the second part is the owner of premises known and designated on a map of property entitled "Map of Seaview, Sea Bright, Monmouth County, New Jersey, July 25, 1927" as Lot No. 24; and

WHEREAS, the party of the second part requires an easement for sewer connections from her property, namely, Lot No. 24, over property of the parties of the first part, or more specifically, over a ten-foot wide right-of-way over the westerly end of Lot No. 25 adjoining Lot No. 26 to Waterview Way in said Borough of Sea Bright;

NOW, THEREFORE, WITNESSETH, This Agreement:

For and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged by the parties of the first part, the said parties of the first part do hereby grant unto the party of the second part, her heirs and assigns forever, the right to lay and maintain under and within the said right-of-way sewer connections from her property and connecting with the municipal sewer line installed or to be installed along Waterview Way.

COUNTY OF MONMOUTH	
CONSIDERATION	
REALTY TRANSFER FEE	EXEMPT
DATE	1-20-72 BY W.T.

2. It is further understood and agreed by and between the parties hereto that all future deeds of conveyance shall set forth this easement right with the proviso that said parties hereto, their heirs, assigns or grantees shall never obstruct said sewer in any manner, but shall keep same open for the use of parties entitled to the use thereof.

3. It is further understood and agreed that the costs of installation and maintenance shall be assumed by the said party of the second part, her heirs, assigns or grantees.

IN WITNESS WHEREOF the parties hereunto have set their hands and seals this 27th day of December, 1971.

WITNESS:

*Augustine J. Kelly*  
AUGUSTINE J. KELLY

57 *St. Louis St.*  
Newark, N.J.  
9103

*John L. Carmody* (RS)  
JOHN L. CARMODY

*Mary L. Carmody* (RS)  
MARY L. CARMODY

*Catherine Hanley* (RS)  
CATHERINE HANLEY

JAN-20-72 04800 • 2226 DJS Rec'd 9.00

RECORDED HONOLULU  
COUNTY CLERK'S OFFICE  
JAN 20 3 40 PM '72  
BOOK 3766 PAGE 523  
DEED  
H. A. D. Clerk  
COUNTY CLERK

002226

BOOK 3766 PAGE 524



STATE OF NEW JERSEY )  
COUNTY OF MONMOUTH ) SS.:

BE IT REMEMBERED, That on this 27<sup>th</sup> day of December, 1971, before me, the subscriber, personally appeared JOHN CARMODY and MARY CARMODY, his wife, who, I am satisfied, are the Grantors mentioned in the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed for the uses and purposes therein expressed. The full and actual consideration paid or to be paid for the use of the land in question evidenced by the within Easement Agreement, as such consideration is defined in P.L. 1968, c.49, Sec. 1(c), is \$1.00.

MARY LARSON  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires June 28, 1972.

BOOK 3766 PAGE 525 END OF DOCUMENT

Prepared By: Augustine J. Kelly

EASEMENT AGREEMENT

John Carmody and  
Mary Carmody, his wife,

to

Catherine Hanley

December 27, 1971

Prepared by and  
return to  
Augustine J. Kelly, Esq.  
57 Sussex Avenue  
Newark, New Jersey 07103

# DEED

STATE OF New Jersey  
COUNTY OF Monmouth

COUNTY OF MONMOUTH	
CONSIDERATION	
RTF <u>Handwritten</u>	add'l RTF
DATE <u>3/27/96</u>	BY <u>JS</u>

KNOW ALL MEN BY THESE PRESENTS, That I, Loretta C. Hanley of the county of Monmouth, State of New Jersey, for and in considerations of the sum of Ten Dollars (\$10.00) and other valuable considerations to us in hand paid by Loretta C. Hanley Trust, DTD 12-28-95 (an express trust) of Monmouth County, State of New Jersey, the receipt of which is hereby acknowledged, do by these presents, BARGAIN, SELL, RELEASE, AND FOREVER QUIT CLAIM unto the said Loretta C. Hanley Trust, DTD 12-28-95 all right, title and interest in and to that certain tract or parcel of land lying in the County of Monmouth and State of New Jersey described as follows, to wit:

"SEE EXHIBIT A"

To Have and to Hold the above described premises, together with all and singular rights and appurtenances thereto in any manner belonging unto said Loretta C. Hanley Trust, DTD 12-28-95 and assigns forever so that neither the sellers, or our heirs, or any person or persons claiming under me shall at any time hereafter, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof, except it is expressly agreed and stipulated that this deed shall be subject to all lawful liens, mortgages and encumbrances as of the date of this deed, if any.

Witness our hands at March, 19 96, this 27<sup>th</sup> day of

Loretta C. Hanley  
Loretta C. Hanley

STATE OF New Jersey  
COUNTY OF Monmouth

Before me, the undersigned authority, on this day personally appeared Loretta C. Hanley known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration herein expressed. Given under my hand and seal this 27<sup>th</sup> day of March, 19 96.

Notary Public in and for the State of New Jersey  
My commission expires: 7/15/98

314557

RECORDED  
MAR 28 1996 8:46 AM  
MONMOUTH COUNTY CLERK  
JANE G. CLAYTON

For County purposes only:

ADDRESS: Loretta C. Hanley Trust, DTD 12-28-95, Loretta C. Hanley, TRUSTEE,  
216 Ocean Avenue Sea Bright, New Jersey 07760

Notarized By: ReSecurity First Legal Association of Dallas, Texas  
Acknowledged By: Handwritten Signature

DB5489 0569

PAGE 2 - DEED  
Loretta C. Hanley Trust, DTD 12-28-95  
Monmouth County, New Jersey

"EXHIBIT A"

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Sea Bright Borough  
Block No. 17, Lot 102-24, Block 16, Lot 102-24 Acct. Nos. 823004036 & 823003521  
☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Sea Bright and State of New Jersey. The land is described as follows:

All that certain lot, tract or parcel of land and premises known and distinguished on a map of property entitled "Map of Seaview, Sea Bright, Monmouth County, New Jersey, July 25, 1927" as Lot Number TWENTY-FOUR (24)

BEGINNING at a point in the westerly side of Ocean Boulevard, distant thirty-seven and five tenths feet southerly from the southerly line of Waterview Way, said point being in the southerly line of Lot Number Twenty-five, and running thence (1) westerly along the southerly line of Lot Number Twenty-five, one hundred and fifty feet to the easterly line of Lot Number Twenty-six; thence (2) southerly along the easterly line of Lot Number Twenty-six, thirty-seven and five tenths feet to the northerly line of Lot Number Twenty-three; thence (3) easterly along the northerly line of Lot Number Twenty-three, one hundred and fifty feet to the westerly side of Ocean Boulevard; thence (4) northerly along the westerly side of Ocean Boulevard thirty-seven and five tenths feet to the southerly line of Lot Number Twenty-five and the point or place of Beginning. And being, or intended to be, all of Lot Number Twenty-four (24) as laid down on said map.

Together with the right in common with all other owners of land shown on said map, to the use of the streets and ocean and river fronts shown thereon.

And together with the right to the use of a passageway ten feet wide across the westerly end of Lot Number Twenty-five reserved in the deed for said Lot Number Twenty-four heretofore made.

Being the same premises conveyed to John J. Hanley and Catherine Hanley, husband and wife, by deed of George A. Jenkinson, Jr., unmarried, Harry N. Johnson, and Edith E. Johnson, his wife, dated November 1, 1930 and recorded November 3, 1930 in the Office of the Clerk of Monmouth County in Deed Book 1538, p. 320 6c.

Being also all that certain tract or parcel of land and premises:

BEGINNING at the westerly side of Ocean Boulevard at a point therein distant thirty-seven feet and fifty one-hundredths of a foot (37.50) Northerly from the intersection of the same and a Street called Via Ripa; thence running Northerly along

the westerly line of Ocean Boulevard Thirty-seven feet and fifty-one hundredths of a foot (37.50) to the Northerly line of the parties of the first part; thence along that line at right angles to Ocean Boulevard One Hundred Thirty (130) feet; thence Southerly parallel with Ocean Boulevard Thirty-seven feet and fifty one-hundredths (37.50) of a foot; thence Easterly at right angles to Ocean Boulevard one hundred thirty (130) feet to the point and place of Beginning.

Said premises include easterly 130 feet of Lot Number Twenty Three on the Map of Seaview, Seabright, N. J.

Being the same premises conveyed to John J. Hanley and Catherine Hanley, husband and wife, by deed of Lenka Lukacs Huth and Zoltan Huth, her husband, dated October 28, 1948 and recorded October 29, 1948 in the Monmouth County Clerk's Office in Deed Book 2188, p. 421 6c.

Being also all that certain tract or parcel of land: A strip of land seventy-five feet in width lying between the easterly side line of Ocean Avenue and the high water line of the Atlantic Ocean, and running through the land of The Central Railroad Company of New Jersey, the northerly line of said strip being the easterly prolongation of the northerly line of a lot of land owned by John J. Hanley and designated as lot No. 102-24 on the tax assessment map of Borough of Sea Bright, said northerly line being also the southerly line of a lot of land owned by Paul R. Gillen, the southerly line of said strip being the easterly prolongation of the southerly line of a lot of land owned by said Hanley and designated as lot No. 103-23 on the aforesaid map of Borough of Sea Bright.

DB5489-0570

PAGE 3 - DEED  
Loretta C. Hanley Trust, DTD 12-28-95  
Monmouth County, New Jersey

Together with all right, title and interest of said railroad company in and to the lands under water in front of the land described, if the northerly and southerly lines of said land were prolonged easterly.

Being the same premises conveyed pursuant to a certificate of approval dated June 24, 1953 issued by the Board of Public Utility Commissioners of the State of New Jersey, pursuant to R.S. 48:3-7, to John J. Hanley and Catherine Hanley, his wife by deed of The Central Railroad Company of New Jersey, a corporation of the State of New Jersey dated June 29, 1953 and recorded August 24, 1953 in the Monmouth County Clerk's Office in Deed Book 2440, p. 328, &c.

Not Certified Copy

END OF DOCUMENT

DB5489-0571

EXEMPT

8

FEB 27 2017

MAR 31 2017

Deed



This Deed is made on October 17, 2016

BETWEEN

Alice Marie Harten a/k/a Alice Marie Gaffney and Monica Kelly Corbett Surviving Trustees of the Loretta C. Hanley Trust dated December 28, 1995

whose post office address is

216 Ocean Avenue

Sea Bright, New Jersey 07760

Monica - 130 Richeleu Terrace

Newark, New Jersey 07016

referred to as the Grantor,

AND

Alice Marie Gaffney

whose post office address is

216 Ocean Avenue

Sea Bright, New Jersey 07760

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$1.00

One Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Sea Bright  
Block No. 32 & 23 Lot No. 2 & 12-1 Qualifier No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Borough of Sea Bright County of Monmouth and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Being the same premises conveyed to Loretta C. Hanley Trust, by Deed from Loretta C. Hanley dated March 27, 1988 and recorded March 28, 1988 in the Monmouth County clerk's office in Deed book 5493 page 3569.

Blocks 16 & 17 Lot No. 102.24 are now known as:

216 Ocean Avenue, Seabright, Block 23 Lot 124 and  
East Ocean Avenue, Seabright, Block 32 Lot 2.

CHRISTINE GIORDANO HANLON  
COUNTY CLERK  
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER

2017034846

RECORDED ON

APR 03, 2017

11:43:38 AM

BOOK: OR-9220

PAGE: 4716

Total Pages: 8

COUNTY RECORDING \$110.00

FEES

TOTAL PAID \$110.00

Prepared by:

Michael R. DuPont, Esq.

(For Recorder's Use Only)

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Sea Bright Borough  
Block No. 17, Lot 102.24, Block 16, Lot 102.24 Acct. Nos. 823004806 & 823003521  
☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in  
the Borough of Sea Bright  
County of Monmouth and State of New Jersey. The legal description is:

All that certain lot, tract or parcel of land and premises shown and distinguished  
on a map of property entitled "Map of Seaview, Sea Bright, Monmouth County, New Jer-  
sey, July 25, 1927" as Lot Number TWENTY-FOUR (24).

BEGINNING at a point in the westerly side of Ocean Boulevard, distant thirty-seven  
and five tenths feet southerly from the southerly side of Waterview Way, said point  
being in the southerly line of Lot Number Twenty-five, and running thence (1) westerly  
along the southerly line of Lot Number Twenty-five, one hundred and fifty feet to the  
easterly line of Lot Number Twenty-six; thence (2) southerly along the easterly line  
of Lot Number Twenty-six, thirty-seven and five tenths feet to the northerly line of  
Lot Number Twenty-three; thence (3) easterly along the northerly line of Lot Number  
Twenty-three, one hundred and fifty feet to the westerly side of Ocean Boulevard;  
thence (4) northerly along the westerly side of Ocean Boulevard thirty-seven and five  
tenths feet to the southerly line of Lot Number Twenty-five and the point or place of  
Beginning. And being, or intended to be, all of Lot Number Twenty-four (24) as laid  
down on said map.

Together with the right in common with all other owners of land shown on said map,  
to the use of the streets and ocean and river fronts shown thereon.

And together with the right to the use of a passageway ten feet wide across the  
westerly end of Lot Number Twenty-five, reserved in the deed for said Lot Number  
Twenty-four heretofore made.

Being the same premises conveyed to John J. Hanley and Catherine Hanley, husband  
and wife, by deed of George E. Jenkinson, Jr., unmarried, Harry N. Johnson, and Edith  
E. Johnson, his wife, dated November 1, 1930 and recorded November 3, 1930 in the  
Office of the Clerk of Monmouth County in Deed Book 1538, p. 320 &c.

Being also all that certain tract or parcel of land and premises:

BEGINNING in the westerly side of Ocean Boulevard at a point therein distant  
thirty-seven feet and one-hundredths of a foot (37.50) Northerly from the inter-  
section of the same and a Street called Via Ripa; thence running Northerly along

the westerly line of Ocean Boulevard Thirty-seven feet and fifty-one hun-  
dredths of a foot (37.50) to the Northerly line of the parties of the first part;  
thence along that line at right angles to Ocean Boulevard One Hundred Thirty (130)  
feet; thence Southerly parallel with Ocean Boulevard Thirty-seven feet and fifty  
one-hundredths (37.50) of a foot; thence Easterly at right angles to Ocean Boulevard  
one hundred thirty (130) feet to the point and place of Beginning.

Said premises include easterly 130 feet of Lot Number Twenty Three on the Map  
of Seaview, Seabright, N. J.

Being the same premises conveyed to John J. Hanley and Catherine Hanley, husband  
and wife, by deed of Lenka Lukacs Huth and Zoltan Huth, her husband, dated October  
28, 1948 and recorded October 29, 1948 in the Monmouth County Clerk's Office in  
Deed Book 2188, p. 421 &c.

Being also all that certain tract or parcel of land: A strip of land seventy-  
five feet in width lying between the easterly side line of Ocean Avenue and the  
high water line of the Atlantic Ocean, and running through the land of The Central  
Railroad Company of New Jersey, the northerly line of said strip being the easterly  
prolongation of the northerly line of a lot of land owned by John J. Hanley and  
designated as lot No. 102-24 on the tax assessment map of Borough of Sea Bright,  
said northerly line being also the southerly line of a lot of land owned by Paul R.  
Gillen, the southerly line of said strip being the easterly prolongation of the  
southerly line of a lot of land owned by said Hanley and designated as lot No.  
103-23 on the aforesaid map of Borough of Sea Bright



Together with all right, title and interest of said railroad company in and to the lands under water in front of the land described, if the northerly and southerly lines of said land were prolonged easterly.

Being the same premises conveyed pursuant to a certificate of approval dated June 24, 1953 issued by the Board of Public Utility Commissioners of the State of New Jersey, pursuant to R.S. 48:3-7, to John J. Hanley and Catherine Hanley, his wife by deed of The Central Railroad Company of New Jersey, a corporation of the State of New Jersey dated June 29, 1953 and recorded August 24, 1953 in the Monmouth County Clerk's Office in Deed Book 2440, p. 378.

Blocks 16 & 17 Lot NO. 102.24 are now known as

216 Ocean Avenue, Sea Bright Block 28 Lot 124 and  
East Ocean Avenue, Sea Bright Block 32 Lot 2



State of New Jersey

**Seller's Residency Certification/Exemption**

(Please Print or Type)

**SELLER(S) INFORMATION:**Name(s) Alice Marie Harten a/k/a Alice Marie Gaffney and Monica Kelly Corbett surviving Trustees of the Loretta C. Hanley Trust dated December 28, 1995  
Current Street Address 130 Richelieu TerraceCity, Town, Post Office Box Newark State NJ Zip Code 07106**PROPERTY INFORMATION:**Block(s) 32 & 23 Lot(s) 2 & 124 Qualifier \_\_\_\_\_Street Address 216 Ocean AvenueCity, Town, Post Office Box Sea Bright State NJ Zip Code 07716Seller's Percentage of Ownership 50% Total Consideration \$1.00

Owner's Share of Consideration \_\_\_\_\_ Closing Date \_\_\_\_\_

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-residents):**

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☒ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
- ☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**SELLER(S) DECLARATION:**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

11/30/2017  
DateMonica Kelly Corbett  
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact\_\_\_\_\_  
Date\_\_\_\_\_  
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact



State of New Jersey

**Seller's Residency Certification/Exemption**

(Please Print or Type)

**SELLER(S) INFORMATION:**Name(s) Alice Marie Harten a/k/a Alice Marie Gaffney and Monica Kelly Corbett, Surviving Trustees of the Loretta C. Hanley Trust dated December 28, 1995Current Street Address 216 Ocean AvenueCity, Town, Post Office Box Sea Bright State NJ Zip Code 07716**PROPERTY INFORMATION:**Block(s) 32 & 23Lot(s) 2 & 124

Qualifier \_\_\_\_\_

Street Address 216 Ocean AvenueCity, Town, Post Office Box Sea Bright State NJ Zip Code 07716Seller's Percentage of Ownership 50% Total Consideration \$1.00

Owner's Share of Consideration \_\_\_\_\_ Closing Date \_\_\_\_\_

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-residents):**

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☒ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. ☐ The deed is dated prior to August 1, 2004 and was not previously recorded.
12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. ☐ The property transferred is a cemetery plot.
15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**SELLER(S) DECLARATION:**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

2/22/17  
Date

Alice Marie Gaffney a/k/a Alice Marie Harten  
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact  
Alice Marie Gaffney

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY

**AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER**

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

**BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.**

STATE OF NEW JERSEY } COUNTY <b>MONMOUTH</b>	SS. County Municipal Code <b>1342</b>	<b>FOR RECORDER'S USE ONLY</b> Consideration \$ _____ RTF paid by seller \$ _____ † Date _____ By _____
---	--	--

Municipality of Property Location: **Sea Bright**

† Use symbol "C" to indicate that fee is exclusively for county use.

(1) **PARTY OR LEGAL REPRESENTATIVE** (Instructions 3 and 4 attached)  
Deponent, Alice Marie Gaffney (Name), being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantee in a deed dated 10/17/16  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)  
transferring real property identified as Block No. 32 & 23, Lot No. 2 & 124 located at  
216 Ocean Avenue, Sea Bright, New Jersey 07716 and annexed thereto.  
(Street Address, Town)

(2) **CONSIDERATION: \$1.00** (Instructions 1 and 5) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class **4A 4B 4C** (circle one). If property transferred is Class 4A, calculation in Section 8A is required.

(3A) **REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:**  
(Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation  
\$ \_\_\_\_\_ ÷ \_\_\_\_\_ % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) **FULL EXEMPTION FROM FEE:** (Instruction 8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. Transfer of under \$100.00

(5) **PARTIAL EXEMPTION FROM FEE:** (Instruction 9) **NOTE:** All boxes below apply to grantor(s) only. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption.

Deponent claims that this deed transaction is exempt from the State's portion of the Basic, Supplemental and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1976; C. 118, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

**A. SENIOR CITIZEN** (Instruction 9)

- |   |   |
|---|---|
| <input type="checkbox"/> Grantor(s) 62 years of age or over*              | <input type="checkbox"/> Resident of the State of New Jersey      |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale | <input type="checkbox"/> Owners as joint tenants must all qualify |
| <input type="checkbox"/> One- or two-family residential premises          |   |

**B. BLIND PERSON** (Instruction 9)

- |   |   |
|---|---|
| <input type="checkbox"/> Grantor(s) legally blind*  | <input type="checkbox"/> Disabled PERSON (Instruction 9)                  |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale   | <input type="checkbox"/> Grantor(s) permanently and totally disabled*     |
| <input type="checkbox"/> One- or two-family residential premises  | <input type="checkbox"/> Grantor(s) receiving disability payments*        |
| <input type="checkbox"/> Resident of the State of New Jersey  | <input type="checkbox"/> Grantor(s) not gainfully employed*               |
| <input type="checkbox"/> Owners as joint tenants must all qualify   | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale |
| * IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY. |   |
| <input type="checkbox"/> One- or two-family residential premises  | <input type="checkbox"/> Resident of the State of New Jersey              |
| <input type="checkbox"/> Owners as joint tenants must all qualify   |   |

**C. LOW AND MODERATE INCOME HOUSING** (Instruction 9)

- |  |   |
|--|---|
| <input type="checkbox"/> Affordable according to HUD standards | <input type="checkbox"/> Reserved for occupancy     |
| <input type="checkbox"/> Meets income requirements of region   | <input type="checkbox"/> Subject to resale controls |

(6) **NEW CONSTRUCTION** (Instructions 2, 10 and 12)

- |  |  |
|--|--|
| <input type="checkbox"/> Entirely new improvement            | <input type="checkbox"/> Not previously occupied   |
| <input type="checkbox"/> Not previously used for any purpose | <input type="checkbox"/> "New Construction" printed clearly at top of the first page of the deed |

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions 5, 12 and 14)

- |  |
|--|
| <input type="checkbox"/> No prior mortgage assumed or to which property is subject at time of sale   |
| <input type="checkbox"/> No contributions to capital by either grantor or grantee legal entity       |
| <input type="checkbox"/> No stock or money exchanged by or between grantor or grantee legal entities |

(8) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 10th day  
of February, 2017

Alice Marie Gaffney Signature of Deponent  
F/K/A Alice Marie Gaffney Grantor Name  
Alice Marie Gaffney 216 Ocean Avenue  
Deponent Address Sea Bright, New Jersey 07716  
Grantor Address at Time of Sale

XXX-XX-X 562  
Last 3 digits in Grantor's Soc. Sec. No.

Michael R. DuPont, Esq.  
Name/Company of Settlement Officer

Irene A. Walter  
Notary Public  
IRENE A. WALTER  
A Notary Public of New Jersey  
When submitted to the County Clerk or Register of Deeds for recording, officers shall forward one copy of each Affidavit of Consideration for Use by Seller to:

**FOR OFFICIAL USE ONLY**

Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

The street address of the Property is:  
216 Ocean Avenue  
Sea Bright, New Jersey 07716

4. Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below each signature).

Witnessed or Attested by:

*Christine J. Janssen*

*Alice Marie Harten a/k/a Alice Marie Gaffney* (Seal)  
Alice Marie Harten a/k/a  
Alice Marie Gaffney - Trustee  
*Monica Kellie Corbett* (Seal)  
Monica Kellie Corbett

STATE OF NEW JERSEY, COUNTY OF *Monmouth*  
I CERTIFY that on *February 22, 2017*

SS:

Alice Marie Harten a/k/a Alice Marie Gaffney  
personally came before me and stated to my satisfaction that this person (or if more than one, each person):  
(a) was the maker of this Deed;  
(b) executed this Deed as his or her own act; and  
(c) made this Deed for \$ 1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

*Irene A. Walter*  
IRENE A. WALTER  
Notary Public of New Jersey  
My Commission Expires 7/7/2017

STATE OF NEW JERSEY, COUNTY OF  
I CERTIFY that on

SS:

personally came before me and stated to my satisfaction that this person (or if more than one, each person):  
(a) was the maker of the attached Deed;  
(b) was authorized to and did execute this Deed as of the entity named in this Deed;  
(c) made this Deed for \$ 1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.); and  
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:  
Michael R. DuPont, Esq.  
229 Broad Street  
Red Bank, New Jersey 07701

Print name and title below signature

# Acknowledgment

(DEED ONLY)

STATE OF NEW JERSEY, COUNTY OF Essex

SS:

I CERTIFY that on January 30, 2017

Monica Kelly Corbett, Trustee

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ 1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

*Not Certified Copy*

Monica C. Kelly  
Print name and title below signature  
An Attorney at Law



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Directors of the said Stark River Hills Company: that Frank Durand is the President of the said corporation: that he saw the said Frank Durand as such President sign the said deed and heard him declare that he signed, sealed and delivered the same as the voluntary act and deed of the said corporation and by the order of the said Board of Directors, and that this deponent signed his name thereto at the same time as subscribing witness.

Subscribed and sworn to before me

the day and year above written.

J. Victor Carton  
J. Victor Carton

J. Gerard Carton  
Attorney at Law of New Jersey

Received and Recorded Sept. 2nd A.D. 1945 at 11 A.M.

Comp'd. 2-2-45

J. Russell Woolley, Clerk.

JOSEPH JULEY EX

SOPHIA HIS WIFE

TO

PAUL R. GILLEN ET

MARY HIS WIFE

THIS INDENTURE, made the 25th day of August in the year one thousand nine hundred and forty five.

BETWEEN JOSEPH JULEY and SOPHIA JULEY his wife, of the City of West Palm Beach, Florida, parties of the first part AND PAUL R. GILLEN and MARY GILLEN, his wife, of the City of Newark, County of Essex and State of New Jersey parties of the second part:

WITNESSETH, that the said parties of the first part, for and in consideration of

the sum of One Dollar and other good and valuable consideration lawful money of the United States of America, to them in hand well and truly paid by the said parties of the second part, at or before the making and delivery of these presents, the receipt whereof is hereby acknowledged, and the said parties of the first part being therewith fully satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, conveyed, confirmed, and by these presents do give, grant, bargain, sell, alien, release, convey and confirm unto the said parties of the second part, and to their heirs and assigns, forever:

ALL that certain tract or parcel of land and premises, hereinafter particularly described situate, lying and being in the Borough of Sea Bright, in the County of Monmouth and State of New Jersey.

Known and distinguished on a map of property entitled "Map of Seaview, Sea Bright, Monmouth Co., New Jersey" filed in the Monmouth County Clerk's Office as Lot Number Twenty Five (25). The said lot with reference to said map, is described as follows:-

BEGINNING at a point where the westerly side of Ocean Boulevard intersects the southerly side of Waterview Way and running thence (1) along the southerly side of Waterview Way north 38 degrees west 150 feet to a point which is at the easterly line of Lot Number Twenty Six (26); thence (2) south 2 degrees west 37 and one half feet to a point which is at the northerly line of Lot Number Twenty Four (24); thence (3) along the northerly line of Lot Number Twenty Four south 38 degrees east 150 feet to the westerly side of Ocean Boulevard; thence (4) along the westerly side of Ocean Boulevard north 2 degrees east 37 and one half feet to the point or place of beginning. Being all of said Lot Number Twenty Five as laid down on said map.

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Together with the right to the use of the street and ocean front shown thereon. Subject to a right of way 10 feet wide over the westerly end of Lot Number Twenty Five (25) adjoining Lot Number Twenty Six (26) as a passageway to and from Lot Number Twenty Four (24) to Waterview Way.

This description being in accordance with a survey made by Todd & Shreiner, Surveyors dated August 15, 1949.

Being the same premises conveyed to the party of the first part by George E. Jenkinson et al. by deed dated January 5, 1929 and recorded in the Clerk's Office of the County of Monmouth in Book 1468 of Deeds for said County at page 125.

This conveyance is made subject to the legal effect, if any, of restrictions of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances therewith belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

AND ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part of, in or to the above described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together with the appurtenances, unto the said parties of the second part, their heirs and assigns, to their own proper use, benefit and behoof forever.

AND the said Joseph Juley and Sophia Juley his wife, for themselves, their heirs and assigns do covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that the said Joseph Juley and Sophia Juley his wife, at the time of the sealing and delivery of these presents, are lawfully seized in their own right of a good, absolute, and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted, bargained and described premises, with the appurtenances and have good right, full power and lawful authority to grant, bargain sell and convey the same in manner and form aforesaid.

AND that the said parties of the second part, their heirs and assigns, shall and may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said parties of the first part, their heirs or assigns, or of any other person or persons lawfully claiming or to claim the same.

AND that the same now are free, clear, discharged and unincumbered of and free from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

AND ALSO, that the said parties of the first part, and their heirs or assigns, and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title or interest, of in or to the aforesaid granted premises, by, from under or to trust for it or them, shall and will at any time or times hereafter, upon the reasonable request, and at the proper costs and charges in the law, of the said parties of the second part, their heirs and assigns, make, do and execute, or cause to be made, done or executed all and every such further and other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually testing and confirming the premises hereby intended to be granted, in and to the said parties of the second part, their heirs and assigns forever.



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by the said parties of the second part, their heirs or assigns, or their ~~or any~~ counsel learned in the law, shall be reasonably advised or required.

AND the said Joseph Juley and Sophia Juley his wife, their heirs or assigns, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said parties of the second part, their heirs and assigns, against the said parties of the first part, and their heirs or assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF the parties of the first part have set their hands and seals, or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereunto affixed, the day and year first above written.

SIGNED, SEALED AND DELIVERED	Joseph Juley	---
IN THE PRESENCE OF	Joseph Juley	---
Lawrence O'wiler	Sophia Juley	---
Lawrence O'wiler	Sophia Juley	---
STATE OF NEW JERSEY )		
COUNTY OF ESSEX ) SS		

BE IT REMEMBERED, that on this 25th day of August in the year one thousand nine hundred and forty nine before me Lawrence O'wiler the subscriber, a Master of the Superior Court of New Jersey personally appeared Joseph Juley and Sophia Juley his wife, who I am satisfied, are the grantors mentioned in the within instrument, to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

Lawrence O'wiler  
Lawrence O'wiler

Received and Recorded Sept. 2nd A.D. 1949 at 11:50 A.M.  
Comp'd. J. Russell Woolley, Clerk.

NORMAN LAYTON ET	)	THIS INDENTURE, made the twenty fourth day of August
LAURA HIS WIFE	)	in the year of our Lord one thousand nine hundred and
TO	)	forty nine,
ROBERT CORTWRIGHT DECKER ET	)	BETWEEN NORMAN LAYTON and LAURA LAYTON, his wife,
ALICE LAYTON HIS WIFE	)	of the Township of Howell, County of Monmouth and
	)	State of New Jersey party of the first part, hereinafter
	)	known as the grantors:

AND ROBERT CORTWRIGHT DECKER and ALICE LAYTON DECKER, his wife Adolphia, of the Township of Howell, County of Monmouth and State of New Jersey party of the second part, hereinafter known as the grantees:

WITNESSETH, that in consideration of One Dollar and other good and valuable consideration the said grantors do grant, bargain, sell and convey unto the said grantees their heirs and assigns,

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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 32, LOT 3.**

**PLEASE TAKE NOTICE** that Jaime Levi and Pamela Kalmus have applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to permit the demolition of the existing single-family home and the construction of a new single-family home, with respect to premises located in the R-2 Zone and known as Block 32, Lot 3 on the Tax Map of the Borough of Sea Bright, and commonly known as 212 Ocean Avenue, Sea Bright, New Jersey. Applicant is seeking the following variances:

**Section 130-39C:**

- (i) minimum lot width of 30 feet is existing and proposed, where 50 feet is required;
- (ii) minimum side yard setback of 1 foot is existing and 4 feet and 4.5 feet is proposed, where 7 feet is required; and
- (iii) minimum both side yard setbacks of 4 feet existing and 8.5 feet proposed, where 15 feet is required.

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, \_\_\_\_\_, 2025 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](http://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: December 19, 2024