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BOROUGH OF SEA BRIGHT LAND USE BOARD

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Borough of Sea Bright

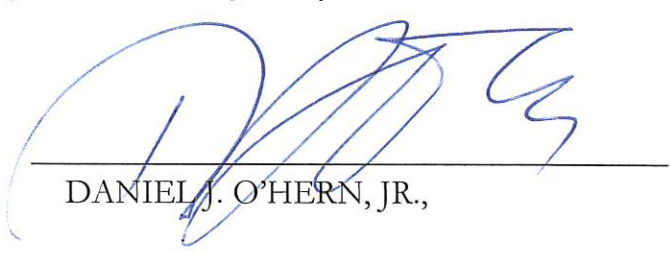
DANIEL J. O'HERN, JR., ESQUIRE, of full age, being duly sworn according to law, deposes and says that he is an attorney at law of the State of New Jersey and a partner with the firm of Byrnes, O'Hern & Heugle, LLC, 195 E. Bergen Place, Red Bank, New Jersey 07701, who represents BPC Marina LLC (the "Applicant"). The Applicant has submitted an application to the Borough of Sea Bright Land Use Board (the "Board") in connection with the property located at 1390 Ocean Avenue, Block 3, Lot 9, Sea Bright, New Jersey.

The public hearing on the application is scheduled for February 11, 2025 at 7:30 p.m. (the "Hearing").

Attached to this Affidavit as exhibit "A" is a list of the property owners within 200 feet of the Applicant's property, and other interested parties (the "Noticed Parties"), provided by the Clerk's office.

Attached to this affidavit as exhibit "B" is a true and accurate copy of notice of the public hearing (the "Notice") sent to the Noticed Parties, together with the Certified Mail receipts for the mailing of the Notice to the noticed Parties.

Attached to this affidavit as Exhibit "C" is a true and accurate copy of the Affidavit of Publication of the Notice in the Asbury Park Press on January 29, 2025.



DANIEL J. O'HERN, JR.,

Sworn to and subscribed before me

on this 3rd day of February, 2025

Sean Patrick Connolly

SEAN PATRICK CONNOLLY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 11, 2029

EXHIBIT A

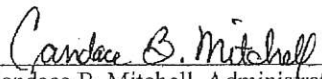
**BOROUGH OF SEA BRIGHT
OFFICE OF THE MUNICIPAL CLERK
1099 OCEAN AVENUE
SEA BRIGHT, NJ 07760
732-842-0099 EXT. 119**

Information requested for properties located within 200' of Block 3, Lot 9, also known as 1390 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 3, Lot 9, also known as 1390 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 13, 2025
Date Request Received: January 10, 2025
Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 3, LOT 9

01/11/25 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3	8		4A	NAVESINK PARTNERS, LLC ✓ 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760	1410 OCEAN AVENUE	8.01,8.02,8.04
3	10.04		15F	YACHT HARBOR HOMEOWNERS ASSOCIATION ✓ 1382 OCEAN AVENUE SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE	10.01,10.02,10.03
3	10.04	C0101	2	DE PALMA, JANET ✓ 1382 OCEAN AVENUE UNIT 1A SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 1A	
3	10.04	C0102	2	FARRO, DEAN & PALERMO, LISA ✓ 14 SUMMIT DRIVE NORTH CALDWELL, NJ 07006	1382 OCEAN AVENUE UNIT 2A	
3	10.04	C0103	2	TORRIONI, ANTHONY JOSEPH ✓ 1382 OCEAN AVE, UNIT 3A SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 3A	
3	10.04	C0104	2	DIGIORGIO, VINCENT & DIANE ✓ 198 REMSEN AVENUE AVENEL, NJ 07001	1382 OCEAN AVENUE UNIT 4A	
3	10.04	C0105	2	TORRIONI, ANTHONY ✓ 45 BLOOMFIELD AVE CALDWELL, NJ 07001	1382 OCEAN AVENUE UNIT 5A	
3	10.04	C0106	2	TORRIONI, PHYLLIS ✓ 1 LOMBARD DRIVE WEST CALDWELL, NJ 07006	1382 OCEAN AVENUE UNIT 6A	
3	10.04	C0107	2	LA SORSA, DOMINIQUE & SAVERIO ✓ 1382 OCEAN AVENUE UNIT 7A SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 7A	
3	10.04	C0108	2	BRUCK, MELINDA ✓ 61 LCPL PHILLIP E FRANK W CLIFFWOOD, NJ 07721	1382 OCEAN AVENUE UNIT 8A	
3	10.04	C0109	2	MIKHAIL, MAGDY ✓ 1382 OCEAN AVENUE UNIT 9A SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 9A	
3	10.04	C0110	2	IMBRIANO, JOSEPH & GINA ✓ 5 LOUISE COURT HAZLET, NJ 07730	1382 OCEAN AVE UNIT 10A	
3	10.04	C0111	2	ARZADI, KARIM ✓ 163 MARKET STREET PERTH AMBOY, NJ 08861	1382 OCEAN AVE UNIT 11A	
3	10.04	C0112	2	O'CONNELL, LINDA K ✓ 1382 OCEAN AVE, UNIT 12A SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 12A	
3	10.04	C0115	2	SHRIKY, ANGELIQUE & DEVIR & RANIT ✓ 458 MOUNTAIN AVENUE SPRINGFIELD, NJ 07081	1382 OCEAN AVE UNIT 15A	
3	10.04	C0116	2	VIALLET, JEAN & MARIE C. ✓ 16 THERESA DRIVE MALVERN, PA 19355	1382 OCEAN AVE UNIT 16A	
3	10.04	C0117	2	CARLO, DENISE ✓ 624 OCEAN AVENUE SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 17A	
3	10.04	C0118	2	ST. AMAND, ROBERT P. & JOANNE R. ✓ 20 SUTTON PLACE CRANFORD, NJ 07016	1382 OCEAN AVE UNIT 18A	
3	10.04	C0201	2	KAISER, MITCHEL B & KLEIN, JOEL F ✓ 1382 OCEAN AVENUE UNIT 1B SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 1B	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 3, LOT 9

01/11/25 Page 3 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3	10.04	C0305	2	PICONE, ERNESTINE & LAURA 22 DOROTHY DRIVE PINE BUSH, NY 12566	1382 OCEAN AVE UNIT 15B	
3	10.04	C0306	2	LUBRANO, CHRISTY 1382 OCEAN AVE UNIT 16B SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 16B	
3	10.04	C0307	2	FEASER, FRANCIS 1382 OCEAN AVE UNIT 17B SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 17B	
3	10.04	C0308	2	BRADY, GARY 1382 OCEAN AVENUE #18B SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 18B	
3	10.04	C0309	2	1382 OCEAN AVENUE, LLC 207 THROWBRIDGE DRIVE SCOTCH PLAINS, NJ 07076	1382 OCEAN AVE UNIT 19B	
3	10.04	C0310	2	MG YACHT HARBOR, LLC 604 LAUREL AVENUE WEST ALLENHURST, NJ 07711	1382 OCEAN AVE UNIT 20B	
3	10.04	C0311	2	DEPALMA, JANET 1382 OCEAN AVENUE, UNIT 9C SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 9C	
3	10.04	C0312	2	GONI, STEVE ALEXANDER & CLAUDIA 37 CROMWELL DRIVE MENDHAM, NJ 07945	1382 OCEAN AVE UNIT 10C	
3	10.04	C0315	2	CAMBRIA, ROBERT J. 1382 OCEAN AVE UNIT 11C SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 11C	
3	10.04	C0316	2	HUGHES, ROBERT 1382 OCEAN AVE UNIT 12C SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 12C	
3	10.04	C0317	2	BRECKENRIDGE, KATHRYN P. 1382 OCEAN AVE UNIT 15C SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 15C	
3	10.04	C0318	2	GIGANTINO, CORI 1382 OCEAN AVE, UNIT 16C SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 16C	
3	10.04	C0319	2	MEOLA, JACK F. 888 ARDSLEY LANE BRIDGEWATER, NJ 08807	1382 OCEAN AVE, UNIT 17C	
3	10.04	C0320	2	ZOTTO, DENEEN 1382 OCEAN AVE UNIT 18C SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 18C	
3	10.04	C0321	2	STEPHENS, RICHARD & LAURIE 22 MONMOUTH BLVD OCEANPORT, NJ 07757	1382 OCEAN AVE UNIT 19C	
3	10.04	C0322	2	ROMANO, ANTHONY & ADLER MARTIN 46 KINGS ROAD LITTLE SILVER, NJ 07739	1382 OCEAN AVE UNIT 20C	
3	11		2	DCC II, LLC 1485 OCEAN AVENUE SEA BRIGHT, NJ 07760	1370 OCEAN AVENUE	11.01
4	5		4A	1485 OCEAN AVENUE REALTY, LLC 1485 OCEAN AVENUE SEA BRIGHT, NJ 07760	1485 OCEAN AVENUE	5.03, 5.04
4	6		4A	EDGEWATER BEACH INC. 620 TINTON AVE, SUITE 200B TINTON FALLS, NJ 07724	1465 OCEAN AVENUE	6.01, 6.02, 6.03

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 3, LOT 9

01/11/25 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3	10.04	C0202	2	POLEGA, MICHAEL & ANGELA 1382 OCEAN AVENUE SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 2B	
3	10.04	C0203	2	SKIRKA, BRIAN 1382 OCEAN AVENUE UNIT 3B SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 3B	
3	10.04	C0204	2	TEPER, RADISLAV & BROWN, ANNA 1076 OCEAN AVENUE SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 4B	
3	10.04	C0205	2	LASALLE, ROBERT R 1382 OCEAN AVENUE UNIT 5B SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 5B	
3	10.04	C0206	2	O'HARA, FRANCIS H 1382 OCEAN AVENUE UNIT 6B SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 6B	
3	10.04	C0207	2	LIFETIME, LLC 115 SCARBOROUGH WAY MARLBORO, NJ 07746	1382 OCEAN AVENUE UNIT 7B	
3	10.04	C0208	2	OLEN REALTY, LLC 1382 OCEAN AVENUE UNIT 8B SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 8B	
3	10.04	C0209	2	PALLANTE, BARBARA C. 11 PROVIDENT COURT OCEAN, NJ 07712	1382 OCEAN AVENUE UNIT 1C	
3	10.04	C0210	2	DUFFY, DANIEL & DANNAMARIE 1382 OCEAN AVENUE UNIT 2C SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 2C	
3	10.04	C0211	2	MARCOTTE, PAUL & VICTORIA 1382 OCEAN AVENUE UNIT 3C SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 3C	
3	10.04	C0212	2	FORGACH, JACQUELINE & SUZANNE 1382 OCEAN AVENUE UNIT 4C SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 4C	
3	10.04	C0215	2	TICHENOR, ERIC & MARIE 1382 OCEAN AVENUE UNIT 5C SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 5C	
3	10.04	C0216	2	APRAHAMIAN, MARK & LINDA 1382 OCEAN AVENUE UNIT 6C SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 6C	
3	10.04	C0217	2	JORDAN, CLIFFORD & CAROL 1382 OCEAN AVENUE UNIT 7C SEABRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 7C	
3	10.04	C0218	2	KOREIVA, CATHERINE & LINAS 3 MOZART AVENUE LITTLE FALLS, NJ 07424	1382 OCEAN AVENUE UNIT 8C	
3	10.04	C0301	2	MACCHIARELLI, LOUIS & MARIANNE 1382 OCEAN AVENUE UNIT 9B SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 9B	
3	10.04	C0302	2	SENIUS, SKYLAR & KIMBERLY 1382 OCEAN AVE UNIT 10B SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 10B	
3	10.04	C0303	2	DENT, ROBERT M. 8 PATRIOTS WAY MIDDLETOWN, NJ 07748	1382 OCEAN AVE UNIT 11B	
3	10.04	C0304	2	SMITH, SERENA PO BOX 3132 SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 12B	

EXHIBIT B

**NOTICE OF PUBLIC HEARING
BOROUGH OF SEA BRIGHT PLANNING BOARD**

**TO ALL OWNERS OF PROPERTY LOCATED WITHIN A RADIUS OF TWO
HUNDRED FEET FROM BLOCK 3 LOT 9.**

PLEASE TAKE NOTICE that the undersigned has applied to the Planning Board of the Borough of Sea Bright to consider an application for approval with respect to premises known as Block 3 Lot 9 on the Tax Map of the Borough of Sea Bright and commonly known as 1390 Ocean Avenue, Sea Bright (the "Property"). The Applicant is seeking variance approval for a tent accessory structure that is associated with the marina principal use on the Property. Variances are required for the accessory structure because an accessory structure may not exceed 500 sq. feet or 15 feet in height. *See* Sea Bright Ordinance § 130-38(D)(1)(d). The proposed accessory structure is 28 feet wide by 40 feet in length, or 1120 square feet, and the proposed height is 16 feet. The Applicant shall also seek any other variance relief or other requirements which the Board may deem necessary and/or appropriate.

You are in receipt of this notice because the above referenced property is within 200 feet of your property.

A hearing will be held on this application by the Planning Board of the Borough of Sea Bright will be held on **Tuesday February 11, 2025 at 7:30 p.m.** at the Sea Bright Beach Pavilion, 3rd Floor, 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 also available on the Borough website at www.seabrightnj.org.

Notice is sent to you by the Applicant, by order of the Planning Board of the Borough of Sea Bright.

Date: January 24, 2025

Applicant's Name: BPC Marina, LLC

Address: c/o BYRNES O'HERN &
HEUGLE , LLC, Attorneys
for the Applicant
195 East Bergen Place
Red Bank, New Jersey 07701
(p)(732) 219-7711

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Sea Bright, NJ 07760 ✓

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661 Shrewsbury Avenue,
Shrewsbury, NJ 07702 ✓

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Transportation
1035 Parkway Avenue, P.O. Box 600, ✓

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Division of Coastal Resources, P.O. Box
401, Trenton, NJ 08625 ✓

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1382 Ocean Ave, Unit 1B ✓
Sea Bright, NJ 07760

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20 SUTTON PLACE,
CRANFORD, NJ 07014MF
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MALVERN, PA 19355MF
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Total Postage and Fees

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ANGELIQUE & DEVIR & RANIT
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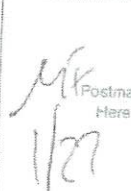
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Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To DOMINIQUE & SAVERIO LA SORSA 1382 OCEAN AVENUE UNIT 7A, SEA BRIGHT, NJ 07760		

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

9589 0710 5270 2014 9847 55

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To PHYLLIS TORRIONI 1 LOMBARD DRIVE, WEST CALDWELL, NJ 07006		

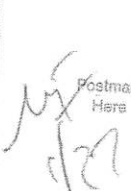
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2014 9847 48

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To ANTHONY TORRIONI 45 BLOOMFIELD AVE., CALDWELL, NJ 07001		

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

9589 0710 5270 2014 9843 04

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To Navesink Partners, LLC 1410 OCEAN AVENUE, SEA BRIGHT, NJ 07760		

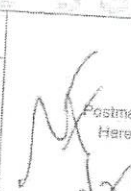
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2014 9842 98

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To Monmouth County Planning Board Hall of Records Annex - 2nd Floor, 1 East Main Street, Freehold, NJ 07728		

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9589 0710 5270 2015 0156 25

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OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64
Sent To	KARIM ARZADI 163 MARKET STREET, PERTH AMBOY, NJ 08861
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 2015 0156 18

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OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64
Sent To	JOSEPH & GINA IMBRIANO 5 LOUISE COURT, HAZLET, NJ 07730
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 2015 0159 39

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OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64
Sent To	BARBARA C. PALLANTE 11 PROVIDENT COURT, OCEAN, NJ 07712
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 2015 0159 22

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OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64
Sent To	OLEN REALTY LLC 1382 OCEAN AVENUE UNIT 8B, SEA BRIGHT, NJ 07760
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 2015 0158 92

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OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64
Sent To	LIFETIME LLC 115 SCARBOROUGH WAY, MARLBORO, NJ 07746
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 2015 0158 85

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OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64
Sent To	FRANCIS H. O'HARA 1382 OCEAN AVENUE UNIT 6B, SEA BRIGHT, NJ 07760
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage and Fees
 \$ **9.64**

Verizon
 Attn: Corporate Secretary/Right of Way Agent
 175 W. Main St. Freehold, NJ 07728 ✓

Postmark Here
 NY 1/21

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Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage and Fees
 \$ **9.64**

VINCENT & DIANE DIGIORIO
 198 REMSEN AVENUE, AVENEL, NJ 07001 ✓

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Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage and Fees
 \$ **9.64**

Jersey Central Power & Light
 Area Manager Central New Jersey
 1500 Florence Avenue, Union Beach, NJ 07735 ✓

Postmark Here
 NY 1/21

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Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage and Fees
 \$

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

Postmark Here
 NY 1/21

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Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage and Fees
 \$ **9.64**

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

Postmark Here
 NY 1/21

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Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$

Total Postage and Fees
 \$ **9.64**

ANTHONY JOSEPH TORRIONI
 1382 OCEAN AVE, UNIT 3A, SEA BRIGHT, NJ 07760 ✓

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 NY 1/21

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9589 0710 5270 2014 9847 17

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

9.64

Postmark
HereMS
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DEAN FARRO & LISA PALERMO
14 SUMMIT DRIVE,
NORTH CALDWELL, NJ 07006

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9589 0710 5270 2014 9843 28

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

9.64

Postmark
HereMS
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JANET DE PALMA
1382 OCEAN AVENUE, UNIT 1A,
SEA BRIGHT, NJ 07760

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9589 0710 5270 2134 5534 11

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

9.64

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DCC II, LLC
1485 OCEAN AVENUE,
SEA BRIGHT, NJ 07760

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

9.64

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YACHT HARBOR HOMEOWNERS
ASSOCIATION
1382 OCEAN AVENUE,
SEA BRIGHT, NJ 07760

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

9.64

Postmark
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EDGEWATER BEACH INC
620 TINTON AVE, SUITE 200B,
TINTON FALLS, NJ 07724

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

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1485 OCEAN AVENUE REALTY, LLC
1485 OCEAN AVENUE,
SEA BRIGHT, NJ 07760

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64

Postmark
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ROBERT HUGHES
1382 OCEAN AVE, UNIT 12C, ✓
SEA BRIGHT, NJ 07760

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☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64

Postmark
HereMF
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Sent To
ROBERT J. CAMBRIA
1382 OCEAN AVE, UNIT 11C, ✓
SEA BRIGHT, NJ 07760

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Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64

Postmark
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pSTEVE ALEXANDER & CLAUDIA
GONI
37 CROMWELL DRIVE, ✓
MENDHAM, NJ 07945

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Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64

Postmark
HereMF
1/27

Sent To
JANET DEPALMA
1382 OCEAN AVENUE, UNIT 9C, ✓
SEA BRIGHT, NJ 07760

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Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64

Postmark
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Sent To
MG YACHT HARBOR, LLC ✓
604 LAUREL AVENUE,
WEST ALLENHURST, NJ 07711

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☒ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.64

Postmark
HereMF
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Sent To
1382 OCEAN AVENUE, LLC ✓
207 THROWBRIDGE DRIVE,
SCOTCH PLAINS, NJ 07076

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Total Postage and Fees

9.64

Sent To

ANTHONY & ADLER MARTIN
ROMANO
46 KINGS ROAD,
LITTLE SILVER, NJ 07739

Postmark
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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Total Postage and Fees

9.64

Sent To

RICHARD & LAURIE STEPHENS
22 MONMOUTH BLVD,
OCEANPORT, NJ 07757

Postmark
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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Total Postage and Fees

9.64

Sent To

DENEEN ZOITO
1382 OCEAN AVE, UNIT 18C,
SEA BRIGHT, NJ 07760

Postmark
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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Total Postage and Fees

9.64

Sent To

JACK F. MEOLA
888 ARDSLEY LANE,
BRIDGEWATER, NJ 08807

Postmark
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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Total Postage and Fees

9.64

Sent To

CORI GIGANTINO
1382 OCEAN AVE, UNIT 16C,
SEA BRIGHT, NJ 07760

Postmark
Here

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Total Postage and Fees

9.64

Sent To

KATHRYN P. BRECKENRIDGE
1382 OCEAN AVE, UNIT 15C,
SEA BRIGHT, NJ 07760

Postmark
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9589 0710 5270 2436 6178 59

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Certified Mail Fee	\$	Postmark Here MF 1/27
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$ 9.64	
Sent To	SKYLAR & KIMBERLY SENIUS ✓ 1382 OCEAN AVE, UNIT 10B, SEA BRIGHT, NJ 07760	

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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$ 9.64	
Sent To	LOUIS & MARIANNE ✓ MACCHIARELLI 1382 OCEAN AVENUE, UNIT 9B, SEA BRIGHT, NJ 07760	

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Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$ 9.64	
Sent To	CATHERINE & LINAS KOREIVA ✓ 3 MOZART AVENUE, LITTLE FALLS, NJ 07424	

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Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$ 9.64	
Sent To	CLIFFORD & CAROL JORDAN ✓ 1382 OCEAN AVENUE, UNIT 7C, SEA BRIGHT, NJ 07760	

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

9589 0710 5270 2015 0159 15

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Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$ 9.64	
Sent To	MARK & LINDA APRAHAMIAN ✓ 1382 OCEAN AVENUE, UNIT 6C, SEA BRIGHT, NJ 07760	

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Certified Mail Fee	\$	Postmark Here MF 1/27
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$ 9.64	
Sent To	Eric and Marie Tichenor ✓ 1382 Ocean Ave, Unit 5C Sea Bright, NJ 07760	

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

9589 0710 5270 2436 6179 10

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	9.64

Sent To: **GARY BRADY**
 1382 OCEAN AVENUE, UNIT 18B, ✓
 SEA BRIGHT, NJ 07760

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	9.64

Sent To: **FRANCIS FEASER**
 1382 OCEAN AVE, UNIT 17B, ✓
 SEA BRIGHT, NJ 07760

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	9.64

Sent To: **CHRISTY LUBRANO**
 1382 OCEAN AVE, UNIT 16B, ✓
 SEA BRIGHT, NJ 07760

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	9.64

Sent To: **ERNESTINE & LAURA PICONE**
 22 DOROTHY DRIVE, ✓
 PINE BUSH, NY 12566

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	9.64

Sent To: **SERENA SMITH**
 PO BOX 3132, ✓
 SEA BRIGHT, NJ 07760

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☒ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	9.64

Sent To: **ROBERT M DENT**
 8 PATRIOTS WAY, ✓
 MIDDLETOWN, NJ 07748

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

Postage

Total Postage and Fees

4.64

JACQUELINE & SUZANNE
FORGACH
1382 OCEAN AVENUE, UNIT 4C, ✓
SEA BRIGHT, NJ 07760

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9589 0710 5270 2015 0159 53

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

Postage

Total Postage and Fees

4.64

Sent To
PAUL & VICTORIA MARCOTTE
1382 OCEAN AVENUE, UNIT 3C, ✓
SEA BRIGHT, NJ 07760

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

Postage

Total Postage and Fees

4.64

RADISLAV TEPER & ANNA BROWN
1076 OCEAN AVENUE, ✓
SEA BRIGHT, NJ 07760

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Total Postage and Fees

4.64

Sent To
ROBERT R. LASALLE
1382 OCEAN AVENUE, UNIT 5B, ✓
SEA BRIGHT, NJ 07760

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Total Postage and Fees

4.64

Sent To
DANIEL & DANNAMARIE DUFFY ✓
1382 OCEAN AVENUE, UNIT 2C,
SEA BRIGHT, NJ 07760

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Extra Services & Fees (check box, add fee as appropriate)

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

Postage

Total Postage and Fees

4.64

Sent To
BRIAN SKIRKA
1382 OCEAN AVENUE UNIT 3B, ✓
SEA BRIGHT, NJ 07760

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- | | | |
|---|----|--|
| ☒ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☒ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

Total Postage and Fees

9.24

MICHAEL & ANGELA POLEGA
1382 OCEAN AVENUE, UNIT 2B, ✓
SEA BRIGHT, NJ 07760

Postmark
Date

ME
1/27



BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY

www.seabrightnj.org

REQUEST FOR 200' CERTIFIED LIST

RECEIVED

JAN 10 2025

Borough of Sea Bright

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

Date:

1/7/2025

Dear Ms. Pfeiffer:

Kindly provide a 200 foot certified list for the following property:

BLOCK # 3 LOT # 9

PROPERTY ADDRESS 1390 OCEAN AVENUE

NAME OF PROPERTY OWNER BPC MARINA LLC

Very truly yours,

Daniel J. O'Hern, Jr. Attorney for Applicant

NAME Byrnes, O'Hern & Heugle

195 EAST BERGED PLACE

ADDRESS

Red Bank, NJ 07701

CITY, STATE, ZIP

732-219-7711 Email: dohern@byrnesohern.com

TELEPHONE #

PLEASE MAIL LIST TO THE ADDRESS LISTED UNDER MY NAME. ☒

also send
via e-mail

PLEASE TELEPHONE ME TO PICK UP LIST WHEN READY. _____

Note: Fee is \$10.00 - Make checks payable to Borough of Sea Bright.

*****Office Use Only*****

Paid Date: 1/10/25 Method: check Received By: C. Pfeiffer

#116129
Byrnes, O'Hern & Heugle LLC

EXHIBIT C

AFFIDAVIT OF PUBLICATION

Order Number : 10978564

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:

01/29/2025



Legal Clerk



Notary Public State of Wisconsin County of Brown

21478

My commission expires

KEEGAN MORAN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC HEARING
BOROUGH OF SEA BRIGHT UNIFIED PLANNING BOARD**

PLEASE TAKE NOTICE that the undersigned has applied to the Planning Board of the Borough of Sea Bright to consider an application for approval with respect to premises known as Block 3 Lot 9 on the Tax Map of the Borough of Sea Bright and commonly known as 1390 Ocean Avenue, Sea Bright (the "Property"). The Applicant is seeking variance approval for a tent accessory structure that is associated with the marina principal use on the Property. Variances are required for the accessory structure because an accessory structure may not exceed 500 sq. feet or 15 feet in height. See Sea Bright Ordinance § 130-38(D)(1)(d). The proposed accessory structure is 28 feet wide by 40 feet in length, or 1120 square feet, and the proposed height is 16 feet. The Applicant shall also seek any other variance relief or other requirements which the Board may deem necessary and/or appropriate.

A hearing will be held on this application by the Planning Board of the Borough of Sea Bright will be held on Tuesday February 11, 2025 at 7:30 p.m. at the Sea Bright Beach Pavilion, 3rd Floor, 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 also available on the Borough website at www.seabrightnj.org.

Date: January 24, 2025 Applicant's Name: BPC Marina, LLC

Address: c/o BYRNES O'HERN &

HEUGLE , LLC, Attorneys

for the Applicant

195 East Bergen Place

Red Bank, New Jersey 07701

(p)(732) 219-7711

(\$36.08)