

## CHECKLISTS FOR EACH TYPE OF APPLICATION:

### PLOT PLAN OR VARIANCE PLAN

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

Application No. \_\_\_\_\_ Date \_\_\_\_\_  
Application Name 16 Via Ripa Properties, LLC  
Application Address 905 Castle Point Terrace Hoboken, New Jersey 07030  
Property Address 16 Via Ripa Block 31 Lot 6

#### 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)
- NC 9. Required application fees/check made payable to Borough of Sea Bright
- NC 10. Required escrow fees/check made payable to Borough of Sea Bright
- NC 11. Completed W-9 Form
- Requested 12. Certification that taxes and sewer utility charges are paid to date
- X 13. Completed Notice of Hearing
- X 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.

DATED: 3/4/2025 NAME: Robert D. Farber, Esq.  
NO. \_\_\_\_\_ SIGNATURE Law Officer of Robert D. Farber LICENSE \_\_\_\_\_  
SEAL: \_\_\_\_\_

BOROUGH OF SEA BRIGHT  
1099 Ocean Avenue, Sea Bright, NJ 07760  
(732) 842-0099 x 128  
APPLICATION FOR A ZONING PERMIT - Z-2025-005  
Fee \$25

Instructions:

1. All applications must be accompanied by a properly survey showing the location, size of all structures, and all setbacks to property lines.
2. Preliminary drawings must be provided indicating all existing and proposed floor elevations.
3. Commercial applications must indicate scope of business and include all activities that will be part of the existing or proposed business.

OWNER / APPLICANT:

Name 16 Via Ripa Properties, LLC  
Address 905 Castle Point Terrace, Hoboken, NJ 07030  
Telephone (Home) 917-885-8730 (Cell) 908-26-0638 (attg)  
Email: robertfarber22@yahoo.com Date: 12/16/24 Fee \$25 ☒ Check ☐ Cash

LOCATION OF THE WORK:

Block 31 Lot(s) 6 Zone R-2 Address 16 Via Ripa

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED):

Demolish existing two family home & construct  
new single family home

CHECK ONE: New ☒ Addition ☐ Alteration ☐ Repair ☐  
Signature: [Signature] Date: 2/7/25

For Borough Use Only:

Determination: APPROVED ☐ (see note below) DENIED ☒

**\*NOTE: IF YOU CHANGE YOUR PLANS IN ANY WAY BETWEEN THIS APPROVAL AND SEEKING BUILDING PERMITS, YOU MUST APPLY FOR A REVISED ZONING APPROVAL. IT IS YOUR RESPONSIBILITY TO INFORM US OF ANY CHANGES TO YOUR PLANS.**

PRELIMINARY FLOOD REVIEW: ☐ Check if N/A

FIRM Advisory Flood Zone AE Advisory BFE 11 Sea Bright Required BFE 14 Proposed BFE 15.06

LAND USE REVIEW:

Ordinance Section Allowed/Required Existing Proposed Variance

130-39.C Min Front Yard 25' 14.13/9.94 29/10' V-One Side  
(2 Fronts-Corner) (South way)  
Max Bldg height 35' 2 1/2 st. - 40.33/3 Stories V-height  
V-Stories

NOTE: 39' ht. permitted, 40.33 does not exceed 10% so no "D" Variance req'd

Remarks:

- Mud Room/Utilities not permitted on lower level, must remove.  
Storage, parking and access only.

- Must show lower level

Zoning Officer

[Signature]  
Mary Tangolice

Date

2/14/25

NOTES: Venting & locations (2) req'd  
on opposing walls every enclosed space.  
NOTE: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Sea Bright; A building permit is required (per the requirements of the Uniform Construction Code of N.J.) BEFORE beginning work. This Zoning Permit is valid for one year, and may be extended to three years by action of the Planning/Zoning Board. If your application has been denied, you may appeal this denial to the Planning Board as provided by the NJMUL. Appeal forms are available from the office of the Secretary to the Planning Board.

Building Dept. Forms\Zoning Permit Application

**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 \_\_\_\_\_

**1. SUBJECT PROPERTY**

Location: 16 Via Ripa  
Block 31 Lot 6  
Dimensions: Frontage 60' Depth 70' Total Area 4,200 SF (0.0964 acres)  
Zoning District: R-2

**2. APPLICANT**

Name: 16 Via Ripa Properties, LLC  
Address: 905 Castle Point Terrace Hoboken, New Jersey 07030  
Telephone Number: (917) 885-7730  
Applicant is a: Corporation ☐ Partnership ☐ Individual ☐ Limited Liability Company ☒

**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.) Eric Schnabolk, 905 Castle Point Terrace, Hoboken, NJ 07030 - 50%  
Maureen Schnabolk, 905 Castle Point Terrace, Hoboken, NJ 07030 - 50%

**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:

(Attach copies) Type text here

No \_\_\_\_\_ Proposed \_\_\_\_\_

**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:

6. Applicant's Attorney: Robert D. Farber, Esq.

Address: 3200 Sunset Avenue, Suite 205, Ocean, New Jersey 07712-4556

Telephone Number (908) 216-0638 Email: robertfarber22@yahoo.com

7. Applicant's Engineer: DS Engineering

Address: Post Office Box 792 Rocky Hill, New Jersey 08553

Telephone Number (908) 359-0989 Email: slynneng@yahoo.com

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: SJD Studios

Field of Expertise: Architect

Address 241 Monmouth Road, West Long Branch, NJ 07764

Telephone Number (732) 720-1014 Email solomonjdweck@gmail.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:**

<input type="checkbox"/>	Minor Site Plan Approval
<input type="checkbox"/>	Preliminary Site Plan Approval
<input type="checkbox"/>	Final Site Plan Approval
<input type="checkbox"/>	Amendment or Revision to an Approval Site
<input type="checkbox"/>	Plan Area to be disturbed (square feet)
<input type="checkbox"/>	Total number of proposed dwelling units
<input type="checkbox"/>	Request for Waiver from Site Plan Review and Approval
<input checked="" type="checkbox"/>	Request for Variance Approval

Reason for request:

The property will be converted from a two-family to a single family home.  
The variances sought have benefits that significantly outweigh any negative impact on the surrounding properties.

<input type="checkbox"/>	Informal Review
<input type="checkbox"/>	Appeal decision of an Administrative Officer (N.J.S.A 40:55D-70A)
<input type="checkbox"/>	Map or Ordinance Interpretation of Special Question (N.J.S.A.40:55D-70b)
<input checked="" type="checkbox"/>	Variance Relief (hardship) (N.J.S. A. 40:55D-70c (1))
<input type="checkbox"/>	Variance Relief (substantial benefit) (N.J.SA.40:55D-70c (2))
<input checked="" type="checkbox"/>	Variance Relief (use) (N.J.S 40:55D-70d)
<input type="checkbox"/>	Conditional Use Approval (N.J.S 40:55D-67)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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 130-39.C

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

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 2-family residential dwelling and construction of a new single-family home.

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? \_\_\_\_\_

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? \_\_\_\_\_

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>No</u>
Sanitary Sewer Connection Permit	<u>No</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	_____

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** Robert D. Farber, Esq.

Address: 3200 Sunset Avenue, Suite 205,  
Ocean, New Jersey 07712-4556

Phone Number: (908) 216-0638 Email: robertfarber22@yahoo.com

**Engineer:** \_\_\_\_\_

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

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**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 26<sup>th</sup> day of February, 2025.

A Notary Public of NJ Owner

My Commission Expires: 2/11/2029

Stephanie Dill  
Notary Public of New Jersey  
My commission expires February 11, 2029  
No. 50098842

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.

Date: 02/25/25 Applicant: Manuel Schnaboff

Application of 16 Via Ripa Properties, LLC  
16 Via Ripa  
Block 31, Lot 6  
R-2 Zone

**LIST OF VARIANCES**

Section 130-39.C

- (i) Minimum from yard setback (Via Ripa) 14.13 Feet existing and proposed 23 feet from balcony where 25 feet is required,
- (ii) Minimum front yard setback (South) 9.94 feet existing and 10 feet proposed where 25 feet is required.
- (iii) Maximum building height of 35 feet and 2 1/2 stories. Proposed 40.35 feet and three (3) stories. (Two (2) separate variances for height and number of stories).



**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 31, LOT 6.

**PLEASE TAKE NOTICE** that 16 VIA Ripa Properties, LLC has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to permit the demolition of the existing 2-family residential dwelling and the construction of a new single family residential dwelling, with respect to premises located in the R-2 Zone and known as Block 31, Lot 6 on the tax map of the Borough of Sea Bright, New Jersey. Applicant is seeking the following variances:

Section 130-39.C

- (i) Minimum from yard setback (Via Ripa) 14.13 Feet existing and 25 feet proposed (although 23 feet from upper floor balcony) where 25 feet is required,
- (ii) Minimum front yard setback (South) 9.94 feet existing and 10 feet proposed where 25 feet is required.
- (iii) Maximum building height of 35 feet and 2 1/2 stories required whereas 40.33 feet and three (3) stories are proposed. (Two (2) separate variances).

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 7:00 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.

By: /s/ Robert D. Farber  
ROBERT D. FARBER, ESQ.  
Attorney for 16 Via Ripa Properties, LLC

Dated: February \_\_\_\_\_, 2025

Re: Certified Property List for 16 Via Ripa Way, Bl. 31, L. 6

From: Robert Farber (robertfarber22@yahoo.com)

To: cmitchell@seabrightnj.org

Date: Tuesday, November 12, 2024 at 12:03 PM EST

Thank you!

Save the stamp- the emailed copy is fine.

Again, thanks for the quick turn around-

Rob

Robert D. Farber, Esq.  
*Certified Civil Trial Attorney*  
Law Office of Robert D. Farber  
3200 Sunset Avenue, Suite 205  
Ocean, NJ 07712-4556  
Tel.: (732) 869-9800  
(908) 216-0638 (Cell)  
Fax: (732) 869-1808

On Tuesday, November 12, 2024 at 11:59:45 AM EST, Candace Mitchell <cmitchell@seabrightnj.org> wrote:

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**From:** Candace Mitchell <cmitchell@seabrightnj.org>  
**Sent:** Tuesday, November 12, 2024 11:53 AM  
**To:** robertfarmer22@yahoo.com <robertfarmer22@yahoo.com>  
**Subject:** Certified Property List for 16 Via Ripa Way, Bl. 31, L. 6

Hi, Rob.

Please see attachment. Would you also like me to send you the paper copy?  
If you have any questions about the application process, please don't hesitate to ask.

Have a great day,  
Candac

***Candace B. Mitchell***  
*Planning Board Secretary*  
*Special Events Secretary*  
*Registrar*

*1099 Ocean Avenue*  
*Sea Bright, NJ 07760*  
*Tele: 732-842-0099, Ext. 123*

**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 31, Lot 6, also known as 16 Via Ripa Way.

**YOU MUST SEND NOTICES TO THE UTILITIES AND APPROPRIATE GOVERNMENTAL AGENCIES  
NOTED BELOW:**

<b>Borough of Sea Bright</b> 1099 Ocean Avenue Sea Bright, NJ 07760	<b>State of New Jersey (for State Hwy 36)</b> Commissioner, Department of Transportation 1035 Parkway Avenue P.O. Box 600 Trenton, NJ 08625
<b>Comcast</b> Comcast Center 1701 John F Kennedy Blvd. Philadelphia, PA 19103	<b>State of New Jersey (for Coastal Waters)</b> Division of Coastal Resources P.O. Box 401 Trenton, NJ 08625
<b>New Jersey American Water Company</b> 661 Shrewsbury Avenue Shrewsbury, NJ 07702	<b>Two Rivers Water Reclamation Authority</b> 1 Highland Avenue Monmouth Beach, NJ 07750
<b>New Jersey Natural Gas Company</b> 1415 Wyckoff Road Wall, NJ 07719	<b>Verizon</b> 175 W. Main St Freehold, NJ 07728 Attn: Corporate Secretary/Right of Way Agent
<b>Jersey Central Power &amp; Light</b> Area Manager Central New Jersey 1500 Florance Avenue Union Beach, NJ 07735	<b>Monmouth County Planning Board</b> Hall of Records Annex – 2 <sup>nd</sup> Floor 1 East Main Street Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of Block 31, Lot 6, also known as 16 Via Ripa Way 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: November 12, 2024  
Date Request Received: November 8, 2024  
Amount Paid: \$10.00

Cc. File

## OWNER &amp; ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 31, LOT 6

11/09/24 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
30	54		2	LUNDON, THOMAS & WILLIAMSON, PAT 253 OCEAN AVENUE SEA BRIGHT, NJ 07760	253 OCEAN AVENUE	54.01
30	55		2	DOBI, DRITAN 244 OCEAN AVENUE APT 3 SEA BRIGHT, NJ 07760	244 OCEAN AVENUE	55.01
30	56.02		1	COMINI, ALEXANDER G & STACEY 4 GREENVIEW WAY MONTCLAIR, NJ 07043	4 SOUTH WAY	
30	56.03		1	JUNGER, AMY & LANDINO, JOHN 124 RUMSON ROAD RUMSON, NJ 07760	6 SOUTH WAY	
30	56.04		1	ENSTROM, LARS 6 HUNT STREET UNIT 53 RUMSON, NJ 07760	8 SOUTH WAY	
30	56.05		2	GARY LIVERO REVOCABLE TRUST 10 SOUTH WAY SEA BRIGHT, NJ 08234	10 SOUTH WAY	
30	56.06		2	ROMANO, MARIO & GINA 12 SOUTH WAY SEA BRIGHT, NJ 07760	12 SOUTH WAY	
30	57		2	KARLSON, JENNIFER A & KRISTIAN G 5 IRMA PLACE OCEANPORT, NJ 07750	232 OCEAN AVENUE	
30	58		2	STEINFELD, DAVID & LORI 228 OCEAN AVENUE SEA BRIGHT, NJ 07760	228 OCEAN AVENUE	
30	63		2	FRANK CAMUSO, LP & SCIORTINO, VINCE 14 SOUTH WAY SEA BRIGHT, NJ 07760	14 SOUTH WAY	
31	1		2	2 VIA RIPA, LLC 153 KEMP AVENUE FAIR HAVEN, NJ 07704	2 VIA RIPA	
31	2		2	GERAUD, JUDITH LYNN 3 VIA RIPA WAY SEA BRIGHT, N.J. 07760	3 VIA RIPA WAY	
31	3		2	4 VIA RIPA, LLC 415 ROUTE 34 SUITE 211 COLTS NECK, NJ 07722	4 VIA RIPA	
31	4		2	SHERIDAN, DAVE & JOANN 5 VIA RIPA SEA BRIGHT, NJ 07760	5 VIA RIPA	
31	5		2	PICINICH, OLIVIA & DINO 53 PARK AVENUE RUMSON, NJ 07760	6 VIA RIPA	
31	7		2	10 VIA RIPA, LLC 14 SOUTH WAY SEA BRIGHT, NJ 07760	10 VIA RIPA	
32	4		2	BURKE, MICHAEL & GLYNIS 948 EUTERPE STREET NEW ORLEANS, LA 70130	26 WATERVIEW WAY	
32	5		2	QUINN, PATRICK J. 49 NORTH WAY SEA BRIGHT, NJ 07760	28 WATERVIEW WAY	
32	6		2	FRANCO, KATHLEEN W 159 WHITE OAK TERRACE BELLEVILLE, NJ 07109	30 WATERVIEW WAY	



## OWNER &amp; ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 31, LOT 6

11/09/24 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
32	7		2	CLAUER, KENNETH R & MARLENE R 101 CAROLYN AVENUE COLONIA, NJ 07067	32 WATERVIEW WAY	
32	8		2	BOYCE, LINDA PO BOX 3 LINCROFT, NJ 07738	33 WATERVIEW WAY	
32	9		2	BEACH 'N EATERY, LLC 34 WATERVIEW WAY SEA BRIGHT, NJ 07760	34 WATERVIEW WAY	
32	10		2	MCLYNN, RICHARD & KINGMAN, GINETTE 36 WATERVIEW WAY SEA BRIGHT, NJ 07760	36 WATERVIEW WAY	
32	11		2	SOVIERO, JOSEPH S 25 VIA RIPA SEA BRIGHT, NJ 07760	25 VIA RIPA	
32	14		2	CURTIS, COLLEEN 13 VIA RIPA SEA BRIGHT, NJ 07760	13 VIA RIPA	
32	15		2	MORLEY, CHRISTOPHER & MICHELE CAPANO 14 VIA RIPA SEA BRIGHT, NJ 07760	14 VIA RIPA	
32	16		2	MORLEY, JAMES C. 2 GRIST MILL ROAD PITTSFORD, NJ 08867	15 VIA RIPA	
32	17		2	KAPLAN, PETER & AMY N. 190 GREAT HILLS DRIVE SOUTH ORANGE, NJ 07079	17 VIA RIPA	
32	18		2	D'ALESSANDRO, DANIEL P. 19 VIA RIPA SEA BRIGHT, NJ 07760	19 VIA RIPA	
32	20		2	TAGLIAFERRO, JOAN H. & JOAN M. 1 VIA RIPA SEA BRIGHT, NJ 07760	1 VIA RIPA	
33	6		2	MULHOLLAND, SCOTT 807 VAN SCHOICK ROAD HOLMDEL, NJ 07733	42 WATERVIEW WAY	
33	16		2	DOLCE, JOSEPH IV & GELFAND, LINDSAY 103 3RD AVENUE LITTLE FALLS, NJ 07424	41 WATERVIEW WAY	
33	17		2	SIGGINS, ERIC M & SHARON C 931 GATES AVENUE PISCATAWAY, NJ 08854	39 WATERVIEW WAY	
33	18		2	CD REALTY DELAWARE, LLC 1308 ABBOTT BOULEVARD FORT LEE, NJ 07024	37 WATERVIEW WAY	



**BOROUGH OF SEA BRIGHT**  
MONMOUTH COUNTY, NEW JERSEY  
[www.seabrightnj.org](http://www.seabrightnj.org)

**RECEIVED**

NOV - 8 2024

Borough of Sea Bright

REQUEST FOR 200' CERTIFIED LIST

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

Date: November 8, 2024

Dear Ms. Pfeiffer:

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

BLOCK # 31 LOT # 6

PROPERTY ADDRESS 16 Via Ripa Way

NAME OF PROPERTY OWNER 16 Via Ripa Properties, LLC

Very truly yours,

Robert Farber, Esq

NAME 5200 Sunset Ave, Ste 205

ADDRESS Ocean, NJ 07712

CITY, STATE, ZIP

908-246-0638 // robertfarber22@yahoo.com

TELEPHONE # OR EMAIL ADDRESS

CHOOSE METHOD OF DELIVERY, BELOW:

PLEASE MAIL LIST TO THE ADDRESS LISTED UNDER MY NAME. \_\_\_\_\_

PLEASE TELEPHONE ME TO PICK UP LIST WHEN READY. \_\_\_\_\_

PLEASE EMAIL THE LIST TO ME WHEN READY. ☒

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

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

Paid Date: 11/8/24 Method: Check Received By: C Mitchell  
No. 4970 Robert D. Farber, Esq.

RECEIVED

NOV - 8 2024

Borough of Sea Bright

LAW OFFICE OF  
ROBERT D. FARBER

CERTIFIED BY THE SUPREME COURT OF NEW JERSEY AS A CIVIL TRIAL ATTORNEY  
ADMITTED IN N.J., N.Y., PA. & D.C.

3200 SUNSET AVENUE  
SUITE 205  
OCEAN, NEW JERSEY 07712

TELEPHONE (732) 869-9800  
FACSIMILE (732) 869-1808  
EMAIL [robertfarber22@yahoo.com](mailto:robertfarber22@yahoo.com)

November 8, 2024

**VIA HAND DELIVERY**

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

Re: REQUEST FOR PROPERTY OWNER'S LIST,  
16 Via Ripa Properties, LLC  
Property: 16 Via Ripa Way,  
Block 31, Lot 6

Dear Ms. Pfeiffer:

I am being retained to represent 16 Via Ripa Properties, LLC. I am enclosing a request for a 200 foot property owner's list along with my business account check in the amount of \$10.00, representing the fee for same. Once the list is prepared, kindly email same to: [robertfarber22@yahoo.com](mailto:robertfarber22@yahoo.com) If you have any questions, please feel free to call me on my cell: 908-216-0638.

Thank you for your consideration and attention to the within.

Very truly yours,

*/s/ Robert D. Farber*  
ROBERT D. FARBER

RDF/nw  
Enclosures