

LAW OFFICE OF  
ROBERT D. FARBER

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

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March 4, 2025

**VIA HAND DELIVERY**

Candace Mitchell, Secretary, Planning/ Zoning Board  
Borough of Sea Bright  
1099 Ocean Avenue  
Sea Bright, NJ 07760

Re: 16 Via Ripa Properties, LLC  
16 Via Ripa  
Block 31, Lot 6

Dear Ms. Mitchell:

As you know, the undersigned represents 16 Via Ripa Properties, LLC for bulk variance applications regarding the property located at the namesake's address in Sea Bright. **Enclosed please find 15 copies of the following items (and an extra copy marked "FOR PUBLIC INSPECTION"):**

- 1) Check list,
- 2) February 14, 2025 denial letter from Zoning Officer Mary Tangolics,
- 3) Completed application with attachments (including list of variances),
- 4) Proposed Notice of Hearing,
- 5) Certified 200 foot Property Owner's list,
- 6) Series of three color photographs of the property in its current condition,
- 7) January 10, 2025 signed and sealed survey of the property by James Pica,
- 8) January 29, 2025 signed and sealed site plan prepared by D.S. Engineering, &
- 9) December 16, 2024 (revised as of March 3, 2025) signed and sealed architectural plans prepared by Catherine M. Flores.

Please note that in addition to the 16 enclosed, *additional* complete sets of the above, including all enclosures, have been sent directly to: 1) David J. Hoder, PE, Board Engineer and 2) Ben A. Montenegro, Esq., Board Attorney (one to each).

Once a determination as to applicable fees has been made, kindly advise and the appropriate amount will be promptly forwarded to your office along with a signed W-9 form.

We look forward to this matter ultimately being placed upon the Planning/ Zoning Board's agenda.

Thank you for your attention to the above. Should you wish to call me, please always use my cell: 908-216-0638.

Very truly yours,

*/s/ Robert D. Farber*

ROBERT D. FARBER

RDF/nw

Enclosures

Cc: David J. Hoder, PE (with all enclosures)

Ben A. Montenegro, Esq. (with all enclosures)

Maureen & Eric Schnabolk

/Stephan Awplo