

PLANNING/ZONING BOARD
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY

RECEIVED

JUN - 2 2025

Borough of Sea Bright

AFFIDAVIT OF MAILING

JEFFREY A LARKINS, of full age, being duly sworn upon his/her deposes and says: [Signature]

On May 29, 2025, I did send, by certified mail, a copy of the attached Notice to all persons and/or entities listed on the attached Certified List. The envelopes containing said Notices bore sufficient postage thereon, were placed in a receptacle at the United States Post Office Glen Ridge, New Jersey.

The certified mailing receipts are attached hereto and made a part of this Affidavit.

Sworn to and subscribed to before me this 29th day of MAY, 2025

A Notary Public of New Jersey

COUNTY OF ESSEX

[Signature]
SUNITA JOLLY
Notary Public
State of New Jersey
My Commission Expires April 27, 2028
I.D.# 2457771

RECEIVED

JUN 2 2025

NOTICE OF PUBLIC HEARING BOROUGH OF SEA BRIGHT PLANNING BOARD Borough of Sea Bright

TO ALL THE OWNERS OF A PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 10, LOT 6, COMMONLY KNOWN AS 11 CENTER STREET, SEA BRIGHT, NJ

PLEASE TAKE NOTICE that Jeffrey Larkins & Meagan Randall has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for approval of removing existing single-family home and the construction of a new single-family home with front and rear setback variances along with building and lot coverage variance with respect to premises located in the **B-1** zone and known as Block 20, Lot 2 on the Tax Map of The Borough of Sea Bright and commonly known as **8 East New Street, Sea Bright, New Jersey**.

The applicant is seeking the following variances:

Bulk Schedule – Sec 130-39C

Min Lot Area (s.f)	3,000 sf Required; 1,785 sf Exists; 1,785 sf Proposed - V (Pre-Exist)
Min. Lot Width (ft)	50 required, 23.95 Existing, 23.95 Proposes V (Pre-exist)
Min. Front Yard (ft)	0/West- -25/East, Required, 4.6 Existing, 1 Proposed – V- (New)
Min. Rear yard (ft)	15 Required, 1.1 Existing, 1.1 Proposed V (New-extended))
Max Building Coverage (%)	50 Required, 67.5 Existing, 74.3 Proposed – V (New)
Max Lot Coverage (%)	75 Required, 100 Existing, 89.2 Proposed – V (Improved)

130-38C (4)(a)(1)- “D’ Variance required for Single Family in B1 Zone

The Applicant will also be seeking approval for any and all other Variances and /or Design Waivers / Submission Waivers which are necessary, or which may become necessary, during the Public Hearing Process.

Any person or persons who have an interest in the Application, or who have any questions, comments, or objections regarding the same will have an opportunity to be heard at the Planning Board Hearing to be held on Tuesday, June 10, 2025, at 7:30 P.M., at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, Sea Bright, New Jersey (732-842-0099).

A copy of the Application and pertinent / applicable Drawings, Maps, Site Plans, and/or other supporting documents have been filed in the Office of the Sea Bright Unified Planning Board (1099 Ocean Avenue, Sea Bright, New Jersey) and may be inspected during regular business hours. Application materials can also be reviewed on the municipal website (seabrightnj.org).

This Notice is sent to you by Jeffrey Larkins, by order of the Planning/Zoning Board of the Borough of Sea Bright.

Dated: 5/28/25

By: _____

Jeffrey Larkins

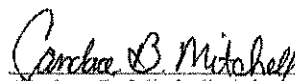
**BOROUGH OF SEA BRIGHT
OFFICE OF THE MUNICIPAL CLERK
1099 OCEAN AVENUE
SEA BRIGHT, NJ 07760
732-842-0099 EXT. 119**

Information requested for properties located within 200' of Block 20, Lot 2, also known as 8 E. New Street.

**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 20, Lot 2, also known as 8 E. New Street 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: May 12, 2025
Date Request Received: May 7, 2025
Amount Paid: 10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 20, LOT 2

05/10/25 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
12	1		4A	COLE, LAWRENCE A & LAURA JEAN 4 GULL POINT ROAD MONMOUTH BEACH, NJ 07750	1132 OCEAN AVENUE	
12	2		4A	BD REAL ESTATE ADVENTURES, LLC 1124 OCEAN AVENUE SEA BRIGHT, NJ 07760	1124 OCEAN AVENUE	
13	1		4A	BOWIE REAL PROPERTIES, LLC 1120 OCEAN AVENUE SEA BRIGHT, NJ 07760	1110 OCEAN AVENUE	
19	2		1	1135 OCEAN AVENUE, LLC 633 SUMMIT AVENUE HACKENSACK, NJ 07601	1139 OCEAN AVENUE	
19	2.01		1	1135 OCEAN AVENUE, LLC 633 SUMMIT AVENUE HACKENSACK, NJ 07601 <i>DUP</i>	1135 EAST OCEAN AVENUE	
19	3		1	MEASURING & MONITORING SERVICES INC 3 SHEILA DRIVE TINTON FALLS, NJ 07712	10 EAST OCEAN AVENUE	
20	1		4A	COAST VENTURES, LLC 201 MAIN STREET ALLENHURST, NJ 07711	1125 OCEAN AVENUE	
20	3		2	PROCOPIO, JOSEPH & KATHLEEN 12226 COUNTRY GREEN BLVD BOYTON BEACH, FL 33437	10 EAST NEW STREET	
20	4		2	KAISER, CHRISTOPHER & TAMMY 2 EAST NEW STREET SEA BRIGHT, NJ 07760	2 EAST NEW STREET	
20	5		15F	NEW STREET CONDO ASSOCIATION 14 EAST NEW STREET UNIT A SEA BRIGHT, NJ 07760	14 EAST NEW STREET	
20	5	C0001	2	LAWRENCE, FRANK & ELIZABETH 14 EAST NEW STREET UNIT A SEA BRIGHT, NJ 07760 <i>DUP</i>	14 EAST NEW STREET UNIT A	
20	5	C0002	2	SCHOLEFIELD, JAMES 14 EAST SURF ST. UNIT B SEA BRIGHT, NJ 07760	14 EAST SURF ST. UNIT B	
20	6		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760 <i>DUP</i>	16 EAST NEW STREET	
20	7		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760 <i>DUP</i>	WAYNE STREET	
21	1		4A	BANK OF AMERICA PO BOX 32547 CHARLOTTE, NC 28232	1117 OCEAN AVENUE	
21	2.01		2	RUANE, KIM M 5 EAST NEW STREET SEA BRIGHT, NJ 07760	5 EAST NEW STREET	
21	2.02		15F	BEACH VIEW CONDO COMMON ELEMENTS 07760	1 EAST NEW STREET	
21	2.02	C0003	2	MORRIS, JESSICA L 3 EAST NEW STREET SEA BRIGHT, NJ 07760	3 EAST NEW STREET	
21	2.02	C0004	2	FINDLING, JAY & MICHELLE 5560 NASSAU DRIVE BOCA RATON, FL 33487	1 EAST NEW STREET	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 20, LOT 2

05/10/25 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
21	3		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760 <i>Dup</i>	19 EAST NEW STREET	
21	6		2	PERRIN, RICHARD B & CANTONE, KAREN A 3 EAST CHURCH STREET SEA BRIGHT, NJ 07760	3 EAST CHURCH STREET	5
21	7		2	WHELAN, RONALD J & PALMINA 11 OAK STREET MALVERNE, NY 11565	2 EAST CHURCH STREET	
21	8		2	FINKELSTEIN, HOWARD F 4 EAST CHURCH STREET SEA BRIGHT, NJ 07760	4 EAST CHURCH STREET	
21	9		4A	WOODY'S OCEAN PROPERTIES, LLC 1 EAST CHURCH STREET SEA BRIGHT, NJ 07760	6 EAST CHURCH STREET	
21	10		2	BEDNARSKI, ERIK & NICOLE 114 ELIA DRIVE BRANCHBURG, NJ 08853	8 EAST CHURCH STREET	
21	11		2	FORSMAN, THOMAS & STEPHANIE & ET AL 1202 E LOMITA AVENUE ORANGE, NJ 92867	10 EAST CHURCH STREET	
21	13		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760 <i>Dup</i>	EAST OCEAN AVENUE	
22	1		4A	WOODY'S OCEAN PROPERTIES, LLC 1 EAST CHURCH STREET SEA BRIGHT, NJ 07760 <i>Dup</i>	1 EAST CHURCH STREET	
22	2		2	COLSON, RANDOLPH P. 20 ROUTE 183 NETCONG, NJ 07857	9 EAST CHURCH STREET	
22	3		2	BLACKMAN, ERIC & TARA 1362 WEST FRONT STREET LINCROFT, NJ 07738	7 EAST CHURCH STREET	
23	1		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760 <i>Dup</i>	1099 OCEAN AVENUE	



BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY

www.seabrightnj.org

RECEIVED

MAY - 7 2025

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: 5/7/25

Dear Ms. Pfeiffer:

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

BLOCK # 20 LOT # 2

PROPERTY ADDRESS 8 E. New ST.

NAME OF PROPERTY OWNER Jeff Larkins + Megan Randall

Very truly yours,

Jeff Larkins

NAME 15 Rudel Court

ADDRESS Glen Ridge, NJ 07028

CITY, STATE, ZIP FLARKINS@ORIONRP.COM / MEGLR@HOTMAIL.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: 5/7/25 Method: Check Received By: C. Mitchell
Ms. 11416 C. Mitchell

U.S. Postal Service™
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Certified Mail Fee \$4.85

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Total Postage and Fees \$5.58

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Sea Bright NJ 07760

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Tinton Falls NJ 07724

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Postage \$0.73

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Bonita Beach FL 33437

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

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Joe & Kathleen Procopio
Street and Apt. No., or PO Box No.
12226 Country Green Blvd ✓
City, State, ZIP+4®
Bonita Beach FL 33437

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Runyon NJ 07740

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To
Chris & Tanny Kader
Street and Apt. No., or PO Box No.
2 E Wld St ✓
City, State, ZIP+4®
Sea Breeze NJ 07760

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

9589 0710 5270 0114 5601 14

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Rumson NJ 07760

OFFICIAL USE

Certified Mail Fee \$4.85 0808 36

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

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To
 Street and Apt. No., or PO Box No.
 14 E New St Unit A ✓
 City, State, ZIP+4®
 Sea Bright NJ 07760

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 Frank & Elizabeth Lawrence
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 Bank of America
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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To
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 Beachview Lodge Connor Eleri
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Postage \$0.73

Total Postage and Fees \$5.58

Sent To: Erik & Nicole Budnicki
Street and Apt. No., or PO Box No. 154 Elm Drive
City, State, ZIP+4® Branchburg NJ 08853

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Sent To: Thomas & Stephanie Forsman
Street and Apt. No., or PO Box No. 1202 E. Bonita Ave
City, State, ZIP+4® Orange NJ 92867

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Sent To: Randolph Lakin
Street and Apt. No., or PO Box No. 20 Route 183
City, State, ZIP+4® Pitman NJ 08257

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To: Eric & Tara Blackman
Street and Apt. No., or PO Box No. 1362 W. Frank St
City, State, ZIP+4® Litchfield NJ 07738

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