

GIORDANO, HALLERAN & CIESLA, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WWW.GHCLAW.COM

JOHN A. GIUNCO, ESQ.
SHAREHOLDER
JGIUNCO@GHCLAW.COM
DIRECT DIAL: (732) 219-5496

Please Reply To:
125 HALF MILE ROAD
SUITE 300
RED BANK, NJ 07701
(732) 741-3900
FAX: (732) 224-6599

September 7, 2022

Client/Matter No. 20737-0016

VIA HAND DELIVERY and EMAIL

Candace B. Mitchell, Secretary
Borough of Sea Bright Unified Planning Board
1099 Ocean Avenue
Sea Bright, NJ 07760

RE: Application: Preliminary Major Subdivision and Preliminary and Final Site Plan Approval
Application: The Havens at Sea Bright
Property: Block 13, Lots 13-18, 20-21; Block 14, Lots 12 & 14, Block 15, Lots 5-12

Dear Ms. Mitchell:

Pursuant to your conversation with my paralegal, Denise Wegryniak, we enclose the following:

1. Fifteen (15) copies of the plans entitled "Preliminary & Final Major Subdivision & Site Plan ~ Haven at Sea Bright ~" prepared by Walter Joseph Hopkin, P.E. of WJH Engineering dated January 17, 2022, last revised 7/22/22, consisting of thirteen (13) sheets;
2. Fifteen (15) copies of the revised application naming Denholtz Acquisitions as the Applicant.
3. Fifteen (15) copies of the photographs of the site;
4. Fifteen (15) copies of the correspondence from WJH Engineering dated July 28, 2022;

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September 7, 2022

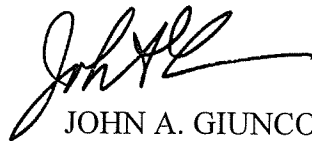
Page 2

By copy of this letter, we are sending a hard copy of the plans, stormwater management Narrative, site photographs and application directly to the Borough Attorney and Planner. We will also provide an electronic copy of the revised application and plans to the Borough Engineer.

This letter will also confirm this application is on the September 27, 2022 agenda. Should you require any additional information, please contact me or Denise Wegryniak.

Thank you for your time and attention to this matter.

Very truly yours,



JOHN A. GIUNCO

JAG/dw

Encls.

cc: Steven Denholtz
Steven Lidster
Walter Hopkin, P.E.
Joseph Malison, P.E.
Daniel Condatore, RA
Denise M. Wegryniak
Evan P. Zimmerman, Esq.
Michael Levinson

Docs #5929593-v1

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: Church Street, River Street, South Street, Poppinger Place, New Street, Front Street

Block 13, 14 & 15 Lot 13-18, 20-21; 12 & 14 and 5-12

Dimensions: Frontage _____ Depth _____ Total Area _____

Zoning District: R-3 and BR

2. APPLICANT

Name: Denholtz Acquisitions

Address: 116 Chestnut Street, Suite 102, Red Bank, NJ 07701

Telephone Number: 732-741-3900

Applicant is a: Corporation__ Partnership__ Individual __ LLC x

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.)

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

Owner's Name: Jesse Howland & Sons, Inc.; CJM Associates of Sea Bright, LLC and Borough of Sea Bright

Address _____

Telephone Number _____

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies)

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: John A. Giunco, Esq.; Giordano Halleran & Ciesla
Address: 125 Half Mile Road, Suite 300, Red Bank, NJ 07701
Telephone Number 732-741-3900 Email: jgiunco@ghclaw.com

7. Applicant's Engineer: Walter Joseph Hopkin, P.E.
Address: 2517 Highway 35, Suite 301, Manasquan, NJ 08736
Telephone Number 732-223-1313 Email: whopkin@wjhengineering.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: Daniel M. Condatore, R.A., MODE

Field of Expertise: Architect

Address 621 Lake Avenue, 3A, Asbury Park, NJ 07712

Telephone Number 732-800-1958 Email dcondatore@mode-arch.com

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:** N/A

 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	
<u> X </u>	Preliminary Site Plan Approval - Major	
<u> X </u>	Final Site Plan Approval	
_____	Amendment or Revision to an Approval Site	
_____	Plan Area to be disturbed (square feet)	
<u> 45 </u>	Total number of proposed dwelling units (4 single family; 25 multi-family townhouses and	
_____	Request for Waiver from Site Plan Review and Approval	16 condominiums
_____	Request for Variance Approval	

Reason for request:

- _____ 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)
- _____ 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 N/A

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.

To be provided prior to the hearing

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)

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? Not yet

20. Are any off-tract improvements required or proposed? Yes, to be determined

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

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

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	<u></u>

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. See attached letter requesting tax certification.

25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid.

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 John A. Giunco, Esq.; Giordano Halleran & Ciesla

Address: 125 Half Mile Road, Suite 300

Red Bank, NJ 07701

Phone Number: 732-741-3900

Email: jgiunco@ghclaw.com

Engineer: Walter Joseph Hopkin, P.E.

Address: 2517 Highway 35, Suite 301, Manasquan, NJ 08736

Phone Number: 732-223-1313

Email: whopkin@wjengineering.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 7th day of September, 2022.

A Notary Public of NJ Owner

My Commission Expires: 8/20/24

DENISE M. WEGRYNIAK
A Notary Public of New Jersey
My Commission Expires August 20, 2024

Denise M. Wegrzyniak

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: 9/7/22 Applicant: *[Signature]*

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August 18, 2022

Client/Matter No. 20737-0016

VIA HAND DELIVERY

Candace B. Mitchell, Secretary
Borough of Sea Bright Unified Planning Board
1099 Ocean Avenue
Sea Bright, NJ 07760

RE: Application: Preliminary Major Subdivision and Preliminary and Final Site Plan Approval
Application: The Havens at Sea Bright
Property: Block 13, Lots 13-18, 20-21; Block 14, Lots 12 & 14, Block 15, Lots 5-12

Dear Ms. Mitchell:

We represent the applicant, Denholtz Acquisitions (“Applicant”) in connection with the application to the Borough of Sea Bright (“Borough”) Unified Planning Board (“Board”) seeking Preliminary Major Subdivision and Preliminary and Final Site Plan approval (“Application”).

We hereby submit the following documents in support of our previous submission:

1. Three (3) copies of plans last revised July 22, 2022;
2. Three (3) copies of the photographs of the site;
3. Three (3) copies of a narrative of off tract improvements;
4. Three (3) copies of our list of requested temporary submission waivers;
5. Three (3) copies of our list of outside agency approvals required;
6. Three (3) copies of the Stormwater Management Narrative.

In addition, we enclose the following:

1. Three (3) copies of the correspondence from our engineer, WJH Engineering addressing the items raised in Mr. Hoder’s review letter dated February 22, 2022;
2. Copies of the Owner’s Affidavits of Authorization and Consent which were provided with our initial submission;

GIORDANO, HALLERAN & CIESLA
A Professional Corporation
ATTORNEYS-AT-LAW

August 18, 2022

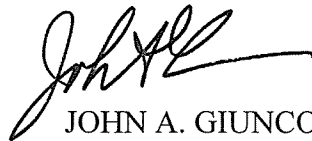
Page 2

3. Copy of our correspondence to the Tax Collector dated July 28, 2021 requesting a tax certification;
4. Copy of the CAFRA application;
5. Copy of Schedule A of the Title Commitment issued by Blue Sky Title Agency, LLC confirming who owns title to the blocks and lots in our application.
6. Copy of the Title 39 letter sent to the Borough Attorney.

If you require any additional information, please contact me or Denise Wegryniak. Kindly advise as to the earliest date that this matter can be scheduled for a public hearing.

Thank you for your time and attention to this matter.

Very truly yours,



JOHN A. GIUNCO

JAG/dw

Encls.

cc: Steven Denholtz
Steven Lidster
Walter Hopkin, P.E.
Joseph Malison, P.E.
Daniel Condatore, RA
Denise M. Wegryniak
Evan P. Zimmerman, Esq.
Michael Levinson

Docs #5903442-v1

GIORDANO, HALLERAN & CIESLA, P.C.

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Please Reply To:
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SUITE 300
RED BANK, NJ 07701
(732) 741-3900
FAX: (732) 224-6599

August 18, 2022

Client/Matter No.20737-0016

Via Email: rmclaughlin@wall-lawyers.com

Roger McLaughlin, Esquire
4814 Outlook Drive
Suite 112
Wall, New Jersey 07753

**Re: Denholtz Acquisitions
Block 13, Lots 13-18, 20-21; Block 14, Lots 12 & 14 & Block 15, Lots
5-12
Title 39 Map
Sea Bright, NJ**

Dear Ms. Kowalski:

As you know, this office represents Denholtz Acquisitions (“Denholtz”) the contact purchaser/re-developer of lots 13-18, 20-21 in block 13 and lots 12 & 14, in block 14 and lots 5-12 in block 15, Borough of Sea Bright (the “Property”). In accordance with N.J.S.A. 39:5A-1, on behalf of Denholtz Acquisitions as contract purchaser/re-developer of the Property, please accept this request for Title 39 enforcement by the Borough of Sea Bright Police.

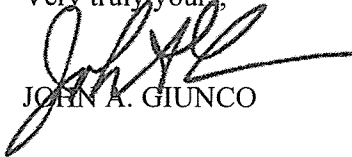
Please let the undersigned know if the Borough of Sea Girt requires anything further to take formal action on Title 39 enforcement on the Property.

GIORDANO, HALLERAN & CIESLA
A Professional Corporation
ATTORNEYS-AT-LAW

August 18, 2022
Page 2

Thank you.

Very truly yours,



JOHN A. GIUNCO

JAG/dw
Enclosure

Docs #5910089-v1R



July 28, 2022

Ms. Candace Mitchell, Planning Board Secretary
Borough of Sea Bright
Unified Planning Board
1099 Ocean Ave.
Sea Bright, NJ 07760

**RE: Haven at Sea Bright
Block 13, Lots 13-18, 20-21
Block 14, Lots 12 & 14
Block 15, Lots 5-12**

Dear Ms. Mitchell:

Enclosed please find the following:

- ✓ 3 sets of our plans, last revised July 22, 2022.
- ✓ 3 copies of our Photographs of the site.
- ✓ 3 copies of our Narrative of Off Tract Improvements.
- ✓ 3 copies of our List of Requested Temporary Submission Waivers.
- ✓ 3 copies of our List of Outside Agency Approvals Required.

Please note, our plans have been revised to schematically demonstrate a portion of the project's stormwater, as well as existing municipal stormwater, to be directed to a new stormwater pump station on River Street.

We have addressed Mr. Hoder's 2/22/22 review letter as follows:

Completeness

Site Plan Preliminary

8. The Applicant or their attorney will address certification of taxes and sewer utility.
9. Enclosed please find photographs of the site of the site.
11. Enclosed please find a narrative of off tract improvements.
12. We would respectfully request a temporary waiver from providing will serve letters.
13. The project's CAFRA statement will be submitted under separate cover to address the EIS.
14. The Applicant's attorney will provide a certificate of owner permission. Subsequent plans will include this certificate.
15. We would respectfully request a temporary waiver from providing proof of application to Monmouth County.

18. The Applicant or their attorney will address the required escrow fees.
19. The Applicant does not intend to request any variances. The amount of parking will be clarified later in this letter.
20. A copy of the CAFRA application will be submitted under separate cover.
21. We would respectfully request a temporary waiver from providing proof of a Floodplain Encroachment application.

Final Site Plan

2. We would respectfully request a temporary waiver from providing all federal, state and county approvals at this time.
3. The Applicant or their attorney will address certification of taxes and sewer utility.
4. The Applicant or their attorney will address the required escrow fees.
5. Enclosed please find a narrative of off tract improvements.
6. The Applicant's attorney will provide a certificate of owner permission. Subsequent plans will include this certificate.

Major Subdivision Application

3. We would respectfully request a temporary waiver from providing proof of a Floodplain Encroachment application.
5. We would respectfully request a temporary waiver from providing proof of application to Monmouth County.
6. Enclosed please find a narrative of off tract improvements.
7. The Applicant does not intend to request any variances. The amount of parking will be clarified later in this letter.
8. The Applicant or their attorney will provide the Right of Entry.
9. The Applicant's attorney will provide a certificate of owner permission. Subsequent plans will include this certificate.
11. The projects CAFRA statement will be submitted under separate cover to address the EIS.
12. The Applicant or their attorney will provide a title report.
13. The Applicant or their attorney will address certification of taxes and sewer utility.
15. We would respectfully request that a temporary waiver be granted for proposed covenants or deed restrictions.
17. We would respectfully request a temporary waiver from providing will serve letters.
20. The Applicant's attorney will address Title 39.

Other Comments

- a) We have enclosed a summary of all requested temporary submission waivers.
- b) No additional applications have been filed at this time.
- c) Parking tabulation – See below. If the information below is acceptable to Mr. Hoder we will provide this table on subsequent plans.

Unit Type	Number	RSIS Requirement/unit	RSIS Required	Redevelopment Plan Requirement (2.0/unit)	Provided
Single Family Detached	4	2.5	10	8	14 *
3 BR					
Townhouse	25	2.4	60	50	50**
3 BR					
Condo					
1 BR	3	1.8	5.4	6	
2 BR	6	2.0	12	12	
3 BR	6	2.1	12.6	12	
			30	30	30
Additional Parking					15***

* Pursuant to RSIS, a 2-car garage and a driveway greater than 18' is credited for 3.5 spaces / unit.

** Each townhouse has either a 2-car garage or a 1 car garage with a driveway / carport. This accounts for 50 spaces.

*** An additional 9 are available in the condo parking garage. An additional 6 are available along the private H.O.A driveway North of Block 15, Lot 4, between River and South Street.

If you should have any further questions, or require additional information, please feel free to call.

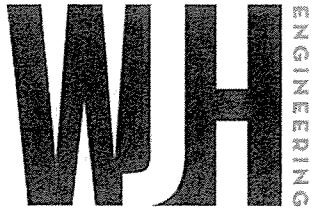
Sincerely,

WJH ENGINEERING



Walter Joseph Hopkin, PE, PP, CME

C: David Hoder, PE, PP, CME (w/enclosures)
 Steven Deholtz / Steve Lidster (via e-mail)
 John Giunco, Esq (via e-mail)



Narrative of Off Tract Improvements

For

**Block 13, Lots 13-18, 20-21
Block 14, Lots 12 & 14
Block 15, Lots 5-12
Borough of Sea Bright
Monmouth County, NJ**

July 28, 2022

Prepared by:

A handwritten signature in black ink, appearing to read 'W. Hopkin', with a long horizontal line extending to the right.

Walter Joseph Hopkin
New Jersey Professional Engineer
License Number 40673

Below is a brief list of off tract improvements proposed for the project

- ✓ Front Street will be extended / meander from New Street to River Street.
- ✓ Poppi Place will be vacated.
- ✓ A new bulkhead is proposed from the re-aligned River access to River Street.
- ✓ A new open space / park with amenities from the re-aligned River access to River Street.
- ✓ Extension of all utilities as required.
- ✓ Interception of all River out falls from River Street to Surf Street to be routed to the Beach Street stormwater pump station.
- ✓ Various stormwater collection modifications to accommodate the above improvements.
- ✓ A new stormwater pump station will be required on River Street.



Site Photographs

For

Haven at Sea Bright
Block 13, Lots 13-18, 20-22
Block 14, Lots 12 & 14
Block 15, Lots 5-12
Borough of Sea Bright
Monmouth County, NJ

July 28, 2022

Prepared by:

A handwritten signature in black ink, appearing to read 'W. Hopkin', with a long horizontal line extending to the right.

Walter Joseph Hopkin
New Jersey Professional Engineer
License Number 40673



River Street Looking west



River Street looking east



Poppi Place looking south



South Street looking west



South Street looking east



End of South Street



Lot west of West Front Street



Lot west of West Front Street



Lot west of West Front Street



West Front Street looking south



Existing Borough Boat Launch



Transaction Identification Data for reference only:

Issuing Agent: Blue Sky Title Agency, LLC
Issuing Office: 1340A Campus Parkway Wall, NJ 07753
Issuing Office ALTA® Registry ID:
Loan ID Number:
Commitment Number:
Issuing Office File Number: BST-1014
Property Address: Front, Church & South Streets, Sea Bright, NJ 07760
Revision Number:

SCHEDULE A

1. Commitment Date: **June 10, 2021**

2. Policy to be issued:

Owner's Policy: ALTA Owner's Policy (6/17/06)

Policy Amount: **\$11,250,000.00**

Proposed Insured: **Denholtz Acquisition, LLC**

3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment date, vested in:

Tract One: Block 13 Lot 13:

Jesse A. Howland & Sons, Inc. by Deed from Derek M. Tynes, Executor of the Estate of Leola Ragland, dated April 24, 1985, recorded April 25, 1985 in the Monmouth County Clerk's Office in Deed Book 4556 Page 892.

Tract Two: Block 13 Lot 14:

Jesse A. Howland & Sons, Inc. by Deed from Jesse A. Howland and Mary Howland, his wife, dated February 10, 1943, recorded April 21, 1943 in the Monmouth County Clerk's Office in Deed Book 1917 Page 404.

Jesse A. Howland & Sons, Inc. by Deed from Robert Keehn and Bertha Keehn, his wife, dated November 30, 1971, recorded December 7, 1971 in the Monmouth County Clerk's Office in Deed Book 3761 Page 1.

Tract Three: Block 13 Lots 15 & 16:

Jesse A. Howland & Sons, Inc. by Deed from Seaboard Service, dated May 20, 1957, recorded May 24, 1957 in the Monmouth County Clerk's Office in Deed Book 2759 Page 219.

Jesse A. Howland & Sons, Inc. by Deed from George W. Johnson and Lillian M. Johnson, his wife, dated May 9, 1963, recorded May 10, 1963 in the Monmouth County Clerk's Office in Deed Book 3234 Page 523.

Tract Four: Block 13 Lot 18:

Jesse A. Howland & Sons, Inc. by Deed from Thomas K. Johnson aka K. Thomas Johnson aka Kenneth T. Johnson and Elizabeth J. Johnson, his wife, dated March 14, 1990, recorded March 20, 1990 in the Monmouth County Clerk's Office in Deed Book 4991 Page 170.

Tract Five: Block 13 Lot 20:

C, J & M Associates of Sea Bright, LLC by Deed from William S. Greenwald, dated October 2, 2012, recorded October 5, 2012 in the Monmouth County Clerk's Office in Official Record 8974 Page 7536.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice: the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Schedule A— Continued

Issuing Office File No. BST-1014

Tract Six: Block 13 Lot 21:

Jessie A. Howland & Sons, Inc. by Deed from Dennis M. Kaplan and Jennifer L. Kaplan, husband and wife, dated March 18, 2005, recorded April 16, 2005 in the Monmouth County Clerk's Office in Official Record 8452 Page 8564.

Tract Seven: Block 13 Lot 22:

C, J & M Associates of Sea Bright, LLC by Deed from William O. Weber, by his attorney in fact, Lynn W. Weber, dated December 30, 2013, recorded January 2, 2014 in the Monmouth County Clerk's Office in Official Record 9050 Page 9343.

Tract Eight: Block 14 Lot 12:

C, J & M Associates of Sea Bright, LLC by Deed from William Weber, by his attorney in fact, Lynn W. Weber, dated December 30, 2013, recorded January 2, 2014 in the Monmouth County Clerk's Office in Official Record 9050 Page 9338.

Tract Nine: Block 14 Lot 14:

Jesse A. Howland & Sons, Inc. by Deed from J. Edward Howland and Theresa P. Howland, his wife, dated January 31, 1933, recorded February 10, 1933 in the Monmouth County Clerk's Office in Deed Book 1616 Page 390.

Jesse A. Howland & Sons, Inc. by Deed from Jesse A. Howland and Mary Howland, his wife, dated February 10, 1943, recorded April 21, 1943 in the Monmouth County Clerk's Office in Deed Book 1917 Page 404.

Jesse A. Howland & Sons, Inc. by Deed from Julia Y. Bradley, widow, dated July 30, 1973, recorded July 31, 1973 in the Monmouth County Clerk's Office in Deed Book 3845 Page 357.

Tract Ten: Block 15 Lot 5, 6 & 7:

C, J & M Associates of Sea Bright, L.L.C. by Deed from Jane G. Clayton, dated May 3, 2010, recorded June 2, 2010 in the Monmouth County Clerk's Office in Official Record 8834 Page 5107.

Tract Eleven: Block 15 Lot 8:

Jesse A. Howland & Sons, Inc. by Deed from George M. Conway, Jr., dated March 2, 2005, recorded March 23, 2005 in the Monmouth County Clerk's Office in Official Record 8446 Page 8338.

Tract Twelve: Block 15 Lot 10:

Jesse A. Howland & Sons, Inc. by Deed from Theresa P. Howland, widow, Jesse E. Howland and Shirley Howland Bradley, Executors of the Estate of J. Edward Howland, deceased, dated October 2, 1970, recorded October 23, 1970 in the Monmouth County Clerk's Office in Deed Book 3710 Page 665.

Tract Thirteen: Block 15 Lot 11:

C, J & M Associates of Sea Bright, LLC by Deed from Icarus Development, LLC, dated March 20, 2018 and delivered on March 23, 2018, recorded May 9, 2018 in the Monmouth County Clerk's Office in Official Record 9286 Page 3776.

Tract Fourteen: Block 15 Lot 12:

Jesse A. Howland & Sons, Inc. by Deed from Harry Mahon Allaire and M. Violet Allaire, his wife, dated April 30, 1986, recorded May 9, 1986 in the Monmouth County Clerk's Office in Deed Book 4654 Page 462.

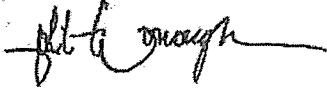
This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Schedule A- Continued
Issuing Office File No. BST-1014

5. The Land is described as follows: See Schedule C, attached.

FOR INFORMATION ONLY: Being known as Lot 13-16, 18, 20-22; 12 & 14; 5-8, 10-12 in Block 13; 14; 15, on the official tax map of Borough of Sea Bright, County of Monmouth, in the State of NJ. The mailing address is: Front, Church & South Streets, Sea Bright, NJ 07760.

First American Title Insurance Company



John J. McDonough
Authorized Officer or Agent
Blue Sky Title Agency, LLC

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



Temporary Submission Waivers Requested
Haven at Sea Bright

- ✓ Proof of Submission to Monmouth County Planning Board, Floodplain Encroachment
- ✓ All Federal, State & County Approvals
- ✓ Proposed Covenants or Deed Restrictions
- ✓ Will Serve Letters

w:\projects\19\19179 - haven at sea bright\19179a - denholtz\apps - reviews - approvals\temporary submission waivers requested.docx

257 MONMOUTH ROAD, BLDG. A, STE. 7 • OAKHURST, NJ 07755
PHONE: 732-223-1313 • WJHENGINEERING.COM



Outside Agency Approvals Required
Haven at Sea Bright

- ✓ Municipal Land Use
- ✓ Municipal Floodplain Encroachment
- ✓ Soil Conservation District
- ✓ County Planning Board
- ✓ Local, Regional & State Water/Sewer
- ✓ NJDEP CAFRA
- ✓ Other Land Use Approvals Required
- ✓ Municipal Building Permits

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257 MONMOUTH ROAD, BLDG. A, STE. 7 • OAKHURST, NJ 07755
PHONE: 732-223-1313 • WJHENGINEERING.COM

**OWNER'S AFFIDAVIT
OF AUTHORIZATION AND CONSENT**

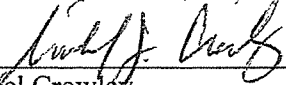
In the matter of:
BROOKS REAL ESTATE DEVELOPMENT, LLC
Block 13, Lots 13-16, 18
Block 14, Lot 14
Block 15, Lot 10 & 12
31 New Street; 50 Church Street; 4 Front Street; 10 Front Street, 16 South Street; 15 South Street
Sea Bright, New Jersey

Michael Crowley, being of full age, hereby says:

I am the authorized representative for Howland Jesse A. & Sons, Inc. ("Howland"), the owner of property located at 31 New Street; 50 Church Street; 4 Front Street; 10 Front Street, 16 South Street and 15 South Street designated as Block 13, Lots 13-15, 18; Block 14, Lot 14 and Block 15, Lots 10 & 12 on the municipal tax map of the Borough of Sea Bright.

The applicant is BROOKS REAL ESTATE DEVELOPMENT, LLC. I hereby authorize and consent to said Applicant to appeal to the Unified Planning Board of the Borough of Sea Bright.

Howland Jesse A. & Sons, Inc.



Michael Crowley
Authorized Representative

**OWNER'S AFFIDAVIT
OF AUTHORIZATION AND CONSENT**

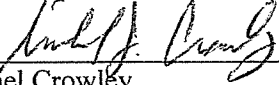
In the matter of:
BROOKS REAL ESTATE DEVELOPMENT, LLC
Block 13, Lots 20 & 22
Block 14, Lot 12
Block 15, Lots 5, 6 7 & 11
42 Church Street; 38 Church Street; 21 Church Street; 6 River Street, 8 River Street
Sea Bright, New Jersey

Michael Crowley, being of full age, hereby says:

I am the authorized representative for C,J & M Associates of Sea Bright, LLC ("CJM"), the owner of property located at 42 Church Street, 38 Church Street, 21 Church Street and 6 River Street designated as Block 13, Lots 20 & 22; Block 14, Lot 12 and Block 15, Lot 5, 6, 7 & 11 on the municipal tax map of the Borough of Sea Bright.

The applicant is BROOKS REAL ESTATE DEVELOPMENT, LLC. I hereby authorize and consent to said Applicant to appeal to the Unified Planning Board of the Borough of Sea Bright.

C,J & M Associates of Sea Bright, LLC



Michael Crowley
Authorized Representative

CERTIFICATE OF TITLE

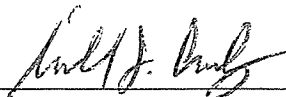
In the application of Brooks Real Estate Development, LLC

To: Borough of Sea Bright Unified Planning Board

Re: **Block 13, Lots 13-16, 18**
Block 14, Lot 14
Block 15, Lots 10 & 12
Sea Bright, Monmouth County

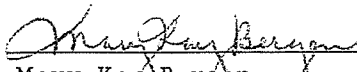
The undersigned, Michael J. Crowley, authorized representative of Howland Jesse A. & Sons, Inc. hereby certifies that it is the owner of property known as 31 New Street, 50 Church Street, 4 Front Street, 10 Front Street, 16 South Street and 15 South Street, Block and Lots referenced above in the Borough of Sea Bright.

Jessie A. Howland & Sons, Inc.



By: Michael J. Crowley
Authorized Representative

Sworn to before me this 28th day
of January, 2022



Mary Kay Bergen

Mary Kay Bergen
NOTARY PUBLIC
State of New Jersey
My Commission Expires May 15, 2022

**OWNER'S AFFIDAVIT
OF AUTHORIZATION AND CONSENT**

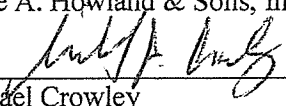
In the matter of:
BROOKS REAL ESTATE DEVELOPMENT, LLC
Block 13, Lot 21
Block 15, Lot 8
40 Church Street and 9 South Street
Sea Bright, New Jersey

Michael Crowley, being of full age, hereby says:

I am the authorized representative for Jessie A. Howland & Sons, Inc. ("Howland"), the owner of property located at 40 Church Street and 9 South Street designated as Block 13, Lot 21 and Block 15, Lot 8 on the municipal tax map of the Borough of Sea Bright.

The applicant is BROOKS REAL ESTATE DEVELOPMENT, LLC. I hereby authorize and consent to said Applicant to appeal to the Unified Planning Board of the Borough of Sea Bright.

Jessie A. Howland & Sons, Inc.



Michael Crowley
Authorized Representative

CERTIFICATE OF TITLE

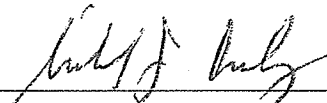
In the application of Brooks Real Estate Development, LLC

To: Borough of Sea Bright Unified Planning Board

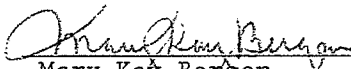
Re: **Block 13, Lot 21**
Block 14, Lot 8
Sea Bright, Monmouth County

The undersigned, Michael J. Crowley, authorized representative of Jessie A. Howland & Sons, Inc. hereby certifies that it is the owner of property known as 40 Church Street and 9 South Street, Block and Lots referenced above in the Borough of Sea Bright.

Jessie A. Howland & Sons, Inc.


By Michael J. Crowley
Authorized Representative

Sworn to before me this 28th day
of January, 2022


Mary Kay Bergen

Mary Kay Bergen
NOTARY PUBLIC
State of New Jersey
My Commission Expires May 15, 2022

CERTIFICATE OF TITLE

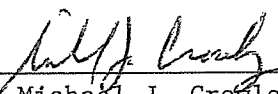
In the application of Brooks Real Estate Development, LLC

To: Borough of Sea Bright Unified Planning Board

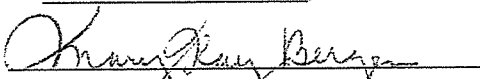
Re: **Block 13, Lots 20 & 22**
Block 14, Lot 12
Block 15, Lot 5
Sea Bright, Monmouth County

The undersigned, Michael J. Crowley, authorized representative of C.J & m ASSOC. OF SEA BRIGHT, LLC hereby certifies that it is the owner of property known as 42 Church Street, 38 Church Street, 21 Church Street and 6 River Street, Block and Lots referenced above in the Borough of Sea Bright.

C.J. & M. Associates, LLC


By Michael J. Crowley
Authorized Representative

Sworn to before me this 28th day
of January, 2022


Mary Kay Bergen

Mary Kay Bergen
NOTARY PUBLIC
State of New Jersey
My Commission Expires May 15, 2022