



ANSELL GRIMM & AARON PC  
COUNSELORS AT LAW

1500 LAWRENCE AVENUE  
CN7807  
OCEAN, NEW JERSEY 07712  
732-922-1000  
732-922-6161 (FAX)

365 RIFLE CAMP ROAD  
WOODLAND PARK, NEW JERSEY 07424  
973-247-9000  
973-247-9199 (FAX)

214 CARNEGIE CENTER  
SUITE 112  
PRINCETON, NEW JERSEY 08540  
609-751-5551

1177 AVENUE OF THE AMERICAS  
5TH FLOOR  
NEW YORK, NY 10036  
800-569-3886

41 UNIVERSITY DRIVE  
SUITE 400  
NEWTOWN, PENNSYLVANIA 18940  
267-757-5792  
www.ansellgrimm.com

JAMES G. AARON  
ALLISON ANSELL ♦ †  
BRIAN E. ANSELL ‡  
MITCHELL J. ANSELL  
JOSHUA S. BAUCHNER ♦  
MICHAEL V. BENEDETTO  
RICK BRODSKY ♦  
DAVID J. BYRNE □  
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ROBERT A. HONECKER, JR. □ §  
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MATRIMONIAL LAW ATTORNEY

January 3, 2024

RECEIVED

JAN 4 2024

Borough of Sea Bright

Via e-mail and UPS Next Day Air

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

Re: Variance Application of Jonathan and Catherine Goldin  
Premises: 7 Atlantic Way  
Block 29, Lot 7  
Our File No.098495-0

Dear Ms. Mitchell:

In connection with the above, enclosed please find an original Affidavit of Proof of Service of the Notice of Hearing, together with a copy of the Affidavit of Publication from the *Asbury Park Press*. We will forward the original Affidavit of Publication to you upon receipt.

Your attention to this matter is greatly appreciated. Please do not hesitate to contact me if you have any questions.

Very truly yours,

RICK BRODSKY  
A Member of the Firm  
Direct e-mail: [rbrodsky@ansell.law](mailto:rbrodsky@ansell.law)  
Direct Dial: 732-643-5296

RB/ahn  
Encs.

cc w/encs. via e-mail only:  
Jonathan and Catherine Goldin  
Anthony M. Condouris, Architect

098495.000000 8743906v1

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**AFFIDAVIT OF PUBLICATION**

Order Number : 9665177

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**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, deposes and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

12/28/2023

*K. Allen*

Legal Clerk

*Denise Roberts*

Notary Public State of Wisconsin County of Brown

*4/6/27*

My commission expires

DENISE ROBERTS  
Notary Public  
State of Wisconsin

**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 29, LOT 7.**

**PLEASE TAKE NOTICE** that Jonathan and Catherine Goldin have applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to permit the construction of an addition of a third floor (1 1/2 story) to the existing residential dwelling, and the partial enclosure of the existing open garage area for storage purposes, with respect to premises located in the R-2 Zone and known as Block 29, Lot 7 on the Tax Map of the Borough of Sea Bright, and commonly known as 7 Atlantic Way, Sea Bright, New Jersey. Applicant is seeking the following variances:

**Section 130-39:**

- (i) minimum lot area of 2,437 square feet existing and proposed, where 4,000 square feet is required;
- (ii) minimum lot width of 32.5 feet existing and proposed, where 50 feet is required;
- (iii) minimum front yard setback of 5.8 feet existing and proposed, where 25 feet is required;
- (iv) minimum each side yard setback of 3.74 feet existing and proposed, where 7 feet is required;
- (v) minimum both side yard setbacks of 7.55 feet existing and proposed, where 15 feet is required;
- (vi) minimum rear yard setback of  $\pm 2$  feet existing and proposed, where 15 feet is required;
- (vii) maximum building coverage of 55.39% existing and proposed, where 50% is permitted;
- (viii) Maximum building height of 31.5 feet existing and 38 feet proposed, where 33 feet is permitted (based on Undersized lot width height reduction) - "d" variance required;
- (ix) Building height of 2 stories existing and 3 stories proposed, where 2.5 stories are permitted - "d" variance required.

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, January 9, 2024 at 7:30 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.

ANSELL GRIMM & AARON, PC  
Attorneys for Applicant

By:  
Dated: December 21, 2023 RICK BRODSKY, ESQ.  
(\$55.44)

**ANSELL GRIMM & AARON, PC**  
1500 Lawrence Avenue  
CN 7807  
Ocean, New Jersey 07712  
(732) 922-1000  
Attorneys for Applicant

**IN THE MATTER OF THE APPLICATION OF  
JONATHAN AND CATHERINE GOLDIN**

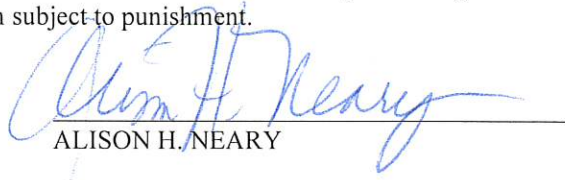
**AFFIDAVIT OF PROOF  
OF SERVICE**

STATE OF NEW JERSEY                    )  
  ) ss.  
COUNTY OF MONMOUTH                )


ALISON H. NEARY, of full age, being duly sworn according to law, upon her oath, deposes and says:

1. I am a Legal Assistant with the firm of Ansell Grimm & Aaron, PC.
2. Jonathan and Catherine Goldin are the applicants in the proceedings before the Planning/Zoning Board of the Borough of Sea Bright, New Jersey, being an application under the revised ordinances of the Borough of Sea Bright and relating to premises located at 7 Atlantic Way, Block 29, Lot 7, Borough of Sea Bright, New Jersey.
3. On December 28, 2023, our firm 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 and were mailed from the United States Post Office Ocean Branch, Ocean, New Jersey. The mailing receipts are attached hereto and made a part of this Affidavit.

I certify that the foregoing information is true and correct to the best of my knowledge and belief. I am aware that if any of the foregoing is willfully false, I am subject to punishment.

  
ALISON H. NEARY

Sworn to and subscribed before me  
this 3<sup>rd</sup> day of January, 2024

  
A Notary Public of New Jersey  
(Sign, stamp, seal and commission expiration date)

MARIA K. WYCKOFF  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 12010013  
My Commission Expires 01/30/2026

ANSELL GRIMM & AARON  
A PROFESSIONAL CORPORATION  
COUNSELORS AT LAW  
1500 LAWRENCE AVENUE  
CN 7807  
OCEAN, N.J. 07712  
(732) 922-1000



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**BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY, NEW JERSEY**

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ANSELL GRIMM & AARON, PC  
Attorneys for Applicant

By: \_\_\_\_\_  
RICK BRODSKY, ESQ.

Dated: December 21, 2023

**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 29, Lot 7, also known as 7 Atlantic Way.

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

<p>✓ <b>Borough of Sea Bright</b> ✓ 1099 Ocean Avenue Sea Bright, NJ 07760</p>	<p>✓ <b>State of New Jersey (for State Hwy 36)</b> Commissioner, Department of Transportation 1035 Parkway Avenue ✓ P.O. Box 600 Trenton, NJ 08625</p>
<p>✓ <b>Comcast</b> Comcast Center ✓ 701 John F Kennedy Blvd. Philadelphia, PA 19103</p>	<p>✓ <b>State of New Jersey (for Coastal Waters)</b> Division of Coastal Resources ✓ P.O. Box 401 Trenton, NJ 08625</p>
<p>✓ <b>New Jersey American Water Company</b> ✓ 661 Shrewsbury Avenue Shrewsbury, NJ 07702</p>	<p>✓ <b>Two Rivers Water Reclamation Authority</b> ✓ 1 Highland Avenue Monmouth Beach, NJ 07750</p>
<p>✓ <b>New Jersey Natural Gas Company</b> ✓ 1415 Wyckoff Road Wall, NJ 07719</p>	<p>✓ <b>Verizon</b> ✓ 175 W. Main St Freehold, NJ 07728 Attn: Corporate Secretary/Right of Way Agent</p>
<p>✓ <b>Jersey Central Power &amp; Light</b> Area Manager Central New Jersey ✓ 1500 Florance Avenue Union Beach, NJ 07735</p>	<p>✓ <b>Monmouth County Planning Board</b> Hall of Records Annex – 2<sup>nd</sup> Floor ✓ East Main Street Freehold, NJ 07728</p>

Attached is a true list of the Property Owners within 200' of Block 29, Lot 7, also known as 7 Atlantic 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 6, 2023  
 Date Request Received: November 2, 2023  
 Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 29, LOT 7

11/04/23 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
27	6		2	LARGEY, THOMAS P & JOAN C PO BOX 802 NEW MONMOUTH, NJ 07748	14 WILLOW WAY	
27	7.01		1	TATELMAN, MICHAEL S & VICKI A, TRUSTEES 6 WILLOW WAY SEA BRIGHT, NJ 07760	6 WILLOW WAY	
28	1		2	HALL, SCOTT & BUSSON, INGRID 58 PIERREPOINT ST 3 BROOKLYN, NY 11201	556 OCEAN AVENUE	
28	2		2	552 OCEAN AVENUE, LLC PO BOX 4112 RIVER EDGE, NJ 07661	552 OCEAN AVENUE	
28	3		2	JANAZZO, DAVID & SUSAN 174 OCEAN AVENUE UNIT 32 SEA BRIGHT, NJ 07760	3 WILLOW WAY	
28	4		2	WILLOW AVENUE, LLC 2 DEPOT PLAZA, SUITE 403 BEDFORD HILLS, NY 10507	5 WILLOW WAY	
28	5		2	WILLOW AVENUE, LLC 2 DEPOT PLAZA, SUITE 403 BEDFORD HILLS, NY 10507	5 BELLEVUE PLACE	
28	7		2	WELTY, MICHAEL D. & SARAH D. 49 BELLEVUE PLACE SEA BRIGHT, NJ 07760	49 BELLEVUE PLACE	
28	8		2	ALLOCCA, JOSEPH 2 ATLANTIC WAY SEA BRIGHT, NJ 07760	2 ATLANTIC WAY	
28	9		2	MEYERS, DAVID R & WALKER, CHRISTINA 1806 PARK AVENUE WEEHAWKEN, NJ 07086	4 ATLANTIC WAY	9.01
28	10.01		1	MEYERS, DAVID & WALKER, CHRISTINA 1806 PARK AVENUE WEEHAWKEN, NJ 07086	548 OCEAN AVENUE	
28	10.02		2	MEYERS, DAVID & WALKER, CHRISTINA 1806 PARK AVENUE WEEHAWKEN, NJ 07086	6 ATLANTIC WAY	
29	1		2	SB OCEAN HOUSE, LLC 2954 TINCUP CIRCLE BOULDER, CO 80305	536 OCEAN AVENUE	
29	3		2	FARRELL, JOHN M & PATRICIA A 110 GLEN VALLEY ROAD YARDLEY, PA 19067	15 ATLANTIC WAY	
29	4		2	VIGGIANO, THOMAS M. & LAURA 25 LITTLE BROOK ROAD WILTON, CT 06897	13 ATLANTIC WAY	
29	5		2	MC CAULEY, THERESA & JOHN F 11 ATLANTIC WAY SEA BRIGHT, NJ 07760	11 ATLANTIC WAY	
29	6		2	EARNST, CHAD ALAN PO BOX 687 GWYNEDD VALLEY, PA 19437	9 ATLANTIC WAY	
29	8		2	LIBERATORE, LOUIS & CRISTIN 5 ATLANTIC WAY SEA BRIGHT, NJ 07760	5 ATLANTIC WAY	
29	9		2	ROBINSON, DANON & HANSSSEN, HEATHER 4 TENNIS COURT LANE RUMSON, NJ 07760	1 ATLANTIC WAY	



OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 29, LOT 7

11/04/23 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
29	10		2	PARKER, TIMOTHY J. & NICOLA J. 92-1027 KOIO DR. APT. D KAPOLEI, HI 96707	3 ATLANTIC WAY	
29	11		2	GRAFSTEIN, ALLEN & MINDY 534 OCEAN AVENUE SEA BRIGHT, NJ 07760	534 OCEAN AVENUE	
29	12		2	LEPIS, JOSEPH JR & SARAH 532 OCEAN AVENUE SEA BRIGHT, NJ 07760	532 OCEAN AVENUE	
29	13		2	MYERS, SAMUEL 530 OCEAN AVENUE SEA BRIGHT, NJ 07760	530 OCEAN AVENUE	
29	14		2	BROOKS, CATHERINE P. 1175 YORK AVE APT. 1L NEW YORK, NY 10021	528 OCEAN AVENUE	
29	15		2	HOURIHAN, JAMES W. & MAUREEN A. 526 OCEAN AVENUE SEA BRIGHT, NJ 07760	526 OCEAN AVENUE	16
29	23		2	SBTZL, LLC 265 FOREST AVENUE GLEN RIDGE, NJ 07028	48 NORMANDIE PLACE	23.01
29	24		2	KHACHATURIAN, KATHLEEN CAROL 29A DORA LANE HOLMDEL, NJ 07733	41 NORMANDIE PLACE	24.01
29	25		2	SALZANO, JOHN 45 NORMANDIE PLACE SEA BRIGHT, NJ 07760	45 NORMANDIE PLACE	25.01
29	26		2	MOHR, BARRY & SAUNDRA 43 NORMANDIE PLACE SEA BRIGHT, NJ 07760	43 NORMANDIE PLACE	26.01
29	27		2	HART, BRIAN & VICKI 46 NORMANDIE PLACE SEA BRIGHT, NJ 07760	46 NORMANDIE PLACE	
29	28		15F	SMITH, MARTIN V & LINDA 50 NORMANDIE PLACE SEA BRIGHT, NJ 07760	50 NORMANDIE PLACE	