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COUNSELORS AT LAW

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MATRIMONIAL LAW ATTORNEY

October 18, 2023

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

Via e-mail and UPS Next Day Air

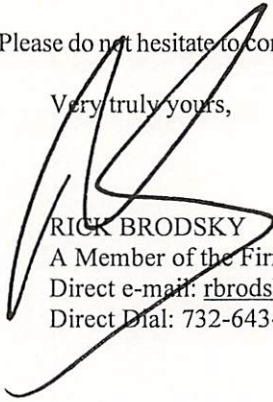
Re: Application of 16 Via Ripa Properties, LLC
Premises: 16 Via Ripa
Block 31, Lot 6
Our File No. 097312-0

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
Direct Dial: 732-643-5296

RB/ahn
Encs.

cc w/encs. via e-mail only:
Eric Schnabolk, 16 Via Ripa Properties, LLC
Maureen Schnabolk, 16 Via Ripa Properties, LLC

097312.000000 8621966v1

AFFIDAVIT OF PUBLICATION

STATE OF WISCONSIN
Brown County

Personally appeared V Felty at County of Brown, State of Wisconsin.

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

10/14/2023

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 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 renovation of, and proposed addition to the existing 2-family residential dwelling, including the raising of same to comply with applicable flood regulations, 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, and commonly known as 16 Via Ripa, Sea Bright, New Jersey. Applicant is seeking the following variances:

- (i) front yard setback (Via Ripa) of 9.6 feet proposed, where 14.1 feet is existing and 25 feet is required;**
- (ii) front yard setback (South Way) of 9.8 feet proposed, where 9.8 feet is existing and 25 feet is required, which existing non-conformity is being exacerbated by the proposed second story addition;**
- (iii) proposed addition to/expansion of pre-existing, non-conforming two-family residential structure, where only single-family residential structures are permitted in the R-2 Zone – "d(2)" use variance required; and**
- (iv) side yard setback (one-side) of 2.8 feet proposed, where 2.8 feet is existing, and 7 feet is required, which pre-existing non-conformity is being exacerbated by the proposed second story addition.**

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, October 24, 2023 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.

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: RICK BRODSKY, ESQ.

Dated: October 10, 2023

(\$49.28)

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
16 VIA RIPA PROPERTIES, LLC

AFFIDAVIT OF PROOF
OF SERVICE

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

RICK BRODSKY, of full age, being duly sworn according to law, upon his oath, deposes and says:


1. I am an Attorney at Law of the State of New Jersey, a partner with the firm of Ansell Grimm & Aaron, PC, and the attorney in charge of the application of 16 Via Ripa Properties, LLC for the firm.
2. 16 Via Ripa Properties, LLC is the applicant 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 16 Via Ripa, Block 31, Lot 6, Borough of Sea Bright, New Jersey.
3. On October 12, 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.

ANSELL GRIMM & AARON, PC
Attorneys for Applicant

By: 
RICK BRODSKY, ESQ.

Sworn to and subscribed before me
this 16th day of October, 2023


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

ALISON H. NEARY
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES SEPT. 13, 2025

ANSELL GRIMM & AARON
A PROFESSIONAL CORPORATION
COUNSELORS AT LAW
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OCEAN, N.J. 07712
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**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.

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 31, Lot 6, also known as 16 Via Ripa in the Borough of Sea Bright as submitted by Sea Bright Tax Assessor Timothy Anfusio.

Candace B. Mitchell

Candace B. Mitchell, Administrative Assistant
Borough Clerk's Office

Date: May 8, 2023
Date Request Received: May 1, 2023
Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 31, LOT 2

05/06/23 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 301 WEST 22ND ST NEW YORK, NY 10011	244 OCEAN AVENUE	55.01
30	56.01		1 ✓	NORTH WINDS AT SEA BRIGHT, LLC 202 W. PARKWAY DRIVE #2 EGG HARBOR, NJ 08234	240 OCEAN AVENUE	
30	56.02		1 ✓	NORTH WINDS AT SEA BRIGHT, LLC 202 W PARKWAY DR. STE 2 EGG HARBOR, NJ 08234	4 SOUTH WAY	
30	56.03		1 ✓	NORTH WINDS AT SEA BRIGHT, LLC 202 W PARKWAY DRIVE #2 EGG HARBOR, NJ 08234	6 SOUTH WAY	
30	56.04		1 ✓	ENSTROM, LARS 6 HUNT STREEET UNIT 53 RUMSON, NJ 07760	8 SOUTH WAY	
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 ✓	NOTARO, RALPH 3171 US HIGHWAY 9 S-302 OLD BRIDGE, NJ 08857	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 6 VIA RIPA SEA BRIGHT, 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	
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	

OWNER & ADDRESS REPORT

SEA BRIGHT

05/06/23 Page 2 of 2

200 FOOT OWNERS LIST FOR BLOCK 31, LOT 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
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 PITTSOWN, 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 42 WATERVIEW WAY SEA BRIGHT, NJ 07760	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	



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MONMOUTH COUNTY, NEW JERSEY**

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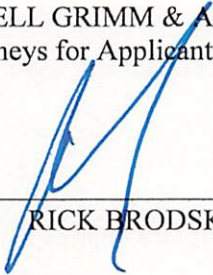
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This Notice is sent to you by the Applicant, by order of the Planning/Zoning Board of the Borough of Sea Bright.

ANSELL GRIMM & AARON, PC
Attorneys for Applicant

By:  _____
RICK BRODSKY, ESQ.

Dated: October 10, 2023

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 1415 Wyckoff Road
 Wall, NJ 07719
 City, State, ZIP+4

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Sent To

Street and Apt. No. Two Rivers Water Reclamation Authority
 1 Highland Avenue
 Monmouth Beach, NJ 07750
 City, State, ZIP+4

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Sent To Verizon
 Attn: Corporate Secretary/Right of Way Agent
 Street and Apt. 175 W. Main Street
 City, State, ZIP Freehold, NJ 07728

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Total Postage \$

Via Certified Mail Block 30/Lot 56.02

Sent To North Winds at Sea Bright, LLC
 202 W Parkway Dr Ste 2
 City, State, ZIP Egg Harbor, NJ 08234

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Certified Mail Restricted Delivery \$

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Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To Monmouth County Planning Board
 Hall of Records Annex - 2nd Floor
 Street and Apt. 1 East Main Street
 City, State, ZIP Freehold, NJ 07728

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

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Via Certified Mail Block 30/Lot 56.03

Sent To North Winds at Sea Bright, LLC
 202 W Parkway Drive #2
 City, State, ZIP Egg Harbor, NJ 08234

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Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To Thomas Lundon & Pat Williamson
 253 Ocean Avenue
 City, State, ZIP Sea Bright, NJ 07760

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 202 W. Parkway Drive #2
 City, State, ZIP Egg Harbor, NJ 08234

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Sent To Dritan Dobi
 301 West 22nd St
 City, State, ZIP New York, NY 10011

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Sent To Lars Enstrom
 6 Hunt Street Unit 53
 City, State, ZIP Rumson, NJ 07760

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Sent To **Via Certified Mail**

Street and Apt. Frank Camuso, LP & Sciortino, Vince
 14 South Way
 City, State, ZIP Sea Bright, NJ 07760

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Sent To **Via Certified Mail**

Street and Apt. Dave & Joann Sheridan
 5 Via Ripa
 City, State, ZIP Sea Bright, NJ 07760

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Sent To **Via Certified Mail**

Street and Apt. 2 Via Ripa, LLC
 153 Kemp Avenue
 City, State, ZIP Fair Haven, NJ 07704

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Street and Apt. Judith Lynn Geraud
 3 Via Ripa Way
 City, State, ZIP Sea Bright, NJ 07760

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Street and Apt. 10 Via Ripa, LLC
 14 South Way
 City, State, ZIP Sea Bright, NJ 07760

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Sent To **Via Certified Mail**

Street and Apt. Ralph Notaro
 3171 US Highway 9 S-302
 City, State, ZIP Old Bridge, NJ 08857

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Sent To **Via Certified Mail**

Street and Apt. Michael & Glynis Burke
 948 Euterpe Street
 City, State, ZIP New Orleans, LA 70130

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Sent To Patrick J. Quinn
 Street and Apt. 49 North Way
 City, State, ZIP+4 Sea Bright, NJ 07760

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Sent To Beach 'N Eatery, LLC
 Street and Apt. 34 Waterview Way
 City, State, ZIP+4 Sea Bright, NJ 07760

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Sent To Kathleen W Franco
 Street and Apt. 159 White Oak Terrace
 City, State, ZIP+4 Belleville, NJ 07109

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Sent To McLynn, Richard & Kingman, Ginette
 Street and Apt. 36 Waterview Way
 City, State, ZIP+4 Sea Bright, NJ 07760

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Sent To Kenneth R & Marlene R Clauer
 Street and Apt. 101 Carolyn Avenue
 City, State, ZIP+4 Colonia, NJ 07067

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Sent To Joseph S Soviero
 Street and Apt. 25 Via Ripa
 City, State, ZIP+4 Sea Bright, NJ 07760

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Sent To Linda Boyce
 Street and Apt. PO Box 3
 City, State, ZIP+4 Lincroft, NJ 07738

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Sent To Colleen Curtis
 Street and Apt. 13 Via Ripa
 City, State, ZIP+4 Sea Bright, NJ 07760

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Sent To

Street and Apt. Morley, Christopher & Michele Capano
14 Via Ripa
City, State, ZIP Sea Bright, NJ 07760

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Sent To

Street and Apt. No. Joan H. & Joan M. Tagliaferro
1 Via Ripa
City, State, ZIP+4 Sea Bright, NJ 07760

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Sent To

Street and James C. Morley
2 Grist Mill Road
City, State, Pittstown, NJ 08867

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Street and Apt. Scott Mulholland
42 Waterview Way
City, State, ZIP Sea Bright, NJ 07760

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Sent To

Street and Apt. No. Peter & Amy N. Kaplan
190 Great Hills Drive
City, State, ZIP+4 South Orange, NJ 07079

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Sent To

Street and Apt. Dolce, Joseph IV & Gelfand, Lindsay
103 3rd Avenue
City, State, ZIP Little Falls, NJ 07424

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Sent To

Street and Apt. Daniel P. D'Alessandro
19 Via Ripa
City, State, ZIP Sea Bright, NJ 07760

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Sent To

Street and A Eric M & Sharon C Siggins
931 Gates Avenue
City, State, z Piscataway, NJ 08854

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Street and A/C No. CD Realty Delaware, LLC

1308 Abbott Boulevard

City, State, ZIP+4 Fort Lee, NJ 07024