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§ CERTIFIED BY THE SUPREME
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COUNSEL
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STACEY R. PATTERSON ♦
ROY W. HIBBERD Δ ∇
HON. RAYMOND A. HAYSER, J.T.C. (RET)

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DAVID K. ANSELL † (1962-2019)
ROBERT I. ANSELL (1965-2022)
RICHARD B. ANSELL ‡ (1968-2021)

July 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: rb@ansellgrimm.com
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 8489876v1

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JUL 19 2023

Borough of Sea Bright

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$53.68 Affidavit \$35.00

STATE OF WISCONSIN

Brown County

Personally appeared A Kokott at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, 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 the said newspaper 1 times, once in each issue dated as follows:

07/14/2023 A.D 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, July 25, 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.

ANSFEL GRIMM & AARON
Attorneys for Applicant

By:
RICK BRODSKY, ESQ.

Dated: July 10, 2023
(353.68)



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

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BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY

NOTICE OF HEARING

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FROM BLOCK 31, LOT 6.

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and
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A commitment to excellence. A commitment to people.

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.

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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
Attorneys for Applicant

By: _____
RICK BRODSKY, ESQ.

Dated: July 11, 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 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 Anfuso.



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	LONDON, THOMAS & WILLIAMSON, PAT 253 OCEAN AVENUE SEA BRIGHT, NJ 07760	253 OCEAN AVENUE	54.01
30	55		2	DOB I, 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

200 FOOT OWNERS LIST FOR BLOCK 31, LOT 2

05/06/23 Page 2 of 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 PITTSWOWN, 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	OD REALTY DELAWARE, LLC 1308 ABBOTT BOULEVARD FORT LEE, NJ 07024	37 WATERVIEW WAY	

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 Trenton, NJ 08625

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 Street and Apt. 1 Highland Avenue
 City, State, ZIP+ Monmouth Beach, NJ 07750

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City, State, Zi Freehold, NJ 07728

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Street and Apt North Winds at Sea Bright, LLC
202 W. Parkway Drive #2

City, State, Zi Egg Harbor, NJ 08234

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0000 0706 2236

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Sent To Monmouth County Planning Board

Street and Hall of Records Annex - 2nd Floor
1 East Main Street

City, State, Zi Freehold, NJ 07728

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Street and Apt North Winds at Sea Bright, LLC
202 W Parkway Dr Ste 2

City, State, Zi Egg Harbor, NJ 08234

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Sent To Thomas Lundon & Pat Williamson

Street and Apt 253 Ocean Avenue

City, State, Zi Sea Bright, NJ 07760

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Street and Apt North Winds at Sea Bright, LLC
202 W Parkway Drive #2

City, State, Zi Egg Harbor, NJ 08234

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage \$
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Sent To Dritan Dobi

Street and 301 West 22nd St

City, State, Zi New York, NY 10011

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage \$
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Sent To Lars Enstrom

Street and 6 Hunt Street Unit 53

City, State, Zi Rumson, NJ 07760

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage	\$
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Sent To _____

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Postmark Here

Postage	\$
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Sent To _____

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

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage	\$
Total Postage	\$

Via Certified Mail

Sent To _____

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage	\$
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Sent To _____

Street and Apt. Olivia & Dino Picinich
6 Via Ripa ✓
City, State, & Zip Sea Bright, NJ 07760

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<input type="checkbox"/> Adult Signature Required	\$
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Sent To _____

Street & Zip Judith Lynn Geraud
3 Via Ripa Way ✓
City, State, & Zip Sea Bright, NJ 07760

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage	\$
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Sent To _____

Street & Zip 10 Via Ripa, LLC
14 South Way ✓
City, State, & Zip Sea Bright, NJ 07760

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage	\$
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Sent To _____

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

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage	\$
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Sent To _____

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. No. 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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Adult Signature Restricted Delivery \$

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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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Adult Signature Restricted Delivery \$

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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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Adult Signature Restricted Delivery \$

Postage \$

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Via Certified Mail

Sent To Joseph S Soviero

Street and Apt. 25 Via Ripa

City, State, ZIP+4 Sea Bright, NJ 07760

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Adult Signature Restricted Delivery \$

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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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Adult Signature Restricted Delivery \$

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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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Adult Signature Restricted Delivery \$

Postage \$

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Sent To _____

Street and Apt. Morley, Christopher & Michele Capano

City, State, Zip 14 Via Ripa
Sea Bright, NJ 07760

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To _____

Street and Apt. Joan H. & Joan M. Tagliaferro

City, State, Zip 1 Via Ripa
Sea Bright, NJ 07760

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

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Sent To _____

Street and Apt. James C. Morley

City, State, Zip 2 Grist Mill Road
Pittstown, NJ 08867

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To _____

Street and Apt. Scott Mulholland

City, State, Zip 42 Waterview Way
Sea Bright, NJ 07760

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To _____

Street and Apt. Peter & Amy N. Kaplan

City, State, Zip 190 Great Hills Drive
South Orange, NJ 07079

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

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Sent To _____

Street and Apt. Nicole Dolce, Joseph IV & Gelfand, Lindsay

City, State, Zip 103 3rd Avenue
Little Falls, NJ 07424

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To _____

Street and Apt. Daniel P. D'Alessandro

City, State, Zip 19 Via Ripa
Sea Bright, NJ 07760

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

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Sent To _____

Street and Apt. Eric M & Sharon C Siggins

City, State, Zip 931 Gates Avenue
Piscataway, NJ 08854

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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 Street and Apt. No., 1308 Abbott Boulevard
 City, State, ZIP+4® Fort Lee, NJ 07024