



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
267-757-8792

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 □
PETER S. FALVO, JR.
PETER B. GRIMM
ROBERT A. HONECKER, JR. □ §
JASON S. KLEIN ◊
JENNIFER S. KRIMKO
DONNA L. MAUL •
MELANIE J. SCROBLE
LAWRENCE H. SHAPIRO ◊ □
DAVID B. ZOLOTOROFE

EDWARD J. AHEARN
BRIAN J. ASHNAULT
KELSEY M. BARBER
ELYSA D. BERGENFELD
KRISTINE M. BERGMAN □
GABRIEL R. BLUM ◊
BARRY M. CAPP ◊ Δ
ALFRED M. CASO
KEVIN M. CLARK
ANTHONY J. D'ARTIGLIO ◊
LAYNE A. FELDMAN ◊
CRAIG D. GOTTILLA ◊ □
DAVID E. LANG
NICOLE D. MILLER □
IRINA MOIN ◊
LEIGH T. OLIVER
SETH M. ROSENSTEIN ◊
ANTHONY SANGO

JONATHAN D. SHERMAN
CAROL J. TRUSS
TARA K. WALSH ◊
ANDREA B. WHITE ◊ •
ROXANNE ZHILO □

COUNSEL
HON. ANTHONY J. MELLACI, JR., J.S.C. (RET)
STACEY R. PATTERSON ◊
ROY W. HIBBERD Δ ∇
HON. RAYMOND A. HAYSER, J.T.C. (RET)

IN MEMORIAM
LEON ANSCHELEWITZ (1929-1986)
MAX M. BARR (1929-1993)
MILTON M. ABRAMOFF (1935-2004)
DAVID K. ANSELL † (1962-2019)
ROBERT I. ANSELL (1965-2022)
RICHARD B. ANSELL ‡ (1968-2021)

LICENSED ALSO IN:
Δ D.C. ◊ MASS. ◊ N.Y.
□ PENN. ∇ CALIF.

† FELLOW, AMERICAN
ACADEMY OF MATRIMONIAL
LAWYERS

‡ CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
CIVIL TRIAL ATTORNEY

§ CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
CRIMINAL TRIAL ATTORNEY

• CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS A
MATRIMONIAL LAW ATTORNEY

November 6, 2023

Via e-mail and hand delivery

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:

This office represents Jonathan and Catherine Goldin in connection with the above-referenced matter. Enclosed please find seventeen (17) collated sets of the following documents regarding the same (plus one set marked "FOR PUBLIC INSPECTION"):

1. Denial Letter from the Borough of Sea Bright Zoning Officer dated October 17, 2023;
2. Completed Planning/Zoning Board Application (with attachments);
3. Photos of the property/dwelling as it currently exists;
4. Architectural plans prepared by Anthony M. Condouris, Architect, and dated September 28, 2023, consisting of three (3) sheets; and

098495.000000 8652068v1

5. Survey prepared by Morgan Engineering and Surveying and dated February 21, 2023;

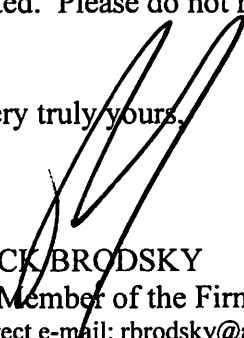
Also enclosed is a completed and signed W-9 form.

Once the enclosed submission has been reviewed and the necessary application fees and escrows have been determined, please advise and the same will be promptly delivered to you.

In addition, please advise as to when this matter can be paced on the Planning/Zoning Board's agenda.

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:

David J. Hoder, PE, PP, Hoder Associates,
Borough Engineer (also w/encs. via regular mail)
Ben A. Montenegro, Esq., Board Attorney
(also w/encs. via regular mail)
Jonathan and Catherine Goldin
Anthony M. Condouris, Architect

098495.000000 8652068v1