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MATRIMONIAL LAW ATTORNEY

December 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

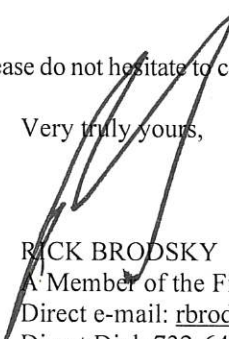
Re: Variance Application of Jonathan and Catherine Goldin
Premises: 7 Atlantic Way
Block 29, Lot 7
Our File No.098495-0

Dear Ms. Mitchell:

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:
Jonathan and Catherine Goldin
Anthony M. Condouris, Architect

098495.000000 8701905v1

RECEIVED
DEC 7 2023
Borough of Sea Bright

AFFIDAVIT OF PUBLICATION

Order Number : 9574608

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

12/02/2023

K. P. Men

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 Jonathon 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 (1/2 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 17.66 feet existing and proposed, where 25 feet is required;

(iv) minimum each side yard setback of 3.74 feet and 3.61 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 ± 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 35 feet existing and 38 feet proposed, where 30 feet is permitted (based on undersized lot width height reduction) - "d" variance required;

(ix) Building height of 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, December 12, 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 GRUW & AARON, PC
Attorneys for Applicant

By: RICK BRODSKY, ESQ.

Dated: November 28, 2023

12/2/23 (\$55.88)

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)

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 Jonathan and Catherine Goldin for the firm.
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 1, 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 5th day of December, 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



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CN7807
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**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 (1/2 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:

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- (iii) minimum front yard setback of 17.66 feet existing and proposed, where 25 feet is required;
- (iv) minimum each side yard setback of 3.74 feet and 3.81 feet existing and proposed, where 7 feet is required;



A commitment to excellence. A commitment to people.

- (v) minimum both side yard setbacks of 7.55 feet existing and proposed, where 15 feet is required;
- (vi) minimum rear yard setback of ± 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 35 feet existing and 38 feet proposed, where 30 feet is permitted (based on undersized lot width height reduction) – “d” variance required;
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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: November 28, 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:

✓ 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 ✓ 701 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 ✓ 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 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

11/04/23 Page 1 of 2

200 FOOT OWNERS LIST FOR BLOCK 29, LOT 7

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 KOLO 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	