



# ANSELL GRIMM & AARON PC

COUNSELORS AT LAW

A commitment to excellence. A commitment to people.

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

140 GRAND STREET  
SUITE 705  
WHITE PLAINS, NEW YORK 10601  
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. ZOLOTOROF

EDWARD J. AHEARN  
BRIAN J. ASHNAULT  
KELSEY M. BARBER  
ELYSA D. BERGENFELD  
KRISTINE M. BERGMAN □  
BARRY M. CAPP ♦ Δ  
ALFRED M. CASO  
KEVIN M. CLARK  
ANTHONY J. D'ARTIGLIO ♦  
LAYNE A. FELDMAN ♦  
CRAIG D. GOTTLILA ♦ □  
SCOTT R. JACOBSEN ♦  
DAVID E. LANG  
NICOLE D. MILLER □  
IRINA MOIN ♦  
LEIGH T. OLIVER  
RAHOOL PATEL ♦  
SETH M. ROSENSTEIN ♦

JONATHAN D. SHERMAN  
CAROL J. TRUSS  
TARA K. WALSH ♦  
ANDREA B. WHITE ♦ ♦

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

March 14, 2023

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

Via e-mail and regular mail

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 Publication of the Notice of Hearing from the *Asbury Park Press*.

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](mailto:rb@ansellgrimm.com)  
Direct Dial: 732-643-5296

RB/ahn  
Enc.

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

**AFFIDAVIT OF PUBLICATION**

**Publisher's Fee \$54.56    Affidavit \$35.00**

---

**STATE OF WISCONSIN**  
**Brown County**

Personally appeared           *J. Roberts*           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, depose 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:

03/04/2023      A.D 2023

*Nancy Heyrman*  
Notary Public State of Wisconsin County of Brown

          *5.15.23*            
My commission expires

**NANCY HEYRMAN**  
**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 demolition of the existing 2-family residential dwelling and the construction of a new 2-family residential dwelling, with respect to premises located in the R-2 Zone and known as Block 31, Lot 1 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 feet proposed, where 14.1 feet is existing and 25 feet is required;
- (ii) front yard setback (South) of 5 feet proposed, where 9.9 feet is existing and 25 feet is required;
- (iii) building coverage of 56% proposed, where 26.57% is existing and 50% is permitted.
- (iv) Two-family structure existing and proposed, where only single-family structures are permitted in the R-2 Zone -- "d" use variance required.
- (v) three (3) stories proposed, where 2.5 stories permitted.
- (vi) proposed height of 38 feet, where 35 feet is permitted.

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, March 14, 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](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  
Attorneys for Applicant**

By: RICK BRODSKY, ESQ.

Dated: March 2, 2023

(\$54,56)

0005616469-01