

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$30.36 Affidavit \$35.00

RECEIVED

JUL 21 2023

STATE OF WISCONSIN  
Brown County

Borough of Sea Bright

Personally appeared Nicole Jacobs 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:

07/15/2023 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 12, LOT 10.**

**PLEASE TAKE NOTICE** that Cambridge Custom Homes, LLC, has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for approval with respect to premises known as known as Block 12, Lot 10 on the Tax Map of The Borough of Sea Bright and commonly known as 16 New Street, Sea Bright, New Jersey. The applicant is seeking approval for a minor subdivision of land. The existing structure will be demolished, the lot will be divided into 2 individual lots and 2 new single-family homes which will be fully compliant will be constructed with respect to premises located in the R-3 Zone. Applicant is seeking a Site plan approval.

130-38.(1)(a) -Site plan approval from Planning Board required for subdivision of land. Applicant indicates proposed structure will be fully compliant.

In addition, the Applicant will request such other variances, exceptions, interpretations and design waivers as may be deemed necessary by the Planning/Zoning Board.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, 7/25/23 at 7:30 p.m. in the Sea Bright Beach Pavilion, Mayor Dina Long Community Room, 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 also 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.  
(\$30.36)

RECEIVED

JUL 16 2023

Borough of Sea Bright

PLANNING/ZONING BOARD  
BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY, NEW JERSEY  
AFFIDAVIT OF MAILING

Kimberly Chenoweth, of full age, being duly sworn upon his/her deposes and says:

On July 12, 2023, I 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, were placed in a receptacle at the United States Post Office Barnegat, New Jersey.

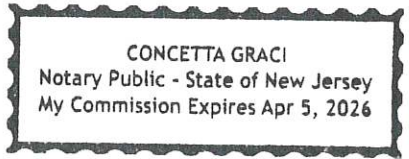
The certified mailing receipts are attached hereto and made a part of this Affidavit.

Signature of Affiant: *Kimberly Chenoweth*

State of New Jersey  
County of Ocean

Sworn to and subscribed to before me this 13 day of July, 2023

A Notary Public of New Jersey  
*Concetta Graci*



**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 12, LOT 10.**

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130-3B.(1)(a) -Site plan approval from Planning Board required for subdivision of land. Applicant indicates proposed structure will be fully compliant.

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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.

**RECEIVED**

**JUL 14 2023**

**Borough of Sea Bright**

**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 12, Lot 10, also known as 16 New Street.

**YOU MUST SEND NOTICES TO THE UTILITIES AND APPROPRIATE GOVERNMENTAL AGENCIES NOTED BELOW:**

Borough of Sea Bright 1099 Ocean Avenue ✓ Sea Bright, NJ 07760	X 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	X 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	X Two Rivers Water Reclamation Authority ✓ 1 Highland Avenue ✓ Monmouth Beach, NJ 07750
New Jersey Natural Gas Company 1415 Wyckoff Road ✓ Wall, NJ 07719	X 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	X Monmouth County Planning Board ✓ Hall of Records Annex - 2 <sup>nd</sup> Floor 1 East Main Street ✓ Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of Block 12, Lot 10, also known as 16 New Street 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: April 10, 2023  
 Date Request Received: April 5, 2023  
 Amount Paid: \$10.00

Cc. File



OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 12, LOT 10

04/08/23 Page 1 of 4

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
11	1		4A	CHERRY PROPERTIES, LLC 1142-1144 OCEAN AVENUE SEA BRIGHT, NJ 07760	1142 OCEAN AVENUE	
11	2	OK	2	LOBIONDO, PAUL 931 OCEAN AVENUE SEA BRIGHT, NJ 07760	1 BEACH STREET	
11	3		2	RANSOM, CHRISTOPHER & FOLEY, NICOLE 3 BEACH STREET SEA BRIGHT, NJ 07760	3 BEACH STREET	
11	4		1	MCCANN, KENDRA J 110 WHALEPOND ROAD OAKHURST, NJ 07755	7 BEACH STREET	
11	5		2	CONNORS, JOSEPH J & ZENTLIN, LAURA 9 BEACH STREET SEA BRIGHT, NJ 07760	9 BEACH STREET	
11	6		2	11 BEACH, LLC 153 KEMP AVENUE FAIR HAVEN, NJ 07704	11 BEACH STREET	
11	7		2	KERWICK, THOMAS E JR & LAURA L 5 DRIFT WAY FLORHAM PARK, NJ 07932	13 BEACH STREET	
11	8		2	KELLY, CHRIS & LAUREN 101 DARLINGTON AVENUE RAMSEY, NJ 07446	15 BEACH STREET	
11	9		2	19 A&B BEACH STREET, LLC 15-17 SOUTH 7TH AVE, STE 2 LONG BRANCH, NJ 07740	19 BEACH STREET	
11	10		2	21 BEACH STREET, LLC 15-17 SOUTH 7TH AVE, STE 2 LONG BRANCH, NJ 07740	21 BEACH STREET	
11	11		2	WIEKERT, GUIDO & KATHLEEN 23 BEACH STREET SEA BRIGHT, NJ 07760	23 BEACH STREET	
11	12		2	SULLIVAN, JAMES & MELISSA 15 ILER DRIVE MIDDLETOWN, NJ 07748	26 SURF STREET	
11	13		2	MAYER, DAVID 14 VICTORIA LANE MAHWAH, NJ 07430	24 SURF STREET	
11	14		2	MIDDLETON, GARETH & DAWN 51 VALENTINE ST UNIT 3A MONMOUTH BEACH, NJ 07750	22 SURF STREET	
11	15		2	TEICHMAN, MARK EVAN 20 SURF STREET SEA BRIGHT, NJ 07760	20 SURF STREET	
11	16		2	SUM, ALAN & DIMASSA, SUZANNE 18 SURF STREET SEA BRIGHT, NJ 07760	18 SURF STREET	
11	17	OK	2	DE BENEDITTO, GARY 14 SURF STREET SEA BRIGHT, NJ 07760	14 SURF STREET	
11	18		2	HAWTHORNE, NEFERTITI 12 SURF STREET SEA BRIGHT, NJ 07760	12 SURF STREET	
11	19		2	WHITE, ERIK 10 SURF STREET SEA BRIGHT, NJ 07760	10 SURF STREET	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 12, LOT 10

04/08/23 Page 2 of 4

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
11	20		2	FOX, DAVID & PRIYA 218 WHISPERING PINES DR LINCROFT, NJ 07738	8 SURF STREET	
11	23.01		4A	ROONEY PLAZA LLC 4 CORDELIA COURT LONG BRANCH, NJ 07740	1136 OCEAN AVENUE	21, 22
12	1		4A	COLE, LAWRENCE A & LAURA JEAN 4 GULL POINT ROAD MONMOUTH BEACH, NJ 07750	1132 OCEAN AVENUE	
12	2		4A	1124 OCEAN AVENUE, LLC 1124 OCEAN AVENUE SEA BRIGHT, NJ 07760	1124 OCEAN AVENUE	
12	4		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	4 NEW STREET	
12	5		2	LANGEVIN, CARMINE 2 STOUTS LANE HO-HO-KUS, NJ 07423	7 SURF STREET	
12	6		2	MCGUIRE, GRADE PO BOX 68 RUMSON, NJ 07760	6 NEW STREET	
12	7		2	KEENAN FAMILY IRREVOCABLE TRUST 8 NEW STREET SEA BRIGHT, NJ 07760	8 NEW STREET	
12	8		2	DUNLEAVY, JOHN R, TRUSTEE, ETAL 10 NEW STREET SEA BRIGHT, NJ 07760	10 NEW STREET	
12	8.01		2	SOLANO, JORGE 12 NEW STREET SEA BRIGHT, NJ 07760	12 NEW STREET	
12	9		2	14 NEW STREET, LLC %MCCAGUE 320 NAVESINK AVE ATLANTIC HIGHLANDS, NJ 07716	14 NEW STREET	
12	11		2	LONG, ROBERT & DINA 20 NEW STREET SEA BRIGHT, NJ 07760	20 NEW STREET	
12	11.01		2	CHENOWETH, TARA L. 1182 SYCAMORE AVENUE TINTON FALLS, NJ 07724	22 NEW STREET	
12	12		2	LOBIONO, JAMES IRREVOCABLE TRUST 144 RUMSON ROAD RUMSON, NJ 07760	24 NEW STREET	
12	13		2	COLE SEA BRIGHT, LLC 123 GRANGE AVENUE FAIR HAVEN, NJ 07704	26 NEW STREET	
13	1		4A	BOWIE REAL PROPERTIES, LLC 1120 OCEAN AVENUE SEA BRIGHT, NJ 07760	1110 OCEAN AVENUE	
13	2		2	NEW DIRECTION IRA, INC 9109 KORNBRUST CIRCLE #6 LONE TREE, CO 80124	5 NEW STREET	
13	3		2	BIRDSALL, KEVIN 9 NEW STREET SEA BRIGHT, NJ 07760	9 NEW STREET	
13	4		4A	BELL ATLANTIC %DUFF PO BOX 2749 ADDISON, TX 75001	11 NEW STREET	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 12, LOT 10

04/08/23 Page 3 of 4

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
13	5		2	GORMAN, EDWARD & PAYNE, HEATHER 13 NEW STREET SEA BRIGHT, NJ 07760	13 NEW STREET	
13	6		2	DEC, PIOTR J 15 NEW STREET SEA BRIGHT, NJ 07760	15 NEW STREET	
13	7		2	LOBIONDO, JAMES IRREVOCABLE TRUST 144 RUMSON ROAD RUMSON, NJ 07760	17 NEW STREET	
13	8		2	PIERCE, DESIRE ANITA WHITE 19 NEW STREET SEA BRIGHT, NJ 07760	19 NEW STREET	
13	9		2	LOBIONDO, JAMES IRREVOCABLE TRUST 144 RUMSON ROAD RUMSON, NJ 07760	21 NEW STREET	
13	10		2	ZHENG, XUE MING & XUE PING 23 NEW STREET SEA BRIGHT, NJ 07760	23 NEW STREET	
13	11		2	ESKRIDGE, JOSEPH R. & SHEILA M. 25 NEW STREET SEA BRIGHT, NJ 07760	25 NEW STREET	
13	12		1	HOWLAND, JESSE A & SONS INC. P.O. BOX 419 KINGSTON, NJ 08528	29 NEW STREET	
13	13		1	HOWLAND JESSE A & SONS INC PO BOX 419 LAUREL AVE KINGSTON, NJ 08528	31 NEW STREET	
13	14		4A	HOWLAND, JESSE A. & SONS INC PO BOX 419 KINGSTON, NJ 08528	50 CHURCH STREET	
13	15		2	HOWLAND, JESSIE A. & SONS INC. PO BOX 419 KINGSTON, NJ 08528	4 FRONT STREET	16
13	17		15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	8 FRONT STREET	
13	18		2	HOWLAND JESSE A & SONS INC PO BOX 419 KINGSTON, NJ 08528	10 FRONT STREET	
13	19		15F	ASSESSED WITH BLOCK 13, LOTS 19.01 & 19.02 AS PART OF COMMON ELEMENTS 07760	6 FRONT STREET	
13	19.01		2	O'MARA, LINDA 182 GREENOAK BLVD NEW MONMOUTH, NJ 07748	6 FRONT STREET UNIT 1	
13	19.02		2	O'MARA, LINDA 182 GREENOAK BLVD. NEW MONMOUTH, NJ 07748	6 FRONT STREET UNIT 2	
13	20		1	CJM ASSOCIATES OF SEA BRIGHT, LLC PO BOX 419 KINGSTON, NJ 08528	42 CHURCH STREET	
13	21		1	JESSIE A. HOWLAND & SONS INC PO BOX 419 KINGSTON, NJ 08528	40 CHURCH STREET	
13	22		1	C, J & M ASSOC OF SEA BRIGHT, LLC PO BOX 419 KINGSTON, NJ 08528	38 CHURCH STREET	



OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 12, LOT 10

04/08/23 Page 4 of 4

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
13	23		2	LOVGREN, ERIK J. 34 CHURCH STREET SEA BRIGHT, NJ ✓ 4 07760	34 CHURCH STREET	
13	24		2	THORNTON, ROBYN 30 CHURCH STREET SEA BRIGHT, NJ ✓ 07760	30 CHURCH STREET	24.01
13	25		2	MONTESANO, RALPH G. & SUSAN V. 28 CHURCH STREET SEA BRIGHT, NJ ✓ 07760	28 CHURCH STREET	
13	26		2	SPAHR, MICHAEL & KRISTEN 27 NAVESINK DRIVE MONMOUTH BEACH, NJ ✓ 07750	26 CHURCH STREET	
13	27		2	CHURCH STREET SB, LLC 24 CHURCH STREET SEA BRIGHT, NJ ✓ 07760	24 CHURCH STREET	
13	28		1	DOWD, BERNARD P & CYNTHIA THOMAS PO BOX 40 OCEANPORT, NJ ✓ 07757	20 - 22 CHURCH STREET	29
13	30		2	MILLER, KRISTINA 16 CHURCH STREET SEA BRIGHT, NJ ✓ 07760	16 CHURCH STREET	
13	31		1	GORMAN, EDWARD 13 NEW STREET SEA BRIGHT, NJ ✓ 07760	14 CHURCH STREET	
13	32		2	PROTECT YOUR COCONUTS, LLC 12 CHURCH STREET SEA BRIGHT, NJ ✓ 07760	12 CHURCH STREET	
13	33		2	DUANE, EOIN & REBECCA SMITH DUANE 10 CHURCH STREET SEA BRIGHT, NJ ✓ 07760	10 CHURCH STREET	
13	34		2	G & G RENTAL PROPERTIES, LLC 16 SCHNEIDER LANE MONTVILLE, NJ ✓ 07045	8 CHURCH STREET	
13	35		2	FEMINELLO, MICHAEL W & RACHEL A 40 WARREN STREET RUMSON, NJ ✓ 07760	6 CHURCH STREET	
13	36		2	JONES, KRISTOPHER 4 CHURCH STREET SEA BRIGHT, NJ ✓ 07760	4 CHURCH STREET	