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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

June 22, 2023

Via e-mail and UPS Next Day Air

Mary Tangolics, Zoning Officer
Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, NJ 07760

Re: Zoning Permit Application of 16 Via Ripa Properties, LLC
Premises: 16 Via Ripa
Block 31, Lot 6
Our File No. 097312-0

Dear Ms. Tangolics:

This office represents 16 Via Ripa Properties, LLC in connection with the above-referenced matter. Enclosed please find the following regarding the same:

1. A completed Zoning Permit Application;
2. One (1) set of plans prepared by Anthony M. Condouris, Architect, and dated June 1, 2023, consisting of three (3) sheets; and

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Mary Tangolics, Zoning Officer
Borough of Sea Bright
June 22, 2023
Page 2

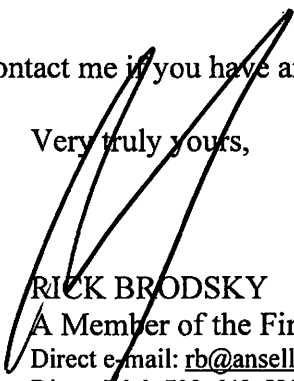
3. Check payable to the Borough of Sea Bright in the amount of \$25.00, representing payment of the application fee.

Also enclosed for your reference is a copy of the prior denial letter issued on October 19, 2022.

Upon review of the enclosed, please issue and forward to me a copy of the denial letter once you have prepared the same. The hearing in this matter is on the Board's agenda for the July 25, 2023 meeting.

Thank you, and 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:

Candace Mitchell, Planning/Zoning Board Secretary
Eric Schnabolk, 16 Via Ripa Properties, LLC
Maureen Schnabolk, 16 Via Ripa Properties, LLC
Anthony M. Condouris, Architect

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Ansell Grimm & Aaron, P.C.

INVOICE	DATE	DESCRIPTION	AMOUNT
	6/22/2023	Zoning Permit Application Fee	25.00
	06/22/2023	097312-000000 12025-000-01 Zoning Permit Application Fee	25.00

Check# / Date 136087 6/22/2023 Borough of Sea Bright 25.00

136087

Ansell Grimm & Aaron
A Professional Corporation
ATTORNEYS AT LAW
CN 7807
OCEAN, NJ 07712

097312-000000
Zoning Permit Application Fee

TD Bank
55-136/312

DATE 06/22/2023 AMOUNT
Twenty Five Dollars and 00/100 ***** \$25.00

PAY
TO THE Borough of Sea Bright
ORDER 1167 Ocean Avenue
OF Sea Bright, NJ 07760

CHECK VOID AFTER 180 DAYS
ATTORNEY BUSINESS ACCOUNT

AUTHORIZED SIGNATURE

⑈ 136087⑈ ⑆031201360⑆ 36550639⑈

Security features. Details on back.

Ansell Grimm & Aaron, P.C.

INVOICE	DATE	DESCRIPTION	AMOUNT
	6/22/2023	Zoning Permit Application Fee	25.00
		097312-000000 12025-000-01 Zoning Permit Application Fee	25.00

Check# / Date 136087 6/22/2023 Borough of Sea Bright 25.00

Requested by: Neary, Alison H.



BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
 APPLICATION FOR A ZONING PERMIT – Z _____
 Fee \$25

Instructions:

1. All applications must be accompanied by a property survey showing the location, size of all structures, and all setbacks to property lines.
2. Preliminary drawings must be provided indicating all existing and proposed floor elevations.
3. Commercial applications must indicate scope of business and include all activities that will be part of the existing or proposed business.

OWNER / APPLICANT:

Name 16 Via Ripa Properties, LLC

Address Attn: Eric and Maureen Schnabolk, 905 Castle Point Terrace, Hoboken, NJ 07030

Telephone (Home) (XXXX) 732-922-1000 (Cell) _____

Email: rb@ansellgrimm.com Date: 6/22/23 Fee \$25 Check Cash

LOCATION OF THE WORK:

Block 31 Lot(s) 6 Zone R-2 Address 16 Via Ripa

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Raising of existing two-family house to comply with applicable flood regulations, and renovation of existing structure and proposed addition to existing second floor.

CHECK ONE: New Addition Alteration Repair

Signature: _____ Date: 6/22/23

ANSELL GRIMM & AARON, PC, Attorneys for Owner/Applicant

For Borough Use Only: By: Rick Brodsky, Esq.

Determination: APPROVED *(see note below) DENIED _____

***NOTE: IF YOU CHANGE YOUR PLANS IN ANY WAY BETWEEN THIS APPROVAL AND SEEKING BUILDING PERMITS, YOU MUST APPLY FOR A REVISED ZONING APPROVAL. IT IS YOUR RESPONSIBILITY TO INFORM US OF ANY CHANGES TO YOUR PLANS.**

PRELIMINARY FLOOD REVIEW: _____ Check if N/A

FIRM Advisory Flood Zone _____ Advisory BFE _____ Sea Bright Required BFE _____ Proposed BFE _____

LAND USE REVIEW:
 Ordinance Section _____ Allowed/Required _____ Existing _____ Proposed _____ Variance _____

Remarks:

Zoning Officer Mary Tangolics Date _____

NOTE: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Sea Bright. A building permit is required (per the requirements of the Uniform Construction Code of N.J.) BEFORE beginning work. This Zoning Permit is valid for one year, and may be extended to three years by action of the Planning/Zoning Board. If your application has been denied, you may appeal this denial to the Planning Board as provided by the NJMLUL. Appeal forms are available from the office of the Secretary to the Planning Board.
Building Dept. Forms\Zoning Permit Application

BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2022-085
 Fee \$25

Instructions:

1. All applications must be accompanied by a property survey showing the location, size of all structures, and all setbacks to property lines.
2. Preliminary drawings must be provided indicating all existing and proposed floor elevations.
3. Commercial applications must indicate scope of business and include all activities that will be part of the existing or proposed business.

OWNER / APPLICANT: Architect
 Name Anthony M. Condairis ERIC MAURZEN SCHNABACK
 Address 20 Bingham Ave - Rumson, NJ 07760
 Telephone (Home) 732-842-3900 (Cell) _____
 Email: Tony@AmcArchitect.com Date: 10/17/22 Fee \$25 Check Cash
 #10699 10/18/22

LOCATION OF THE WORK:
 Block 31 Lot(s) 6 Zone R2 Address 16 Via Ripon

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED):
Demolish existing two-family house and construct new two-family house -

CHECK ONE: New Addition Alteration Repair
 Signature: _____ Date: 10/17/22

For Borough Use Only:
 Determination: APPROVED _____ (see note below) DENIED

***NOTE: IF YOU CHANGE YOUR PLANS IN ANY WAY BETWEEN THIS APPROVAL AND SEEKING BUILDING PERMITS, YOU MUST APPLY FOR A REVISED ZONING APPROVAL. IT IS YOUR RESPONSIBILITY TO INFORM US OF ANY CHANGES TO YOUR PLANS.**

PRELIMINARY FLOOD REVIEW: _____ Check if N/A
 FIRM Advisory Flood Zone AE Advisory BFE 11 Sea Bright Required BFE 14 Proposed BFE Not shown

LAND USE REVIEW:
 Ordinance Section _____ Allowed/Required _____ Existing _____ Proposed _____ Variance _____

130-50.c - See attached bulk regulations & variances required.
130-38.c.(2)(a) - Single-family structures only permitted in R2 Zone. Proposed new 2-family will require "D" use Variance.

Remarks:
 Note: Proposed BFE not shown Must be min. 14. Provide BFE to determine if bldg. height will remain compliant.
 -Must be built to V-zone standards due to _____
 Zoning Officer [Signature] Date 10/19/22
John Molo
Mary Tangolias

NOTE: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Sea Bright; A building permit is required (per the requirements of the Uniform Construction Code of N.J.) BEFORE beginning work. This Zoning Permit is valid for one year, and may be extended to three years by action of the Planning/Zoning Board. If your application has been denied, you may appeal this denial to the Planning Board as provided by the NJMLUL. Appeal forms are available from the office of the Secretary to the Planning Board.
 Building Dept. Forms/Zoning Permit Application

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. 130-50.C

Borough of Sea Bright, NJ

R-2 ZONE

Block: 31 Lot: 6 Address: 16 Via Ripa

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	4,000	4200	4200	
Min. Lot Width (ft.)	50	60	60	
Min. Lot Depth (ft.)	60	70	70	
Min. Front Yard (ft.) <u>Via Ripa</u>	25	14.1	9	✓
Min. Each Side Yard (ft.) <u>SOUTH</u>	25	9.9	5	✓
Min. Both Side Yards (ft.)	7	2.8 29.5	3/8	
Min. Rear Yard (ft.)	15	32.3	16	
Min. Rear Yard (ft.) <u>N/A</u>	15	—	—	
Max. Building Height (ft.)* <u>2 FRONTS</u>	35 (2-1/2 stories)	N/A	38 (2 1/2 st.)	
Max. Building Coverage (%)	50	26.57	56	✓
Max. Lot Coverage (%)	70	59.33	67	

* Max. height shall be reduced by the percentage lot is undersized in width as per Sec. 130-50.A.(5). Max. height shall be raised to 38 ft. or 42 ft. to comply with current flood regulations as per Sec. 130-47 Flood Damage Prevention Ordinance.

NOTES:

10/19/22 MT
 Date of Review Initials