ROBERT J. McGOWAN

Attorney at Law 1720 Highway 34, Suite 11 Wall, New Jersey 07727

DEC 03 2020

Borough of Sea Bright

Tel. (732) 359-3735 Fax (732) 359-3736

Email: rjmc.aal.nj@icloud.com

December 1, 2020

VIA NJLS OVERNIGHT DELIVERY

Candace Mitchell, Planning Board Secretary Borough of Sea Bright 1099 Ocean Avenue Sea Bright, New Jersey 07760

Re:

Mountain View Villas at Sea Bright, LLC

Unified Planning/Zoning Board Hearing - December 8, 2020 @ 7:30 PM

Block 34 Lot 3.03; Block 33 Lot 20.02; Block 23 Lot 130

Dear Ms. Mitchell,

In connection with the above-referenced Application, which is to be heard by the Unified Planning/Zoning Board of the Borough of Sea Bright on December 8, 2020, enclosed please find our Affidavit of Publication, Certification of Mailing and certified mailing receipts.

Please do not hesitate to contact our office if anything further is required in advance of the upcoming meeting. Thank you for your cooperation and courtesies in this regard.

Very truly yours,

Holly Haren

Paralegal to Robert J. McGowan, Esq.

RJM/hh Enclosures

NOTICE OF HEARING

TO ALL OWNERS OF PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 34, LOTS 3.03 and 3.04; BLOCK 33, LOT 20.02; AND BLOCK 23, LOT 130

PLEASE TAKE NOTICE that the undersigned has applied to the Unified Planning/Zoning Board of the Borough of Sea Bright to consider an application for approval with respect to premises known as Block 34, Lot 3.03; Block 33, Lot 20.02; and Block 23, Lot 130, on the Tax Map of The Borough of Sea Bright and located along the Northern side of Mountain View Way, Sea Bright, New Jersey.

Applicant is seeking approval for Preliminary and Final Major Subdivision and Site Plan Approval, together with Bulk Variances as to front and rear yard setbacks, minimum lot areas, and minimum lot depth, so as to form five (5) new single family building lots from three (3) existing lots. Accordingly, the Applicant is seeking variance approvals with respect to Section 130-40(F) (front yard parking and storage); and Section 130-50 (lot area and building setback requirements), together with any and all such additional variances, waivers and other relief as the Board and its professionals may deem appropriate and reserves the right to amend the application at any time in the future without additional Notice.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, December 8, 2020 at 7:30 p.m. at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, Sea Bright, New Jersey 07760, at which time, through the utilization of the Go To Meeting service in compliance with the New Jersey Open Public Meeting Act, you will be able to individually participate or have an authorized agent or attorney participate on your behalf and to present any objection which you may have to granting this application.

A copy of the full text of the proposed application, plans and supporting documentation is available for public review at the Office of the Municipal Clerk in the Sea Bright Municipal Building at 1167 Ocean Avenue, Sea Bright, New Jersey 07760, Monday through Friday (except Holidays) between the hours of 8:30 a.m. and 4:30 p.m. You may also access application materials, including plans and supporting documentation by going to the municipal website, www.seabrightnj.org, Unified Planning Board in left menu, Agendas and Minutes page, Supporting Documentation section. (In special qualifying circumstances, members of the public are also free to contact the Board Secretary to discuss if any other special / reasonable accommodations can, in good faith, be effectuated to facilitate public review of pertinent documents.)

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Sea Bright Planning/Zoning Board is utilizing the GoToMeeting service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

Please join "My Meeting" from your computer, tablet or smartphone.

https://global.gotomeeting.com/join/701568981

You can also dial in using your phone.

United States: +1 (646) 749-3129 Access Code: 701-568-981

New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/701568981

Additional technological assistance and / or additional information can be obtained by contacting the Board Secretary, Candace Mitchell at cmitchell@seabrightnj.org, or 732-842-0099, Ext. 123. Moreover, any access issues / barriers can be addressed to the Applicant's Attorney as well (732 359-3736).

Likewise, any member of the public should also feel free to contact the Board Secretary, at the above-referenced number, if they have any other questions, issues, concerns or barriers to participation /observation.

Any member of the public wishing to present a document during the meeting should email a digital copy to the Board Secretary at cmitchell@seabrightni.org by December 8, 2020. Members of the public will have an opportunity to be heard and to present evidence during the hearing.

Any questions can be directed to the Planning/Zoning Board Secretary, Candace Mitchell, 732-842-0099, Ext. 123. Please leave a voicemail if no answer or send email to cmitchell@seabrightni.org

Members of the public should notify the Board Secretary, in advance, if possible, via email, or phone call, of any anticipated intention to undertake cross-examination, introduce evidence, and/or otherwise make public comments/statements in connection with a particular Application. The purpose of such notification is to ensure, to the greatest extent possible, that the technological needs of all are accommodated, and so as to furthermore ensure, to the greatest extent possible, that any additional documents to be identified / referenced at the Remote Hearing can hopefully be available for review by all participants and other members of the public. Please note that the preceding sentence will not limit or otherwise block the ability of members of the public to ask questions, make comments, or issue opinions based upon testimony and evidence presented during the Remote Public Hearing.

If the emergency restrictions are no longer in effect, the December 8, 2020 (7:30 p.m.) meeting may be a live, in-person meeting, which will take place at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, 3rd floor, Sea Bright, New Jersey 07760. Residents are encouraged to view the Municipal website for any additional developments.

Applicant's Name: Mountain View Villas at Sea Bright LLC

ROBERT J. McGOWAN, ESQ. Attorney for Applicant 1720 Highway 34, Suite 11 Wall, New Jersey 07727 Tel. 732-359-3735

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

Holly Haren, of full age, being duly sworn according to law deposes and says:

I am the Paralegal to Robert J. McGowan, Esq., an Attorney at Law of New Jersey, who represents the Applicant, Mountain View Villas at Sea Bright, LLC, with respect to the application for approval for Preliminary and Final Major Subdivision and Site Plan Approval, which is currently scheduled to be heard by the Unified Planning/Zoning Board of the Borough of Sea Bright on December 2, 2020.

On November 20, 2020, I did send, by certified mail, a copy of the attached Notice to all persons and/or entities listed on the attached Certified Mailing List, as received from municipal tax assessor's office. The nvelopes containing sad Notice bore sufficient postage thereon, were processed with a clerk at the United States Post Office of Farmingdale New Jersey.

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

Notice of this hearing was published in the Asbury Park Press on November 21, 2020.

I make this Affidavit based on my knowledge of the truth of the facts contained herein.

Holly Haren

Paralegal

Robert J. McGowan, Esq.

Sworn to and subscribed before me this Amday of December, 2020

Robert J. McGowan, Attorney at Law

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$104.40 Affidavit \$35.00

| STATE | OF | WISCONSIN |
|-------|-----|-----------|
| Brown | Cou | ınty |

Personally appeared Martha Stevenhart 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, deposeth 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 as follows:

11/21/2020

A.D 2020

Notary Public State of Wisconsin County of Brown

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 34, LOTS 3.03 and 3.04; BLOCK 33, LOT 20.02; AND BLOCK 34, LOTS 3.03 and 3.04; BLOCK 33, LOT 20.02; AND BLOCK 34, LOTS 3.03 and 3.04; BLOCK 33, LOT 130
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Applicant's Name: Mountain View Villas at Sea Bright LLC

ROBERT J. McGOWAN, ESO Attorney for Applicant 1720 Highway 34, Suite 11 Wall, New Jersey 07727 Tel. 732-359-3735

(\$104.40)





BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY www.seabrightnj.org Borough of Sea Bright

REQUEST FOR 200' CERTIFIED LIST

| Timothy Anfuso, Tax Assessor Borough of Sea Bright 1167 Ocean Avenue Sea Bright, NJ 07760 |
|---|
| Date: May 18, 2020 |
| Dear Mr. Anfuso: |
| Kindly provide a 200 foot certified list for the following property: Block # 34 Lot # 3.01, 3.02, 3.03 (a/k/a 3.03, 3.04, 3.05, 3.06) Block # 33 Lot # 20.02 Block # 23 Lot # 130 PROPERTY ADDRESS Mountain View Way (vacant land) NAME OF PROPERTY OWNER Chester Creutzberg, Robert Creutzburg, Pamela Amsbaugh & David Hoose |
| Very truly yours, |
| ROBERT J. MCGOWAN, ESQ. |
| NAME |
| 1720 Highway 34 - Suite 11 |
| ADDRESS |
| Wall, New Jersey 07727 |
| ITY, STATE, ZIP |
| 732) 359-3735 ELEPHONE # |
| ELEFHONE # |
| LEASE MAIL LIST TO THE ADDRESS LISTED UNDER MY NAME. XX |
| LEASE TELEPHONE ME TO PICK UP LIST WHEN READY |
| lote: Fee is \$10.00 – Make checks payable to Borough of Sea Bright. |
| ************************************** |
| aid Date: 5/29/20 Method: Chul. Received By: C. Watchell |

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 34, Lot 3.01, 3.02, 3.03 (a/k/a 3.03, 3.04, 3.05, 3.06;) Block 33, Lot 20.02; and Block 23, Lot 130 also known as Mountain View Way (vacant land.)

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

| Berough of Sea Bright | State of New Jersey (for State Hwy 36) | | |
|--|--|--|--|
| 1167 Ocean Avenue | Commissioner, Department of Transportation | | |
| Sea Bright, NJ 07760 | 1035 Parkway Avenue | | |
| | P.O. Box 600 Trenton NI 08625 State of NJ | | |
| | | | |
| | Trenta, NJ 08501 | | |
| Comcast | State of New Jersey (for Coastal Waters) | | |
| Comcast Center | Division of Coastal Resources | | |
| √1701 John F Kennedy Blvd. | P.O. Box 401 | | |
| Philadelphia, PA 19103 | Trenton, NJ 08625 | | |
| | | | |
| New Jersey American Water Company | Two Rivers Water Reclamation Authority | | |
| 661 Shrewsbury Avenue | 1 Highland Avenue | | |
| Shrewsbury, NJ 07702 | Monmouth Beach, NJ 07750 | | |
| School Control | 100 April 100 Ap | | |
| New Jersey Natural Gas Company | √erizon | | |
| W415 Wyckoff Road | 175 W. Main St | | |
| Wall, NJ 07719 | Freehold, NJ 07728 | | |
| | Attn: Corporate Secretary/Right of Way Agent | | |
| Jersey Central Power & Light | Monmouth County Planning Board | | |
| Area Manager Central New Jersey | Hall of Records Annex – 2 nd Floor | | |
| 1500 Florance Avenue | East Main Street | | |
| Union Beach, NJ 07735 | Freehold, NJ 07728 | | |

Attached is a true list of the Property Owners within 200' of Block 34, Lot 3.01, 3.02, 3.03 (a/k/a 3.03, 3.04, 3.05, 3.06;) Block 33, Lot 20.02; and Block 23, Lot 130 also known as Mountain View Way (vacant land) 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: June 1, 2020

Date Request Received: May 29, 2020

Amount Paid: \$10.00

Cc. Planning Board Secretary File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 34, LOTS 3.03, 3.04, 3.05 & 3,06 BLOCK 33, LOT 20.02 & BLOCK 23, LOT 130

05/30/20 Page 2 of 2

| BLOCK | LOT QUAL | CI | .A PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|----------|----|---|----------------------------|------------|
| 33.02 | 6 | 2 | HOLZBERG, HERBERT & SHIRLEY 174 OCEAN AVENUE UNIT 22 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 22 | |
| 33.02 | 7 | 2 | NOONE, MARY J. & MARY C. TRUSTEE 174 OCEAN AVENUE UNIT 24 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 24 | |
| 33.03 | 1 | 2 | L√STER, DENNIS & VIOLET √174 OCEAN AVENUE UNIT 26 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 26 | • |
| 33.03 | 2 | 2 | GBACIAS, VICENTE H. & WENDY K. 44 CAMEO DRIVE CHERRY HILL, NJ 08003 | 174 OCEAN AVENUE UNIT 28 | |
| 33.03 | 3 | 2 | PFIEFER, H. ARTHUR & BERNADETTE J 174 OCEAN AVENUE UNIT 30 SEA BRIGHT, NJ 07760 | . 174 OCEAN AVENUE UNIT 30 | |
| 33.03 | 4 | 2 | JANAZZO, DAVID & SUSAN √43 MIDVALE DR NEW PROVIDENCE, NJ 07974 | 174 OCEAN AVENUE UNIT 32 | , |
| 33.03 | 5 | 2 | CALIENDO, NICHOLAS A. & DIANA S. 174 OCEAN AVENUE UNIT 34 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 34 | |
| 33.03 | 6 | 2 | BOUDAKIAN, THOMAS & NANCY ▼174 OCEAN AVENUE UNIT 36 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 36 | |
| 33.03 | 7 | 2 | SERAFIN-FAHIMI, MALGORZATA 902 EWING AVENUE FRANKLIN LAKES, NJ 07417 | 174 OCEAN AVENUE UNIT 38 | |
| 33.04 | 1 | 2 | MACDONALD, DONALD 25 VILLAGE ROAD SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 40 | |
| 33.04 | 2 | 2 | ZIMMERMAN, MICHEAL C. & JUNE H. 174 OCEAN AVENUE UNIT 42 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 42 | |
| 33,04 | 3 | 2 | LE4GHTON, MICHAEL & ENGLERT, GAYL 174 OCEAN AVENUE UNIT 44 SEA BRIGHT, NJ 07760 | E 174 OCEAN AVENUE UNIT 44 | |
| 33.04 | 4 | 2 | SPIFAM TRUST 114 EAST 13TH ST 11D NEW YORK, NY 10003 | 174 OCEAN AVENUE UNIT 46 | |
| 33.04 | 5 | 2 | WOLMAN KARIN 3050 MILITARY RD NW A2103 WASHINGTON, DC 20015 | 174 OCEAN AVENUE UNIT 48 | |
| 34 | 1 | 2 | FIALKO, RUTH 215 BAMBOO ROAD PALM BEACH SHORES, FL 33404 | 158 OCEAN AVENUE | |
| 34 | 2 | 2 | Krlyk, BOHDAN M √11327 NARROW TRAIL TERR. BELTSVILLE, MARYLAND 20705 | 154 OCEAN AVENUE | |
| 34 | 4 | 4A | GAITERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE | 4.01 |
| 34 | 5 | 4A | SMITH, GEORGE & LILLIAN ✓139 FOREST GREEN STATEN ISLAND, NY 10312 | 140 OCEAN AVENUE | |

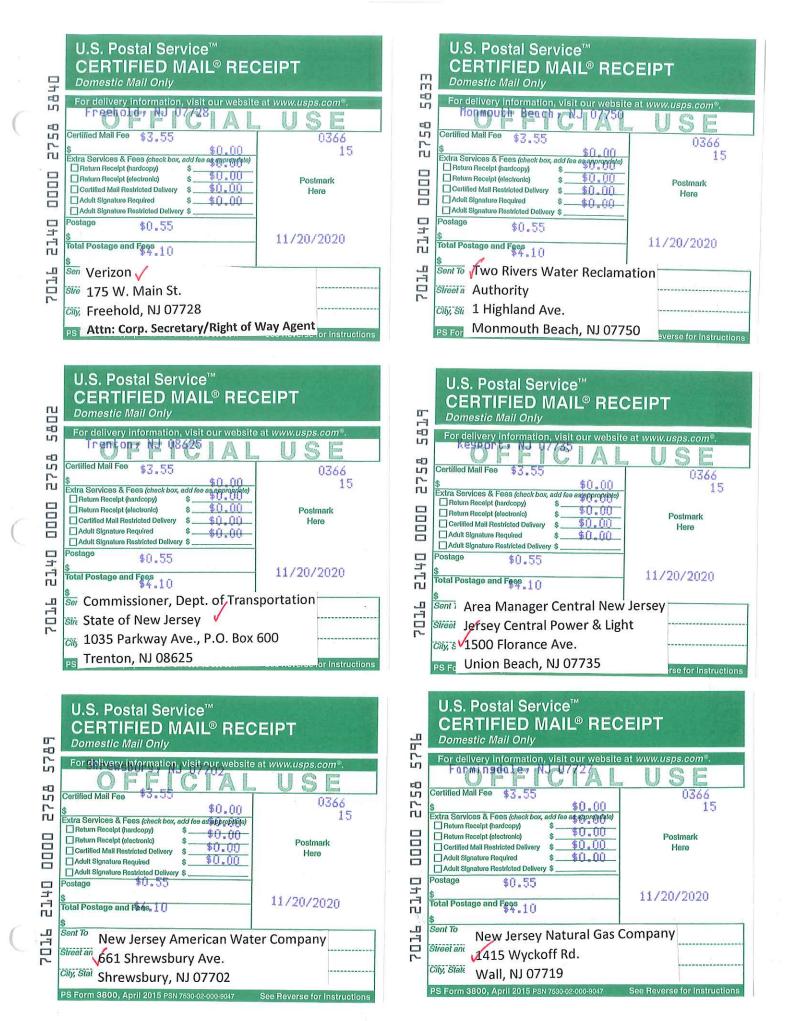
OWNER & ADDRESS REPORT

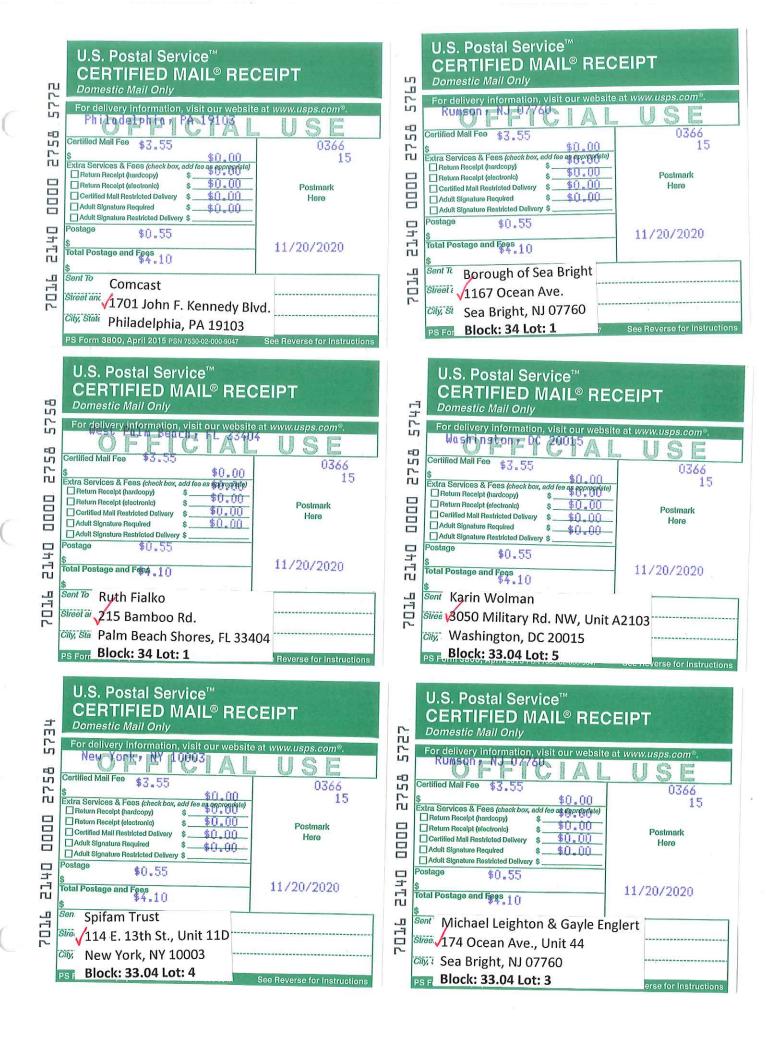
SEA BRIGHT

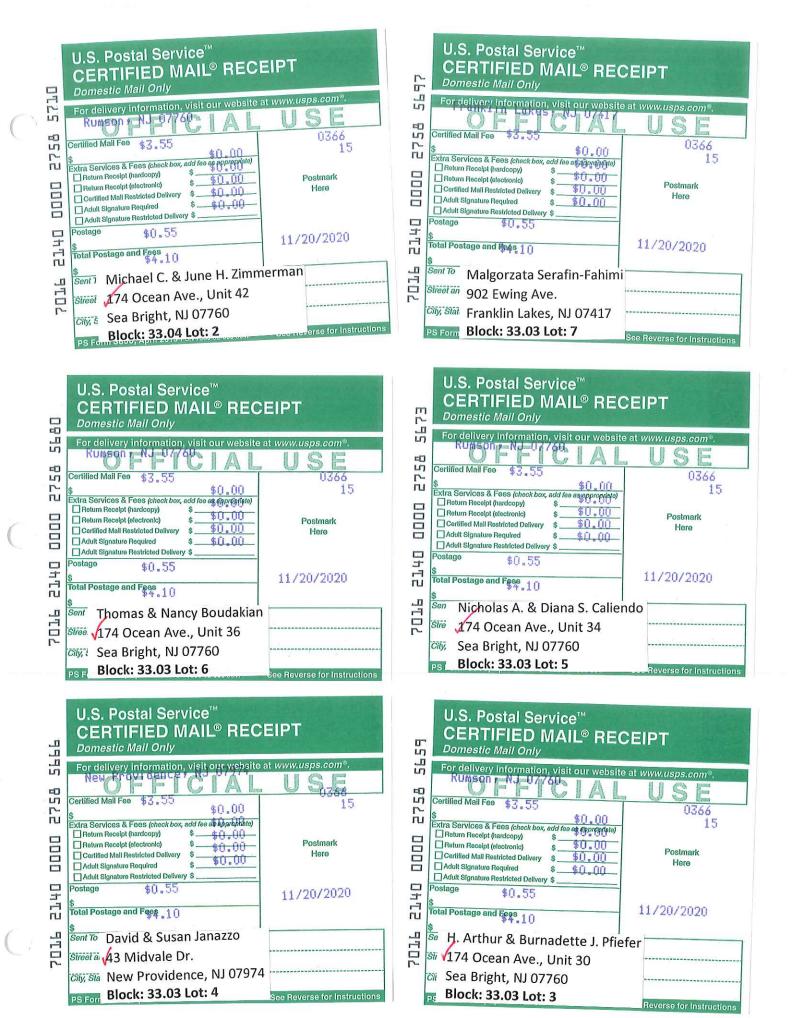
200 FOOT OWNERS LIST FOR BLOCK 34, LOTS 3.03, 3.04, 3.05 & 3,06 BLOCK 33, LOT 20.02 & BLOCK 23, LOT 130 $\,$

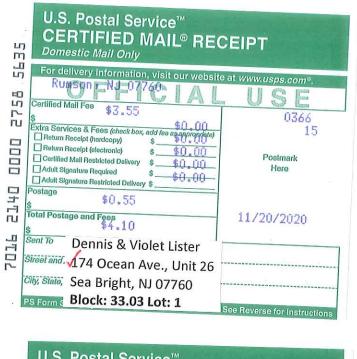
05/30/20 Page 1 of 2

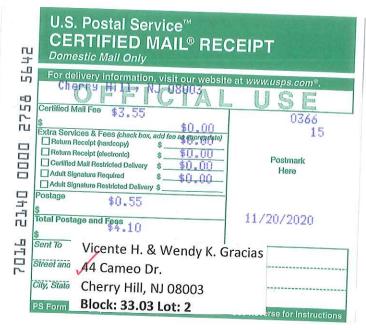
| BLOCK | LOT QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|---------------|----------|-----|--|--------------------------|------------------|
| 23 | 129 | 1 | LAND'S END CONDOMINIUM ASSN INC 19 WEST MAIN STREET FREEHOLD, NJ 07728 | EAST OCEAN AVENUE | |
| 23 | 129.01 | 1 | ASSESSED WITH BLOCK 33.01 THRU BLOCK 33.04 AS PART OF COMMON ELEMENTS 07760 | EAST OCEAN AVENUE | |
| 23 | 132 | 1 | FLALKO, RUTH 158 OCEAN AVENUE SEA BRIGHT, NJ 07760 | EAST OCEAN AVENUE | |
| 23 | 133 | 1 . | K/LYK, BOHDAN M 11327 NARROW TRAIL TERR. BELTSVILLE MARYLAND 20705 | EAST OCEAN AVENUE | |
| 23 | 134 | 4A | GAITERS VILLAGE, LLC √1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | EAST OCEAN AVENUE | |
| 23 | 135 | 4A | SMTTH, GEORGE & LILLIAN 139 FOREST GREEN STATEN ISLAND, NJ 10312 | EAST OCEAN AVENUE | |
| 23 | 136 | 150 | STATE OF NJ-DOT CN 229 TRENTON, NJ 08501 | 125 OCEAN AVENUE | 137 |
| 33 | 19 | 1 | ASSESSED WITH BLOCK 33.02, 33.03 & 33.04 AS PART OF COMMON ELEMENTS 07760 | 174 OCEAN AVENUE | 19.01 THRU 19.04 |
| 33 | 20.01 | 2 | PHAN, MARTIN & HOANG, THERESA 164 OCEAN AVENUE SEA BRIGHT, NJ 07760 | 164 OCEAN AVENUE | |
| 33.01 | Ĩ | 2 | HENDERSON, GEORGE & O'CONNOR, SUSAN 174 OCEAN AVENUE UNIT 2 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 2 | |
| 33,01 | 2 | 2 | DI NICOLA, PETER F. & TERESA A. 174 OCEAN AVENUE UNIT 4 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 4 | |
| 33.01 | 3 | 2 | LIFF, ALLISON 174 OCEAN AVENUE UNIT 6 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 6 | |
| 33.01 | 4 | 2 | VON ZIEGESAR, ELIZABETH T. PO BOX 3126 VSEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 8 | |
| 3 3.01 | 5 | 2 | FARRELL, MICHAEL R √135 E 83RD ST APT. 9D NEW YORK, NY 10028 | 174 OCEAN AVENUE UNIT 10 | |
| 33.02 | 1 | 2 | PRA SISTO, JOAN M & ALBERT J 174 OCEAN AVENUE,UNIT 12 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 12 | |
| 33.02 | 2 | 2 | MURPHY, ARTHUR H. & SHEILA A. 174 OCEAN AVENUE UNIT 14 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 14 | |
| 33.02 | 3 | 2 | GRAHAM, CAROL A. 174 OCEAN AVENUE UNIT 16 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 16 | |
| 33.02 | 4 | 2 | G⊍LLEY, DAVID & LISA √S7 VILLAGE ROAD SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 18 | |
| 33.02 | 5 | 2 | CAROLA, ROBERT E. & ELAINE M. 174 OCEAN AVENUE UNIT 20 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 20 | |



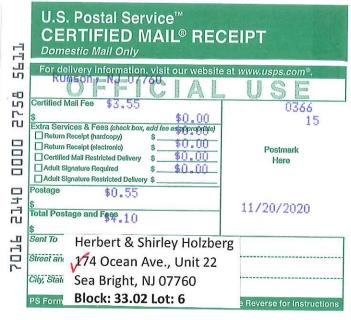






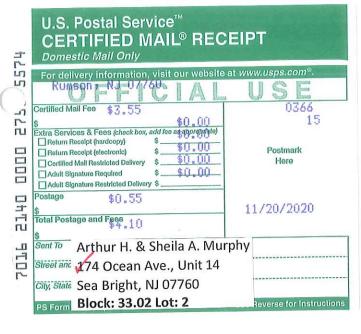












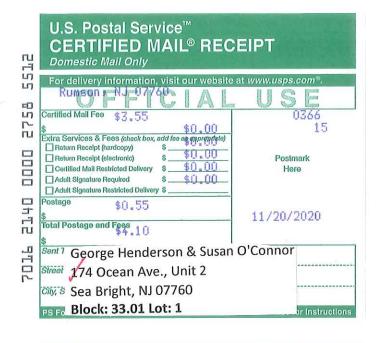


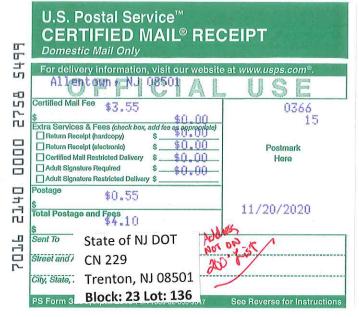


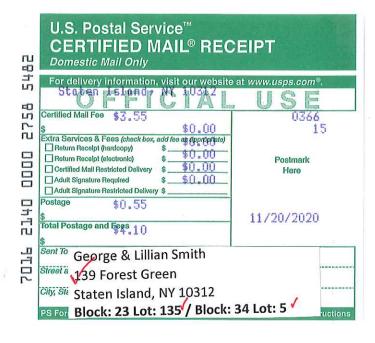
| | U.S. Postal Service [™] CERTIFIED MAIL [®] REC | FIDT | |
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| | Domestic Mail Only | LIF | |
| 7.J | For delivery information, visit our website | at www.usps.com®. | |
| 50 | Certified Mail Fee \$3.55 | 0366 | |
| Ln L | \$ \$\ \(\) \ | 15 | |
| 0000 | Return Recelpt (electronlo) \$ \$0 * 00 Certified Mail Restricted Delivery \$ \$0 * 00 Adult Signature Restricted Delivery \$ Adult Signature Restricted Delivery \$ | Postmark Here | |
| 0772 | Postage \$(),55 \$ Total Postage and Fees,10 | 11/20/2020 | |
| 日 | Sent To Carol A. Graham | | |
| 7076 | | | |
| | City, State Sea Bright, NJ 07760 | | |
| | PS Form Block: 33.02 Lot: 3 | See Reverse for Instructions | |











U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only П ப For delivery information, visit our website Rumson NJ 07760 切 Certified Mail Fee N \$3.55 0366 15 Extra Services & Fees (check box, add fee as appropriate) ru Return Receipt (hardcopy) Return Receipt (electronic) \$0.00 Postmark Certified Mail Restricted Delivery \$0.00 Here Adult Signature Required \$0.00 Adult Signature Restricted Delivery \$ 디카디크 ostage \$ Total Postage and Fees \$4 , 10 11/20/2020 016 Sent To Peter F. & Teresa A. Di Nicola 174 ocean Ave., Unit 4 Sea Bright, NJ 07760 City, Stat Block: 33.01 Lot: 2





