

LAW OFFICES OF BYRNES, O'HERN & HEUGLE

Sean F. Byrnes Daniel J. O'Hern, Jr.* Robert L. Heugle, Jr.*

∘R 1:40 Qualified Court-Approved Civil Mediator *Certified by the Supreme Court of NJ as a Civil Trial Attorney (1996-2019) †Licensed in New York Loryn M. Lawson† Shawn Wallach† Donna M. Alkin† John F. Byrnes

April 4, 2023

RECEIVED

APR - 5 2023

Borough of Sea Bright

VIA PRIORITY MAIL

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

RE: 1050 Ocean Avenue, Unit 8, Block 16, Lot 9 Exquisite Relief LLC

Dear Ms. Mitchell:

This firm represents Exquisite Relief LLC, the owner of 1050 Ocean Avenue, Sea Bright, New Jersey. I enclose our Affidavit of Service, which attaches the Affidavit of Publication; Notice of Public Hearing to Property Owners; list of property owners within 200 feet of Block 52, Lot 2; and original green receipt cards and white slips.

Thank you.

DOH/ald Enclosures Very truly yours

DANIET I. O'ÆERN. IR

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$32.56 Affidavit \$35.00

STATE OF WISCONSIN Brown County		
Personally appeared	D. Roberts	at County of Brown, State of Wisconsin.
in State of New Jersey ar who being duly sworn, de	nd Monmouth/Ocean Counties	old, New Jersey and published in Neptune, , and of general circulation in Monmouth/Ocean Counties, rtisement of which the annexed is a true copy, has been ssue dated as follows:
03/29/2023 A.D 2023	3 //	
Notary Public State of Wisconsi	County of Brown	

NANCY HEYRMAN Notary Public State of Wisconsin

ř.

My commission expires

Ad Number: 0005644026 Run Dates: 03/29/2023

NOTICE OF PUBLIC HEARING BOROUGH OF SEA BRIGHT UNIFIED PLANNING BOARD

Notice is hereby given that the undersigned has applied to the Planning Board of the Borough of Sea Bright to consider an application for approval with respect to premises known as Block 16 Lot 9 on the Tax Map of the Borough of Sea Bright and commonly known as 1050 Ocean Avenue, Sea Bright. The Applicant is seeking minor site plan approval to operate a personal service business providing massage, facials, waxing and related services. Site plan approval is required because the proposed personal service use is a change of use from one class of zoning to another. The Applicant shall also seek any variance relief or other requirements which the Board may deem necessary and/or appropriate.

A hearing will be held on this application by the Planning Board of the Borough of Sea Bright will be held on Tuesday April 11, 2023 at 7:30 p.m. at the Sea Bright Beach Pavillon, 3rd Floor, 1097 Ocean Avenue, Sea Bright, New Jersey, at which time all interested parties may appear in person or by agent or attorney and present any objection 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.

Date: March 24, 2023 Applicant's Name: Exquisite Relief, LLC
Address: c/o BYRNES O'HERN &
HEUGLE, LLC, Attorneys
for the Applicant
195 East Bergen Place
Red Bank, NJ 07701
(p)(732) 219-7711

(\$32.56)

-0005644026-01

AFFIDAVIT OF SERVICE BOROUGH OF SEA BRIGHT PLANNING BOARD

Attached to this Affidavit is a list of the property owners served, showing the method of service and date of service.

DANIEL J. O'HERN, JR., ESQUIRE, of full age, being duly sworn according to law, deposes and says that his business is located at Byrnes, O'Hern & Heugle, LLC, 195 E. Bergen Place, Red Bank, New Jersey 07701, and hereby acknowledges that the applicant has submitted an application to the Borough of Sea Bright Planning Board in connection with the property known as Block 16, Lot 9 and also known as 1050 Ocean Avenue, Sea Bright, New Jersey.

And that he gave written notice of the hearing for this application to any and all of the property owners affected, in the form attached, and according to the attached list, and in the manner, on the date indicated there on.

DANIEL JOHERN, JR.

Sworn to and subscribed before me

on this day of April, 2023

AMNIA L DICARLO

Motery Public of New Jersey
RAY Commission Expires 10/12/2023

NOTICE OF PUBLIC HEARING BOROUGH OF SEA BRIGHT PLANNING BOARD

TO ALL OWNERS OF PROPERTY LOCATED WITHIN A RADIUS of TWO HUNDRED FEET FROM BLOCK 16 LOT 9.

PLEASE TAKE NOTICE that the undersigned has applied to the Planning Board of the Borough of Sea Bright to consider an application for approval with respect to premises known as Block 16 Lot 9 on the Tax Map of the Borough of Sea Bright and commonly known as 1050 Ocean Avenue, Sea Bright. The Applicant is seeking minor site plan approval to operate a personal service business providing massage, facials, waxing and related services. Site plan approval is required because the proposed personal service use is a change of use from one class of zoning to another. The Applicant shall also seek any variance relief or other requirements which the Board may deem necessary and/or appropriate.

You are in receipt of this notice because the above referenced property is within 200 feet of your property.

A hearing will be held on this application by the Planning Board of the Borough of Sea Bright will be held on Tuesday April 11, 2023 at 7:30 p.m. at the Sea Bright Beach Pavilion, 3rd Floor, 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.

Notice is sent to you by the Applicant, by order of the Planning Board of the Borough of Sea Bright.

Date: March 23, 2023 Applicant's Name: Exquisite Relief, LLC

Address: c/o BYRNES O'HERN &

HEUGLE, LLC, Attorneys

for the Applicant 195 East Bergen Place

Red Bank, New Jersey 07701

(p)(732) 219-7711

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 16, Lot 9, also known as 1050 Ocean Avenue, Unit 8.

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	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
2	
New Jersey Natural Gas Company	Verizon
1415 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 🗸	1 East Main Street
Union Beach, NJ 07735	Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of **Block 16**, **Lot 9**, **also known as 1050 Ocean Avenue**, **Unit 8** 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: March 6, 2023

Date Request Received: March 2, 2023

Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 16, LOT 9

03/04/23 Page 1 of 2

BLOCK	LOT QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'I Lots
16	3		LENA, RAYMOND C. & PHYLLIS N. 570 MONMOUTH PLACE LONG BRANCH, NJ 07740	1070 OCEAN AVENUE	
16	4	4A	AMCK, LLC 21 CREST DRIVE SOUTH CRESSKILL, NJ 07624	1066 OCEAN AVENUE	
16	4.01	4A	TBEZZA REALTY HOLDING LLC. 183 BERNARD DRIVE RED BANK, NJ 07701	1068 OCEAN AVENUE	
16	5	4A	GBW REALTY, LLC 6 MONMOUTH BLVD. OCEANPORT, NJ 07757	1062 OCEAN AVENUE	
16	6	4A	1060 OCEAN AVENUE LLC 152 DORCHESTER WAY SHREWSBURY, NJ 07702	1060 OCEAN AVENUE	
16	7	1	ADAMS, JAMES R. & JO-ANN 1184 OCEAN AVE UNIT B-1 SEA BRIGHT, NJ 07760	1056 OCEAN AVENUE	
16	8	4A	CHARLOTTE REALTY HOLDINGS, LLC 1054 OCEAN AVENUE SEA BRIGHT, NJ 07760	1054 OCEAN AVENUE	
16	9	4A	SAVI SQUARE, LLC 37 MERIDIAN ROAD EDISON, NJ 08820	1050 OCEAN AVENUE	
16	10	2	ADAMS, JAMES R. & JO-ANN K. 1184 OCEAN AVE UNIT B-1 SEA BRIGHT, NJ 07760	4 PENINSULA AVENUE	
16	11	2	ROSS, MICHAEL T & PAMELA M 6 PENINSULA AVENUE SEA BRIGHT, NJ 07760	6 PENINSULA AVENUE	
16	12	1	SULLIVAN, RICHARD G. 1071 OCEAN AVENUE SEA BRIGHT, NJ 07760	7 BADMINTON COURT	
16	13	1	1060 OCEAN AVENUE LLC 152 DORCHESTER WAY SHREWSBURY, NJ 07702	4 PACKER PLACE	
16	14	2	MARTIN, IVAN WANAT 19 CONÓVER LANE RUMSON, NJ 07760	3 BADMINTON COURT	
16	15.01	15F	ASSESSED WITH BLOCK 16 LOTS 15.03 THRU 15.10 AS PART OF COMMON ELEMENTS 07760	2 BADMINTON COURT	
16	15.02	4A	MONMOUTH SQUASH CLUB, LLC 1071 OCEAN AVENUE SEA BRIGHT, NJ 07760	1071 OCEAN AVENUE	
16	15.03	2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 1	
16	15.04	2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 2	
16	15.05	2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LNAE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 3	
16	15.06	2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 4	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 16, LOT 9

03/04/23 Page 2 of 2

BLOCK	LOT QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
16	15.07	2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 5	
16	15.08	2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 6	
16	15.09	2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL	2 BADMINTON COURT UNIT 7	
16	15.10	2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 8	
16	15.11	2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 9	
16	15.12	2	MURRO, ROBERT P. JR. 7534 RIDGEFIELD LANE LAKE WORTH, FL 33467	2 BADMINTON COURT UNIT 10	
16	16	2	OCEAN RIVER ESTATES, LLC 37 MERIDIAN ROAD EDISON, NJ 08820	14 PENINSULA AVENUE	
16	17	2	BERGEN SINGLE FAMILY HOMES, LLC 37 MERIDIAN ROAD EDISON, NJ 08820	16 PENISULA AVENUE	
16	18.01	1	SULLIVAN, RICHARD G 1071 OCEAN AVENUE SEA BRIGHT, NJ 07760	14 BADMINTON COURT	
16	19.01	2	CHOTA, GJON & POPOVIC, VERA &MICHAEL 6 MOORE RD BRONXVILLE, NY 10708	12 BADMINTON COURT	
16	20	2	LI, MINGWEI 10 THORESEN ROAD V WARREN, NJ 07059	8 BADMINTON COURT	
17	1	1	KALAKA, JOANN W . 184 OCEAN AVE UNIT B-1 SEA BRIGHT, NJ 07760	1042 OCEAN AVENUE	
17	2	1	KALAKA REALTY 184 OCEAN AVE UNIT B-1 SEA BRIGHT, NJ 07760	1 PENINSULA AVENUE	
17	3	4A	SBBP, LLC 95 AVENUE OF TWO RIVERS RUMSON, NJ 07760	1040 OCEAN AVENUE	
23	1	15C	BORO OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760	1099 OCEAN AVENUE	
23	2.01		BORO OF SEA BRIGHT TOP OCEAN AVENUE SEA BRIGHT, NJ 07760	1061 OCEAN AVENUE	















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