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973-247-9000
973-247-9199 (FAX)

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PRINCETON, NEW JERSEY 08540
609-751-5551

1177 AVENUE OF THE AMERICAS
5TH FLOOR
NEW YORK, NY 10036
800-569-3886

41 UNIVERSITY DRIVE
SUITE 400
NEWTOWN, PENNSYLVANIA 18940
267-757-8792

website: ansell.law

JAMES G. AARON
ALLISON ANSELL ♦ †
BRIAN E. ANSELL ‡
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COUNSEL
GARY P. EIDELSTEIN ♦
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HON. ANTHONY J. MELLACI, JR., J.S.C. (RET)
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HON. JOSEPH P. QUINN, J.S.C. (RET)

IN MEMORIAM
LEON ANSCHELEWITZ (1929-1986)
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LICENSED ALSO IN:
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† FELLOW, AMERICAN
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MATRIMONIAL LAW ATTORNEY

March 18, 2025

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

Via e-mail and UPS Next Day Air

Re: Sea Bright Beach Club/Preliminary and Final
Site Plan Application
Premises: 1037 Ocean Avenue
Block 23, Lot 4
Our File No. 086977-4

Dear Ms. Mitchell:

In connection with the above, enclosed please find an original Affidavit of Proof of Service of the Notice of Hearing, together with a copy of the Affidavit of Publication from the *Asbury Park Press*. We will forward the original Affidavit of Publication upon receipt.

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: rbrodsky@ansell.law
Direct Dial: 732-643-5296

RB/ahn
Encs.

cc w/encs. via e-mail only:
Christiane McNamara, Sea Bright Beach Club

086977.000004 9520221v1

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AFFIDAVIT OF PUBLICATION

Order Number : 11126819

STATE OF WISCONSIN
Brown County

Of the Asbury Park Press, a 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 said newspaper in the issue:

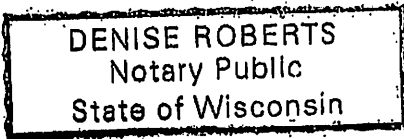
03/15/2025


Legal Clerk


Notary Public, State of Wisconsin County of Brown

46-27

My commission expires



**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 23, LOT 4.**

PLEASE TAKE NOTICE that Sea Bright Beach Club has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for preliminary and final site plan approval to permit the reconfiguration of the existing parking area mandated by the construction of the Rumson-Sea Bright Bridge, also known as Monmouth County Bridge S-32, including realignment of the entrance driveway, installation of perimeter curb, landscaped islands within the parking field, and barrier-free accessibility improvements, resurfacing and restriping of the parking field, construction of drainage improvements, installation of site lighting and landscaping, and construction of an enclosed refuse and recycling area, all with respect to premises located in the B-3 Zone and known as Block 23, Lot 4 on the Tax Map of the Borough of Sea Bright, and commonly known as 1037 Ocean Avenue, Sea Bright, New Jersey.

No variances have been identified as being necessary with respect to the subject application. However, the Applicant will request such 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 25, 2025 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.

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, PC
Attorneys for Applicant

By: _____
RICK BRODSKY, ESQ.

Dated: March 12, 2025
(\$49.28)

ANSELL GRIMM & AARON, PC
1500 Lawrence Avenue
CN 7807
Ocean, New Jersey 07712
(732) 922-1000
Attorneys for Applicant

IN THE MATTER OF THE APPLICATION OF
SEA BRIGHT BEACH CLUB

AFFIDAVIT OF PROOF
OF SERVICE

STATE OF NEW JERSEY)
) ss.
COUNTY OF MONMOUTH)

RICK BRODSKY, of full age, being duly sworn according to law, upon his oath, deposes and says:

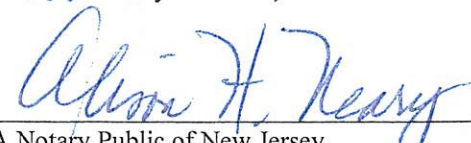
1. I am an Attorney at Law of the State of New Jersey, a partner with the firm of Ansell Grimm & Aaron, PC, and the attorney in charge of the application of Sea Bright Beach Club for the firm.
2. Sea Bright Beach Club is the applicant in the proceedings before the Planning/Zoning Board of the Borough of Sea Bright, New Jersey, being an application under the revised ordinances of the Borough of Sea Bright and relating to premises located at 1037 Ocean Avenue, Block 23, Lot 4, Borough of Sea Bright, New Jersey.
3. On March 14, 2025, our firm 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 and were mailed from the United States Post Office Ocean Branch, Ocean, New Jersey. The mailing receipts are attached hereto and made a part of this Affidavit.

I certify that the foregoing information is true and correct to the best of my knowledge and belief. I am aware that if any of the foregoing is willfully false, I am subject to punishment.

ANSELL GRIMM & AARON, PC
Attorneys for Applicant, Sea Bright Beach Club

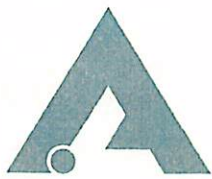
By: 
RICK BRODSKY, ESQ.

Sworn to and subscribed before me
this 18th day of March, 2025


A Notary Public of New Jersey
(Sign, stamp, seal and commission expiration date)

ALISON H. NEARY
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES SEPT. 13, 2025

086977.000004 9517031v1



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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 23, LOT 4.

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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.

ANSELL GRIMM & AARON, PC
Attorneys for Applicant

By: 
RICK BRODSKY, ESQ.

Dated: March 12, 2025

**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 23, Lot 4, also known as 1037 Ocean Avenue.

**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 Comcast Center 1701 John F Kennedy Blvd. Philadelphia, PA 19103	✓ 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	✓ Two Rivers Water Reclamation Authority 1 Highland Avenue Monmouth Beach, NJ 07750
✓ New Jersey Natural Gas Company 1415 Wyckoff Road Wall, NJ 07719	✓ 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	✓ Monmouth County Planning Board Hall of Records Annex - 2 nd Floor 1 East Main Street Freehold, NJ 07728

Attached is a true list of the Property Owners within 200' of Block 23, Lot 4, also known as 1037 Ocean Avenue 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 10, 2025
Date Request Received: March 4, 2025
Amount Paid: \$10.00

Cc. File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 23, LOT 4

03/08/25 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
17	5		4A	✓ 1010 OCEAN PARTNERS, LLC PO BOX 80235 STATEN ISLAND, NY 10308	1010 OCEAN AVENUE	
17	6		1	✓ NAUTILUS HOMEOWNERS ASSOCIATION 9 VILLAGE COURT HAZLET, NJ 07730	2 RUMSON ROAD	
17	6	C0001	2	✓ ACHYUTHUNI, BHASKARA RAO 2 RUMSON ROAD UNIT 1 SEA BRIGHT, NJ 07760	2 RUMSON ROAD UNIT 1	
17	6	C0002	2	✓ MACKIEWICZ, REGINA 47 FOX WOOD RUN MIDDLETOWN, NJ 07748	2 RUMSON ROAD UNIT 2	
17	6	C0003	2	✓ MOREHOUSE, SCOTT 2 RUMSON ROAD UNIT 3 SEA BRIGHT, NJ 07760	2 RUMSON ROAD UNIT 3	
17	6	C0004	2	✓ ROHRMANN, LYNDA & BRUCE 165 BERNARD DRIVE RED BANK, NJ 07701	2 RUMSON ROAD UNIT 4	
17	6	C0005	2	✓ CRAWFORD, ALLYN J & LAURIE 29 KENT STREET STATEN ISLAND, NY 10306	2 RUMSON ROAD UNIT 5	
17	6	C0006	2	✓ TWO P PROPERTIES, LLC 77 HUBBARD AVENUE RED BANK, NJ 07701	2 RUMSON ROAD UNIT 6	
17	6	C0007	2	✓ RAIA, JOSEPH 2 RUMSON ROAD UNIT 7 SEA BRIGHT, NJ 07760	2 RUMSON ROAD UNIT 7	
17	6	C0008	2	✓ ROACH, SEAN 1000 CLOVE ROAD APT 7G STATEN ISLAND, NY 10301	2 RUMSON ROAD UNIT 8	
17	6	C0009	2	✓ MC LYNN, DENNIS & MARY A. 107 CANOE BROOK PARKWAY SUMMIT, NJ 07901	2 RUMSON ROAD UNIT 9	
17	6	C0010	2	✓ WILLIAMS, SAMUEL M. & TRACY A. 537 VAN DUZER STREET STATEN ISLAND, NY 10304	2 RUMSON ROAD UNIT 10	
17	6	C0011	2	✓ OSTER, MELISSA 2 RUMSON ROAD UNIT 11 SEA BRIGHT, NJ 07760	2 RUMSON ROAD UNIT 11	
17	6	C0012	2	✓ STEARNS, JOEL M. 2 RUMSON ROAD UNIT 12 SEA BRIGHT, NJ 07760	2 RUMSON ROAD UNIT 12	
17	6	C0014	2	✓ MC LYNN, ROBERT L 2 RUMSON ROAD UNIT 14 SEA BRIGHT, NJ 07760	2 RUMSON ROAD UNIT 14	
17	6	C0015	2	✓ LANGAN CHERRY TREE, LLC 99 WOOD AVENUE SOUTH SELIN, NJ 08830	2 RUMSON ROAD UNIT 15	
17	6	C0016	2	✓ CASSIDY, DENISE A. 2 RUMSON ROAD UNIT 16 SEA BRIGHT, NJ 07760	2 RUMSON ROAD UNIT 16	
17	6	C0017	2	✓ MC GUIRE, GRACE PO BOX 68 RUMSON, NJ 07760	2 RUMSON ROAD UNIT 17	
17	6	C0018	2	✓ JORDAN, TAYLOR 20 PINCKNEY RD APT B-2 RED BANK, NJ 07701	2 RUMSON ROAD UNIT 18	

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 23, LOT 4

03/08/25 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
17	6	CO019	2	✓ KEELLEN, KEVIN J. 107 RIVERVIEW AVE APT 170 NEPTUNE CITY, NJ 07753	2 RUMSON ROAD UNIT 19	
18	1		4A	✓ SEA BRIGHT BEACH CLUB 999 OCEAN AVENUE SEA BRIGHT, NJ 07760	1008 OCEAN AVENUE	
18	2		15C	✓ MONMOUTH COUNTY HALL OF RECORDS- 1 E MAIN FREEHOLD, NJ 07728	1006 OCEAN AVENUE	
23	3		4A	✓ SBBP, LLC 95 AVENUE OF TWO RIVERS RUMSON, NJ 07760	1041 OCEAN AVENUE	
23	11		15C	✓ STATE OF NJ-DEP CN 229 TRENTON, NJ 08625	909 OCEAN AVENUE	
24	1.01		15C	✓ STATE OF NJ-DEP 401 EAST STATE STREET TRENTON, NJ 07865	960 OCEAN AVENUE	1, 1.02
24	2.02		2	✓ O'SHEA, MICHAEL H, TRUSTEE 936 OCEAN AVENUE SEA BRIGHT, NJ 07760	936 OCEAN AVENUE	1.03
24	2.03		2	✓ FOLTZ, GARRY & TRINA 934 OCEAN AVENUE SEA BRIGHT, NJ 07760	934 OCEAN AVENUE	



BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY
www.seabrightnj.org

RECEIVED

FEB - 3 2025

Borough of Sea Bright

REQUEST FOR 200' CERTIFIED LIST

Christine Pfeiffer, Borough Clerk
Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, NJ 07760

Date: February 26, 2025

Dear Ms. Pfeiffer:

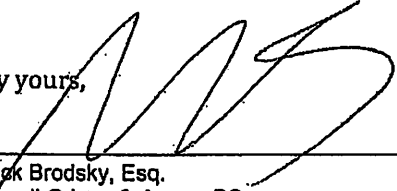
Kindly provide a 200 foot certified list for the following property:

BLOCK # 23 LOT # 4

PROPERTY ADDRESS 1037 Ocean Avenue

NAME OF PROPERTY OWNER Sea Bright Beach Club

Very truly yours,


NAME Rick Brodsky, Esq.
Ansell Grimm & Aaron, PC

ADDRESS 1500 Lawrence Avenue, CN 7807
Ocean, NJ 07712

CITY, STATE, ZIP
732-922-1000 rbrodsky@ansell.law

TELEPHONE # OR EMAIL ADDRESS

CHOOSE METHOD OF DELIVERY, BELOW:

PLEASE MAIL LIST TO THE ADDRESS LISTED UNDER MY NAME. _____

PLEASE TELEPHONE ME TO PICK UP LIST WHEN READY. _____

PLEASE EMAIL THE LIST TO ME WHEN READY. X

Note: Fee is \$10.00 – Make checks payable to Borough of Sea Bright.

*****Office Use Only*****

Paid Date: 3/3/25 Method: check Received By: C. Mitchell
No. 145760 Ansell Grimm & Aaron

9589 0710 5270 0404 7540 63

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☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage \$

Via Certified Mail

Sent To
 Borough of Sea Bright
 1099 Ocean Avenue
 Sea Bright, NJ 07760

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 Total Postage \$

Via Certified Mail

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 Jersey Central Power & Light
 Area Manager Central New Jersey
 1500 Florance Avenue
 Union Beach, NJ 07735

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 Philadelphia, PA 19103

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Via Certified Mail

Sent To
 State of New Jersey (for State Hwy 36)
 Commissioner, Department of Transportation
 1035 Parkway Avenue
 P.O. Box 600
 Trenton, NJ 08625

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Postage \$
 Total Postage \$

Via Certified Mail

Sent To
 New Jersey American Water Company
 661 Shrewsbury Avenue
 Shrewsbury, NJ 07702

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Postage \$
 Total Postage \$

Via Certified Mail

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 Trenton, NJ 08625

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Postage \$
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Via Certified Mail

Sent To
 New Jersey Natural Gas Company
 1415 Wyckoff Road
 Wall, NJ 07719

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9589 0710 5270 0404 7545 13

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Via Certified Mail

Sent To
 Two Rivers Water Reclamation Authority
 1 Highland Avenue
 Monmouth Beach, NJ 07750

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Sent To Verizon
 Attn: Corporate Secretary/Right of Way Agent
 175 W. Main Street
 Freehold, NJ 07728

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Sent To Bhaskara Rao Achyuthuni
 2 Rumson Road Unit 1
 Sea Bright, NJ 07760

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☐ Adult Signature Restricted Delivery \$

Postage \$
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Sent To Monmouth County Planning Board
 Hall of Records Annex - 2nd Floor
 1 East Main Street
 Freehold, NJ 07728

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Sent To Regina Mackiewicz
 47 Fox Wood Run
 Middletown, NJ 07748

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Sent To 1010 Ocean Partners, LLC
 PO Box 80235
 Staten Island, NY 10308

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Postage \$
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Sent To Scott Morehouse
 2 Rumson Road, Unit 3
 Sea Bright, NJ 07760

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Sent To Nautilus Homeowners Association
 9 Village Court
 Hazlet, NJ 07730

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Sent To Lynda & Bruce Rohrmann
 165 Bernard Drive
 Red Bank, NJ 07701

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Via Certified Mail

Sent To Allyn J & Laurie Crawford
 Street and Apt 29 Kent Street
 City, State, Zip Staten Island, NY 10306

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Via Certified Mail

Sent To Dennis & Mary A. McLynn
 Street and Apt 107 Canoe Brook Parkway
 City, State, Zip Summit, NJ 07901

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Via Certified Mail

Sent To Two P Properties, LLC
 Street and Apt 77 Hubbard Avenue
 City, State, Zip Red Bank, NJ 07701

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Via Certified Mail

Sent To Samuel M. & Tracy A. Williams
 Street and Apt 537 Van Duzer Street
 City, State, Zip Staten Island, NY 10304

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 Postage \$
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Via Certified Mail

Sent To Joseph Raia
 Street and 2 Rumson Road Unit 7
 City, State, Zip Sea Bright, NJ 07760

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Sent To Melissa Oster
 Street and 2 Rumson Road Unit 11
 City, State, Zip Sea Bright, NJ 07760

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Sent To Sean Roach
 Street and 1000 Clove Road Apt 7G
 City, State, Zip Staten Island, NY 10301

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Sent To Joel M. Stearns
 Street and 2 Rumson Road Unit 12
 City, State, Zip Sea Bright, NJ 07760

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Sent To Robert L McLynn
2 Rumson Road Unit 14
Sea Bright, NJ 07760

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Sent To Taylor Jordan
20 Pinckney Rd Apt B-2
Red Bank, NJ 07701

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Sent To Langan Cherry Tree, LLC
99 Wood Avenue South
Iselin, NJ 08830

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Sent To Kevin J. Keelen
107 Riverview Ave Apt 170
Neptune City, NJ 07753

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Sent To Denise A. Cassidy
2 Rumson Road Unit 16
Sea Bright, NJ 07760

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Sent To Sea Bright Beach Club
999 Ocean Avenue
Sea Bright, NJ 07760

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Sent To Grace McGuire
PO Box 68
Rumson, NJ 07760

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Sent To Monmouth County
Hall of Records - 1 E Main
Freehold, NJ 07728

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95 Avenue of Two Rivers
Rumson, NJ 07760
Street and Apt. No., or PO Box No.
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934 Ocean Avenue
Sea Bright, NJ 07760
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☐ Adult Signature Restricted Delivery \$
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