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November 23, 2020

Via Email Only

Mark G. Kitrick, Esq.
King, Kitrick, Jackson, McWeeney & Wells, LLC
2329 Highway 34, Suite 104
Manasquan, New Jersey 08736

**Re: Cotler, Beth and Harold / Bradley Beach Land Use Matter
Our File No. 38,884-S**

Dear Mr. Kitrick:

I am in receipt of Mr. Coan's letter with enclosures dated November 23, 2020 directed to you, with contents noted. I respectfully suggest that, notwithstanding Mr. Coan's professed desire to have my clients' Application proceed to a vote at the December 1st Special Meeting, the objections and demands raised are a blatant effort to further delay that process. Mr. Coan's point of "due process", of course, runs both ways. My clients too are entitled to "due process" by allowing the Application to proceed to completion and a vote taken thereon. The further issues Mr. Coan now raises must not permit that from occurring.

As to Mr. Coan's point concerning the Zoom Conference requirements: the judicial process at large, and this Municipal Hearing process specifically, are responding to the Covid-19 challenge. Nothing in any Hearing has frustrated Mr. Coan's ability to object and/or to raise his concerns and his points. Nothing said or done, directly or by inference, has prejudiced his position. To the contrary, the Board and all of its Members, notwithstanding Mr. Coan's personal attacks, have shown no bias or prejudice. The Hearings to date have been conducted as they should be without favor or prejudice to any participant, particularly Mr. Coan.

In light of the above, and depending upon the outcome, Mr. Coan or the Applicant may appeal on issues they deem pertinent. If he wishes to appeal, Mr. Coan can raise therein all of the points in his most recent letter and the issues he has raised and heretofore raised which are a part of the record.

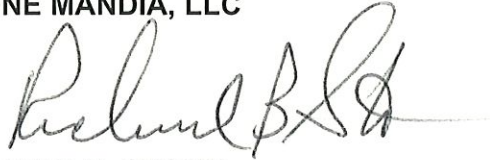
The request that sitting Board Members be removed is a transparent effort to further delay this Application, which should not and cannot be tolerated. At best it is disingenuous since every objection seems always to be raised at the last moment. Mr. Coan has been granted great latitude during this process, and the Special Meeting should proceed without delay. If Mr. Coan has further "due process" requirements, they should be addressed in the Superior Court – where on behalf of my clients I will be happy to allow the recorded history of this matter to be reviewed and further litigated.

Accordingly, I respectfully request that the December 1, 2020 Special Meeting proceed forthwith and this matter continue to conclusion.

Should you wish to further discuss this matter with the parties, please advise. Otherwise, have a safe holiday.

Thank you.

Respectfully submitted,
STONE MANDIA, LLC

A handwritten signature in black ink, appearing to read "Richard B. Stone", written in a cursive style.

RICHARD B. STONE

rbs/ryn

cc: Mr. Thomas J. Coan
Beth and Harold Cotler