

FOR PUBLIC INSPECTION

BOROUGH OF SEA BRIGHT
PLANNING/ZONING BOARD APPLICATION
1167 Ocean Avenue Sea Bright, New Jersey 07760
732-842-0099 ext.28

RECEIVED

FEB 03 2020

Borough of Sea Bright

The application with supporting documentation must be filed with the office of the Municipal Clerk and must be delivered for review **at least ten (10) days** prior to the meeting at which the application is to be considered.

NOTE: All plans must be folded. Any rolled plans will not be accepted.

To be completed by Municipal staff only.

Date Filed 2/3/20 Application No. PB28 2020-02

Application Fees \$1,800. Escrow Deposit _____

Reviewed for Completeness 2/5/20 Hearing 3/24/20 / Carried to 4/14/20

1. SUBJECT PROPERTY

Location: 12 Center Street, Sea Bright, NJ 07760

Block 9 Lot 13 Dimensions: _____

Frontage 25' Depth 72.5' Total Area 1,812.5 SF

Zoning District: R-3

2. APPLICANT

Name: John Sanders and Janet Thorpe

Address: 12 Center Street, Sea Bright, NJ 07760

Telephone Number: 908-705-6003

Applicant is a: Corporation ☐ Partnership ☐ Individual ☒

3. **DISCLOSURE STATEMENT:** Pursuant to J.J.S. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership, applicant must be disclosed. In accordance with N.J.S. 40:55D4-8.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.)

4. If owner is other than the applicant, provide the following information on the Owner(s).

Owner's Name: Same as Applicants

Address _____

Telephone Number _____

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies)

No ☒ Proposed _____

Note: All deed restrictions, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present the use of the premises:

6. Applicant's Attorney: Jessica L. Sweet, Esq., Sweet & Bennett, LLC
Address: P.O. Box 1383, New Brunswick, NJ 08903-1383
Telephone Number 732-640-1411 FAX Number 732-352-6807

Architect

7. Applicant's ~~Engineer~~ Architect Anthony M. Condouris Architect, Inc.
Address: 20 Bingham Ave., Rumson, NJ 07760
Telephone Number 732-842-3800 FAX Number 732-842-7777

8. Applicant's Planning Consultant: _____
Address: _____
Telephone Number _____ FAX Number _____

9. Applicant's Traffic Engineer: _____
Address: _____
Telephone Number _____ FAX Number _____

10. List any other Expert(s) who will submit a report or who will testify for the Applicant:
(Attach additional sheets as may be necessary).

Name: _____

Field of Expertise: _____

Address _____

Telephone Number _____ FAX _____

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:
SUBDIVISION:**

_____ Minor Subdivision Approval
_____ Subdivision Approval (Preliminary)
_____ Subdivision Approval (Final)

Number of lots to be created ____ (including remainder lot)
Number of proposed dwelling units ____ (if Applicable)

N/A	Minor Site Plan Approval
	Preliminary Site Plan Approval
	Final Site Plan Approval
	Amendment or Revision to an Approval Site
	Plan Area to be disturbed (square feet)
	Total number of proposed dwelling units
	Request for Waiver From Site Plan Review and Approval

Applicants seek to construct a new rear deck and a new two-story front deck at an existing single-family home. The property is nonconforming with respect to the front, rear, and side yard setbacks, as well as maximum building coverage. Variances are requested because the construction of the proposed decks will slightly intensify these existing nonconforming conditions. Applicants are also requesting a variance to exceed the maximum allowable lot coverage where 70% is permitted and 72% proposed.

- | | |
|---|--|
| | Informal Review |
| | Appeal decision of an Administrative Officer
(N.J.S.A 40:55D-70A) |
| | Map or Ordinance Interpretation of Special Question
(N.J.S.A.40:55D-70b) |
| ✓ | Variance Relief (hardship)
(N.J.S. A. 40:55D-70c.(1)) |
| ✓ | Variance Relief (substantial benefit)
(N.J.SA.40:55D-70c (2)) |
| | Variance Relief (use)
(N.J.S 40:55D-70d) |
| | Conditional Use Approval
(N.J.S 40:55D-67) |
| | Direct issuance of a permit for a structure
in bed of a mapped street, public drainage way, or flood control
basin. (N.J.S 40:55D-334) |
| | Direct issuance of a permit for a lot lacking street frontage
(N.J.S 40:55D-35) |

12. Section(s) of Ordinance from which a variance is requested Sec. 130-50.C

13. Waivers requested of development standards and/or submission requirements:(attach additional pages as needed)

14. Attach a copy of the Notice to Appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished **at least 10 days prior** to the date scheduled by the Administrative Officer for the hearing. An Affidavit of Service on all property owners and Proof of Publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises including the proposed use of the premises: (attach pages as needed)

See attached Rider for full description

16. Is a public water line available? Yes- no changes to existing service

17. Is public sanitary sewer available? Yes- no changes to existing service

18. Does the application propose a well and septic system? No.

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? Not applicable.

20. Are any off-tract improvements required or proposed? No.

21. Is the subdivision to be filed by Deed or Plat? Not applicable.

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? Not applicable.

23. Other approvals, which may be required, and date plans submitted:
None.

**MARK THE FOLLOWING WITH A YES OR NO
AND DATES OF THE PLANS SUBMITTED**

NE Regional Sewer Auth N/A
Monmouth County Board Of Health N/A
Monmouth County Planning Board N/A
Freehold Soil Conservation District. N/A
NJ DEP N/A
Sewer Extension Permit N/A
Sanitary Sewer Connection Permit N/A
Stream Encroachment Permit N/A
Waterfront Development Permit N/A
Wetlands Permit N/A
Tidal Wetlands Permit N/A
Potable Water Constr. Permit N/A
NJ Department of Transportation N/A
Public Service Electric & Gas N/A
Other _____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. Requested - to be provided.

25. Certification from Sewer Collector that sewer utility charges due on the subject property has been paid. Requested- to be provided.

Note: It is the responsibility of the Applicant to mail or deliver copies of the Application form and all supporting documents to the Board Secretary, Borough Engineer and Board Attorney for their review. Documentation must be **at least ten (10) days prior** to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of those required to receive documents is attached to the application form.

26. The Applicant hereby requests that copies of the reports of the Borough Engineer and Board Attorney reviewing the application be provided to the following of the applicant's professionals.

Applicant's Professional Report Requested

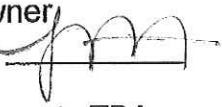
Attorney Jessica L. Sweet, Esq., Sweet & Bennett, LLC
Address: P.O. Box 1383, New Brunswick, NJ 08903-1383
jessica@sweetbennett.com
Phone Number: 732-640-1411
Fax Number: 732-352-6807

Architect:
~~Engineer~~ Anthony M. Condouris Architect, Inc.
Address: 20 Bingham Ave., Rumson, NJ 07760
pat@amcarchitect.com
Phone Number: 732-842-3800
Fax Number: 732-842-7777

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Application and that I am authorized to sign the (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this 31st day of January, 2020.

A Notary Public of NJ Owner
My Commission Expires: 

Jessica L. Sweet, Esq.,
Attorney-at-Law, State of New Jersey

I understand that the sum of \$ TBA has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of SeaBright, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials.

Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required amount and shall add that sum to the escrow account within fifteen (15) days.

Date: 1/31/20

Applicant: 

John Sanders

SITE PLAN-PRELIMINARY

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. PG28 2020-08 Date 2/30/20
Application Name Variance Application- Sanders Residence
Application Address 12 Center Street, Sea Bright, NJ 07760
Property Address 12 Center Street, Sea Bright, NJ 07760
Lot 13 Block 9

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by applicant (C=complete, N=Not complete, NA=not-applicable)

- ☒ 1. Seventeen copies of completed application and check list, signed, dated and notarized plus one marked **"FOR PUBLIC INSPECTION"**
- ☒ 2. Seventeen sets of site plan signed, dated and notarized, with must have raised seal, also **Show Base Flood Elevation**
- ☒ 3. Survey. Must indicate mean high waterline, if pertinent to application
- ☒ To be provided. 4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- ☒ 5. Certified list of property owners within 200 feet
- ☒ 6. Completed Notice of Hearing
- ☒ To be provided. 7. Affidavit of Mailing or service
- ☒ Requested- to be provided 8. Certification that taxes and sewer utility charges are paid to date
- ☒ 9. Photograph of property/dwelling as it currently exists
- N/A 10. Application for Municipal and/or State Wetlands Permit
- N/A 11. Description of off-tract improvements and cost estimates
- N/A 12. Letter from utility companies
- N/A 13. Environmental Impact Statement
- ☒ 14. Certificate of owner authorizing submission
- N/A 15. Proof of Application to Monmouth County
- N/A 16. Proof of application to NJDOT
- ☒ 17. Description of proposed operation
- ☒ To be provided. 18. Required escrow fees
- ☒ 19. Request for any variances
- N/A 20. Application for CAFRA
- N/A 21. Application for Floodplain Encroachment Permit
- N/A 22. Application for Stream Encroachment Permit

After the application is deemed complete then the Board Secretary will provide you with a hearing date so you may notice property owners. Certified return receipt cards are to be provided **at least 7 days prior** to hearing date.

I certify the above information is accurate and complete.

DATED: January 31, 2020

NAME: Jessica L. Sweet, Esq., Attorney for Applicants/Owners

SEAL:

LICENSE NO.

SIGNATURE



SITE PLAN FINAL

Application No. _____ Date _____

Application Name _____

Application Address _____

Property Address _____

Lot _____ Block _____

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by Applicant

(C: complete; N: not complete; NA: non-applicable)

- _____ 1. 17 copies of the application and plat.
- _____ 2. All Federal, State and County approvals or proof of application
- _____ 3. Proof of provision of utility services
- _____ 4. Required application fees (W-9 required for Escrow)
- _____ 5. Description of Off-Tract Improvements and cost estimate
- _____ 6. Consent of owner to application
- _____ 7. Statement that final Site Plan follows exactly the Preliminary Site Plan in regard to all details or Statement setting forth all material changes

I certify the above information is accurate and complete.

DATED: _____

NAME: _____

SEAL: _____

LICENSE NO. _____

SIGNATURE _____

MINOR SUBDIVISION

Application No. _____ Date _____

Application Name _____

Application Address _____

Property Address _____

Lot _____ Block _____

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by the Applicant