

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION

**1099 Ocean Avenue Sea Bright, New Jersey 07760
732-842-0099 ext. 123**

The application with supporting documentation must be filed with the office of the Planning Board Secretary 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 _____ Application No. _____

Application Fees _____ Escrow Deposit _____

Reviewed for Completeness _____ Hearing _____

1. SUBJECT PROPERTY

Location: 13 New Street
Block 13 Lot 5
Dimensions: Frontage 25 Depth 54ft 4" Total Area 1,367 Sqft.
Zoning District: R3

2. APPLICANT

Name: Heather and Ed Gorman
Address: 13 New St Sea Bright NJ
Telephone Number: 917-974-7404
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: _____
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: _____

Address: _____

Telephone Number _____ FAX Number _____

7. Applicant's Engineer: _____

Address: _____

Telephone Number _____ FAX Number _____

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:

PLOT PLAN or VARIANCE PLAN APPROVAL

_____ 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)

SITE PLAN:

- 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
- Request for Variance Approval

Reason for request:

Seeking rear yard setback relief for a deck to create an exit from the 2nd floor. Applicant requires variance approval for rear yard setback where 3.6" is proposed and 15'0" is required. Applicant also owns property adjacent rear yard & is used as a backyard lot.

- 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 130-50C

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

NA

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.

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 13, LOT 5.

PLEASE TAKE NOTICE, that the undersigned has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application for approval with respect to premises known as Block 13, Lot 5, on the Tax Map of The Borough of Sea Bright and commonly known as 13 New Street, Sea Bright, New Jersey. Applicant is seeking rear yard setback relief for a deck to create an exit from the 2nd floor. Applicant requires variance approval for rear yard setback where 3'.6" is proposed and 15' 0" is required, together with any and all other requirements which the Board may deem necessary. Pre-existing variances for lot area, lot depth, maximum building coverage and maximum lot coverage will not be affected.

The Planning Board Meeting will take place on Tuesday, November 10, 2020 at 7:30pm. Given the current emergency restrictions in effect (associated with the Coronavirus), please take notice that the Hearing will likely be held by the Sea Bright Planning Board through a Remote Hearing, hosted virtually from the Sea Bright Beach Pavilion 3rd Floor, 1097 Ocean Avenue, Sea Bright, NJ.

Members of the Public are welcome to, and encouraged to, observe / participate in the Remote Hearing. The meeting will likely be held via a web-meeting conference communication system. Members of the Public can remotely access the meeting, via a smart phone or tablet, via a special link on your computer, or by telephone. For anyone interested in observing and / or otherwise participating in the remote web meeting, the instruction / directions are as follows:

Planning/Zoning Board Meeting

Tue, Nov 10, 2020 7:30 PM - 10:00 PM (EST)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/626655981>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

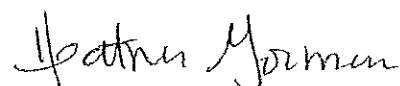
Access Code: 626-655-981

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/626655981>

The Application information / plans are or will be available for public inspection, on the Borough Website at least ten (10) days in advance of the Remote Hearing.

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



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

Heather Gorman, of full age, being duly sworn upon his/her deposes and says:
On 10/27, 2020, I 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, were placed in a receptacle at the United States Post Office Rumson, New Jersey. The certified mailing receipts are attached hereto and made a part of this Affidavit. Sworn to and subscribed to before me this 27 day of October, 2020 A Notary Public of New Jersey



HERMAN Y. VERA
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2275649

MY COMMISSION EXPIRES JUNE 9, 2021

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)

16. Is a public water line available? NA

17. Is public sanitary sewer available? NA

18. Does the application propose a well and septic system? NA

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? NA

20. Are any off-tract improvements required or proposed? NA

21. Is the subdivision to be filed by Deed or Plat? NA

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? NA

23. Other approvals, which may be required, and date plans submitted:

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

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

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid.

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 _____
Address: _____

Phone Number: _____
Fax Number: _____

Engineer: _____
Address: _____

Phone Number: _____
Fax Number: _____

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. (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 27 day of October, 2020.

A Notary Public of NJ Owner
My Commission Expires: JUNE 9, 2021

I understand that the sum of \$ _____ 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: _____ Applicant: _____

HERMAN Y. VERA
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2275649
MY COMMISSION EXPIRES JUNE 9, 2021

PLOT PLAN OR VARIANCE PLAN

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. _____ Date _____
Application Name Heather and Ed Gorman
Application Address 13 New Street Sea Bright NJ
Property Address 13 New Street Sea Bright NJ Block 13 Lot 5

CHECKLIST

Prior to issuance of a Certificate of Completeness and assignment of a hearing date, 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. 17 copies of Zoning Permit Denial
- 2. 17 copies of completed application and check list, signed, dated, and notarized, **plus one** marked "FOR PUBLIC INSPECTION"
- 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also **Show Base Flood Elevation, plus one** marked "FOR PUBLIC INSPECTION"
- 4. 17 copies of Survey (unless Variance Plan states that it is based upon the survey). Must indicate mean high waterline, if pertinent to application)
- 5. 17 (sets of) Photographs of property/dwelling as it currently exists
- 6. Description of proposed operation (No. 15 in first part of application)
- 7. Request for any variances (under No.11 in first part of application)
- NA** 8. Certificate of owner authorizing submission (after No. 26 in first part of application)
- 9. Required application fees/check made payable to Borough of Sea Bright
- 10. Required escrow fees/check made payable to Borough of Sea Bright
- 11. Completed W-9 Form
- 12. Certification that taxes and sewer utility charges are paid to date
- 13. Completed Notice of Hearing
- 14. Certified list of property owners within 200 feet

The following requirements must also be met before an application may be heard:

- 15. Affidavit of Mailing and Service for Public Notice (Provide 7 days prior to hearing.)
- 16. Affidavit of Publication for Public Notice (Provide 7 days prior to hearing.)

If Applicable:

- 17. Proof of Application to Monmouth County
- 18. Proof of application to NJDOT
- 19. Application for CAFRA
- 20. Application for Floodplain Encroachment Permit
- 21. 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.

I certify the above information is accurate and complete.

DATED: 10/27/20
NAME: Heather Gorman
SEAL: _____
LICENSE NO. _____
SIGNATURE Heather Gorman