

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION

1167 Ocean Avenue Sea Bright, New Jersey 07760
732-842-0099 ext. 28

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: 3 Badminton Ct. Sea Bright, NJ
Block 16 Lot 14
Dimensions: Frontage _____ Depth _____ Total Area _____
Zoning District: R3

2. **APPLICANT**

Name: Ivan Wanet Martin
Address: 19 Conover Ln. Rumson, N.J. 07766
Telephone Number: 917-363-8221
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: Residential

6. Applicant's Attorney: Henry F. Wolff III

Address: 79 First Ave. Atlantic Highlands, NJ 07716

Telephone Number 732-291-9000 FAX Number 732-291-0321

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: Andrew Stockton

Field of Expertise: Professional Engineer + Land Surveyor

Address: 31 Grandtour Highlands, NJ 07732

Telephone Number 732 994 5281 FAX 732 872 7736

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)

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

Reason for request:

Application does not involve any construction. Applicant seeks a variance so that the subject property can be used for storage.

- _____ 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 130-49.C (2.1)(a)

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)

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

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? No

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

21. Is the subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? NONE

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 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 N/A

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: Henry F. Wolff, III, Esq.
Address: 79 First Avenue
Atlantic Highlands, NJ 07716
Phone Number: (732) 291-9000
Fax Number: (732) 291-0321

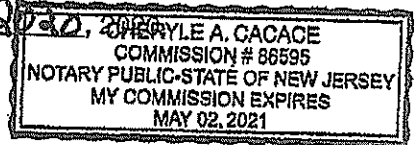
Engineer: _____
Address: _____
Phone Number: _____
Fax Number: _____

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 30th day of September 2020.

Sheryl A. Gacace
A Notary Public of NJ Owner
My Commission Expires: May 2, 2021



I understand that the sum of \$0 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of Sea Bright, 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 with fifteen (15) days.

Date: September 30, 2020 Applicant: Henry F. Wolff III
Attorney for Applicant



BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY

1099 Ocean Avenue

Sea Bright, New Jersey 07760

PROPERTY TAX / SEWER CERTIFICATION

DATE: June 28, 2021

Ivan Wanat Martin
3 Badminton Court
Sea Bright, NJ 07760

BLOCK : 16 LOT: 14
SEWER ACCOUNT:729-0

Please be advised taxes are current through 2nd quarter 2021. Sewer is current through 1st quarter 2021 on the above-mentioned property.

Please feel free to contact me if you have any questions.

Very truly yours,

PATRICIA M. SPAHR
Tax/Sewer Collector

NOTE* If Planning Board meeting is rescheduled or continued for this property another tax/sewer certification is required.

2nd quarter Sewer Billed in July
3rd quarter Taxes due August 1, 2021

PLOT PLAN OR VARIANCE PLAN

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. 2021-08 Date 6/11/21
Application Name Ivan Wanet Martin
Application Address 19 Conover Lane, Rumson, NJ 07760
Property Address 3 Bodmintha Court
Block 16 Lot 14

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)

- C 1. 17 copies of Zoning Permit Denial
- C 2. 17 copies of completed application and check list, signed, dated, and notarized, plus one marked "FOR PUBLIC INSPECTION"
- NA 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also Show Base Flood Elevation, plus one marked "FOR PUBLIC INSPECTION"
- C 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)
- C 5. 17 (sets of) Photographs of property/dwelling as it currently exists
- C 6. Description of proposed operation (No. 15 in first part of application)
- C 7. Request for any variances (under No.11 in first part of application)
- C 8. Certificate of owner authorizing submission (after No. 26 in first part of application)
- C 9. Required application fees/check made payable to Borough of Sea Bright
- C 10. Required escrow fees/check made payable to Borough of Sea Bright
- C 11. Completed W-9 Form
- TBS 12. Certification that taxes and sewer utility charges are paid to date
- TBS 13. Completed Notice of Hearing
- C 14. Certified list of property owners within 200 feet

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

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

If Applicable:

- NA 17. Proof of Application to Monmouth County
- NA 18. Proof of application to NJDOT
- NA 19. Application for CAFRA
- NA 20. Application for Floodplain Encroachment Permit
- NA 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: 6/18/21

NAME: Henry Wolff III

SEAL:

LICENSE NO.

SIGNATURE Henry W Wolff III

**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 16, LOT 14.

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 16, Lot 14 on the Tax Map of the Borough of Sea Bright and commonly known as 3 Badminton Court, Sea Bright, New Jersey. Applicant is seeking variance approval to permit primary use for storage where residential use is permitted, Ordinance Section 130-49, C (2.1) (a) R3 permitted use single family residential. Storage would need to be accessory to onsite permitted use.

Separate, individually use to a storage unit as primary use will need use variances together with any and all other requirements which the Board may deem necessary.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, July 13th, 2021, 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 an 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 Planning/Zoning 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.

MEETING NOTICE

Pursuant to the notice requirements of the Open Public Meetings Act, this shall serve as public notice that the Sea Bright Unified Planning Board will hold a Regular Meeting on Tuesday, July 13, 2021 at 7:30 PM in the Mayor Dina Long Community Room, 1097 Ocean Avenue, 3rd floor. This meeting will also be held via teleconference. Members of the public who do not wish to attend in person may participate using the following access information:

Planning-Zoning Board Meeting
Tue, Jul 13, 2021 7:30 PM - 10:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.
<https://www.gotomeet.me/CandaceM/planning-zoning-board-meeting-2>

You can also dial in using your phone.

United States: +1 (646) 749-3335

Access Code: 343-228-701

Agendas and application materials are posted on the Sea Bright municipal website at www.seabrightnj.org.

Members of the public will have an opportunity to be heard and to present evidence during the hearing.

Any member of the public attending remotely and wishing to present a document during the meeting should email a digital copy to the Board Secretary at cmitchell@seabrightnj.org by July 12, 2021.

Any questions may be directed to the Board Secretary, Candace Mitchell, 732-842-0099, Ext. 123.

Email: cmitchell@seabrightnj.org

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

Public Notice

Please take notice that on July 13, 2021 at the Borough of Sea Bright Beach Pavilion, 1097 Ocean Avenue, Seabright, New Jersey 07760 the Seabright Planning Board will hold a hearing on the application of the undersigned, at which time and place all interested persons will be given an opportunity to be heard. Said meeting will take place at 7:30 P.M.

THE PREMISES in question are located in the R-3 Zoning District, Tax Map Block 16, Lot 14 more commonly known as 3 Badminton Court, Seabright Monmouth County New Jersey 07760.

THE APPLICANT IS SEEKING variance approval to permit primary use for storage where residential use is permitted;

1. Relief from Ordinance Section 130-49, C (2.1)(a) R3 Permitted use single family residential. Storage would need to be accessory to onsite permitted use.

AND for such other variances and design waivers as may be required by the board.

A copy of this application and documents are on file at the Planning Board Office, Seabright, Borough Hall, 1099 Ocean Avenue, Seabright, New Jersey during normal business hours and are also available on the Borough Website at www.seabrightnj.org may be inspected by all interested parties prior to said meeting.

Henry F Wolff II

Attorney for Applicants,

Ivan Wanat Martin

Dated: June 22, 2021

HENRY F. WOLFF, III
79 First Avenue
Atlantic Highlands, NJ 07716
(732) 291-9000 Telephone
(732) 291-0321 Facsimile
hfr@lawwolff.com

<p>PLANNING/ZONING BOARD BOROUGH OF SEA BRIGHT MONMOUTH COUNTY NEW JERSEY</p> <p>In the Matter of the Application of Ivan Wanat Martin 3 Badminton Court Sea Bright, New Jersey Lot 14, Block 16</p>	<p><u>AFFIDAVIT OF PROOF OF SERVICE</u></p>
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STATE OF NEW JERSEY :
COUNTY OF MONMOUTH:

Henry F. Wolff, III, 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 and the attorney in charge of the application of Ivan Wanat Martin.

2. Ivan Wanat Martin is the applicant in the proceedings before the Planning Board of the Borough of Sea Bright, New Jersey, being an appeal or application under the revised ordinances of the Borough of Sea Bright and relating to premises located at 3 Badminton Court, Lot 14, Block 16, in the Borough of Sea Bright, New Jersey.

1. On June 23, 2021 my firm did send, by certified mail, return receipt requested, 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, Atlantic Highlands, New Jersey.

2. The certified mailing receipts are attached hereto and made a part of this Affidavit.

I certify that the foregoing information is true 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.


Henry F. Wolff, III

Sworn and subscribed to
before me this 25 day of
June, 2021.



LUELLEN TESTA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES
NOVEMBER 12, 2002