

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: 1465 Ocean Ave
Block 4 Lot 6
Dimensions: Frontage 688 Depth 442 Total Area 327,527.7
Zoning District: B3

2. **APPLICANT**

Name: EDGEWATER BEACH AND CABANA CLUB
Address: 1465 OCEAN AVE SEA BRIGHT NJ
Telephone Number: (732) 842-1714 x 147
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.)

RICHARD J. STAVOLA 12.5%
MICHAEL J. STAVOLA 12.5%

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

Owner's Name: SAME
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: PATRICK McNAMARA SCARINCI/HOLLENBECK
Address: 331 NEWMAN SPRINGS RD. BLDG 3 SUITE 310 RED BANK NJ 07701
Telephone Number (732) 780-5590 FAX Number (732) 695-8108

ARCHITECT
7. Applicant's ~~Engineer~~: MICHAEL JAMES MORRIS AIA
Address: 2000 LOWTHER DRIVE EASTONTOWN NJ 07724
Telephone Number (732) 219-9227 FAX Number (732) 219-5836

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

9. Applicant's Traffic Engineer: N/A
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: MICHAEL J. MORRIS

Field of Expertise: ARCHITECTURE

Address 2000 LOWTHER DRIVE EAST

Telephone Number (732) 219-9227 FAX (732) 219-5836 CELL (732) 610-7387

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:

THE DECK SIZE ORDINANCE IS RELATED TO RESIDENTIAL ACCESS AND USE. THE PROPOSED DECK IS FOR CLUB MEMBERS & GUESTS WHO ALREADY USE THE SEAWALL. THERE IS NO CHANGE TO USE OR INTENSITY OF USE OR LOT COVERAGE, PARKING, EGRESS, ETC. DEVELOPMENT IS ONLY ON EXIST'G SEA WALL

- 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 130-3.B(1)(c) COMMERCIAL SITE DEVELOPMENT

130-49(c)(b)(b)[1] SEA WALL DECK SIZE

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

WAIVER REQUEST FOR EXISTING SURVEY, EXIST'G CONDITIONS ARE SHOWN ON THE VARIANCE PLAN AND THE APPROVED CAPRA PLAN. VARIANCE PLAN BASED ON ORIGINAL SURVEY AND POST GRADING OF BEACH PLAN BY CHARLES SURMONTE 6/12/19

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)

CONSTRUCT A 28' X 230' DECK ON EXIST'G SEA WALL AT AN EXIST'G BEACH

16. Is a public water line available? YES EXISTING CLUB

17. Is public sanitary sewer available? YES EXISTING

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? N/A

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? PERFORMANCE BOND IF REQ'D.

WE REQUEST NO BOND OR 10% CASH BOND

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 NO

Monmouth County Board Of Health NO

Monmouth County Planning Board NO

Freehold Soil Conservation District. NO (NOT REQ'D)

NJ DEP CAFRA PERMIT ISSUED 9/2/76 R

Sewer Extension Permit N/A NO

Sanitary Sewer Connection Permit N/A NO

Stream Encroachment Permit N/A NO

Waterfront Development Permit _____

Wetlands Permit N/A NO

Tidal Wetlands Permit N/A NO

Potable Water Constr. Permit N/A NO

NJ Department of Transportation NO

Public Service Electric & Gas NO

Other _____

1343-06-0007.1
LVP200001

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

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

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 PATRICK McNAMARA
Address: 331 NEWMAN SPRINGS RD
BLOK 3 SUITE 300 RED BANK NJ 07701
Phone Number: _____
Fax Number: _____

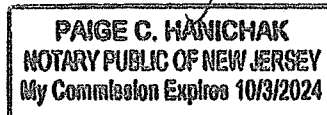
ARCHITECT
Engineer: MICHAEL J. MURPHY AIA
Address: 2000 LANTIER DRIVE
EASTONTOWN NJ 07724
Phone Number: (732) 219-9227 CELL (732) 610-7367
Fax Number: (732) 219-5836

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 19th day of January, 2021.

Paige Hanichak
A Notary Public of NJ Owner
My Commission Expires: 10/3/2024



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 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: 1/19/21 Applicant: JAMES SANDOLA JR.

SITE PLAN - PRELIMINARY

**BOROUGH OF SEA BRIGHT
PLANNING/ZONING BOARD**

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=not-applicable)

- ✓ C 1. Seventeen copies of completed application and check list, signed, dated and notarized **plus one** marked "FOR PUBLIC INSPECTION"
- ✓ C 2. Seventeen sets of site plan signed, dated and notarized, with must have raised seal, also **Show Base Flood Elevation plus one** marked "FOR PUBLIC INSPECTION"
- WAVEL 3. Survey. Must indicate mean high waterline, if pertinent to application
- N ~~✓ C~~ 4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- ✓ C 5. Certified list of property owners within 200 feet
- N 6. Completed Notice of Hearing
- N 7. Affidavit of Mailing or service
- C 8. Certification that taxes and sewer utility charges are paid to date
- C 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
- N/A 14. Certificate of owner authorizing submission
- N/A 15. Proof of Application to Monmouth County
- N/A 16. Proof of application to NJDOT
- ✓ C 17. Description of proposed operation
- ✓ N/A 18. Required escrow fees
- ✓ C 19. Request for any variances
- C 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 mail receipts are to be provided **at least 7 days prior** to hearing date.

I certify the above information is accurate and complete.

DATED: 1/15/21

NAME: MICHAEL J. MONMOUTH

SEAL:

LICENSE NO. 10812

SIGNATURE [Signature]

