

RECEIVED

OCT 25 2021

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION

Borough of Sea Bright

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 10/25/21 Application No. 2021-15

Application Fees \$600- Escrow Deposit \$1,000

Reviewed for Completeness 1st 10/25 Hearing 11/9/21

1. SUBJECT PROPERTY

Location: 556 OCEAN AVE.
Block 28 & 23 Lot 1 & 6A
Dimensions: Frontage 25' Depth 17' Total Area 4075 SF
Zoning District: R-2

2. APPLICANT

Name: SCOTT HALL & INGRID BOWEN HALL
Address: 58 PIERREPOINT ST. #3, BROOKLYN, NJ 07201
Telephone Number: 201 572-2766
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: DETACHED S.F. RESIDENCE

6. Applicant's Attorney: F. Bradford Batula, Esq.
Address: 600 Broad St, Shrewsbury NJ 07702
Telephone Number 732-747-9300 FAX Number 732-747-8180

7. Applicant's Engineer: NA
Address: _____
Telephone Number _____ FAX Number _____

8. Applicant's Planning Consultant: EDWARD W. O'NEILL JR., RA, FP
Address: 65 MONMOUTH ST., RED BANK, NJ 07701
Telephone Number 732-842-3132 FAX Number 732-842-0047

9. Applicant's Traffic Engineer: NA
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: EDWARD W. O'NEILL JR., RA, FP
Field of Expertise: ARCHITECTURE & PLANNING
Address 65 MONMOUTH ST., RED BANK, NJ. 07701
Telephone Number 732 842-3132 FAX 732 842-0047

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:

REQUEST FOR FRONT & SIDE YARD SETBACK
VARIANCES, PRE-EXISTING.

- _____ 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 30-50C

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.

Handwritten notes:
 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)

- 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? NA
- 20. Are any off-tract improvements required or proposed? NO
- 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? (C)
- 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	<u>NO</u>
Monmouth County Board Of Health	<u>NO</u>
Monmouth County Planning Board	<u>YES</u>
Freehold Soil Conservation District.	<u>YES</u>
NJ DEP	<u>NO</u>
Sewer Extension Permit	<u>NO</u>
Sanitary Sewer Connection Permit	<u>NO</u>
Stream Encroachment Permit	<u>NO</u>
Waterfront Development Permit	<u>NO</u>
Wetlands Permit	<u>NO</u>
Tidal Wetlands Permit	<u>NO</u>
Potable Water Constr. Permit	<u>NO</u>
NJ Department of Transportation	<u>NO</u>
Public Service Electric & Gas	<u>NO</u>
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.

13. **ALL APPLICANTS** are responsible for posting a copy of their application and plans at the Borough Clerk's Office, 1167 Ocean Avenue, Sea Bright, NJ. These must be labeled "FOR PUBLIC INSPECTION" prior to the Notice of Hearing.

14. When the application is deemed complete, the applicant will be notified of a hearing date in order to notice property owners.

SAMPLE

**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 28 & 23 LOT 1 & 6A.

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 28 Lot 1, on the Tax Map of The Borough of Sea Bright and commonly known as 550 OCEAN AVE., Sea Bright, New Jersey. Applicant is seeking PLOT PLAN APPROVAL approval 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 _____, 20____ 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 any 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.

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

SAMPLE

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

_____, of full age, being duly sworn upon his/her deposes and says:

On _____, 20____, 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 _____, New Jersey.

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

Sworn to and subscribed to before me this _____ day of _____, 20____
A Notary Public of New Jersey

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: Bradford K. Batcha, PC
Address: 600 Broad St
Shrewsbury NJ 07702
Phone Number: 732-747-8300
Fax Number: 732-747-8180

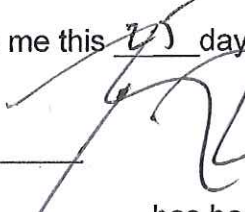
ARCHITECT:
Engineer: KOHLER ARCHITECTS, P.C.
Address: 65 MONMOUTH ST.
FED BANK NJ 07701
Phone Number: 732-842-3132
Fax Number: 732-842-0047

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 25 day of Oct, 2021.

A Notary Public of NJ Owner
My Commission Expires: _____


F. BRADFORD BATCHA
ATTORNEY AT LAW
STATE OF NEW JERSEY

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: 10-25-21 Applicant: 

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

ENGINEER

Hoder Associates
548 Ridge Road
Fair Haven, NJ 07704
(732) 241-4543

PLANNING/ZONING BOARD ATTORNEY

Kerry E. Higgins, Esq
229 Broad Street
Red Bank, NJ 07701
732-780-8359

CONSTRUCTION OFFICIAL

Ed Wheeler, Construction Official
Karen DiBerardino, Secretary
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 x 121 Mr. Wheeler
732-842-0099 x 110 Mrs. DiBerardino
732-963-8998 (FAX)

PLANNING/ZONING BOARD SECRETARY

Candace B. Mitchell
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 x 123
732-963-8998 (FAX)
cmitchell@seabrightnj.org

FIRE MARSHAL

Thomas Haege
1099 Ocean Avenue
Sea Bright, NJ 07760
732-842-0099 x 120

ZONING OFFICER/FLOOD PLAIN MANAGER

Mary Tangolics
Office hours: Wednesdays, 8:30 a.m. – 1:30 p.m.
732-842-0099 Ext 128
mtangolics@seabrightnj.org

PLOT PLAN OR VARIANCE PLAN

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. 2021-15 Date 10/25/21

Application Name Hall

Application Address Brooklyn, NY

Property Address 5660 Ocean Avenue Block 23 Lot 64
cont 28 1

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"
- C 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)
- * 9. Required application fees/check made payable to Borough of Sea Bright
- * 10. Required escrow fees/check made payable to Borough of Sea Bright
- * C 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: _____
NAME: _____
SEAL: _____
LICENSE NO. _____
SIGNATURE _____

FOR MUNICIPAL USE ONLY

Application submitted on 10/25/21

Application reviewed/declared complete on 1st-10/25

Application reviewed/declared incomplete on: _____

Reason for incomplete Application _____

Application to be heard on: 11/9/21

Updated 04/27/2020