

PLOT PLAN OR VARIANCE PLAN
BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. _____ Date 3/14/2022
Application Name Tara and Tim Chenoweth
Application Address 1182 Sucamore Ave. Tinton Falls, NJ 07724
Property Address 22 New Street Block 12 Lot 11.01

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"
- N/A 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)
- N 9. Required application fees/check made payable to Borough of Sea Bright
- N 10. Required escrow fees/check made payable to Borough of Sea Bright
- C 11. Completed W-9 Form
- N 12. Certification that taxes and sewer utility charges are paid to date
- C 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:

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

If Applicable:

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

After the application is deemed complete the Board Secretary will provide you with a hearing date so that 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: 3.28.2022 NAME: TIMOTHY CHENOWETH
LICENSE NO. _____ SIGNATURE _____
SEAL: _____

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)

The current two-family structure will be razed and will be replaced with a new two-family structure. The use of the structure will remain an investment property. The current structure is pre-existing non-conformity. The new structure will also be non-conformity but will reduce the building lot coverage by 4.66% and the impervious lot coverage by 10%. This structure is in a flood prone area, the new structure will be raised to accommodate flooding. The new structure will be modern and a better fit aesthetically and will assist with raising the overall property value of surrounding homes.

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: 22 New Street
Block 12 Lot 11.01
Dimensions: Frontage 26 Depth 67.2 Total Area 1744
Zoning District: R-3 Downtown Residence Zone

2. APPLICANT

Name: Tara and Tim Chenoweth
Address: 1182 Sycamore Ave. Tinton Falls, NJ 07724
Telephone Number: 732-259-3664
Applicant is a: Corporation ___ Partnership ___ Individual X

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: N/A
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: N/A

Address: _____

Telephone Number _____ Email: _____

7. Applicant's Engineer: N/A

Address: _____

Telephone Number _____ Email: _____

8. Applicant's Planning Consultant: N/A

Address: _____

Telephone Number _____ Email: _____

9. Applicant's Traffic Engineer: N/A

Address: _____

Telephone Number _____ Email: _____

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: Tim Chenoweth

Field of Expertise: Homeowner

Address 1182 Sycamore Ave, Tinton Falls NJ 07724

Telephone Number 732-259-3664 Email TimothyChenoweth@Breakwatertitle.com

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:

Variance for: Lot Area, Front setback (New Street), Front Setback (Surf Street),
Building Coverage, Lot Coverage, Multifamily conditional use

- 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 130-39C "D" Variance - Multifamily

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

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? No

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

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
NJ DEP No
Sewer Extension Permit No
Sanitary Sewer Connection Permit No
Stream Encroachment Permit No
Waterfront Development Permit No
Wetlands Permit No
Tidal Wetlands Permit No
Potable Water Constr. Permit No
NJ Department of Transportation No
Public Service Electric & Gas No
Other No

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 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 N/A
Address: _____

Phone Number: _____ Email: _____

Engineer: Gravatt Consulting Group
Address: 414 Lacey Road
Forked River, NJ 08731

Phone Number: 609-693-6127 Email: _____

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 28 day of March, 2022.

A Notary Public of NJ Owner Sarah Walz
My Commission Expires: _____



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: 3-28-2022 Applicant: _____

BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - 2022-015 -
 Fee \$25

Instructions:

- All applications must be accompanied by a property survey showing the location, size of all structures, and all setbacks to property lines.
- Preliminary drawings must be provided indicating all existing and proposed floor elevations.
- Commercial applications must indicate scope of business and include all activities that will be part of the existing or proposed business.

OWNER / APPLICANT:

Name TARA + Tim Chenoweth
 Address 112 SYCAMORE AVE Timber Falls, NJ 07724
 Telephone (Home) 732-259-3664 (Cell)
 Email: timothy.chenoweth@bigakwater.com Date: 2-8-2022 Fee \$25 Check Cash

*pd 2/9/22
 #1034(u)*

LOCATION OF THE WORK:

Block 12 Lot(s) 11.01 Zone R-3 Address 22 NEW ST.

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED):

RAZE EXISTING TWO FAMILY RESIDENCES -
CONSTRUCT NEW TWO FAMILY RESIDENCES

CHECK ONE: New Addition Alteration Repair

Signature: [Signature] Date: 2-8-2022

For Borough Use Only:

Determination: APPROVED (see note below) DENIED

***NOTE: IF YOU CHANGE YOUR PLANS IN ANY WAY BETWEEN THIS APPROVAL AND SEEKING BUILDING PERMITS, YOU MUST APPLY FOR A REVISED ZONING APPROVAL. IT IS YOUR RESPONSIBILITY TO INFORM US OF ANY CHANGES TO YOUR PLANS.**

Multi family is a conditional use if the lot sizes are met, which it does not, so a 'D' Variance or 'Use' Variance is required.

PRELIMINARY FLOOD REVIEW: Check if N/A

FIRM Advisory Flood Zone AE Advisory BFE 8 Sea Bright Required BFE 11 Proposed BFE 12.80

LAND USE REVIEW:

Ordinance Section	Allowed/Required	Existing	Proposed	Variance
330-39C Lot Area	1,800 sf	1,744 sf	1,744 sf	V* <input checked="" type="checkbox"/>
" Front Setback (New St)	5'-12'	4.5'	3.8' (0.8' to balcony)	V <input checked="" type="checkbox"/>
" Front Setback (Surf St)	5'-12'	1.9'	4.0' (1' to balcony)	V <input checked="" type="checkbox"/>
" Building Coverage	50%	76.6%	71.94%	V <input checked="" type="checkbox"/>
" Lot Coverage	70%	84%	74%	V <input checked="" type="checkbox"/>

Remarks: Equipment & mechanicals serving the home must be installed at or above the DFE of 11. Front setback shall be consistent with homes on the same side of the street the same block. Applicant/surveyor must provide the average. See footnote #1 on Schedule of Lot Requirements table.

Zoning Officer: [Signature] Date: 2/18/22
 John Mele

NOTE: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Sea Bright; A building permit is required (per the requirements of the Uniform Construction Code of N.J.) BEFORE beginning work. This Zoning Permit is valid for one year, and may be extended to three years by action of the Planning/Zoning Board. If your application has been denied, you may appeal this denial to the Planning Board as provided by the NJMLUL. Appeal forms are available from the office of the Secretary to the Planning Board.

**Pre-existing non-conformity*



Front View

22 New St

Block #12 Lot 11.01



Rear View



**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 12, LOT 6.

PLEASE TAKE NOTICE that Tara and Tim Chenoweth have applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to demolish the present 2-family home and permit construction of a new 2-family home with respect to premises located in the R-3 Zone and known as Block 12, Lot 6 on the Tax Map of The Borough of Sea Bright and commonly known as 22 New Street, Sea Bright, New Jersey. Applicant is seeking the following variances:

130-39.C

Lot area of 1744 sf is proposed, where 1800 sf is allowed/required.

Front Setback (New St) of 3.8 is proposed where 5' – 12' is allowed/required.

Front Setback (Surf St) of 4.0' (1' to balcony) is proposed, where 5' – 12' is allowed/required.

Building Coverage of 71.94% is proposed where 50% is allowed/required.

Lot Coverage of 74% is proposed where 50% is allowed/required.

“D” (Use Variance) – Multi-Family home.

In addition, the Applicant will request such other variances, exceptions, interpretations and design waivers as may be deemed necessary by the Planning/Zoning Board.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, April 12, 2022 at 7:30 p.m. in the Sea Bright Beach Pavilion, Mayor Dina Long Community Room, 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 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 also available on the Borough website at www.seabrightnj.org.

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