

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: 1106 Ocean Ave, Sea Bright, NJ

Block 13 Lot 37

Dimensions: Frontage 60 Depth 69 Total Area _____

Zoning District: B-1

2. APPLICANT

Name: William A.G. Inc.

Sole Shareholder: Stephen L. Gardella
60 Obre Place, Shrewsbury, NJ 07702

Address: PO Box 3317 Sea Bright NJ 07760

Telephone Number: 732-842-1995

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: Same as applicant.

Address _____

Telephone Number _____

pspahr@seabrightnj.org

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies)

No x 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: Kevin I. Asadi, Esq., Zager Fuchs, PC

Address: 119 Avenue at the Common, Suite 4, Shrewsbury, NJ 07702

Telephone Number 732-747-3700 Email: kasadi@zagerfuchs.com

7. Applicant's Engineer: Insite Engineering

Address: 1955 NJ 34 #1a, Wall Township, NJ 07719

Telephone Number 732-531-7100 Email: doug@insiteeng.net; maria@insiteeng.net

8. Applicant's Planning Consultant: Andrew Janiw, Beacon Planning

Address: 315 NJ 34, Colts Neck, NJ 07722

Telephone Number 732-845-8100 Email: ajaniw@beaconplanning.net

9. Applicant's Traffic Engineer: _____

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: Kevin C. Roy

Field of Expertise: Architect

Address 34 Main Street, Englishtown, NJ 07726

Telephone Number 732-620-8642 Email kcroy@optimum.net

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:

Business district construction; variances requested for front and rear yard setbacks, lot and building coverage, and parking.

- 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 130-50.C

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? 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? 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	<u>No.</u>
Monmouth County Board Of Health	<u>No.</u>
Monmouth County Planning Board	<u>No.</u>
Freehold Soil Conservation District.	<u>No.</u>
NJ DEP	<u>Yes, Permit-By-Rule</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	<u></u>

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 Kevin I. Asadi, Esq., Zager Fuchs, PC
Address: 119 Avenue at the Common, Suite 4, Shrewsbury, NJ 07702

Phone Number: 732-747-3700 Email: kasadi@zagerfuchs.com

Engineer: Insite Engineering
Address: 1955 NJ 34 #1a, Wall Township, NJ 07719

Phone Number: 732-845-8100 Email: doug@insiteeng.net; maria@insiteeng.net

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 4th day of Nov, 2022.

A Notary Public of NJ Owner
My Commission Expires: _____

Jamie C. Saccani
LADINE C. SACCANI
A Notary Public of New Jersey
My Commission Expires 9/10/2024

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: 11/4/22 Applicant: _____

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

ZONING OFFICER/FLOOD PLAIN MANAGER

John M. Mele
1099 Ocean Avenue, Sea Bright, NJ 07760
732-842-0099 Ext 128
jmele@seabrightnj.org

BOARD ATTORNEY

Monica C. Kowalski, Esq.
Law Offices of Monica C. Kowalski
601 State Highway 35, Neptune, NJ 07753
732-774-7447
mckowalskiesq@gmail.com

BOARD ENGINEER

David J. Hoder
Hoder Associates
16 River Street, Red Bank, NJ 07701
732- 241-4543
Email: dhoder@hoderassociates.com

BOARD PLANNER

Jennifer C. Beahm
Leon S. Avakian, Inc.
788 Wayside Road
Neptune, NJ 07753
732-922-9229
Email: jbeahm@leonsavakian.com

PLANNING/ZONING BOARD SECRETARY

Candace B. Mitchell
1099 Ocean Avenue, Sea Bright, NJ 07760
732-842-0099 Ext 123
cmitchell@seabrightnj.org

CONSTRUCTION OFFICE

Ed Wheeler, Construction Official
1099 Ocean Avenue, Sea Bright, NJ 07760
732-842-0099 Ext 121

Karen DiBerardino, Secretary
1099 Ocean Avenue, Sea Bright, NJ 07760
732-842-0099 Ext 110
kdiberardino@seabrightnj.org
FAX: 732- 963-8998

FIRE MARSHAL

Thomas Haege
1099 Ocean Avenue, Sea Bright, NJ 07760
732-842-0099 Ext 120
thaege@seabrightnj.org

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

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____ Block _____ Lot _____

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)
- _____ 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 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: _____ NAME: _____
LICENSE NO. _____ SIGNATURE _____
SEAL: _____

SITE PLAN - PRELIMINARY

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

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____
Block _____ Lot _____

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)

- X 1. 17 copies of completed application and check list, signed, dated and notarized **plus one** marked **"FOR PUBLIC INSPECTION"**
- X 2. 17 sets of site plan signed, dated and notarized, with must have raised seal, also **Show Base Flood Elevation plus one** marked **"FOR PUBLIC INSPECTION"**
- X 3. Survey. Must indicate mean high waterline, if pertinent to application
- TBP 4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- TBP 5. Certified list of property owners within 200 feet
- TBP 6. Completed Notice of Hearing
- TBP 7. Affidavit of Mailing or service
- TBP 8. Certification that taxes and sewer utility charges are paid to date
- X 9. Photograph of property/dwelling as it currently exists
- NA 10. Application for Municipal and/or State Wetlands Permit
- NA 11. Description of off-tract improvements and cost estimates
- X ** 12. Letter from utility companies ****EXISTING UTILITIES TO REMAIN AND BE UTILIZED**
- Waiver requested 13. Environmental Impact Statement
- X 14. Certificate of owner authorizing submission
- NA 15. Proof of Application to Monmouth County
- NA 16. Proof of application to NJDOT
- X 17. Description of proposed operation
- TBP 18. Required escrow fees
- X 19. Request for any variances
- X 20. Application for CAFRA
- PERMIT BY RULE 21. Application for Floodplain Encroachment Permit
- NA 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: 11/4/22
LICENSE NO. _____
SEAL: _____

NAME: _____
SIGNATURE _____

SITE PLAN - FINAL

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____
Block _____ Lot _____

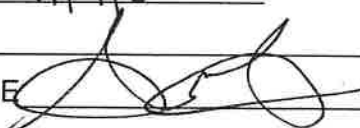
CHECKLIST

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: non-applicable)

- 1. 17 copies of the application and plat **plus one** marked **"FOR PUBLIC INSPECTION"**
- 2. All Federal, State and County approvals or proof of application
- 3. Proof of provision of utility services ****EXISTING UTILITIES TO REMAIN AND BE UTILIZED**
- 4. Required application fees (W-9 required for Escrow)
- 5. Description of Off-Tract Improvements and cost estimate
- 6. Consent of owner to application
- 7. Statement that final Site Plan follows exactly the Preliminary Site Plan in regard to all details or Statement setting forth all material changes

I certify the above information is accurate and complete.

DATED: 11/4/22
NAME: _____
SIGNATURE:  _____
LICENSE NO. _____

SEAL: