

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: 48 Normandie Place, Sea Bright, NJ 07760
Block 29 Lot 23 & 23.01
Dimensions: Frontage 25' Depth 159.48' Total Area 3987 square feet
Zoning District: R2

2. APPLICANT

Name: Armen Khachaturian
Address: 265 Forest Avenue, Glen Ridge, NJ 07028
Telephone Number: 973 768 3888
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: SBTZL, LLC

Address 265 Forest Avenue, Glen Ridge, NJ 07028
Telephone Number 973 768 3888

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property: (Attach copies) **N/A**

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: Single family residence

6. Applicant's Attorney: John A. Sarto

Address 125 Half Mile Road, Suite 300, Red Bank, NJ 07701-6777

Telephone Number 732 741 3900 Email: JSarto@ghclaw.com

7.

8. Applicant's Engineer: **N/A**

Address: _____

Telephone Number _____ Email: _____

9. Applicant's Planning Consultant: **N/A**

Address: _____

Telephone Number _____ Email: _____

10. Applicant's Traffic Engineer: **N/A**

Address: _____

Telephone Number _____ Email: _____

11. 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 **N/A**

Field of Expertise: _____

Address _____

Telephone Number _____ Email _____

12. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

PLOT PLAN or VARIANCE PLAN APPROVAL

N/A 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:

Applicant is seeking approval of variance from rear yard setback requirement of 15' to a reduced setback of 7'. Applicant is also seeking approval of variance from maximum building coverage of 52.5%, where 50% is required, and a maximum lot coverage of 71.8%, where 70% is required. The latter two increases are as a result of increases in the size of the decks. The building itself is the exact dimensions of the plans approved by the board in 2018.

_____ 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: Ordinance 130-39C

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:

Explanation of the reason for rear yard setback variance:

Previously, the board had approved the exact footprint of this new home in 2018. The plans of 2018 had located the rear line of the building aligned with the then north neighbor. This neighbor to the north has since constructed a new home substantially closer to the Shrewsbury River. As a result, the proposed home of this application would be shielded by both north and south neighbors. This application is seeking to align the rear of the house approximately with that of the neighbors to the north and south. See plans and photographs for more clarification. Applicant is therefore seeking to have the building in similar alignment as his neighbors.

Explanation of the reason for maximum lot and building coverage variance:

Also, previously a smaller rear deck on the river was proposed and approved by the board. The applicant is seeking a slightly larger deck, to accommodate a picnic table and seating facing the river. The proposed deck is similar in dimensions to the decks of the neighbors both north and south. The increase in the size of the deck has caused for the increase in the maximum lot and building coverage requirements of the ordinance. Applicant is therefore seeking to have a deck in similar proportions as his neighbors.

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? 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? N/A
23. Other approvals, which may be required, and date plans submitted: Amended CAFRA approval for moving the proposed residence 8' closer to the Shrewsbury River, and in line with adjacent residences.

MARK THE FOLLOWING WITH A YES OR NO AND DATES OF THE PLANS SUBMITTED

- NE Regional Sewer Auth _____
- Monmouth County Board Of Health _____
- Monmouth County Planning Board _____
- Freehold Soil Conservation District. _____
- NJ DEP _____
- Sewer Extension Permit _____
- Sanitary Sewer Connection Permit _____
- Stream Encroachment Permit _____
- Waterfront Development Permit _____
- Wetlands Permit _____
- Tidal Wetlands Permit _____
- Potable Water Constr. Permit _____
- NJ Department of Transportation _____
- Public Service Electric & Gas _____
- 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.

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:

Attorney: John A. Sarto
Address 125 Half Mile Road, Suite 300, Red Bank, NJ 07701-6777
Telephone Number 732 741 3900 Email: JSarto@ghclaw.com

Engineer: N/A

Address: _____

Phone Number: _____ 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 _____ day of _____, 20____.

A Notary Public of NJ Owner
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 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 within fifteen (15) days.

Date: _____ Applicant: _____

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

Application No. _____ Date _____

Application Name Armen Khachaturian
Application Address 265 Forest Avenue, Glen Ridge, NJ 07028
Property Address 48 Normandie Place, Sea Bright, Block 29 Lot 23

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)
- 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
- N 12. Certification that taxes and sewer utility charges are paid to date
- N 13. Completed Notice of Hearing
- N 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:

- NA 17. Proof of Application to Monmouth County
- NA 18. Proof of application to NJDOT
- C 19. Application for CAFRA
- NA 20. Application for Floodplain Encroachment Permit
- NA 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)

- _____ 1. 17 copies of completed application and check list, signed, dated and notarized **plus one** marked **“FOR PUBLIC INSPECTION”**
- _____ 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”**
- _____ 3. Survey. Must indicate mean high waterline, if pertinent to application
- _____ 4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- _____ 5. Certified list of property owners within 200 feet
- _____ 6. Completed Notice of Hearing
- _____ 7. Affidavit of Mailing or service
- _____ 8. Certification that taxes and sewer utility charges are paid to date
- _____ 9. Photograph of property/dwelling as it currently exists
- _____ 10. Application for Municipal and/or State Wetlands Permit
- _____ 11. Description of off-tract improvements and cost estimates
- _____ 12. Letter from utility companies
- _____ 13. Environmental Impact Statement
- _____ 14. Certificate of owner authorizing submission
- _____ 15. Proof of Application to Monmouth County
- _____ 16. Proof of application to NJDOT
- _____ 17. Description of proposed operation
- _____ 18. Required escrow fees
- _____ 19. Request for any variances
- _____ 20. Application for CAFRA
- _____ 21. Application for Floodplain Encroachment Permit
- _____ 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: _____ NAME: _____
LICENSE NO. _____ SIGNATURE _____
SEAL: _____

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
- _____ 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: _____

NAME: _____

SIGNATURE _____

LICENSE NO. _____ SEAL:

