

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: Church Street, River Street, South Street, Poppinger Place, New Street, Front Street

Block 13, 14 & 15 Lot 13-18, 20-21; 12 & 14 and 5-12

Dimensions: Frontage _____ Depth _____ Total Area _____

Zoning District: R-3 and BR

2. APPLICANT

Name: Denholtz Acquisitions

Address: 116 Chestnut Street, Suite 102, Red Bank, NJ 07701

Telephone Number: 732-741-3900

Applicant is a: Corporation ___ Partnership ___ Individual ___ LLC 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: Jesse Howland & Sons, Inc.; CJM Associates of Sea Bright, LLC and Borough of Sea Bright

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: John A. Giunco, Esq.; Giordano Halleran & Ciesla

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

Telephone Number 732-741-3900 Email: jgiunco@ghclaw.com

7. Applicant's Engineer: Walter Joseph Hopkin, P.E.

Address: 2517 Highway 35, Suite 301, Manasquan, NJ 08736

Telephone Number 732-223-1313 Email: whopkin@wjhengineering.com

8. Applicant's Planning Consultant: _____

Address: _____

Telephone Number _____ Email: _____

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: Daniel M. Condatore, R.A., MODE

Field of Expertise: Architect

Address 621 Lake Avenue, 3A, Asbury Park, NJ 07712

Telephone Number 732-800-1958 Email dcondatore@mode-arch.com

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:** N/A

 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
X	Preliminary Site Plan Approval - Major
X	Final Site Plan Approval
	Amendment or Revision to an Approval Site
	Plan Area to be disturbed (square feet)
45	Total number of proposed dwelling units (4 single family; 25 multi-family townhouses and 16 condominiums)
	Request for Waiver from Site Plan Review and Approval
	Request for Variance Approval

Reason for request:

- 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.S.A.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 N/A

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.

To be provided prior to the hearing

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? Not yet

20. Are any off-tract improvements required or proposed? Yes, to be determined

21. Is the subdivision to be filed by Deed or Plat? Plat

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? 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	<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>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	<u></u>

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. See attached letter requesting tax certification.

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 John A. Giunco, Esq.; Giordano Halleran & Ciesla

Address: 125 Half Mile Road, Suite 300

Red Bank, NJ 07701

Phone Number: 732-741-3900

Email: jgiunco@ghclaw.com

Engineer: Walter Joseph Hopkin, P.E.

Address: 2517 Highway 35, Suite 301, Manasquan, NJ 08736

Phone Number: 732-223-1313

Email: whopkin@wjhengineering.com

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 7th day of September, 2022.

A Notary Public of NJ Owner

My Commission Expires: 8/20/24

DENISE M. WEGRYNIAK
A Notary Public of New Jersey
My Commission Expires August 20, 2024

Denise M. Wegrzyniak

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: 9/7/22 Applicant: *[Signature]*