

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

Application No. 2023060 Date \_\_\_\_\_  
Application Name ERIC BISCHOFF  
Application Address 1181 Woodrow Rd - Staten Island NY 10309  
Property Address 12 South ST Block 14 Lot 15

**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)
- \_\_\_\_\_ 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
- requested 12. Certification that taxes and sewer utility charges are paid to date
- N 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:**

- \_\_\_\_\_ 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: 1/12/23 NAME: Anthony M. Condouris Architect  
LICENSE NO. AI 13804 SIGNATURE \_\_\_\_\_  
SEAL: \_\_\_\_\_



**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: 12 South St  
Block 14 Lot 15  
Dimensions: Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area \_\_\_\_\_  
Zoning District: R3

**2. APPLICANT**

Name: Anthony M. Condouris  
Address: 20 Bingham Ave - Rumson NJ 07760  
Telephone Number: 732-842-3800  
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: Eric Bischoff  
Address: 1181 Woodrow Road - Staten Island NY 10309  
Telephone Number: 917-681-5975



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: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

7. Applicant's Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

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: \_\_\_\_\_

Field of Expertise: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- ☐ 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 Bulk Schedule

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. - attached -



**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 14, LOT 5.**

**PLEASE TAKE NOTICE** that Eric Bischoff has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to lift the house to comply with flood elevation & provide parking underneath – Partial second floor addition and new roof structure to create ½ story on third level. Located in the R-3 Zone and known as Block 14, Lot 15 on the Tax Map of the Borough of Sea Bright, and commonly known as 12 South Street, Sea Bright, New Jersey. Applicant is seeking the following variances:

- (1) Min. Lot Area (S.F) 1,125 feet proposed, where 1,125 feet is existing, and 1,800 feet is required.  
V- (Pre-Exist)
- (2) Min Lot Depth (ft) proposed 45 feet proposed, where 45 feet is existing, and 60 feet is required  
V- (Pre-Exist)
- (3) Min. Front Yard (ft) 0 feet proposed, where 0 feet is existing, and 5-12 feet is required  
V- (Extends)
- (4) Min. Each Side Yard (ft) 0/0 feet proposed, where 0/0 feet is existing, and 3 feet is required.  
V- (Extends)
- (5) Min. Both Side Yard (ft) 0 feet proposed, where 0 feet is existing, and 6 feet is required.  
V- (Extends)
- (6) Min. Rear Yard (ft) 0.6 feet proposed, where 0.6 feet is existing, and 15 feet is required  
V- (Extends)
- (7) Max. Building Height (ft) 38(3st) proposed, where 24(2st) is existing and 35 (2-1/2 stories) are required, **Variance- (New)**
- (8) Max. Building Coverage (%) 76.8 proposed, where 76.8 is existing and 50 is required  
V -(Pre-Exist)
- (9) Max. Lot Coverage (%) 100 proposed, where 100 is existing and 70 is required, V- (Pre-exist)

In addition, the Applicant will request such other variances, exceptions, interpretations, and design waivers as may be determined to be necessary by the Planning/Zoning Board, and/or its professionals, to develop this property as stated above and will amend its application on the record accordingly.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, XXXX,XX,XXXX 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 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 available on the Borough website at [www.seabrightnj.org](http://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.

By: Anthony M. Condouris

Date XX/XX/XXXX



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) *attached*

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? 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:

**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. *Requested -*

#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:

Raise the house to comply with flood requirements and provide parking on the f=ground level.

Second floor addition above one-story at rear of house

Re-framing of roof structure to create finished attic.

Removal of existing attached garage to be replaced with exterior deck.



Block/Lot/Qual:	14. 15.	Tax Account Id:	708
Property Location:	12 SOUTH STREET	Property Class:	2 - Residential
Owner Name/Address:	BISCHOFF, ERIC	Land Value:	562,500
	1181 WOODROW ROAD	Improvement Value:	108,500
	STATEN ISLAND, NY 10309	Exempt Value:	0
		Total Assessed Value:	671,000
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Balance Includes any Adjustments to Your Account

**Taxes** Utilities

Make a Payment

View Tax Rates

View Current Bill

Project Interest

Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2024	02/01/2024	Tax	1,400.58	0.00	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	1,400.57	0.00	1,400.57	0.00	1,400.57	OPEN
	Total 2024		2,801.15	0.00	1,400.57	0.00	1,400.57	
2023	02/01/2023	Tax	1,364.20	0.00	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	1,364.19	0.00	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	1,436.96	0.00	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	1,436.95	0.00	0.00	0.00	0.00	PAID
	Total 2023		5,602.30	0.00	0.00	0.00	0.00	
2022	02/01/2022	Tax	1,258.70	0.00	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	1,258.69	-299.24	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	1,469.69	0.00	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	1,469.69	0.00	0.00	0.00	0.00	PAID
	Total 2022		5,456.77	-299.24	0.00	0.00	0.00	

Last Payment: 01/10/24

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25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid. *Requested.*

**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** \_\_\_\_\_  
**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Engineer:** \_\_\_\_\_  
**Address:** \_\_\_\_\_

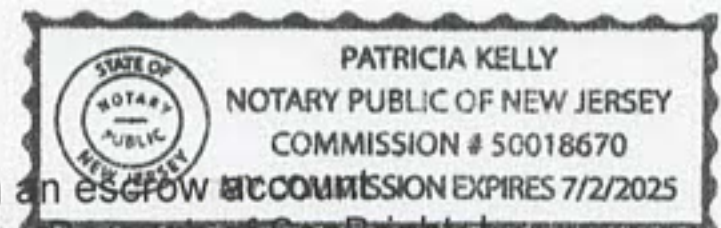
**Phone Number:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**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 17<sup>th</sup> day of January, 2024.

A Notary Public of NJ Owner  
My Commission Expires: 7/2/2025



I understand that the sum of \$ 10 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: 1/17/24 Applicant: \_\_\_\_\_



Block/Lot/Qual:	14. 15.	Tax Account Id:	708
Property Location:	12 SOUTH STREET	Property Class:	2 - Residential
Owner Name/Address:	BISCHOFF, ERIC	Land Value:	562,500
	1181 WOODROW ROAD	Improvement Value:	108,500
	STATEN ISLAND, NY 10309	Exempt Value:	0
		Total Assessed Value:	671,000
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Balance Includes any Adjustments to Your Account

Taxes Utilities

Click on the Utility Account Id to see more information or to make a payment.

Account	Service	Due Date	Current Bill	Current Balance	Delinquent Balance	Interest	Total
698-0	Sewer	01/19/2024	1,092.75	0.00	0.00	0.00	0.00
	Account Total		1,092.75	0.00	0.00	0.00	0.00

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