

January 29, 2025

Via e-mail and Hand Delivery

Candace Mitchell, Secretary, Planning/Zoning Board
Borough of Sea Bright
1099 Ocean Avenue
Sea Bright, NJ 07760

Re: Variance Application for Eric Bischoff
Premises: 12 South Street
Block 14. Lot 15

Dear Candace:

Enclosed please find seventeen (17) sets of the following documents (plus one marked "FOR PUBLIC INSPECTION"):

1. Denial Letter from the Borough of Sea Bright Zoning Office dated December 19, 2024
2. Completed Planning/Zoning Board Application (with attachments)
3. Photos of property/dwelling as it currently exists.
4. Architectural plans prepared by Anthony M. Condouris, Architect and dated January 20, 2025, consisting of three (3) sheets.
5. Survey prepared by Thomas P. Santry and dated June 27, 2023. (copy)

Also enclosed is a completed and signed W-9 form.

Once the enclosed submission has been reviewed and the necessary application fees and escrows have been determined, please advise and the same will be promptly delivered to you.

In addition, please advise as to when this matter can be placed on the Planning/Zoning Boards agenda.

Your attention to this matter is greatly appreciated. Please do not hesitate to contact me if you have any questions.

Very truly yours,


Anthony M. Condouris

cc w/encs. Via e-mail only;

David J. Hoder, PE, PP, Hoder Associates,
Borough Engineer (also- via USPS mail)
Ben A. Montenegro, Esq., Board Attorney
(also via USPS mail)
Jennifer C. Breahm, Board Planner
(also via USPS mail)
Eric Bischoff

CHECKLISTS FOR EACH TYPE OF APPLICATION:

PLOT PLAN OR VARIANCE PLAN

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. 2024-069 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**" (18)
- 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**" (18)
- 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 - Eric - 1/23
- 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
- Requested 12. Certification that taxes and sewer utility charges are paid to date
- N 13. Completed Notice of Hearing
- Requested 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
- NA 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: _____

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2024-069
Fee \$25

Instructions:

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

OWNER / APPLICANT:

Name Eric Bischoff
Address 12 South St, Sea Bright, NJ 07760
Telephone (Home) _____ (Cell) (917) 681-5975
Email: Eric@soundexplosionnj.com Date: 12/12/24 Fee \$25 ☒ Check ☒ Cash
1022 12/17/24

LOCATION OF THE WORK:

Block 14 Lot(s) 15 Zone _____ Address 12 South Street

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): The home is to be raised to exceed FEMA base flood elevation requirements additionally, the home will be renovated + 1 top floor bedroom will be added.

CHECK ONE: New ☐ Addition ☐ Alteration ☒ Repair ☐
Signature: [Signature] Date: 12/12/24

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.**

PRELIMINARY FLOOD REVIEW: ☒ Check if N/A

FIRM Advisory Flood Zone _____ Advisory BFE _____ Sea Bright Required BFE _____ Proposed BFE _____

LAND USE REVIEW:

Ordinance Section	Allowed/Required	Existing	Proposed	Variance
130-39C, Min rear setback	15'	0.6'	0.6'	V (Extends)
side setback	3'/6'	0'/0'	0'/0'	V (Both sides - extends)

Remarks:

*Note: Prior approval given for raising and Variances as noted. Application is for new 2nd fl. deck only

Zoning Officer [Signature] Date 12/19/24
Mary Tangelos

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.
Building Dept. Forms\Zoning Permit Application

original

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 Architect
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 Rd. 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. - See Attached

#14

**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 15.**

PLEASE TAKE NOTICE that Eric Bischoff has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to **add a new 2nd floor deck**. 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. The applicant is seeking the following variances:

130-39 C

- (1) Min. Rear Setback - proposed 0.6 feet where 0.6 feet exists, and 15 feet is required.
V- (Extends)
- (2) Side Setback - proposed 0/0 feet, where 0/0 feet exists, and 3/6 feet is required
V- (Both sides extend)

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, XXXXX, ##, #####** 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.

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

Date 1/23/25

By: Anthony M. Condouris

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) *see 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>

#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 premise:

**Second Floor deck to be constructed directly above previously approved
1st Floor deck**

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. *Requested*

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: _____

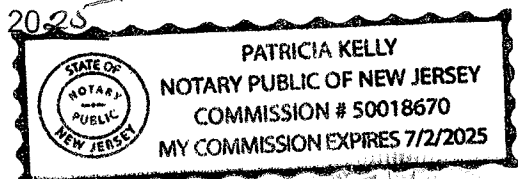
Phone Number: _____ Email: _____

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 24 day of January, 2025

A Notary Public of NJ Owner
My Commission Expires: 7/2/25



I understand that the sum of \$ 0 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: 1/24/25 Applicant: _____



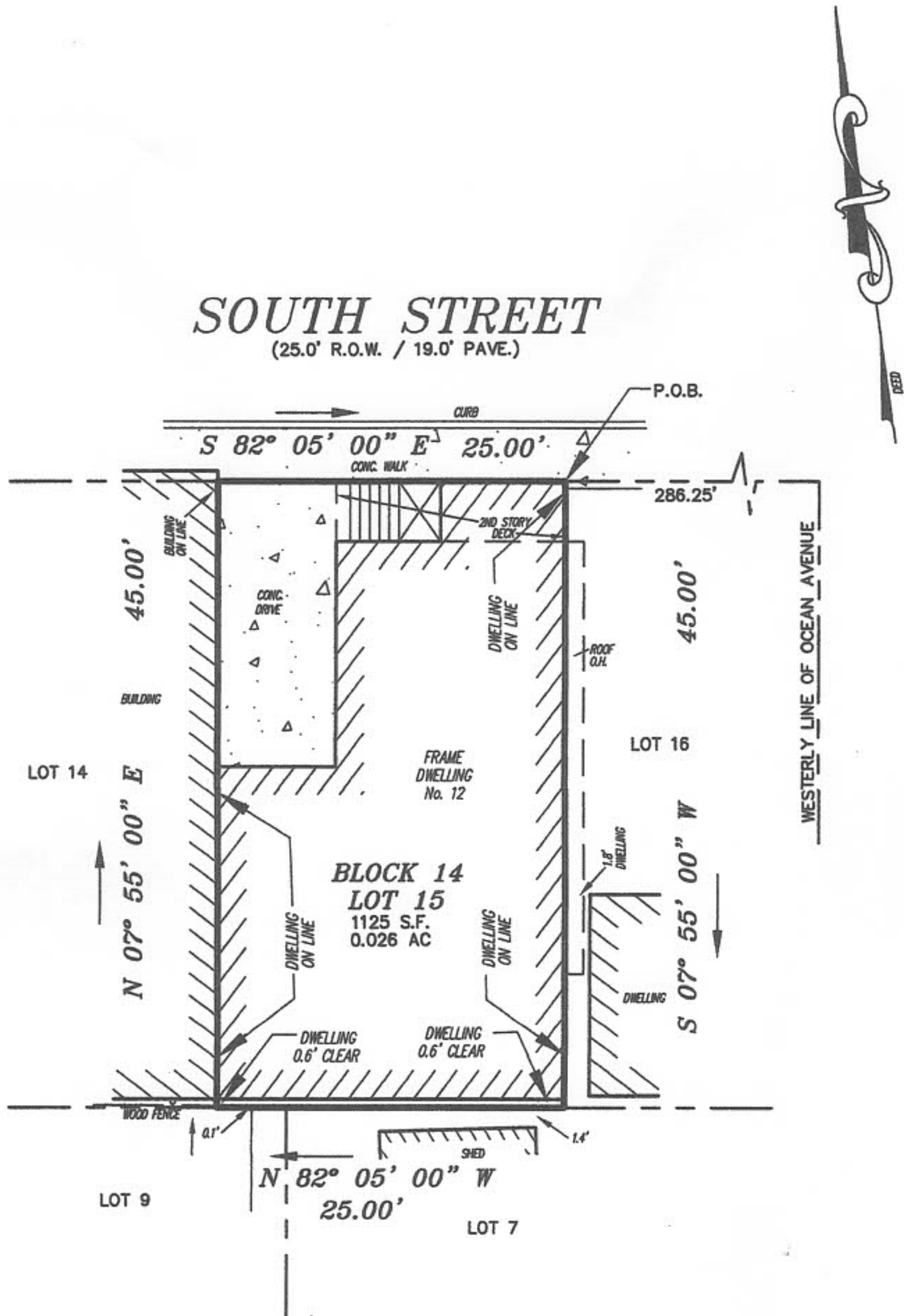
an Regional REALTORS



NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE



THIS SURVEY CERTIFIED TO:
ERIC BISCHOFF

NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL

Thomas P. Santry, Jr.
RESPONSIBLE PROFESSIONAL'S SIGNATURE
THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. 24GS3540000
DATE:

SURVEY OF
LOT 15 ~ BLOCK 14
12 South Street
Borough of Sea Bright
Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.
LAND SURVEYORS
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE (732) 741-4800 FAX (732) 741-0084

PROJ. No. 23-065
SCALE 1" = 10'
DATE 6/27/23
DRAWN BY GJH
TAX MAP SHEET # 8
SHEET 1 OF 1
DRAWING No. SE404