

LAND USE DEVELOPMENT APPLICATION

BOROUGH OF HARVEY CEDARS
7606 LONG BEACH BOULEVARD
HARVEY CEDARS, NEW JERSEY 08008
(609) 494-2843

TO BE COMPLETED BY BOROUGH STAFF ONLY	
Date Filed <u>4-6-2020</u>	Docket No. <u>2020-00</u>
Application Fees <u>\$ 500</u>	Escrow Deposit <u>\$ 050</u>
Scheduled for: Review for Completeness _____	Hearing _____

1. SUBJECT PROPERTY – TO BE COMPLETED BY APPLICANT

Location: 16 East 84th Street
Tax Map Page _____ Block 83 Lot(s) 9.01
Page _____ Block _____ Lot(s) _____
Dimensions Frontage 75' Depth 100' Total Area 7500 sf
Zoning District: RA

2. APPLICANT

Name 84TH Street, LLC
Address 500 Barnegat Boulevard, North Building 100, Barnegat, NJ 08005
Telephone Number: _____
Work: _____ fax: _____
Applicant is a Corporation _____ Partnership _____ Individual _____
Other (Please Specify) LLC

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and address 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. 40:55D-48.2, 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).

Name Edward Walters Interest 100%
Address 500 Barnegat Boulevard, North, Building 400
Barnegat, NJ 08005

APPLICANT IS RESPONSIBLE FOR PAYMENT OF ALL PROFESSIONAL REVIEW FEES, INCLUDING THE ENGINEERING AND ATTORNEY. ALL ENGINEERING AND LEGAL FEES MUST BE PAID BEFORE CONSTRUCTION OR ZONING PERMITS CAN BE ISSUED.

4. If owner (s) is other than the applicant, provide the following information on the Owner (s):

Owner's Name SAME AS APPLICANT

Address _____

Telephone Number: Home: _____ Work: _____ Local: _____

Relationship of the applicant to the property in question:

Owner: X Lessee _____ Purchaser Under Contract _____ Other _____

5. PROPERTY INFORMATION:

Deed restrictions, covenants, easements, rights of way, association by-laws, or other dedication existing or proposed on the property:

Yes (attach copies) _____ No X Proposed _____

Note: All Deed Restrictions, Covenants, Easements, Rights of Ways, Association By-Laws, or other dedications existing and proposed must be submitted for review.

Site Plan and/or conditional use applicants:

Proposed for: New Structure _____ Expanded Area _____ Alteration _____

Expansion of Structure _____ Change of Use _____ Sign _____

Other (please specify) _____

Has this property been the subject of any prior application(s) to the Planning Board or Zoning Board of Adjustment? Yes X No _____

If so, please attach the date(s), the relief sought, the disposition of the case and a copy of the resolution (s). 2 prior approvals for development have been received. This application is for pool only for Lot 9.01.

Is the subject property located on:

A County Road: Yes _____ No X; A State Road: Yes _____ No X;
within 200 feet of a municipal boundary: Yes _____ No X

Present use of the premises: Single Family Residence

6. Applicant's Attorney Richard P. Visotcky, Kelly & Visotcky, LLC

Address 149 East Bay Avenue, P.O. Box 536, Manahawkin, NJ 08050

Telephone Number (609) 597-6086 Fax Number (609) 597-8531

7. Applicant's Engineer John J. Dzieman, Najarian Associates

Address 1807 Grand Central Ave, 2nd Floor, Lavallette, NJ 08735

Telephone Number (732) 250-6702 Fax Number (732) 389-8546

8. Applicant's Planning Consultant John J. Dzieman, Najarian Associates

Address 1807 Grand Central Ave, 2nd Floor, Lavallette, NJ 08735

Telephone Number (732) 250-6702 Fax Number (732) 389-8546

9. Applicant's Architect Walters Architectural

Address 500 Barnegat Blvd., Bldg 400, Barnegat, New Jersey 08005

Telephone Number (609) 698-8295 Fax Number _____

10. List any other Expert 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 _____ Fax Number _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- _____ Minor Subdivision Approval
- _____ Subdivision Approval (Preliminary)
- _____ Subdivision Approval (Final)

Number of Lots to be created _____ Number of proposed Dwelling Units _____
(if applicable)

Area and Dimensions of each Proposed Lot _____

SITE PLAN:

- _____ Minor Site Plan Approval
- _____ Preliminary Site Plan Approval [Phases (if applicable) _____]
- _____ Final Site Plan Approval [Phases (if applicable) _____]
- _____ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet) _____

Total number of proposed dwelling units 1

Request for Waiver from Site Plan Review and Approval

Reason for Request: _____

_____ INFORMAL REVIEW WAIVER REQUEST FROM SECTION 12-8.11(A) OF THE BUILDING CODE (Lot Elevation)

_____ APPEAL DECISION OF AN ADMINISTRATIVE OFFICER [N.J.S. 40:55d-70A]

_____ MAP OR ORDINANCE INTERPRETATION OR SPECIAL QUESTION

_____ [N.J.S.40:55D-70B]

VARIANCE RELIEF (HARDSHIP) [N.J.S. 40:55D-70C (1)]

VARIANCE RELIEF (SUBSTANTIAL BENEFIT) [N.J.S. 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-34]

_____ 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:

1) Ord 13-17.5(A) & 13-17.3(A)- Maximum Structure Area over 12" coverage having proposed lot coverage of 38% (33% max required).

2) Ord 13-17.5(A)- 8' wide pool coping proposed (3' required).

3. Ord 12-8.7A(2)c- Heated foyer below first floor living space and more than 100 sf proposed (heated foyer below first floor living space and more than 100sf is prohibited)

13. _____
Waivers Requested of development Standards and/or Submission Requirements: (attach additional pages as needed)

14. ATTACH A COPY OF THE PROPOSED 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.

15. An Affidavit of Service on all property owners and a Proof of Publication must be filed before the Application will be complete and the hearing can proceed.

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)

- 1) Applicant proposes to construct a pool at its newly constructed single family home having proposed a variance for structure area over 12" of 38% lot coverage (33% required).
- 2) Heated foyer greater than 100 sf below first floor living space is proposed (heated foyer below 1st floor living space and more than 100 sf is prohibited).
- 3) 8" pool coping proposes (3' pool coping is required).

16. Is a public water line available? YES
17. Is public sanitary sewer available? YES
18. Does the application propose any lighting? NO
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate Lot and Block number? YES
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?

23. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE PLANS SUBMITTED:

	YES	NO	DATE PLANS SUBMITTED
<u>LOCAL FIRE PREVENTION</u>	_____	_____	_____
<u>BEACH HAVEN WATER & SEWER DEPT.</u>	_____	_____	_____
<u>BEACH HAVEN PUBLIC WORKS DEPT.</u>	_____	_____	_____
<u>LONG BEACH ISLAND HEALTH DEPT.</u>	_____	_____	_____
<u>OCEAN COUNTY PLANNING BOARD</u>	_____	_____	_____
<u>OCEAN COUNTY SOIL CONSERVATION DEPT</u>	_____	_____	_____
<u>N.J. DEPT. ENVIRONMENTAL PROTECTION</u>	_____	_____	_____

	YES	NO	DATE PLANS SUBMITTED
<u>SANITARY SEWER CONNECTIN PERMIT</u>	_____	_____	_____
<u>SEWER EXTENSION PERMIT</u>	_____	_____	_____
<u>WATERFRONT DEVELOPMENT PERMIT</u>	_____	_____	_____
<u>WETLANDS PERMIT</u>	_____	_____	_____
<u>TIDAL WETLANDS PERMIT</u>	_____	_____	_____

<u> </u> F.E.M.A.	<u> </u>	<u> </u>	<u> </u>
<u> </u> N.J. DEPT. OF TRANSPORTATION	<u> </u>	<u> </u>	<u> </u>
<u> </u> ATLANTIC ELECTRIC	<u> </u>	<u> </u>	<u> </u>
<u> </u> N.J. NATURAL GAS	<u> </u>	<u> </u>	<u> </u>
<u> </u> OTHER <u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u> OTHER <u> </u>	<u> </u>	<u> </u>	<u> </u>

24. CERTIFICATION FROM THE TAX COLLECTOR THAT ALL TAXES DUE ON THE SUBJECT PROPERTY HAVE BEEN PAID.
25. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING THE APPLICATION (ATTACH ADDITIONAL PAGES AS REQUIRED FOR COMPLETE LISTING)

THE DOCUMENTATION MUST BE RECEIVED BY THE BOARD SECRETARY AT LEAST TWENTY-ONE (21) DAYS PRIOR TO THE MEETING AT WHICH TIME THE APPLICATION IS TO BE CONSIDERED. A LIST OF THE PROFESSIONAL CONSULTANTS IS ATTACHED TO THE APPLICATION FORM.

Quantity	Description of Item
<u> 18 </u>	<u> Architectural Plans of Walters Architecture </u>
<u> 18 </u>	<u> Final Asbuilt Survey of Najarian Associates </u>
<u> </u>	<u> </u>

26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION PROVIDED TO THE FOLLOWING OF THE APPLICANT'S PROFESSIONALS:


SPECIFY WHICH REPORTS ARE REQUESTED FOR EACH OF THE APPLICANT'S PROFESSIONALS OR WHETHER ALL REPORTS SHOULD BE SUBMITTED TO THE PROFESSIONAL LISTED.

	Applicant's Professional	Reports Requested
<u> X </u>	Attorney	<u> ALL </u>
<u> X </u>	Engineer	<u> ALL </u>
<u> X </u>	Architect	<u> ALL </u>

27. CHECK LISTS USED
- | | | |
|------------|-----------------|----------------|
| SCHEDULE A | <u> </u> YES | <u> </u> NO |
| SCHEDULE B | <u> </u> YES | <u> </u> NO |
| SCHEDULE C | <u> </u> YES | <u> </u> NO |

CERTIFICATIONS

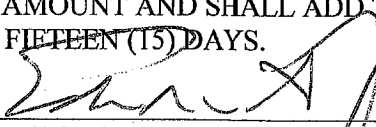
28. I CERTIFY THAT THE FOREGOING STATEMENTS AND THE MATERIALS SUBMITTED ARE TRUE, AND WAIVE ALL APPLICABLE TIME LIMITS UNTIL THE FIRST PUBLIC HEARING OF THIS APPLICATION. I FURTHER CERTIFY THAT I AM THE INDIVIDUAL APPLICANT OR THAT I AM AN OFFICER OF THE CORPORATE APPLICANT AND THAT I AM AUTHORIZED TO SIGN THE APPLICATION FOR THE CORPORATION OR THAT I AM A GENERAL PARTNER OR THE PARTNERSHIP APPLICANT. (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)

SIGNATURE OF APPLICANT


SIGNATURE OF OWNER

29. I UNDERSTAND THAT A SUM, TO BE DETERMINED BY THE _____ WILL BE DEPOSITED IN AN ESCROW ACCOUNT, IN ACCORDANCE WITH THE ORDINANCES OF THE BOROUGH OF BEACH HAVEN. I FURTHER UNDERSTAND THAT THE ESCROW ACCOUNT IS ESTABLISHED TO COVER THE COST OF PROFESSIONAL SERVICES INCLUDING ENGINEERING, PLANNING, LEGAL AND/OR 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 ADDITIONAL AMOUNT AND SHALL ADD THAT SUM TO THE ESCROW ACCOUNT WITHIN FIFTEEN (15) DAYS.

4/3/20
DATE



SIGNATURE OF OWNER OR APPLICANT

BOROUGH OF BEACH HAVEN PROFESSIONAL CONSULTANTS

LAND USE BOARD ATTORNEY

Stuart D. Snyder, Esquire
2100 Long Beach Blvd.
Surf City, NJ 08008

(609) 494-7676
FAX (609) 494-8499

ENGINEER

Frank J. Little, Jr. P.E., P.P.
Owen, Little & Associates, Inc.
443 Atlantic City Boulevard
Beachwood, NJ 08722

(732) 244-1090
FAX (732) 341-3412

BOROUGH ATTORNEY

William Hiering Jr., Esquire
23 Hadley Avenue
Toms River, NJ 08753-7520

(732) 349-1800
FAX (732) 286-2275