

LAND USE DEVELOPMENT APPLICATION

BOROUGH OF HARVEY CEDARS
7606 LONG BEACH BLVD.
HARVEY CEDARS, NJ 08008
(609) 494-2843

TO BE COMPLETED BY BOROUGH STAFF ONLY	
Date Filed <u>11-6-2020</u>	Docket No. <u>2020:13</u>
Application Fees <u>\$ 500</u>	Escrow Deposit <u>\$ 050</u>
Scheduled for: Review for Completeness _____ Hearing <u>12-17-2020</u>	

1. SUBJECT PROPERTY - TO BE COMPLETED BY APPLICANT

Location : 23 W. 80th STREET, HARVEY CEDARS

Tax Map	Page <u>SHEET 7 PG. 8</u>	Block <u>64</u>	Lot(s) <u>5</u>
	Page _____	Block _____	Lot(s) _____

Dimensions Frontage _____ Depth _____ Total Area 4936.72

Zoning District: _____

2. APPLICANT

Name Richard and Hilary Fiorella

Address 23 W. 80th STREET

Telephone Number: _____ Work: _____

FAX: _____ E-Mail: _____

Applicant is a Corporation _____ Partnership _____ Individual

Other (Please Specify) _____

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 _____	Address _____	Interest _____
Name _____	Address _____	Interest _____

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 _____

Address _____

Contact Info: Cell: _____ E-Mail: _____

Relationship of the applicant to the property in question:

Owner _____ 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 Proposed _____

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

Site Plan and/or conditional use applicants:

Proposal for : New structure _____ Expanded area Alteration _____

Expansion of structure Change of use _____ Sign _____

Other (please specify) _____

Has property been the subject of any prior applications to the Planning Board or Zoning Board of Adjustment? Yes _____ No
If so, please attach the date(s), the relief sought, the disposition of the case and a copy of the resolution(s).

Is the subject property located on

A county road: Yes No _____; A State road: Yes _____ No _____;
within 200 feet of a municipal boundary: Yes _____ No _____

Present use of the premises: Primary residence

6. Applicant's Attorney _____

Address _____

Telephone _____ E-Mail _____

7. Applicant's Engineer _____

Address _____

Telephone _____ E-Mail _____

8. Applicant's Planning Consultant _____

Address _____

Telephone _____ E-Mail _____

9. Applicant's Architect Dean A. Andricsak

Address PO Box 578 Martinsville, NJ 0883

Telephone 908-306-9900 E-Mail dean@d2adesign.com

10. List any other Expert who will submit a report or will testify for the Applicant:

Name _____

Field of Expertise _____

Address _____

Telephone _____ E-Mail _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Minor Subdivision Approval

_____ Subdivision Approval

_____ Number of Lots to be created _____ Number of proposed Dwelling Units _____

Area and Dimensions of each Proposed Lot _____

SITE PLAN:

_____ Minor Site Plan Approval

_____ Preliminary Site Plan Approval

_____ Final Site Plan Approval

_____ Amendment of Revision to an Approved Site Plan

Area to be disturbed (square feet) _____

Request for Waiver from Site Plan Review and Approval
Reason for Request: _____

- _____INFORMAL REVIEW
- _____APPEAL DECISION OF AN ADMINISTRATIVE OFFICER [N.J.S.40:55 D-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:
RA BULK
FLOOR AREA RATIO
TOTAL BUILDING COVERAGE
SIDE YARD SETBACK

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 Secretary 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)

Please see attached

16. Is a public water line available? yes
17. Is public sanitary sewer available? yes
18. Does the application propose any lighting? _____
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? _____
21. Is the Subdivision to be filed by Deed or Plat? _____
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
LOCAL FIRE PREVENTION	_____	_____	_____
HARVEY CEDARS WATER & SEWER DEPT.	_____	_____	_____
HARVEY CEDARS PUBLIC WORKS DEPT.	_____	_____	_____
LONG BEACH ISLAND HEALTH DEPT.	_____	_____	_____
OCEAN COUNTY PLANNING BOARD	_____	_____	_____
OCEAN COUNTY SOIL CONSERVATION DEPT.	_____	_____	_____
N.J. DEPT. ENVIRONMENTAL PROTECTION	_____	_____	_____
SANITARY SEWER CONNECTION PERMIT	_____	_____	_____
SEWER EXTENSION PERMIT	_____	_____	_____
WATERFRONT DEVELOPMENT PERMIT	_____	_____	_____
WETLANDS PERMIT	_____	_____	_____
TIDAL WETLANDS PERMIT	_____	_____	_____
F.E.M.A.	_____	_____	_____

	YES	NO	DATE PLANS SUBMITTED
____ N.J. DEPT OF TRANSPORTATION	_____	_____	_____
____ ATLANTIC CITY ELECTRIC	_____	_____	_____
____ N.J. NATURAL GAS	_____	_____	_____
____ OTHER	_____	_____	_____
____ OTHER	_____	_____	_____

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

Quantity	Description of Item
_____	_____
_____	_____
_____	_____

26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION ARE 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.


	Applicants Professionals	Reports Requested
_____	Attorney	_____
_____	Engineer	_____
_____	_____	_____
_____	_____	_____

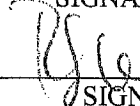
27. CHECK LISTS USED

SCHEDULE A	_____ YES	_____ NO
SCHEDULE B	_____ YES	_____ NO
SCHEDULE C	<input checked="" type="checkbox"/> YES	_____ 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 OF 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 BOARD SECRETARY WILL BE DEPOSITED IN AN ESCROW ACCOUNT, IN ACCORDANCE WITH THE ORDINANCES OF THE BOROUGH OF HARVEY CEDARS. I FURTHER UNDERSTAND THAT THE ESCROW ACCOUNT IS ESTABLISHED TO COVER THE COST OF THE 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 REQUESTED ADDITIONAL AMOUNT AND SHALL ADD THAT SUM TO THE ESCROW ACCOUNT WITHIN FIFTEEN (15) DAYS.

11/18/20

DATE



SIGNATURE OF OWNER OR APPLICANT

BOROUGH OF HARVEY CEDARS PROFESSIONAL CONSULTANTS

LAND USE BOARD ATTORNEY

Stuart 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
443 Atlantic City Blvd.
Beachwood, NJ 08722
732 / 244-1090
FAX 732 / 341-3412

BOROUGH ATTORNEY

William Hierung Jr., Esquire
23 Hadley Ave.
Toms River, NJ 08753-7520
732 / 349-1800
FAX 732 / 286-2275

We are respectfully requesting a variance to allow for the addition of an elevator to our two story, reverse living primary residence. The elevator would align with the existing staircase and the outside of the elevator tower would be finished with the same materials currently used on the house.

Impacted by this proposed addition are the side yard setback on the West side of the property. Today there is a 10.5 foot setback on the West side. The depth of the elevator shaft would be just under 5 feet, so the proposed setback would be 5.5 feet.

The east side of the house has 11.9 feet of setback for emergency access.

Floor area ratio would be impacted as we are currently at 49% where 50% is allowed and the proposed addition would bring us to 50.5%.

Total Building Coverage would increase from 33.05% where 33% is allowed to 33.7%.

We assessed the possibility of an interior elevator with our architect, but it would require either moving two sets of stairs or losing an entire room. Additionally our house is a modular, which was built with extra reinforcements to withstand the transportation, lifting and placement. The reinforced framing on the top, sides and bottom of each of the four 'boxes' that comprised the house make retrofitting a space large enough to accommodate an elevator prohibitive.