

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>5 - 28 - 2020</u>	Docket No. <u>2020 : 08</u>
Application Fees	<u>\$ 500</u>	Escrow Deposit <u>\$ 050</u>
Scheduled for:	Review for Completeness _____	Hearing <u>0 - 18 - 2020</u>

1. SUBJECT PROPERTY - TO BE COMPLETED BY APPLICANT

Location: 7 East Mercer Avenue, Harvey Cedars, NJ 08008
Tax Map Page _____ Block 39 Lot(s) 4
Page _____ Block _____ Lot(s) _____
Dimensions Frontage 50' Depth 100' Total Area 5,000 sf
Zoning District: _____

2. APPLICANT

Name JAMES & SANTINA BESLITY
Address _____, NJ _____
Telephone Number: Home 1 _____ Local: _____
Work: _____ Fax: _____
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 SAME AS APPLICANT

Address _____

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

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 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 _____ No X (None known)

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

Present use of the premises: Single family home

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) 597-7200

Fax Number (609) 597-8531

7. Applicant's Architect Hand Line Architect

Address: 351 Thomas Avenue, Little Egg Harbor, NJ 08087

Phone (609) 879-9360

Fax ()

email: _____

8. Applicant's Engineer James Brzozowski, P.E., P.P.,

Address 8510 Long Beach Boulevard, Long Beach Township, NJ 08008

Telephone Number (609) 492-5050

Fax Number (609) 492-4163

9. Applicant's Planning Consultant James Brzozowski, P.E., P.P.,

Address 8510 Long Beach Boulevard, Long Beach Township, NJ 08008

Telephone Number (609) 492-5050

Fax Number (609) 492-4163

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

Reason for Request: _____

<input checked="" type="checkbox"/>	VARIANCE RELIEF (HARDSHIP) [N.J.S. 40:55D-70C (1)]
<input checked="" type="checkbox"/>	VARIANCE RELIEF (SUBSTANTIAL BENEFIT) [N.J.S. 40:55D-70C (2)]
<input type="checkbox"/>	VARIANCE RELIEF (USE) [N.J.S. 40:55D-70D]
<input type="checkbox"/>	CONDITIONAL USE APPROVAL [N.J.S. 40:55D-67]
<input type="checkbox"/>	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]
<input type="checkbox"/>	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
- 13-7.3(a) Building coverage total having proposed 37.1%, 35% existing (33% max permitted)

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)

Applicants propose to construct a deck addition to the front of their existing single family home. The proposed construction will require a bulk variance for total lot coverage having proposed 37.1% (33% max permitted).

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? N/A
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> </u>	<u> </u>	<u> </u>
<u>BEACH HAVEN WATER & SEWER DEPT.</u>	<u> </u>	<u> </u>	<u> </u>
<u>BEACH HAVEN PUBLIC WORKS DEPT.</u>	<u> </u>	<u> </u>	<u> </u>
<u>LONG BEACH ISLAND HEALTH DEPT.</u>	<u> </u>	<u> </u>	<u> </u>
<u>OCEAN COUNTY PLANNING BOARD</u>	<u> </u>	<u> </u>	<u> </u>
<u>OCEAN COUNTY SOIL CONSERVATION DEPT</u>	<u> </u>	<u> </u>	<u> </u>
<u>N.J. DEPT. ENVIRONMENTAL PROTECTION</u>	<u> </u>	<u> </u>	<u> </u>

	DATE PLANS		
	YES	NO	SUBMITTED
<u> </u> SANITARY SEWER CONNECTIN PERMIT	<u> </u>	<u> </u>	<u> </u>
<u> </u> SEWER EXTENSION PERMIT	<u> </u>	<u> </u>	<u> </u>
<u> </u> WATERFRONT DEVELOPMENT PERMIT	<u> </u>	<u> </u>	<u> </u>
<u> </u> WETLANDS PERMIT	<u> </u>	<u> </u>	<u> </u>
<u> </u> TIDAL WETLANDS PERMIT	<u> </u>	<u> </u>	<u> </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> X </u>	<u> Variance Map </u>
<u> X </u>	<u> Architectural Plans </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> </u>
<u> X </u>	Engineer	<u> </u>
<u> X </u>	Architect	<u> </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 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.

5/26/20
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 Hering Jr., Esquire
23 Hadley Avenue
Toms River, NJ 08753-7520

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

VARIANCE REQUEST VS. ZONING REGULATIONS: ZONE R-A

Sections 13-7, 13-9, 13-10 of the Harvey Cedars Zoning Ordinance provides Zoning Regulations of bulk (dimensional) requirements. Please confirm that the data are correct for the subject property. Enter each dimension or ratio in the corresponding column, noting with an asterisk any existing or proposed not conforming with the requirements. **Setback dimensions apply to the furthest projection of any part of the structure/deck.**

	ZONING REQ:	EXIST/PROPOSED:	VAR. REQUESTED
LOT AREA (sq.ft.)	<u>5,000 sf</u>	<u>5,000 / 5,000 sf</u>	<u> </u>
LOT FRONTAGE (sq.ft.)	<u>50'</u>	<u>50' / 50'</u>	<u> </u>
BUILDING SETBACKS			
FRONT TO OPEN DECKS	<u>N/A</u>	<u>N/A / 15'</u>	<u> </u>
FRONT TO STRUCTURE	<u>20.5'</u>	<u>20.5' / 20.5'</u>	<u> </u>
REAR	<u>18.8'</u>	<u>18.8' / 18.8'</u>	<u> </u>
RIGHT SIDE	<u>10'</u>	<u>10' / 10'</u>	<u> </u>
LEFT SIDE	<u>10'</u>	<u>10' / 10'</u>	<u> </u>
*BUILDING HEIGHT	<u>32'</u>	<u>33.7' / 33.7'</u>	<u>No Change Proposed</u>
**FLOOR AREA RATIO (habitable area/lot area)	<u>50%</u>	<u>50% / 50%</u>	<u> </u>
LOT COVERAGE – STRUCTURE %	<u>29%</u>	<u>26.9% / 26.9%</u>	<u> </u>
LOT COVERAGE – OPEN DECKS %	<u> </u>	<u> / </u>	<u> </u>
LOT COVERAGE TOTAL %	<u>33%</u>	<u>35% / 37.1%</u>	<u>X</u>
IMPERVIOUS COVERAGE %	<u>75%</u>	<u>42.4% / 43.6%</u>	<u> </u>

For hardship variance from the Zoning Ordinance, other than the requirements listed above, provide information as indicated for each requested variance:

- Section number of the ordinance and the ordinance requirement:
13-7.3a 33%
- The existing and/or proposed conditions:
35% existing
37.1% proposed
- Difference between existing/proposed conditions and the corresponding ordinance conditions, or the extent of variance requested:
102.3 sf difference between existing and proposed total lot coverage. 202.3 sf difference between what is required and proposed.

*Requires D variance if proposed is 10 feet or 10% over requirement

**Requires D variance if proposed is greater than the zoning requirement.

APPLICANT'S PROFESSIONALSATTORNEY:

Name: Kelly & Visotcky, LLC
Address: 149 E. Bay Avenue
Manahawkin, NJ 08050

Telephone: (609) 597-7200
Facsimile: (609) 597-8531
E-mail: kvlaw@kvlawfirm.com

ENGINEER:

Name: Horn, Tyson & Yoder
Address: 8510 Long Beach Blvd.
Long Beach Twp., NJ 08008

Telephone: 609-492-5050
Facsimile: 609-492-4163
E-mail: _____

ARCHITECT:

Name: Hand Line Architect
Address: 351 Thomas Ave.
Little Egg Harbor, NJ 08087

Telephone: (609) 879-9360
Facsimile: _____
E-mail: _____

OTHER EXPERTS(S):

Name: _____
Address: _____

Telephone: _____
Facsimile: _____
E-mail: _____

OTHER EXPERTS(S):

Name: _____
Address: _____

Telephone: _____
Facsimile: _____
E-mail: _____

C

INFORMATION AND FORMS REQUIRED IN APPLICATION: CHECKLIST

ORIGINAL APPLICATION: 2 complete sets required for initial review. Total of 16 sets (with any revisions) required when application is deemed complete.

<u>TITLE</u>	<u>FORM</u>
<u> X </u> Application of "C" variance (cover sheet)	A
<u> X </u> Professional's Information	B
<u> X </u> Checklist (this document, marked for contents)	C
<u> X </u> Filing Fees (with separate check for each)	D
<u> X </u> Affidavit of ownership and power of attorney (see Page 2)	E
<u> X </u> Affidavit of Correctness	F
<u> X </u> Application statement: requirement on Page 2	By Applicant
<u> X </u> Variance Request vs. Zoning Regulations	G
<u> X </u> Property plans and information (if required; see Page 3)	By Applicant

NOTE: Standard forms are enclosed on previous and following pages. Other forms as required may be specified and provided by the Zoning Department.

D

FILING FEES

CHECK OFF APPROPRIATE FEES

APPLICATON	REVIEW/ HEARING FEES	ESCROW FEE
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Interpretation:	<u> </u> \$500.00	<u> </u> \$650.00
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Appeal Zoning Officer's Decision:	<u> </u> \$500.00	<u> </u> \$650.00
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"C" Variance: (per application)	<u> X </u> \$500.00	<u> X </u> \$650.00
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"D" Variance:	<u> </u> \$400.00	<u> </u> \$650.00
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Minor Site Plan:	<u> </u> \$300.00	<u> </u> \$650.00
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Minor Subdivision:	<u> </u> \$400.00	<u> </u> \$1,000.00
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Total:	FEES: <u> \$500 </u> .00	ESCROW: <u> \$650 </u> .00
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Please submit two separate checks; one for application fees; the other for the escrow amount. Both checks must be made payable to the Borough of Harvey Cedars.