

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: Mountainview Way
Block SEE ATTACHED Lot See Attached
Dimensions: Frontage SEE ATTACHED Depth SEE ATTACHED Total Area SEE ATTACHED
Zoning District: R2

2. APPLICANT

Name: Mountain View Villas at Sea Bright, LLC
Address: 754 Hyslip Ave. Westfield, NJ 07090
Telephone Number: (732) 921-8494
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.)
SEE ATTACHED

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

Owner's Name: N/A
Address _____
Telephone Number _____

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies) SEE ATTACHED

No _____ Proposed NONE

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: Robert J. McGowan

Address: 1720 Highway 34, Suite 11, Wall, New Jersey, 07727

Telephone Number (732) 359-3735 FAX Number (732) 359-3736

7. Applicant's Engineer: Jaclyn J. Flor - ENGenuity Infrastructure

Address: 2 Bridge Ave., Suite 323, Red Bank, NJ 07727

Telephone Number (732) 741-3176 FAX Number (732) 510-0892

Ex. 101

8. Applicant's Planning Consultant: David G. Roberts - D G Roberts Planning and Design, LLC

Address: 37 Bayview Ave., Bayville, NJ 08721

Telephone Number (732) 616-9828 FAX Number _____

9. Applicant's Traffic Engineer: N/A

Address: _____

Telephone Number _____ FAX Number _____

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: SEE ATTACHED

Field of Expertise: _____

Address _____

Telephone Number _____ FAX _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

~~PLOT PLAN or VARIANCE PLAN APPROVAL~~

X ~~SUBDIVISION~~

Minor Subdivision Approval

X Subdivision Approval (Preliminary)

X Subdivision Approval (Final)

Number of lots to be created 5 (including remainder lot)

Number of proposed dwelling units 5 (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:

Applicant seeks to subdivide three (3) existing lots into five (5) approved residential building lots subject to the approval of requested bulk variances.

- 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 SEE ATTACHED

13. Waivers requested of development standards and/or submission requirements:(attach additional pages as needed)

SEE ATTACHED

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

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, PENDING

20. Are any off-tract improvements required or proposed? NO

21. Is the subdivision to be filed by Deed or Plat? PLAT

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? CASH & FIDELITY BOND

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 _____
Monmouth County Board Of Health _____
Monmouth County Planning Board _____
Freehold Soil Conservation District. PENDING
NJ DEP _____
Sewer Extension Permit _____
Sanitary Sewer Connection Permit _____
Stream Encroachment Permit _____
Waterfront Development Permit _____
Wetlands Permit _____
Tidal Wetlands Permit PENDING
Potable Water Constr. Permit _____
NJ Department of Transportation _____
Public Service Electric & Gas _____
Other CAFRA - PENDING; SEA BRIGHT ZONING PERMIT DENIAL - SUBMITTED 6/18/2020

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

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

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. Documentation must be 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 Robert J. McGowan
Address: 1720 Highway 34, Suite 11
Wall, NJ 07727
Phone Number: (732) 359-3735
Fax Number: (732) 359-2726

Engineer: Jaclyn J. Flor - ENGenulty Infrastructure
Address: 2 Bridge Ave., Suite 323
Red Bank, NJ 07727
Phone Number: (732) 741-3176 Ex. 101
Fax Number: (732) 610-0892

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 3 day of Aug, 2020.

A Notary Public of NJ Owner
My Commission Expires: June 26, 2023

COLLEEN M BARR
Notary Public
State of New Jersey
My Commission Expires June 26, 2023

I understand that the sum of \$ 8,600.00 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: 8/3/20 Applicant: 

Schedule of Subject Property

Location: Mountnview Way

Block: 33 Lot: 20.02

Dimensions: Frontage: 251.35 ft. Depth: 40.00 ft. Total Area: 10,155 SF

Zoning District: R2

Location: Mountnview Way

Block: 34 Lot: 3.03

Dimensions: Frontage: 251.35 ft. Depth: 80.00 ft. Total Area: 15,514 SF

Zoning District: R2

Location: Mountnview Way

Block 34 Lot 3.04

Dimenstions: Frontage: 52.37 ft. Depth: 80 ft. Total Area: 4,082 SF

Zoning District: R2

Disclosure Statement

Name: Jeffrey Muhlgeier

Address: 754 Hyslip Ave., Westfield, NJ 07090

Ownership: 100%

Schedule of Restrictions, Covenants and Easements

Restrictions, covenants and easements which affect one or more of the lots which are the subject of the Application are recorded in the Office of the Monmouth County Clerk as follows:

Deed Book 503, Page 328 et seq., Deed Book 547, Page 215 et seq., Deed Book 1622, Page 70 et seq., Deed Book 1182, Page 256 et seq., Deed Book 431, Page 854 et seq., Deed Book 435, Page 320 et seq., Deed Book 496, Page 481 et seq., Right of Way Agreement between Jersey Central Power & Light Company as contained in Deed Book 3788, Page 854; Deed Book 4414, Page 47; Civil Action Declaration of Taking in Deed Book 5093, Page 857; Terms and conditions contained in a Confirmatory Grant Flavel McGee December 27, 1894 Liber G, Pg. 512 for 2 Tracts part of Lease of Anthony Reckless October 16, 1880 Liber D Pg. 617 converted to Grant to Highlands Beach Associates July 28, 1892 Liber L Pg. 382,

Confirmatory Grant to 2 Tracts to Stephen J. Weaver May 29, 1895 Liber G Pg. 536;

Grant to Edward Nyman and James P. Hamilton dated February 16, 1932 Liber Z-1, Pg. 180;

The right of the United States Government to establish harbor, bulkhead or pier lines or to change or alter any such existing lines and to compel the removal of fill or improvements thereon, including buildings other structures (from land now or formerly below the high water mark of the Shrewsbury River) without compensation to the insured.

Deed of Dedication and Perpetual Storm Damage Reduction Easement in Deed Book 9221, Page 4496;

Rights, public and private, in and to all roads, streets, alleys, avenues, pathways and crossings, bounding or affecting the premises;

Rights, public and private, together with flooding and drainage rights, if any, in and to all streams, rivers, or water courses crossing, bounding or affecting the premises;

Rights of Utility Companies servicing the insured premises; and

Right, title and interest of the State of New Jersey, in fee, in and to so much of the Land as is now or was formerly affected by the ebb and flow of the tide.

NOTE: None of the above listed restrictions, covenants and/or easements prohibit, obstruct or otherwise prevent or interfere with the subdivision and development of the property as proposed.

Schedule of Additional Experts

Name: Anthony M. Condouris – Anthony M. Condouris Architect, Inc.

Field of Expertise: Architect

Address: 20 Bingham Ave., Rumson, NJ 07760

Telephone Number: (732) 842-3800 Fax Number: (732) 842-7777

Name: James J. Heiser – DPK Consulting Land Surveyors

Field of Expertise: Surveyor

Address: 220 Old New Brunswick Road, Suite 201, Piscataway, NJ 08854

Telephone Number: (732) 764-0100 Fax Number: (732) 764-0990

Schedule of Section(s) of Ordinance from which a Variance is Requested

§130-40(F) Parking or storage in front yards. The parking or storage of boats, vehicles or other equipment in any front yard setback, side yard, or rear yard setback is prohibited..

§130-50 Lot and building requirements

PR. Lot 20.02

Minimum lot area. 2,800 SF provided, whereas 4,000 SF required

Minimum lot depth. 40 ft provided, whereas 60 ft is required.

Front yard setback. 5 ft provided, whereas 25 ft is required.

Rear yard setback. 7 ft provided, whereas 15 ft is required.

PR. Lot 20.03

Minimum lot area. 3,113 SF provided, whereas 4,000 SF required

Minimum lot depth. 40 ft provided, whereas 60 ft is required.

Front yard setback. 5 ft provided, whereas 25 ft is required.

Rear yard setback. 7 ft provided, whereas 15 ft is required.

PR. Lot 20.04

No bulk variances requested.

PR Lot 3.03

No bulk variances requested.

PR Lot 3.04

Minimum lot area. 3,916 SF provided, whereas 4,000 SF required

Minimum lot depth. 40 ft provided, whereas 60 ft is required.

Front yard setback. 8 ft provided, whereas 25 ft is required.

Schedule of Waivers Requested of Development Standards

130-57(C)(3)(a)[5][a] Right-of-way Width- Minor streets: For residences: 50 feet right-of-way width; 30 feet cartway width; full width grading., whereas 20ft wide Right of Way is provide with a 17.9 ft wide cartway width.

130-57(C)(11) Dead-end streets (culs-de-sac) shall not be longer than 600 feet and shall provide a turnaround at the end with a radius of not less than 50 feet on the property line and a minimum of thirty-six-foot cartway radius and tangent whenever possible to the right side of the street. If a dead-end street is of a temporary nature, a similar turnaround shall be provided and provisions made for future extension of the street and reversion of the excess right-of-way to the adjoining properties.

Nature of Application

Applicant is seeking approval for Preliminary and Final Major Subdivision Approval, together with Bulk Variances as to front and rear yard setbacks, minimum lot areas, and minimum lot depth, so as to form five (5) new single family building lots from three (3) existing lots. Accordingly, the Applicant is seeking variance approvals with respect to Section 130-40(F) (front yard parking and storage); and Section 130-50 (lot area and building setback requirements), together with any and all such additional variances, waivers and other relief as the Board and its professionals may deem appropriate and reserves the right to amend the application at any time in the future without additional Notice.

Right of Entry Consent by Owner

As Managing and Sole Member of Mountain View Villas at Sea Bright, LLC, which is the Owner of Lots 3.03 & 3.04 in Block 34, and Lots 20.02 in Block 33, and Lot 130 in Block 23, located along and across from Mountain View Way in Sea Bright, New Jersey, I hereby consent to permit members of the Unified Zoning and Planning Board of the Borough of Sea Bright, as well as any of the Board's professional consultants and/or other municipal officials to enter upon any of the above listed properties for the purpose of visually inspecting and assessing said properties in connection with the review and assessment of the application for Preliminary and Final Major Subdivision and Site Plan Approvals with bulk Variances which has been submitted to the Board on behalf of said Owner.

Mountain View Villas at Sea Bright, LLC

By: _____



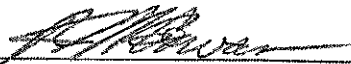
Jeffrey Muhlgeier
Managing and Sole Member

Date: _____

8/3/20

Certificate of Title

Pursuant to the closing and conveyance of title from Chester C. Creutzburg, Robert A. Creutzburg and Amsbaugh Hoos to Mountain View Villas at Sea Bright, LLC as occurred on June 30, 2020, with respect to Lots 3.03 & 3.04 in Block 34; and Lot 20.02 in Block 33; and Lot 130 in Block 23, as is evidenced in Deeds filed in the office of the Monmouth County Clerk, I hereby certify that the above referenced lots are owned by Mountain View Villas at Sea Bright, LLC.



Robert J. McGowan
Attorney at Law

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 34, LOTS 3.03 and 3.04; BLOCK 33, LOT 20.02; AND BLOCK 23, LOT 130

PLEASE TAKE NOTICE that the undersigned has applied to the Unified Planning/Zoning Board of the Borough of Sea Bright to consider an application for approval with respect to premises known as Block 34, Lot 3.03; Block 33, Lot 20.02; and Block 23, Lot 130, on the Tax Map of The Borough of Sea Bright and located along the Northern side of Mountain View Way, Sea Bright, New Jersey.

Applicant is seeking approval for Preliminary and Final Major Subdivision and Site Plan Approval, together with Bulk Variances as to front and rear yard setbacks, minimum lot areas, and minimum lot depth, so as to form five (5) new single family building lots from three (3) existing lots. Accordingly, the Applicant is seeking variance approvals with respect to Section 130-40(F) (front yard parking and storage); and Section 130-50 (lot area and building setback requirements), together with any and all such additional variances, waivers and other relief as the Board and its professionals may deem appropriate and reserves the right to amend the application at any time in the future without additional Notice.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, August 25, 2020 at 7:30 p.m. at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, Sea Bright, New Jersey, at which time, through the utilization of the Go To Meeting service in compliance with the New Jersey Open Public Meeting Act, you will be able to individually participate or have an authorized agent or attorney participate on your behalf and to present any objection which you may have to granting this application.

A copy of the full text of the proposed application, plans and supporting documentation is available for public review at the Office of the Municipal Clerk in the Sea Bright Municipal Building at 1167 Ocean Avenue, Sea Bright, New Jersey, Monday thru Friday (except Holidays) between the hours of 8:30 a.m. and 4:30 p.m. You may also access application materials, including plans and supporting documentation by going to the municipal website, www.seabrightnj.org, Unified Planning Board in left menu, Agendas and Minutes page, Supporting Documentation section. (In special qualifying circumstances, members of the public are also free to contact the Board Secretary to discuss if any other special / reasonable accommodations can, in good faith, be effectuated to facilitate public review of pertinent documents.)

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Sea Bright Planning/Zoning Board is utilizing the GoToMeeting service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

Please join "My Meeting" from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/778520685>

You can also dial in using your phone. United States (Toll Free): 1 877 568 4106 United States: +1 (646) 749-3129 **Access Code: 778-520-685**

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/778520685>

Additional technological assistance and / or additional information can be obtained by contacting the Board Secretary, Candace Mitchell at cmitchell@seabrightnj.org, or 732-842-0099, Ext. 123. Moreover, any access issues / barriers can be addressed to the Applicant's Attorney as well (732 359-3736).

Likewise, members of the public should also feel free to contact the Board Secretary, at the above-referenced number, if they have any other questions, issues, concerns or barriers to participation / observation.

Any member of the public wishing to present a document during the meeting should email a digital copy to the Board Secretary at cmitchell@seabrightnj.org by August 24, 2020, and it will be included on the municipal website. Members of the public will have an opportunity to be heard and to present evidence during the hearing.

Any questions can be directed to the Planning/Zoning Board Secretary, Candace Mitchell, 732-842-0099, Ext. 123. Please leave a voicemail if no answer or send email to cmitchell@seabrightnj.org

Members of the public should notify the Board Secretary, in advance, if possible, via email, or phone call, of any anticipated intention to undertake cross-examination, introduce evidence, and/or otherwise make public comments/statements in connection with a particular Application. The purpose of such notification is to ensure, to the greatest extent possible, that the technological needs of all are accommodated, and so as to furthermore ensure, to the greatest extent possible, that any additional documents to be identified / referenced at the Remote Hearing can hopefully be available for review by all participants and other members of the public. Please note that the preceding sentence will not limit or otherwise block the ability of members of the public to ask questions, make comments, or issue opinions based upon testimony and evidence presented during the Remote Public Hearing.

If the emergency restrictions are no longer in effect, the August 25, 2020 (7:30 p.m.) meeting may be a live, in-person meeting, which will take place at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, 3rd floor, Sea Bright, New Jersey. Residents are encouraged to view the Municipal website for any additional developments.

Applicant's Name:
Mountain View Villas at Sea Bright LLC

ROBERT J. McGOWAN, ESQ.
Attorney for Applicant
1720 Highway 34, Suite 11
Wall, New Jersey 07727
Tel. 732-359-3735

Certified List of Property Owners within 200 Feet

**BOROUGH OF SEA BRIGHT
OFFICE OF THE MUNICIPAL CLERK
1099 OCEAN AVENUE
SEA BRIGHT, NJ 07760
732-842-0099 EXT. 119**

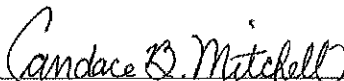
ORIGINAL

Information requested for properties located within 200' of Block 34, Lot 3.01, 3.02, 3.03 (a/k/a 3.03, 3.04, 3.05, 3.06); Block 33, Lot 20.02; and Block 23, Lot 130 also known as Mountain View Way (vacant land.)

YOU MUST SEND NOTICES TO THE UTILITIES AND APPROPRIATE GOVERNMENTAL AGENCIES NOTED BELOW:

| | |
|---|---|
| Borough of Sea Bright 1167 Ocean Avenue Sea Bright, NJ 07760 | State of New Jersey (for State Hwy 36) Commissioner, Department of Transportation 1035 Parkway Avenue P.O. Box 600 Trenton, NJ 08625 |
| Comcast Comcast Center 1701 John F Kennedy Blvd. Philadelphia, PA 19103 | State of New Jersey (for Coastal Waters) Division of Coastal Resources P.O. Box 401 Trenton, NJ 08625 |
| New Jersey American Water Company 661 Shrewsbury Avenue Shrewsbury, NJ 07702 | Two Rivers Water Reclamation Authority 1 Highland Avenue Monmouth Beach, NJ 07750 |
| New Jersey Natural Gas Company 1415 Wyckoff Road Wall, NJ 07719 | Verizon 175 W. Main St Freehold, NJ 07728 Attn: Corporate Secretary/Right of Way Agent |
| Jersey Central Power & Light Area Manager Central New Jersey 1500 Florance Avenue Union Beach, NJ 07735 | Monmouth County Planning Board Hall of Records Annex -- 2 nd Floor 1 East Main Street Freehold, NJ 07728 |

Attached is a true list of the Property Owners within 200' of Block 34, Lot 3.01, 3.02, 3.03 (a/k/a 3.03, 3.04, 3.05, 3.06); Block 33, Lot 20.02; and Block 23, Lot 130 also known as Mountain View Way (vacant land) in the Borough of Sea Bright as submitted by Sea Bright Tax Assessor Timothy Anfuso.


Candace B. Mitchell, Administrative Assistant
Borough Clerk's Office

Date: June 1, 2020
Date Request Received: May 29, 2020
Amount Paid: \$10.00

Cc. Planning Board Secretary
File

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 34, LOTS 3.03, 3.04, 3.05 & 3.06
BLOCK 33, LOT 20.02 & BLOCK 23, LOT 130

05/30/20 Page 1 of 2

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|--------|------|-----|--|--------------------------|------------------|
| 23 | 129 | | 1 | LAND'S END CONDOMINIUM ASSN INC 19 WEST MAIN STREET FREEHOLD, NJ 07728 | EAST OCEAN AVENUE | |
| 23 | 129.01 | | 1 | ASSESSED WITH BLOCK 33.01 THRU BLOCK 33.04 AS PART OF COMMON ELEMENTS 07760 | EAST OCEAN AVENUE | |
| 23 | 132 | | 1 | FIALKO, RUTH 158 OCEAN AVENUE SEA BRIGHT, NJ 07760 | EAST OCEAN AVENUE | |
| 23 | 133 | | 1 | KILYK, BOHDAN M 11327 NARROW TRAIL TERR. BELTSVILLE MARYLAND 20705 | EAST OCEAN AVENUE | |
| 23 | 134 | | 4A | GAITERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | EAST OCEAN AVENUE | |
| 23 | 135 | | 4A | SMITH, GEORGE & LILLIAN 139 FOREST GREEN STATEN ISLAND, NJ 10312 | EAST OCEAN AVENUE | |
| 23 | 136 | | 15C | STATE OF NJ-DOT CN 229 TRENTON, NJ 08501 | 125 OCEAN AVENUE | 137 |
| 33 | 19 | | 1 | ASSESSED WITH BLOCK 33.02, 33.03 & 33.04 AS PART OF COMMON ELEMENTS 07760 | 174 OCEAN AVENUE | 19.01 THRU 19.04 |
| 33 | 20.01 | | 2 | PHAN, MARTIN & HOANG, THERESA 164 OCEAN AVENUE SEA BRIGHT, NJ 07760 | 164 OCEAN AVENUE | |
| 33.01 | 1 | | 2 | HENDERSON, GEORGE & O'CONNOR, SUSAN 174 OCEAN AVENUE UNIT 2 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 2 | |
| 33.01 | 2 | | 2 | DI NICOLA, PETER F. & TERESA A. 174 OCEAN AVENUE UNIT 4 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 4 | |
| 33.01 | 3 | | 2 | LIFF, ALLISON 174 OCEAN AVENUE UNIT 6 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 6 | |
| 33.01 | 4 | | 2 | VON ZIEGESAR, ELIZABETH T. PO BOX 3126 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 8 | |
| 33.01 | 5 | | 2 | FARRELL, MICHAEL R 135 E 83RD ST APT. 9D NEW YORK, NY 10028 | 174 OCEAN AVENUE UNIT 10 | |
| 33.02 | 1 | | 2 | PRA SISTO, JOAN M & ALBERT J 174 OCEAN AVENUE, UNIT 12 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 12 | |
| 33.02 | 2 | | 2 | MURPHY, ARTHUR H. & SHEILA A. 174 OCEAN AVENUE UNIT 14 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 14 | |
| 33.02 | 3 | | 2 | GRAHAM, CAROL A. 174 OCEAN AVENUE UNIT 16 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 16 | |
| 33.02 | 4 | | 2 | GULLEY, DAVID & LISA 37 VILLAGE ROAD SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 18 | |
| 33.02 | 5 | | 2 | CAROLA, ROBERT E. & ELAINE M. 174 OCEAN AVENUE UNIT 20 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 20 | |

OWNER & ADDRESS REPORT

SEA BRIGHT

200 FOOT OWNERS LIST FOR BLOCK 34, LOTS 3.03, 3.04, 3.05 & 3.06
BLOCK 33, LOT 20.02 & BLOCK 23, LOT 130

05/30/20 Page 2 of 2

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|------|-----|--|--------------------------|------------|
| 33.02 | 6 | | 2 | HOLZBERG, HERBERT & SHIRLEY 174 OCEAN AVENUE UNIT 22 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 22 | |
| 33.02 | 7 | | 2 | NOONE, MARY J. & MARY C. TRUSTEE 174 OCEAN AVENUE UNIT 24 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 24 | |
| 33.03 | 1 | | 2 | LISTER, DENNIS & VIOLET 174 OCEAN AVENUE UNIT 26 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 26 | |
| 33.03 | 2 | | 2 | GRACIAS, VICENTE H. & WENDY K. 44 CAMEO DRIVE CHERRY HILL, NJ 08003 | 174 OCEAN AVENUE UNIT 28 | |
| 33.03 | 3 | | 2 | PFIEFER, H. ARTHUR & BERMADETTE J. 174 OCEAN AVENUE UNIT 30 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 30 | |
| 33.03 | 4 | | 2 | JANAZZO, DAVID & SUSAN 43 MIDVALE DR NEW PROVIDENCE, NJ 07974 | 174 OCEAN AVENUE UNIT 32 | |
| 33.03 | 5 | | 2 | CALIENDO, NICHOLAS A. & DIANA S. 174 OCEAN AVENUE UNIT 34 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 34 | |
| 33.03 | 6 | | 2 | BOUDAKIAN, THOMAS & NANCY 174 OCEAN AVENUE UNIT 36 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 36 | |
| 33.03 | 7 | | 2 | SERAFIN-FAHIM, MALGORZATA 902 EWING AVENUE FRANKLIN LAKES, NJ 07417 | 174 OCEAN AVENUE UNIT 38 | |
| 33.04 | 1 | | 2 | MACDONALD, DONALD 25 VILLAGE ROAD SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 40 | |
| 33.04 | 2 | | 2 | ZIMMERMAN, MICHEAL C. & JUNE H. 174 OCEAN AVENUE UNIT 42 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 42 | |
| 33.04 | 3 | | 2 | LEIGHTON, MICHAEL & ENGLERT, GAYLE 174 OCEAN AVENUE UNIT 44 SEA BRIGHT, NJ 07760 | 174 OCEAN AVENUE UNIT 44 | |
| 33.04 | 4 | | 2 | SPIFAM TRUST 114 EAST 13TH ST 11D NEW YORK, NY 10003 | 174 OCEAN AVENUE UNIT 46 | |
| 33.04 | 5 | | 2 | WOLMAN, KARIN 3050 MILITARY RD NW A2103 WASHINGTON, DC 20015 | 174 OCEAN AVENUE UNIT 48 | |
| 34 | 1 | | 2 | FIALKO, RUTH 215 BAMBOO ROAD PALM BEACH SHORES, FL 33404 | 158 OCEAN AVENUE | |
| 34 | 2 | | 2 | KILYK, BOHDAN M 11327 NARROW TRAIL TERR. BELTSVILLE, MARYLAND 20705 | 154 OCEAN AVENUE | |
| 34 | 4 | | 4A | GAITERS VILLAGE, LLC 1390 STATE ROUTE 36, #103 HAZLET, NJ 07730 | 150 OCEAN AVENUE | 4.01 |
| 34 | 5 | | 4A | SMITH, GEORGE & LILLIAN 139 FOREST GREEN STATEN ISLAND, NY 10312 | 140 OCEAN AVENUE | |



BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY
www.seabrightnj.org

RECEIVED

MAY 29 2020

Borough of Sea Bright

REQUEST FOR 200' CERTIFIED LIST

Timothy Anfuso, Tax Assessor
Borough of Sea Bright
1167 Ocean Avenue
Sea Bright, NJ 07760

Date: May 18, 2020

Dear Mr. Anfuso:

Kindly provide a 200 foot certified list for the following property:

Block # 34 Lot # 3.01, 3.02, 3.03 (a/k/a 3.03, 3.04, 3.05, 3.06)
Block # 33 Lot # 20.02
Block # 23 Lot # 130

PROPERTY ADDRESS Mountain View Way (vacant land)

NAME OF PROPERTY OWNER Chester Creutzberg, Robert Creutzburg, Pamela Amsbaugh & David Hoos

Very truly yours,

ROBERT J. MCGOWAN, ESQ.

NAME

1720 Highway 34 - Suite 11

ADDRESS

Wall, New Jersey 07727

CITY, STATE, ZIP

(732) 359-3735

TELEPHONE #

PLEASE MAIL LIST TO THE ADDRESS LISTED UNDER MY NAME. XX

PLEASE TELEPHONE ME TO PICK UP LIST WHEN READY. _____

Note: Fee is \$10.00 - Make checks payable to Borough of Sea Bright.

*****Office Use Only*****

Paid Date: 5/29/20 Method: Check Received By: C. Mitchell
No. 3210

Zoning Denial

BOROUGH OF SEA BRIGHT
 1167 Ocean Avenue, Sea Bright, NJ 07766
 (732) 842-0099 x 22
APPLICATION FOR A ZONING PERMIT - z 2020-034
 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 Jeffrey Muhigeler

Address 754 Hyslop ave Westfield, NJ 07090

Telephone (Home) 908 264-8016 (Cell) 732 921-8494

Email: jeff.m@atlanticbeverageco.com Date: 06/12/20 Fee \$25 Cash Check

LOCATION OF THE WORK:

Block: 23, Lot: 20, 02; Block 34; Lots: 3, 03 & 3, 04; Block: 23, Lot: 130
 Block _____ Lot(s) _____ Zone _____ Address: 4, 5, & 6 Mountain view way

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Major subdivision of three (3)

existing single-family residential lots into five (5) single-family residential lots. Subdivision includes modification of Mountain View Way right-of-way to a hammerhead configuration. Application also includes public beach access across Block 23, Lot 130 (sea wall lot not to be subdivided).

CHECK ONE: New Addition _____ Alteration _____ Repair _____

Signature: Jeffrey Muhigeler Date: 06/12/20

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 _____

1300-3.B(1)(a) Site Plan / Subdivision approval required. Major Subdivision (5 lots) proposed.

**Note: Applicant seeks to vacate R.O.W. and change configuration of streets.*

Remarks:

** See zoning table submitted for variances. Application for subdivision only. Proposed structures indicated to be compliant for some lots but seek variances for others (see table)*

Zoning Officer: Mary Tangolis Date: 6/25/20

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 NJMUL. Appeal forms are available from the office of the Secretary to the Planning Board.

Individual proposed structures will be applied for separately.

Lot: 20.02 - VARIANCES - as noted

20.03 - VARIANCES - as noted

20.04 - COMPLIANT

3.03 - COMPLIANT

3.04 - VARIANCES - as noted

| ZONING TABLE 1 | | | | | |
|--------------------------------------|---------------------|---------------------|--------------------|--------------------|-------------------|
| BLOCK 33 & BLOCK 34, R-2 ZONE | | | | | |
| ZONE | REQUIRED | PROPOSED LOT 20.02 | PROPOSED LOT 20.03 | PROPOSED LOT 20.04 | PROPOSED LOT 3.03 |
| LOT AREA | 4,000 SF | 4,000 SF | 5,057 SF | 14,597 SF | 50 FT |
| LOT WIDTH | 50 FT | 70 FT | 60 FT | 80 FT | 50 FT |
| LOT DEPTH MIN. | 60 FT | 70 FT | 78.81 FT | 178.94 FT | 80 FT |
| FRONT YARD SETBACK | 25 FT | 25 FT | 25 FT | 25 FT | 25 FT |
| SIDE YARD : ONE | 7 FT | 23 FT | 7 FT | 8 FT | 8 FT |
| SIDE YARD : BOTH | 15 FT | 30 FT | 15 FT | 16 FT | N/A |
| REAR YARD | 15 FT | 15 FT | 16 FT | 17 FT | 16 FT |
| BUILDING HEIGHT | 2.5 STORY; 35 FT | 2.5 STORY; 35 FT | 2.5 STORY; 35 FT | 2.5 STORY; 35 FT | 2.5 STORY; 35 FT |
| BUILDING COVERAGE : MAX | 50% | 40% | 35.25% | 17.22% | 33.56% |
| LOT COVERAGE : MAX | 70% | 48.81% | 45.92% | 21.65% | 46.96% |
| GROSS FLOOR AREA : MIN | 800 SF | 970.31 SF | 1,061.45 SF | 1,759.76 SF | 1,061.45 SF |
| PARKING SPACES | 2/3 | 3 | 4 | 4 | 6 |
| V - VARIANCE | | | | | |
| OFF-STREET PARKING SUMMARY PER RSIS: | | | | | |
| CATEGORY | PARKING REQUIREMENT | PARKING CALCULATION | | TOTAL | |
| 3 BEDROOM | 2 SPACES PER UNIT | 1 X 2 = | 2 | | |
| 4-BEDROOM | 2.5 SPACES PER UNIT | 1 X 2.5 = | 3 | | |
| 5 BEDROOM | 2 SPACES PER UNIT | 1 X 3 = | 3 | | |

Mountain View Way - Bl. 33 + 34

6/25/20.

**Statement that Final Site Plan Follows Exactly the
Preliminary Site Plan in Regard to all Details or
Statement Setting Forth all Material Changes**



ENGENUITY
INFRASTRUCTURE

Engenuity Infrastructure
1 Bridge Ave. Ste 323, Red Bank, MD 21151
703.742.3175 engenuity.com

July 31, 2020

The Final Site and Subdivision Plan follows exactly the Preliminary Site and Subdivision Plan in regard to all details or Statement setting forth all material changes.

Sincerely,

Jaclyn J. Flor, PE, PP, CME
President & CEO

Photograph of Property/Dwelling as it Currently Exists



SITE PLAN - PRELIMINARY

**BOROUGH OF SEA BRIGHT
PLANNING/ZONING BOARD**

Application No. _____ Date _____
Application Name Mountain View Villas at Sea Bright, LLC
Application Address _____
Property Address Mountainview Way
Lot _____ Block _____

CHECKLIST

Prior to issuance of a Certificate of Completeness, 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. Seventeen copies of completed application and check list, signed, dated and notarized **plus one** marked "FOR PUBLIC INSPECTION"
- C 2. Seventeen sets of site plan signed, dated and notarized, with must have raised seal, also **Show Base Flood Elevation plus one** marked "FOR PUBLIC INSPECTION"
- C 3. Survey. Must indicate mean high waterline, if pertinent to application
- C 4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- C 5. Certified list of property owners within 200 feet
- C 6. Completed Notice of Hearing
- N 7. Affidavit of Mailing or service
- N 8. Certification that taxes and sewer utility charges are paid to date
- C 9. Photograph of property/dwelling as it currently exists
- N/A 10. Application for Municipal and/or State Wetlands Permit
- N/A 11. Description of off-tract improvements and cost estimates
- N/A 12. Letter from utility companies
- N 13. Environmental Impact Statement
- C 14. Certificate of owner authorizing submission
- N/A 15. Proof of Application to Monmouth County
- N/A 16. Proof of application to NJDOT
- C 17. Description of proposed operation
- C 18. Required escrow fees
- C 19. Request for any variances
- N 20. Application for CAFRA
- N/A 21. Application for Floodplain Encroachment Permit
- N/A 22. Application for Stream Encroachment Permit

After the application is deemed complete then the Board Secretary will provide you with a hearing date so 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: _____

SEAL:

LICENSE NO. _____

SIGNATURE _____

SITE PLAN - FINAL

Application No. _____ Date _____
Application Name Mountain View Villas at Sea Bright, LLC
Application Address _____
Property Address Mountainview Way
Lot _____ Block _____

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by Applicant (C: complete, N: not complete, NA: non-applicable)

- C _____ 1. 17 copies of the application and plat **plus one** marked **"FOR PUBLIC INSPECTION"**
- N _____ 2. All Federal, State and County approvals or proof of application
- N _____ 3. Proof of provision of utility services
- C _____ 4. Required application fees (W-9 required for Escrow)
- N/A _____ 5. Description of Off-Tract Improvements and cost estimate
- C _____ 6. Consent of owner to application
- C _____ 7. Statement that final Site Plan follows exactly the Preliminary Site Plan in regard to all details or Statement setting forth all material changes

I certify the above information is accurate and complete.

DATED: _____
NAME: _____
SEAL: _____
LICENSE NO. _____

SIGNATURE _____

MAJOR SUBDIVISION

Application No. _____ Date _____
Application Name Mountain View Villas at Sea Bright, LLC
Application Address _____
Property Address Mountainview Way
Lot _____ Block _____

CHECKLIST

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

~~To be completed by the Applicant (C: complete; N: not complete; NA: non-applicable)~~

- C 1. 17 copies of the application and major subdivision plat **plus one** marked "FOR PUBLIC INSPECTION"
- N 2. Copy of application for CAFRA permit
- N/A 3. Application for flood plain encroachment permit
- C 4. Request application fees (**W-9 Escrow Account**)
- N/A 5. County Planning Board Application
- N/A 6. Description of Off Tract improvements and cost estimates
- C 7. Request for Variances
- C 8. Right of Entry/Consent Form
- C 9. Certification of Owner authorizing Application
- C 10. Certified list of property owners and fee
- N 11. Environmental Impact Statement
- C 12. Certification of Title
- N 13. Certification of Payment of taxes/sewer
- C 14. Water/Sanitary Sewer Information
- N/A 15. Copy of proposed covenants or Deed Restrictions
- N/A 16. Proof of application to NJDOT
- N/A 17. Letter from Utility Companies
- N/A 18. Application for Wetlands Permit
- N/A 19. Application for stream encroachment permit
- N/A 20. Request that appropriate provisions of Title 39 of Revised Statutes be made applicable to the site.

I certify the above information is accurate and complete.

DATED: _____
NAME: _____
SEAL: _____
LICENSE NO. _____

SIGNATURE _____

Application No. _____ Date _____
Application Name _____
Application Address _____
Property Address _____
Lot _____ Block _____

FOR MUNICIPAL USE ONLY


Application submitted on _____
Application reviewed/declared complete on _____
Application reviewed/declared incomplete on: _____
Reason for incomplete Application _____
Application to be heard on: _____

Updated 04/27/2020

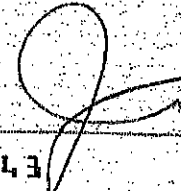
JEFFREY S MUHLGEIER 12-09 3043
 754 HYSLIP AVE
 WESTFIELD, NJ 07090-3462 05-790/0342
4516

Date 2/3/20

Pay to the Order of BOROOF OF SEABRIGHT \$ 2,500^{00/100}
Twenty Five Hundred 00/100 Dollars

 **PNC BANK**
PNC Bank, N.A. 060

For _____



Photo Safe Deposits Debit Card

⑆03⑆207607⑆8041070095⑆3043

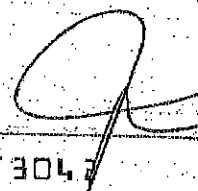
JEFFREY S MUHLGEIER 12-09 3042
 754 HYSLIP AVE
 WESTFIELD, NJ 07090-3462 05-760/0312
4516

Date 2/3/20

Pay to the Order of BOROOF OF SEABRIGHT \$ 2,500^{00/100}
Twenty Five Hundred 00/100 Dollars

 **PNC BANK**
PNC Bank, N.A. 060

For _____


Photo Safe Deposits Debit Card

⑆03⑆207607⑆8041070095⑆3042