

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 9/5/23 Application No. 2023-08

Application Fees _____ Escrow Deposit _____

Reviewed for Completeness ^{IST} 9/6 Hearing 10/10/23

1. SUBJECT PROPERTY

Location: 912 Ocean Ave Sea Bright
Block 24 Lot 5
Dimensions: Frontage 70 Depth 75 Total Area 5235
Zoning District: R-2

2. APPLICANT

Name: Paul LaBiondo
Address: 901 Ocean Ave Sea Bright
Telephone Number: 908 433 4310
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: Same
Address _____
Telephone Number _____

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: Charles Surmonte P.E

Address: 301 Main St, Allenhurst, N.J. 07711

Telephone Number 732 660 0606 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: Jeremiah J. Regan AIA

Field of Expertise: Architect

Address 147 Brighton Ave, Long Branch 07740

Telephone Number 732 870 2977 Email jeremiahregan@aol

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:

Height Variance + Rear set Back Variance

- 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 List

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

N/A

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.

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)

16. Is a public water line available? existing

17. Is public sanitary sewer available? existing

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? No

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? To be determined

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>	<u>To be provided</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>	<u>To be provided</u>
Public Service Electric & Gas	<u>No</u>	
Other		

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.

Yes

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: Paul LoBiondo
Address: 901 Ocean Ave
Sea Bright NJ 07760
Phone Number: 908 433 4310 Email: Paullobiondo@yahoo.com

Engineer: _____
Address: _____

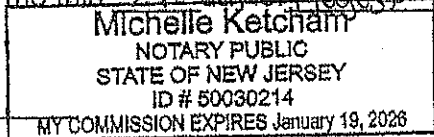
Phone Number: _____ Email: _____

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 21 day of August, 2023.

A Notary Public of NJ Owner
My Commission Expires: _____



Michelle Ketcham

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 Sea Bright, 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: 18 Aug 2023 Applicant: [Signature]

SITE PLAN PRELIMINARY

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

Application No. _____ Date _____
Application Name Paul LaBiondo
Application Address 901 Ocean Ave
Property Address 912 Ocean Ave
Block 24 Lot 5

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. 17 copies of completed application and check list, signed, dated and notarized plus one marked "FOR PUBLIC INSPECTION"
- C 2. 17 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
- N 4. Checks payable to the Borough of Sea Bright (**W-9 Escrow Account**)
- N 5. Certified list of property owners within 200 feet
- N 6. Completed Notice of Hearing *To be provided*
- N 7. Affidavit of Mailing or service *To be provided*
- C 8. Certification that taxes and sewer utility charges are paid to date
- N 9. Photograph of property/dwelling as it currently exists
- NA 10. Application for Municipal and/or State Wetlands Permit
- NA 11. Description of off-tract improvements and cost estimates
- N 12. Letter from utility companies
- NA 13. Environmental Impact Statement
- NA 14. Certificate of owner authorizing submission *To be submitted*
- N 15. Proof of Application to Monmouth County *To be submitted*
- N 16. Proof of application to NJDOT *To be submitted*
- N 17. Description of proposed operation
- 18. Required escrow fees
- C 19. Request for any variances *on plans*
- N 20. Application for CAFRA *To be submitted*
- NA 21. Application for Floodplain Encroachment Permit
- NA 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: 18 Aug 23 NAME: Paul LaBiondo
LICENSE NO. _____ SIGNATURE _____
SEAL: _____

972 Paul

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760.
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2023-004
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 SURFLIDER BEACH CLUB, LLC

Address 931 OCEAN AVE

Telephone (Home) 732-842-2358 (Cell) ~~908-433-4310~~ 732-539-1522

Email: ja@obiondo.com Date: 1.18.23 Fee \$25 Check Cash
#1104@

LOCATION OF THE WORK:

Block 24 Lot(s) 5 Zone R2 Address 912 OCEAN AVE.

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED):

NEW CONSTRUCTION

CHECK ONE: New Addition Alteration Repair

Signature: [Signature] Date: 1.18.23

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 AE Advisory BFE 10 Sea Bright Required BFE 13 Proposed BFE Not shown

LAND USE REVIEW: Ordinance Section Allowed/Required Existing Proposed Variance

130-39C - See attached bulk schedule for variances required

Remarks: (see remarks attached)

Zoning Officer: [Signature] Date: 2/1/23
John Mele Mary Tangolice

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 N.J.M.L.U.L. Appeal forms are available from the office of the Secretary to the Building Dept, Forms/Zoning Permit Application

-39C

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. 130-~~30C~~

Borough of Sea Bright, NJ

R-2 ZONE

Block: 24 Lot: 5 Address: 912 Ocean Ave.

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	4,000	5235	5235	
Min. Lot Width (ft.)	50	70	70	
Min. Lot Depth (ft.)	60	74.56	74.56	
Min. Front Yard (ft.)	25	-	25	
Min. Each Side Yard (ft.)	7	-	7.67/7.67	
Min. Both Side Yards (ft.)	15	-	15.33	
Min. Rear Yard (ft.)	15	-	3.56	✓
Max. Building Height (ft.)*	35 (2-1/2 stories)	-	41.8 (3 st.)	✓ (2)
Max. Building Coverage (%)	50	-	44.09%	
Max. Lot Coverage (%)	70	-	95% 68.50%	✓

Revised

* Max. height shall be reduced by the percentage lot is undersized in width as per Sec. 130-50.A.(5). Max. height shall be raised to 38 ft. or 42 ft. to comply with current flood regulations as per Sec. 130-47 Flood Damage Prevention Ordinance.

- NOTES:
- V Zone construction required (past LIMWA line)
 - Stone surfaces are included in lot coverage calculations.
 - Variances required for height and stories - 3 story residences not permitted.
 - First Floor BFE not shown - must be submitted and noted on plans
 - Plans should be changed to "New Construction" rather than "Addition - Alteration".

Date of Review: 2/1/23 Initials: MR