

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: 7 Atlantic Way
Block 29 Lot 7
Dimensions: Frontage 32.5 ft. Depth 75 ft. Total Area 2,437 sq. ft.
Zoning District: R-2

2. APPLICANT

Name: Jonathan and Catherine Goldin
Address: 7 Atlantic Way, Sea Bright, NJ 07760
Telephone Number: 732-713-4431
Applicant is a: Corporation ___ Partnership ___ Individual x

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.) N/A

4. If owner is other than the applicant, provide the following information on the Owner(s). N/A
Owner's Name: _____
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: Residential

6. Applicant's Attorney: Rick Brodsky, Esq.

Address: Ansell Grimm & Aaron, PC, 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712

Telephone Number 732-922-1000 Email: rbrodsky@ansell.law

7. Applicant's Engineer:

Address:

Telephone Number _____ 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: Anthony M. Condouris, Architect

Field of Expertise: Architecture

Address 20 Bingham Avenue, Rumson, NJ 07760

Telephone Number 732-842-3800 Email tony@amcarchitect.com

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: The benefits of granting the requested variances substantially outweigh any detriment, and there are special reasons justifying the proposed height variance. In addition, the significantly undersized nature of the lot, in terms of lot area and lot depth, constitute a hardship for the Applicant justifying variance relief.

- 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 130-39.C and 130-50.A(5) (See attached List of Variances)

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

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.

Application of Jonathan and Catherine Goldin
7 Atlantic Way
Block 29, Lot 7
R-2 Zone

LIST OF VARIANCES

Section 130-50.C:

- (i) minimum lot area of 2,437 square feet existing and proposed, where 4,000 square feet is required;
- (ii) minimum lot width of 32.5 feet existing and proposed, where 50 feet is required;
- (iii) minimum front yard setback of 17.66 feet existing and proposed, where 25 feet is required;
- (iv) minimum each side yard setback of 3.74 feet and 3.81 feet existing and proposed, where 7 feet is required;
- (v) minimum both side yard setbacks of 7.55 feet existing and proposed, where 15 feet is required;
- (vi) minimum rear yard setback of ± 2 feet existing and proposed, where 15 feet is required;
- (vii) maximum building coverage of 55.39% existing and proposed, where 50% is permitted.

Section 130-50.A.(5):

Maximum building height of 35 feet existing and 38 feet proposed, where 30 feet is permitted (based on undersized lot width height reduction) – “d” use variance required.

**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 29, LOT 7.

PLEASE TAKE NOTICE that Jonathan and Catherine Goldin have applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to permit the construction of an addition of a third floor (1/2 story) to the existing residential dwelling, and the partial enclosure of the existing open garage area for storage purposes, with respect to premises located in the R-2 Zone and known as Block 29, Lot 7 on the Tax Map of the Borough of Sea Bright, and commonly known as 7 Atlantic Way, Sea Bright, New Jersey. Applicant is seeking the following variances:

Section 130-50.C:

- (i) minimum lot area of 2,437 square feet existing and proposed, where 4,000 square feet is required;
- (ii) minimum lot width of 32.5 feet existing and proposed, where 50 feet is required;
- (iii) minimum front yard setback of 17.66 feet existing and proposed, where 25 feet is required;
- (iv) minimum each side yard setback of 3.74 feet and 3.81 feet existing and proposed, where 7 feet is required;
- (v) minimum both side yard setbacks of 7.55 feet existing and proposed, where 15 feet is required;
- (vi) minimum rear yard setback of ± 2 feet existing and proposed, where 15 feet is required;
- (vii) maximum building coverage of 55.39% existing and proposed, where 50% is permitted.

Section 130-50.A.(5):

Maximum building height of 35 feet existing and 38 feet proposed, where 30 feet is permitted (based on undersized lot width height reduction) – “d” use variance required.

In addition, the Applicant will request such other variances, exceptions, interpretations and design waivers as may be determined to be necessary by the Planning/Zoning Board, and/or its professionals, in order to develop this property as stated above and will amend its application on the record accordingly.

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday, _____, 2023 at 7:30 p.m. at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, Sea Bright, New Jersey, at which time you may appear in person or by agent or attorney and present any objection which you may have to granting this application.

A copy of the maps and application documents have been filed in the office of the Board Secretary and are available for public inspection at the Borough Hall, 1099 Ocean Avenue, Sea Bright, New Jersey during normal business hours and are available on the Borough website at www.seabrightnj.org.

This Notice is sent to you by the Applicant, by order of the Planning/Zoning Board of the Borough of Sea Bright.

ANSELL GRIMM & AARON, PC
Attorneys for Applicant

Dated: November 3, 2023

By: _____
RICK BRODSKY, ESQ.

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) Applicants seek variance approval to construct an additional 1/2 story to the existing dwelling, and to partially enclose the existing open garage area for storage purposes.

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? 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? N/A

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>
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>
Public Service Electric & Gas	<u>No</u>
Other	<u></u>

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

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

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 Rick Brodsky, Esq.
Address: Ansell Grimm & Aaron, PC
1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712
Phone Number: 732-922-1000 Email: rbrodsky@ansell.law

Architect:
~~Engineer~~ Anthony M. Condouris, Architect
Address: 20 Bingham Avenue
Rumson, NJ 07760
Phone Number: 732-842-3800 Email: tony@amcarchitect.com

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 3rd day of November 2023 

A Notary Public of NJ Owner
My Commission Expires: _____

ALISON H. NEARY
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES SEPT. 13, 2025

I understand that the sum of \$ _____ 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: 11/3/23 Applicant: By: 
RICK BRODSKY, ESQ.

PLOT PLAN OR VARIANCE PLAN
BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD

Application No. _____ Date November 3, 2023
Application Name Jonathan and Catherine Goldin
Application Address 7 Atlantic Way, Sea Bright, NJ 07760
Property Address 7 Atlantic Way Block 29 Lot 7

CHECKLIST

Prior to issuance of a Certificate of Completeness and assignment of a hearing date, 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 Zoning Permit Denial
- C 2. 17 copies of completed application and check list, signed, dated, and notarized, **plus one** marked **"FOR PUBLIC INSPECTION"**
- C 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also **Show Base Flood Elevation, plus one** marked **"FOR PUBLIC INSPECTION"**
- C 4. 17 copies of Survey (unless Variance Plan states that it is based upon the survey). Must indicate mean high waterline, if pertinent to application)
- C 5. 17 (sets of) Photographs of property/dwelling as it currently exists
- C 6. Description of proposed operation (No. 15 in first part of application)
- C 7. Request for any variances (under No.11 in first part of application)
- C 8. Certificate of owner authorizing submission (after No. 26 in first part of application)
- N 9. Required application fees/check made payable to Borough of Sea Bright
- N 10. Required escrow fees/check made payable to Borough of Sea Bright
- C 11. Completed W-9 Form
- Requested 12. Certification that taxes and sewer utility charges are paid to date
- C 13. Completed Notice of Hearing
- Requested 14. Certified list of property owners within 200 feet

The following requirements must also be met before an application may be heard:

- _____ 15. Affidavit of Mailing and Service for Public Notice (Provide 7 days prior to hearing.)
- _____ 16. Affidavit of Publication for Public Notice (Provide 7 days prior to hearing.)

If Applicable:

- _____ 17. Proof of Application to Monmouth County
- _____ 18. Proof of application to NJDOT
- _____ 19. Application for CAFRA
- _____ 20. Application for Floodplain Encroachment Permit
- _____ 21. Application for Stream Encroachment Permit

After the application is deemed complete the Board Secretary will provide you with a hearing date so that 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: 11/3/23 NAME: ANSELL GRIMM & AARON, PC, Attorneys for Applicant/Owner
by RICK BRODSKY, ESQ.

LICENSE NO. _____ SIGNATURE _____

SEAL: _____