

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: 16 Via Ripa
Block 31 Lot 6
Dimensions: Frontage 60' Depth 70' Total Area 4,200 s.f. (0.0964 acres)
Zoning District: R-2

2. APPLICANT

Name: 16 Via Ripa Properties, LLC
Address: 905 Castle Point Terrace, Hoboken, NJ 07030
Telephone Number: 917-885-8730
Applicant is a: Corporation Partnership Individual Limited Liability Company

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.) Eric Schnabolk, 905 Castle Point Terrace, Hoboken, NJ 07030 50%
Maureen Schnabolk, 905 Castle Point Terrace, Hoboken, NJ 07030 50%

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 (two-family)

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

Address: Ansell Grimm & Aaron, P.C., 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712

Telephone Number 732-922-1000 Email: rb@ansellgrimm.com

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

Field of Expertise: Architect

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: Special reasons exist to support the requested use variance, including the fact that the 2-family use is a long time pre-existing use. In addition, the benefits of granting the bulk variances substantially outweigh any detriment, in that the proposed use is identical to the existing 2-family use, such that there will be no negative impact on surrounding properties.

- 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 130-38.C.(2)(a) and 130-50.C (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.

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) Demolition of the existing 2-family residential dwelling and the construction of a new 2-family residential dwelling.

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? _____

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:

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	_____

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, P.C.
1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712

Phone Number: 732-922-1000 Email: rb@ansellgrimm.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 19th day of December 2022.

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.

ANSELL GRIMM & AARON, P.C., Attorneys for Applicant/Owner

Date: 12/19/22 Applicant: _____

By: RICK BRODSKY, ESQ.

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

Application No. _____ Date December 19, 2022
Application Name 16 Via Ripa Properties, LLC
Application Address 905 Castle Point Terrace, Hoboken, NJ 07030
Property Address 16 Via Ripa Block 31 Lot 6

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)
- NC 9. Required application fees/check made payable to Borough of Sea Bright
- NC 10. Required escrow fees/check made payable to Borough of Sea Bright
- NC 11. Completed W-9 Form
- Requested 12. Certification that taxes and sewer utility charges are paid to date
- X 13. Completed Notice of Hearing
- X 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.

ANSELL GRIMM & AARON, P.C., Attorneys for Applicant/Owner
by RICK BRODSKY, ESQ.

DATED: 12/19/22 NAME: _____
LICENSE NO. _____ SIGNATURE _____
SEAL: _____

Application of 16 Via Ripa Properties, LLC
16 Via Ripa
Block 31, Lot 6
R-2 Zone

LIST OF VARIANCES

Section 130-50.C:

- (i) minimum front yard setback (Via Ripa) of 14.1 feet existing and 9 feet proposed, where 25 feet is required;
- (ii) minimum front yard setback (South) of 9.9 feet existing and 5 feet proposed, where 25 feet is required;
- (iii) maximum building coverage of 26.57% existing and 56% proposed, where 50% is permitted.

Section 130-38.C.(2)(a):

Two-family structure existing and proposed, where only single-family structures are permitted in the R-2 Zone – “d” use variance required.

Note: Proposed BFE not shown. Must be min. 14. Provide BFE to determine if building height will remain compliant

Note: Must be built to V-Zone standards due to location past LIMWA (Limit of Moderate Wave Action) line

**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 31, LOT 6.

PLEASE TAKE NOTICE that 16 Via Ripa Properties, LLC has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to permit the demolition of the existing 2-family residential dwelling and the construction of a new 2-family residential dwelling, with respect to premises located in the R-2 Zone and known as Block 31, Lot 1 on the Tax Map of the Borough of Sea Bright, and commonly known as 16 Via Ripa, Sea Bright, New Jersey. Applicant is seeking the following variances:

Section 130-50.C:

- (i) minimum front yard setback (Via Ripa) of 14.1 feet existing and 9 feet proposed, where 25 feet is required;
- (ii) minimum front yard setback (South) of 9.9 feet existing and 5 feet proposed, where 25 feet is required;
- (iii) maximum building coverage of 26.57% existing and 56% proposed, where 50% is permitted.

Section 130-38.C.(2)(a):

Two-family structure existing and proposed, where only single-family structures are permitted in the R-2 Zone – “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
Attorneys for Applicant

Dated: December 19, 2022

By: _____
RICK BRODSKY, ESQ.