

BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION

17

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: 11 Center ST
Block 10 Lot 6
Dimensions: Frontage 25' Depth 71.5' Total Area 1787.5
Zoning District: R-3

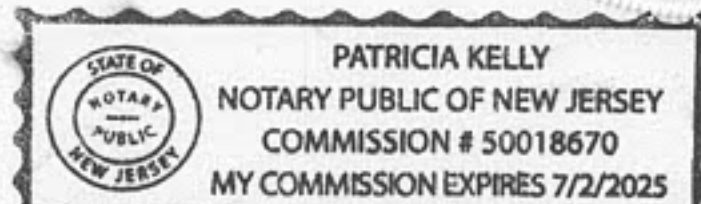
2. APPLICANT - *Authorized for owner*

Name: Anthony M. Condouris Architect INC
Address: 20 Bingham Ave - Rumson NJ 07760
Telephone Number: 732-842-3800 TONY@AMCARCHITECT.COM
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: Gerard Uzzi
Address 11 Center ST - Sea Bright, NJ 07760
Telephone Number 732-675-9503



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: Gerard Uzzi
Address: 11 Center St. Sea Bright, NJ 07760
Telephone Number 732-675-9503 Email: uzzi@gerard@gmail.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 Ave. 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:

Expansion of 2nd floor above existing front porch + also above the existing one-story section at the rear of house to create more bedroom + bathroom space. Existing roof to be removed to create a third level "half story" and a roof deck at the front of the house. A new stairway will be installed to access third level

- 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 Bulk Schedule -

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.

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.

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 NO
- Monmouth County Board Of Health NO
- Monmouth County Planning Board NO
- Freehold Soil Conservation District. NO
- NJ DEP NO
- Sewer Extension Permit NO
- Sanitary Sewer Connection Permit NO
- Stream Encroachment Permit NO
- Waterfront Development Permit NO
- Wetlands Permit NO
- Tidal Wetlands Permit NO
- Potable Water Constr. Permit NO
- NJ Department of Transportation NO
- Public Service Electric & Gas NO
- Other NO

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 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 Gerard Uzzi
Address: 11 Center St
Sea Bright, NJ 07760
Phone Number: 732-675-9503 Email: uzzigerard@gmail.com

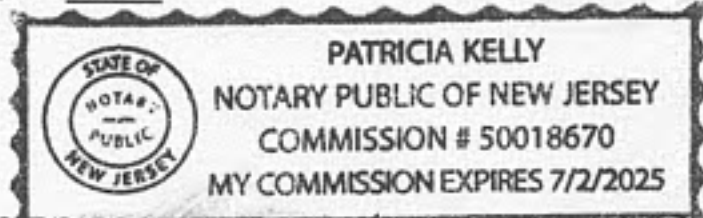
Engineer: _____
Address: _____
Phone Number: _____ Email: _____

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).

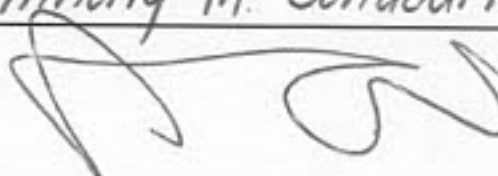
Sworn to and subscribed before me this 21 day of July, 2023.

A Notary Public of NJ Owner
My Commission Expires: 7/2/25



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 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: 7/21/23 Applicant: Anthony M. Condouris, Architect


Description of work for 11 Center Street

Expansion of the second floor above existing front porch and also above the existing one-story section at the rear of the house that will create more bedroom and bathroom space. Existing roof to be removed and a new roof structure will be installed to create a third level "half story" and a roof deck at the front of the house. A new stairway will be installed for access to third level.