LAND USE DEVELOPMENT APPLICATION

RECEIVED
FEB 5 - 2021
SHIP BOTTOM BOROUGH
LAND USE REVIEW BOARD

BOROUGH OF SHIP BOTTOM
1621 LONG BEACH BOULEVARD
SHIP BOTTOM, NEW JERSEY 08008
(609) 494-2171

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed 2/5/2021 **Docket No.** 2021:03

Application Fees _____ **Escrow Deposit** _____

Scheduled for: Review of Completeness _____ **Hearing** _____

1. SUBJECT PROPERTY - TO BE COMPLETED BY APPLICANT

Location : 103 East 15th Street
Tax Map: Page _____ Block 76 Lot (s) 18
Dimensions: Frontage 60' Depth 100' Total Area 6,000 SF
Zoning District: R3

2. APPLICANT

Name Louis and Lisa Notaro
Address 10 Barrister Drive, Holmdel, NJ 07733

Telephone No: Home: (908) 578-6288 Local: _____
Work: _____ Fax: _____

Applicant is a Corporation ____ Partnership ____ Individual X
Other (Please Specify _____

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and address of all persons owning 10% of the stock in a corporate application or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 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.)

Name Interest

Address

Name Interest

Address

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

Owner's Name _____

Address _____

Telephone Number: Home:_____ Work:_____ Local:_____

Relationship of the applicant to the property in question:

Owner: _____Lessee _____ Purchaser Under Contract _____Other _____

5. **PROPERTY INFORMATION:**

Deed restrictions, covenants, easements, rights of way, association by-laws, or other dedication existing or proposed on the property:

Yes (attach copies) No__X_____Proposed _____

Note: All Deed Restrictions, Covenants, Easements, Rights of Ways, Association By-Laws, or other dedications existing and proposed must be submitted for review.

Site Plan and / or conditional use applicants:\

Proposed for: New Structure _____ Expanded Area___X____ Alteration_____

Expansion of Structure_____ Change of Use_____ Sign_____

Other (please specify) _____

Has this property been the subject of any prior application (s) to the Planning Board or Zoning Board of Adjustment? Yes _____ No ___X____

If so, please attach the date (s), the relief sought, the disposition of the case and a copy of the resolution (s).

_____N/A_____

Is the subject property located on:

A County Road: Yes _____ No _X_ ; A State Road: Yes _____

Within 200 feet of a municipal boundary: Yes _____ No___X____

Present use of the premises: ____Single Family Home_____

6. Applicant's Attorney **Kelly & Visotcky, LLC**

Address **149 East Bay Avenue, P.O. Box 536, Manahawkin, NJ 08050**

Telephone Number **(609) 597-7200** Fax Number **(609 597-8531**

7. Applicant's Surveyor ___Frank DeSantis, PLS of FRD Surveying LLC_____

Address___697 Mill Creek Road, Suite 8, Manahawkin, NJ 08050_____

Telephone Number__(609) 451-3359_____Fax Number_____

8. Applicant's Planning Consultant **Robert B. Roth, Jr., AIA c/o Architectural Services**

Address **4300 Long Beach Boulevard, Brant Beach, New Jersey 08008**

Telephone Number **(609) 494-7104** Fax Number _____

9. Applicant's Architect **Robert B. Roth, Jr., AIA c/o Architectural Services**

Address **4300 Long Beach Boulevard, Brant Beach, New Jersey 08008**

Telephone Number **(609) 494-7104** Fax Number _____

10. List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name
Field of Expertise
Address
Telephone Number Fax Number

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION:

_____ Minor Subdivision Approval
_____ Subdivision Approval (Preliminary)
_____ Subdivision Approval (Final)

Number of Lots to be created_____ Number of proposed dwelling units_____(if applicable)
Area and Dimensions of each Proposed Lot_____

SITE PLAN:

_____ Minor Site Plan Approval
_____ Preliminary Site Plan Approval [Phases (if applicable)_____]
_____ Final Site Plan Approval [Phases (if applicable)_____]
_____ Amendment or Revision to an Approved Site Plan Area to be disturbed (square feet)

Total number of proposed dwelling units 1

_____ Request for Waiver from Site Plan Review and Approval
Reason for Request:_____

_____ Informal Review
_____ Appeal decision of an Administrative Officer [N.J.S.A. 40:55d-70A]
_____ Map or Ordinance Interpretation or Special Question [N.J.S.A.. 40:55D-70B]
X Variance Relief (hardship) [N.J.S.A. 40:55D-70C (1)]
X Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70C (2)]
_____ Variance Relief (use) [N.J.S.A. 40:55D-70D]
_____ Conditional Use Approval [N.J.S.A. 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.A. 40:55D-34]
_____ Direct issuance of a permit for a lot lacking street frontage [N.J.SA.40:55D-35]

12. Section (s) of Ordinance from which a variance is requested:

_____ Height having proposed 35' to top of railing (32' max permitted)_____

_____

13. Waivers Requested of development Standards and/or Submission Requirements: (attach additional pages as needed)

N/A

14. Attach a copy of the proposed 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.
*This 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 a Proof of Publications 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)

Applicant proposes to add a rooftop deck which will necessitate a safety railing. The railing will be higher than the maximum permitted height being proposed at 35' (32' maximum height allowed).

16. Is a public Water Line available? Yes

17. Is public Sanitary Sewer available? Yes

18. Does the application propose any lighting ? 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 ?

23. Other approvals which may be required and date plans submitted:

	YES	NO	DATE PLANS SUBMITTED
SHIP BOTTOM FIRE PREVENTION BUREAU		x	
SHIP BOTTOM WATER & SEWER DEPT.		x	
SHIP BOTTOM PUBLIC WORKS DEPT.		x	
LONG BEACH ISLAND HEALTH DEPT.		x	
OCEAN COUNTY PLANNING BOARD		x	
OCEAN COUNTY SOIL CONSERVATION DEPT.		x	
N.J. DEPT. ENVIRONMENTAL PROTECTION		x	
SANITARY SEWER CONNECTION PERMIT		x	
SEWER EXTENSION PERMIT		x	

_____WATERFRONT DEVELOPMENT PERMIT	x
_____WETLANDS PERMIT	x
_____TIDAL WETLANDS PERMIT	x
_____F.E.M.A.	x
_____N.J. DEPT. OF TRANSPORTATION	x
_____ATLANTIC ELECTRIC	x
_____N.J. NATURAL GAS	x
_____OTHER	x

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

25. **List of Maps, Repots and other materials accompanying the application (attach additional pages as require for complete listing).**
***The documentation must be received by the Board Secretary at least twenty one [21} days prior to the meeting at which the application is to be considered, or as otherwise required in Section 1680.010 of the Land Development Ordinance. A list of the professional consultants is attached to the Application form.**

Quantity	Description of Item
19	Architectural Plans/Variance Plans of Rob Roth
19	Surveys of FRD Surveying

26. **The Applicant hereby request that copies of the reports of the professional staff review the application provided to the following of the applicant's professionals:**
*Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the Professional listed.

	Applicant's Professional	Reports Requested
x	Attorney	All Reports
x	Surveyor	All Reports
x	Architect	All Reports

CERTIFICATIONS

27. I CERTIFY THAT THE FOREGOING STATEMENTS AND THE MATERIALS SUBMITTED ARE TRUE, AND WAIVE ALL APPLICABLE TIME LIMITS UNTIL THE FIRST PUBLIC HEARING OF THIS APPLICATION. I FURTHER CERTIFY THAT I AM THE INDIVIDUAL APPLICANT OR THAT I AM AN OFFICER OF THE CORPORATE APPLICANT AND THAT I AM AUTHORIZED TO SIGN THE APPLICATION FOR THE CORPORATION OR THAT I AM A GENERAL PARTNER OR THE PARTNERSHIP APPLICANT. (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)

2/5/21
DATE

LOUIS NOTARO

2/5/21
DATE

LISA NOTARO

28. I UNDERSTAND THAT A SUM, TO BE DETERMINED, WILL BE DEPOSITED IN AN ESCROW ACCOUNT, IN ACCORDANCE WITH THE ORDINANCES OF THE BOROUGH OF BEACH HAVEN. I FURTHER UNDERSTAND THAT THE ESCROW ACCOUNT IS ESTABLISHED TO COVER THE COST OF PROFESSIONAL SERVICES INCLUDING ENGINEERING, PLANNING, LEGAL AND/OR 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 ADDITIONAL AMOUNT AND SHALL ADD THAT SUM TO THE ESCROW ACCOUNT WITHIN FIFTEEN (15) DAYS. I UNDERSTAND THAT I WILL BE RESPONSIBLE FOR PAYING FEES DUE TO THE LAND USE BOARD ATTORNEY AND ENGINEER.

2/5/21
DATE

LOUIS NOTARO

2/5/21
DATE

LISA NOTARO

BOROUGH OF SHIP BOTTOM PROFESSIONAL CONSULTANTS

LAND USE BOARD ATTORNEY

Stuart D. Snyder, Esquire
2100 Long Beach Blvd.
Surf City, NJ 08008

(609) 494-7676
FAX .... (609) 494-8499

ENGINEER

Frank J. Little, Jr. P.E., P.P.
Owen, Little & Associates, Inc.
443 Atlantic City Boulevard
Beachwood, NJ 08722

(732) 244-1090
FAX .... (732) 341-3412