

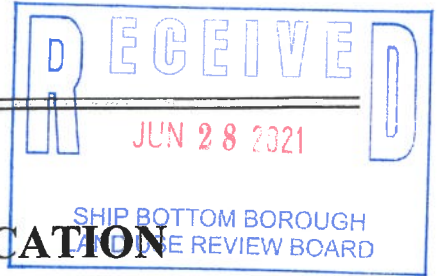
**BOROUGH OF SHIP BOTTOM**

GATEWAY TO LONG BEACH ISLAND

1621 Long Beach Boulevard

Ship Bottom, Ocean County, N.J. 08008

(609) 494-2171 or 2172 Fax (609) 361-8484



**LAND USE DEVELOPMENT APPLICATION**

-TO BE COMPLETED BY BOROUGH STAFF ONLY-

Date Filed	<u>6/28/2021</u>	Docket No.	<u>2021-07</u>
Application Fees	_____	Escrow Deposit	_____
Scheduled for: Review for Completeness	_____	Hearing	_____

**1. SUBJECT PROPERTY – TO BE COMPLETED BY APPLICANT**

Location: 1413 Central Avenue

Tax Map: Page \_\_\_\_\_ Block 64 74 Lot(s) 2

                  Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions: Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area \_\_\_\_\_

Zoning District: \_\_\_\_\_

**2. APPLICANT**

Name: JERRY SCATURO and LISA SCATURO

Address: 135 Hillcrest Drive, Clark, New Jersey 07066

Telephone No.: Home: 732-259-2455 Local: \_\_\_\_\_

                                  Work: \_\_\_\_\_ Fax: \_\_\_\_\_

Applicant is a: Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Individual xx

                                  Other (Please Specify) \_\_\_\_\_

**3. DISCLOSURE STATEMENT**

Pursuant to N.J.S.A. 40:55D-48.1, the names and address 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.A. 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 \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_

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

Owner's Name same as applicant

Address \_\_\_\_\_

Telephone No. 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 bylaws or other dedication existing or proposed on the property:

Yes (Attach copies) \_\_\_\_\_ No. **XX** \_\_\_\_\_ Proposed \_\_\_\_\_

**Note:** All deed restrictions covenants, easement, rights of way association bylaws, or other dedications existing and proposed must be submitted for review.

**Site Plan and/or conditional use applicants:**

Proposal for: New structure \_\_\_\_\_ Expanded area **XX** \_\_\_\_\_ 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 **xx** \_\_\_\_\_ If so, please attach the date(s), the relief sought, the disposition of the case and a copy of the resolution(s).

**Is the subject property located on:**

A county road: Yes \_\_\_\_\_ No **XX** \_\_\_\_\_; A State road: Yes \_\_\_\_\_ No \_\_\_\_\_;

Within 200 feet of a municipal boundary: Yes \_\_\_\_\_ No **xx** \_\_\_\_\_

**Present use of the premises:** duplex residential

6. **Applicant's Attorney** Richard P. Visotcky, Esq.

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

Telephone No. 609-597-7200 Fax No. 609-597-8531

7. **Applicant's Engineer** James D. Brzozowski of Horn, Tyson & Yoder

Address 8510 Long Beach Boulevard, Long Beach Township, NJ 08008

Telephone No. 609-492-5050 Fax No. email: jimb@htyoder.com

8. **Applicant's Planning Consultant** \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

9. **Applicant's Architect** Sean P. McGovern, AIA, Architectural Integrity, LLC

Address 116 Compass Road, Manahawkin, NJ 08050

Telephone No. 609-488-2080 Fax No. email: archintegrityllc@gmail.com

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 No. \_\_\_\_\_ Fax No. \_\_\_\_\_

**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 2  
\_\_\_\_\_ 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]  
xx \_\_\_\_\_ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]  
xx \_\_\_\_\_ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]  
xx \_\_\_\_\_ 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.S.A. 40:55D-35]

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

Applicant proposes 2 driveway openings (1 permitted)  
Expansion and relocation of two-story duplex (single family permitted)

**13. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]**

**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. \*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 a proof of publication must be filed before the application will be complete and 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 raise the existing duplex structure and relocate it from the rear of the property to bring the front yard into conformity. Two existing sheds are to be removed. The house will be renovated with an added new deck in rear. The footprint of the structure will remain, although there will be an expansion of living area which will require a use variance since it is located in the OR Zone.

- 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? not applicable**
- 20. Are any off-tract improvements required or proposed? no**
- 21. Is the subdivision to be filed by Deed or Plat? not applicable**
- 22. What form of security does the applicant propose to proved 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			
Ship Bottom Water & Sewer Department			
Ship Bottom Public Works Department			
Long Beach Island Health Department			
Ocean County Planning Board			
Ocean County Soil Conservation District			
NJ Dept. of Environmental Protection			
Sanitary Sewer Connection Permit			
Sewer Extension Permit			
Waterfront Development Permit			
Wetlands Permits			
Tidal Wetlands Permit			
FEMA			
NJ Department of Transportation			
Atlantic Electric			
NJ Natural Gas			
Other			

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

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required 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 16.80.010 of the Land Development Ordinance. A list of the professional consultants is attached to the application form.

Quantity	Description of Item
19 copies	Engineering plans from Horn, Tyson and Yoder
19 copies	Architectural plans from Architectural Integrity

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing 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
xx	Attorney	All
xx	Engineer	All
xx	Architect	All

**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 of 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].

6-25-21  
 DATE

*[Signature]*  
 SIGNATURE OF APPLICANT

6-25-21  
 DATE

*[Signature]*  
 SIGNATURE OF OWNER

28. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited in an Escrow Account, in accordance with the Ordinances of the Borough of Ship Bottom. 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, the Developer/Applicant, as signed below acknowledge familiarity with the procedures set forth in the Ship Bottom Borough Land Development Ordinance for submittals and required action and agree to be bound by it.

6-25-21  
 DATE

*[Signature]*  
 SIGNATURE OF OWNER OR APPLICANT

**BOROUGH OF SHIP BOTTOM PROFESSIONAL CONSULTANTS**

Board Engineer/Planner: Frank J. Little, Jr., P.E., P.P.  
 Owen, Little & Associates, Inc.  
 443 Atlantic City Blvd.

Beachwood NJ 08722  
 Phone:(732) 244-1090 Fax:(732) 341-3412

**KELLY & VISOTCKY, L.L.C.**

**ATTORNEYS-AT-LAW**  
149 E. Bay Avenue  
Manahawkin, New Jersey 08050  
[www.kvlawfirm.com](http://www.kvlawfirm.com)

Please Reply to:  
Post Office Box 536  
Manahawkin, NJ 08050

**RICHARD P. VISOTCKY**  
\_\_\_\_\_

Phone: (609) 597-6086  
Fax: (609) 597-8531  
[kvlaw@kvlawfirm.com](mailto:kvlaw@kvlawfirm.com)

**NOTICE OF HEARING**

PLEASE TAKE NOTICE that **JERRY SCATURO and LISA SCATURO** have made application to the Ship Bottom Land Use Board for a use variance to elevate their existing duplex, add additional living space and reconfigure the roof lines, and propose development for an expansion of a non-conforming use in the subject zone, which will require a use variance application. Applicant's property is located at 1413 Central Avenue a/k/a Block 74, Lot 2 on the Ship Bottom Tax Map.

Also a bulk variance for an additional driveway opening having proposed 2 openings (1 permitted).

Applicants will also seek any other variances that may be required by the Ship Bottom Land Use Review Board at the time this matter is heard

The application and supporting documents are on file with the office of the Secretary of the Ship Bottom Borough Land Use Board, Municipal Building, 1621 Long Beach Boulevard, Ship Bottom, New Jersey, and are available for inspection from 9:00 a.m. to 4:00 p.m., Monday through Friday, except legal holidays.

A public hearing will be conducted by the Land Use Board on the above application a meeting scheduled for Wednesday, August 18, 2021 at 7:00 p.m at the Ship Bottom Municipal Building 1621 Long Beach Boulevard, Ship Bottom, New Jersey, as soon thereafter as the matter is reached. Any person interested in this application may be present and be heard, either in person or by agent or attorney, at the time and place aforesaid.

This Notice is submitted in accordance with the requirements of the Municipal Land Use Law.

Kelly & Visotcky, LLC

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Richard P. Visotcky, Esquire  
Attorney for Applicants

**AFFIDAVIT OF OWNERSHIP**

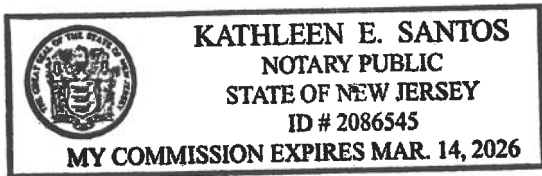
STATE OF NEW JERSEY :  
: SS  
COUNTY OF Ocean

JERRY SCATURO Type text here, of full age, being duly sworn according to law, on oath  
deposes and says that he or she resides at 135 Hillcrest Drive  
in the Municipality of the Township of Clark in the County  
of Union, and State of New Jersey that he or she  
is the owner in fee of all that certain lot, tract, or parcel of land, situated, lying and being in the Borough  
of Ship Bottom, Ocean County, New Jersey, and known and designated at Lot 74, Block 2  
and that he or she hereby authorizes and appoints Richard P. Visotcky, Esq.  
as his or her attorney in fact to make the within application on his or her behalf to the Land Use Review  
Board of the Borough of Ship Bottom, Ocean County, New Jersey.

□ □ *Jerry Scaturro*  
JERRY SCATURO


Sworn and subscribed before  
me this 25 day  
of June, 2021

*Kathleen Santos*  
NOTARY PUBLIC OF NEW JERSEY



## WAIVER OF TIME LIMITS

The undersigned, applicant in the matter pending before the Land Use Review Board, bearing Docket No. \_\_\_\_\_, hereby consents to the continuance of the hearing in said matter and further consents to a tolling of the time within which said Board must render a decision in the above matter. If at the time and place scheduled for continuance of this hearing a quorum of the Board is not present, said matter shall be further continued to the next succeeding regularly scheduled meeting of said Board.

  
\_\_\_\_\_  
Jerry Scaturo  
(Applicant or Attorney)

Date: 6/25/2021