

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>7/1/2021</u>	Docket No. <u>2021-08</u>
Application Fees _____	Escrow Deposit _____
Scheduled for: Review for Completeness _____	Hearing _____

1. SUBJECT PROPERTY – TO BE COMPLETED BY APPLICANT

Location: 2402 Central Avenue

Tax Map: Page _____ Block 28 Lot(s) 7
Page _____ Block _____ Lot(s) _____

Dimensions: Frontage 38' Depth 80' Total Area 3040 s.f.

Zoning District: OR Office Residential

2. APPLICANT

Name: Antonio V. Minniti

Address: 3 Carriage Way, Cinnaminon, NJ 08077

Telephone No.: Home: (856) 963-2656 Local: N/A
Work: _____ Fax: _____

Applicant is a: Corporation _____ Partnership _____ Individual X
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 N/A 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 N/A

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. X 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 X Alteration X

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 X No _____ If so, please attach the date(s), the relief sought, the disposition of the case and a copy of the resolution(s). See attached Explanation of Application

Is the subject property located on:

A county road: Yes _____ No X ; A State road: Yes _____ No _____;

Within 200 feet of a municipal boundary: Yes _____ No X

Present use of the premises: Single-family residence

6. Applicant's Attorney John C. Gillespie, Esquire

Address Parker McCay P.A., 9000 Midlantic Dr., Suite 300, Box 5054, Mt. Laurel, NJ 08054

Telephone No. (856) 985-4083 Fax No. (856) 489-6980

7. Applicant's Engineer N/A

Address _____

Telephone No. _____ Fax No. _____

8. Applicant's Planning Consultant N/A

Address _____

Telephone No. _____ Fax No. _____

9. Applicant's Architect David Donachy, AIA

Address 300 Mill St., Suite 235, Moorestown, NJ 08057

Telephone No. (856) 231-9595 Fax No. _____

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 Richard J. Pease

Field of Expertise Construction

Address rjpease@comcast.net

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 _____

Request for Waiver from Site Plan Review and Approval
Reason for request: Single-family home; footprint remaining same; modifications to home are all vertical

- _____ 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]
- _____ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]
- _____ 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.S.A. 40:55D-35]

12. Section(s) of Ordinance from which a variance is requested:
16.36.010(D) (Lot frontage, Lot width, Lot area, and setbacks, all of which are pre-existing and not being changed; and building coverage, which increases by 3.65%.

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. *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]

See attached Explanation of Application

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose any lighting? _____

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:

		Yes	No	Date Plans Submitted
<u>N/A</u>	Ship Bottom Fire Prevention Bureau	_____	_____	_____
<u>N/A</u>	Ship Bottom Water & Sewer Department	_____	_____	_____
<u>N/A</u>	Ship Bottom Public Works Department	_____	_____	_____
<u>N/A</u>	Long Beach Island Health Department	_____	_____	_____
<u>N/A</u>	Ocean County Planning Board	_____	_____	_____
<u>N/A</u>	Ocean County Soil Conservation District	_____	_____	_____
<u>N/A</u>	NJ Dept. of Environmental Protection	_____	_____	_____
<u>N/A</u>	Sanitary Sewer Connection Permit	_____	_____	_____
<u>N/A</u>	Sewer Extension Permit	_____	_____	_____
<u>N/A</u>	Waterfront Development Permit	_____	_____	_____
<u>N/A</u>	Wetlands Permits	_____	_____	_____
<u>N/A</u>	Tidal Wetlands Permit	_____	_____	_____
<u>N/A</u>	FEMA	_____	_____	_____
<u>N/A</u>	NJ Department of Transportation	_____	_____	_____
<u>N/A</u>	Atlantic Electric	_____	_____	_____
<u>N/A</u>	NJ Natural Gas	_____	_____	_____
<u>N/A</u>	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
18	Architectural drawings (A1-A4)
18	Existing & proposed site plan

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
X	Attorney	All
	Engineer	
X	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].

DATE

7/1/21

DATE

SIGNATURE OF APPLICANT



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.

DATE

7/1/21

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

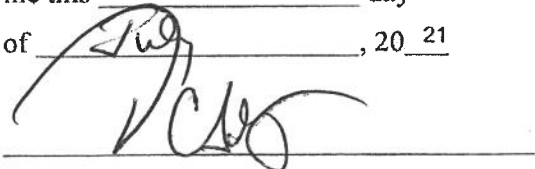
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
: SS
COUNTY OF OCEAN

Antonio V. Minniti, of full age, being duly sworn according to law, on oath
deposes and says that he or she resides at 2402 Central Avenue, Ship Bottom, NJ 08008
in the Municipality of Ship Bottom in the County
of Ocean, 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 7, Block 28
and that he or she hereby authorizes and appoints John C. Gillespie & Parker McCay, P.A.
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.



Sworn and subscribed before
me this 15th day
of Aug, 2021



John C. Gillespie
Attorney at Law
State of NJ

EXPLANATION OF APPLICATION

Antonio V. Minniti, owner of property at 2402 Central Avenue, Ship Bottom, New Jersey 08008, seeks to undertake interior renovations to the first two (2) floors of the house, none of which renovations require any approvals from the Board. However, Mr. Minniti also wishes to add a new roof deck, and railing around the roof deck at 29 feet, 1 inch from grade, a new second floor deck and roof deck, along with a new ground second and third floor addition at the existing wood deck area. The construction revisions are vertical, the footprint of the property remains generally the same.

The property is more formally known as Block 28, Lot 7, and is situated in the OR-1 Office Residential Zoning District. The variances required include the following:

1. Lot frontage (pre-existing);
2. Lot width (pre-existing);
3. Lot area (pre-existing);
4. Setback variances (all of which are also pre-existing); and
5. Building coverage (which goes from 36.97%, to 40.62%, where 35% is permitted.

The increased deviation is 3.65% from existing conditions).

These are the only variances known to the Applicant, who is also the owner of the property; however, the Applicant will seek any and all other variances and/or waivers that may prove to be necessary based upon review by the Board and its professionals during the course of their consideration of the application, and/or raised during the course of public hearing.

The Applicant previously received a variance for a front-yard setback, to construct two footings for a platform to hold his central air compressor (front-yard setback facing 24th Street). That approval was granted by the Ship Bottom Borough Land Use Board in or about 2008.