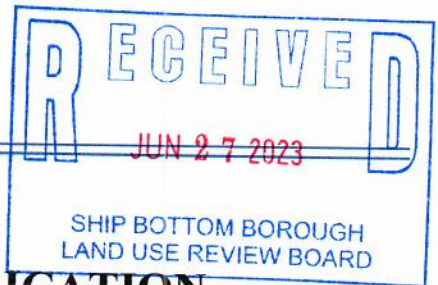


**BOROUGH OF SHIP BOTTOM**

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 _____	Docket No. _____
Application Fees _____	Escrow Deposit _____
Scheduled for: Review for Completeness _____	Hearing _____

1. SUBJECT PROPERTY – TO BE COMPLETED BY APPLICANT

Location: 204 W 12TH STREET, UNIT B C02 (SECOND FLOOR UNIT)

Tax Map:	Page 14	Block 84	Lot(s) 14
	Page _____	Block _____	Lot(s) _____
Dimensions:	Frontage 60 ft.	Depth 100 ft.	Total Area 6,000 sq. ft.
Zoning District:	R-1 Zone		

2. APPLICANT

Name: LISA V. FINNIS

Address: 10 Harrier Lane, Washington, New Jersey 07882

Telephone No.: Home: 973-714-5775 Local: _____

Work: _____ Fax email: finnislisa@gmail.com

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). N/A

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

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

N/A

Owner's Name _____

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. N/A 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 XX

Expansion of structure XX 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 NO 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 XX;

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

Present use of the premises: Two story condominium residence containing two condominium units.

6. **Applicant's Attorney** RICHARD P. VISOTCKY, ESQ. OF KELLY & VISOTCKY, LLC

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

Telephone No. 609-597-7200 email: kvlaw@kvlawfirm.com ~~Fax No.~~ 609-597-8531

7. **Applicant's Engineer** JASON M. MARCIANO, P.E., P.P. OF EAST COAST ENGINEERING, INC.

Address 508 Main Street, Toms River, New Jersey 08753

Telephone No. 732-244-3030 email jason.marciano@eceinc.com Fax No. 732-244-3044

8. **Applicant's Planning Consultant** JASON M. MARCIANO, P.E., P.P. OF EAST COAST ENGINEERING, INC.

Address 508 Main Street, Toms River, New Jersey 08753

Telephone No. 732-244-3030 email jason.marciano@eceinc.com Fax No. 732-244-3044

9. **Applicant's Architect** SARAH D. JENNINGS, AIA OF CWB ARCHITECTURE

Address 799 Route 72 East, Manahawkin, New Jersey 08050

Telephone No. 609-597-8880 email: office@cwbrearley.com Fax No. 609-597-5289

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 _____

_____ 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]
_____ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]
_____ 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] LISA FINNIS
_____ 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: LISA FINNIS
16.24.010A(1) requires only single family residences in the R-1 Zone. Applicant is expanding Unit 02,
which is a prior non-conforming use.

13. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]
Installation of curbing along the front of property on 12th Street to permit existing parking for four cars as required.

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, owns to second floor Unit B or Unite No. 02, of a two condominium residence. Applicant proposes to add a 10 ft. x 14.17 ft. addition of a four-season room and a new 10 ft. x 14.3 ft. fiberglass deck with new a new landing and stairs. The structure has a condominium unit on the first floor (Unit A No. 01), which is not beint expanded; only Unit B No. 02 is expanding to the rear of the second floor unit, and the relocation of the stairs to the unit. All other Zoning requirements will be met for this development.

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 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
18 COPIES	Variance plans from East Coast Engineering, Inc.
18 copies	Architectural plans from CWB Architecture
	Photographs by Richard P. Visotcky, Esq.

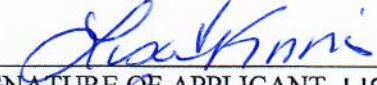
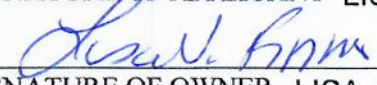
26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application provided to the following of the applicant's professionals:

*Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

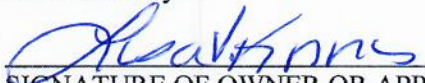
	Applicant's Professional	Reports Requested
xx	Attorney	
xx	Engineer	

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].

<u>6/26/23</u> DATE	 SIGNATURE OF APPLICANT LISA V. FINNIS
<u>6/26/23</u> DATE	 SIGNATURE OF OWNER LISA V. FINNIS

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.

<u>6/26/23</u> DATE	 SIGNATURE OF OWNER OR APPLICANT LISA V. FINNIS
------------------------	--

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 Warren

LISA V. FINNIS, of full age, being duly sworn according to law, on oath deposes and says that he or she resides at 10 Harrier Lane in the Municipality of the Township of Washing in the County of Warren, 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 4, Block 84 and that he or she hereby authorizes and appoints Richard P. Visotcky, Esq. of Kelly & Visotcky, LLC 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.

Lisa V. Finnis
LISA V. FINNIS

Sworn and subscribed before

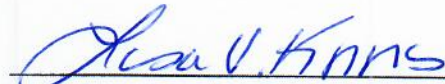
me this 26th day
of June, 2023

Raina Fox
NOTARY PUBLIC OF NEW JERSEY

RAINA FOX
NOTARY PUBLIC NEW JERSEY
My Commission Expires Oct. 20, 2026

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.


(Applicant or Attorney) LISA V. FINNIS

Date: 6/24/23

June 26, 2023

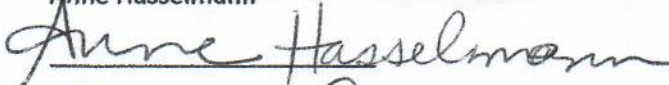
We, the undersigned are the member/owners of 204 W 12th Street Condo Association. We own the units located at 204 W. 12th Street Ship Bottom, NJ. The Finnis family owns the top unit and the Hasselmann family owns the bottom unit.

We have reviewed the plans for a four-season room and deck (survey, application, building plans, etc) that Lisa and Edward Finnis propose for their top floor unit.

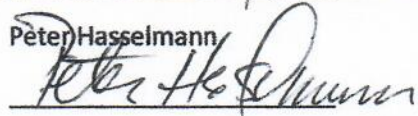
We are all comfortable and supportive of the addition that is proposed to the Borough of Ship Bottom and all give our approval of this variance plan.

Thank you.

Anne Hasselmann



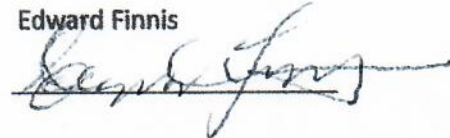
Peter Hasselmann



Lisa Finnis



Edward Finnis



KELLY & VISOTCKY, L.L.C.

ATTORNEYS-AT-LAW
149 E. Bay Avenue
Manahawkin, New Jersey 08050
www.kvlawfirm.com

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

Phone: (609) 597-7200
Fax: (609) 597-8531
kvlaw@kvlawfirm.com

RICHARD P. VISOTCKY

NOTICE OF HEARING

PLEASE TAKE NOTICE that **Lisa V. Finnis** has made application to the Ship Bottom Land Use Board for permission to expand the living space and deck area to her condo unit and relocate the stairs and landing at her property located at 204 W. 12th Street, Unit B C02 (second floor unit), Ship Bottom, New Jersey, a/k/a Lot4, Block 84 on the Official Borough of Ship Bottom Tax Map.

Applicant will seek a use variance in order to allow the expansion of a prior non-conforming use of a 2 unit residential structure where only single-family residences are permitted.

Applicant 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 without further notice.

This matter is on the Clerk's Docket, and a public hearing has been ordered for Wednesday, _____ 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, at the time and place aforesaid.

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

All plans and related papers are on file and available for inspection in the office of the Land Use Review Board, 1621 Long Beach Boulevard, Ship Bottom, New Jersey during normal business hours.

Kelly & Visotcky, LLC

Dated: _____

By: _____
Richard P. Visotcky, Esquire
Attorney for Applicants