

FOUNDED
1875

LAND DEVELOPMENT APPLICATION



RECEIVED

1898

Application # _____ Zoning Board of Adj. _____
 Submission Date _____ Planning Board _____
 Application Fee \$ _____ Paid _____

(DO NOT WRITE ABOVE THIS LINE)

A. TYPE OF APPLICATION: NEW XXX AMENDED _____

- | | |
|---------------------------------|---------------------------------|
| 1. Minor Subdivision <u>XXX</u> | 5. Prelim. Site Plan _____ |
| 2. Prelim Major Subdiv. _____ | 6. Final Site Plan _____ |
| 3. Final Major Subdiv. _____ | 7. Conditional Use Permit _____ |
| 4. Variance: 40:55D-70 _____ | 8. Permit Pursuant to _____ |
| C-1 _____ | N.J.S.A. 40:55D-76 _____ |
| C-2 _____ | 9. Other _____ |
| D _____ | |

B. APPLICANT:

1. NAME: John J. Horan
 ADDRESS: _____ TELEPHONE # _____
 CITY/STATE _____ ZIP CODE _____
 (If not owner, set forth interest in property and attach any document showing same)

2. OWNER:

NAME: John J. Horan
 ADDRESS: _____ TELEPHONE # _____
 CITY/STATE _____ ZIP CODE _____

REPRESENTED BY:

3. ATTORNEY:

NAME: Christopher L. Beekman, Esq.
 ADDRESS 47 Main Avenue TELEPHONE # 732-774-8262 ext 108
 CITY/STATE Ocean Grove, NJ ZIP CODE 07756

4. ENGINEER: R.C. Associates Consulting, Inc. - Ray Carpenter, PE

C. PROPERTY: LOCATION/DESCRIPTION

STREET ADDRESS: 501 The Terrace, Sea Girt and The Terrace, Sea Girt, NJ

BLOCK # 67 LOT # 4 and 5

SIZE OF TRACT: Lot 4 - 18,817 SF; Lot 5 - 27,551 SF

Number of lots existing: 2 Lots currently exist - Lot 4 and Lot 5

Number of lots proposed: Two Lots are proposed - new Lot 4.01 and 5.01 - Seeking lot line adjustment

ZONE DISTRICT:

D. DESCRIPTION OF USE:

1. Present Use/Description of Structures: Lot 4 - Vacant property; Lot 5 - Single Family House

2. Proposed Use/General Description of Application: Proposed Lot 4.01 - Single Family House
Proposed Lot 5.01 - Single Family House

3. Lot Size:	<u>Frontage/Width</u>	<u>Depth</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Lots:	4 / 5	4 / 5	4 / 5	4 / 5
Existing:	<u>50' / 50'</u>	<u>150.54' / 167.68'</u>	<u>18,817 SF / 27,551 SF</u>	
Proposed:	<u>50' / 210'</u>	<u>150.54' / 167.68'</u>	<u>7,527 SF / 38,841 SF</u>	
Required:	<u>50' / 50'</u>	<u>150' / 150'</u>	<u>7,500 SF / 7,500 SF</u>	

4. Primary Building Setback Requirements:

	<u>Front</u>	<u>Side</u>	<u>Front/Side</u>	<u>Rear</u>
Lots:	4 / 5	4 / 5	4 / 5	4 / 5
Existing:	<u>N/A / 40.1'</u>	<u>N/A / 26'</u>	<u>N/A / 65.2'</u>	<u>N/A / 60.9'</u>
Proposed:	<u>40' / 40.1'</u>	<u>5' (10%) / 26'</u>	<u>15' (10%) / 125.2'</u>	<u>30' / 60.9'</u>
Required:	<u>40' / 40'</u>	<u>10% / 10%</u>	<u>30% / 30%</u>	<u>30' / 30'</u>

5. Accessory Building Setback Requirements:

Side Rear

Not applicable

Existing:	_____	_____
Proposed:	_____	_____
Required:	_____	_____

Height: Feet

Lots: 4 / 5

Existing: N/A / 24.49'

Proposed: 35' / 24.49'

Maximum: 35' / 35'

7. Building Coverage Percentage:

Lots: 4 / 5

Existing: N/A / 15.96% (4,396 SF)

Proposed: 20% / 11.32% (4,396 SF)

Maximum: 20% / 20%

8. Parking Spaces: Not Applicable

Existing: _____

Proposed: _____

Minimum Required: _____

13. Impervious Coverage Existing _____

Proposed _____

Minimum Required _____

9. Gross Floor Area:

10. List All Proposed Improvements (i.e., buffers, fencing, lighting, etc.)

Applicant intends to build single family residence on new Lot 4.01 that is currently vacant.

11. Does Applicant Own Adjoining Property? XXX YES _____ NO

12. Is any Adjoining Property Presently Vacant? _____ YES XXX NO

E VARIANCE: - NOT APPLICABLE NO VARIANCES NEEDED AS PART OF THIS APPLICATION

(COMPLETE ONLY IF APPLICATION IS FOR A VARIANCE OR CONDITIONAL USE PERMIT PURSUANT TO N.J.S.A. 40:55D-70 (C) OR (D).

1. From which section of Borough Ordinance is applicant seeking relief? _____

2. Section of 40:55D-70 involved:

(a) _____ (b) _____ (c) _____ (d) _____

3. Brief statement in support of application:

40:55D-70(a): Description of Error Claimed and Argument in Support of Application

40:55D-70(b): Description of Request for Interpretation

40:55D-70(C)(1) Description of Undue Hardship:

40:55D-70(C)(2): Description of Benefits to Zone Plan:

40:55D-70(d): Description of Special Reasons Supporting Grant of Use Variance:

All Variance Applications: Supply a statement of facts showing why relief can be granted without substantial detriment to the Public Good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance:

ALL APPLICANTS MUST COMPLETE BALANCE OF APPLICATION

F. LIST OF MAPS, REPORTS, PLANS AND OTHER DOCUMENTS ATTACHED:

1. Minor Subdivision Plan prepared by R.C. Associates Consulting Inc. Dated 8/10/21

2. _____

3. _____

4. _____

5. _____

6. _____

G. LIST OF INDIVIDUALS WHO PREPARED PLATS:

a. NAME: Ray Carpenter P.E. TELEPHONE # 732-528-0141

ADDRESS 2517 Route 35, Building J, Suite 102

CITY/STATE Manasquan, NJ ZIP CODE 08736

POSITION/OCCUPATION Professional Engineer

b. NAME Justin J. Hedges TELEPHONE # 732-531-7100

ADDRESS 1955 Route 34

CITY/STATE Wall, NJ ZIP CODE 07719

POSITION/OCCUPATION Professional Land Surveyor

A. PARTNERSHIP/CORPORATE APPLICANTS:

A. Pursuant to N.J.S.A. 40:55D-48.1 to 48.3, corporations or partnerships applying for certain subdivisions and variances must disclose:

1. If partnership, names and addresses of all individual parties having at least a 10% interest in the partnership:

Not Applicable

2. If corporation, names and address of all stockholders who own at least 10% of its stock of any class:

Not Applicable

3. If a 10% owner listed in (1) or (2) above is itself a corporation or partnership, please specify, and disclose a list of names and addresses of all 10% or greater owners in this corporation or partnership:

Not Applicable

b. Authorization of Application:

It is hereby certified that _____ (name of applicant) _____ (title) of application to the Sea Girt Planning Board of the Borough of Sea Girt has been authorized by this corporation to do so.

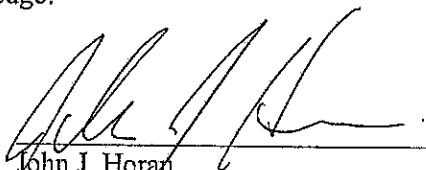
Secretary (Corporate Seal)

Corporate Name


President

AFFIDAVIT OF APPLICANT:

I (We) John J. Horan (name of applicant), being duly sworn according to law, hereby certify that the information presented to this application and accompanying documents is true and accurate to the best of my (our) knowledge:


John J. Horan

Sworn and subscribed to
before me this 15
day of September, 2021.


CHRISTOPHER L. BEEKMAN, ESQ.
An Attorney at Law of NJ

I. AUTHORIZATION OF OWNER:

(If anyone other than above owner is making this application, the following authorization must be executed).

To the approving Board of the Borough of Sea Girt:

John J. Horan is hereby authorized to make the within application.


Dated: 9/15/21


John J. Horan

I (we) John J. Horan, being duly sworn according to law, hereby certify that the information presented in this application and accompanying documents is true and accurate to the best of my (our) knowledge.


John J. Horan

Sworn and subscribed to
before me this 16
day of September, 2021.


CHRISTOPHER L. BEEKMAN, ESQ.
An Attorney at Law of NJ
CHRISTOPHER L. BEEKMAN, ESQ.
An Attorney at Law of NJ