



LAND DEVELOPMENT APPLICATION



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

(DO NOT WRITE ABOVE THIS LINE)

A. TYPE OF APPLICATION:

NEW [X] AMENDED _____

- 1. Minor Subdivision _____
2. Prelim Major Subdiv. _____
3. Final Major Subdiv. _____
4. Variance 40:55D-7b
C-1 [X]
C-2 _____
D _____
5. Prelim. Site Plan _____
6. Final Site Plan _____
7. Conditional Use Permit _____
8. Permit Pursuant to
N.J.S.A. 40:55D-76 _____
9. Other _____

B. APPLICANT:

1. NAME: Richard O. Venino, Jr. & Geraldine R. Venino
ADDRESS: _____ TELEPHONE # _____
CITY/STATE _____ ZIP CODE 08750

If not owner, set forth interest in property and attach any documents showing title.

2. OWNER:

NAME: Richard O. Venino, Jr. & Geraldine R. Venino
ADDRESS _____ TELEPHONE # _____
CITY/STATE _____ ZIP CODE 08750

REPRESENTED BY:

3. ATTORNEY:

NAME: Richard O. Venino, Jr., Esq.
ADDRESS: 700 Edison Blvd TELEPHONE # 702-442-2221
CITY/STATE: Sea Girt NJ ZIP CODE 08750

4. ENGINEER: William A. Stevens, P.E., P.P.

Professional Design Services, LLC
1245 Airport Road, Suite 1
Lakewood, NJ 08701
732-363-0060
bstevens@pds-nj.com

C. PROPERTY: LOCATION/DESCRIPTION

STREET ADDRESS: 105 Stockton Blvd

BLOCK # 26 LOT # 2

SIZE OF TRACT: 10,000 sq. ft.

Number of lots existing: 1

Number of lots proposed: 1

ZONING DISTRICT:

D. DESCRIPTION OF USE:

1. Present Use/Description of Structures: Single family dwelling with deck & detached garage.

2. Proposed Use/General Description of Application: Proposed 2 story dwelling with deck and detached garage.

Lot Size:	Frontage/Width	Depth	Sq. Ft.	Acres
Existing:	<u>75 ft.</u>	<u>150</u>	<u>10,000</u>	
Proposed:	<u>75 ft.</u>	<u>150</u>	<u>10,000</u>	
Required:	<u>50 ft.</u>	<u>150</u>	<u>7,500</u>	

3. Primary Building Setback Requirements:

	Front	Side	Front/Side	Rear
Existing:	<u>31.01 ft.</u>	<u>3.63 ft</u>		
Proposed:	<u>38.10 ft.</u>	<u>5.13 ft. / 23.53 ft</u>		<u>70.33 ft</u>
Required:	<u>38.06 ft.</u>	<u>7.5 ft / 15 ft.</u>		<u>30 ft.</u>

4. Accessory Building Setback Requirements:

	Side	Rear
Existing:	<u>5 ft.</u>	<u>3 ft.</u>
Proposed:	<u>5.17 ft.</u>	<u>3.17 ft.</u>
Required:	<u>5 ft.</u>	<u>3 ft.</u>

6. Height	Feet	Stories
Existing:		<u>2 story</u>
Proposed:	<u>< 35ft.</u>	<u>2 story</u>
Maximum Allowed	<u>35 ft.</u>	

7. Building Coverage Percentage:

Existing: 23.68%

Proposed: 22.9%

Maximum Allowed: 20%

8. Parking Spaces:

Existing: 2

Proposed: 2

Minimum Required: 2

13. Impervious Coverage Existing

Proposed 15.3%

Minimum Required 35%

9. Gross Floor Area:

Existing:

Proposed: 2,292 sf.

Minimum Required: N/A

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

It is proposed to remove the existing dwelling and garage and construct a new residence and detached garage.

11. Does Applicant Own Adjoining Property? YES X NO

12. Is any Adjoining Property Presently Vacant? YES X NO

E. VARIANCE:

(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? 17.4

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

(a) (b) (c) X (d)

3. Brief statement in support of application:

Improvement over existing condition.

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

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. * See Cover Letter *
2. _____
3. _____
4. _____
5. _____
6. _____

G. LIST OF INDIVIDUALS WHO PREPARED PLATS:

- a. NAME William A. Stevens, P.E., P.P. TELEPHONE # 732-363-0060
ADDRESS 1245 Airport Road, Suite 1
CITY/STATE Lakewood, NJ ZIP CODE 08701
POSITION/OCCUPATION Engineer
Brian Berzinskis
- b. NAME Grasso Design Group TELEPHONE # 732-528-5850
ADDRESS 231 Highway 71
CITY/STATE Manasquan, NJ ZIP CODE 08736
POSITION/OCCUPATION Architect

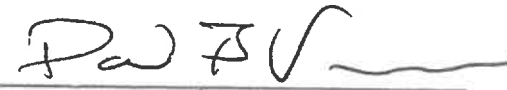
AFFIDAVIT OF APPLICANT:

I (We) Richard O. Venino Jr. & Geraldine R. Venino (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.


Applicant

Geraldine Venino
Applicant

Sworn and subscribed to before me this 4TH day of AUGUST, 2023.


DAVID B. VENINO
AN ATTORNEY AT LAW OF
THE STATE OF NEW JERSEY

1. 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.

Richard O. Venino Jr. & Geraldine R. Venino is hereby authorized to make the within application.

Dated: _____

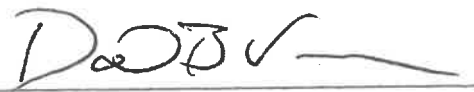

Owner's Signature

Richard O. Venino Jr. & Geraldine R. Venino 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.


Owner

Geraldine Venino
Owner

Sworn and subscribed to before me this 4TH day of AUGUST, 2023.


DAVID B. VENINO
AN ATTORNEY AT LAW OF
THE STATE OF NEW JERSEY

LAND DEVELOPMENT APPLICATION COMPLETENESS CHECKLIST

This checklist is provided to applicants to assist in the determination of whether the application is complete, as required by N.J.S.A. 40:55-D10.3 of the Municipal Land Use Law. The applicant must complete this checklist and submit it at the time of the initial application.

APPLICANT NAME Richard Venino, Jr.

BLOCK NO. 26

LOT NO. 2

To be checked
by Applicant

	<u>Yes</u>	<u>No</u>
Name, Address & Title of Person Preparing Plan	(X)	()
Name, Address of the Owner & Applicant	(X)	()
Prepared place for the signature of the Planning Board Chairman, Secretary & Engineer	(X)	()
Date, Scale & North Arrow	(X)	()
The Zoning District in which the site is located, any Contiguous zone boundary lines, all lot lines & property owners structures & addresses, lot & block numbers within 200' radius	(X)	()
Dimensions of the lot, setback lines for the front, side & rear yards, type & location of fences	(X)	()
Significant existing physical features including streams, water courses, swamps, tree lines, etc	(X)	()
Location plan or key map showing all intersections & roads within 500 feet of the property	(X)	()
All existing & proposed curbs & sidewalks	(X)	()
Preliminary architectural floor plans & at least two elevations showing the proposed exterior finish materials (1/4" or 1/8" scale)	(X)	()
Existing & proposed spot elevations with arrows indicating direction of water flow. Contours at 2 foot intervals shall be indicated where existing.	(X)	()
Existing & proposed utilities servicing the site, inclusive of Air conditioning units, condensers, or other mechanical equipment must be indicated on the plans	(X)	()
Any easement or deed restrictions	(X)	()
Written request for waivers from any of the above requirements must be attached to the land development application	()	(X)
Proper fees & completed application forms		
A current Boundary & Site Survey prepared by a Licensed Surveyor. This survey shall show all metes & bounds & all paved areas	(X)	()
For new construction, a panoramic street view showing what The new structure's height will look like when built	(X)	()

The following items are not required for application completeness, but may be required by the Engineer for further technical review.

Boring logs & soil data	(X)	()
Method of solid waste storage & disposal	(X)	()
Environmental Impact Report	()	(X)
Soil Erosion & Sediment Control Plan	(X)	()
Lighting & Landscaping plans, including the location, type & diameter of existing tree.	()	(X)
Drainage calculations	(X)	()

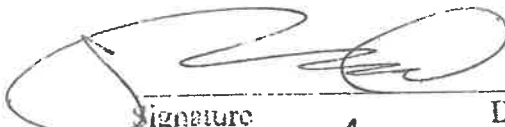

The list above indicated the general requirements for information necessary for an application to be considered reasonably complete and sufficient for review by the Board. Failure to meet these requirements will result in delay of deeming the application complete.


AFFIDAVIT OF COMPLETENESS

I/We, the undersigned, certify that this application fully complies with all standards and requirements contained in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. Seq and amendments thereto and the current Zoning Ordinance of the Borough of Sea Girt. I/we further certify that all information contained herein is complete and accurate to the best of my/our knowledge.

Richard A. Venino, Jr & Geraldine R. Venino
 Applicant/Owner Name (Print or Type)

William A. Stevens, P.E., P.F.
 Professional's Name (Print or Type)


 Signature Date 8/3/2023

 Signature Date 8/3/2023


 Signature/Seal & License No. Date 8/16/23
 NSPB 39915