

LAND DEVELOPMENT APPLICATION

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

(DO NOT WRITE ABOVE THIS LINE)

A. TYPE OF APPLICATION:

NEW X AMENDED _____

- | | |
|---|---------------------------------|
| 1. Minor Subdivision _____ | 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 _____ <u> X </u> | 8. Permit Pursuant to _____ |
| C-1 _____ <u> X </u> | N.J.S.A. 40:55D-76 _____ |
| C-2 _____ <u> X </u> | 9. Other _____ |
| D _____ | |

B. APPLICANT:

1. NAME: Douglas & Christa Paolillo, h/w
ADDRESS: _____ TEL. NO.: _____
CITY/STATE: _____ ZIP CODE _____
(If not owner, set forth interest in property and attach any document showing same _____.)

2. OWNER:

NAME: Same
ADDRESS: _____ TELEPHONE # _____
CITY/STATE: _____ ZIP CODE _____

REPRESENTED BY:

3. ATTORNEY:

NAME: MICHAEL R. RUBINO, JR., ESQ.
ADDRESS: 215 Morris Ave TELEPHONE # 732-449-7500
CITY/STATE: Spring Lake, NJ ZIP CODE: 07762

4. ENGINEER: KBA Engineering Services, LLC

C. PROPERTY: LOCATION/DESCRIPTION

STREET ADDRESS: 11 Philadelphia Boulevard

BLOCK # 10

LOT # 5

SIZE OF TRACT: 7,500 s.f.

Number of lots existing: 1

Number of lots proposed: 1

ZONE DISTRICT: 1E

D. DESCRIPTION OF USE:

1. Present Use/Description of Structures: Applicant proposes to remove the existing single family dwelling and garage.

2. Proposed Use/General Description of Application: A new 2 ½ story single family dwelling with detached garage, cabana and in-ground pool

3. Lot Size:	<u>Frontage/Width</u>	<u>Depth</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Existing:	<u>50/50</u>	<u>150</u>	<u>7500</u>	<u> </u>
Proposed:	<u>50/50</u>	<u>150</u>	<u>7500</u>	<u> </u>
Required:	<u>50/50</u>	<u>150</u>	<u>7500</u>	<u> </u>

4. Primary Building Setback Requirements:

	<u>Front</u>	<u>Side</u>	<u>Front/Side</u>	<u>Rear</u>
Existing:	<u>39.9</u>	<u>4.6</u>	<u>19.6</u>	<u>20.8</u>
Proposed:	<u>34.0</u>	<u>5.25</u>	<u>20.45</u>	<u>63.50</u>
Required:	<u>33.03</u>	<u>5.0</u>	<u>20.0</u>	<u>30.0</u>

5. Accessory Building Setback Requirements:

	<u>Side</u>	<u>Rear</u>
Existing:	<u>n/a</u>	<u>n/a</u>
Proposed:	<u>5.33</u>	<u>3.50</u>
Required:	<u>5.0</u>	<u>3.0</u>

6. Height: Feet Stories

Existing:	<u><35</u>	<u>2</u>
Proposed:	<u>34.81</u>	<u>2.5</u>
Max. Allowed:	<u>35.0</u>	<u>2.5</u>

7. Building Coverage Percentage:

Existing:	<u>32.25%</u>
Proposed:	<u>19.99%</u>
Maximum Allowed:	<u>20%</u>

8. Parking Spaces:
Existing: n/a
Proposed: _____
Minimum Required: _____

13. Impervious Coverage Existing 15.40%
Proposed 30.71%
Minimum Required 35%

9. Gross Floor Area:
Existing: n/a
Proposed: _____
Minimum Required: _____

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

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? 17-2 & 17-4.3

2. Section of 40:55D-70 involved:
(a) _____ (b) _____ (c) x _____ (d) _____

3. Brief statement in support of application:

Maximum Driveway Width - 24 feet proposed, whereas 14 feet maximum is permitted.

Maximum Change in Grade -- Exceeds maximum permitted -- 2.7 feet proposed, whereas 12 inches maximum is permitted

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:

See attached addendum

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

See attached addendum

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 See attached addendum

ALL APPLICANTS MUST COMPLETE BALANCE OF APPLICATION

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

- 1. KBA Engineering Services, LLC -- Plot Plan
- 2. Virtuoso Architecture -- Architect Plans
- 3. Clearpoint Services - Survey

- a. If requesting a Front Yard Setback variance, please include a map showing the front setbacks of the properties on that side of the block. Please state the following:
Front Yard Average Setback: 33.03 Proposed Front Yard Average Setback: 34.00
- b. If requesting a Height Variance, please provide a streetscape showing what the structure will look like on that side of the street.

G. LIST OF INDIVIDUALS WHO PREPARED PLATS:

- a. NAME Joseph Kociuba, PE, PP TELE. NO. 732.722.8555
ADDRESS 2517 Highway #35, Bldg E, Ste 230,
CITY/STATE Manasquan, NJ ZIP CODE 08736
POSITION/OCCUPATION Engineer/Planner
- b. NAME Paul Grabowski TELE. NO. 732.612.3125
ADDRESS 1330 Laurel Avenue, Bldg. 3, Ste 304
CITY/STATE Sea Girt, NJ ZIP CODE 08750
POSITION/OCCUPATION Architect

H. 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:

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

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:

b. Authorization of Application:

It is hereby certified that _____ (name of applicant) _____ (title) of _____ (corporate name and address) who has made 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) Douglas & Christa Paolillo (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:




1D8627D001324C2...
Applicant - Douglas Paolillo

226FBEC7595C43E...
Applicant - Christa Paolillo

Sworn and subscribed to before me this 28th day of February, 2024


 **LAUREN M WRIGHT**
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50079428
MY COMMISSION EXPIRES MAR. 26, 2028

I. AUTHORIZATION OF OWNER:

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



To the approving Board of the Borough of Sea Girt

Michael R. Rubino, Jr. is hereby authorized to make the within application.
Date: 2/28/2024



1D8627D001324C2...
(Owner's Signature) - Douglas Paolillo

I (we) Douglas & Christa Paolillo, 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.



DocuSigned by:

1D8627D001324C2...
Owner - Douglas Paolillo

226FBEC7595C43E...
Owner - Christa Paolillo

Sworn and subscribed to before me this 28th day of February, 2024

 **LAUREN M WRIGHT**
NOTARY PUBLIC
STATE OF NEW JERSEY
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ADDENDUM TO APPLICATION

The applicants propose to put a new 2 ½ story dwelling on the property. The property is located at 11 Philadelphia Boulevard, Block 10 Lot 5. While developing the new home on the property, a change of grade is needed in excess of 12 inches. Same is needed to locate the house, garage, pool and cabana on the property. The proposed change in grade is 2.7 feet.

The applicants are also asking for a 24 foot driveway on First Avenue. The applicant has requested this relief as a result of the property being on First Avenue in the Borough. First Avenue at that point is a busy street and they believe that they would be better served by having a wider driveway to fit two cars on the driveway in addition to the garage and also enable them to enter and back up onto First Avenue more safely.

The applicant believes that by reason on an extraordinary and exceptional situation that uniquely affected the subject property and the structure which exists lawfully thereon the strict application of the aforementioned regulations would result in peculiar and exceptional practical difficulties to, or exception and undue hardship upon the applicant.

The applicant will demonstrate that the purposes of the Municipal Land Use Law and the Land Use Ordinances of the Borough would be advanced by a deviation from the zoning ordinance requirements at issue, and further that the benefits of any such deviation would substantially outweigh any detriment resulting from a grant of the application.

The applicant believes that the relief can be granted without substantial detriment to the public good and that the relief will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinances of the Borough. The negative criteria will be satisfied as the applicant finds no detriment as a result of the granting of the application. The applicant also believes that there will be no adverse impact as a result of the granting of the application.



FOUNDED
1875

BOROUGH OF SEA GIRT

SEA GIRT, NEW JERSEY



Zoning & Code Enforcement

Douglas Pailillo
c/o Virtuoso Architecture
2052 Highway 35, Suite 202
Wall Township, NJ 07719

February 12, 2024

Re: Block: 10 Lot: 5, Zone 1E
11 Philadelphia Blvd.
Sea Girt, NJ 08750

On this date we reviewed your application for the following proposed project:

Construction of a new single family home, detached garage, cabana, in-ground pool, driveway, and other landscaping improvements as per the following:

- Plot Plan consisting of one (1) sheet prepared by Joseph J. Kociuba, P.E., P.P. of KBA Engineering Services, I.I.C dated December 14, 2023 with no revisions
- Architectural plans consisting of thirteen (13) sheets prepared by Paul Grabowski, R.A. of Virtuoso Architecture dated December 14, 2023 with no revisions.

Please be advised your application **has been DENIED** for the above mentioned project.

Details of Denial:

- Proposed driveway exceeds maximum permitted, 17-2, Definitions
 - Proposed Driveway Width: 24 Feet
 - Maximum Permitted Driveway Width: 14 Feet
- Proposed grading changes exceed twelve (12) inches, and not approved by the Borough Engineer, 17-4.3 Alteration of Natural Configurations and/or elevations
 - Proposed elevation changes exceed maximum permitted by standard zoning application approvals

If you have any questions please call me at 732-449-9433, Ext. 118.

Very Respectfully,

Christopher Willms
Zoning & Code Enforcement Official

321 BALTIMORE BOULEVARD
P.O. BOX 296, SEA GIRT, NJ 08750
TEL: 732-449-9433 ■ FAX 732-974-8296

**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 Christa & Doug Paolillo

BLOCK NO. 10
LOT NO. 5

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Method of solid waste storage & disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Impact Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil Erosion & Sediment Control Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting & Landscaping plans, including the location, type & diameter of existing tree.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage calculations	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

AFFADAVIT 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.

Applicant/Owner Name (Print or Type)

Joseph Kociuba, PE, PP
Professional's Name (Print or Type)

Signature

Date

Signature/Seal & License No. Date

SE45850 2/28/24