



FOUNDED
1875

LAND DEVELOPMENT APPLICATION



PLANNING BOARD

ERECTED
1895

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

(DO NOT WRITE ABOVE THIS LINE)

A. TYPE OF APPLICATION: NEW 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 _____ | 8. Permit Pursuant to _____ |
| C-1 _____ | N.J.S.A. 40:55D-76 _____ |
| C-2 _____ | 9. Other _____ |
| D _____ | |

B. APPLICANT:

1. NAME: BRAEDEN & EMMA TKACHUK
ADDRESS: 7 _____ TELEPHONE # _____
CITY/STATE _____ ZIP CODE _____

(If not owner, set forth interest in property and attach any document showing same Section 17.5)

2. OWNER:

NAME: BRAEDEN & EMMA TKACHUK
ADDRESS: _____ TELEPHONE # _____
CITY/STATE _____ ZIP CODE 08750

REPRESENTED BY:

3. ATTORNEY:

NAME: Mark R. Aikins, Esquire
ADDRESS 3350 Route 138, Building 1, Suite 113 TELEPHONE # 732-280-2606
CITY/STATE Wall Township ZIP CODE 07719

4. ENGINEERS: Christopher Rice, R.A. c/o Rice & Brown, Architects

Ray Carpenter, P.E., c/o R.C. Associates Consulting, Inc.

C. PROPERTY: LOCATION/DESCRIPTION

STREET ADDRESS: 714 Morven Terrace

7a. Building Area: PLEASE SEE PLANS ATTACHED HERETO & MADE A PART HEREOF

Existing: _____
Proposed: _____
Maximum Allowed: _____

8. Parking Spaces:

Existing: _____ Basis for Determinations: _____
Proposed: _____
Minimum Required: _____

9. Gross Floor Area: PLEASE SEE PLANS ATTACHED HERETO & MADE A PART HEREOF
9a. Impervious Surface Coverage:

Existing: _____ Existing: _____
Proposed: _____ Proposed: _____
Minimum Required: _____ Maximum allowed: _____

10. List All Proposed Improvements (i.e., buffers, fencing, lighting, etc.)
PLEASE SEE PLANS ATTACHED HERETO & MADE A PART HEREOF

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

12. Is any Adjoining Property Presently Vacant? _____ YES _____ 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? Section 17-5.1.b.3

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

3. _____ Brief statement in support of application:
SEE ADDENDUM ATTACHED HERETO & MADE A PART HEREOF.

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

Not Applicable

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:
Not Applicable

40:55D-70(d): Description of Special Reasons Supporting Grant of Use Variance: _____
Not Applicable

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 ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

ALL APPLICANTS MUST COMPLETE BALANCE OF APPLICATION

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

1. Plans
2. Architecturals
3. _____
4. _____
5. _____
6. _____

G. LIST OF INDIVIDUALS WHO PREPARED PLATS:

- a. NAME Christopher Rice, .R.A. TELEPHONE # 732-949-9055
ADDRESS 544 Washington Blvd.
CITY/STATE Sea Girt, New Jersey ZIP CODE 08750
POSITION/OCCUPATION Architect
- b. NAME Ray Carpenter, P.E. TELEPHONE # 732-528-0141
ADDRESS 2517 Route 35, Bldg. J, Suite 102
CITY/STATE Manasquan, New Jersey ZIP CODE 08736
POSITION/OCCUPATION Engineer

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: Not applicable

ADDENDUM TO APPLICATION

**BOROUGH OF SEA GIRT
BLOCK 7, LOT 5.01**

**714 MORVEN TERRACE
TKACHUK APPLICATION**

Applicants seek approval to construct a new single family residence with only a variance to permit the attached garage to be set back 1.5 feet from the front line of the new residence, where 5 feet is required. The CAFRA constraints of this oceanfront lot cause this condition. The Applicants will show through either the C-1 (hardship) criteria or through the C-2 (benefits outweigh the detriments/flexible) criteria that the variance can properly be granted by the Planning Board.

AFFIDAVIT OF APPLICANT:

I (We) BRAEDEN & EMMA TKACHUK (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:

BRAEDEN & EMMA TKACHUK

Applicant/Owner

[Signature]

Applicant

Mark R. Aikins, Attorney for Applicant/Owners

Sworn and subscribed to before me this 4th day of January, ~~2000~~ 2024

[Signature]
MICHELE J. ANASTAS
A Notary Public of New Jersey
My Commission Expires 1/19/27

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:

_____ is hereby authorized to make the within application.

Dated: _____

Owner's Signature

I (we) _____, 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

Owner

Sworn and subscribed to before me this _____ day of _____, 20__.

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 BRAEDEN & EMMA TKACHUK

BLOCK NO. 7
LOT NO. 501

To be checked
by Applicant

	Yes	No
Name, Address & Title of Person Preparing Plan	(✓)	()
Name, Address of the Owner & Applicant	(✓)	()
Prepared place for the signature of the Planning Board Chairman, Secretary & Engineer	(✓)	()
Date, Scale & North Arrow	(✓)	()
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	()	(✓)
Dimensions of the lot, setback lines for the front, side & rear yards, type & location of fences	(✓)	()
Significant existing physical features including streams, water courses, swamps, tree lines, etc.	(✓)	(✓)
Location plan or key map showing all intersections & roads within 500 feet of the property	(✓)	()
All existing & proposed curbs & sidewalks	(✓)	()
Preliminary architectural floor plans & at least two elevations showing the proposed exterior finish materials (1/4" or 1/8" scale)	(✓)	()
Existing & proposed spot elevations with arrows indicating direction of water flow. Contours at 2 foot intervals shall be indicated where existing.	(✓)	()
Existing & proposed utilities servicing the site, inclusive of Air conditioning units, condensers, or other mechanical equipment must be indicated on the plans	(✓)	()
Any easement or deed restrictions	(✓)	()
Written request for waivers from any of the above requirements must be attached to the land development application	(✓)	()
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	(✓)	()
For new construction, a panoramic street view showing what The new structure's height will look like when built	(✓)	()

*waiver on
owners list*

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

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

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.

BRAEDEN & EMMA TKACHUK
Applicant/Owner Name (Print or Type)

Ray Carpenter, P.E.
Professional's Name (Print or Type)

MR Jan. 4, 2024 Ray Carpenter
Signature Date Signature/Seal & License No. Date
Mark R. Aikins, Attorney for Applicant/Owner N.S.P.E. 6E23223

