

SUBDIVISION:

Classification	Yes <u>N/A</u>	No _____	Addendum#3 _____
Minor	Yes <u>N/A</u>	No _____	Addendum#3 _____
Preliminary	Yes <u>N/A</u>	No _____	Addendum#3 _____
Final	Yes <u>N/A</u>	No _____	Addendum#3 _____

Fee Notice Requirements Sheet Attached with Fee Sheet

Location 803 & 811 Main Street, Bradley Beach
 (Street)
32 17 & 18 GBW
 (Block Numbers) (Lot Numbers) (Zone)
 Existing Use Mixed use building, commercial on the first floor and vacant second floor
Apartments.

Proposed Use Commercial and Apartments

Permission requested to: Erect X Alter _____ Site Permission _____
 Use _____ Subdivide _____ Other _____

Descriptive explanation of request: See paragraph 11 on attached addendum for zoning variance

Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application:

Yes _____ No X

Are any easements or special covenants by deed involved in this site?

Yes X No _____ (If yes, attach copy)

I CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE.

Sworn to and subscribed before me on
 This 22 day of April, 2020

Coastal Custom Builders, LLC

Thomas J. Hirsch
 Notary Public State of New Jersey

[Signature]
 Signature of Applicant

(Notarized stamp & seal)

By John Naples, managing member

THOMAS J. HIRSCH, ESQ.
ATTORNEY AT LAW
STATE OF NEW JERSEY
 STATE OF NEW JERSEY :

AFFIDAVIT OF OWNERSHIP

: ss.
 COUNTY :

John Naples, of full age, being duly sworn according to the law on oath deposes and says, that deponent resides at 506 B Ocean Avenue,

Bradley Beach, in the (Borough) (City) (Town) (Township) of Bradley Beach in the County of Monmouth and State of New Jersey

Thomas J. Hirsch
 A Notary Public of New Jersey

THOMAS J. HIRSCH, ESQ.
ATTORNEY AT LAW
STATE OF NEW JERSEY

ADDENDUM FOR ZONING VARIANCE

1. Size of lot affected 16,795.72 square feet
2. Applicant owns adjoining property? Yes _____ No X
If answer to foregoing is yes, describe location and size _____
3. Size of proposed structure (s) 28,903 square feet
4. Percentage of lot occupied by building 52.5% proposed
5. Height of building 4 stories 48" feet _____
6. Set back or proposed set back from property line 2.5'
7. Set back or proposed set back from rear property line 34.3'
8. Side line or proposed side line setback .7 left .7 right _____
9. Has there been any previous appeal involving these premises? No
If so, state character of appeal and date of disposition _____

10. The proposed building or use thereof is contrary to the Zoning Provisions of the Revised Ordinances in the following particulars (State Articles and Sections)

Minimum number of loading spaces. 450-43

11. State reasons why this zoning variance should be granted.

Applicant proposes to construct a 4 story building. Commercial space on the first floor and 3 stories of apartments

for a total of 18 apartments. Deliveries requiring a loading zone will be minimal and there is sufficient area

in the rear of the site to accommodate trucks that occasionally would come to the site.

12. If conditional use is required, detail conformance to requirements of zoning Provisions of the Revised Ordinances.

N/A

13. This appeal is based on (decision rendered) (order issued) by the Building Official dated N/A _____, 20_____, and reading as follows:

N/A – Applicant seeks preliminary and major site plan approval

14. Section of Revised Statutes upon which appeal is based.

NJSA 40:55D-C(1) &C(2)

ADDENDUM FOR SITE PLAN APPROVAL

PRELIMINARY SIT PLAN:

Complete Numbers 1 through 3 only.

1. Have you read all of the site plan requirements? Yes X No _____
 2. Have you complied with all the requirements? Yes X No _____
 3. If not, where does it differ and state reasons why you cannot comply.
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Submission of Preliminary Plat for Site Plan Approval. A preliminary development proposal requiring site plan review.

Procedure for submission of preliminary plat.

- (1) A preliminary plat shall be submitted to the administrative officer at least three weeks prior to the regular meeting of the Planning Board. It shall be submitted in at least twelve (12) copies and shall be accompanied by three copies of the application forms for preliminary approval.
- (2) Upon receipt of the necessary material from the applicant, the administrative officer shall forward the copies to the secretary of the Planning Board . The applicant shall be responsible for supplying copies; of the plat to the County Planning Board, New Jersey Commissioner of Transportation and adjacent municipalities for those development applications requiring public notice and County Planning Board review as required in the Municipal Land Use Law.
- (3) All hearings held on applications for preliminary site plan approval shall require public notice of the hearing. The board shall set the date, time and place for the public hearing and shall inform the applicant of this at least 20 days prior to said hearing date. Notice of the hearing shall be given by the applicant at least ten (10) days prior to the date of the meeting.

NOTICE OF APPLICATION (N.J.S.A. 40:55D-12)

Application requirements; public notice of hearing shall be given for the following:
A REQUEST FOR SITE PLAN APPROVAL.

Responsibilities of the applicant:

- a. Notice of hearing requiring public notice as required above shall be given by the applicant at least ten days prior to the date of the hearing in accordance with N.J.S.A. 40:55D-11 et seq. The ten day requirement is exclusive of the date of publication and date of the hearing.
- b. Upon the written request of an applicant and the payment of a fee of ten (\$10.00) dollars, the Borough Clerk shall, within 7 days, make and certify a list from the current tax duplicates of names and addresses of owners within the Borough of Bradley Beach to whom the applicant is required to give notice. The applicant shall be entitles to rely upon the records and maps of documents for which approval is sought to be available for inspection.

Preliminary Plat Details. The preliminary plat shall be clear and legible or reproduced at a scale of not less than one inch equals 100 feet. Preliminary plats shall be drawn by a professional engineer or licensed land surveyor.

FINAL SITE PLAN: Complete numbers 4 and 5 only.

4. Does this differ in any way from preliminary approval? Yes _____ No X

5. If it does differ, please indicate where it differs and state the reasons thereof.

6. Anticipated starting and completion date: To be determined

7. Estimated cost of construction: To be determined

Submission of Final Plat for Site Plan Approval. A final plat is required of all development proposals requiring site plan review.

Procedure for submission of final plat:

(1). A final plat shall be submitted to the administrative officer within three years after the date of the preliminary approval or extension. The final plat and all supporting drawings and documents shall be submitted at least three weeks prior to the regular Planning Board meeting.

(2). When applying to the board for final approval, the applicant shall carry out the following steps:

(A) Incorporate all changes or modifications as required by the board in the approval of the preliminary plat.

(B) Pay the required fee.

(C) Submit to the administrative officer copies of the final plat and 3 copies of application for the final approval.

(D) Submit three copies of the Deed and Dedication for all properties, including street right-of-way which is offered to the Borough for Dedication.

SITE PLAN DETAILS

(1) All details stipulated for preliminary approval shall be included.

(2) All additional details required at the time of preliminary approval shall be submitted.

(3) Detailed architectural and engineering data including:

(A) An architect's rendering of each building or a typical building and sign, showing front, side and rear elevations.

(B) Cross sections of streets, aisles, lands and driveways, which shall adhere to applicable requirements of said chapter.

(4) The final plat will be submitted by the secretary of the Board to the Borough Engineer for his review as to correctness, the expense which to be incurred by th.
