

LAND USE DEVELOPMENT APPLICATION

BOROUGH OF HARVEY CEDARS

7606 LONG BEACH BLVD.
HARVEY CEDARS, NJ 08008
(609) 494-2843

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed 11-25-2020 Docket No. 2020:14
Application Fees \$ 500 Escrow Deposit \$ 050
Scheduled for: Review of Completeness _____ Hearing 12-17-2020

1. SUBJECT PROPERTY - TO BE COMPLETED BY APPLICANT

Location : 12 E. Cumberland Ave.
Tax Map Sheet #2 Block 6 Lot 40
Dimensions: Width: 18 feet Total Area: 18,986 +/- Square Feet (irregular)
Zoning District: R-A Single Family Residential District

2. APPLICANT

Name Edward Meline & Eileen Meline

Address 1 _____

Telephone Number: Home: _____ Cell: _____

Work: _____ Fax: _____

Applicant is a Corporation _____ Partnership _____ Individual X _____

Other: _____

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and address of all persons owning 10% of the stock in a corporate application or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (attach pages as necessary to fully comply.)

Name _____ Interest _____

Address _____

Name _____ Interest _____

Address _____

APPLICANT IS RESPONSIBLE FOR PAYMENT OF ALL PROFESSIONAL REVIEW FEES, INCLUDING THE ENGINEERING AND ATTORNEY. ALL ENGINEERING AND LEGAL FEES MUST BE PAID BEFORE CONSTRUCTION OR ZONING PERMITS CAN BE ISSUED.

4. If owner (s) is other than the applicant, provide the following information on the Owner (s):

Owner's Name Same as Applicant

Address

Telephone Number: Home: Work: Local:

Relationship of the applicant to the property in question

Owner Lessee Purchaser Under Contract Other

5. PROPERTY INFORMATION:

Deed restrictions, covenants, easements, rights of way, association by-laws, or other dedication existing or proposed on the property:

Yes (attach copies) No

Note: All Deed Restrictions, Covenants, Easements, Rights of Ways, Association By-Laws, or other dedications existing and proposed must be submitted for review.

Site Plan and / or conditional use applicants: N/A

Proposed for: New Structure Expanded Area Alteration

Expansion of Structure Change of Use Sign

Other (please specify)

Has this property been the subject of any prior application (s) to the Planning Board or Zoning Board of Adjustment? Yes No If so, please attach the date (s), the relief sought, the disposition of the case and a copy of the resolution (s).

Is the subject property located on:

A County Road: Yes No ; A State Road: Yes No ;
within 200 feet of a municipal boundary: Yes No

Present use of the premises: Single-family dwelling

6 Applicant's Attorney: James S. Raban, Esq.

Address: 11710 Long Beach Blvd., Haven Beach, NJ 08008

Telephone Number: 609-492-0533 E-Mail jraban@regraban.com

7. Applicant's Engineer: East Coast Engineering, Inc.

Address: 508 Main St., Toms River, NJ 08753

Telephone Number: 732-244-3030 E-Mail: jason.marciano@eceinc.net

8. Applicant's Planning Consultant : Same as Engineer

Address

Telephone Number

E-Mail

9. Applicant's Architect: Craig W. Brearley, AIA

Address: 799 Rt. 72, Manahawkin, NJ 08050

Telephone Number: 609-597-8880

Email: cwb@cwbrearley.com

10. List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name

Field of Expertise

Address

Telephone Number

E-Mail

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION: N/A

Minor Subdivision Approval

Subdivision Approval (Preliminary)

Subdivision Approval (Final)

Number of Lots to be created

Number of proposed Dwelling Units
(if applicable)

Area and Dimensions of each Proposed Lot

SITE PLAN: N/A

Minor Site Plan Approval

Preliminary Site Plan Approval [Phases (if applicable)]

Final Site Plan Approval [Phases (if applicable)]

Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet)

Request for Waiver from Site Plan Review and Approval

Reason for Request:

INFORMAL REVIEW

APPEAL DECISION OF AN ADMINISTRATIVE OFFICER [N.J.S. 40:55d-70A]

MAP OR ORDINANCE INTERPRETATION OR SPECIAL QUESTION [N.J.S. 40:55D-70B]

X VARIANCE RELIEF (HARDSHIP) [N.J.S. 40:55D-70C (1)]

X VARIANCE RELIEF (SUBSTANTIAL BENEFIT) [N.J.S. 40:55D-70C (2)]

VARIANCE RELIEF (USE) [N.J.S. 40:55D-70D]

CONDITIONAL USE APPROVAL [N.J.S. 40:55D-67]

DIRECT ISSUANCE OF A PERMIT FOR A STRUCTURE IN BED OF A MAPPED STREET, PUBLIC

DRAINAGE WAY, OR FLOOD CONTROL BASIN [N.J.S. 40:55D-34]

DIRECT ISSUANCE OF A PERMIT FOR A LOT LACKING STREET FRONTAGE [N.J.S. 40:55D-35]

12. Section(s) of Ordinance from which a variance is requested:

13-9.4(b)(3): Every lot in the R-A District shall have two (2) side yards, each with a minimum of 10 feet.

- At the northwest corner of the property where the 72.51-foot driveway dimension meets the 69-foot property line dimension, there is a proposed side yard setback of 7.05 feet.
- There are also existing nonconforming side yard setbacks that are being maintained to the proposed second-story addition. The Applicant requests variances for these side yard setbacks to the extent required.

13-9.4(b)(2): Every lot in the R-A District shall have a minimum rear yard setback of 10 feet. A rear yard setback of 8.5 feet is existing and proposed.

13-7.2(c): No building or structure shall exceed a maximum sloped-roof height of thirty-two (32) feet. When existing setbacks do not meet or exceed the required setbacks of the district, the height shall not exceed thirty (30) feet. A flat-roofed building with a pitch less than one in twelve, or other structure, shall not exceed twenty-eight (28) feet. Deck railings shall not exceed thirty-one (31) feet in height.

- The proposed renovated home has nonconforming setbacks and is therefore subject to the 30-foot height requirement for pitched roofs. The proposed roof height is 32 feet to the roof ridge and 32.1 feet to the roof deck railings.

13. Waivers Requested of development Standards and/or Submission Requirements: (attach additional pages as needed)

The Applicant reserves the right to request any waivers that may be required.

14. ATTACH A COPY OF THE PROPOSED NOTICE TO APPEAR IN THE OFFICIAL NEWSPAPER OF THE MUNICIPALITY AND TO BE MAILED TO THE OWNERS OF ALL REAL PROPERTY, AS SHOWN ON THE CURRENT TAX DUPLICATE, LOCATED WITHIN THE STATE AND WITHIN 200 FEET IN ALL DIRECTIONS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION. THE NOTICE MUST SPECIFY THE SECTIONS OF THE ORDINANCE FROM WHICH RELIEF IS SOUGHT, IF APPLICABLE.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.

15. An Affidavit of Service on all property owners and a Proof of Publications must be filed before the Application will be complete and the hearing can proceed.

Explain in detail the exact nature of the Application and the changes to be made at the premises, including the proposed use of the premises: (Attach pages as needed)

There is currently a two-family dwelling at the site containing a ground floor and first floor with an overall height of 23.9 feet. The Applicant seeks to construct a second-story addition over the existing first floor, as well as a ground floor and first floor addition. The proposed renovated home would have a ground floor with a garage and storage. The first floor and second floor will contain living space. A new roof deck and elevator are also proposed as part of the renovation. The two-family dwelling will be converted to a single-family dwelling.

- 16. Is a public Water Line available? Yes
- 17. Is public Sanitary Sewer available? Yes
- 18. Does the application propose any lighting ? Normal residential lighting
- 19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate Lot and Block number ? N/A
- 20. Are any Off-Tract Improvements required or proposed ? No
- 21. Is the Subdivision to be filed by Deed or Plat ? N/A
- 22. What form of security does the applicant propose to provide as performance and maintenance guarantees ?
N/A
- 23. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE PLANS SUBMITTED:

	YES	NO	DATE PLANS SUBMITTED
LOCAL FIRE PREVENTION		X	
HARVEY CEDARS WATER & SEWER DEPT.		X	
HARVEY CEDARS PUBLIC WORKS DEPT.		X	
LONG BEACH ISLAND HEALTH DEPT.		X	
OCEAN COUNTY PLANNING BOARD		X	
OCEAN COUNTY SOIL CONSERVATION DEPT.		X	
N.J. DEPT. ENVIRONMENTAL PROTECTION		X	
SANITARY SEWER CONNECTION PERMIT		X	
SEWER EXTENSION PERMIT		X	
WATERFRONT DEVELOPMENT PERMIT		X	
WETLANDS PERMIT		X	
TIDAL WETLANDS PERMIT		X	
F.E.M.A.		X	
N.J. DEPT. OF TRANSPORTATION		X	
ATLANTIC CITY ELECTRIC		X	
N.J. NATURAL GAS		X	
OTHER			

- 24. CERTIFICATION FROM THE TAX COLLECTOR THAT ALL TAXES DUE ON THE SUBJECT PROPERTY HAVE BEEN PAID.
- 25. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING THE APPLICATION
(attach additional pages as required for complete listing)

THE DOCUMENTS MUST BE RECEIVED BY THE BOARD SECRETARY AT LEAST TWENTY-ONE (21) DAYS PRIOR TO THE MEETING AT WHICH THE APPLICATION IS TO BE CONSIDERED. A LIST OF THE PROFESSIONAL CONSULTANTS IS ATTACHED TO THE APPLICATION FORM.

Quantity	Description of Item
18	Land Use Development Application
18	Variance Plan prepared by East Coast Engineering, Inc.
18	Floor Plans and Elevations prepared by Craig W. Brearley, AIA

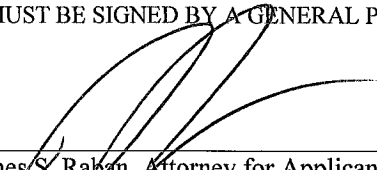
26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION PROVIDED TO THE FOLLOWING OF THE APPLICANT'S PROFESSIONALS:

SPECIFY WHICH REPORTS ARE REQUESTED FOR EACH OF THE APPLICANT'S PROFESSIONALS OR WHETHER ALL REPORTS SHOULD BE SUBMITTED TO THE PROFESSIONAL LISTED.

	Applicant's Professional	Reports Requested
<u> x </u>	Attorney	<u>All Reports</u>
<u> x </u>	Engineer	<u>All Reports</u>
<u> x </u>	Architect	<u>All Reports</u>

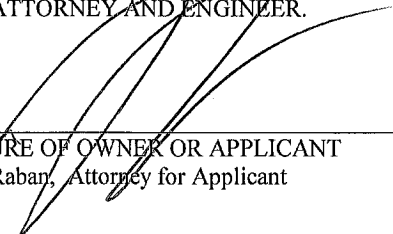
CERTIFICATIONS

28. I CERTIFY THAT THE FOREGOING STATEMENTS AND THE MATERIALS SUBMITTED ARE TRUE, AND WAIVE ALL APPLICABLE TIME LIMITS UNTIL THE FIRST PUBLIC HEARING OF THIS APPLICATION. I FURTHER CERTIFY THAT I AM THE INDIVIDUAL APPLICANT OR THAT I AM AN OFFICER OF THE CORPORATE APPLICANT AND THAT I AM AUTHORIZED TO SIGN THE APPLICATION FOR THE CORPORATION OR THAT I AM A GENERAL PARTNER OR THE PARTNERSHIP APPLICANT. (IF THE APPLICANT IS A CORPORATION, THIS MUST BE SIGNED BY AN AUTHORIZED CORPORATE OFFICER, IF THE APPLICANT IS A PARTNERSHIP, THIS MUST BE SIGNED BY A GENERAL PARTNER)



 James S. Raban, Attorney for Applicant

29. I UNDERSTAND THAT A SUM, TO BE DETERMINED, WILL BE DEPOSITED IN AN ESCROW ACCOUNT, IN ACCORDANCE WITH THE ORDINANCES OF THE BOROUGH OF BEACH HAVEN. I FURTHER UNDERSTAND THAT THE ESCROW ACCOUNT IS ESTABLISHED TO COVER THE COST OF PROFESSIONAL SERVICES INCLUDING ENGINEERING, PLANNING, LEGAL AND/OR OTHER EXPENSES ASSOCIATED WITH THE REVIEW OF SUBMITTED MATERIALS. SUMS NOT UTILIZED IN THE REVIEW PROCESS SHALL BE RETURNED. IF ADDITIONAL SUMS ARE DEEMED NECESSARY, I UNDERSTAND THAT I WILL BE NOTIFIED OF THE REQUIRED ADDITIONAL AMOUNT AND SHALL ADD THAT SUM TO THE ESCROW ACCOUNT WITHIN FIFTEEN (15) DAYS. I UNDERSTAND THAT I WILL BE RESPONSIBLE FOR PAYING FEES DUE TO THE LAND USE BOARD ATTORNEY AND ENGINEER.



 SIGNATURE OF OWNER OR APPLICANT
 James S. Raban, Attorney for Applicant

DATE

BOROUGH OF HARVEY CEDARS PROFESSIONAL CONSULTANTS

LAND USE BOARD ATTORNEY

Stuart D. Snyder, Esquire
2100 Long Beach Blvd.
Surf City, NJ 08008

609- 494-7676
FAX 609 -494-8499

ENGINEER

Frank J. Little, Jr. P.E., P.P.
Owen, Little & Associates, Inc.
443 Atlantic City Boulevard
Beachwood, NJ 08722

732- 244-1090
FAX 732- 341-3412