

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                             | <u>3-1-2021</u>          | Docket No.     | <u>2021:01</u> |
| Application Fees                       | <u>\$300</u>             | Escrow Deposit | <u>\$050</u>   |
| Scheduled for: Review for Completeness | Hearing <u>4-15-2021</u> |                |                |

1. SUBJECT PROPERTY - TO BE COMPLETED BY APPLICANT

Location: 7806 unit B, LB Blvd, Harvey Cedars

Tax Map: Page        Block 51 Lot(s) 2

Dimensions Frontage: Page        Block        Lot(s)       

Zoning District: 1071 Depth 60' Total Area       

2. APPLICANT

Name Wilford Bostock (process started for incorporation as "Blue Feast")

Telephone Number: Home:       

FAX:       

Applicant is a Corporation  Partnership        Individual       

Other (Please Specify)       

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 applicant 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 Wilford Bostock Address 2579 Pennypack Lane Interest 100

Name        Address        Interest       

Name        Address        Interest       

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 13 West 79<sup>th</sup> St, LLC (Willard Bostonk Fed DeAngelis)  
Address 2549 Pennypack Lane, Huntingdon Valley, PA 19006  
Contact Info: Cell: 215-932-7034 E-Mail: will.bostonk@valued.com  
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  Proposed \_\_\_\_\_

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

Site Plan and/or conditional use applicants:

Proposal for : New structure \_\_\_\_\_ Expanded area \_\_\_\_\_ Alteration \_\_\_\_\_

Expansion of structure \_\_\_\_\_ Change of use  Sign \_\_\_\_\_

Other (please specify) \_\_\_\_\_

Has property been the subject of any prior applications 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: used for storage - not a "business" in operation.

6. Applicant's Attorney Robert Rue

Address 125 E. Main St. Suite 1 PO Box 1200T Johnston, RI 02871

Telephone 609-294-8847 E-Mail Robert.Rue@cevelaustle.com

7. Applicant's Engineer Kevin E. Shelly

Address PO. Box 257, Wanaque, NJ 08796

Telephone 732-924-8100 E-Mail kshelly@shorepointengineering.com

8. Applicant's Planning Consultant \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ E-Mail \_\_\_\_\_

9. Applicant's Architect \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ E-Mail \_\_\_\_\_

10. List any other Expert who will submit a report or will testify for the Applicant:

Name \_\_\_\_\_

Field of Expertise \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ E-Mail \_\_\_\_\_

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

**SUBDIVISION:**

Minor Subdivision Approval \_\_\_\_\_

Subdivision Approval \_\_\_\_\_

Number of Lots to be created \_\_\_\_\_ Number of proposed Dwelling Units \_\_\_\_\_

Area and Dimensions of each Proposed Lot \_\_\_\_\_

**SITE PLAN:**

Minor Site Plan Approval \_\_\_\_\_

Preliminary Site Plan Approval \_\_\_\_\_

Final Site Plan Approval \_\_\_\_\_

Amendment of 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.40:55 D-70A]  
MAP OR ORDINANCE INTERPRETATION OR SPECIAL QUESTION [N.J.S. 40:55D-70B]  
VARIANCE RELIEF (HARDSHIP) [N.J.S. 40:55D-70C (1)]  
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. Waivers Requested of development Standards and/or Submission Requirements: [attach additional pages as needed]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 Secretary for the hearing.

15. An Affidavit of Service on all property owners and a Proof of Publication 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)

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16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose any lighting? Sign light

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate Lot and Block number? Yes

20. Are any Off-Tract Improvements required or proposed? Yes

21. Is the Subdivision to be filed by Deed or Plat? Plat

22. What form of security does the applicant propose to provide as performance and maintenance guarantees?

23. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE PLANS SUBMITTED:

|                                      | YES | NO | DATE PLANS SUBMITTED |
|--------------------------------------|-----|----|----------------------|
| LOCAL FIRE PREVENTION                |     |    |                      |
| HARVEY CEDARS WATER & SEWER DEPT.    |     |    |                      |
| HARVEY CEDARS PUBLIC WORKS DEPT.     |     |    |                      |
| LONG BEACH ISLAND HEALTH DEPT.       |     |    |                      |
| OCEAN COUNTY PLANNING BOARD          |     |    |                      |
| OCEAN COUNTY SOIL CONSERVATION DEPT. |     |    |                      |
| N.J. DEPT. ENVIRONMENTAL PROTECTION  |     |    |                      |
| SANTARY SEWER CONNECTION PERMIT      |     |    |                      |
| SEWER EXTENSION PERMIT               |     |    |                      |
| WATERFRONT DEVELOPMENT PERMIT        |     |    |                      |
| WETLANDS PERMIT                      |     |    |                      |
| TIDAL WETLANDS PERMIT                |     |    |                      |
| F.E.M.A.                             |     |    |                      |

|                             | YES | NO | DATE PLANS<br>SUBMITTED |
|-----------------------------|-----|----|-------------------------|
| N.J. DEPT OF TRANSPORTATION |     |    |                         |
| ATLANTIC CITY ELECTRIC      |     |    |                         |
| N.J. NATURAL GAS            |     |    |                         |
| OTHER                       |     |    |                         |
| 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       | Permitting Plan     |
|          |                     |
|          |                     |

26. THE APPLICANT HEREBY REQUESTS THAT COPIES OF THE REPORTS OF THE PROFESSIONAL STAFF REVIEWING THE APPLICATION ARE 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.

| Applicants<br>Professionals                  | Reports Requested |
|--|-------------------|
| <input checked="" type="checkbox"/> Attorney | All               |
| <input checked="" type="checkbox"/> Engineer | All               |
|  |                   |
|  |                   |

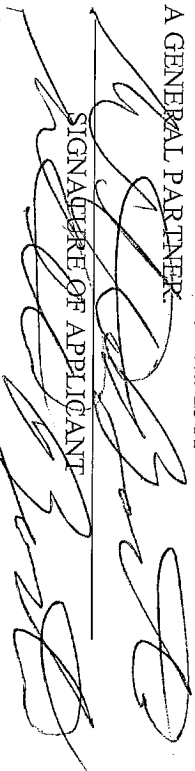
27. CHECK LISTS USED

| SCHEDULE A | YES | NO |
|------------|-----|----|
| SCHEDULE B |     |    |
| SCHEDULE C |     |    |

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.

SIGNATURE OF APPLICANT



SIGNATURE OF OWNER

29. I UNDERSTAND THAT A SUM, TO BE DETERMINED BY THE BOARD SECRETARY WILL BE DEPOSITED IN AN ESCROW ACCOUNT, IN ACCORDANCE WITH THE ORDINANCES OF THE BOROUGH OF HARVEY CEDARS. I FURTHER UNDERSTAND THAT THE ESCROW ACCOUNT IS ESTABLISHED TO COVER THE COST OF THE 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 REQUESTED ADDITIONAL AMOUNT AND SHALL ADD THAT SUM TO THE ESCROW ACCOUNT WITHIN FIFTEEN (15) DAYS.

DATE

2/28/21



SIGNATURE OF OWNER OR APPLICANT

**BOROUGH OF HARVEY CEDARS PROFESSIONAL CONSULTANTS**

LAND USE BOARD ATTORNEY

Stuart 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  
443 Atlantic City Blvd.  
Beachwood, NJ 08722

732 / 244-1090  
FAX 732 / 341-3412

BOROUGH ATTORNEY

William Hering Jr., Esquire  
23 Hadley Ave.  
Toms River, NJ 08753-7520

732 / 349-1800  
FAX 732 / 286-2275

AFFIDAVIT OF OWNERSHIP

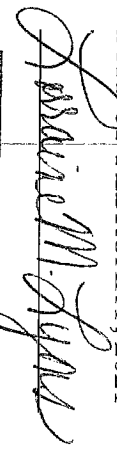
STATE OF NEW JERSEY )  
: )  
COUNTY OF OCEAN )

WILLARD BOSTOCK, of full age, being duly sworn according to law, on oath deposes and says that he is the owner, in fee simple, of all that certain lot, tract, or parcel of land, situate, lying, and being in the BOROUGH OF HARVEY CEDARS, OCEAN COUNTY, STATE OF NEW JERSEY, AND KNOWN AND DESIGNATED AS LOT 2, BLOCK 51, and he authorizes and appoints ROBERT E. RUE as his attorney in fact to make the within application on his behalf to the LAND USE BOARD OF THE BOROUGH OF HARVEY CEDARS, OCEAN COUNTY, STATE OF NEW JERSEY.

  
WILLARD BOSTOCK

Owner also assures Zoning Officer, other pertinent Borough officers, and members of the Land Use Board the right to inspect the property under consideration, at reasonable times.

SWORN AND SCRIBED  
BEFORE ME THIS 28  
DAY OF FEBRUARY, 2021



LORRAINE M. LYONS  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 2271319  
My Commission Expires 1/30/2026