

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>4-29-2021</u>	Docket No. <u>2021:04</u>
Application Fees <u>\$ 400</u>	Escrow Deposit <u>\$ 050</u>
Scheduled for: Review for Completeness _____ Hearing <u>5-20-2021</u>	

1. SUBJECT PROPERTY - TO BE COMPLETED BY APPLICANT

Location : 6332 Long Beach Blvd Harvey Cedars NJ, 08008
Tax Map Page _____ Block 33 Lot(s) 13
 Page _____ Block _____ Lot(s) _____
Dimensions Frontage _____ Depth _____ Total Area _____
Zoning District: _____

2. APPLICANT

Name Agrella Holdings LLC
Address 1801 Central Ave Barnegat Light NJ 08008
Telephone Number: Home: _____ Work: _____
FAX: _____ E-Mail: _____
Applicant is a Corporation Partnership _____ Individual _____
Other (Please Specify) C

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 _____ 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 Steve Sepanak

Address 6332 Long Beach Blvd, 2nd Floor, Harvey Cedars NS

Contact Info: Cell: 609-290-1694 E-Mail: Steveonbi@att.net

08008

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) Grab and go food and retail as well as dry good prep.

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: Vacant

6. Applicant's Attorney _____

Address _____

Telephone _____ E-Mail _____

7. Applicant's Engineer _____

Address _____

Telephone _____ E-Mail _____

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)

See attached business plan

16. Is a public water line available? YES
17. Is public sanitary sewer available? YES
18. Does the application propose any lighting? NO
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate Lot and Block number? NO
20. Are any Off-Tract Improvements required or proposed? NO
21. Is the Subdivision to be filed by Deed or Plat? NO
22. What form of security does the applicant propose to provide as performance and maintenance guarantees?
ADP security system
23. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE PLANS SUBMITTED:

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

	YES	NO	DATE PLANS SUBMITTED
<u> </u> N.J. DEPT OF TRANSPORTATION	<u> </u>	<u> X </u>	<u> </u>
<u> </u> ATLANTIC CITY ELECTRIC	<u> </u>	<u> X </u>	<u> </u>
<u> </u> N.J. NATURAL GAS	<u> </u>	<u> X </u>	<u> </u>
<u> </u> OTHER	<u> </u>	<u> X </u>	<u> </u>
<u> </u> OTHER	<u> </u>	<u> X </u>	<u> </u>

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
<u> 18 </u>	<u> Business Plan </u>
<u> 18 </u>	<u> Floor Layout </u>

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 Professionals	Reports Requested
<u> </u>	Attorney	<u> </u>
<u> </u>	Engineer	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

27. CHECK LISTS USED	SCHEDULE A	<u> </u> YES	<u> </u> NO
	SCHEDULE B	<u> </u> YES	<u> </u> NO
	SCHEDULE C	<u> </u> YES	<u> </u> NO

