

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 _____	Docket No. _____
Application Fees _____	Escrow Deposit _____
Scheduled for: Review for Completeness _____	Hearing _____

1. SUBJECT PROPERTY – TO BE COMPLETED BY APPLICANT

Location: 1 East 68th Street

Tax Map Page _____ Block 42.01 Lot(s) 1
Page _____ Block _____ Lot(s) _____
Dimensions Frontage 65 ft. Depth 85 ft. Total Area 5,525.5 sq. ft.
Zoning District: RAA

2. APPLICANT

Name Marbach Pressler Living Trust
Address 51 Polling Farm Court, Belle Meade, New Jersey 08502
Telephone Number: 908-672-4187 Home Local: _____
Work: Fax: Email: johnmarbach@comcast.net
Applicant is a Corporation _____ Partnership _____ Individual xx
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 John Marbach Address: 51 Polling Farm Court, Belle Mead, NJ 08502
Interest: 50%

Name Sherry L. Pressler Address 51 Polling Farm Court, Belle Mead, NJ 08502
Interest: 50%

APPLICANT IS RESPONSIBLE FOR PAYMENT OF ALL PROFESSIONAL REVIEW FEES, INCLUDING THE ENGINEERING AND ATTORNEY. ALL ENGINEERING AND LEGAL

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

Owner's Name Marbach Pressler Living Trust

Address 51 Polling Farm Court, Belle Meade, New Jersey 08502

Telephone Number: Home: (908) 672-4187 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 Proposed _____

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:

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 Richard P. Visotcky, Kelly & Visotcky, LLC

Address 149 East Bay Avenue, P.O. Box 536, Manahawkin, NJ 08050

Telephone Number (609) 597-7200

Email: kvlaw@kvlawfirm.com

7. Applicant's Engineer HORN, TYSON & YODER/JIMBZOZOWSKI

Address 8510 Long Beach Boulevard, Long Beach, New Jersey 08008

Telephone Number (609) 492-5050

Email: jimbzozowski@htyoder

8. Applicant's Planning Consultant

Address

Telephone Number

Email:

9. Applicant's Architect

Address

Telephone Number

Email

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 N/A

Field of Expertise _____

Address _____

Telephone Number _____

Fax Number _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ 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:

_____ Min4or 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) _____

Total number of proposed dwelling units _____

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]

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

xx 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:

13-10.3(B)1 Front yard setback to primary structure, having proposed 23.4 ft. (25 ft required)

13-7.7(B) Front yard setback to pool, having proposed 10 ft. (25 ft. required).

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

NONE

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 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 sheet

16. Is a public water line available? Yes
17. Is public sanitary sewer available? Yes
18. Does the application propose any 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? N/A
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?
23. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE PLANS SUBMITTED:

	YES	NO	DATE PLANS SUBMITTED
<u>LOCAL FIRE PREVENTION</u>	<u> </u>	<u> </u>	<u> </u>
<u>BEACH HAVEN WATER & SEWER DEPT.</u>	<u> </u>	<u> </u>	<u> </u>
<u>BEACH HAVEN PUBLIC WORKS DEPT.</u>	<u> </u>	<u> </u>	<u> </u>
<u>LONG BEACH ISLAND HEALTH DEPT.</u>	<u> </u>	<u> </u>	<u> </u>
<u>OCEAN COUNTY PLANNING BOARD</u>	<u> </u>	<u> </u>	<u> </u>
<u>OCEAN COUNTY SOIL CONSERVATION DEPT</u>	<u> </u>	<u> </u>	<u> </u>
<u>N.J. DEPT. ENVIRONMENTAL PROTECTION</u>	<u> </u>	<u> </u>	<u> </u>

	YES	NO	DATE PLANS SUBMITTED
<u>SANITARY SEWER CONNECTIN PERMIT</u>	<u> </u>	<u> </u>	<u> </u>
<u>SEWER EXTENSION PERMIT</u>	<u> </u>	<u> </u>	<u> </u>
<u>WATERFRONT DEVELOPMENT PERMIT</u>	<u> </u>	<u> </u>	<u> </u>
<u>WETLANDS PERMIT</u>	<u> </u>	<u> </u>	<u> </u>
<u>TIDAL WETLANDS PERMIT</u>	<u> </u>	<u> </u>	<u> </u>
<u>F.E.M.A.</u>	<u> </u>	<u> </u>	<u> </u>
<u>N.J. DEPT. OF TRANSPORTATION</u>	<u> </u>	<u> </u>	<u> </u>
<u>ATLANTIC ELECTRIC</u>	<u> </u>	<u> </u>	<u> </u>

Response to Number 15:

Applicant proposes to remove a set of steps on the west sides of applicant's property and construct a new set of steps on the same side at a new location in order to have sufficient setback for a new proposed pool installation. Applicant will seek a front yard setback Variance for the new set of steps, having proposed 23.4 ft. (25 ft. required), and a front yard setback to the proposed pool to Long Beach Boulevard, having proposed 10 ft (25 ft. required).

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 DOCUMENTATION MUST BE RECEIVED BY THE BOARD SECRETARY AT LEAST TWENTY-ONE (21) DAYS PRIOR TO THE MEETING AT WHICH TIME 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>Variance plans proposed by Horn, Tyson & Yoder dated June 14, 2021</u>
_____	_____
_____	_____

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.

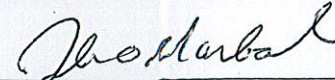
	Applicant's Professional	Reports Requested
<u>X</u>	Attorney	_____
<u>X</u>	Engineer	_____
_____	Architect	_____

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 |

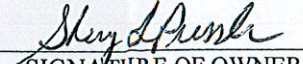
CERTIFICATIONS

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

CORPORATION, THIS MUST BE SIGNED BY AN AUTHORIZED CORPORATE OFFICER. IF THE APPLICANT IS A PARTNERSHIP, THIS MUST BE SIGNED BY A GENERAL PARTNER)




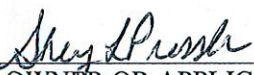
SIGNATURE OF APPLICANT



SIGNATURE OF OWNER

29. I UNDERSTAND THAT A SUM, TO BE DETERMINED BY THE HARVEY CEDARS LAND USE BOARD, 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.

12-8-21
DATE

SIGNATURE OF OWNER OR APPLICANT

BOROUGH OF BEACH HAVEN PROFESSIONAL CONSULTANTS

LAND USE BOARD ATTORNEY

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

BOROUGH ATTORNEY

William Hierung Jr., Esquire
23 Hadley Avenue
Toms River, NJ 08753-7520

732-349-1800

APPLICANT'S PROFESSIONALS

ATTORNEY: Name: Kelly & Visotcky, LLC
Address: 149 E. Bay Avenue
Manahawkin, NJ 08050

Telephone: (609) 597-7200
Facsimile: (609) 597-8531
E-mail: kvlaw@kvlawfirm.com

ENGINEER: Name: Horn, Tyson & Yoder, Inc.
Address: 8510 Long Beach Boulevard
Long Beach Township, NJ 08008

Telephone: 609-492-5050
Facsimile:
E-mail: jimbzozowski@hytyoder.com

ARCHITECT: Name:
Address:

Telephone:
Facsimile:
E-mail:

OTHER EXPERTS(S): Name: _____
Address: _____

Telephone: _____
Facsimile: _____
E-mail: _____

OTHER EXPERTS(S): Name: _____
Address: _____

Telephone: _____
Facsimile: _____
E-mail: _____