



BOROUGH OF HIGHLANDS
LAND USE BOARD MEETING
22 Snug Harbor Avenue, Highlands NJ 07732
Thursday, September 14, 2023 at 7:00 PM

AGENDA

Please be advised that the agenda as shown may be subject to change. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

CALL TO ORDER

The chair reserves the right to change the order of the agenda.

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETING STATEMENT

As per requirement, notice is hereby given that this is a Regular Meeting of the Borough of Highlands Land Use Board and all requirements have been met. Notice has been transmitted to the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board. Formal Action will be taken.

ROLL CALL

OPEN FOR PUBLIC COMMENTS

General Questions or Comments not pertaining to Applications

ACTION ON OTHER BUSINESS

RESOLUTIONS

1. LUB Res 2023-13: Sea Grass - Conditional Use

HEARINGS ON NEW BUSINESS

- [2.](#) LUB2023-04: Florit, 357 Shore Dr., B103 L8
- [3.](#) LUB2023-03: Farrell, 32 Shrewsbury Ave, B43 L7

APPROVAL OF MINUTES

4. August 10, 2023 LUB Meeting Minutes

COMMUNICATION AND VOUCHERS

5. LUB Annual Report 2022

Board Policy: • All meetings shall adjourn no later than 10:00 P.M. unless a majority of the quorum present at said hour vote to continue the meeting to a later hour. • No new hearing shall commence after 9:15 P.M. unless the Chairperson shall rule otherwise. • The Chair may limit repetitive comments or irrelevant testimony and may limit the time or number of questions or comments from any one citizen to ensure an orderly meeting and allow adequate time for members of the public to be heard.

ADJOURNMENT



Borough of Highlands
42 Shore Drive
Highlands, NJ 07732
(732) 872-1224
www.highlandsborough.org

LAND USE BOARD APPLICATION

FOR OFFICIAL USE

Date Rec'd: June 28, 2023 Application #: LUB2023-04 Fee: \$125 Escrow: \$750

1. APPLICANT

Name: Nicole Florit
Address: 357 Shore Drive
City: Highlands State: NJ Zip: 07732
Phone: 7325837474
Email: salfieri@cgajlaw.com
Relation to property: owner

2. OWNER

Name: SAME AS APPLICANT
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____
Email: _____

3. TYPE OF APPLICATION (Check all that apply)

- ☐ Minor Subdivision
- ☐ Major Subdivision – Preliminary
- ☐ Major Subdivision – Final
- ☐ Minor Site Plan
- ☐ Major Site Plan – Preliminary
- ☐ Major Site Plan – Final
- ☒ Variance
- ☐ Use Variance

- ☐ Appeal – Zoning Denial date _____
- ☐ Appeal – Land Use Decision date _____
- ☐ Informal Concept Plan Review
- ☐ Extension of Approval
- ☐ Revision/Resubmission of Prior Application
- ☒ Other Interpretation of Resolution

4. PROPERTY INFORMATION

Block 103 Lot(s) 8 Address: 357 Shore Drive, Highlands, NJ
Lot size 1,811 s.f. # of Existing Lots 1 # of Proposed Lots n/a
Zone R-2.03 Are there existing Deed Restrictions or Easements? ☒ No ☐ Yes – Please attach copies
Has the property been subdivided? ☒ No ☐ Yes If yes, when? _____
Attach copies of approved map or approved resolution
Property taxes paid through May 1, 2023 Sewer paid through May 1, 2023

5. ATTORNEY (A corporation, LLC, Limited Partnership, or S-Corp must be represented by a NJ attorney)

Name: Salvatore Alfieri, Esq., Cleary Jacobbe Alfieri Jacobs, LLC
Address: 955 Route 34; Suite 200, Matawan, NJ 07747
Phone: 7325837474 Email: salfieri@cgajlaw.com



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6. APPLICANT'S OTHER PROFESSIONAL(S) – Engineer, Planner, Architect, etc.

Name: Antonio Scalise, AIA
Address: 494 Broadway, Suite 3
Long Branch, NJ 07740
Phone: 7322294400
Email: ascalise@parallelgrp.com

Name: _____
Address: _____

Phone: _____
Email: _____

7. LAND USE

A. PROPERTY HISTORY –Describe in detail, nature of prior use(s) on the site, start date of such use, any prior Land Use Board applications for this site (attach copy of resolution, if applicable), history of current ownership, etc.

The property received bulk variance relief on 10/1/2015 to clear the existing singly family dwelling with flood-damage to construct a new single family dwelling. Due to age of the dwelling and extent of the flood-damage, the then-owner sought to construct a new home with a similar footprint to the damaged home. The existing structure was approved with all associated variances.

B. PROPOSED PLAN –Describe in detail, proposed use for property, including, but not limited to: 1) portion to be subdivided; 2) sell lot only; 3) construct house(s) for sale; 4) how trash will be disposed; 5) landscaping; 6) hours of operation; 7) type of goods/services; 8) fire lane. Attach additional sheets if necessary.

Applicant seeks to construct an additional floor to the existing dwelling. Zoning permits and ancillary constructions permits were originally issued and Applicant commenced construction, pursuant to the issued permits for the expansion of the existing front porch, second story addition over existing first floor, proposed second floor balcony over first floor front porch.

The Borough Ordinance 21-98 allows the existing dwelling to be constructed without a variance due to the undersized nature of the subject lot. The STOP WORK ORDER was issued for VIOLATION OF PRIOR ZONING RESOLUTION.

Applicant is requesting the Board's interpretation of the resolution adopted on October 1, 2015. In the event the Board determines that the 2015 resolution imposed a use restriction on the property, the Applicant will require variance relief from the prior zoning resolution, in order to complete the construction for the second floor after the stop work order was issued on June 16, 2023.

C. ADDITIONAL INFORMATION:

	Existing	Proposed
Residential:		
How many dwelling units?	<u>1</u>	<u>1</u>
How many bedrooms in each unit?	<u>2</u>	<u>3</u>
How many on-site parking spaces?	<u>0</u>	<u>0</u>
Commercial:		
How many commercial uses on site?	<u>n/a</u>	<u>n/a</u>
How many on-site parking spaces?	<u>n/a</u>	<u>n/a</u>



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8. VARIANCE REQUESTS Complete section(s) related to the relief being requested.

	Req'd	Exist.	Prop'd
Minimum Lot Requirements			
Lot Area	5000	1811	same
Frontage	50	30	same
Lot Depth	100	61.5	same
Minimum Yard Requirements			
Front Yard Setback	20	15	7.17
2 nd Front Yard Setback	n/a	n/a	n/a
Rear Yard Setback	20	6.29	same
Side Yard Setback, right	see	zoning	chart
Side Yard Setback, left	see	zoning	chart
Building Height	30	6.83	32.42

	Req'd	Exist.	Prop'd
Accessory Structures			
Fence/Wall Height	n/a		
Garage/Shed Height	n/a		
Garage/Shed Area	n/a		
Pool Setback	n/a		
Parking Requirements			
On-site Parking Spaces			
Other (please add)			

9. OTHER RELIEF REQUESTED Please specify relief(s) and explain below.



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10. NOTARIZED SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant, or that I am an Officer of the Applicant authorized to sign the application for the business organization. Additionally, I certify that the survey or plans submitted with this application shows and discloses the premises in its entirety, and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED to before me this
23rd day of June 2022 (year)
[Signature] (notary)
(Seal)
SALVATORE ALFIERI
ATTORNEY AT LAW OF N.J.

Nicole Florit 6/23/23
Signature Date
Nicole Florit
Print Full Name

11. NOTARIZED CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this
23rd day of June 2023 (year)
[Signature] (notary)
(Seal)
SALVATORE ALFIERI
ATTORNEY AT LAW OF N.J.

Nicole Florit 6/23/23
Signature Date
Nicole Florit
Print Full Name

12A. DISCLOSURE STATEMENT

 Circle all that apply.

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

Is this application to subdivide a parcel of land into six (6) or more lots?	Yes	x No
Is this application to construct a multiple dwelling of 25 or more units?	Yes	x No
Is this an application for approval of a site(s) for non-residential purposes?	Yes	x No
Is this Applicant a corporation?	Yes	x No
Is the Applicant a limited liability corporation?	Yes	x No
Is the Applicant a partnership?	Yes	x No

If you circled **YES** to any of the above, please complete the following Ownership Discloser Statement (use additional sheets if necessary).



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12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT

Name of Corporation, Partnership, LLC, LLP, S-Corp:

n/a

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced business organization:

NAME	ADDRESS
n/a	

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or great interest in a partnership, that corporation or partnership shall list the names and address of its stockholders holding 10% or more of its stock or 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% owner ship criterion established have been listed.

SWORN & SUBSCRIBED to before me this

23rd day of June 2023 (year)

(notary)

SALVATORE ALFIERI
ATTORNEY AT LAW OF N.J. (Seal)

Nicole Florit

Signature (Officer/Partner)

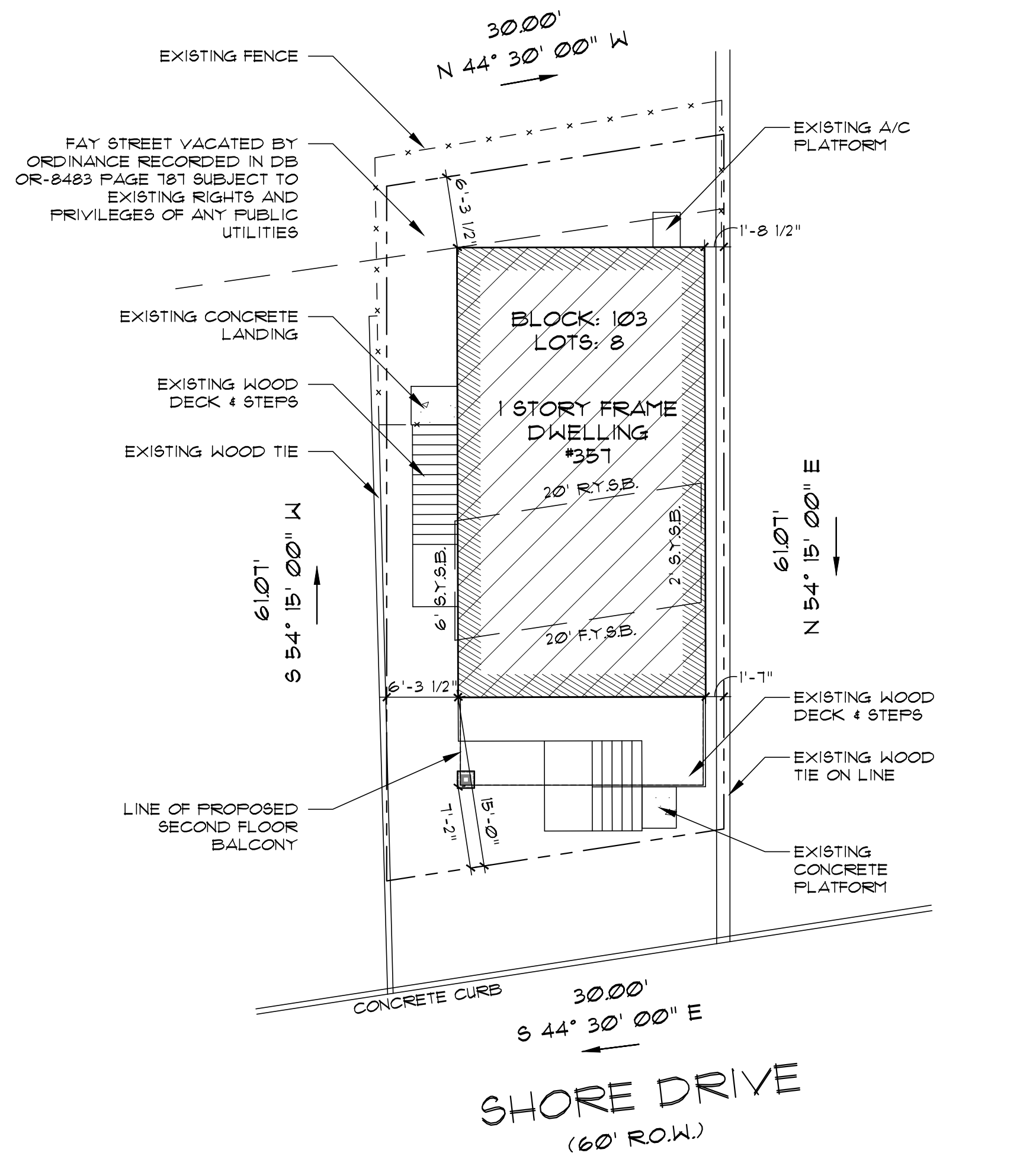
6/23/23

Date

Nicole Florit

Print Full Name

Title



1 SITE PLAN
SCALE: 1"=10'-0"

SITE PLAN LEGEND	
---	PROPERTY LINE
---	WALL ABOVE
---	DEMO
---	OVERHEAD WIRE
---	SETBACK LINE
- x - x - x -	FENCE LINE
---	DRIVE/WALKS
	BUILDING FOOTPRINT
	CONCRETE

NOTE:
SITE PLAN BASED ON SURVEY BY:
MORGAN ENGINEERING & SURVEYING
DAVID J. VON STNBURG
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE #34500
P.O. BOX 5232
TOMS RIVER, NEW JERSEY, 08754
DATED: OCTOBER 4, 2021
PROJECT No. 21-12218

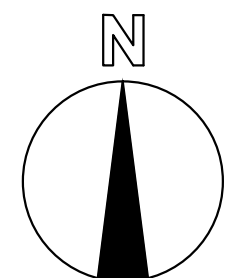
ZONING REQUIREMENTS : R-2.03		BLOCK: 103		LOT: 8	
	REQUIRED	EXISTING	PROPOSED	CODE COMPLIANCE	REMARKS
MIN. LOT AREA	5,000 S.F.	1,811 S.F.	NO CHANGE	●	EXISTING
MIN. LOT WIDTH	50'	30'	NO CHANGE	●	EXISTING
MIN. LOT DEPTH	100'	61'-1/2"	NO CHANGE	●	EXISTING
MIN. PRINCIPAL FRONT YARD	20'	15'-0"	7'-2" (TO BALCONY)	●	PROPOSED
MIN. PRINCIPAL SIDE YARD	6' (ONE) 8' (BOTH)	6'-3 3/4" (ONE) 7'-0 3/4" (BOTH)	NO CHANGE	●	EXISTING
MIN. PRINCIPAL REAR YARD	20'	6'-3.5"	NO CHANGE	●	EXISTING
PRINCIPAL BUILDING HT.	30'	21'-10"	32'-5"	●	PROPOSED
MAX. IMPERVIOUS COVERAGE	75%	51%	60%	●	PROPOSED
MAX. BUILDING COVERAGE	30%	47%	51%	●	PROPOSED
AREAS		EXISTING	PROPOSED	TOTALS	
DWELLING FOOTPRINT		860 S.F.		860 S.F.	
CONC. PLATFORMS		25 S.F.		25 S.F.	
WOOD TIES		44 S.F.		44 S.F.	
SECOND FLOOR BALCONY			165 S.F.	165 S.F.	
TOTALS		929 S.F.		1,094 S.F.	

- SCOPE OF WORK:
- EXPANSION OF EXISTING FRONT PORCH
 - SECOND STORY ADDITION OVER EXISTING FIRST FLOOR
 - PROPOSED SECOND FLOOR BALCONY OVER FIRST FLOOR FRONT PORCH



AVERAGE FRONT
YARD SETBACK: 16'-9"

2 200' MAP
SCALE: NTS



Parallel
architectural group

494 Broadway, Suite 3
Long Branch, NJ 07740

V: 732.229.4400
F: 732.229.4488

www.ParallelGrp.com

ADDITIONS &
ALTERATIONS TO:
TRUETT RESIDENCE
351 Shore Drive
Highlands, NJ 07732
Block: 103 Lots: 8

Anthony B. Ballew, AIA
NJ 0101633
NY 031733-1
PA 04403935
Certificate of Authorization
#AC000553

Title:
SITE PLAN
ZONING
SCHEDULE

Comm. No. 1984.22.0069
Date: JULY 20, 2022
Drawn By: KW
Checked By: AS
Scale: As Shown

Revisions		
No.	Date	Description

351 SHORE DRIVE
HIGHLANDS, NJ

A=002


1 OF 4
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Long Branch, NJ 07740

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F: 732.229.4488

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ADDITIONS &
ALTERATIONS TO:
TRUETT RESIDENCE
357 Shore Drive
Highlands, NJ 07732
Block: 103 Lots: 8


Anthony Scallise, AIA
NJ 10163
NY 03133
PA R4403935
Certificate of Authorization
#AC000553

Title:
EXISTING
FOUNDATION
PLAN

PRELIM
FOUNDATION
PLAN

Comm. No. 1984.22.0069

Date: JULY 20, 2022

Drawn By: KW

Checked By: AS

Scale: As Shown

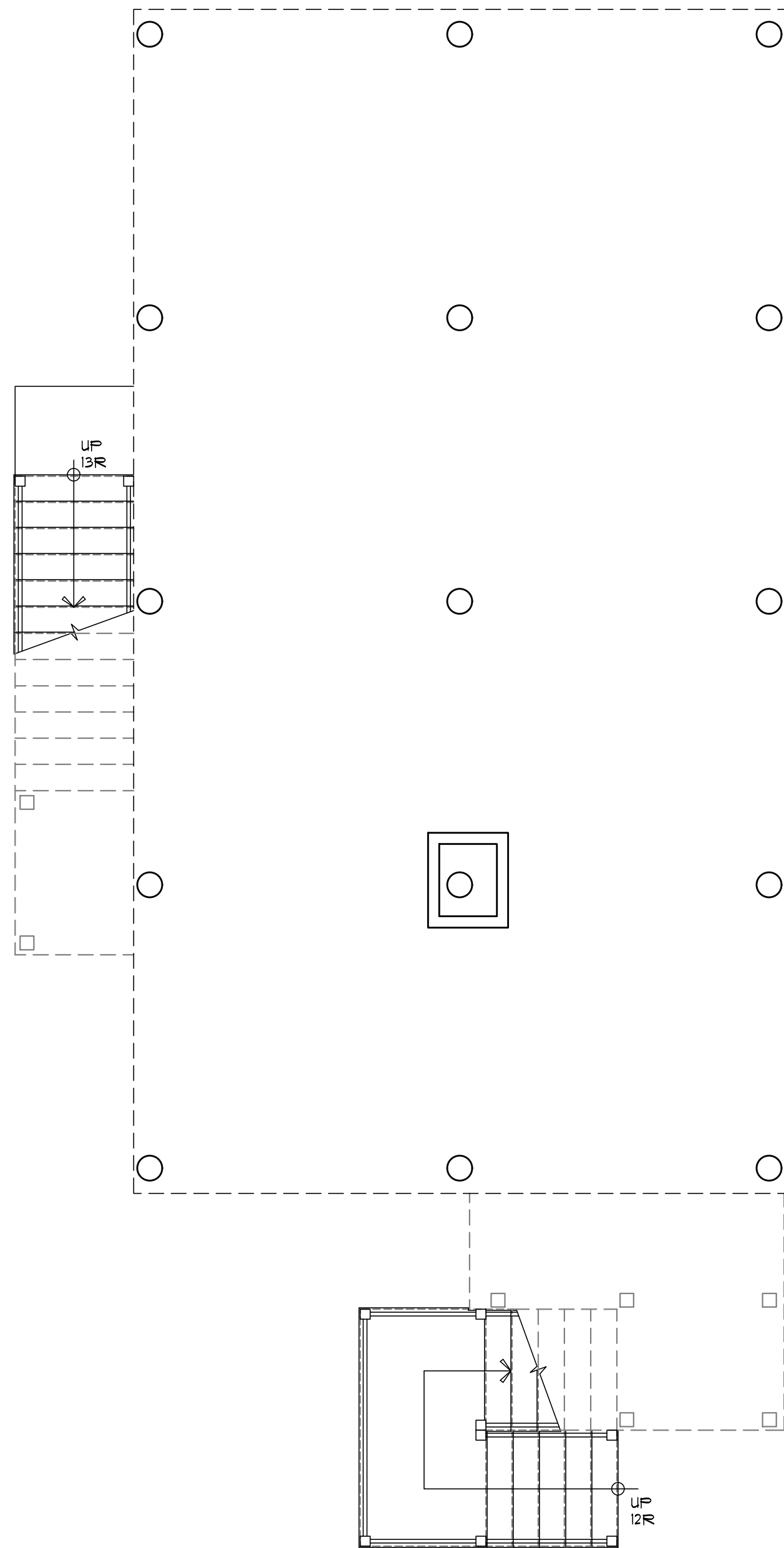
Revisions		
No.	Date	Description

357 SHORE DRIVE
HIGHLANDS, NJ

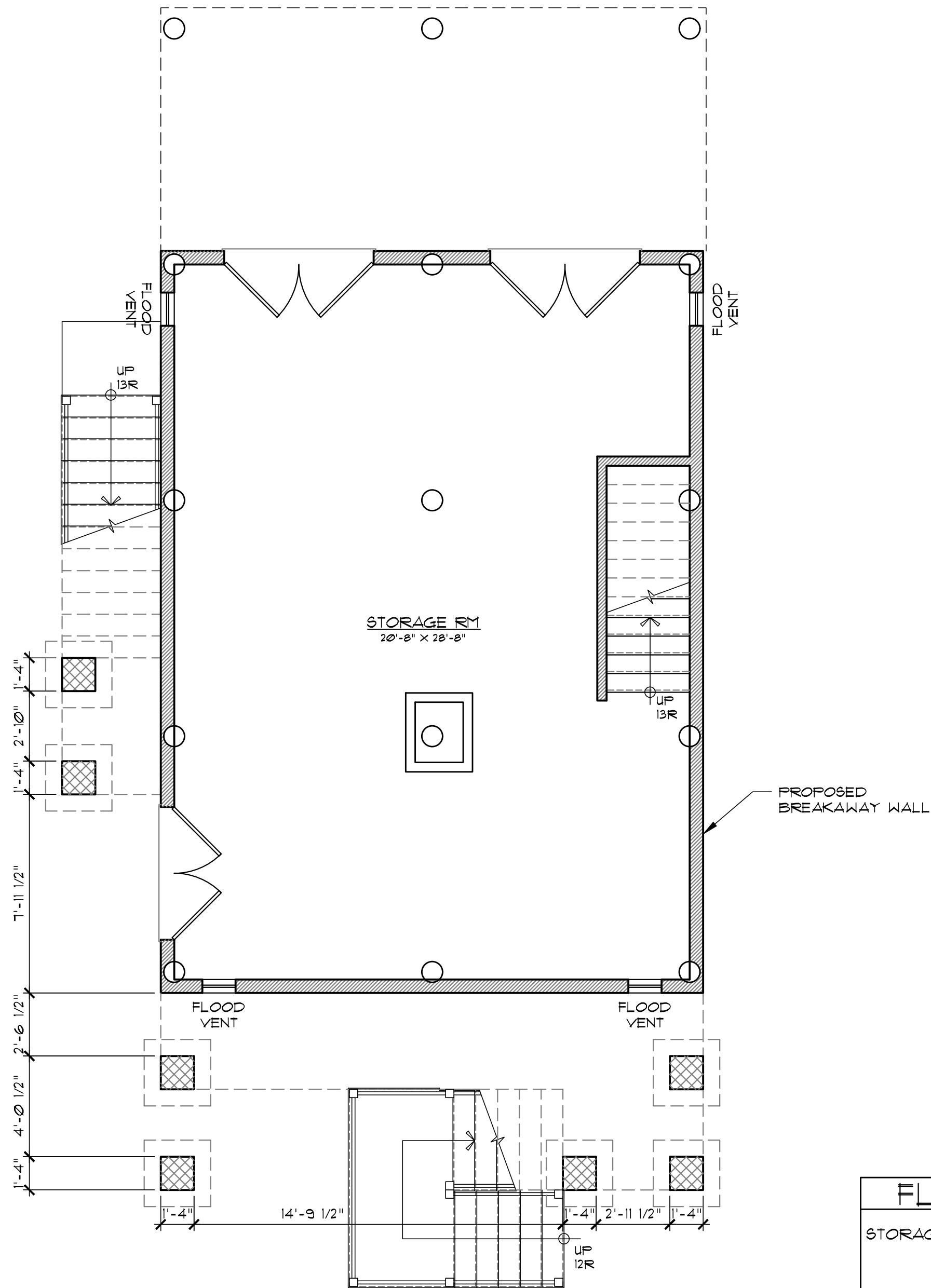
A-101

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1 EXISTING FOUNDATION PLAN
SCALE: 1/4"=1'-0"

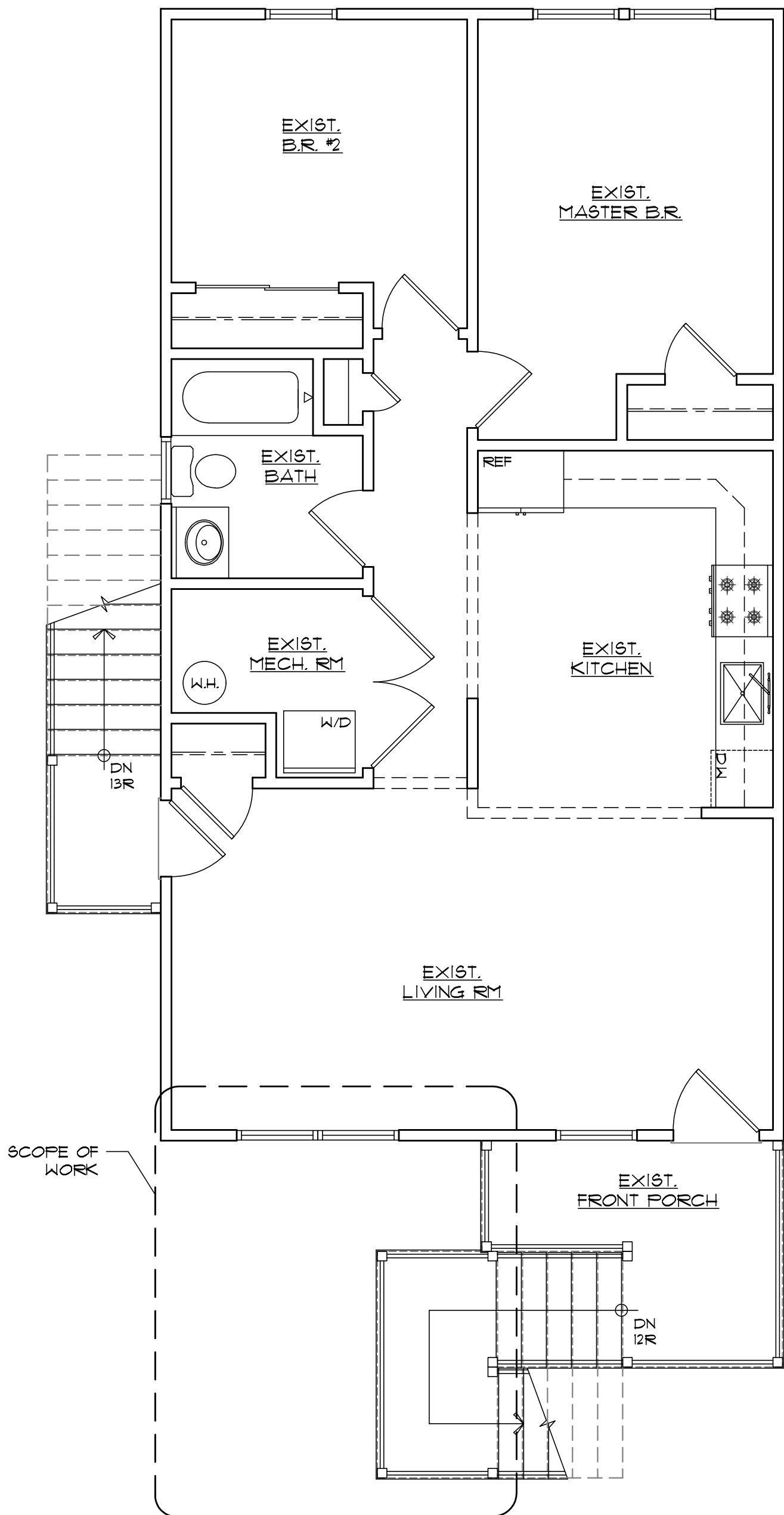


2 PRELIM FOUNDATION PLAN
SCALE: 1/8"=1'-0"

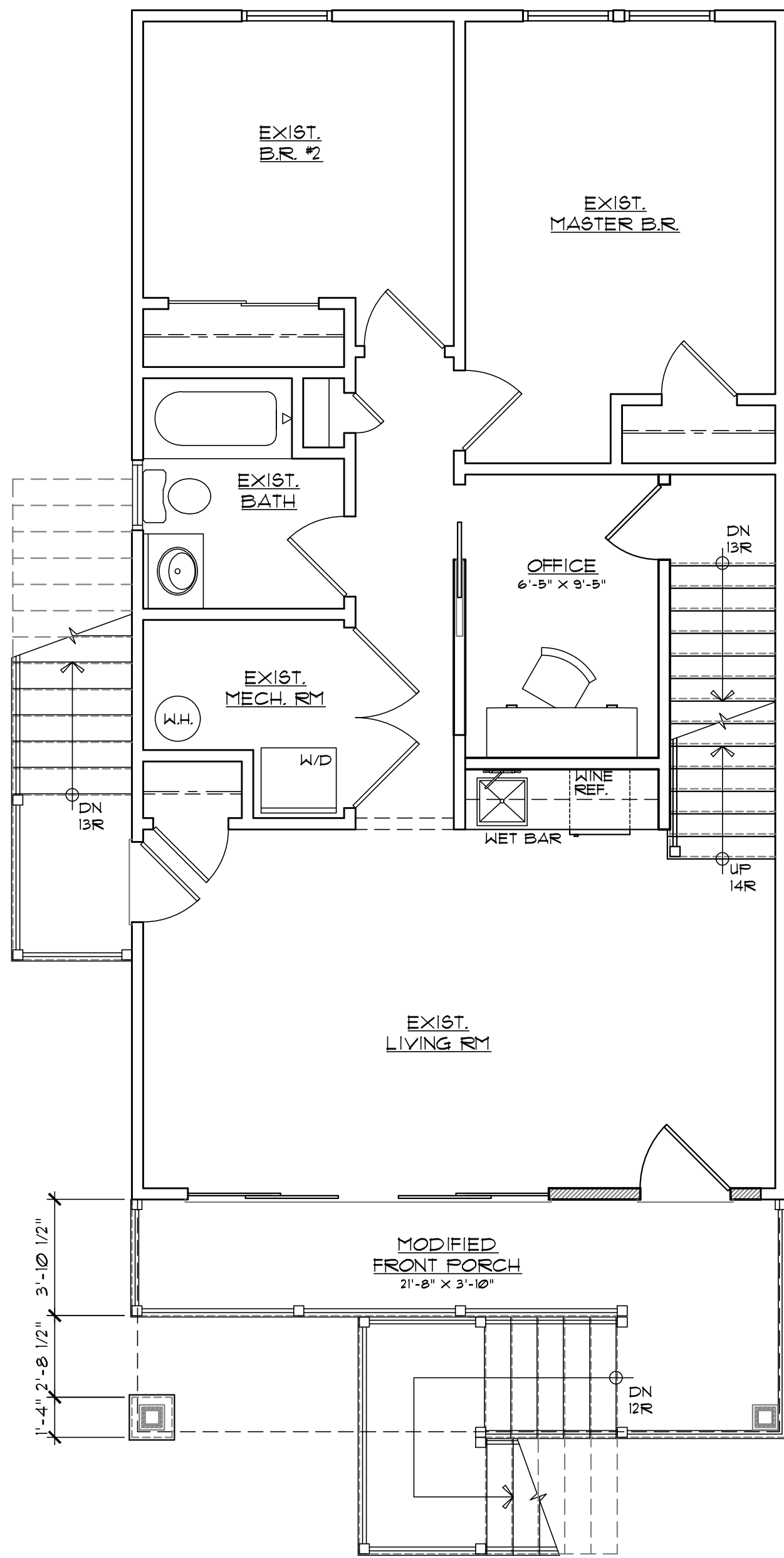
FLOOD VENT CALCULATION	
STORAGE RM:	648 SF.
	÷ 200 SF.
	3.24 ≈ 4
TOTAL OF FLOOD VENTS REQUIRED (MIN.):	4 UNITS
TOTAL OF FLOOD VENTS :	4 UNITS
FLOOD VENT NOTES	
1. INSTALL (1) "SMART VENT," MODEL # 1540-520 (16-1/4" X 8-1/2") FLOOD VENT PER 200 SQUARE FEET OF ENCLOSED CRAWL SPACE AND GARAGE AREAS.	
2. BOTTOM OF FLOOD VENTS SHALL BE INSTALLED 12" OF FINISHED EXTERIOR GRADE.	
3. INSTALL FLOOD VENTS IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.	
4. MIN. 2 VENTS PER ROOM.	

FLOOR PLAN LEGEND	
-----	LINE OF ITEM ABOVE
=====	NEW 5 1/2" WD. STUD EXTERIOR WALLS/ 3 1/2" WD. STUD INTERIOR WALLS (UNO.)

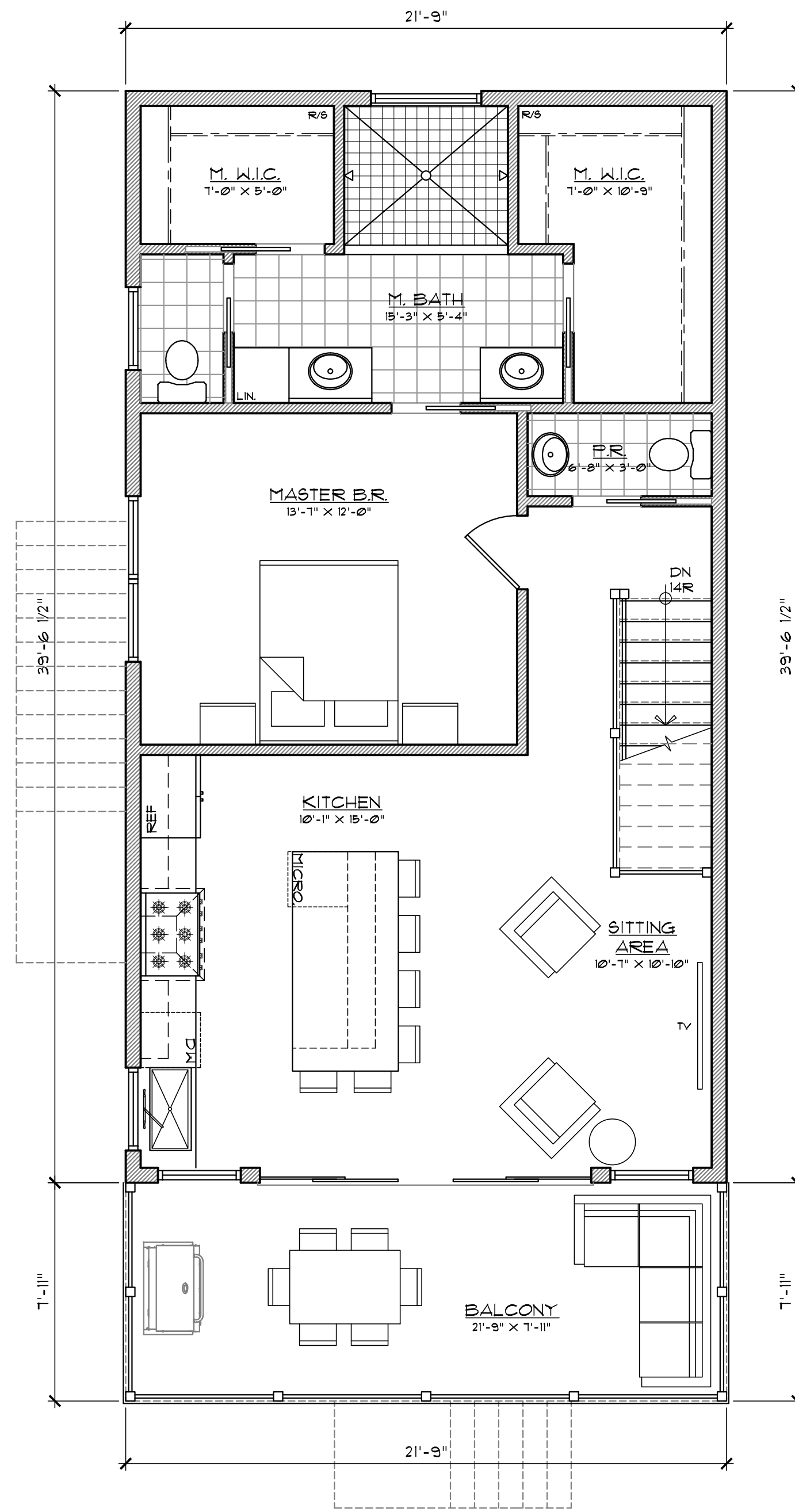
Revisions		
No.	Date	Description



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 PRELIM FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

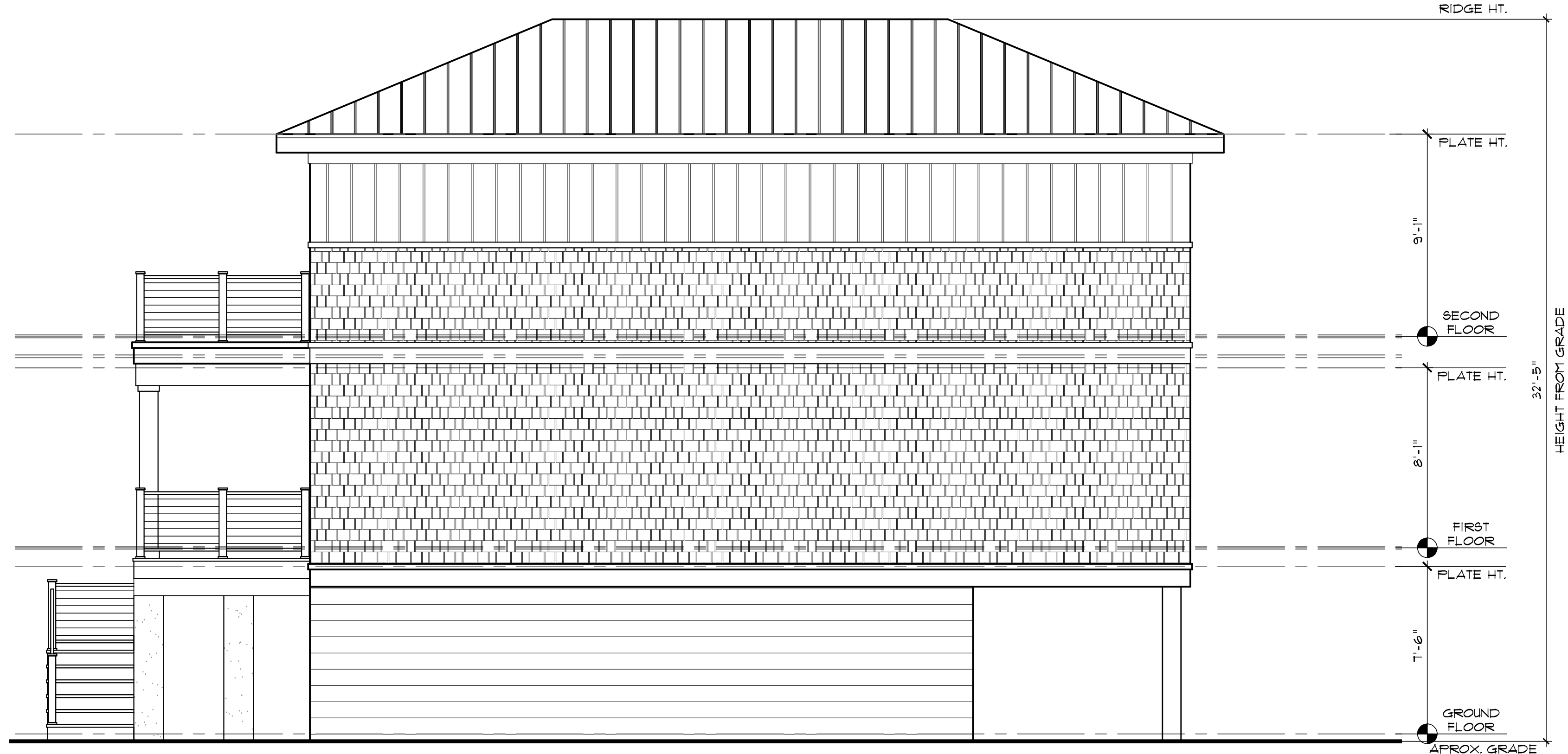


3 PRELIM SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR PLAN LEGEND	
---	LINE OF ITEM ABOVE
---	NEW 5 1/2" WD. STUD EXTERIOR WALLS/ 3 1/2" WD. STUD INTERIOR WALLS (UNO.)



① FRONT ELEVATION
SCALE: 1/4"=1'-0"



② RIGHT ELEVATION
SCALE: 1/4"=1'-0"



③ REAR ELEVATION
SCALE: 1/4"=1'-0"



④ LEFT ELEVATION
SCALE: 1/4"=1'-0"

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ADDITIONS &
ALTERATIONS TO:
TRUETT RESIDENCE
357 Shore Drive
Highlands, NJ 07732
Block: 103 Lots: 8

Antony Scallise, AIA

Antony Scallise, AIA
NJ 010193
NY 031733-1
PA RA409995
Certificate of Authorization
#AC000553

Title:
ELEVATIONS

Comm. No. 1984.22.0069

Date: JULY 20, 2022

Drawn By: KW

Checked By: AS

Scale: As Shown

Revisions

No.	Date	Description

357 SHORE DRIVE
HIGHLANDS, NJ

A-201

4 OF 4

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Notice to be Published in Official Newspaper

Notice of Hearing

Land Use Board

TAKE NOTICE that on Thursday evening at 7:00 p.m. on the TBD day of _____, a hearing will be held before the Borough of Highlands Land Use Board in the Community Center, 22 Snug Harbor, Highlands New Jersey on the application of the undersigned that has been made to the Borough of Highlands Land Use Board, at which time and place all interested persons will be given an opportunity to be heard.

The property in question is located at
357 Shore Drive

also known as Block 103, Lot(s) 8, on the Highlands Tax Map.

The property is located in the R-2.03 zone.

The applicant is seeking: _

zoning board approval to construct a second floor addition to the existing one-floor single family dwelling.

For the purpose of (list reasons for Zoning denial):

The proposed addition will require bulk variance relief for deficient lot area, deficient lot frontage, deficient lot depth, exceeding front yard, rear yard, and side yard setback. the Ordinance permits

A copy of the application and documents are on file with the Board Secretary, and may be inspected Monday through Friday, 9:00 a.m. to 4:00 p.m.

Nicole Florit

[Name of Applicant, and/or applicant's attorney]

[This notice must be published at least 10 days prior to the hearing
in the Asbury Park Press or the Two River Times.]



Block/Lot/Qual:	103. 8.	Tax Account Id:	2153
Property Location:	357 SHORE DRIVE	Property Class:	2 - Residential
Owner Name/Address:	FLORIT, NICOLE	Land Value:	57,500
	357 SHORE DRIVE	Improvement Value:	136,800
	HIGHLANDS, NJ 07732	Exempt Value:	0
		Total Assessed Value:	194,300
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Balance Includes any Adjustments to Your Account

Taxes Utilities

Click on the Utility Account Id to see more information or to make a payment.

Account	Service	Due Date	Current Bill	Current Balance	Delinquent Balance	Interest	Total
12230-0	Sewer	05/01/2023	140.00	0.00	0.00	0.00	0.00
	Account Total		140.00	0.00	0.00	0.00	0.00

[Return to Home](#)



Block/Lot/Qual:	103. 8.	Tax Account Id:	2153
Property Location:	357 SHORE DRIVE	Property Class:	2 - Residential
Owner Name/Address:	FLORIT, NICOLE	Land Value:	57,500
	357 SHORE DRIVE	Improvement Value:	136,800
	HIGHLANDS, NJ 07732	Exempt Value:	0
		Total Assessed Value:	194,300
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Balance Includes any Adjustments to Your Account

Taxes Utilities

[Make a Payment](#)

[View Tax Rates](#)

[View Current Bill](#)

[Project Interest](#)

Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2023	02/01/2023	Tax	1,045.82	0.00	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	1,045.82	0.00	0.00	0.00	0.00	PAID
Total 2023			2,091.64	0.00	0.00	0.00	0.00	
2022	02/01/2022	Tax	324.39	756.09	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	324.39	756.08	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	1,011.17	0.00	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	1,011.16	0.00	0.00	0.00	0.00	PAID
Total 2022			2,671.11	1,512.17	0.00	0.00	0.00	
2021	02/01/2021	Tax	324.79	0.00	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	324.78	0.00	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	324.00	0.00	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	323.99	6,052.34	0.00	0.00	0.00	PAID
Total 2021			1,297.56	6,052.34	0.00	0.00	0.00	

Last Payment: 04/11/23

[Return to Home](#)

REQUEST FOR 200 FT. PROPERTY OWNERS LIST

**PROPERTY KNOWN AS
BLOCK: 103 LOT: 8
ADDRESS OF PROPERTY:**

357 SHORE DRIVE

REQUIRED FEE \$10.00 PER BLOCK & LOT

TO BE MAILED TO:

Cleary Giacobbe Alfieri Jacobs LLC
Attn: Catherine Kim, Esq.
955 Route 34
Suite 200
Matawan, NJ 07747

SALVATORE ALFIERI, Partner
salfieri@cgajlaw.com

Reply to: Matawan Office

June 27, 2023

Via FedEx

Borough of Highlands: Land Use Board
 Attn: Land Use Secretary
 42 Shore Drive
 Highlands, NJ 07732

Applicant: Nicole Florit
Application: Variance for Addition
Property: Block 103, Lot 8
357 Shore Drive

Dear Sir/Madam:

By way of introduction, this office represents Nicole Florit, Applicant and Owner, of the above-captioned property. On or about August 4, 2022, my client received an approved zoning permit for the proposed second story addition to her home located at 357 Shore Drive, which is located within the R-2.03 Residential Zone. Subsequently, my client filed for constructions permits for the addition to her new home. Copies of the zoning permit and construction permits are enclosed hereto.

On or about June 16, 2023, my client received a STOP CONSTRUCTION ORDER from the Borough Construction Official for "VIOLATION OF PRIOR ZONING RESOLUTION". We believe this STOP CONSTRUCTION ORDER was issued due to a complaint made by her neighbor, Neal Taber, who resides at 4 Fay Street, Highlands, NJ, also known as Block 103, Lot 12.01 in the official tax maps Borough of Highlands. Neal Taber alleges that the second story addition is in violation of the Borough of Highlands Zoning Board of Adjustment's "RESOLUTION APPROVING BULK VARIANCES FOR ANAOLIS AT 357 SHORE DRIVE" dated October 1, 2015 and enclosed hereto. There is no language provided in the resolution that restricts the future addition for the second story.

The proposed second story addition is a permitted use within the R-2.03 Zone and consistent with the neighboring homes along Shore Drive. Neal Taber seeks to misapply the one (1) sentence description regarding the proposed home from the 2015 Resolution to impose fictitious restrictions onto my client, contrary to the clear language provided in the resolution. Enclosed hereto is Neal Taber's Certification filed with his Complaint in the Monmouth County Superior Court with exhibits showing the various

Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753
Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601
Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 908 524-0096
Haddonfield Office: 255 Kings Highway East, Haddonfield, NJ 08033 Tel 732 583-7474 Fax 732 290-0753

correspondences with Borough officials and staff confirming that there are no restrictions on the subject property and the proposed addition was in accordance with Borough Ordinances.

Based on the complaint filed by Neal Taber, my client seeks an interpretation of the October 1, 2015 Resolution to determine whether there are any restrictions on the property to prohibit future second story additions. In the event the Board determines that such restriction was imposed in the 2015 Resolution, my client will request variance relief from the restriction for the second story addition.

As part of our application for interpretation and variance relief (if applicable), we submit the following for the Board's review and consideration:

1. Three (3) copies of the Zoning and Construction Permits;
2. Three (3) copies of the Stop Construction Order;
3. Three (3) copies of Neal Taber Certification;
4. Three (3) copies of 2015 Resolution
5. Three (3) copies of the Land Use Board Application;
6. Three (3) copies of the Plot Plan;
7. Two (2) checks made payable to Freehold Township for the application and escrow fee.

Please place this matter on the next available agenda. Please mark your records to reflect representation and forward to this office any and all correspondence, professional reports, reviews, etc. as it relates to my client's application. Should you have any questions or concerns, please let me know.

Very truly yours,

/s/ Salvatore Alfieri
Salvatore Alfieri
Encl.



Building & Inspection
1 Kings Highway
Middletown, NJ 07748
732-615-2106

STOP CONSTRUCTION ORDER

Application Date:
Application ID:
Permit Number:
Date Permit Issued:
Notice Date: 6/15/2023
Violation Number: 2023-00001

Item 2.

IDENTIFICATION

Work Site Location: 357 SHORE DRIVE Block: 103 Lot: 8 Qual: _____
Owner in Fee: Nicole Florit Contractor/Agent: Elite Construction Services
Address: 357 Shore Dr. Address: 100 Main St., Suite 3
Highlands NJ 07732 Allenhurst NJ 07711
Telephone: _____ Telephone: _____

To: ☒ Owner ☐ Other
☐ Contractor/Agent

Date of Inspection: 6/8/2023

Date of Notice: 6/15/2023

ACTION

You are hereby **ORDERED** to **STOP**

☐ Building ☐ Electrical ☐ Plumbing ☐ Fire Protection ☐ Mechanical ☐ Elevator ☒ **ALL CONSTRUCTION**

at the above Location as of 6/8/2023 until further notice from this enforcing agency.

This **ORDER** is entered pursuant to N.J.A.C. 5:23-2.31(d) for violation of 5:23-2.31 **Compliance** which provides: **VIOLATION OF PRIOR ZONING RESOLUTION**

Permission to resume construction may be obtained from this enforcing agency after the following conditions are met: **MUST ADDRESS ZONING RESTRICTION**

Further, take NOTICE that failure to comply with this **ORDER** may result in the assessment of penalties up to \$2,000.00 per day per violation, and a certificate of occupancy will *not* be issued until such penalty has been paid.

If necessary, the enforcing agency will concurrently seek the Order of a court of competent jurisdiction restraining further work at the above location.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the Monmouth County Construction Board of Appeals within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief sought by you. You may append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: P.O. Box 1255 Freehold NJ 07728

If you have any questions concerning this matter, please call: .

By Order of: _____

Construction Official

Date: 6/16/23

Sent by Certified Mail: _____

U.C.C. F250



Borough of Highlands
42 Shore Drive, Highlands, NJ 07732
Phone: (732) 872-1224
www.highlandsborough.org

Zoning Permit Application

Note: All applications must be submitted with a property survey showing the sizes of the structure(s) and their location. Applications involving businesses must show the scope of the business and include all activities that will be a part of the business.

The following NON-REFUNDABLE fees shall apply:

Residential Single & Two-Family

\$25

Check #

3016

Cash

Commercial/Other residential

\$50

Check #

Cash

APPLICANT Name: Nicole Florit

Date: 7/19/22

Address: 357 Shore Drive Highlands, NJ 07732

Phone#

Email:

LOCATION OF THE PROPERTY

Block: 103

Lot(s): 8

Zone: R-2.03

Street Address: 357 Shore Drive Highlands, NJ 07732

DESCRIPTION OF THE PROJECT AND THE PROPOSED IMPROVEMENTS

Expansion of existing front porch. Second story addition over existing first floor. Proposed balcony over 1st floor porch.

Check one: ☐ New ☒ Addition ☐ Alteration ☐ Repair ☐ Other

I certify the attached survey is accurate relating to existing and proposed improvements. In addition, I grant permission to the Borough of Highlands and their Agents to come onto the subject property, for the purposes of conducting inspections, relating to the application.

YES ☒ NO ☐

Signature: Nicole Florit

Date: 7/19/22

OUTWARD AREA DETERMINATION

Check applicable Flood Zone: ☐ AE ☐ VE ☒ X

All applications within the AE and VE Flood Zones, as indicated upon the most recent FEMA Flood Maps, require submission of a determination from the NJDEP.

BOROUGH HALL USE ONLY

Determination: ☒ Approved ☐ Denied

Zoning Officer:

Bruce Bell

If your application has been DENIED, it is due to the following:

Date:

8-4-22

Ordinance Section

Allowed/Required

Proposed

Remarks: AS PER MORGAN SURVEY AND PARALLEL PLANS

Note: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Highlands. A building permit is required (per the requirements of the Uniform Construction Code of NJ) BEFORE beginning work. The Zoning Permit is valid for one year. If your application has been denied, you may appeal this denial to the Land Use Board as provided by the New Jersey Municipal Land Use Law. You must submit letter of appeal to the Land Use Board Secretary within 20 days.

* Note: Applications for New and Addition require a Flood Plain Review Application to the Borough Flood Administrator upon submission of this application.



Flood Development Permit Application

Borough of Highlands
Construction Department
42 Shore Drive
Highlands, NJ 07732
Phone (32) 872-1224
www.highlandsborough.org

Instructions

This application must be completed! Lack of information or details on plans will result in the application not being processed.

Submit two (2) site plans drawn to scale showing actual size, dimensions, and shape of the lot with corner pins shown, existing and proposed buildings or structures, their distance to lot lines and other information that is essential to the permit and property. NOTE: Projects altering lot grade shall provide existing and proposed grading plan showing cut and fill. New building, alteration or addition shall submit floor plan showing cut section details adequate to determine flood proofing method, including basement and crawl space. All grades shall be related to mean sea elevations. Submit equalized assessed value of structure to validate substantial improvement values.

PLEASE PRINT

Construction Site Information

Street 357 Shore Drive Block 103 Lot 8 Flood Zone AE

Existing use of building or land: ☐ Vacant ☒ Residential ☐ Business ☐ Industrial

Please check all applicable:

Proposed Construction

- ☐ New Home
☐ 1st Floor Addition
☒ 2nd Floor Addition
☐ Basement
☐ Shed ☐ Grading
☐ Pool ☐ Demolition
☐ Garage ☐ Repair

Permit Holder

- ☐ Owner
☐ Contractor
☐ Applicant

Proposed Use

- ☒ Residential
☐ Business
☐ Industrial

Proposed Conditions

- ☐ Slab
☐ Basement
☐ Crawl Space

Estimated Construction Value: \$ 275,000

Owner Information

Name Nicole Florit Phone [REDACTED]
 Email [REDACTED]
 Address 357 Shore Drive City Highlands State NJ Zip 07732

Contractor Information

Name _____ Phone _____
 Email _____
 Address _____ City _____ State _____ Zip _____

Applicant Information (if not owner)

Name _____ Phone _____
 Email _____
 Address _____ City _____ State _____ Zip _____

I, the undersigned, do hereby certify that all of the above statements are true to the best of my knowledge, and understand the any deviation, change or alteration not included or shown on these plans will alter the approval so granted. I further understand that the permit, when issued, is valid for one (1) year.

Signature Nicole Florit

Date 7/23/2022



Date Issued
Control #
Permit #

2022-0301
4/21/23
23-0076

CONSTRUCTION PERMIT NOTICE

Block 103 Lot 8 Qualification Code _____

Work Site Location: 357 SHORE DR

AUTHORIZED FOR:

☒ BUILDING

☒ ELECTRICAL

☒ PLUMBING

☒ FIRE PROTECTION

☐ ELEVATOR DEVICES

☐ DEMOLITION

☐ OTHER _____

Description of Work:

ADDITION / RENOVATION

This notice shall be posted conspicuously at the work site and shall remain so until issuance of a certificate.



Item 2.

Date Issued
Permit #

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 103 Lot 8 Qualification Code _____

Work Site Location 357 Shore Drive
Highlands

Owner in Fee: Nicole Florit

Tel. _____ e-mail _____

Address 357 Shore Drive Highlands 07732

Contractor: Elite Constrction Services LLC street municipality Tel (732) 204-7003 zip code

Address 100 Main Street Tel. (502) 204-7003
e-mail josh@econs cvs.com

Allenhurst, NJ 07711 e-mail joshn@econscvs.com

Contractor License No. or Builder Registration No. 13VH09785800 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason

Federal Emp. ID No. 822144504 FAX: _____

JOB SUMMARY (Office Use Only)

PLAN REVIEW		Date	Initial	INSPECTIONS		Dates (Month/Day)	
<input type="checkbox"/>	No Plans Required	_____	_____	Type:	Failure	Failure	Approval
<input type="checkbox"/>	All	_____	_____	Footings	_____	_____	Initial
<input type="checkbox"/>	Footings/Foundations	_____	_____	Footings Bonding	_____	_____	_____
<input type="checkbox"/>	Structural/Framework	_____	_____	Foundation	_____	_____	_____
<input type="checkbox"/>	Exterior	_____	_____	Slab	_____	_____	_____
<input type="checkbox"/>	Interior	_____	_____	Frame	_____	_____	_____
Joint Plan Review Required:				Truss Sys./Bracing	_____	_____	_____
				Barrier-Free	_____	_____	_____
<input type="checkbox"/>	Elec.	<input type="checkbox"/>	Plumb.	<input type="checkbox"/>	Fire	<input type="checkbox"/>	Elevator
SUBCODE APPROVAL for PERMIT				Insulation	_____	_____	_____
Date: _____				Finishes -Base Layer	_____	_____	_____
Approved by: _____				Finishes -Final	_____	_____	_____
				Energy	_____	_____	_____
SUBCODE APPROVAL for CERTIFICATE				Mechanical	_____	_____	_____
<input type="checkbox"/>	CO	<input type="checkbox"/>	CCO	<input type="checkbox"/>	CA	_____	_____
Date: _____				TCO	_____	_____	_____
Approved by: _____				Other	_____	_____	_____
				Final	_____	_____	_____
				Barrier-Free	_____	_____	_____
BUILDING CHARACTERISTICS							

B. BUILDING CHARACTERISTICS

Use Group Present R-5 Proposed R-5 Constr. Class Present 5B Proposed 5B

No. of Stories _____ 2

Height of Structure 32 ft

Area — Largest Floor 860 sq. ft. State Approved HUD

New Bldg. Area/All Floors 1,720 sq. ft.

Volume of New Structure 9,419 sq. ft. 1. New Bldg. \$

Max. Live Load _____ 2. Rehabilitation \$ _____

3. Total (1+ 2) \$ 144,000 0

If Industrialized Building:
State Approved _____ HUD _____

Est. Cost of Bldg. Work:

1. New Bldg. \$ _____

2. Rehabilitation \$_____

3. Total (1+ 2) \$ 146,000 0

U.C.C. F110 (rev. 11/09)
Internet version

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent or) owner of record and am authorized to make this application.

Sign here: [Signature]

Print name here: Joshua Hall

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Installation of breakaway wall at ground floor.
Renovation to existing 1st floor.
Construction of new 2nd floor.

TYPE OF WORK:

- ☐ New Building
☒ Addition
☒ Rehabilitation
☐ Roofing
☐ Siding
☐ Fence _____ Height (exceeds 6')
☐ Sign _____ Sq. Ft.
☐ Pool
☐ Retaining Wall _____ Sq. Ft.
☐ Asbestos Abatement Subchapter 8
☐ Lead Haz. Abatement NJAC 5:17
☐ Radon Remediation
☐ Other _____
☐ Demolition

FEE (Office Use Only)

§

Administrative Surcharge \$ _____
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ _____

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.



FIRE PROTECTION SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 1103 Lot 8 Qualification Code _____
Work Site Location 357 Shore Drive

Owner in Fee: Nicole Florit

Tel. _____ e-mail _____

Address 357 Shore Drive Highland 07732

Contractor: Elite Electric & Lighting LLC municipality _____ Tel. (732) 204-7003

Address 100 Main Street e-mail josh@econs cvs.com

Allenhurst, NJ 07711

Fire Protection Equipment, NJ Div of Fire Safety Permit No. _____

Fire Protection Equipment, NJ Div of Fire Safety Installer No. _____

Fire Alarm Contractor No. 1727200 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 814897796 FAX: _____

B. FIRE PROTECTION CHARACTERISTICS

Use Group: Present R-5 Proposed R-5 Fuel Storage Tank: _____

Constr. Class: Present 5B Proposed 5B Fuel Type: ☐ Flammable OR ☐ Combustible Capacity _____

Heating System: ☐ New OR ☐ Modification to Existing Fire Alarm System: ☐ New OR ☐ Existing
OR ☐ Conversion OR ☐ Replacement Location of Panel: _____

Fuel Type: ☐ Gas ☐ Oil ☐ Electric ☐ Solar Fire Suppression/Standpipe System: _____
☐ Other ☐ Existing ☐ New OR ☐ Existing

Location: _____ Location of Main Control Valve: _____

Total Cost of Fire Protection Work \$ 2200

JOB SUMMARY (Office Use Only)		INSPECTIONS		Dates (Month/Day)			
		Type:	Failure	Failure	Approval	Initial	
PLAN REVIEW							
<input type="checkbox"/> No Plans Required		Alarm System					
<input type="checkbox"/> Partial - Underslab Utilities Approved		Suppression Sys.					
Date: _____ Approved by: _____		Standpipe					
<input type="checkbox"/> Fire Protection Plans Approved		Fire Pump					
Date: _____ Approved by: _____		Pre-Eng. System					
Joint Plan Review Required:		Mechanical					
<input type="checkbox"/> Bldg. <input type="checkbox"/> Elec. <input type="checkbox"/> Plumb. <input type="checkbox"/> Elev.		Smoke Control					
SUBCODE APPROVAL for PERMIT		TCO					
Date: _____ Approved by: _____		Flam/Combust Tanks					
SUBCODE APPROVAL for CERTIFICATE		Fireplace Venting					
<input type="checkbox"/> CO <input type="checkbox"/> COO <input type="checkbox"/> CA		Finel					
Date: _____ Approved by: _____		Other					

U.C.C. F140 (rev. 02/11)
Internet version

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.

Date Received
Control #

Date Issued
Permit #

Item 2.

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Applicant/Contractor
sign here: _____

Print name here: Joshua Hall

D. TECHNICAL SITE DATA

☒ Certified Contractor ☐ Exempt Applicant

DESCRIPTION OF WORK:

Water Supply Source smoke & carbon detectors

Method of Alarm/Suppression System Supervision _____

	NUMBER	FEE (Office Use Only)
Flammable/Combustible Tanks	_____	\$ _____
Alarm Systems	_____	_____
<input type="checkbox"/> System	_____	_____
<input type="checkbox"/> 110v Interconnected	_____	_____
<input type="checkbox"/> CO Detectors/110v	_____	_____
Alarm Devices (i.e., smoke, heat, pulls, water/flow)	<u>11</u>	_____
Supervisory Devices (i.e., tampers, low/high air)	_____	_____
Signaling Devices (i.e., horn/strobes, bells)	_____	_____
Other Devices	_____	_____
TOTAL	<u>11</u>	_____
Suppression Systems	_____	_____
Fire Pump _____ GPM Type _____	_____	_____
Dry Pipe/Alarm Valves	_____	_____
Pre-action Valves	_____	_____
Sprinkler Heads (Dry and Wet)	_____	_____
Standpipes	_____	_____
Pre-engineered Systems	_____	_____
Wet Chemical	_____	_____
Dry Chemical	_____	_____
CO ₂ Suppression	_____	_____
Foam Suppression	_____	_____
FM200 Suppression	_____	_____
Other	_____	_____
Other Systems	_____	_____
Kitchen Hood Exhaust System	_____	_____
Smoke Control System	_____	_____
Fuel-Fired Appliances <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Solid	_____	_____
Fireplace Venting/Metal Chimney	_____	_____
Other	_____	_____

Administrative Surcharge \$ _____

Minimum Fee \$ _____

State Permit Surcharge Fee \$ _____

TOTAL FEE \$ _____



ELECTRICAL SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 103 Lot 8 Qualification Code _____

Work Site Location 357 Shore Drive
Highlands, NJ 07732

Owner in Fee: Nicole Florit

Tel. _____ e-mail _____

Address 4357 Shore Drive Highlands 07732

Contractor: Elite Electric & Lighting LLC Tel. 7327495858

Address 100 Main Street e-mail josh@econs cvs.com.

Allenhurst, NJ 07

Contractor License No. 34EB01727200 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 814897796 FAX: _____

B. ELECTRICAL CHARACTERISTICS

Use Group Present R-5 Proposed R-5

[] Pole/Pad # _____ [] Temporary [] Other _____

Building Occupied as Residence Utility Co. _____

Est. Cost of Elec. Work \$ 19,000

JOB SUMMARY (Office Use Only)						
PLAN REVIEW		INSPECTIONS		Dates (Month/Day)		
[] No Plans Required		Type:		Failure	Failure	Approval
[] Partial -Underslab Utilities Approved		Rough				
Date: _____	Approved by: _____	Barrier-Free				
[] Electric Plans Approved		Trench				
Date: _____	Approved by: _____	Temp. Serv.				
Joint Plan Review Required:		Constr. Serv.				
[] Bldg. [] Plumb. [] Fire. [] Elev.		TCO				
SUBCODE APPROVAL for PERMIT		Other				
Date: _____		Service				
Approved by: _____		Final				
SUBCODE APPROVAL for CERTIFICATE		Barrier-Free				
[] CO [] GCO [] CA		Temp. Cut-in-Card Date Issued				
Date: _____		Final Cut-in-Card Date Issued				
Approved by: _____		Annual Pool Inspection				
		Date of Grounding and Bonding				
		Certification				

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here: [Signature]

Print name here: Joshua Hall

☒ Licensed Elec. Contractor [] Certif'd Landscape Irrigation Cont'r [] Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK:
New devices and fixtures.

QTY.	SIZE	ITEMS	FEE (Office Use Only)
<u>47</u>		Lighting Fixtures	
<u>43</u>		Receptacles	
<u>24</u>		Switches	
<u>11</u>		Detectors	
		Light Poles	
<u>2</u>		Motors—Fract. HP	
		Emergency & Exit Lights	
		Communications Points	
		Alarm Devices/F.A.C. Panel	
<u>127</u>		TOTAL NUMBERS	\$ _____
		Pool Permit/with UW Lights	
		Storable Pool/Spa/Hot Tub	
		KW Elec. Range/Receptacle	
		KW Oven/Surface Unit	
		KW Elec. Water Heater	
		KW Elec. Dryer/Receptacle	
		KW Dishwasher	
		HP Garbage Disposal	
		KW Central A/C Unit	
		HP/KW Space Heater/Air Handler	
		KW Baseboard Heat	
		HP Motors 1/+ HP	
		KW Transformer/Generator	
		AMP Service	
		AMP Subpanels	
		AMP Motor Control Center	
		KW Elec. Sign/Outline Light	

Administrative Surcharge \$ _____
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ _____



PLUMBING SUBCODE TECHNICAL SECTION



Date Received
Control #

Item 2.

Date Issued
Permit #

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 103 Lot 8 Qualification Code _____
Work Site Location 397 SHORE DRIVE

Owner in Fee: HIDOLE FLOART
Tel. _____ e-mail _____

Address 397 SHORE DRIVE HIGHLANDS 07132
municipality zip code

Contractor: PREFECTO PLUMBING Tel. _____

Address 1072 MADISON AVE LAKENWOOD, NJ 08701 e-mail OFFICE@PREFECTO.NJ

Contractor License No. 12477 Exp. Date 6/30/23

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 824771985 FAX: _____

B. PLUMBING CHARACTERISTICS

Use Group Present P5 Proposed P5

Building Sewer Size _____ Public Sewer _____ Private Septic _____

Water Service Size _____ Public Water _____ Private Well _____

Est. Cost of Plumbing Work \$ 7500

JOB SUMMARY (Office Use Only)	
PLAN REVIEW	INSPECTIONS
[] No Plans Required	Type:
[] Partial -Underslab Utilities Approved	Slab
Date: _____ Approved by: _____	Rough
[] Plumbing Plans Approved	Water
Date: _____ Approved by: _____	Sewer
Joint Plan Review Required:	Fixtures
[] Bldg. [] Elec. [] Fire. [] Elev.	Gas Equipment
SUBCODE APPROVAL for PERMIT	Gas Piping
Date: _____	LPGas Tank
Approved by: _____	Fuel Oil Piping
SUBCODE APPROVAL for CERTIFICATE	Solar
[] CO [] CCO [] CA	TCO
Date: _____	Final
Approved by: _____	

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here: Gene Vonder Linden GENE VONDERLINDEN

Print name here: _____
[☒] Licensed Contractor [☐] Exempt Applicant

D. TECHNICAL SITE DATA

QTY.	FIXTURE/EQUIPMENT	FEE (Office Use Only)
<u>3</u>	Water Closet	\$ _____
	Urinal/Bidet	_____
	Bath Tub	_____
<u>4</u>	Lavatory	_____
<u>1</u>	Shower	_____
	Floor Drain	_____
<u>2</u>	Sink	_____
<u>1</u>	Dishwasher	_____
	Drinking Fountain	_____
	Washing Machine	_____
	Hose Bibb	_____
	Water Heater	_____
	Fuel Oil Piping	_____
	Gas Piping	_____
	LPGas Tank	_____
	Steam Boiler	_____
	Hot Water Boiler	_____
	Sewer Pump	_____
	Interceptor/Separator	_____
	Backflow Preventer	_____
	Greasetrap	_____
	Sewer Connection	_____
	Water Service Connection	_____
	Stacks	_____
	Other	_____

Administrative Surcharge \$ _____
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ _____



PLUMBING SUBCODE TECHNICAL SECTION



1 OF 2

Date Received

Control #

Date Issued

Permit #

Item 2.

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 103 Lot 8 Qualification Code _____

Work Site Location 397 SHORE DRIVE

Owner in Fee: Nicole Florent

Tel. _____ e-mail _____

Address 397 Shore Drive Municipality Millburn Zip code 07041

Contractor: TECHNICAL PLUMBING Tel. _____

Address 1070 WILSON AVE e-mail info@technicalplumbing.com

Contractor License No. 12477 Exp. Date 6/30/23

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 824771585 FAX: _____

B. PLUMBING CHARACTERISTICS

Use Group Present PS Proposed PS

Building Sewer Size _____ Public Sewer _____ Private Septic _____

Water Service Size _____ Public Water _____ Private Well _____

Est. Cost of Plumbing Work \$ 7500

JOB SUMMARY (Office Use Only)

PLAN REVIEW

☐ No Plans Required
☐ Partial -Underslab Utilities Approved

Date: _____ Approved by: _____

☒ Plumbing Plans Approved

Date: _____ Approved by: _____

Joint Plan Review Required:

☐ Bldg. ☐ Elec. ☐ Fire. ☐ Elev.

SUBCODE APPROVAL for PERMIT

Date: _____

Approved by: _____

SUBCODE APPROVAL for CERTIFICATE

☐ CO ☐ CCO ☐ CA

Date: _____

Approved by: _____

INSPECTIONS

Type:	Failure	Failure	Approval	Initial
Slab				
Rough				
Water				
Sewer				
Fixtures				
Gas Equipment				
Gas Piping				
LPGas Tank				
Fuel Oil Piping				
Solar				
TCO				
Final				

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor
sign and seal here:

Print name here:

☒ Licensed Contractor

☐ Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

NEW WATER, WASTE & VENT DUE TO TURNS

QTY.

3

4

1

2

1

FIXTURE/EQUIPMENT

Water Closet

Urinal/Bidet

Bath Tub

Lavatory

Shower

Floor Drain

Sink

Dishwasher

Drinking Fountain

Washing Machine

Hose Bibb

Water Heater

Fuel Oil Piping

Gas Piping

LPGas Tank

Steam Boiler

Hot Water Boiler

Sewer Pump

Interceptor/Separator

Backflow Preventer

Greasetrap

Sewer Connection

Water Service Connection

Stacks

Other

FEE (Office Use Only)

\$

All work shall conform to
the requirements of the code

Administrative Surcharge \$

Minimum Fee \$

State Permit Surcharge Fee \$

TOTAL FEE \$



FIRE PROTECTION SUBCODE TECHNICAL SECTION



Date Received 4/21/23
Control # 2022-030
Date Issued
Permit # 23-0076

Item 2.

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 1103 Lot 8 Qualification Code _____

Work Site Location 357 Shore Drive

Owner in Fee: Nicole Florit

Tel. _____ e-mail _____

Address 357 Shore Drive Highland 07732

Contractor: Elite Electric & Lighting LLC Tel. (732) 204-7003

Address 100 Main Street e-mail josh@econscvs.com

Allenhurst, NJ 07711

Fire Protection Equipment, NJ Div of Fire Safety Permit No. _____

Fire Protection Equipment, NJ Div of Fire Safety Installer No. _____

Fire Alarm Contractor No. 1727200 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 814897796 FAX: _____

B. FIRE PROTECTION CHARACTERISTICS

Use Group: Present R-5 Proposed R-5

Constr. Class: Present 5B Proposed 5B

Heating System: ☐ New OR ☐ Modification to Existing
OR ☐ Conversion OR ☐ Replacement

Fuel Type: ☐ Gas ☐ Oil ☐ Electric ☐ Solar
☐ Other _____

Location: _____

Total Cost of Fire Protection Work \$ 2,200

Fuel Storage Tank:

Fuel Type: ☐ Flammable OR ☐ Combustible
Capacity _____

Fire Alarm System: ☐ New OR ☐ Existing

Location of Panel: _____

Fire Suppression/Standpipe System:

☐ New OR ☐ Existing

Location of Main Control Valve: _____

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Applicant/Contractor
sign here: Joshua Hall

Print name here: Joshua Hall

D. TECHNICAL/SITE DATA

☒ Certified Contractor ☐ Exempt Applicant

DESCRIPTION OF WORK:

Water Supply Source smoke & carbon detectors

Method of Alarm/Suppression System Supervision _____

	NUMBER	FEE (Office Use Only)
Flammable/Combustible Tanks	_____	\$ _____
Alarm Systems	_____	_____
<input type="checkbox"/> System	_____	_____
<input type="checkbox"/> 110v Interconnected	_____	_____
<input type="checkbox"/> CO Detectors/110v	_____	_____
Alarm Devices (i.e., smoke, heat, pulls, water/flow)	<u>11</u>	_____
Supervisory Devices (i.e., tampers, low/high air)	_____	_____
Signaling Devices (i.e., horn/strobes, bells)	_____	_____
Other Devices	_____	_____
TOTAL	<u>11</u>	_____
Suppression Systems	_____	_____
Fire Pump _____ GPM Type _____	_____	_____
Dry Pipe/Alarm Valves	_____	_____
Pre-action Valves	_____	_____
Sprinkler Heads (Dry and Wet)	_____	_____
Standpipes	_____	_____
Pre-engineered Systems	_____	_____
Wet Chemical	_____	_____
Dry Chemical	_____	_____
CO ₂ Suppression	_____	_____
Foam Suppression	_____	_____
FM200 Suppression	_____	_____
Other _____	_____	_____
Other Systems	_____	_____
Kitchen Hood Exhaust System	_____	_____
Smoke Control System	_____	_____
Fuel-Fired Appliances <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Solid _____	_____	_____
Fireplace Venting/Metal Chimney	_____	_____
Other _____	_____	_____

Administrative Surcharge \$ 85

Minimum Fee \$ _____

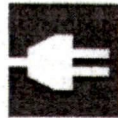
State Permit Surcharge Fee \$ _____

TOTAL FEE \$ _____

JOB SUMMARY (Office Use Only)		INSPECTIONS		Dates (Month/Day)	
PLAN REVIEW	Type:	Failure	Failure	Approval	Initial
<input type="checkbox"/> No Plans Required	Alarm System	_____	_____	_____	_____
<input type="checkbox"/> Partial -Underslab Utilities Approved	Suppression Sys.	_____	_____	_____	_____
Date: _____ Approved by: _____	Standpipe	_____	_____	_____	_____
<input checked="" type="checkbox"/> Fire Protection Plans Approved	Fire Pump	_____	_____	_____	_____
Date: <u>3/3/23</u> Approved by: <u>JPL</u>	Pre-Eng. System	_____	_____	_____	_____
Joint Plan Review Required:	Mechanical	_____	_____	_____	_____
<input type="checkbox"/> Bldg. <input type="checkbox"/> Elec. <input type="checkbox"/> Plumb. <input type="checkbox"/> Elev.	Smoke Control	_____	_____	_____	_____
SUBCODE APPROVAL for PERMIT	TCO	_____	_____	_____	_____
Date: <u>3/3/23</u>	Flam/Combust Tanks	_____	_____	_____	_____
Approved by: <u>JPL</u>	Fireplace Venting	_____	_____	_____	_____
SUBCODE APPROVAL for CERTIFICATE	Final	_____	_____	_____	_____
<input type="checkbox"/> CO <input type="checkbox"/> CCO <input type="checkbox"/> CA	Other	_____	_____	_____	_____
Date: _____					
Approved by: _____					



ELECTRICAL SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 103 Lot 8 Qualification Code _____

Work Site Location 357 Shore Drive
Highlands, NJ 07732

Owner in Fee: Nicole Florit

Tel. _____ e-mail _____

Address 4357 Shore Drive Highlands 07732

Contractor: Elite Electric & Lighting LLC Tel. 7327495858

Address 100 Main Street e-mail josh@econscvs.com.

Allenhurst, NJ 07

Contractor License No. 34EB01727200 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 814897796 FAX: _____

B. ELECTRICAL CHARACTERISTICS

Use Group Present R-5 Proposed R-5

[] Pole/Pad # _____ [] Temporary [] Other _____

Building Occupied as Residence Utility Co. _____

Est. Cost of Elec. Work \$ 10,000

JOB SUMMARY (Office Use Only)		INSPECTIONS		Dates (Month/Day)	
PLAN REVIEW		Type:	Failure	Failure	Approval
[] No Plans Required					
[] Partial -Underslab Utilities Approved		Rough			
Date: _____ Approved by: _____		Barrier-Free			
[X] Electric Plans Approved		Trench			
Date: _____ Approved by: _____		Temp. Serv.			
		Constr. Serv.			
Joint Plan Review Required:		TCO			
[] Bldg. [] Plumb. [] Fire. [] Elev.		Other			
SUBCODE APPROVAL for PERMIT		Service			
Date: _____ Approved by: _____		Final			
		Barrier-Free			
SUBCODE APPROVAL for CERTIFICATE		Temp. Cut-in-Card Date Issued			
[] CO [] CCO [] CA		Final Cut-in-Card Date Issued			
Date: _____		Annual Pool Inspection			
Approved by: _____		Date of Grounding and Bonding			
		Certification			

Date Received 4/21/23
Control # 2022-030
Date Issued _____
Permit # 23-0076

Item 2.

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor
sign and seal here: _____

Print name here: Joshua Hall

☒ Licensed Elec. Contractor [] Certif'd Landscape Irrigation Contr [] Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK:
New devices and fixtures.

QTY.	SIZE	ITEMS	FEE (Office Use Only)
<u>47</u>		Lighting Fixtures	
<u>43</u>		Receptacles	
<u>24</u>		Switches	
<u>11</u>		Detectors	
		Light Poles	
<u>2</u>		Motors—Fract. HP	
		Emergency & Exit Lights	
		Communications Points	
		Alarm Devices/F.A.C. Panel	
<u>127</u>		TOTAL NUMBERS	\$ _____
		Pool Permit/with UW Lights	
		Storable Pool/Spa/Hot Tub	
		KW Elec. Range/Receptacle	
		KW Oven/Surface Unit	
		KW Elec. Water Heater	
		KW Elec. Dryer/Receptacle	
		KW Dishwasher	
		HP Garbage Disposal	
		KW Central A/C Unit	
		HP/KW Space Heater/Air Handler	
		KW Baseboard Heat	
		HP Motors 1/+ HP	
		KW Transformer/Generator	
		AMP Service	
		AMP Subpanels	
		AMP Motor Control Center	
		KW Elec. Sign/Outline Light	

Administrative Surcharge \$ 350
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ _____



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 103 Lot 8 Qualification Code _____

Work Site Location 357 Shore Drive
Highlands

Owner in Fee: Nicole Florit

Tel. _____ e-mail _____

Address 357 Shore Drive Highlands 07732

Contractor: Elite Construction Services LLC Tel. (732) 204-7003

Address 100 Main Street e-mail josh@econsrvs.com

Allenhurst, NJ 07711

Contractor License No. or Builder Registration No. 13VH09785800 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 822144504 FAX: _____

PLAN REVIEW		Date	Initial	INSPECTIONS		Dates (Month/Day)	
				Type:	Failure	Approval	Initial
<input checked="" type="checkbox"/>	No Plans Required	<u>1/14/23</u>	<u>PL</u>	Footings			
<input checked="" type="checkbox"/>	All			Footings Bonding			
<input type="checkbox"/>	Footings/Foundations			Foundation			
<input type="checkbox"/>	Structural/Framework			Slab			
<input type="checkbox"/>	Exterior			Frame			
<input type="checkbox"/>	Interior			Truss Sys./Bracing			
Joint Plan Review Required:				Barrier-Free			
<input type="checkbox"/>	Elec.	<input type="checkbox"/>	Plumb.	<input type="checkbox"/>	Fire	<input type="checkbox"/>	Elevator
SUBCODE APPROVAL for PERMIT				Insulation			
Date: <u>1/14/23</u>				Finishes -Base Layer			
Approved by: <u>Paul [signature]</u>				Finishes -Final			
SUBCODE APPROVAL for CERTIFICATE				Energy			
				Mechanical			
<input type="checkbox"/>	CO	<input type="checkbox"/>	CCO	<input type="checkbox"/>	CA		
Date: _____				TCO			
Approved by: _____				Other			
				Final			
				Barrier-Free			

B. BUILDING CHARACTERISTICS

Use Group Present R-5 Proposed R-5 Constr. Class Present 5B Proposed 5B

No. of Stories 2

Height of Structure 32 ft.

Area — Largest Floor 860 sq. ft.

New Bldg. Area/All Floors 1,720 sq. ft.

Volume of New Structure 9,419 cu. ft.

Max. Live Load _____

Max. Occupancy Load _____

If Industrialized Building:

State Approved _____ HUD _____

Est. Cost of Bldg. Work:

1. New Bldg. \$ 100,000

2. Rehabilitation \$ 10,000

3. Total (1+ 2) \$ 110,000 0

U.C.C. F110 (rev. 11/09)
Internet version

Date Received 4/21/23
Control # 2022-0201

Date Issued _____
Permit # 23-0076

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent or owner of record and am authorized to make this application.

Sign here: [signature]

Print name here: Joshua Hall

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Installation of breakaway wall at ground floor.
Renovation to existing 1st floor.
Construction of new 2nd floor.

**All work shall conform to
the requirements of the code**

TYPE OF WORK:

- ☐ New Building
- ☒ Addition
- ☒ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence _____ Height (exceeds 6')
- ☐ Sign _____ Sq. Ft.
- ☐ Pool
- ☐ Retaining Wall _____ Sq. Ft.
- ☐ Asbestos Abatement Subchapter 8
- ☐ Lead Haz. Abatement NJAC 5:17
- ☐ Radon Remediation
- ☐ Other _____
- ☐ Demolition

FEE (Office Use Only)

\$ _____

Administrative Surcharge \$ 2217
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ _____

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.

Item 2.

BLOCK 103

LOT 8

QUALIFICATION CODE

ADDRESS (SITE)

PERMIT NO.

Item 2.



CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION

1. Proposed Work Site at: 357 Shore Drive

2. Name of Owner in Fee: Nicole Florit

Tel. _____ e-mail _____

Address 357 Shore Drive Highlands 07732

3. Ownership in Fee: Public _____ Private X _____

4. Principal Contractor: Elite Construction Services LLC Tel. (732) 204-7003

Address 100 Main Street, Suite 3 e-mail josh@econs cvs.com

Allenhurst, NJ 07711

License No. OR, if new home, Builder Reg. No. 13VH09785800 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 822144504 FAX: _____

5. Architect or Engineer Parallel Architect Group Contact Antonio Scalise

Address 494 Broadway, Long Branch e-mail ascalise@parallelgrp.com

Tel. (732) 229-4400 FAX: _____

6. Responsible Person in Charge once Work has Begun Joshua Hall

Tel. (732) 204-7003 FAX: _____

V. FEE SUMMARY (for office use only)

	Update	Update
1. Building		
2. Electrical		
3. Plumbing		
4. Fire Protection		
5. Elevator Devices		
6. Subtotal		
7. Less 20% for State Plan Review		
8. Subtotal		
9. State Permit Surcharge Fee		
10. Subtotal		
11. Cert. of Occupancy		
12. Other		
13. TOTAL		

VI. BUILDING/SITE CHARACTERISTICS

1. Number of Stories	<u>2</u>	(office use only)
2. Height of Structure	<u>32</u> ft.	
3. Area — Largest Floor	<u>860</u> sq. ft.	
4. New Building Area	<u>1,720</u> sq. ft.	
5. Volume of New Structure	<u>9,419</u> cu. ft.	
6. Max. Live Load		
7. Max. Occupancy Load		
8. If Industrialized Building: State Approved	<u>HUD</u>	
9. Total Land Area Disturbed		sq. ft.
10. Flood Hazard Zone		
11. Base Flood Elevation		ft.
12. Wetlands	yes _____ no _____	

IIa. PROPOSED WORK

- ☐ Minor Work
 ☐ New Building
 ☒ Addition
 ☐ Demolition
- ☐ Repair
 ☐ Alteration
 ☒ Renovation
 ☐ Reconstruction
- ☐ Asbestos Abat. -Subch. 8
 ☐ Lead Hazard Abatement
 ☐ Radon Remediation
 ☐ Annual Permit

IIb. SUBCODES

(Check all that apply)

- ☒ Building
☒ Electrical
☒ Plumbing
☒ Fire Protection
☐ Elevator

Est. Cost	FOR OFFICE USE ONLY (Optional)						
	Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Re-viewer	Resubmission Dates Approval	Rejection
<u>146000</u>							
<u>10000</u>							
<u>7500</u>							
<u>2200</u>							
<u>165100</u>							

TOTAL COST 165100 \$0

III. PLAN REVIEW (optional)

- DO YOU WANT:
1. ☐ Partial Releases
2. ☐ Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. ☐ Elevators/Escalators/Lifts/
Dumbwaiters/Moving Walks
 4. ☐ Refrigeration Systems
 8. ☐ Smoke Control Systems in Open Wells
 12. ☐ Fire Alarm
2. ☐ High Pressure Boilers
 5. ☐ Cross-Connections/Backflow Preventers
 9. ☐ Underground Storage Tanks
3. ☐ Pressure Vessels
 6. ☐ Hazardous Uses/Places of Assembly
 10. ☐ Swimming Pools, Spas and Hot Tubs
7. ☐ Sprinklers/Standpipes
 11. ☐ LPGas Tanks

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use: Residence
2. Use Group, Proposed: R-5
3. Change in Use Group, Indicate Present: R-5
4. No. of dwelling units: Total Units Income-restricted
- Gained, Sale _____
 Gained, Rental _____
 Lost, Sale _____
 Lost, Rental _____

B. NON-RESIDENTIAL (primary use)

1. State Specific Use: _____
2. Use Group, Proposed: Select Group Select Group
3. Change in Use Group, Indicate Present: _____
- C. MIXED USE -List secondary use(s): _____
- D. Construct. Classification: Present Proposed

OFFICE DATE RECEIVED: _____

VIII. PRIOR APPROVALS CHECKLIST (office use only)	LOCAL APPROVAL		COUNTY APPROVAL		REGIONAL APPROVAL		STATE APPROVAL		COMMENTS
	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	
<input type="checkbox"/> Zoning Officer									
<input type="checkbox"/> Planning Board									
<input type="checkbox"/> Zoning Board									
<input type="checkbox"/> Sewer Authority									
<input type="checkbox"/> Water Authority									
<input type="checkbox"/> Police Department									
<input type="checkbox"/> Health Department									
<input type="checkbox"/> Soil Conservation									
<input type="checkbox"/> N.J. Department of Community Affairs									
<input type="checkbox"/> N.J. Department of Transportation									
<input type="checkbox"/> N.J. Department of Environmental Protection									
<input type="checkbox"/> Utility Dig No.									
<input type="checkbox"/>									
<input type="checkbox"/>									

IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only—optional)		
Name of Code & Edition		Name of Code & Edition
Building _____	Energy _____	Other _____
Electrical _____	Barrier Free _____	_____
Plumbing _____	Flood Hazard _____	_____
Fire Protection _____	As Built Elevation Cert. _____	_____
Mechanical _____	Other _____	_____

X. CERTIFICATES ISSUED (office use only)					
	No.	DATE ISSUED	DATE EXPIRED	DATE REISSUED	DATE EXPIRED
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	_____	_____	_____	_____
<input type="checkbox"/> Temporary Certificate of Compliance	_____	_____	_____	_____	_____
<input type="checkbox"/> Continued Certificate of Occupancy	_____	_____	_____	_____	_____
<input type="checkbox"/> Certificate of Compliance	_____	_____	_____	_____	_____
<input type="checkbox"/> Certificate of Occupancy	_____	_____	_____	_____	_____
<input type="checkbox"/> Certificate of Approval	_____	_____	_____	_____	_____
<input type="checkbox"/> Lead Abatement Clearance Certificate	_____	_____	_____	_____	_____

Mr. Mullen offered the following Resolution and moved on its adoption:
10/1/15

**RESOLUTION APPROVING BULK VARIANCES
FOR ANASOULIS AT 357 SHORE DRIVE**

WHEREAS, the applicant, SANDRA ANASOULIS is the owner of a single-family home at 357 Shore Drive, Highlands, New Jersey (Block 103, Lot 8); and

WHEREAS, the property owner filed an application to demolish her existing flood-damaged home and construct a new single-family dwelling; and

WHEREAS, all jurisdictional requirements have been met, and proper notice has been given pursuant to the Municipal Land Use Law and Borough Ordinances, and the Board has jurisdiction to hear this application; and

WHEREAS, the Board considered the application at a public hearing on September 3, 2015; and

WHEREAS, the following persons testified before the Board: The applicant, SANDRA ANASOULIS; her engineer, GREGORY BAKER; the board engineer, ROBERT KEADY, and the following neighbors: NEAL TABER, MARY RYAN and ELLEN WILLIAMS; and

WHEREAS, the applicant submitted the following documents in evidence:

- A-1: Variance application (3 pages);
- A-2 Elevation certificate by RICHARD E. STOCKTON dated 3/28/13 (2 pages);
- A-3 Zoning Officer denial email dated 6/15/15;

- A-4 Topographic survey by MARK A. CONOVER dated 8/9/14 (2 pages);
- A-5 Plot plan by GREGORY S. BAKER of Penn Valley Engineering, LLC dated 7/21/15;
- A-6 Photo of existing house from street;
- A-7 Photo of existing house from street, looking to right;

AND, WHEREAS, the following exhibit was also marked into evidence:

- B-1: Board Engineer review letter dated 8/20/15 (4 pages with aerial photo).

WHEREAS, the Board, after considering the evidence, has made the following factual findings and conclusions:

1. The applicant is the owner of a single-family home located in the R-2.03 Zone.
2. This home was damaged during Super Storm Sandy. As a result of the damage, and considering the age of the structure and the cost of raising and rehabilitating it, the applicant felt it would be more prudent to demolish the existing structure and rebuild.
3. The applicant proposes a complete rebuild. None of the existing structure, including the foundation, will be retained. The footprint of the new structure, however, will be almost identical to the existing one.

4. The new structure will be raised in order to comply with the flood regulations and will be placed on pilings.

5. There will be only one floor of living space.

6. The current home does not meet the requirements of the zone. Neither will the new home; however, there will be some improvements to the existing setbacks.

7. There will be no roof on either porch.

8. There will be a slab under the house where parking will be provided.

9. The applicant intends to maintain the front yard (from the imaginary line of the front of the house forward to the street); however, the balance of the property will not have stone or any other pavement. It will be grass.

10. The new driveway will be stone.

11. Three neighbors (NEAL TABER, MARY RYAN and ELLEN WILLIAMS) testified and supported the application. They all felt that the applicant keeps her property very nicely, and that the raising of the house, with a new home, will be an improvement---both to the property and to the neighborhood.

12. All three neighboring residents, however, did raise questions regarding the large number of feral cats and raccoons that are on the property and, as a result, come on to their properties, a situation which all were concerned about. The Board determined that this was not an issue that the Board could address from a zoning standpoint, and referred the neighbors, as well as the property owner, to the Borough Administrator and Animal Control Board.

13. The applicant seeks the following bulk variances:

(a) Lot area of 1,811 s.f. where 5,000 s.f. are required (same as existing condition);

(b) lot frontage of 30 feet where 50 feet are required (same as existing condition);

(c) lot depth of 60 feet, where 100 feet are required (same as existing condition);

(d) front yard setback of 11.73 feet for the dwelling, where 20 feet are required (a very slight improvement over the existing setback of 11.65 feet);

(e) rear yard setback of 6.0 feet, where 20 feet are required (a slight improvement to the existing setback of 4.01 feet);

(f) side yard setback of 1.89 (left)/5.76 (right) feet, where 6/8 feet are required (these dimensions are very slightly less than the existing conditions of 3.98/4.38 feet);

(g) building coverage of 48.59%, where 30% is required (a slight improvement over the existing 49.64%);

(h) side yard setback for accessory structure (front stairs) of 1.89 feet where 3 feet are required;

(i) side yard setback for accessory structure (side stairs/deck) 1.5 feet, where 3 feet are required.

14. The proposed use as a single-family home is in conformance with the R-2.03 Zone requirements.

15. The prior dwelling encroached over the rear property line as a result of an existing shed. That shed, however, will be removed and not replaced, removing the encroachment.

16. This home has been approved by the REM Program because of the substantial damage to the home as a result of Superstorm Sandy and the need for reconstruction.

17. This property has a narrow width and narrow depth, creating a hardship for any single family home. According to the applicant's engineer, the applicant has selected an "off the shelf" modular home, which is conservative in size and very similar to the size of the existing structure. The home chosen by the applicant is approved by the REM Program.

18. The current layout does not provide the required off-street parking. As a result of the raising of the structure, there will be space for two vehicles, a significant improvement to the existing layout.

19. Height is not an issue.

20. Many homes in this neighborhood have undergone or are undergoing construction or reconstruction as a result of Superstorm Sandy.

21. Because of the dimensions of the property and the fact that this is an existing single-family home in a zone permitting single-family homes, the applicant has met the requirements of proving a hardship under N.J.S.A. 40:55D-70c(1)(a).

22. There will not be a substantial detriment to the public good, nor will the new home be out of character in the neighborhood. All three neighbors so testified.

23. The rebuilding of an old home, meeting new construction requirements, will be a significant improvement to the lot, as well as to the neighborhood and the borough as a whole. As a result, the applicant's plan will serve the purposes advanced by the Municipal Land Use Law, particularly (b) secure safety on the property from flood and other natural and manmade disasters; and (i) promoting a desirable visual environment. In addition, the positive and negative criteria have been met.

WHEREAS, the application was heard by the Board at its meeting on September 3, 2015, and this resolution shall memorialize the Board's action taken at that meeting;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Highlands that the application of SANDRA ANASOULIS to rebuild her existing flood-damaged single-family home and construct a new dwelling in accordance with the exhibits and testimony provided be and the same is hereby approved. Bulk variance relief is hereby given for lot area, lot frontage, lot depth, front yard setback, rear yard setback, side yard setback, building coverage, accessory structure side

setback for both the front stairs and side stairs, all as more specifically set forth in paragraph 13 and its subparagraphs herein.

AND BE IT FURTHER RESOLVED that this approval is subject to the following conditions:

A. The existing shed shall be removed and not replaced.

B. There will not be any stone or driveway-type surface beyond the imaginary line of the front of the house, going to the rear.

C. The fence at the rear of the property will be removed.

D. Any damage caused during construction to the existing pavement, sidewalk and curb will be repaired or replaced by the applicant, to the satisfaction of the Borough.

Seconded by Mr. Fox and adopted on the following roll call vote:

ROLL CALL:

AYE: Mr. Fox, Mr. Mullen, Mr. Braswell

NAY: None

ABSTAIN: None

DATE: October 1, 2015

Carolyn Cummins
Board Secretary

I hereby certify this to be a true copy of the Zoning Board Resolution adopted by the Borough of Highlands Zoning Board on October 1, 2015.

Board Secretary

R.S. GASIOROWSKI, ESQ. ID#244421968
 GASIOROWSKI & HOLOBINKO
 54 Broad Street
 Red Bank, New Jersey 07701
 732-212-9930
 732-212-9980
 Attorneys for Plaintiff, Neal Tabor

NEAL TABER,	: SUPERIOR COURT OF NEW JERSEY
	: CHANCERY DIVISION
Plaintiff,	: MONMOUTH COUNTY
v.	:
	: Docket No.: MON-C- 64-23
NICOLE FLORIT Individually and	:
BOROUGH OF HIGHLANDS, a	:
Municipal Corporation,	: CERTIFICATION OF NEAL TABER
	:
Defendants,	:

1. I am the named Plaintiff in the above captioned matter. I also participated in the hearing which took place before the Zoning Board of Adjustment in October 2015.

2. As can be seen from the Resolution, I along with other neighbors attended that hearing and expressed our concerns. That was why this restriction was placed in the Resolution.

3. Subsequently, in 2020, when I learned that possibly the owner of the property was coming in for an approval to construct a house that was greater than one story, my attorney wrote to the Construction Official in the Highlands raising

that issue (**Exhibit A**) and received a response from that official that no application had been filed (**Exhibit B**). I note this only to express the fact that I was concerned about this and tried to monitor it.

4. Despite my attorney earlier writing, one day I observed construction starting on the premises. I immediately went to town hall and attempted to get a copy of the application for the Building Application and was rebuffed. I also attempted to get a copy of the Building Permit itself and was rebuffed.


5. I exchanged emails with Brian O'Callahan. His response was that despite the language of the Resolution, the property owner was permitted to construct the additional story. (**Exhibit C**).

6. I have made numerous requests from the staff in the Borough of Highlands and received a copy of a Zoning Permit Application that was filed for this property in 2020. On August 4, 2020 an Application was made to add 1 1/3 stories to the house in question. That Application was denied. (**Exhibit D**) The letter referred to by the Zoning Officer is also dated August 4, 2020. (**Exhibit E**)

7. I immediately sought assistance from an attorney and the within lawsuit has been filed.

8. I am also enclosing as a part of my Certification a photograph showing the ongoing construction and as can be seen, my house which is immediately adjacent will be impacted as far as my views of the water.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.


NEAL TABER

Dated: June 1, 2023

EXHIBIT A

GASIOROWSKI & HOLOBINKO
ATTORNEYS AT LAW
54 BROAD STREET
RED BANK, NEW JERSEY 07701
(732) 212-9930
FACSIMILE (732) 212-9980

R. S. GASIOROWSKI
JOHN E. HOLOBINKO

CHRISTIE A. GASIOROWSKI
CATHY S. GASIOROWSKI
ALEXIS L. GASIOROWSKI

July 22, 2020

VIA EMAIL: zoningfloodplain@highlandsborough.org

Marianne Dunn, Zoning Officer
1 Kings Highway
Johnson Gill Anex
Middletown, New Jersey 07748

Re: Taber – Highlands ZBA (357 Shore Drive)

Dear Ms. Dunn:

This office has a client named Neal Taber who lives in the immediate vicinity of property known as 357 Shore Drive. In 2015 by Resolution dated October 1, 2015 the Zoning Board of Adjustment/Planning Board gave approval for bulk variances on property known as 357 Shore Drive the owner being Anasoullis. That Resolution specifically stated in paragraph 5 "There will be only one floor of living space".

It is my understanding, that a new purchaser has acquired the property and has been advised by someone from the municipality, that they do not have to come back for a new variance for the additional stories being proposed but rather the old Resolution covers that.

Would you please be so kind as to review the Resolution in question and advise me whether or not anyone is filing for a building permit on the property in question.

If so, please treat this as an appeal of any decision from the Zoning Officer or other administrative person in the Borough of Highlands.

Page 2
July 22, 2020
Marianne Dunn, Zoning Officer

Would you please be so kind as to get back to me.

Very truly yours,

R.S. GASIOROWSKI

RSG/cb

cc: Gregory S. Baxter, Esq. (via email)
Neal Taber (via email)

EXHIBIT B

Gmail - RE: [EXTERNAL]Taber, Neal - Highlands ZBA (357 Shore Drive)



1 message

Thu, Jul 23, 2020 at 11:14 AM

zoningfloodplain@highlandsborough.org

Cc: Gregory Baxter <gbaxterlaw@verizon.net>, Neal Taber <nmt6@virginia.edu>

There have been no permits issued for this property for any additions.

Zoning Officer

Subject: [EXTERNAL]Taber, Neal - Highlands ZBA (357 Shore Drive)

<https://mail.google.com/mail/u/0?ik=f1d2fde28142a160a9e79>

EXHIBIT C

6/2/23, 12:20 PM

Gmail - FW: FW: Taber, Neal - Highlands ZBA (357 Shore Drive)

From: Landuse Secretary
Sent: Friday, May 19, 2023 11:23 AM
To: O'Callahan, Brian <bocallahan@middletownnj.org>
Subject: RE: [External] FW: Taber, Neal - Highlands ZBA (357 Shore Drive)

Thanks for following up, Brian 🙏

From: O'Callahan, Brian <bocallahan@middletownnj.org>
Sent: Friday, May 19, 2023 11:11 AM
To: Landuse Secretary <landuse@highlandsborough.org>; William F. Brunt, Jr. <code@highlandsborough.org>
Cc: Mayor Carolyn Broullon <CBroullon@highlandsborough.org>
Subject: RE: [External] FW: Taber, Neal - Highlands ZBA (357 Shore Drive)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Broullon,

The owners applied for a permit for the addition in August 2022. It was approved at that time, as there are no notes or attachments in the GovPilot program indicating any prohibitions, and it otherwise fits within the R2.03 guidelines.

That resolution included here only mentions the height of the building in two places.

Factual finding 5. There will be only one floor of living space. This refers to the submitted plans having one floor of living space. It does not specifically prohibit any additions in the future.

Factual finding 19. Height is not an issue. This obviously refers back to 5; but again, makes no prohibition for an addition in the future.

If the limiting the height in the future was any sort of condition or requirement, I do not see it there.

Therefore, it seems to me that if the addition was not prohibited, and meets R2.03 guidelines, it is allowable.

Sincerely,

Brian O'Callahan

From: Landuse Secretary <landuse@highlandsborough.org>
Sent: Friday, May 19, 2023 10:37 AM
To: O'Callahan, Brian <bocallahan@middletownnj.org>; William F. Brunt, Jr. <code@highlandsborough.org>
Subject: [External] FW: Taber, Neal - Highlands ZBA (357 Shore Drive)

Howdy, can you please weigh in? I found a Land Use/Zoning Board application folder resulting in an approval in 2015. I also found another folder among the Land Use files for a 2020 Development

6/2/23, 12:20 PM

Gmail - FW: FW: Taber, Neal - Highlands ZBA (357 Shore Drive)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Denial that included the 2015 adopted ZB resolution (attached). Current owners are not the same as the 2020 applicant.

PS – I don't know who gets the zoningfloodplain@highlandsborough.org emails?

Thanks.

From: Mayor Carolyn Broullon <CBroullon@highlandsborough.org>
Sent: Thursday, May 18, 2023 9:16 PM
To: Landuse Secretary <landuse@highlandsborough.org>
Subject: Fw: Taber, Neal - Highlands ZBA (357 Shore Drive)

FYI



Mayor Carolyn Broullon
 Borough of Highlands
 42 Shore Drive
 Highlands, NJ 07732
 cbroullon@highlandsborough.org

www.highlandsborough.org Mobile:732-291-4009

From: Neal Taber <nmt6j@virginia.edu>
Sent: Thursday, May 18, 2023 8:29 PM
To: Zoningfloodplain <zoningfloodplain@highlandsborough.org>
Cc: Gbaxterlaw@verizon.net <Gbaxterlaw@verizon.net>; Mayor Carolyn Broullon <CBroullon@highlandsborough.org>
Subject: Taber, Neal - Highlands ZBA (357 Shore Drive)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Can you please advise status of this location? It seems to again be an issue so construction should be halted immediately if they intend to build any higher as a condition of the variance is that the location remains one story as contemplated in the plans.

EXHIBIT D



Zoning Permit Application

42 Shore Drive
Highlands, N.J. 07732
732-872-1224 Ext. 202

APPLICATION FOR ZONING PERMIT — Z

162103 72000-03

Note: All applications must be accompanied by a property survey showing the sizes of the structure(s) and their location. Applications involving businesses must show the scope of the business and include all activities that will be a part of the business.

The Following Fees Shall Apply:

Residential Applications: New Construction single or two-family - \$50. Fence - \$15.00
Renovations/Additions/Alterations/Repairs - \$10, Other Residential - \$100/unit Shed - \$25.00
Non-Residential Applications - New Construction - \$100, Renovations/Additions - \$25

OWNER/APPLICANT

Name: Casim Mahon
Address: 357 Shore Drive Highlands NJ 07732
Telephone: Home: [redacted] Work: [redacted]
Date: 7/23 Fee: \$ 50 ☒ Check ☐ Cash

LOCATION OF THE WORK

Block: 103 Lot(s): 9 Zone 2-03 Street Address: 357 Shore Drive Highlands NJ 07732

DESCRIPTION OF THE WORK TO BE PERFORMED (OR USE PROPOSED)

adding 1 1/3 story

CHECK ONE: New ☐ Addition: ☒ Alteration ☐ Repair ☐ Other ☐

To the applicants knowledge, has this property ever been the subject of any prior application to the Planning Board of the Borough of Highlands?

Signature: [Signature] Date: 7/23/20 ☒ Yes ☐ No

FLOOD HAZARD AREA DETERMINATION

Check Applicable Flood Zone: AE: ☒ VE: ☐ X: ☐

All applications within the AE and VE Flood Zoned, as indicated upon the most recent FEMA Flood Maps, require submission to an applicability determination from the NJDEP.

FOR BOROUGH USE ONLY

Determination: APPROVED ☐ DENIED ☒

If your application has been DENIED, it is due to the following:

Ordinance Section Allowed/Required Proposed

See attached

Remarks:

Zoning Officer

[Signature]

Date

8/4/20

NOTE: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Highlands; A building permit is required (per the requirements of the Uniform Construction Code of NJ) BEFORE beginning work. The zoning permit is valid for one year, and may be extended for three years by action of the Planning Board.

If your application has been denied, you may appeal this denial to the Planning Board as provided by the New Jersey Municipal Land Use Law. You must submit letter of appeal to Planning Board secretary within 20 days.

If your application has been denied, you may seek relief from the Highlands Planning Board.

Note: If the following box is checked, you must submit a Flood Review Application to the Borough Flood Administrator prior to submitting to the Planning Board.

☐ Local Flood Review Required

EXHIBIT E

BOROUGH OF HIGHLANDS, N.J.

INCORPORATED 1900

42 SHORE DRIVE
07732
COUNTY OF MONMOUTH
PHONE: 732-872-1224
FAX: 732-872-0670
WWW.HIGHLANDBOROUGH.ORG



HISTORIC "TWIN LIGHTS"

RICHARD W. O'NEIL
MAYOR

KIMBERLY GONZALES
ADMINISTRATOR

BONNIE BROOKES
BOROUGH CLERK

DENIAL OF DEVELOPMENT PERMIT

August 4, 2020

Casey Mahon
357 Shore Drive
Highlands, NJ 07732

RE: 357 Shore Drive
Block 103, Lots 8

Please be advised that the above referenced application to construct a 1 1/3 story addition to the existing dwelling has been reviewed for compliance with the Borough of Highlands Zoning Ordinance. The property is located in the R-203 zone and had received variances from the Zoning Board of Adjustment in 2015.

This application will require the following approvals:

#21-98F2b

Minimum standard to enlarge a single family dwelling on an undersized lot: 2,500 s.f. is required, 1,811 s.f. exists

Please contact the Land Use Board Secretary, Michelle Hutchinson, at 732-872-1224 to proceed with an application. Should you have any questions, feel free to contact me.

Sincerely,

Marianne Dunn
Zoning Officer

COPY

JENNA D. LEE, Paralegal
jlee@cgajlaw.com

Reply to: Matawan Office

September 6, 2023

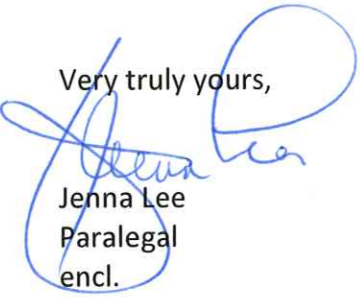
Borough of Highlands
42 Shore Drive
Highlands, NJ 07732
Attn: Land Use Board

RE: Nicole Florit
Block 103, Lot 8

Dear Sir/Madam:

Enclosed herewith please find the Affidavit of Mailing, proof of mailings in the form of certified receipts, original property owners list and the original notice for your review and files. The Affidavit of Publication will be furnished upon receipt.

Very truly yours,


Jenna Lee
Paralegal
encl.

RECEIVED

SEP - 8 2023

LAND USE BOARD

Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753
Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601
Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 908 524-0096
Haddonfield Office: 255 Kings Highway East, Haddonfield, NJ 08033 Tel 732 583-7474 Fax 732 290-0753

BOROUGH OF HIGHLANDS
LAND USE BOARD

NICOLE FLORIT
BLOCK 103, LOT 8

STATE OF NEW JERSEY:
SS:
COUNTY OF MONMOUTH:

Salvatore Alfieri, of full age, being duly sworn according to law, on his oath deposes and says that he is a partner with the law firm of Cleary Giacobbe Alfieri Jacobs, LLC.

He further says that he did on August 30, 2023 at least ten (10) days prior to the hearing date, give written notice to all property owners within 200 feet of the property affected by the application of Nicole Florit as shown on Exhibit "A" hereto which is a certified list of such owners prepared by the Borough of Highlands Clerk. Said Notice was given by sending said notice by certified mail, return receipt requested.

SALVATORE ALFIERI, ESQ.

Sworn to and Subscribed to
before me this day of 6th
September 2023



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SEP - 8 2023
LAND USE BOARD

AFFIDAVIT OF PUBLICATION

Item 2.

Publisher's Fee \$58.08 Affidavit \$35.00

STATE OF WISCONSIN

Brown County

Personally appeared Mariah Verhagen at County of Brown, State of Wisconsin.

Of the **Asbury Park Press**, newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue dated as follows:

08/31/2023 A.D 2023

Denise Roberts

Notary Public State of Wisconsin County of Brown

4-6-27

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

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SEP - 8 2023

LAND USE BOARD

PLEASE TAKE NOTICE that on September 14, 2023 at 7:00 p.m. the Land Use Board of the Borough of Highlands will hold a public hearing on the application of Nicole Florit. The hearing will be held at the Community Center, 22 Snug Harbor, Highlands, New Jersey. The premises which are the subject of this application are located on 357 Shore Drive, Highlands, New Jersey. Said premises are known as Block 103, Lot 8.

After receiving zoning approval and building permits, the applicant has commenced construction of a second floor addition to the existing single family home. Two months into construction of the second floor addition, the Borough issued a stop work order because variance relief is required.

The following variances are required:

Minimum lot area of 1,811 s.f. where 5,000 s.f. is required (existing condition)
Lot width of 30 ft. where 50 ft. is required (existing condition)
Lot depth of 61 ft. where 100 ft. is required (existing condition)
Front yard setback of 11'9" is proposed where 20 ft. is required (existing condition)
Rear yard setback of 6'3.5" ft. is proposed where 20 ft. is required (existing condition)
Total side yard setback of 7'10" where 8 ft. is required
Side yard setback of 1'7" and 6'3.5" where 6 ft. is required
Building coverage of 57% is proposed where 30% is allowed
Front yard setback to stairs of 11" is proposed where 3 ft. is required (existing condition)
Side yard setback of 1" for the soffit on the north side of the home where 3' is required
Side yard setback to stairs of 2'3.5" on the south side of the home where 3' is required (existing condition)
Principal building height of 30'1.5" where 30 ft. is required

The applicant also intends to request at the hearing such density, use and bulk variance and/or waivers of design standards and/or submission requirements as are required to develop the premises in the manner indicated in the application materials, and any other variances or waivers that the Board may require.

The correspondence, application for development and all supporting maps, site plans and documents are on file in the office of the Department of the Land Use Board and are available for public inspection during normal business hours. Any interested party may appear at the aforesaid hearing, either in person, or by their attorney, and be given an opportunity to be heard with respect to the aforesaid application.

/s/ Salvatore Alfieri

SALVATORE ALFIERI
CLEARLY GIACOBBE ALFIERI JACOBS, LLC
955 STATE ROUTE 34/SUITE 200
MATAWAN, NEW JERSEY 07747
(732) 583-7474

Dated: August 28, 2023
(\$58.08)

0005812202-01

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SEP - 8 2023
LAND USE BOARD

**THIS NOTICE IS BEING SERVED UPON YOU AS A
PROPERTY OWNER WITHIN 200 FEET OF THE BOUNDARIES
OF THE PROPERTY REFERENCED BELOW**

PLEASE TAKE NOTICE that on September 14, 2023 at 7:00 p.m. the Land Use Board of the Borough of Highlands will hold a public hearing on the application of Nicole Florit. The hearing will be held at the Community Center, 22 Snug Harbor, Highlands, New Jersey. The premises which are the subject of this application are located on 357 Shore Drive, Highlands, New Jersey. Said premises are known as Block 103, Lot 8.

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- Lot depth of 61 ft. where 100 ft. is required (existing condition)
- Front yard setback of 11'9" is proposed where 20 ft. is required (existing condition)
- Rear yard setback of 6'3.5" ft. is proposed where 20 ft. is required (existing condition)
- Total side yard setback of 7'10" where 8 ft. is required
- Side yard setback of 1'7" and 6'3.5" where 6 ft. is required
- Building coverage of 57% is proposed where 30% is allowed
- Front yard setback to stairs of 11" is proposed where 3 ft. is required (existing condition)
- Side yard setback of 1" for the soffit on the north side of the home where 3' is required
- Side yard setback to stairs of 2'3.5" on the south side of the home where 3' is required (existing condition)
- Principal building height of 30'1.5" where 30 ft. is required

The applicant also intends to request at the hearing such density, use and bulk variance and/or waivers of design standards and/or submission requirements as are required to develop the premises in the manner indicated in the application materials, and any other variances or waivers that the Board may require.

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/s/ Salvatore Alfieri

SALVATORE ALFIERI
CLEARY GIACOBBE ALFIERI JACOBS, LLC
955 STATE ROUTE 34/SUITE 200
MATAWAN, NEW JERSEY 07747
(732) 583-7474

Dated: August 28, 2023

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SEP - 8 2023
LAND USE BOARD



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

Date Issued: July 19, 2023

CERTIFICATION OF 200-FOOT LIST

BLOCK 103 LOT 8

PROPERTY LOCATION: 357 Shore Dr., Highlands, NJ 07732

TO THE BEST OF MY KNOWLEDGE this is a true and accurate list, as of this date, taken from the most current tax records of the Borough of Highlands, NJ.

*The addresses on this list are pertinent to the Borough of Highlands exclusively. If the subject property is within 200 feet of a neighboring municipality, you **MUST** contact that municipality, to obtain a listing of any properties that may be inclusive in the 200 foot perimeter. **THIS LIST IS VALID FOR 90 DAYS.***

A handwritten signature in black ink, appearing to read "Nancy Tran", written over a horizontal line.

Nancy Tran, Borough Clerk

7/19/2023 9:01 AM

* If you are located within 200 feet of a State Highway, you **MUST** notify the NJ Department of Transportation:

NJ Dept. of Transportation
1035 Pkwy Avenue
PO Box 600
Trenton, NJ 08625

*If you are within 200 feet of a County owned road, you **MUST** notify the Monmouth County Planning Board:

Monmouth County Planning Board
Hall of Records Annex 2nd Floor
One East Main St.
PO Box 1255
Freehold, NJ 07728

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LAND USE BOARD

You must also notify all utilities located within the 200-foot range of the subject property:

JCP&L

300 Madison Avenue
PO Box 1911
Morristown, NJ 07960

NEW JERSEY AMERICAN WATER COMPANY

Attn: Construction Department
661 Shrewsbury Ave
Shrewsbury, NJ 07702

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY

Ron Bertrand, Construction Foreman
403 South St
Eatontown, NJ 07724

VERIZON COMMUNICATIONS

One Verizon Way
Basking Ridge, NJ 07920

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY

Raymond J. Nierstedt, P.E., Executive Director
PO Box 205, 100 Beverly Way
Belford, NJ 07718

NEW JERSEY NATURAL GAS COMPANY

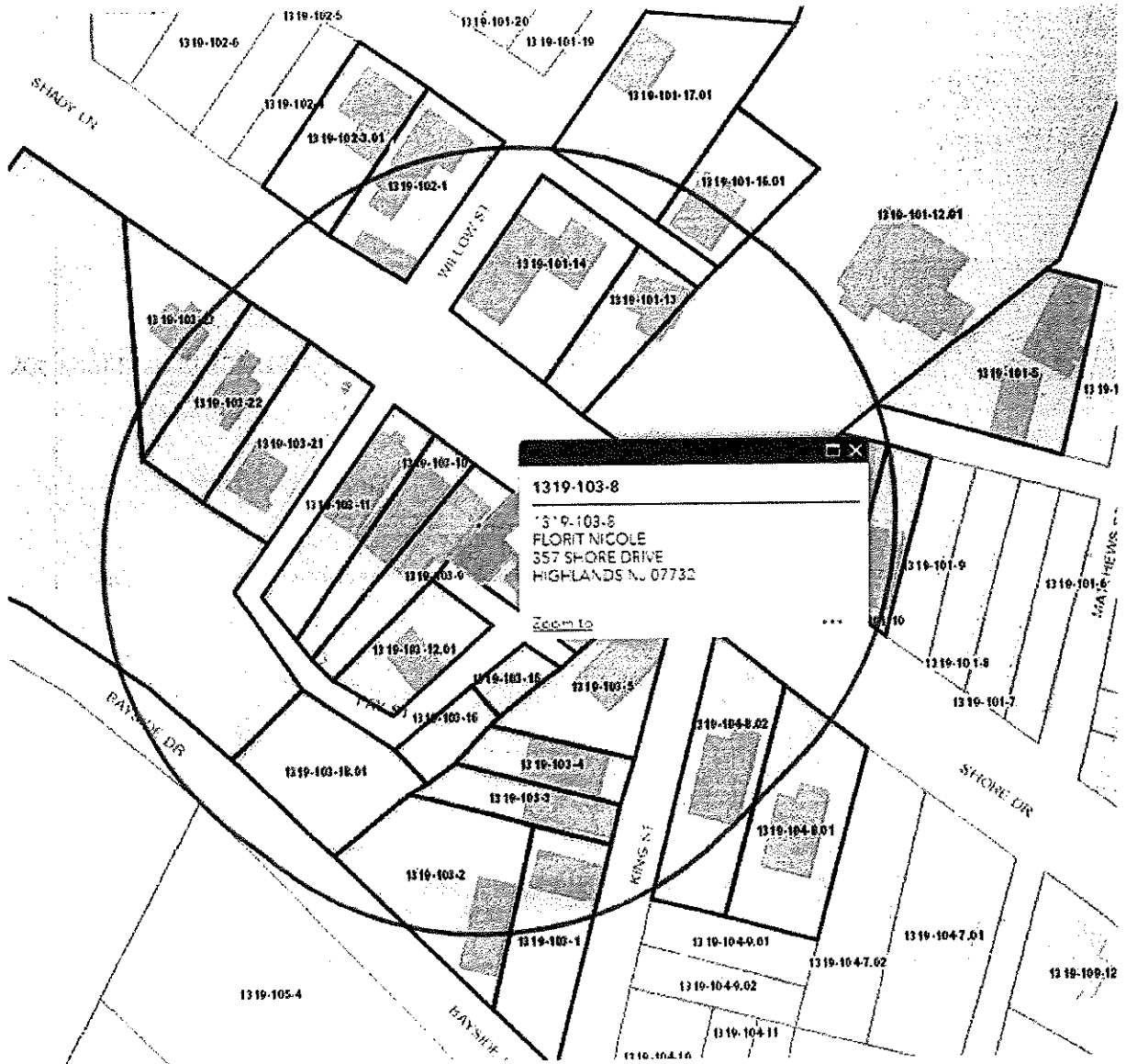
Attn: Joan Purcaro
PO Box 1464
1415 Wyckoff Road
Wall, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY

Attn: Executive Director
200 Harbor Way
PO Box 184
Belford, NJ 07718

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LAND USE BOARD

200 Foot Map BI 103 Lt 8



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SEP - 8 2023
LAND USE BOARD

Block/Lot	Current Owner	Mailing Address	
1319-101-12.01	SANDY HOOK BAY PARKING LLC	2 FIRST AVENUE	ATLANTIC HIGHLANDS NJ 07716
1319-101-14	RAK 354 HIGHLANDS LLC	2008 HERITAGE HILLS	SOMERS NY 10589
1319-103-15	MAIER WILLIAM & GUARINO DANIELLE	70 JAMES AVENUE	CLARK NJ 07066
1319-103-18.01	JAMES CODY FITZSIMMONS	278 BAYSIDE DRIVE	HIGHLANDS NJ 07732
1319-103-22	COUNTY OF MONMOUTH	1 E MAIN ST CC HALLOFRECS	FREEHOLD NJ 07728
1319-103-23	COUGHLAN JAMES J. & O BRIEN LAURI	27 FOREST ROAD	SOUTHBURY CT 06488
1319-103-16	STEINER PAUL & LISA	6 ANNETTE AVENUE	HAWTHORNE NJ 07506
1319-103-7	HIGHLANDER 355 LLC	355 SHORE DRIVE	HIGHLANDS NJ 07732
1319-103-11	RYAN DONALD & MARY	363 SHORE DRIVE	HIGHLANDS NJ 07732
1319-101-17.01	7 WILLOW STREET LLC	7 WILLOW ST	HIGHLANDS NJ 07732
1319-103-3	STEINER PAUL & LISA	6 ANNETTE AVENUE	HAWTHORNE NJ 07506
1319-101-13	ACERRA FERDINAND M & JANNETTE	352 SHORE DR	HIGHLANDS NJ 07732
1319-101-5	GARBER RENEE	8B-LOCUST STREET	HIGHLANDS NJ 07732
1319-101-10	DONOVAN THOMAS F & MICHAEL J	344 SHORE DR	HIGHLANDS NJ 07732
1319-101-16.01	TYSON WELDON A JR & MARY JANE	518 LANCASTER COURT	DOWNINGTOWN PA 19335
1319-103-5	PALADUGU HARISH & MANDAVA PAVANI	351 SHORE DRIVE	HIGHLANDS NJ 07732
1319-103-12.01	TABER NEAL MATTHEW	4 FAY ST	HIGHLANDS NJ 07732
1319-103-8	FLORIT NICOLE	357 SHORE DRIVE	HIGHLANDS NJ 07732
1319-103-9	WILLIAMS ELLEN	359 SHORE DRIVE	HIGHLANDS NJ 07732
1319-103-10	CASTELLITO ANTHONY & TERESA	361 SHORE DRIVE	HIGHLANDS NJ 07732
1319-103-21	TARPEY DONALD & GABRIELLE	365 SHORE DRIVE	HIGHLANDS NJ 07732
1319-101-11	SCHIMENEK CAROL	346 SHORE DRIVE	HIGHLANDS NJ 07732
1319-103-4	CAIZZA JOHN C. & RITA	2 KING STREET	HIGHLANDS NJ 07732
1319-102-1	PLAIA PETER J	2 LOCUST ST	HIGHLANDS NJ 07732
1319-102-3.01	6 LOCUST STREET LLC	47 RECKLESS PLACE	RED BANK NJ 07701
1319-103-1	GRAUSE ROBERT	34 PARK AVENUE	SHREWSBURY NJ 07702
1319-104-8.01	TISHMAN DANIEL & MCCALL CAROL	345 SHORE DRIVE	HIGHLANDS NJ 07732
1319-104-8.02	347 SHORE DRIVE	347 SHORE DRIVE	HIGHLANDS NJ 07732
1319-103-8	MAIER WILLIAM & GUARINO DANIELLE	70 JAMES AVENUE	CLARK NJ 07066
1309-1.01	TAYLOR JOHN M & KELLY	284 BAYSIDE DRIVE	ATLANTIC HIGHLANDS NJ 07716
1319-103-1	FITZSIMMONS JAMES CODY	278 BAYSIDE DR	HIGHLANDS NJ 07732

RECEIVED
JAN 11 2023
LAND USE BOARD

9589 0710 5270 0731 9206 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
NJ Dept. of Transportation	
1035 Pkwy. Avenue	
PO Box 600	
Trenton, NJ 08625	
City, State, ZIP+4®	
NJ 08625-0600	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Item 2.

9589 0710 5270 0731 9205 99

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
Monmouth County Planning Board	
Hall of Records Annex, 2 nd Floor	
One East Main St.	
PO Box 1255	
Freehold, NJ 07728 fl2	
City, State, ZIP+4®	
NJ 07728-1255	

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\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
JCP&L	
300 Madison Avenue	
PO Box 1911	
Morristown, NJ 07960	
City, State, ZIP+4®	
NJ 07960-1911	

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

New Jersey American Water Company
Attn: Construction Dept.
661 Shrewsbury Ave.
Shrewsbury, NJ 07702
City, State, ZIP+4[®]

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Sent To

Comcast Communications of
Monmouth County
Ron Bertrand, Construction Foreman
403 South St.
Eatontown, NJ 07724
City, State, ZIP+4[®]

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Sent To

Verizon Communications
One Verizon Way
Basking Ridge, NJ 07920
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
 Here

Postage

Total Postage and Fees \$

Sent To

Raymond J. Nierstedt, Exec. Director

PO Box 205, 100 Beverly Way

Belmont, NJ 07718

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
 Here

Postage

Total Postage and Fees \$

Sent To

PO Box 1464

1415 Wyckoff Road

Wall, NJ 07719

FI8

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
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Postage

Total Postage and Fees \$

Sent To

Attn: Executive Director

200 Harbor Way, PO Box 184

Belmont, NJ 07718

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9589 0710 5270 0731 9205 06
9589 0710 5270 0731 9220 74

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees
\$
Sandy Hook Bay Parking LLC
2 First Avenue

Sent To
Atlantic Highlands, NJ 07716

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
F110

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees
\$
Rak 354 Highlands LLC
200B Heritage Hills

Sent To
Somers, NY 10589

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
F111

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees
\$
Maier, William & Guarino, Danielle
70 James Avenue

Sent To
Clark, NJ 07066

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
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- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To
James Cody Fitzsimmons
278 Bayside Drive
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To
County of Monmouth
1 E Main St. CC HallofRecs
Freehold, NJ 07728

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To
Coughlan, James J. & O'Brien, Lauri
27 Forest Road
Southbury, CT 06488

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Steiner, Paul & Lisa

6 Annette Avenue

Sent To Hawthorne, NJ 07506

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Highlander 355 LLC

355 Shore Drive

Sent To Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Ryan, Donald & Mary

363 Shore Drive

Sent To Highlands, NJ 07732

Street and Apt. No., or PO Box No.

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9589 0710 5270 0731 9219 85

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	\$

7 Willow Street LLC
7 Willow St.
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	\$

Acerca, Ferdinand M & Jannette
352 Shore Dr.
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	\$

Garber, Renee
8B – Locust Street
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

Total Postage and Fees
\$ Donovan, Thomas F & Michael J

Sent To
\$ 344 Shore Dr.
Highlands, NJ 07732

City, State, ZIP+4®
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

Total Postage and Fees
\$ Tyson, Weldon A Jr & Mary Jane

Sent To
\$ 518 Lancaster Court
Downingtown, PA 19335

City, State, ZIP+4®
FI23

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

Total Postage and Fees
\$ Paladugu, Harish & Mandava, Pavani

Sent To
\$ 351 Shore Drive
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
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9589 0710 5270 0731 9219 30
9589 0710 5270 0731 9219 23

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees
\$ **Taber, Neal Matthew**

Sent To
\$ **4 Fay St.**
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees
\$ **Florit, Nicole**

Sent To
\$ **357 Shore Drive**
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees
\$ **Williams, Ellen**

Sent To
\$ **359 Shore Drive**
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage and Fees

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage and Fees

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees
Caizza, John C. & Rita
2 King Street

Sent To
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
Highlands, NJ 07732

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees
Plaia, Peter J
2 Locust St.

Sent To
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
Highlands, NJ 07732

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

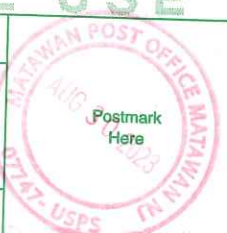
\$
Total Postage and Fees
6 Locust Street LLC
47 Reckless Place

Sent To
Red Bank, NJ 07701

Street and Apt. No., or PO Box No.

City, State, ZIP+4®
Red Bank, NJ 07701

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9589 0710 5270 0731 9218 55
9589 0710 5270 0731 9218 48
9589 0710 5270 0731 9218 31

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: **Grause, Robert**
34 Park Avenue
Shrewsbury, NJ 07702

Street and Apt. No., or PO Box No.

City, State, ZIP+4®: **PI34**

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: **Tishman, Daniel & McCall Carol**
345 Shore Drive
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®: **PI35**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: **347 Shore Drive**
347 Shore Drive
Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4®: **PI36**

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total

Maier, William & Guarino Danielle

70 James Avenue

Clark, NJ 07066

Street and Apt. No., or PO Box No.

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total

Taylor, John M & Kelly

284 Bayside Drive

Atlantic Highlands, NJ 07716

Street and Apt. No., or PO Box No.

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total

Fitzsimmons, James Cody

278 Bayside Dr.

Highlands, NJ 07732

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

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Item 2.



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APR 28 2023

Borough of Highlands
42 Shore Drive
Highlands, NJ 07732
(732) 872-1224
www.highlandsborough.org

Item 3.

LAND USE BOARD APPLICATION

FOR OFFICIAL USE

Date Rec'd: 05/02/2023 Application #: LUB2023-03 Fee: Ck# 259 \$250 Escrow: ck#260 \$750

1. APPLICANT

Name: Kerry M. Farrell
Address: P.O. Box 129
City: Spring Lake State: NJ Zip: 07762
Phone: [REDACTED]
Email: [REDACTED]
Relation to property: Owner

2. OWNER

Name: Same as applicant
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____
Email: _____

3. TYPE OF APPLICATION (Check all that apply)

- ☐ Minor Subdivision
- ☐ Major Subdivision – Preliminary
- ☐ Major Subdivision – Final
- ☐ Minor Site Plan
- ☐ Major Site Plan – Preliminary
- ☐ Major Site Plan – Final
- ☒ Variance
- ☐ Use Variance

- ☐ Appeal – Zoning Denial date _____
- ☐ Appeal – Land Use Decision date _____
- ☐ Informal Concept Plan Review
- ☐ Extension of Approval
- ☐ Revision/Resubmission of Prior Application
- ☐ Other _____

4. PROPERTY INFORMATION

Block 43 Lot(s) 7 Address: 32 Shrewsbury Avenue
Lot size 7,180 s.f. # of Existing Lots 1 # of Proposed Lots 1
Zone WT-R Are there existing Deed Restrictions or Easements? ☐ No ☐ Yes – Please attach copies
Has the property been subdivided? ☒ No ☐ Yes If yes, when? _____
Attach copies of approved map or approved resolution
Property taxes paid through Current Sewer paid through Current

5. ATTORNEY (A corporation, LLC, Limited Partnership, or S-Corp must be represented by a NJ attorney)

Name: Thomas J. Hirsch
Address: 3350 Rt. 138, Bldg. 1, Suite 214, Wall, NJ 07719
Phone: 732-280-2100 Email: thomasjhirsch@aol.com



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6. APPLICANT'S OTHER PROFESSIONAL(S) – Engineer, Planner, Architect, etc.

Name: Robert W. Adler, Architect
Address: 1049 Broadway West
Long Branch, NJ 07764
Phone: 732-571-1010
Email: radler@rwadlerassociates.com

Name: _____
Address: _____

Phone: _____
Email: _____

7. LAND USE

A. PROPERTY HISTORY –Describe in detail, nature of prior use(s) on the site, start date of such use, any prior Land Use Board applications for this site (attach copy of resolution, if applicable), history of current ownership, etc.

The property has always been utilized as a single-family home which home exists today. The house historically also had an attached one-car garage which was severely damaged during Sandy. Applicant sought a variance to rebuild the garage, however, sought to have a second level for additional storage whereas the original garage was only one story. Applicant sought to put the garage over the same foundation of the original garage and therefore required a side yard setback. That application was originally granted unanimously; however, as a result of a notice issue, the application had to be reheard at which time the application did not receive a majority vote and therefore was denied. Applicant now files a new application with a redesigned one-story attached garage emulating the original garage which requires a side yard setback variance. The front façade of the principal dwelling is set back from the front yard property line by approximately 68.5 feet where only 35 feet is required. The proposed garage, which is being built over the existing slab from the original garage, may be slightly closer to the front yard than the existing façade of front porch. Applicant does not believe they need a front yard setback; however, if one is needed, applicant requests same.

B. PROPOSED PLAN –Describe in detail, proposed use for property, including, but not limited to: 1) portion to be subdivided; 2) sell lot only; 3) construct house(s) for sale; 4) how trash will be disposed; 5) landscaping; 6) hours of operation; 7) type of goods/services; 8) fire lane. Attach additional sheets if necessary.

C. ADDITIONAL INFORMATION:

		Existing	Proposed
Residential:	How many dwelling units?	<u>1</u>	<u>1</u>
	How many bedrooms in each unit?	<u>N/A</u>	<u></u>
	How many on-site parking spaces?	<u>N/A</u>	<u></u>
Commercial:	How many commercial uses on site?	<u>N/A</u>	<u></u>
	How many on-site parking spaces?	<u>N/A</u>	<u></u>



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42 Shore Drive
Highlands, NJ 07732
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8. VARIANCE REQUESTS Complete section(s) related to the relief being requested.

	Req'd	Exist.	Prop'd
Minimum Lot Requirements			
Lot Area	5,000	N/A	N/A
Frontage	50	47.5	47.5
Lot Depth	100	147.7	147.7
Minimum Yard Requirements			
Front Yard Setback	35	68.5*	68.5*
2 nd Front Yard Setback		55**	55**
Rear Yard Setback	25	44*	44*
Side Yard Setback, right			
Side Yard Setback, left			
Building Height	30		

	Req'd	Exist.	Prop'd
Accessory Structures			
Fence/Wall Height	N/A	N/A	N/A
Garage/Shed Height	15	14.83	10.5
Garage/Shed Area			
Pool Setback	N/A	N/A	N/A
Parking Requirements			
On-site Parking Spaces	N/A	N/A	N/A
Other (please add)			
*House			
**Covered Porch			

9. OTHER RELIEF REQUESTED Please specify relief(s) and explain below. ____

Applicant is reconstructing the garage over the existing concrete slab for the original garage and the side yard setback is 0.90 feet existing and proposed. As set forth under #7, applicant does not believe a front yard setback variance is required, however, requests same if the Board determines it's required for some reason.



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10. NOTARIZED SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant, or that I am an Officer of the Applicant authorized to sign the application for the business organization. Additionally, I certify that the survey or plans submitted with this application shows and discloses the premises in its entirety, and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED to before me this

24th day of April 2023 (year)

Barbara D. McArthur (notary)

(Seal)

Kerry M. Farrell 4/24/23
Signature Date

Kerry M. Farrell

BARBARA D. McARTHUR
Notary Public, State of New Jersey
Comm. # 50072671
My Commission Expires 11/28/2027

11. NOTARIZED CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this

24th day of April 2023 (year)

Barbara D. McArthur (notary)

(Seal)

Kerry M. Farrell 4/24/23
Signature Date

Kerry M. Farrell

BARBARA D. McARTHUR
Notary Public, State of New Jersey
Comm. # 50072671
My Commission Expires 11/28/2027

12A. DISCLOSURE STATEMENT Circle all that apply.

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

Is this application to subdivide a parcel of land into six (6) or more lots?

Yes ☐ No ☒

Is this application to construct a multiple dwelling of 25 or more units?

Yes ☐ No ☒

Is this an application for approval of a site(s) for non-residential purposes?

Yes ☐ No ☒

Is this Applicant a corporation?

Yes ☐ No ☒

Is the Applicant a limited liability corporation?

Yes ☐ No ☒

Is the Applicant a partnership?

Yes ☐ No ☒

If you circled **YES** to any of the above, please complete the following Ownership Discloser Statement (use additional sheets if necessary).

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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

APR 28 2023

Give Form to the
requester. Do not
send to the IRS.

LAND USE BOARD

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <i>Kerry M. Farrell</i>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
<input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. <i>PO Box 129</i>	Requester's name and address (optional)
6 City, state, and ZIP code <i>Spring Lake NJ 07762</i>	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
[REDACTED]								
or								
Employer identification number								

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Kerry M. Farrell

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

THOMAS J. HIRSCH

ATTORNEY AT LAW

AUTUMN RIDGE OFFICE PARK
3350 ROUTE 138, BUILDING 1, SUITE 214
WALL, NEW JERSEY 07719

(732) 280-2100
TELEFAX (732) 280-2104
email: thomasjirsch@aol.com

April 27, 2023

Ms. Nancy Tran
Land Use Board Secretary
Borough of Highlands
42 Shore Drive
Highlands, NJ 07732

Re: 32 Shrewsbury Avenue
Block 43, Lot 7
Kerry M. Farrell

RECEIVED
APR 28 2023
LAND USE BOARD

Dear Ms. Tran:

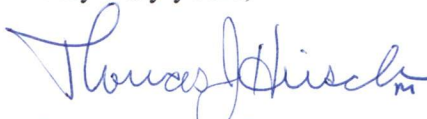
I represent the applicant, Kerry M. Farrell, in the above matter. Enclosed please find the following documents pertaining to her application for a variance:

1. Original plus 3 copies of application
2. 4 sets of sealed architectural plans
3. Check #259 in the amount of \$250 made payable to the Borough of Highlands representing the required application fee
4. Check #260 in the amount of \$750 made payable to the Borough of Highlands representing the required escrow fee

When the application has been deemed complete, please advise as to a date for the hearing.

If you have any questions, please don't hesitate to contact me.

Very truly yours,



THOMAS J. HIRSCH

TJH:bm
Enclosures

FARRELL RESIDENCE

PROPOSED ONE-CAR GARAGE RECONSTRUCTION

32 SHREWSBURY AVE.

HIGHLANDS, NJ

BLOCK: 43, LOT: 7

SCOPE OF WORK

THE PROJECT IS THE RECONSTRUCTION OF AN EXISTING ONE-STORY, WOOD-FRAMED GARAGE WITH BREAK AWAY WALL PANELS AND V-ZONE CONSTRUCTION. ANY AND OR NON-CONFORMING ZONING CONDITIONS (EXISTING AND PROPOSED) ARE INDICATED ON THE ZONING SCHEDULE.

NUMERIC SUMMARY

EXISTING TWO-HALF (2-1/2) -STORY, WOOD-FRAMED, SINGLE-FAMILY RESIDENCE WITH DETACHED ONE-CAR GARAGE:

1ST FLOOR	HOUSE (EXIST. TO REMAIN) 914 SF.	DETACHED GARAGE (HOUSE RECONSTRUCTED) 212 SF.	FRONT PORCH (EXIST. TO REMAIN) 262 SF.	DECK (EXIST. TO REMAIN) 229 SF.
-----------	-------------------------------------	--	---	------------------------------------

BUILDING CHARACTERISTICS

NUMBER OF STORIES	2 1/2 - STORIES (EXISTING HOUSE TO REMAIN) 1 - STORY (DETACHED GARAGE TO BE RECONSTRUCTED)
HEIGHT OF STRUCTURE AREA-LARGEST FLOOR	10' - 6" (GARAGE ROOF HEIGHT) 914 SF. (EXIST. HOUSE FIRST FLOOR) 212 SF. (DETACHED GARAGE)
CONSTRUCTION CLASSIFICATION FEMA FLOOD ZONE	5B IBC 2018 AE-15 (V-ZONE CONSTRUCTION)

ZONING SCHEDULE

WTR		WATERFRONT TRANSITION-RESIDENTIAL ZONE			
HEIGHT:	MAX. BLDG.	REQUIRED	EXISTING	PROPOSED	
		30 FT. (REFER TO NOTE #2) 2-1/2 STORY	N/A 2-1/2 STORY	N/A 2-1/2 STORY	
LOT:	MIN. LOT AREA MIN. LOT FRONTAGE MIN. LOT DEPTH MAX. LOT COVERAGE MAX. BLDG. COVERAGE	9,000 90.00 FT. 100.00 FT. 4,976.00 SF. (70%) 2,192.00 SF. (30%)	7,108.00 SF. 47.50 FT. * 147.70 FT. 2,984.00 SF. (36.35%) 1,978.00 SF. (19.59%)	7,108.00 SF. 47.50 FT. * 147.70 FT. 2,984.00 SF. (36.35%) 1,402.00 SF. (19.72%)	
BUILDING:	MIN. FRONT SETBACK MIN. SIDE SETBACK MIN. CORN. SETBACK MIN. REAR SETBACK	36.00 FT. 8.00 FT. 20.00 FT. 29.00 FT.	64.50 FT. (HOUSE) 55.00 FT. (COV. PORCH) 8.50 FT. 21.00 FT. 44.00 FT. (HOUSE)	64.50 FT. (HOUSE) 55.00 FT. (COV. PORCH) 8.50 FT. 21.00 FT. 44.00 FT. (HOUSE)	
ACCESSORY:	DETACHED GARAGE:				
		MIN. FRONT SETBACK MIN. SIDE SETBACK MIN. REAR SETBACK MAX. HEIGHT DISTANCE FROM PRINCIPLE BLDG.	55.00 FT. (PORCH) 3.00 FT. 3.00 FT. 19.00 FT. (REFER TO NOTE #2) N/A	54.80 FT. ** (REFER TO NOTE #1) 0.90 FT. * 76.58 FT. 14.85 FT. (REFER TO NOTE #2) 0.50 FT.	54.80 FT. ** (REFER TO NOTE #1) 52.34 FT. ** (ROOF CANOPY) 0.90 FT. ** 76.58 FT. 74.08 FT. (ROOF CANOPY) 10.50 FT. (REFER TO NOTE #2) 0.50 FT.

EXISTING LOT COVERAGE INCLUDES:	PROPOSED LOT COVERAGE INCLUDES:
EXISTING FIRST FLOOR (914 SF.) EXISTING FRONT COVERED PORCH (292 SF.) EXISTING DETACHED GARAGE (212 SF.) EXISTING CANOPY (24 SF.) EXISTING DECK (0 SF., REFER TO NOTE #3) EXISTING DRIVEWAY (495 SF.) EXISTING EXTERIOR STAIRS/BULKHEAD (109 SF.) EXISTING WALKWAYS (491 SF.) EXISTING PAVEMENT PATIO (94 SF., - NOT COVERED BY CANOPY)	EXISTING FIRST FLOOR TO REMAIN (914 SF.) EXISTING FRONT COVERED PORCH TO REMAIN (292 SF.) EXISTING DETACHED GARAGE TO BE RECONSTRUCTED (212 SF.) EXISTING CANOPY TO BE RECONSTRUCTED (24 SF.) EXISTING DECK TO REMAIN (0 SF., REFER TO NOTE #3) EXISTING DRIVEWAY TO REMAIN (491 SF., - NOT COVERED BY CANOPY) EXISTING EXTERIOR STAIRS/BULKHEAD TO REMAIN (109 SF.) EXISTING WALKWAYS TO REMAIN (491 SF.) EXISTING PAVEMENT PATIO (94 SF., - NOT COVERED BY CANOPY) PROPOSED CANOPY (24 SF.)
EXISTING BLDG. COVERAGE INCLUDES:	PROPOSED BLDG. COVERAGE INCLUDES:
EXISTING FIRST FLOOR (914 SF.) EXISTING FRONT COVERED PORCH (292 SF.) EXISTING DETACHED GARAGE (212 SF.) EXISTING CANOPY (24 SF.)	EXISTING FIRST FLOOR TO REMAIN (914 SF.) EXISTING FRONT COVERED PORCH TO REMAIN (292 SF.) EXISTING DETACHED GARAGE TO BE RECONSTRUCTED (212 SF.) EXISTING CANOPY (24 SF.) PROPOSED CANOPY (24 SF.)

NOTES:
1. ACCESSORY STRUCTURES FRONT SETBACK: EXISTING NON-CONFORMING CONDITION WITH ACCESSORY STRUCTURE IN THE FRONT YARD, AS PER THE HIGHLANDS ZONING ORDINANCE, SECTION 21-76A.3. NO ACCESSORY STRUCTURE SHALL BE PERMITTED CLOSER TO THE FRONT PROPERTY LINE THAN THE FRONT SETBACK REQUIREMENT ON THE FRONT FACE OF THE PRINCIPAL STRUCTURE. WHICHEVER IS THE LESSER, THE PROPOSED RECONSTRUCTED GARAGE SHALL MATCH EXISTING SETBACK OF 54.80 FT. WHERE THE PRINCIPLE STRUCTURE SETBACK IS 55.00 FT. ** VARIANCE REQUIRED**

2. BUILDING HEIGHT: AS PER THE HIGHLANDS ZONING DEFINITIONS, THE BUILDING HEIGHT IS THE VERTICAL DISTANCE AS MEASURED FROM THE GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE. IN THE CASE OF SLOPED ROOFS, THE AVERAGE HEIGHT IS THE MID-POINT BETWEEN THE LOWEST ROOF EAVE OF THE TOP FLOOR AND THE RIDGE.

3. DECKS: AS PER THE HIGHLANDS ZONING ORDINANCE, SECTION 21-69.27, DECKS SHALL NOT BE CONSIDERED IN THE DETERMINATION OF YARD SIZE OR LOT COVERAGE, PROVIDED, HOWEVER, THAT SUCH TERRACE OR DECK IS UNROOFED AND WITHOUT WALLS, PARAPETS, OR OTHER FORM OF ENCLOSURE.

* NON-CONFORMING ZONING CONDITION CREATED BY EXISTING CONDITIONS.
** NON-CONFORMING ZONING CONDITION CREATED BY PROPOSED NEW WORK

INDEX

SHEET #1:	USE GROUP CONSTRUCTION TYPE NUMERIC SUMMARY SCOPE OF WORK ZONING SCHEDULE BUILDING CHARACTERISTICS
SHEET #2:	GARAGE FOUNDATION PLAN GARAGE FLOOR PLAN GARAGE FRONT ELEVATION GARAGE LEFT SIDE ELEVATION GARAGE REAR ELEVATION GARAGE RIGHT SIDE ELEVATION
SHEET #3:	PLOT PLAN

DESIGN LOADS

1ST FLOOR-	40 PSF LIVE LOAD,	20 PSF DEAD LOAD
ROOF-	20 PSF LIVE LOAD, SNOW LOAD 125%	20 PSF DEAD LOAD

NOTE:
FOR ALL HORIZONTAL STRUCTURAL MEMBERS THE MAXIMUM ALLOWABLE DEFLECTION UNDER TOTAL LOAD, AT MID-SPAN, SHALL BE .35" MAXIMUM.

USE GROUP:	R5 IBC/IRC 2018
CONSTRUCTION TYPE:	5B IBC 2018

PROPOSED
GARAGE
RECONSTRUCTION
FOR
FARRELL
32 SHREWSBURY AVE.
HIGHLANDS, NJ

DRAWING:
COVER PAGE INFORMATION

DATE:
NOVEMBER 11, 2021

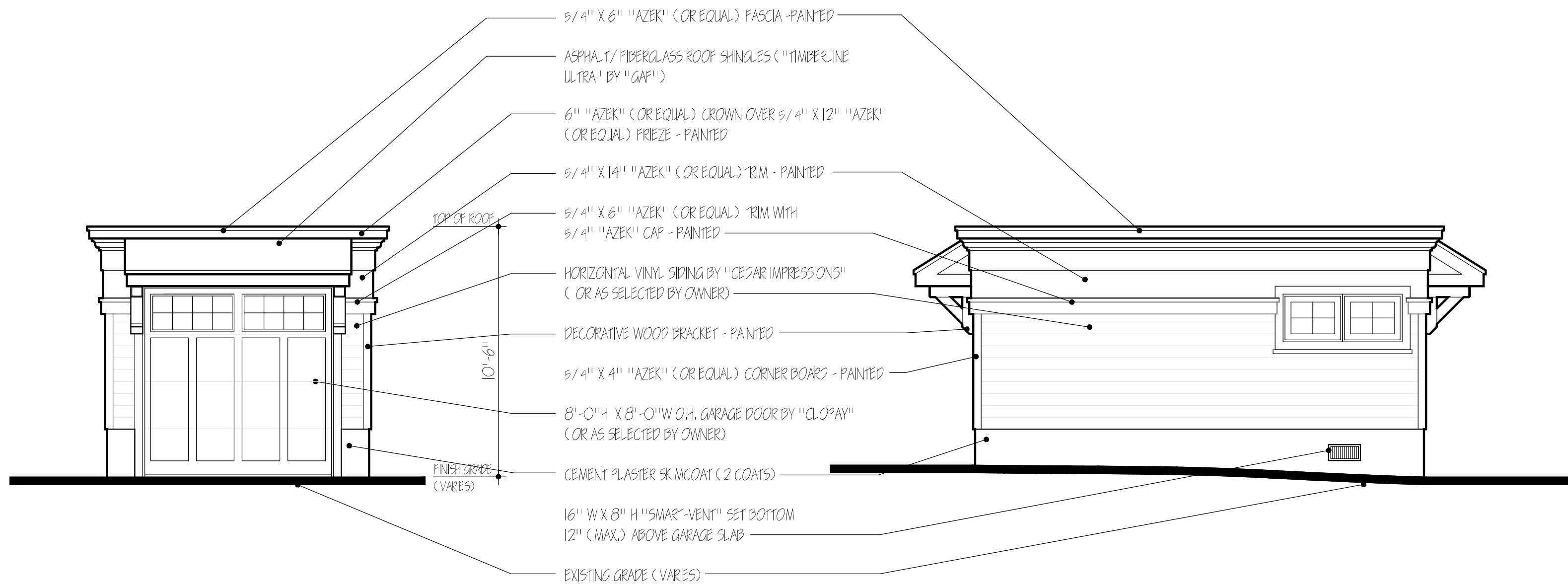
REVISED:
FEBRUARY 15, 2023
APRIL 9, 2023

ROBERT W. ADLER
— & ASSOCIATES, PA —
ARCHITECTS
WWW.RWADLERASSOCIATES.COM
Tel: 732-571-1910

RWA
1049 Broadway West Long Branch, NJ 07744

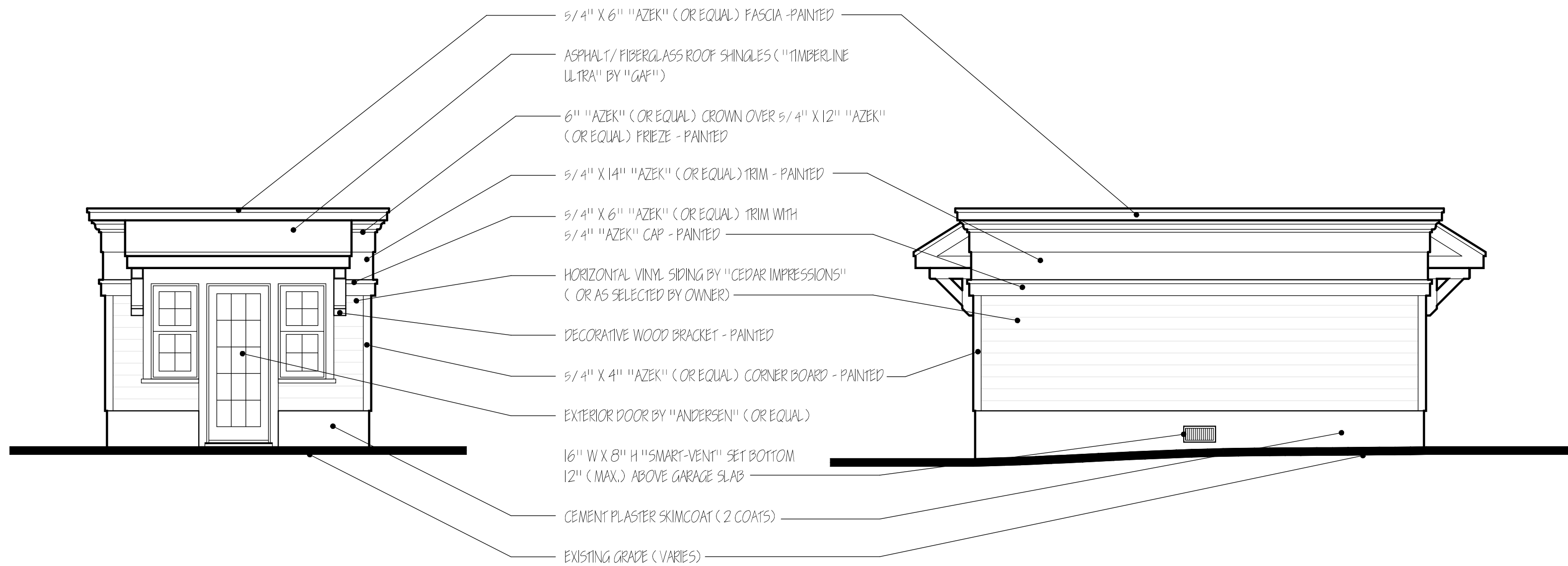
LICENSES:
NJ 10795
NY 026851
MD 9678
PA RA-012365-B
FL AR-100474

1 OF 3



GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

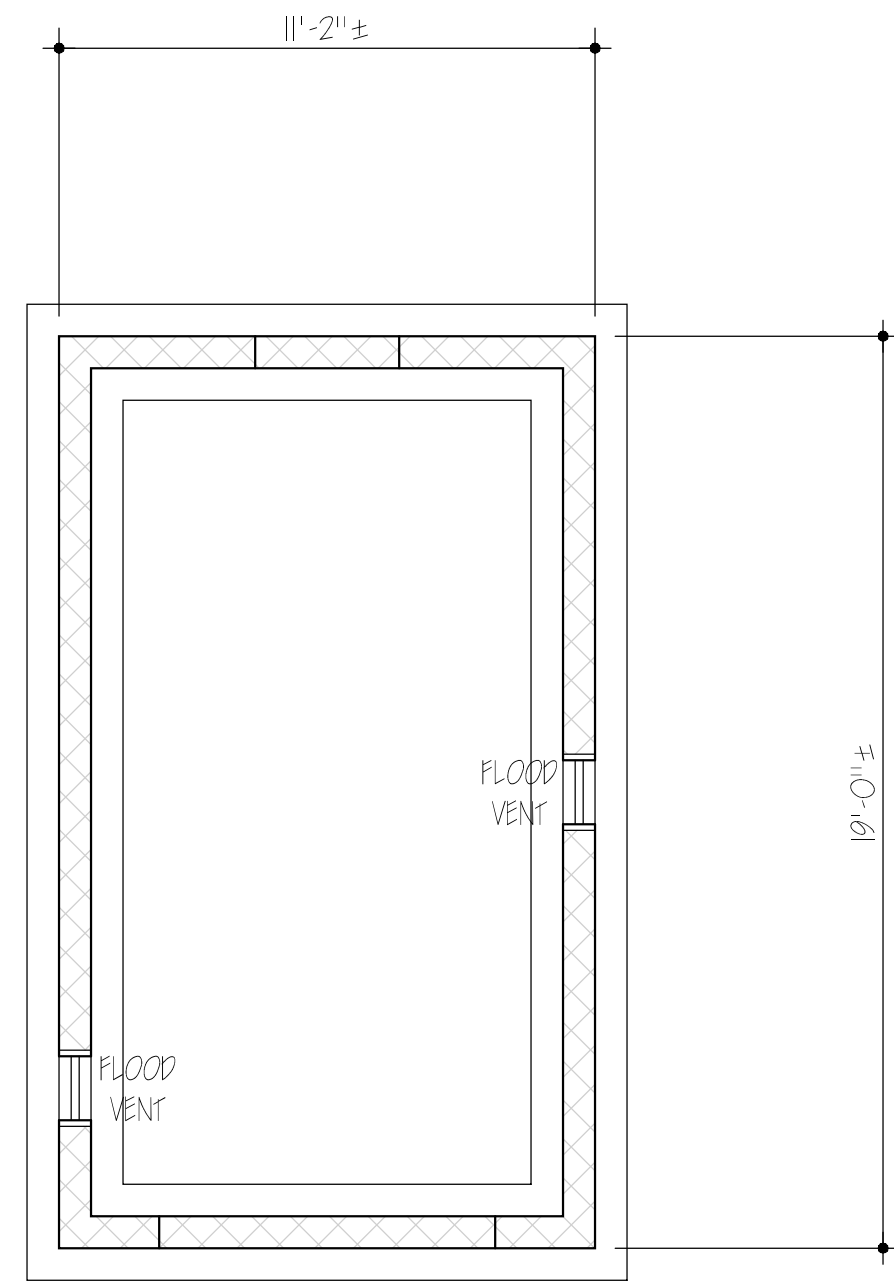


GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"

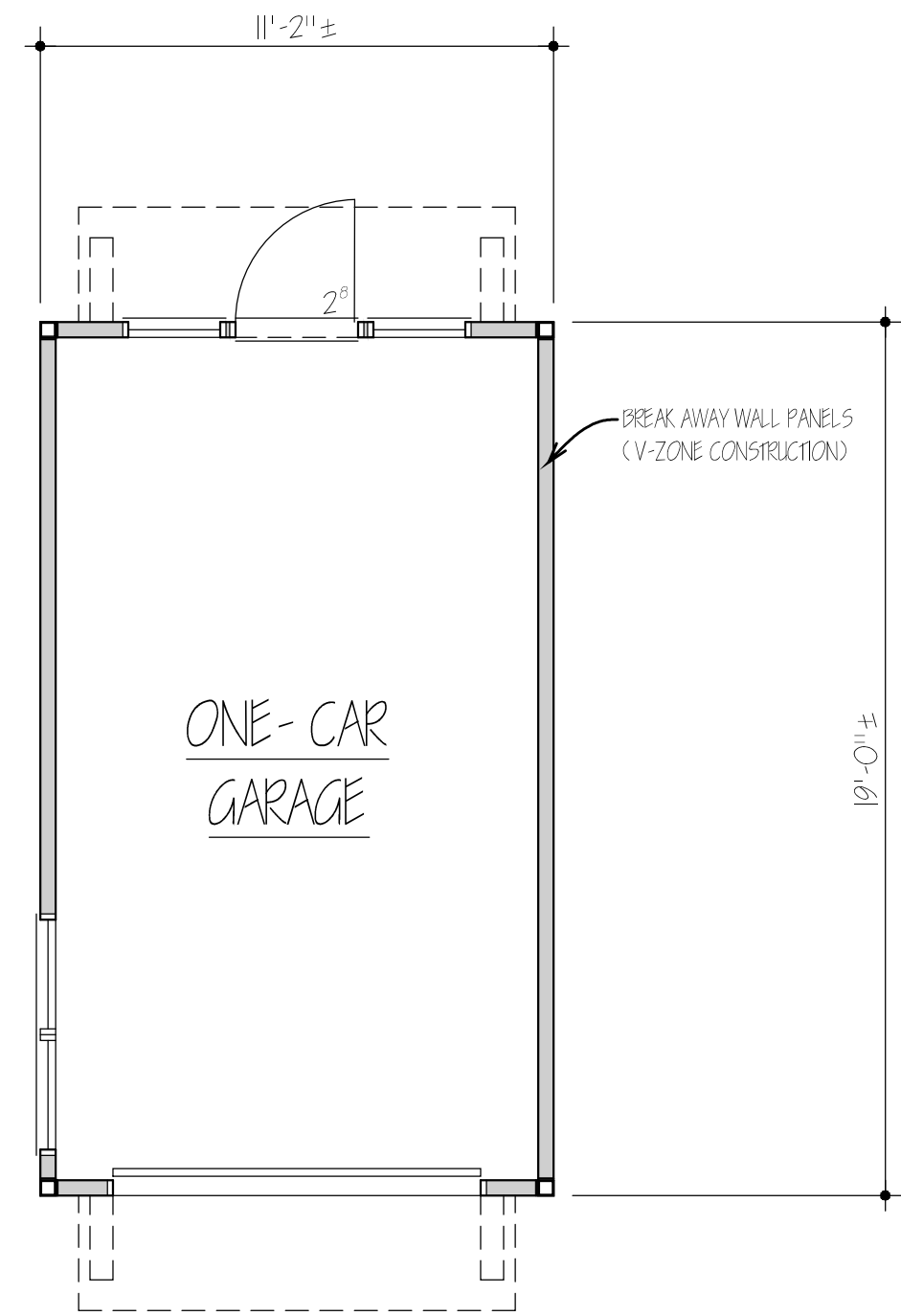
GARAGE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

BLOCK VENT NOTE:
PROVIDE "SMART VENT" MODEL #1540-520 FOR BLOCK WALLS FOR HYDROSTATIC RELIEF OF 200 SQ. FT. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. COORDINATE VENT COLOR WITH OWNER.

- DETACHED GARAGE: 212 S.F./ 200 S.F. = 2 VENTS (2 REQ.)



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED
GARAGE
RECONSTRUCTION
FOR
FARRELL
52 SHEVEYBURY AVE.
HIGHLANDS, NJ

DRAWING:
FOUNDATION PLAN
GARAGE FLOOR PLAN
GARAGE ELEVATIONS

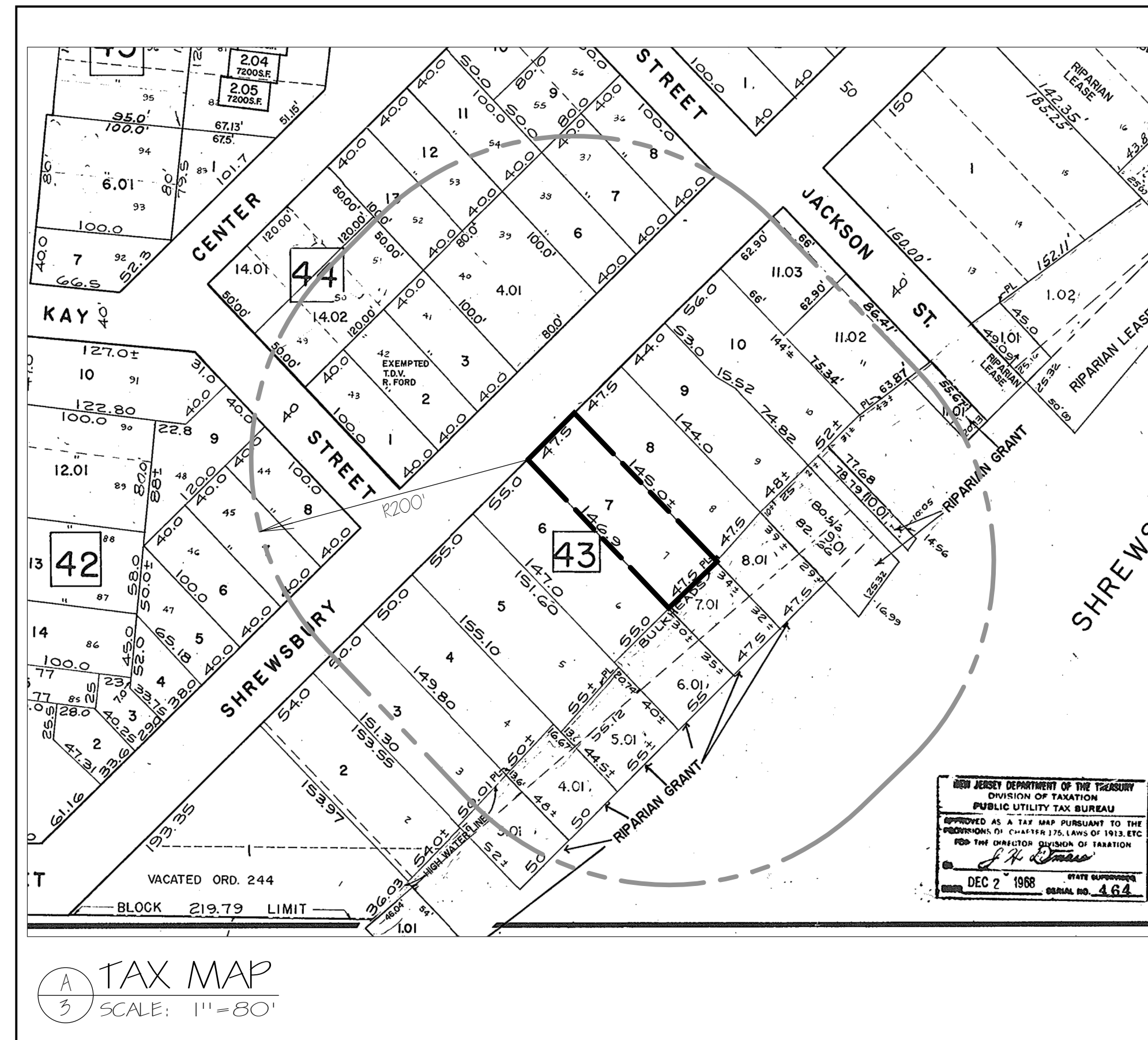
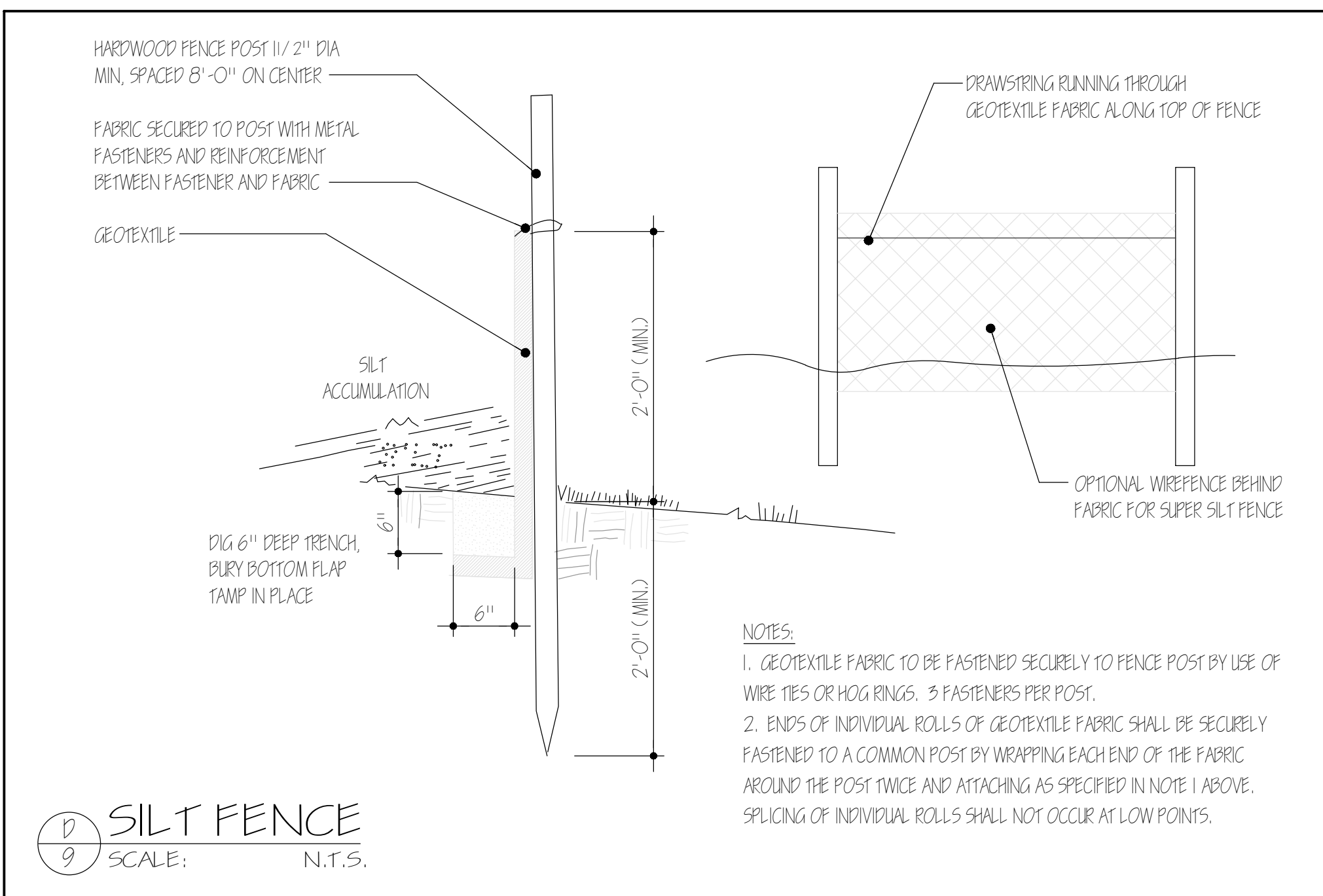
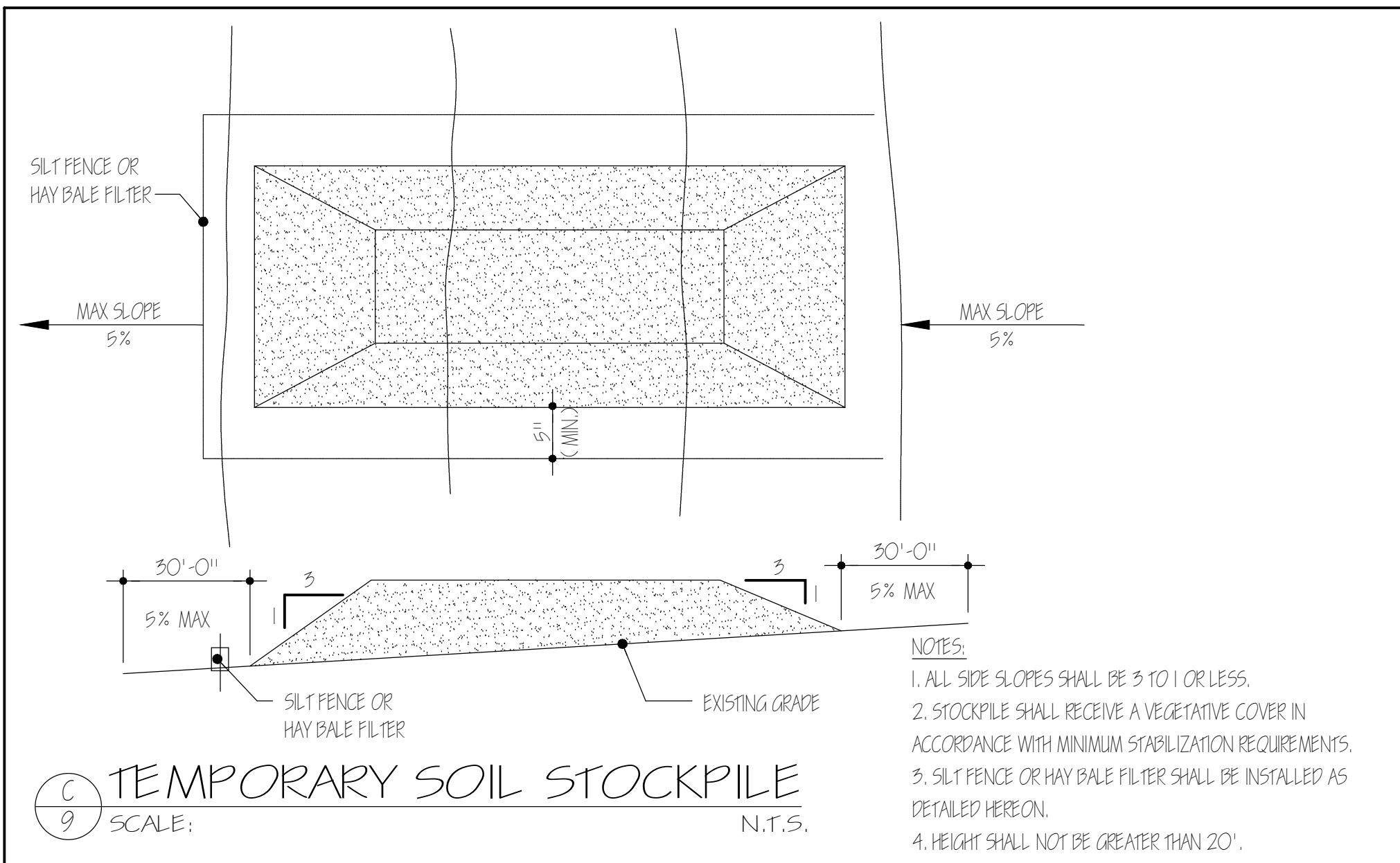
DATE:
NOVEMBER 11, 2021

REVISED:
FEBRUARY 15, 2023
APRIL 3, 2023

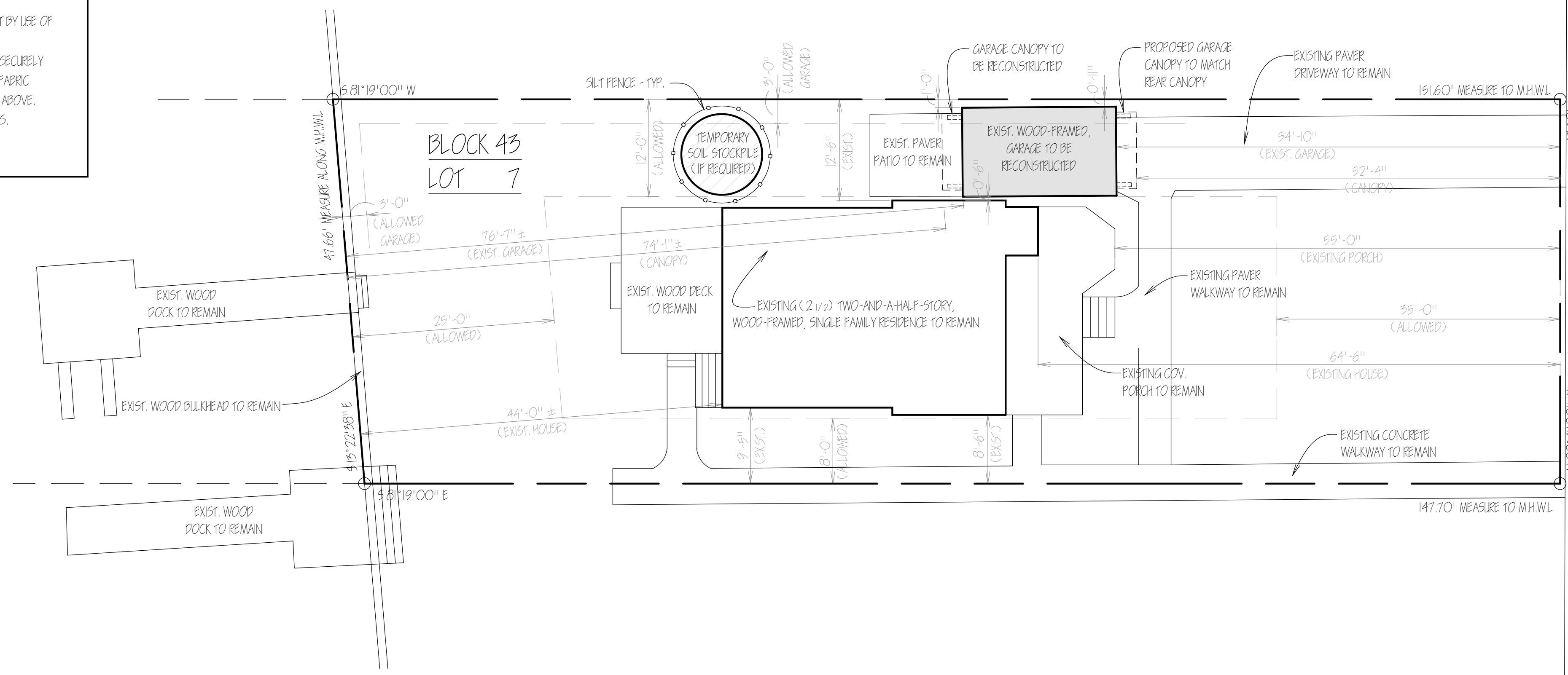
**ROBERT W. ADLER
& ASSOCIATES, PA
ARCHITECTS**
WWW.RWADLERASSOCIATES.COM
Tel: 732-571-1010

RWA
1049 Broadway West Long Branch, NJ 07764

LICENSES:
NJ 10795
NY 026851
MD 9678
PA RA-012365-B
FL AR-100476



SHREWSBURY RIVER

**NOTE:**

INFORMATION TAKEN FROM SURVEY, PROVIDED BY OWNER, DONE BY "THOMAS FINNEGAN LAND SURVEYING", BELFORD, NEW JERSEY AND DATED JUNE 18, 2019. REFER TO THOSE DRAWINGS FOR ANY ADDITIONAL NOTES AND DIMENSIONS.

PROPOSED
GARAGE
RECONSTRUCTION
FOR
FARRELL
52 SHREWSBURY AVE.
HIGHLANDS, NJ

DRAWING:

PLOT PLAN

DATE:

NOVEMBER 11, 2021

REVISED:FEBRUARY 15, 2023
APRIL 9, 2023

ROBERT W. ADLER
— & ASSOCIATES, PA —
ARCHITECTS
WWW.RWADLERASSOCIATES.COM
Tel: 732-571-1010

RWA
1049 Broadway West Long Branch, NJ 07764

LICENSES:
NJ 10795
NY 026851
MD 9678
PA RA-012365-B
FL AR-100474

3 OF 3



HGPD- R1901

June 15, 2023

Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, New Jersey 07732

Via Email (ntran@highlandsborough.org)

**Re: Farrell Residence
32 Shrewsbury Avenue
Block 43, Lot 7
Waterfront Transition-Residential (WT-R) Zone
First Completeness Review**

Dear Ms. Tran:

As requested, we have reviewed the above-referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations section entitled Part 3, Subdivision and Site Plan Review, Article VI, Application Procedure, and Article VIII, Plat and Plan Details, section 21-58D – Minor Site Plan.

The applicant submitted the following documents in support of this application:

1. Land Use Board Application, dated April 24, 2023.
2. Architectural Plans prepared by Robert W. Adler & Associates, PA, dated November 11, 2021, last revised May 3, 2023, consisting of three (3) sheets.

The above information was reviewed for completeness purposes as follows:

Preliminary Site Plan (Minor): The preliminary site plan shall be drawn at a scale of not more than one hundred (100) feet to the inch and shall include such details as may be necessary to properly evaluate the application and determine compliance with this chapter. The site plan shall be drawn by a licensed New Jersey professional engineer and land surveyor and, where applicable to the proposed use or construction, the following information shall be clearly shown.

1. Date, name, location of site, name of owner, scale and reference meridian. **Provided.**
2. Area of the lot and all lot line dimensions and bearings. **Provided.**
3. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures and any other feature on the property and within seventy-five (75) feet of the property line. **Provided.**
4. Location, use and ground floor area of all existing and proposed buildings, with the building setback, side line and rear yard distance. **Partially provided. The applicant shall revise the plot plan to include existing/proposed building setbacks and required setback lines.**
5. Elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed. **Not provided, but not required for this application.**



Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board

Re: Farrell Residence
32 Shrewsbury Avenue
Block 43, Lot 7
Waterfront Transition-Residential (WT-R) Zone
First Completeness Review

6. The location and widths of existing and proposed streets servicing the site plan. **Partially provided. Width of existing street is not shown on the plans, but not particularly relevant to this application.**
7. Specifications for and location of proposed surface paving and curbing. **Not applicable.**
8. Location of all structures within seventy-five (75) feet of the property. **Not applicable.**
9. Location of off-street parking areas, with dimensions, showing proposed parking and loading spaces, with dimensions, width of proposed access drives and aisles and traffic circulation. **Not applicable.**
10. Storm water management and sanitary sewer reports, including proposed storm drainage and sanitary disposal facilities; specifically, the location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities plus all required design data supporting the adequacy of the existing or proposed facilities to handle future storm flows. **Not applicable.**
11. Existing and proposed contours of the property and for seventy-five (75) feet outside the property at one (1) foot intervals when new buildings or parking areas are proposed. Spot elevations for any development in a flood hazard area. **Not provided, but not required for this application.**
12. The location and treatment of proposed entrances and exits to the public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration, and deceleration lanes, additional widths and any other devices necessary to traffic safety and/or convenience. **Not applicable.**
13. The location and identification of proposed open space, parks or other recreation areas. **Not applicable.**
14. The location and design of landscaping, buffer areas and screening areas showing size, species and spacing of trees and plants and treatment of unpaved areas. **Not provided.**
15. The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. **Not applicable.**
16. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. **Not provided. The applicant shall confirm that existing utilities will be reused, and no new utilities lines or service connections are proposed.**
17. Specific location and design of traffic control devices, signs and lighting fixtures. The Board may require of the applicant expert testimony concerning the adequacy of proposed traffic control devices, signs and lighting fixtures. **Not applicable.**
18. Preliminary architectural plans for the proposed buildings or structures indicating typical floor plans, elevations, heights and general design or architectural styling. **Provided. The proposed structure is located within the Limit of Moderate Wave Action (LiMWA) in flood zone AE-13. Therefore,**



Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board

Re: Farrell Residence
32 Shrewsbury Avenue
Block 43, Lot 7
Waterfront Transition-Residential (WT-R) Zone
First Completeness Review

the plans should be designed in accordance with FEMA standards and the Borough of Highlands Flood Damage Prevention Ordinance requirements. I defer to the Borough Floodplain Manager for further review.

19. The present and past status and use and contemplated use of the property and all existing buildings on the property. A cleanup plan where such is necessary because of the past or present use of the site. **Not applicable.**
20. A soil erosion and sediment control plan is required. Said plan shall be submitted to the Soil Conservation District and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the District. **Not applicable.**
21. Soil Borings, when required by the Board Engineer. **Not applicable.**
22. Certification statement for the required municipal signatures, stating: **Not applicable.**

- Application No. _____ approved/disapproved by the Highlands Land Use Board as a Minor Site Plan on _____.

(date)

Chairman

Secretary

23. Certification statement for the County Planning Board approval / disapproval, if required. **Not applicable.**
24. The Board may require any additional information which is reasonably necessary to ascertain compliance with the provisions of this chapter.

Although some of the items noted above have not been submitted to the Board, adequate information has been provided in order to perform a technical review of the application. **Upon payment of the balance of the fees required, the application can be deemed COMPLETE and can be referred to the Board Chairman for consideration of scheduling the public hearing.**

The applicant shall also provide the following prior to the Board Hearing;

1. Updated plan showing the existing and proposed setbacks and required setback lines.
2. The plan shall include additional detailing of the roof drains associated with the proposed garage including location and direction of discharge.



Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board

Re: Farrell Residence
32 Shrewsbury Avenue
Block 43, Lot 7
Waterfront Transition-Residential (WT-R) Zone
First Completeness Review

The application fee and escrow fee calculation letter will be provided under separate cover. **We will commence our technical review letter upon confirmation from the Board Secretary that the balance of fees due have been properly posted.**

Should you have any questions or require any additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
LAND USE BOARD ENGINEER

EWB:EJC

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@weiner.law)
Brian O'Callahan, Zoning Officer (bocallahan@middletownnj.org)
Thomas J. Hirsch, Applicant's Attorney (thomasjhirsch@aol.com)

\\\\tandmassociates.local\\Public\\Projects\\HGPB\\R1901\\Correspondence\\Tran_ EWH_Farrell_32 Shrewsbury Ave_First Completeness Review.docx



HGPB- R1901

June 15, 2023

Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, New Jersey 07732

Via Email (ntran@highlandsborough.org)

**Re: Farrell Residence
32 Shrewsbury Avenue
Block 43, Lot 7
Waterfront Transition-Residential (WT-R) Zone
Determination of Fees**

Dear Ms. Tran:

As requested, we have reviewed the above-referenced application in accordance with the Borough of Highlands Land Use Regulations Part 6 - Fee Schedule.

The applicant submitted the following documents in support of this application:

1. Land Use Board Application, dated April 24, 2023.
2. Architectural Plans prepared by Robert W. Adler & Associates, PA, dated November 11, 2021, last revised May 3, 2023, consisting of three (3) sheets.

Please note the following fee calculations:

- 1. Application fee: \$650.00**
- 2. Escrow fee: \$1,300.00**

Please note that the initial application deposits shall be deducted from the total fees shown.

Should you have any questions or require any additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
LAND USE BOARD ENGINEER

EWH:GTG:EJC

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@weiner.law)
Brian O'Callahan, Zoning Officer (bocallahan@middletownnj.org)
Thomas J. Hirsch, Applicant's Attorney (thomasjhirsch@aol.com)

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HGPB-R1901

DETERMINATION OF FEES
32 Shrewsbury Avenue
Block 43 Lot 7

A. APPLICATION FEES (Ord. 21-107)

A. Variances

3. Residential "c" (minimum accessory front yard)	1	EA	\$	125.00	\$	125.00
Residential "c" (minimum accessory side yard)	1	EA	\$	125.00	\$	125.00

B. Site Plans

2. Minor	1	EA	\$	400.00	\$	400.00
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B. ESCROW FEES (Ord. 21-108)

B. Escrow Deposits (twice Application Fee; Minimum \$750)	1	LS	\$	1,300.00	\$	1,300.00
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Application fees subtotal \$ 650.00

Escrow fee subtotal \$ 1,300.00

Total \$ 1,950.00

HGPB- R1901

July 11, 2023

Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, New Jersey 07732

Via Email (ntran@highlandsborough.org)

**Re: Farrell Residence
32 Shrewsbury Avenue
Block 43, Lot 7
Waterfront Transition-Residential (WT-R) Zone
Minor Site Plan with variances
First Engineering Review**

Dear Ms. Tran:

As requested, our office has reviewed the above-referenced application for minor site plan approval. The applicant submitted the following documents in support of this application:

1. Land Use Board Application, stamped received on April 28, 2023.
2. Architectural Plans prepared by Robert W. Adler & Associates, PA, dated November 11, 2021, last revised April 3, 2023, consisting of three (3) sheets.

Based on our review of the submitted documents, we offer the following comments for the Board's consideration:

A. Project Description

The 7,108 square foot property is currently developed with an existing two-story single family dwelling. The site is located in the Waterfront Transition Residential (WT-R) Zone with frontage along Shrewsbury Avenue. With this proposal, the applicant is seeking minor site plan approval with variance relief and proposes to reconstruct the existing partially constructed one-story wood framed garage located in the property's side yard. The applicant applied to the Board previously seeking approval for a detached garage that was 14'-10" from the ground to the midline of a side dormer on a typical A-frame structure. The current proposal is for a detached garage in the same general location, with a single-story flat-roofed structure with a total height from ground to top of roof of 10'-6".

B. Planning and Zoning

In accordance with Section 21-93 of the Ordinance existing/proposed bulk conditions are noted as follows:

WT-R Zone	Required	Existing	Proposed
Minimum Lot Area (sf)	5,000	7,108	7,108
Minimum Lot Frontage (ft)	50	47.5^(E)	47.5^(E)



Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board

Re: Farrell Residence
32 Shrewsbury Avenue
Block 43, Lot 7
Waterfront Transition-Residential (WT-R) Zone
Minor Site Plan with variances
First Engineering Review

WT-R Zone (continued)	Required	Existing	Proposed
Minimum Lot Depth (ft)	100	147.7	147.7
Minimum Front Yard Setback (ft)	35	55	55
Minimum Rear Yard Setback (ft)	25	44	44
Minimum Side Yard Setback (ft)	8 / 12	8.5 / 12.5	8.5 / 12.5
Maximum Building Height (ft)	30	NS	NS
Lot Coverage	70%	36.35%	36.35%
Building Coverage	30%	19.39%	19.72%
Minimum Front Yard Setback, Accessory (ft)	55 (principal)	54.8 ^(V)	54.8 ^(V)
Minimum Side Yard Setback, Accessory (ft)	3	0.92 ^(V)	0.92 ^(V)
Minimum Rear Yard Setback, Accessory (ft)	3	76.58	76.58
Maximum Building Height, Accessory (ft)	15	NA	10.5

(E) – Existing Non-conformity

(C) – Calculated

(W) – Waiver

(V) – Variance

NA – Not Applicable

NS – Not Specified, the applicant shall confirm this dimension

1. To be entitled to bulk variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuant to N.J.S.A. 40: 55D-70c for the bulk variances:
 - a. Positive Criteria. The applicant must prove either a hardship in developing the site in conformance to the zone standards due to exceptional narrowness, shallowness, or shape of the property; or due to exceptional topographic conditions or physical features uniquely affecting the property; or due to an extraordinary and exceptional situation affecting the property or its lawful existing structures. Alternatively, the applicant may satisfy the positive criteria by demonstrating that the variance relief will promote a public purpose as set forth in the Municipal Land Use Law (N.J.S.A. 40:55D-2) and thereby provide improved community planning that benefits the public and the benefits of the variance substantially outweigh any detriment.
 - b. Negative Criteria. The applicant must also show that the bulk variances can be granted without substantial detriment to the public good or substantially impairing the intent and purpose of the zone plan. This requires consideration of the impact of the proposed variances on surrounding properties and a determination as to whether or not the variance



Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board

Re: Farrell Residence
32 Shrewsbury Avenue
Block 43, Lot 7
Waterfront Transition-Residential (WT-R) Zone
Minor Site Plan with variances
First Engineering Review

would cause such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.

C. Technical Engineering Review

1. The applicant shall provide testimony regarding the prior existence and/or approvals for the accessory garage that is the subject of this application, as well as the circumstances surrounding its demolition. Pursuant to Ordinance Section 21-98.C:

***Restoration.** If a nonconforming use or structure is deemed to be one hundred percent (100%) destroyed (damages equal to or greater than the full equalized value of the structure) by any cause whatsoever, it shall only be reestablished so as to conform to all zoning standards in the zone in which it is located. A nonconforming use or structure, which has been partially destroyed, such that it is deemed to be less than one hundred percent (100%) destroyed (damages less than the full equalized value of the structure) by any cause whatsoever, may only be repaired or rehabilitated to the same size on the same footprint, provided however, that the structure may be modified to conform with the requirements of Part 7, Flood Regulations.*

2. The applicant notes an eleven-inch (11”) side yard setback to the proposed accessory garage from the southerly side property line abutting lot 6. It is presumed that this dimension is to the lower foundation wall. The elevations show additional eaves/decorative trim that expand the total width of the proposed building. The applicant should provide testimony and a sketch of the front elevation detailing the setbacks at the top of the building, including any gutters so that the outer limit of the structure and appurtenances is identified in relation to the side property line.
3. The subject property is located within the “AE” Flood Zone with a Base Flood Elevation (BFE) of 13 feet. It is also noted that this property is within the Limit of Moderate Wave Action (LiMWA), which requires “V” Zone construction standards. We defer further review to the Floodplain Administrator.
4. The project site is located in the Coastal Area Facilities Review Act (CAFRA) Zone. The applicant shall comply with any applicable NJDEP requirements and should confirm any specific restrictions and/or permitting requirements accordingly. We recommend a jurisdictional determination be provided. We defer further review to NJDEP.
5. The applicant shall provide testimony on how the garage was damaged and the need for its reconstruction.
6. Pursuant to Ordinance Section 21-65.10A (Landscaping and Street Trees), “All areas not devoted to structures, paving, or other required uses shall be appropriately graded, landscaped and maintained in accordance with a landscaping plan approved by the Board”. The Board should determine if a landscaping plan is required.



Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board

Re: Farrell Residence
32 Shrewsbury Avenue
Block 43, Lot 7
Waterfront Transition-Residential (WT-R) Zone
Minor Site Plan with variances
First Engineering Review

7. Pursuant to Ordinance Section 21-65.10B (Landscaping and Street Trees), "In residential zones, street trees of at least two (2) to two and one-half (2-1/2) inch caliper will be required, planted a distance on center equivalent to no more than the width of their mature diameter. Where street trees are not appropriate because of views, existing vegetation, or other reason, the equivalent number of trees shall be located elsewhere on the lot". The Board should determine if a street tree is required for this application.
8. The applicant shall provide testimony on any drainage impacts to the adjacent residential properties as a result of this application. Gutters/downspouts should be shown if proposed. It is unclear how the flat roof will be drained.
9. A note shall be added to the plans stating that any/all existing curb, sidewalk, roadway, and other off-site objects damaged by construction should be repaired and/or replaced to the satisfaction of the Borough Engineer.
10. Approvals or waivers should be obtained from any agencies or departments having jurisdiction.

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing. If you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
LAND USE BOARD ENGINEER

EWB

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@weiner.law)
Brian O'Callahan, Zoning Officer (bocallahan@middletownnj.org)
Rob Knox, Land Use Board Chairman (rknox@highlandsborough.org)
Annemarie Tierney, Land Use Board Vice Chairwoman (annemarie@liquidadvisors.com)
Thomas J. Hirsch, Applicant's Attorney (thomasjhirsch@aol.com)
Robert Adler, AIA, Applicant's Architect (radler@rwadlerassociates.com)



Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board

Re: Farrell Residence
32 Shrewsbury Avenue
Block 43, Lot 7
Waterfront Transition-Residential (WT-R) Zone
Minor Site Plan with variances
First Engineering Review



Photo taken from Shrewsbury Avenue 2-23-22

\\tandmassociates.local\\Public\\Projects\\HGPB\\R1901\\Correspondence\\Tran_EWH_Farrell_32 Shrewsbury Ave_First Engineering Review.docx

FARRELL RESIDENCE

PROPOSED ONE-CAR GARAGE RECONSTRUCTION

32 SHREWSBURY AVE.

HIGHLANDS, NJ

BLOCK: 43, LOT: 7

RECEIVED

APR 28 2023

LAND USE BOARD

SCOPE OF WORK

THE PROJECT IS THE RECONSTRUCTION OF AN EXISTING ONE-STORY, WOOD-FRAMED GARAGE WITH BEAM AVALAY WALL PANELS AND V-ZONE CONSTRUCTION. ANY AND OR NON-CONFORMING ZONING CONDITIONS (EXISTING AND PROPOSED) ARE INDICATED ON THE ZONING SCHEME.

NUMERIC SUMMARY

EXISTING TWO-1/2 (2 1/2) STORY, WOOD FRAMED, SINGLE-FAMILY RESIDENCE WITH DETACHED ONE-CAR GARAGE.

1ST FLOOR	HOUSE 12x12x12 94 SF.	DETACHED GARAGE 12x12x12 212 SF.	FRONT PORCH 12x12 202 SF.	DECK 12x12 270 SF.
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BUILDING CHARACTERISTICS

NUMBER OF STORES 2172- STORES CHANGING HOUR TO REMAIN:
1- STORE (CONCRETE GARAGE) TO BE RECONSTRUCTED

HEIGHT OF STRUCTURE
AREA - LARGEST FLOOR

10' 6" (GARAGE ROOF HEIGHT)
9'4" SP. (EXIST. HOUSE FIRST FLOOR)

CONSTRUCTION CLASSIFICATION
FL-11 FLOOD ZONE

ZONING SCHEDULE

[illegible]

INDEX

INDEX	
SHEET #1:	USE GROUP CONSTRUCTION INFO MANUAL SUMMARY SCOPE OF WORK ZONING SCHEDULE BUILDING CHARACTERISTICS
SHEET #2:	GRADE FOUNDATION PLAN GRADE FLOOR PLAN GRADE FROST DEPTH ELEVATION GRADE LEFT SIDE ELEVATION GRADE RIGHT SIDE ELEVATION
SHEET #3:	PLAN PLAN

DESIGN LOADS

1ST FLOOR	40 PSR LIFT LOAD	20 PSR DEAD LOAD
ROOF	20 PSR LIFT LOAD 50 PSR DEAD LOAD	20 PSR DEAD LOAD

NOTE:
FOR ALL HORIZONTAL STRUCTURAL MEMBERS THE MAXIMUM ALLOWABLE
DEFLECTION UNDER TOTAL LOAD, AT MID-SPAN SHALL BE 35 IN/1000 IN.

USE GROUP: R5 IBC / IRC 2018
CONSTRUCTION TYPE: 5B IBC 2018

PROPOSED
GARAGE
RECONSTRUCTION
FOR
FARRELL
52 SHEPHERD AVE.
BIRMINGHAM, AL

DRAWING:

DATE: 10/15/2021

REVISÉ:
JANUARY 15, 2025
MAY 5, 2025

ROBERT W. ADLER
— & ASSOCIATES, PA —
ARCHITECTS
Tel: 732-571-1010
WWW.RWADLERASSOCIATES.COM

RWA
049 Broadway West Long Branch, NJ 07764

LICENCES:

OF 3

RECEIVED

APR 28 2023

LAND USE BOARD

PROPOSED
GARAGE
RECONSTRUCTION
FOR
FARRELL
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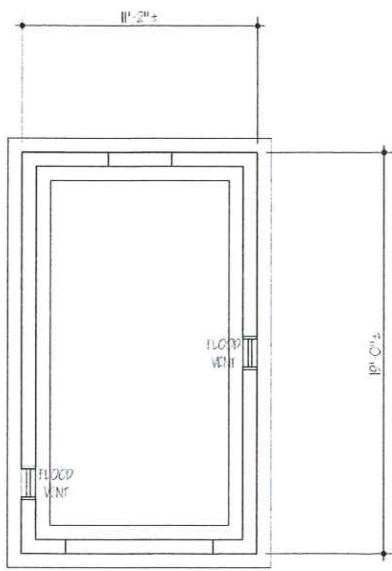
DRAWING:
FOUNDATION PLAN
GARAGE FLOOR PLAN
GENERAL NOTES
DATE:
10/1/2022
REVISED:
10/1/2022
10/1/2022

**ROBERT W. ADLER
& ASSOCIATES, PA
ARCHITECTS**
WWW.RWAADLERARCHITECTS.COM
Tel: 732-571-1000

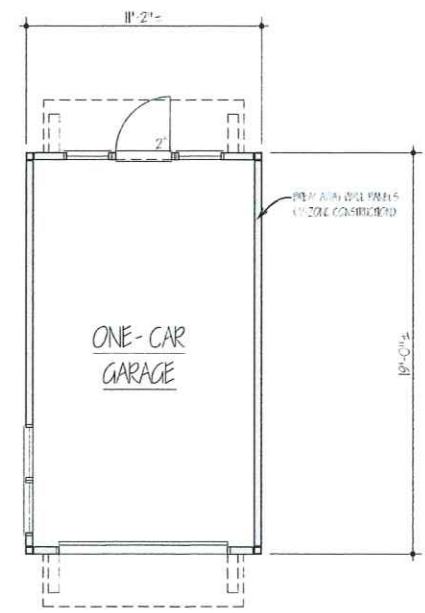
RWA
1000 Broadway West Long Branch, NJ 07764
LICENSE
RWA
10/1/2022
10/1/2022

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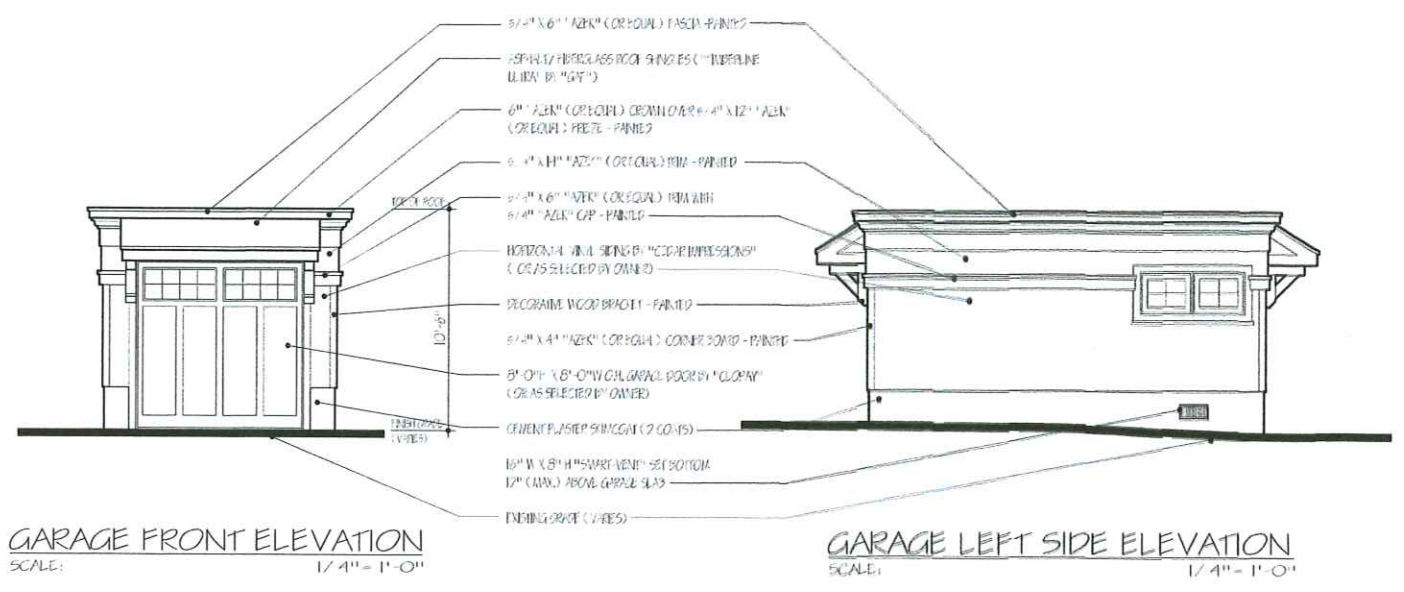
BLOCK VENT NOTE:
PROVIDE "SMART VENT" MODEL #16-40-20 FOR BLOCK WALLS FOR
HYDROSTATIC RELIEF @ 200 SQ. FT. INSTALL AS PER MANUFACTURER'S
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DETACHED GARAGE: 212 SF / 200 SF. = 2 VENTS (2 REQ.)



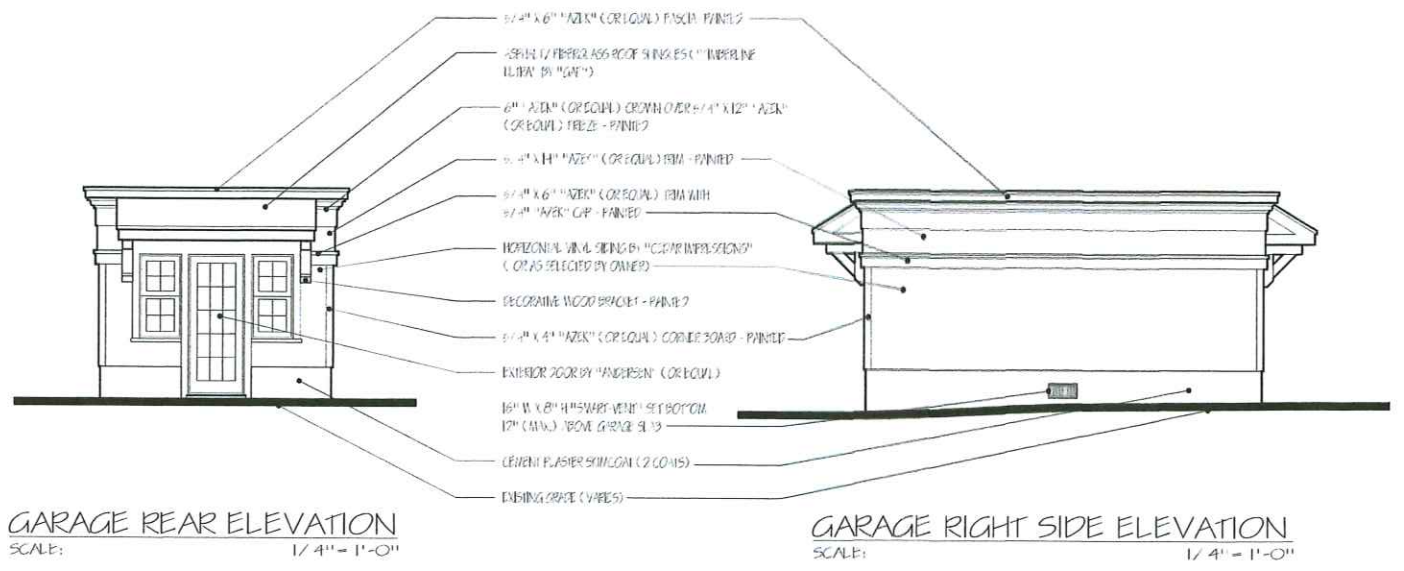
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



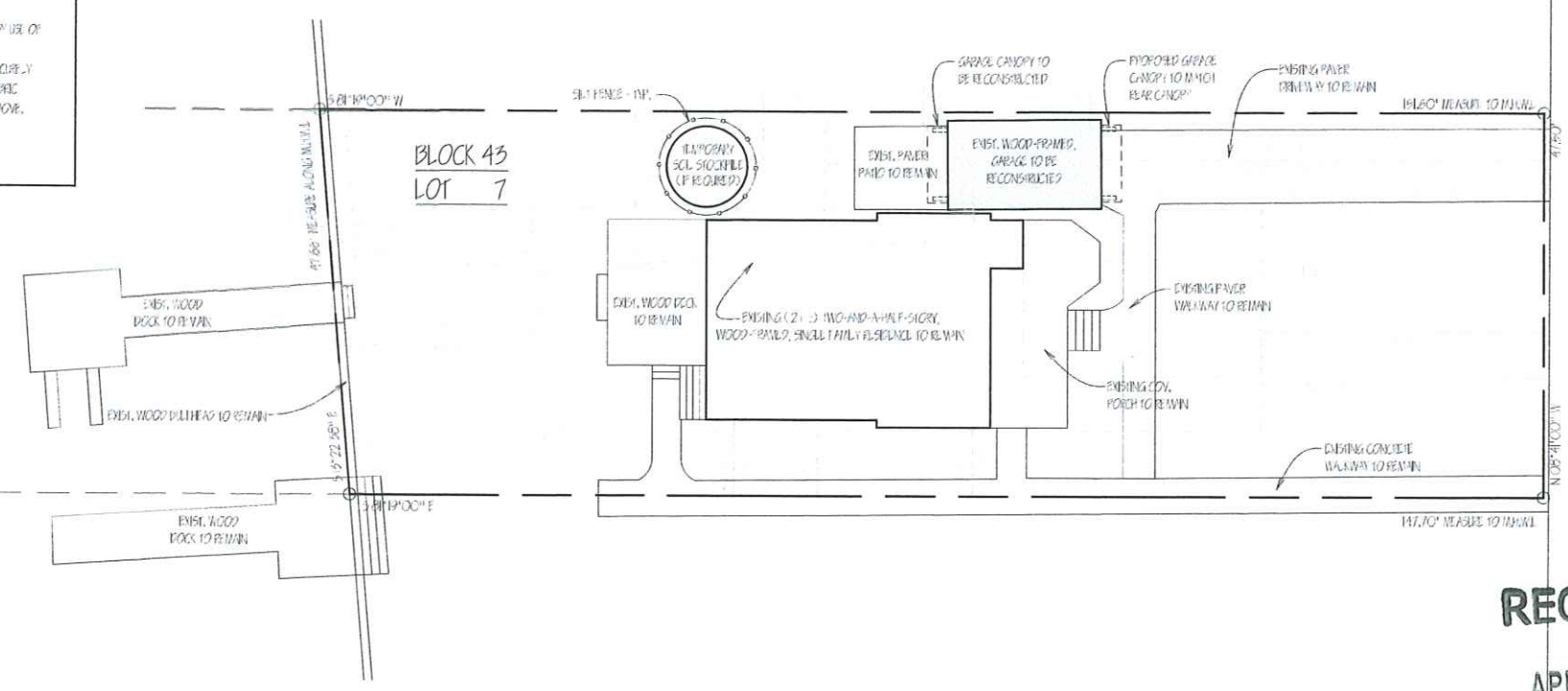
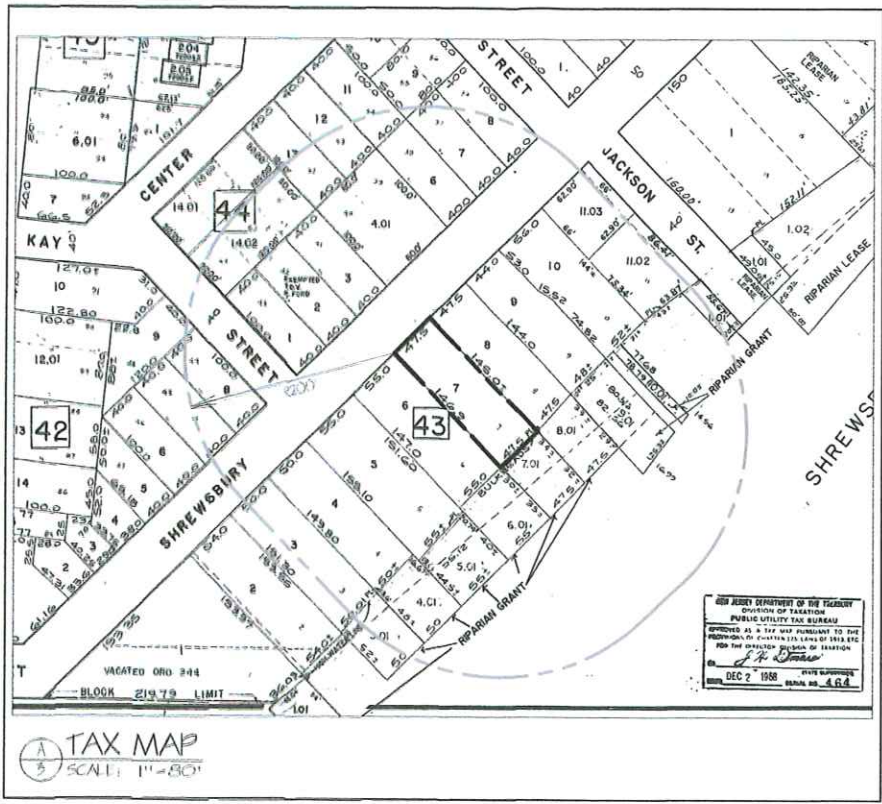
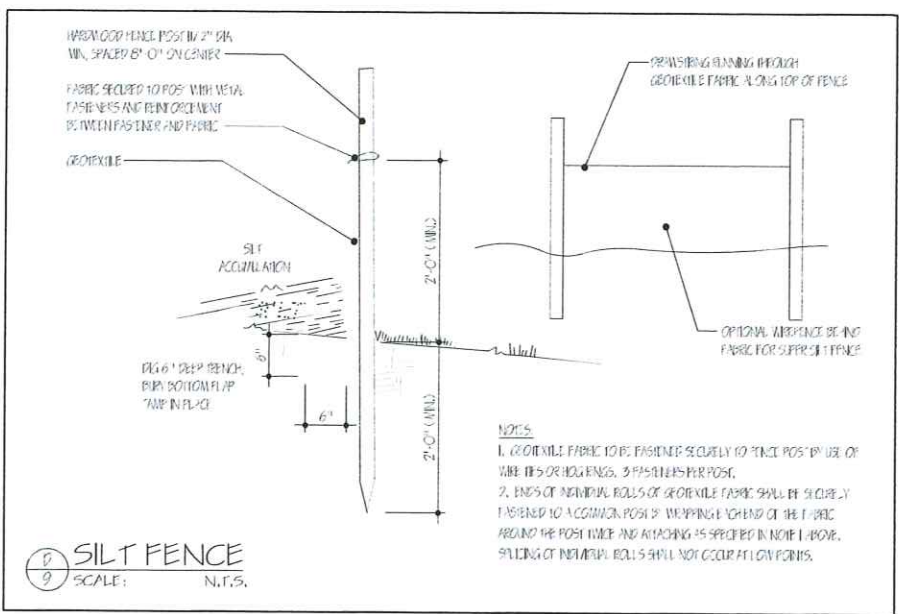
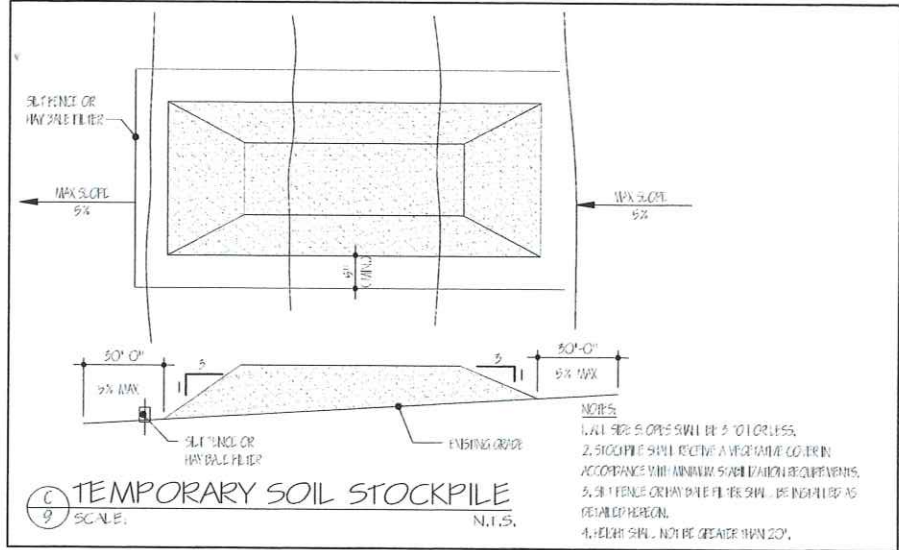
GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



GARAGE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NOTE:
INFORMATION TAKEN FROM SURVEY PROVIDED BY OWNER, DONE BY "PROVINCIAL LAND SURVEYING", BRIDGE, NEW JERSEY, AND DATE 7/15/2019. REFER TO PLOT DRAWINGS FOR ANY ADDITIONAL NOTES AND DIMENSIONS.

RECEIVED
APR 28 2023
LAND USE BOARD

FRANCOIS GARAGE RECONSTRUCTION FOR FARRELL

DRAWING: 10-01-22

DATE: NOV. 15, 2022

REVISED: JAN. 11, 2023

ROBERT W. ADLER & ASSOCIATES, PA ARCHITECTS

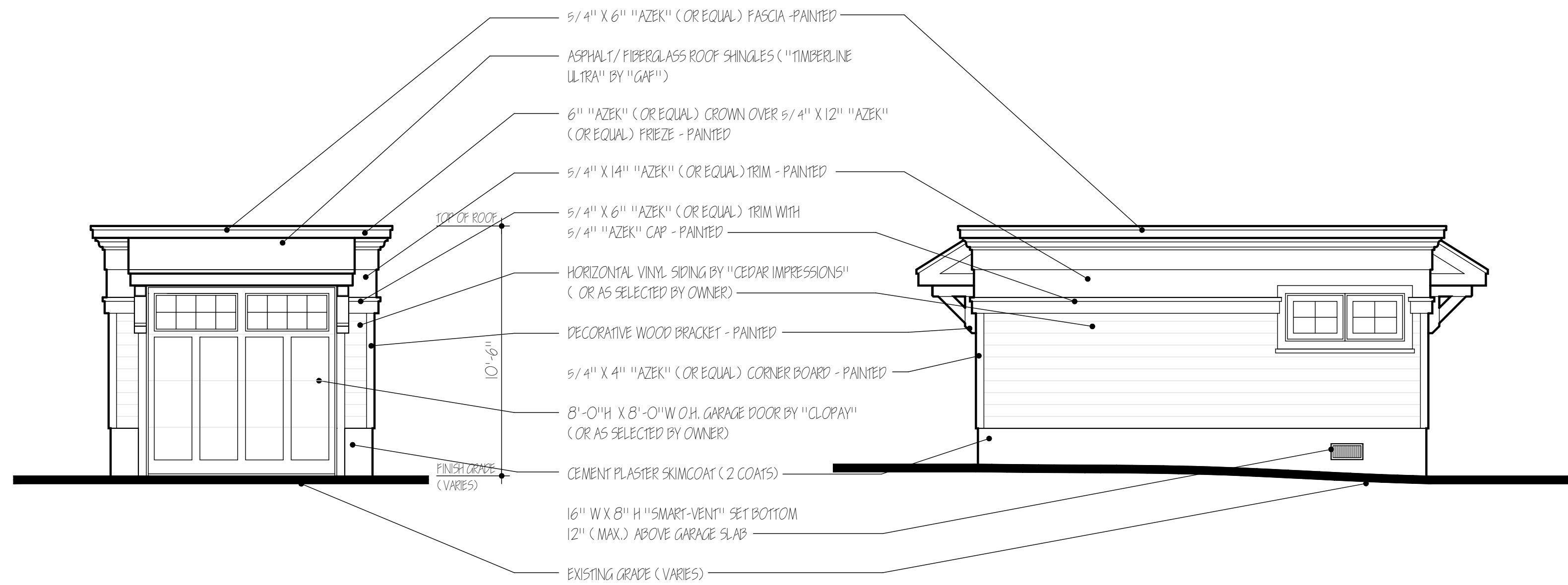
RWA

1949 Broadway West Long Branch, NJ 07764
Tel: 732-571-1090
WWW.ADLERASSOCIATES.COM

3 OF 3

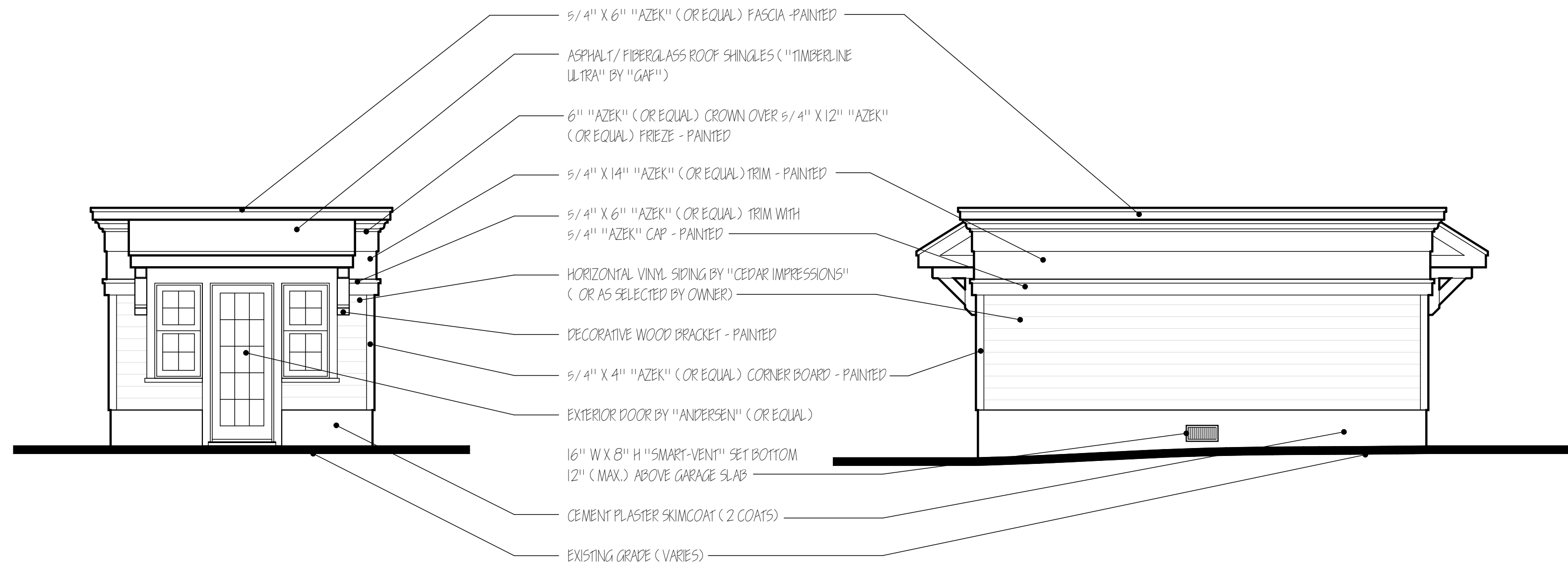
BLOCK: 43, LOT: 7

LICENSES:
NJ 10795
NY 026851
MD 9678
PA RA-012365-B
FL AR-100474



GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



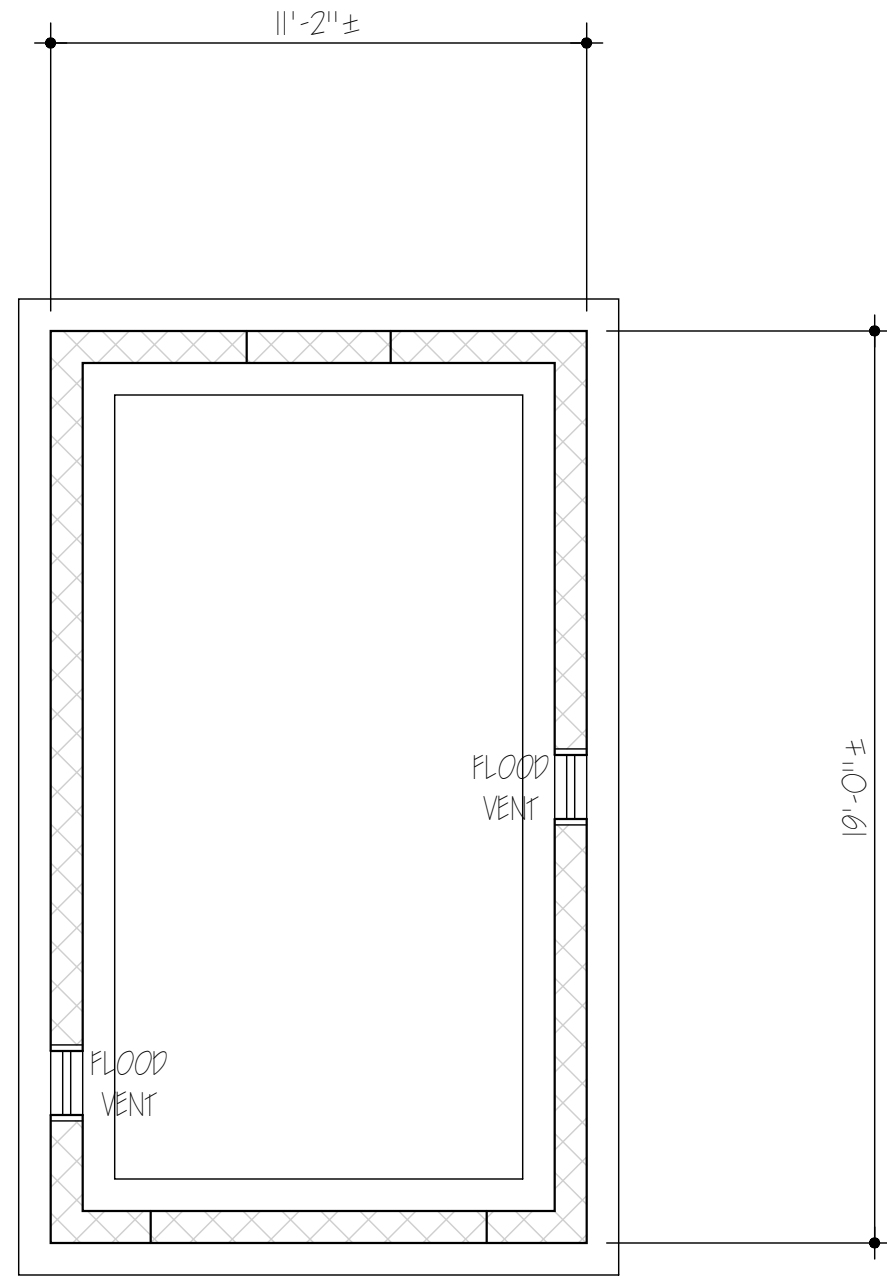
GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"

GARAGE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

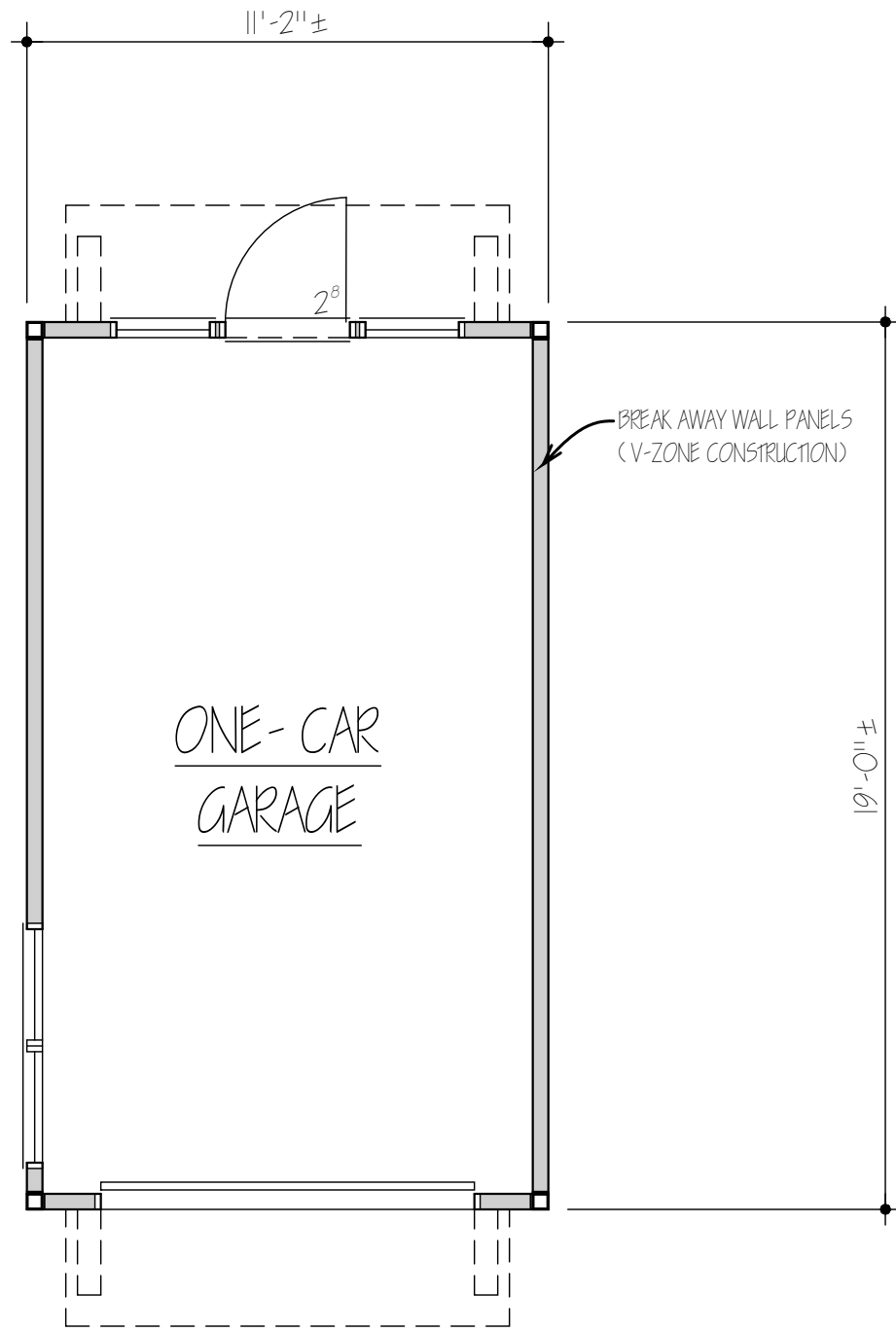
BLOCK VENT NOTE:

PROVIDE "SMART VENT" MODEL #1540-520 FOR BLOCK WALLS FOR HYDROSTATIC RELIEF OF 200 SQ. FT. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. COORDINATE VENT COLOR WITH OWNER.

- DETACHED GARAGE: 212 S.F./ 200 S.F. = 2 VENTS (2 REQ.)



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED
GARAGE
RECONSTRUCTION
FOR
FARRELL
52 SHREVEBURY AVE.
HIGHLANDS, NJ

DRAWING:
FOUNDATION PLAN
GARAGE FLOOR PLAN
GARAGE ELEVATIONS

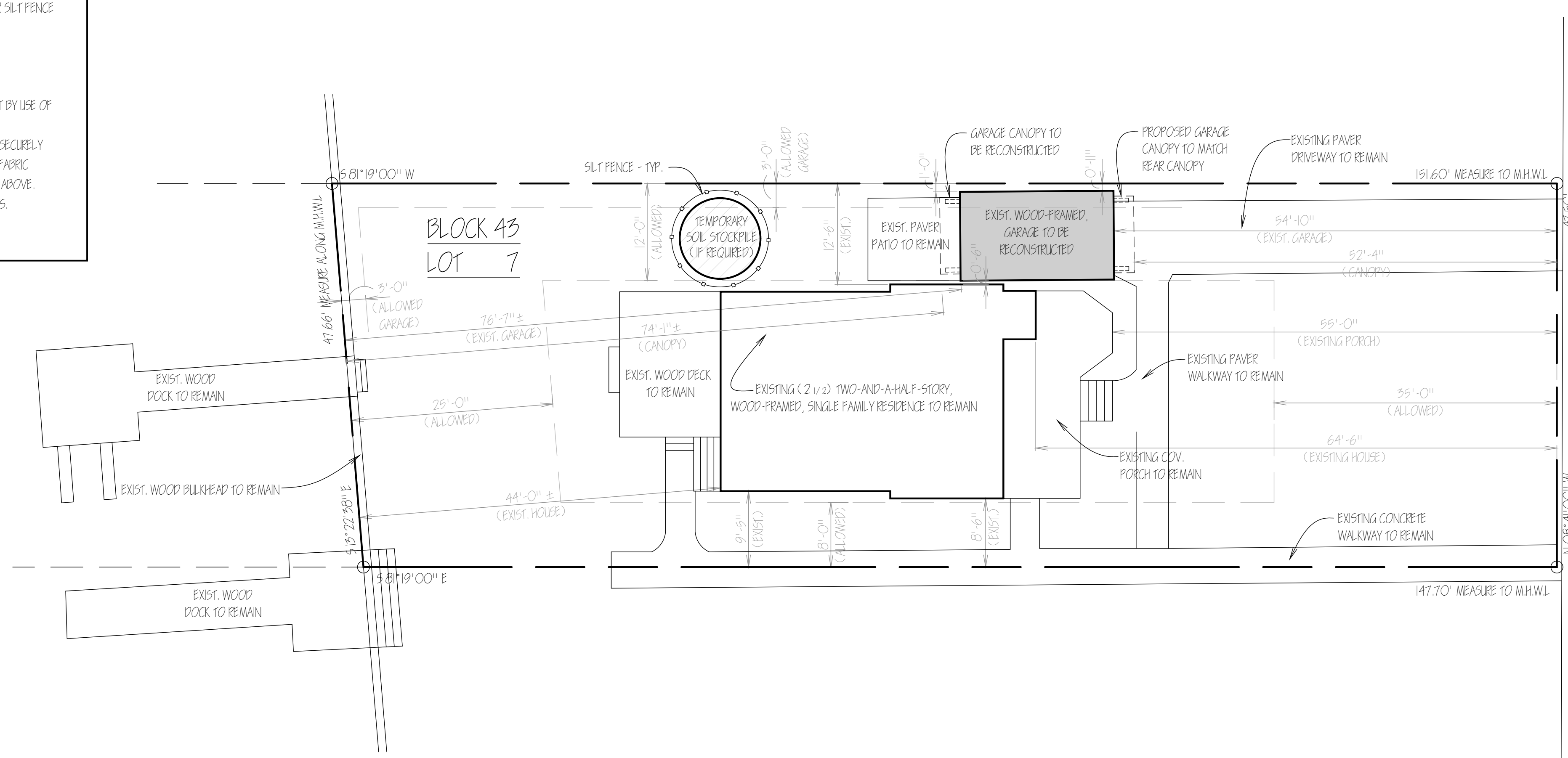
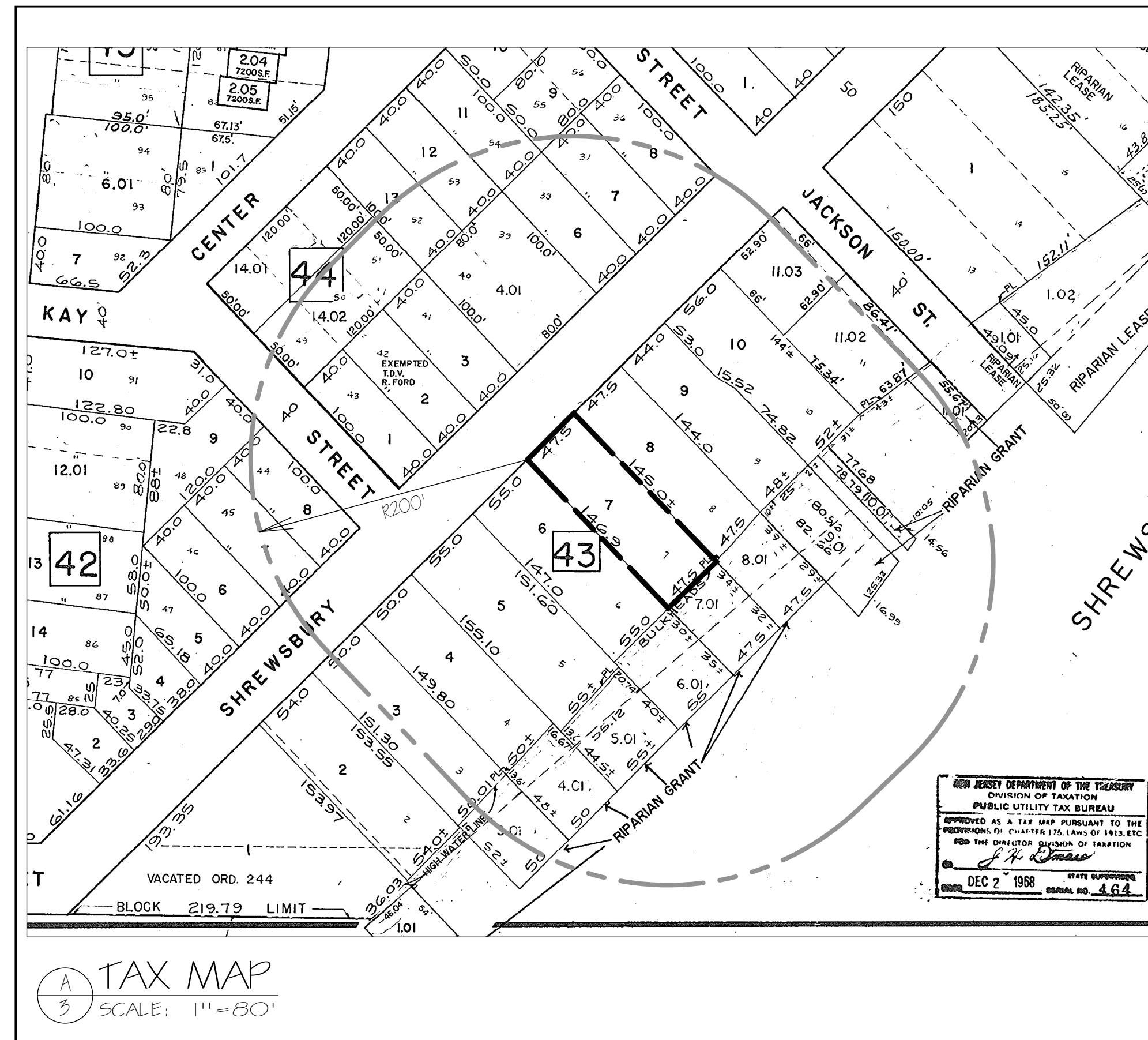
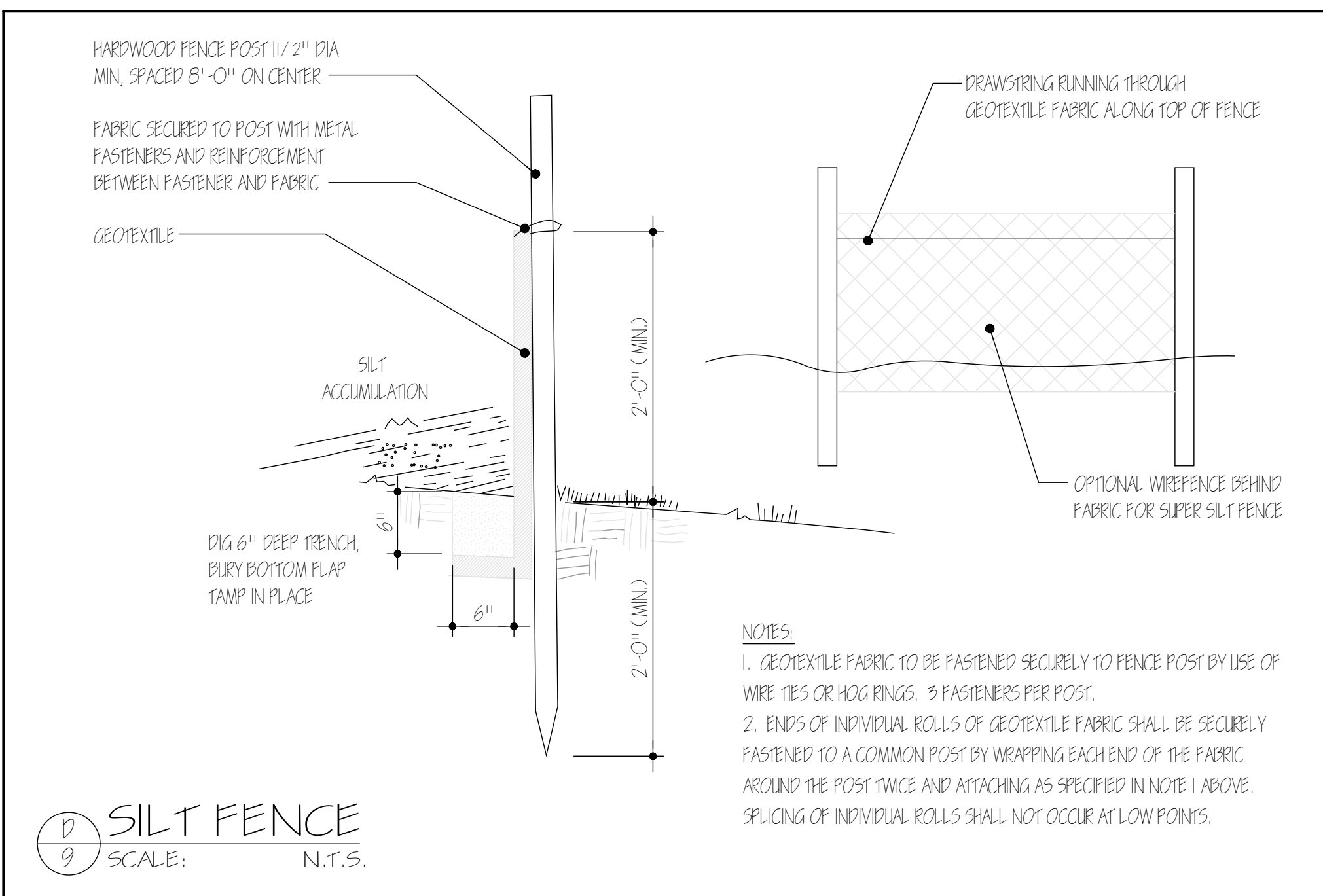
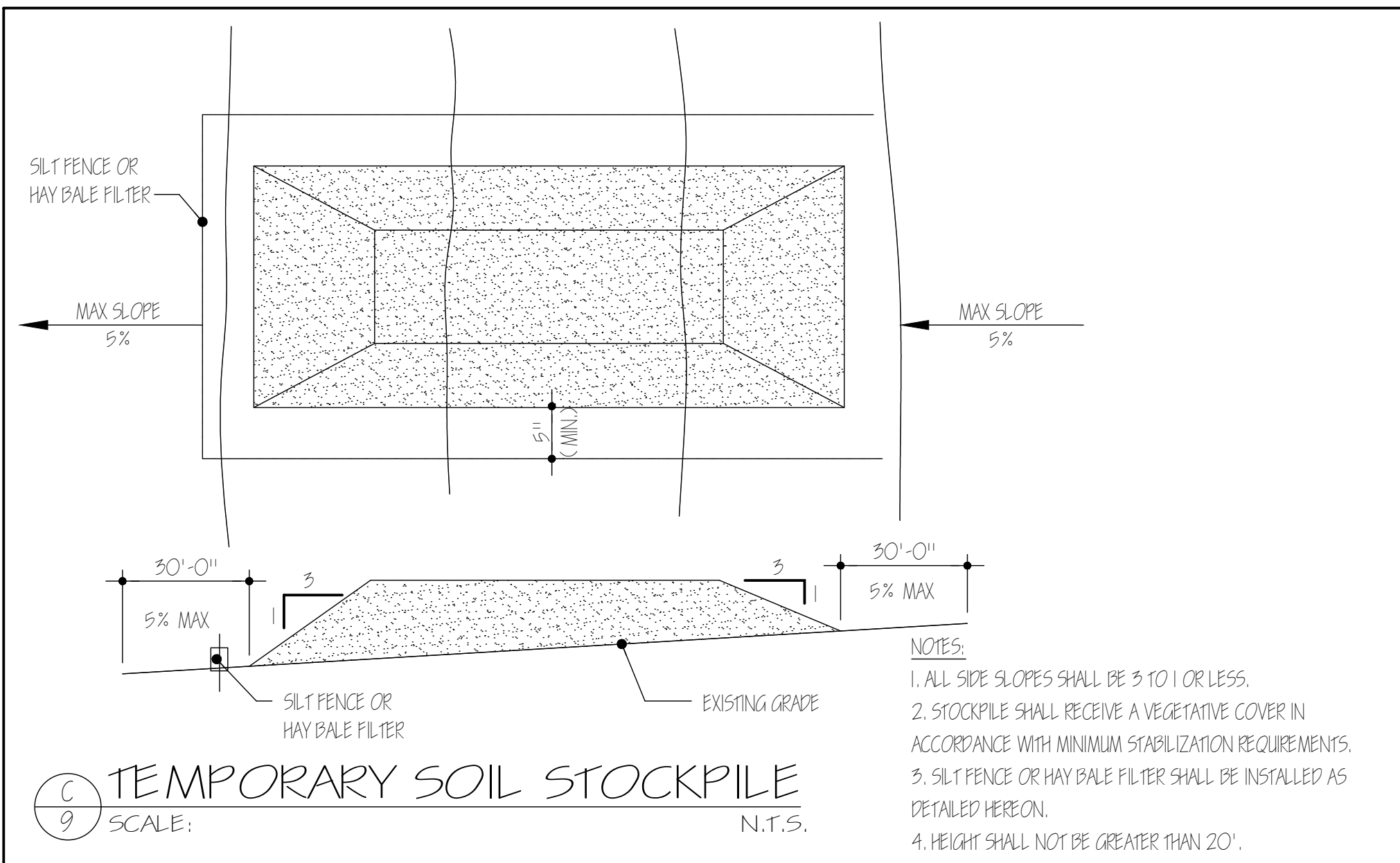
DATE:
NOVEMBER 11, 2021

REVISED:
FEBRUARY 15, 2023
APRIL 9, 2023

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LICENSES:
NJ 10795
NY 026851
MD 9678
PA RA-012365-B
FL AR-100474



NOTE:

INFORMATION TAKEN FROM SURVEY, PROVIDED BY OWNER, DONE BY, "THOMAS FINNEGAN LAND SURVEYING", BELFORD, NEW JERSEY AND DATED JUNE 18, 2019. REFER TO THOSE DRAWINGS FOR ANY ADDITIONAL NOTES AND DIMENSIONS.

PROPOSED
GARAGE
RECONSTRUCTION
FOR
FARRELL
52 SHREWSBURY AVE.
HIGHLANDS, NJ

DRAWING:

PLOT PLAN

DATE:

NOVEMBER 11, 2021

REVISED:

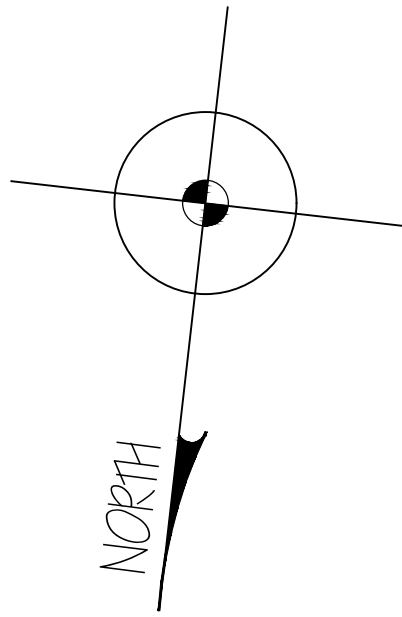
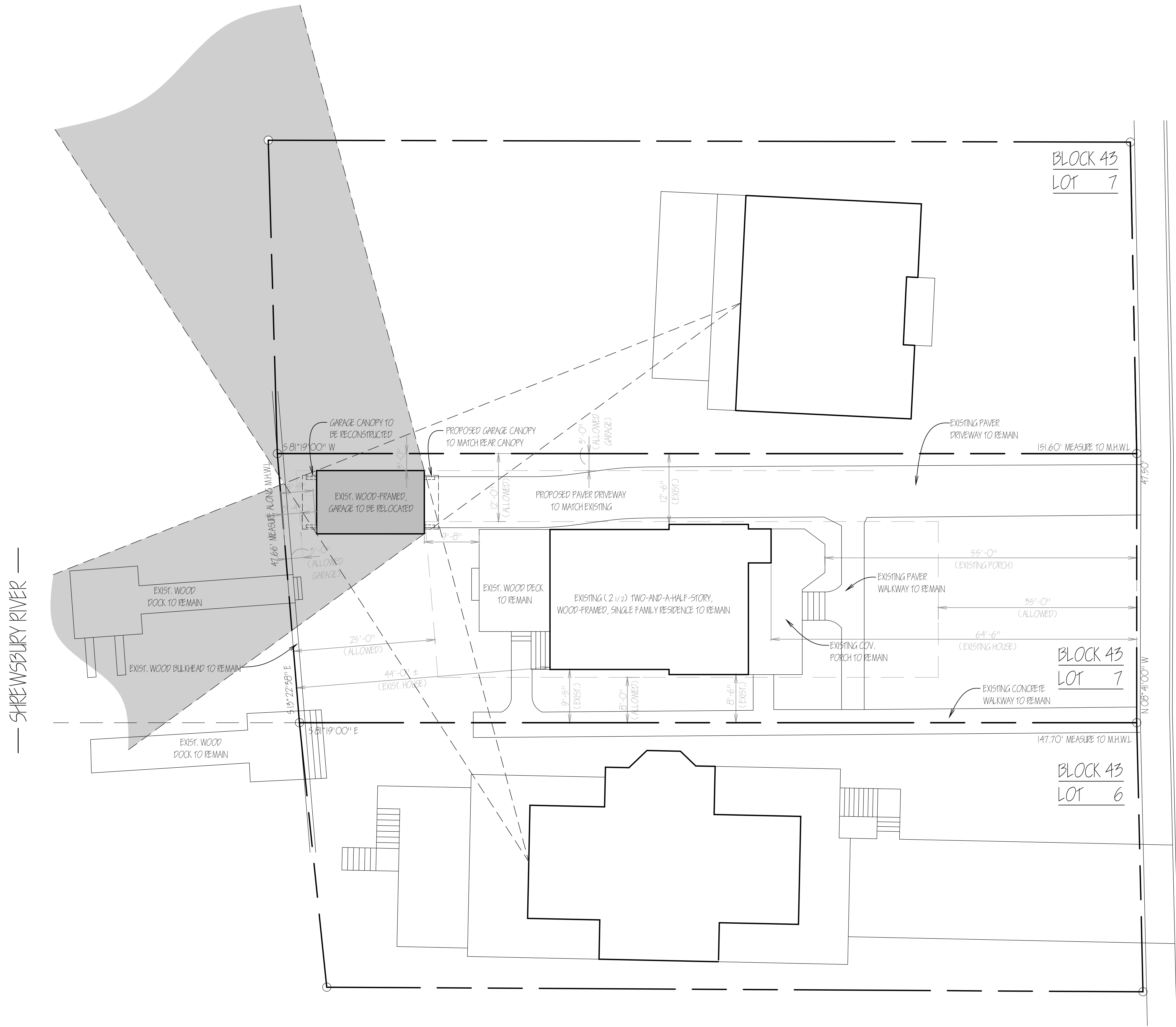
FEBRUARY 15, 2023
APRIL 9, 2023

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MD 9678
PA RA-012365-B
FL AR-100474

3 OF 3



COVERAGE NOTE:

EXISTING LOT COVERAGE: 2,584.00 SF.
ADDED COVERAGE (DRIVEWAY): 543.00 SF.
TOTAL LOT COVERAGE 3,127.00 SF.

BUILDING COVERAGE REMAINS UNCHANGED

PROPOSED
GARAGE
RECONSTRUCTION
FOR
FARRELL
52 SREWSBURY AVE.
HIGHLANDS, NJ

DRAWING:

PLOT PLAN - VIEW DIAGRAM

DATE:

NOVEMBER 11, 2021

REVISED:

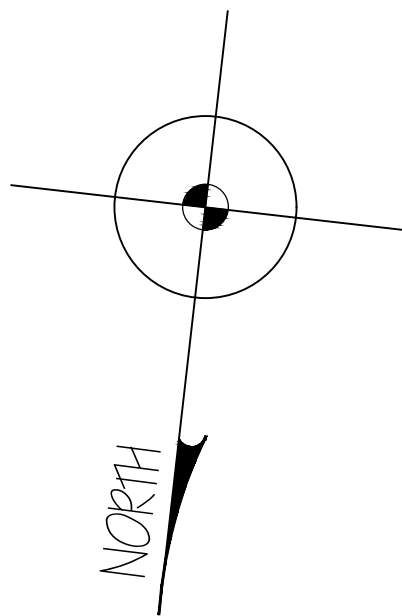
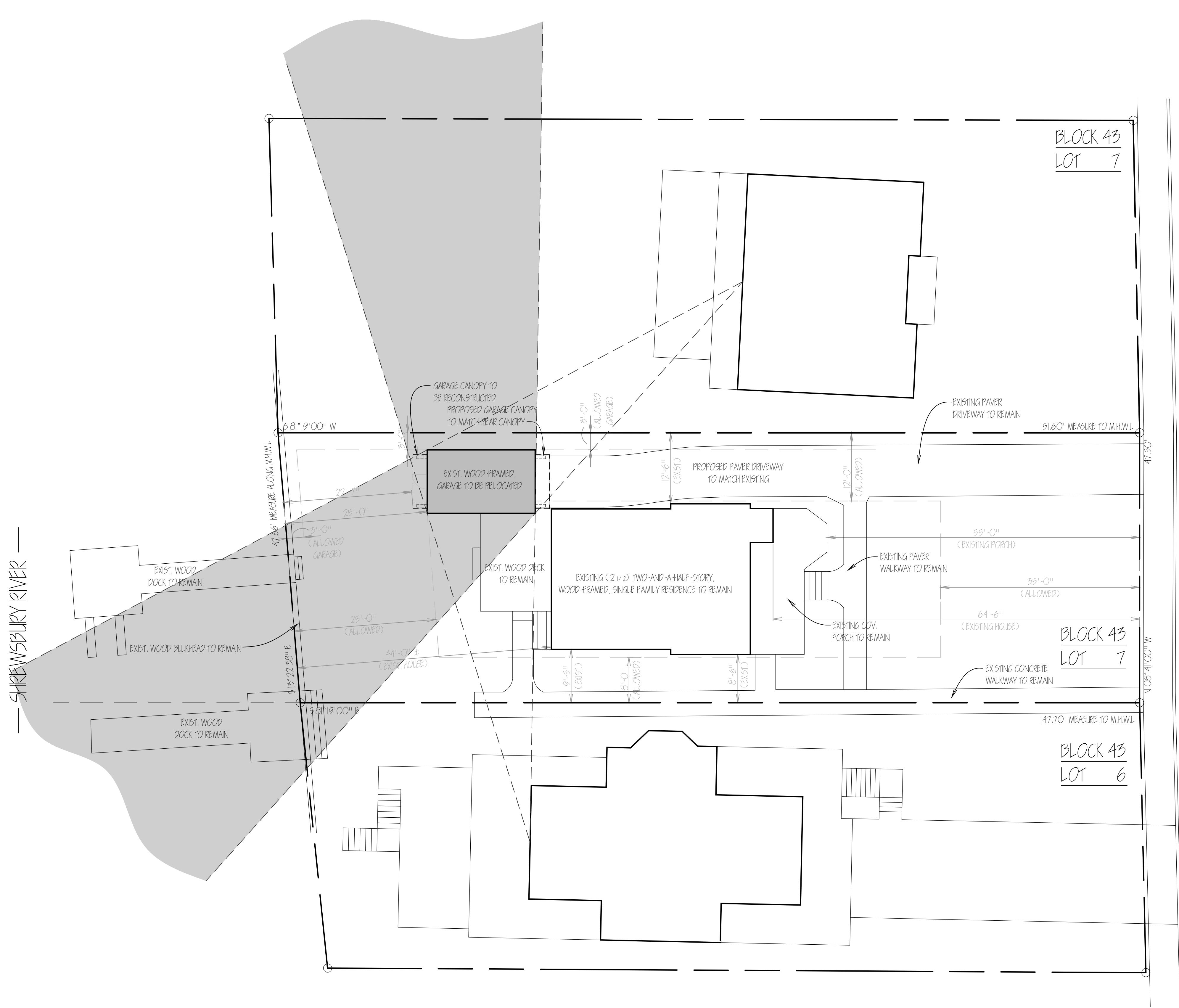
FEBRUARY 15, 2023
APRIL 5, 2023
SEPTEMBER 12, 2023

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LICENSES:
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NY 026851
MD 9678
PA RA-012365-B
FL AR-100474

1 OF 2



COVERAGE NOTE:

EXISTING LOT COVERAGE: 2,984.00 SF.
ADDED COVERAGE (DRIVEWAY): 370.00 SF.
TOTAL LOT COVERAGE 2,954.00 SF.

BUILDING COVERAGE REMAINS UNCHANGED

PROPOSED
GARAGE
RECONSTRUCTION
FOR
FARRELL
52 SHREWSBURY AVE.
HIGHLANDS, NJ

DRAWING:
PLOT PLAN - VIEW DIAGRAM

DATE:
NOVEMBER 11, 2021

REVISED:
FEBRUARY 19, 2023
APRIL 9, 2023
SEPTEMBER 12, 2023

ROBERT W. ADLER
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2 OF 2