



**BOROUGH OF HIGHLANDS
LAND USE BOARD MEETING**
22 Snug Harbor Avenue, Highlands NJ 07732
Thursday, June 08, 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

HEARINGS ON OLD BUSINESS

1. Conditional Use - LUB2022-011: Sea Grass

HEARINGS ON NEW BUSINESS

2. Subdivision - LUB2023-01: Catcherman 30 Seadrift Ave., Block 76 Lots 4, 5, & 7.01

APPROVAL OF MINUTES

3. April 13, 2023 LUB Meeting Minutes
4. May 11, 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

FOSS, SAN FILIPPO & MILNE, LLC

Counselors at Law

ROGER J. FOSS
GREGORY R. MILNE†
JANE R. PATIWELL
JOHN B. ANDERSON, III
NJ & NY BARS

†CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS
CIVIL TRIAL ATTORNEY

BRITTANY P. TARABOUR
JOHN C. TASSINI
OF COUNSEL
MARTIN A. MCGANN, JR.

PHILIP E. SAN FILIPPO
(RETIRED)
JOHN W. CHRISTIE
(RETIRED)

December 6, 2022

Via Hand Delivery and email

Borough of Highlands
Land Use Board
42 Shore Drive
Highlands, NJ 07732
ATTN: NANCY TRAN, Land Use Secretary

Re: Sea Grass NJ, LLC
272 Bay Avenue, Block: 72, Lot: 12
And: Seadrift Avenue, Block: 73, Lot: 2
Highlands, New Jersey
Our File Number: 9344.00001

Dear Ms. Tran:

This office represents Sea Grass NJ, LLC in regard to the above referenced property and the Zoning Permit approval issued by you on November 3, 2022. Please be advised that the applicant, Sea Grass NJ, LLC, is seeking to change the use of the building located on 272 Bay Avenue (Block 72, Lot 12) and to obtain a conditional use permit to allow 272 Bay Avenue (Block 72, Lot 12) to be utilized as a conditionally permitted cannabis retailer under the Highlands Borough Ordinances Section 21-91 A. 3. D. and 21-97 M. This application will involve interior improvements to the building as well as cosmetic improvements to the exterior of the existing building. This application will also involve landscaping and other enhancements to an existing gravel parking lot located on Block 73, Lot 2, which will conform to the use as parking following the change of use. In that regard, enclosed please find the following:

1. Original and one (1) copy of the completed Land Use Board Application;
2. One (1) copy of the Zoning Permit Approval, dated November 3, 2022;
3. Original Narrative of Development;

December 6, 2022

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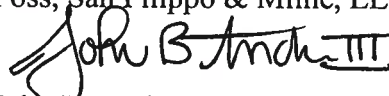
Sea Grass

4. A copy of the Owner's Consent signed by Leonel Cervantes and dated November 2, 2022;
5. Proof that 4th quarter real estate taxes have been paid;
6. Resolution 22-217 in support of Cannabis Establishment;
7. Cannabis Regulatory Commission Approval of Conditional License Application;
8. One (1) original, sealed and signed Interior Renovations/Commercial Fit-Out architectural plan prepared by Shissias Design + Development, dated December 2, 2022;
9. One (1) original, sealed and signed Preliminary and Final Major Site Plan prepared by East Point Engineering, LLC, dated November 21, 2022;
10. Check no. 1005, in the sum of \$350.00 made payable to the Borough of Highlands, representing the application filing fees; and
11. Check no. 1006, in the amount of \$750.00 made payable to the Borough of Highlands, representing the escrow deposit required by the Borough.

Kindly acknowledge receipt of the above items on the copy of this letter enclosed, and return it to the person hand delivering this submission to you. Please advise us when this application has been deemed complete, and scheduled for a public hearing before the Land Use Board of the Borough of Highlands.

Thank you for your attention to this matter.

Very truly yours,
Foss, San Filippo & Milne, LLC



John B. Anderson, III, Esq.

For the Firm

janderson@fsfm-law.com

JBA:hs/Encs./Ltr to Borough trans application

cc: Client (via email, w/encls.)

Receipt of the above items is hereby acknowledged this _____ day of December, 2022.

Print Name: _____



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: _____ Application #: _____ Fee: _____ Escrow: _____

1. APPLICANT

Name: Sea Grass NJ, LLC
Address: c/o S. James Whelan, 135 Maple Ave.
City: Red Bank State: NJ Zip: 07701
Phone: 732-595-6700
Email: idrwhelan@gmail.com
Relation to property: Contract purchaser

2. OWNER

Name: Leonel Cervantes
Address: [REDACTED]
City: Asbury Park State: NJ Zip: 07712
Phone: [REDACTED]
Email: [REDACTED]

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 Change of Use with Conditional Use Permit

4. PROPERTY INFORMATION

Block 72 Lot(s) 12 Address: 272 Bay Avenue (+ "Seadrift Avenue", Block 73, Lot 2)
Lot size 2300 sq. feet # of Existing Lots 2 # of Proposed Lots 2
Zone CBD 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 4th Quarter Sewer paid through 4th Quarter

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

Name: Foss, San Filippo & Milne, LLC (John B. Anderson, III, Esq.)
Address: 225 Broad Street, PO Box 896, Red Bank, NJ 07701
Phone: 732-741-2525 Email: janderson@fsfm-law.com



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

Name: Shissias Design & Development
 Address: 27 1st Ave.
Rumson, NJ 07760
 Phone: 908-601-2647
 Email: kevin966@gmail.com

Name: East Point Engineering, LLC
 Address: 11 South Main Street
Marlboro, NJ 07746
 Phone: 732-577-0180
 Email: bpapi@eastpointeng.com

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.

 See attached Narrative of Development.

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.

 See attached Narrative of Development.

C. ADDITIONAL INFORMATION:

		Existing	Proposed
Residential:	How many dwelling units?	<u>1</u>	<u>0</u>
	How many bedrooms in each unit?	<u>2</u>	<u>0</u>
	How many on-site parking spaces?	<u>17 (on Block 73, Lot 2)</u>	<u>no change</u>
Commercial:	How many commercial uses on site?	<u>1</u>	<u>1</u>
	How many on-site parking spaces?	<u>17 (on Block 73, Lot 2)</u>	<u>no change</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	n/a	2300	no change
Frontage	n/a	23'	no change
Lot Depth	n/a	100'	no change
Minimum Yard Requirements			
Front Yard Setback	2'	1.78'	no change
2 nd Front Yard Setback	0'	1.3'	no change
Rear Yard Setback	12'	10.8'	no change
Side Yard Setback, right	0'	.61'	no change
Side Yard Setback, left	0'	1.3'	no change
Building Height	40'	<40'	no change

	Req'd	Exist.	Prop'd
Accessory Structures			
Fence/Wall Height	n/a	n/a	n/a
Garage/Shed Height	n/a	n/a	n/a
Garage/Shed Area	n/a	n/a	n/a
Pool Setback	n/a	n/a	n/a
Parking Requirements			
On-site Parking Spaces	4	17	17
Other (please add)			

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

See Narrative of Development.



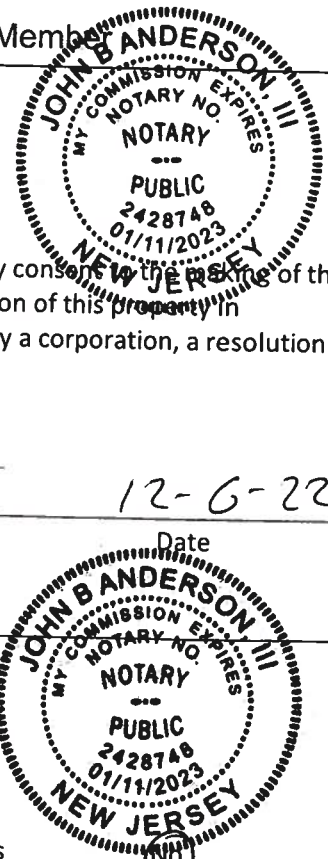
Borough of Highlands
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10. NOTARIZED SIGNATURE OF APPLICANT

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
6th day of December 2022 (year)
John B. Anderson, III, Esq. (notary)
 (Seal)

[Signature] 12-6-22
 Signature Date
Stephen James Whelan, Member
 Print Full Name

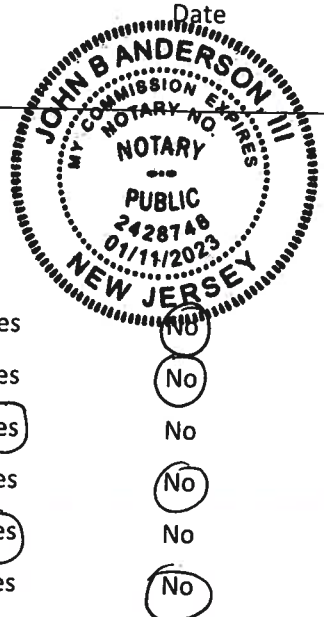


11. NOTARIZED CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the inspection of this property in connection with 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
6th day of December 2022 (year)
John B. Anderson, III, Esq. (notary)
 (Seal)

[Signature] 12-6-22
 Signature Date
Leonel Cervantes
 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 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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12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT

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

Sea Grass NJ, LLC

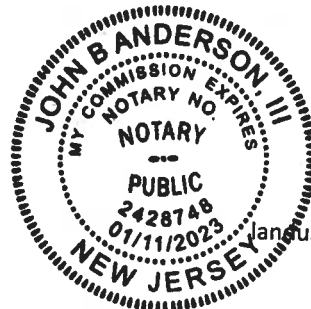
Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced business organization:

NAME	ADDRESS
Stephen James Whelan	135 Maple Ave., Unit A, Red Bank, NJ 07701
Nicholas Frangipane, III	93 Black Point Rd., Rumson, NJ 07760

*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% ownership criterion established have been listed.

SWORN & SUBSCRIBED to before me this
6th day of December 2022 (year)
John B. Anderson, III, Esq. (notary)
 (Seal)

Stephen James Whelan 12-6-2022
 Signature (Officer/Partner) Date
Stephen James Whelan, Member
 Print Full Name Title



Owner: Leonel Cervantes
 Applicant: Stephen James Whelan/Sea Grass NJ, LLC
 272 Bay Avenue (Block 72, Lot 12) and "Sea Drift Avenue" (Block 73, Lot 2)
 CBD Zone District (C-RO-1 Overlay)
 Highlands, New Jersey

NARRATIVE OF DEVELOPMENT

Leonel Cervantes owns 272 Bay Avenue (Block 72, Lot 12) ("Property No. 1"). Property No. 1 is fully-developed with a two-story building (the "Building"). The first floor of the Building is a restaurant. The second floor of the Building is a residential apartment.

Leonel Cervantes also owns "Sea Drift Avenue" (Block 73, Lot 2) ("Property No. 2"). Property No. 2 is utilized as a parking lot in connection with the restaurant on Property No. 1.

Both properties are located within the CBD Zone District which conditionally permits cannabis retailers.

Stephen James Whelan/Sea Grass NJ, LLC (the "Applicant") is seeking to change the use of the Building located on Property No. 1 and to obtain a conditional use permit to allow Property No. 1 to be utilized as a conditionally permitted cannabis retailer under the Highlands Borough Ordinances Section 21-91 A. 3. D. and 21-97 M. This application will involve interior improvements to the Building as well as cosmetic improvements to the exterior of the existing Building. Applicant is **not** proposing to enlarge the existing Building or alter any setbacks or buffers.

The interior improvements the Building on Property No. 1 consist of:

- 1) Removal of the existing bar, two (2) existing bathrooms and an existing walk-in refrigerator;
- 2) Construction of a new retail sales floor accessible by means of a new ADA ramp and vestibule;
- 3) Construction of a new unisex bathroom;
- 4) Construction of a secure packing and receiving (backroom) area; and
- 5) Renovation of the existing second floor kitchen and bathroom for use with two (2) new offices on the second floor.

The exterior improvements to the Building on Property No. 1 consist of:

- 1) Installation of a barrier free ramp at the front entry on Bay Avenue;
- 2) Replacement of the existing awnings;
- 3) A new gated refuse area in place of the former walk-in refrigerator;
- 4) A fresh coat of paint; and
- 5) The installation of a new wall sign on the Bay Avenue frontage bearing the words "sea grass" and the company logo.

Property No. 1 meets the conditional use requirements for a cannabis retailer because: a) it is located in the CBD zone district; b) the proposed use will **not** contain any cannabis consumption area; and c) the property is located greater than 1,000 feet from any schools.

Applicant proposes to continue to utilize Property No. 2 as off-street parking in support of the cannabis retailer just as it is presently being used as off-street parking in connection with the existing restaurant on Property No. 1.

Property No. 2 will be improved through the removal of an existing shed and fenced in area. This will enable the lot to be striped for seventeen (17) parking spaces inclusive of one (1) ADA space nearest the corner of Bay Avenue and Sea Drift Avenue. The parking lot will also be improved through the installation of five (5) deciduous trees, twenty (20) shrubs, decorative grasses and perennial flowers. The existing parking sign will be re-faced at the same location. The existing Borough historic sign with placards for adjacent businesses will remain as well.

Applicant will comply with all prevailing hours of operation limitations for cannabis retailers. Applicant will obtain required licensure as a cannabis retailer and display the licensed at the premises.

The parking requirement in connection with the proposed use (first 1,000 square feet exempt and 1 space per 600 square feet thereafter) is less intense than required of the existing use (one per four seats or stools) and there is adequate parking on Property No. 2 to avoid any parking variance. More specifically, Property No. 2 contains seventeen (17) parking spaces where the use only requires four (4) or less parking spaces.



Borough of Highlands
42 Shore Drive, Highlands, NJ 07732
Phone: (82) 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 # Cash
Commercial/Other residential \$50 Check # Cash

APPLICANT Name: S. James Whelan / Sea Grass NJ, LLC Date: 11/3/2022
Address: 135 Maple Ave. Red Bank, NJ 07701
Phone# 732-595-6700 Email: JDR Whelan@gmail.com

Block: 72 Lot(s): 12 Zone: CBD (+ Block 73, Lot 2)
Street Address: 272 Bay Ave. (+ Sea Drift Avenue)

See attached

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: [Signature] Date: 11/3/2022

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.

Determination: Approved Denied Zoning Officer: [Signature]
If your application has been DENIED, it is due to the following: Date: 11-3-22
Ordinance Section Allowed/Required Proposed

Remarks: _____

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.

Owner: Leonel Cervantes
 Applicant: Stephen James Whelan/Sea Grass NJ, LLC
 272 Bay Avenue (Block 72, Lot 12) and “Sea Drift Avenue” (Block 73, Lot 2)
 CBD Zone District (C-RO-1 Overlay)
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FOSS SAN FILIPPO & MILNE, LLC
225 Broad Street
P.O. Box 896
Red Bank, New Jersey 07701-0896
(732)-741-2525- Phone
(732)-741-2192- Fax
janderson@fsfm-law.com
Attorneys for Applicant, Stephen James Whelan/Sea Grass NJ, LLC

IN THE MATTER OF THE APPLICATION

Leonel Cervantes/Highlands
272 Bay Avenue (and 270 Bay Avenue)
Block 72, Lot 12 (and Block 73, Lot 2)
Highlands, New Jersey 07732

OWNER'S CONSENT

STATE OF NEW JERSEY :
 : SS
COUNTY OF Monmouth :

I, Leonel Cervantes, of full age, do hereby certify:

1. I am the owner of real property, located at 272 Bay Avenue, Highlands, New Jersey, and shown as Block 72, Lot 12, on the municipal Tax Map of the Borough of Highlands. I am also the owner of real property, located at 270 Bay Avenue, Highlands, New Jersey, and shown as Block 73, Lot 2, on the municipal Tax Map of the Borough of Highlands. As such, I have full knowledge of the facts contained in this Owner's Consent.

2. As the owner of aforesaid properties, I hereby authorize Stephen James Whelan/Sea Grass NJ, LLC to file one or more applications and/or appeals to the Land Use Board of the Borough of Highlands and also to file any necessary County and State agencies applications (as applicable) for the proposed development of these properties.

3. As the owner of aforesaid properties, I hereby authorize the applicant, their duly authorized representatives, agents and all professionals or experts retained by it to advance the development application and any and all Federal, State, County or Municipal Officials to enter upon the land in order to inspect the same in furtherance of the development application of Stephen James Whelan/Sea Grass NJ, LLC. These persons include, but are not limited to, members of the Land Use Board (as applicable), engineers, health inspectors, Fire and Police Departments, Planners, Zoning Officers, County, State and Federal Officials, and their duly authorized representatives. Authorization is hereby granted to the Borough of Highlands, its agents, employees and representatives to inspect, all or any part of the above properties, whether interior or exterior, at any reasonable hour of the day with respect to any matters relating to the development application, within the judgment of the Borough of Highlands, or such representatives, related thereto. This Authorization shall permit representatives to take photographs, and to make sketches and notes with respect to the subject properties.

4. As the owner of aforesaid properties, I hereby authorize the applicant to attach a "certified to be true copy" of this Owner's Consent to any and all development applications which it is required to file as part of any federal, state, county or municipal permit applications.

5. Throughout this document and unless the context otherwise requires, the singular number shall include the plural, and vice versa.

I certify that the foregoing is true and correct to the best of my knowledge and belief; I are aware that if any of the foregoing is willfully false, I am subject to punishment.

DocuSigned by:

 17F7079682694CF
 LEONEL CERVANTES

Dated: 11/2/2022, 2022

CURRENT

BLOCK

72

DATE

12/6/22

LOT

12

~~72 Bay Ave~~

~~390.55~~
DEC 6 2022
BY

~~0434~~

BOROUGH OF HIGHLANDS - TAX OFFICE
171 BAY AVENUE HIGHLANDS, N.J.

BLOCK 73

CURRENT

DATE 12/6/22

LOT 2

Seadrift Ave

~~DATA~~
DEC 6 2022
BY SEC. 20

~~0431~~

BOROUGH OF HIGHLANDS - TAX OFFICE
171 BAY AVENUE HIGHLANDS, N.J.



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

RESOLUTION 22-217

IN SUPPORT OF CANNABIS ESTABLISHMENT

WHEREAS, on January 18, 2010, Governor Jon Corzine signed the New Jersey Compassionate Use Medical Marijuana Act, N.J.S.A. 24:61-1 et seq., which provided for the legalization of medical marijuana and creation of a program to allow persons suffering from qualifying debilitating medical conditions to obtain medical marijuana in a safe, timely and compassionate manner; and

WHEREAS, the State of New Jersey in 2018 amended its regulatory scheme so as to expand the scope of citizens to whom medical marijuana may be prescribed and so as to make medical marijuana more accessible and available to many of the citizens who need it; and

WHEREAS, on November 3, 2020, the Marijuana Legalization Amendment was approved by voters in New Jersey, which legalized the possession and use of cannabis for residents twenty-one years of age or older;

WHEREAS, on February 22, 2021, Governor Phil Murphy signed into law the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Act, which established the adult use cannabis program in the State of New Jersey.

WHEREAS, the Borough of Highlands endorses the adult use cannabis program in the State of New Jersey, as well as the medical use program, which provides needed relief to the many persons suffering from chronic and/or debilitating illnesses who may benefit from this program; and

WHEREAS, the Borough of Highlands supports the safe and appropriate siting of an adult-use cannabis dispensary within the Central Business District zone(s) of the Borough of Highlands to the extent consistent with applicable state and local statutes, rules, regulations, and ordinances, including but not limited to the cannabis retailer licensing provisions of Borough Code Section 4-18 and the conditional use zoning requirements of Section 21-97(M); and

WHEREAS, Sea Grass NJ LLC has expressed interest in the siting of such a facility within the Borough of Highlands.

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council supports the safe and appropriate siting of an adult-use cannabis dispensary within the Central Business District zone(s) of the Borough of Sea Grass NJ LLC to the extent consistent with applicable state and local statutes, rules, regulations and ordinances, including but not limited to the cannabis retailer licensing provisions of Borough Code Section 4-18 and the conditional use zoning requirements of Section 21-97(M).

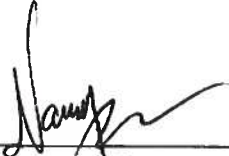
BE IT FURTHER RESOLVED, that due to the Borough's limit of a single Cannabis Retailer License, upon submission of a complete license application, the license applicant that receives Cannabis Regulatory Commission approval first in time shall be deemed approved by the Borough.

Motion to Approve R 22-217:

	INTRODUCED	SECOND	AYE	NAY	RECUSE	ABSENT
CERVANTES			X			
CHELAK			X			
MELNYK				X		
OLSZEWSKI		X	X			
BROULLON	X		X			

This is a Certified True copy of the Original Resolution on file in the Municipal Clerk's Office.

DATE OF VOTE: October 5, 2022



Nancy Tran, Municipal Clerk
Borough of Highlands



State of New Jersey
CANNABIS REGULATORY COMMISSION

P.O. BOX 216
TRENTON, N.J. 08625-0216

PHILLIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DIANNA HOUEYOU, *Chair*
SAMUEL DELGADO, *Vice Chair*
KRISTA NASH, *Commissioner*
MARIA DEL CID-KOSSO, *Commissioner*
CHARLES BARKER, *Commissioner*
JEFF BROWN, *Executive Director*

July 29, 2022

Sea Grass NJ
Nicholas Frangipane
nick.frang@gmail.com
135 Maple Ave.
Red Bank, NJ 07701

*Re: FINAL AGENCY DECISION
APPROVAL OF CONDITIONAL LICENSE APPLICATION*

Dear Nicholas Frangipane:

Congratulations! The New Jersey Cannabis Regulatory Commission (“NJ-CRC”) has received and reviewed your application for a Class 5 Cannabis Retailer to operate an adult personal-use cannabis business in the state of New Jersey. Upon the completion of the NJ-CRC’s review, your application for a conditional license has been approved.

Pursuant to N.J.A.C. 17:30-7.2(f), the NJ-CRC shall approve a conditional license application where the applicant (1) has submitted a complete conditional license application in accordance with N.J.A.C. 17:30-7.3 and the notice of application acceptance pursuant to N.J.A.C. 17:30-6.1; (2) has scored sufficiently high to be issued a conditional license in accordance with the criteria included in the notice of application acceptance pursuant to N.J.A.C. 17:30-6.1 and 7.3; (3) is qualified to hold a conditional license pursuant to N.J.A.C. 17:30-7.4; and (4) has submitted application fees pursuant to N.J.A.C. 17:30-7.17. The above-referenced entity has satisfied all criteria.

Following this written notice of approval, the license applicant must notify the NJ-CRC within five (5) business days whether it will accept the license, or if it will abandon the license. Acceptance or abandonment of the license can be supplied by a letter from the applicant’s listed primary contact, submitted electronically to crc.licensing@crc.nj.gov. Pursuant to N.J.A.C. 17:30-7.5(c), failure of the applicant to notify the NJ-CRC of its decision to accept or abandon the license by the specified deadline shall result in the license being deemed abandoned.

Should you choose to accept this license, the NJ-CRC will continue to verify information contained in your application and notify you when to submit the required conditional license application approval fee established at N.J.A.C. 17:30-7.17. Following receipt of the conditional license application approval fee,

the NJ-CRC will issue the conditional license and provide the same to the applicant.

Acceptance of the license, submission of the conditional license application approval fee, and issuance of the conditional license by the NJ-CRC to the applicant triggers the beginning of the conditional license phase as established at N.J.A.C. 17:30-7.6. During the conditional license phase, the conditional license holder must (1) establish control of the proposed site; (2) gain municipal approval; and (3) develop and submit a conditional license conversion application. The conditional license phase commences on the date the conditional license is issued to the license applicant and expires after 120 calendar days. Pursuant to N.J.S.A. 24:6I-36b.(2)(d)(i) the NJ-CRC may extend the conditional license phase of any applicant for an additional 45 calendar days at its discretion. **To create better efficiency and to support new applicants, the NJ-CRC will automatically extend the conditional license phase for the above-listed applicant for an additional 45 calendar days.** The applicant may satisfy the conditional license phase and begin the process to convert to an annual license at any time prior to the end date for the conditional license phase. The additional 45 calendar days are offered as a courtesy and to prevent the necessity of the applicant submitting a formal request for extension.

During the conditional license phase, the conditional license holder shall not engage in purchasing, possessing, selling, cultivating, manufacturing, or selling cannabis or cannabis products. N.J.A.C. 17:30-7.6(e). Failure to adhere to this restriction may subject the applicant to adverse action by the Commission and may expose the applicant to law enforcement action.

The following activities are permitted during the conditional license phase:

1. The conditional license holder may obtain additional funding by adding new loans or gifts from new or existing financial sources not listed in the conditional license application. Conditional license applicants are reminded, however, that during the conversion phase, the NJ-CRC may investigate and may conduct probity review of the license applicant, its owners, principals, and related entities and their finances, ownership, and control structure (See N.J.A.C. 17:30-7.7(e)), and conditional license holders are therefore advised to not execute any additional financing agreements that have not been received and reviewed by the NJ-CRC;
2. The conditional license holder may change the proposed location of the cannabis business, and such new location shall be reflected in the conditional license conversion application;
3. The conditional license holder may notify the NJ-CRC of its intention to abandon the license, which will then be returned to the Commission; and
4. The majority share of the ownership interest in the license holder shall remain the same as at the time of license issuance, however:
 - a. An owner or passive investor of the conditional license holder may transfer ownership interest to another qualified party; and
 - b. The conditional license holder may add new qualified owners and principals.

Certain businesses are subject to the following additional restrictions:

1. A Diversely-Owned Business conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Diversely-Owned business criteria, pursuant to N.J.A.C. 17:30-6.4;
2. An Impact Zone Business conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Impact Zone Business criteria, pursuant to N.J.A.C. 17:30-6.5;

3. A Social Equity Business conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Social Equity Business criteria, pursuant to N.J.A.C. 17:30-6.6;
4. A Microbusiness conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Microbusiness criteria, pursuant to N.J.A.C. 17:30-6.7; and
5. A conditional license holder shall not violate the limitations on owners and principals, pursuant to N.J.A.C. 17:30-6.8.

Prior to the end of the conditional license phase, the applicant must submit its conditional cannabis business conversion application pursuant to N.J.A.C. 17:30-7.8. If granted, the license will be converted from a conditional license to an annual license, subject to all conditions set forth in N.J.A.C. 17:30-7.9 through 7.14.

As a conditional license awardee, you are subject to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization (“CREAMM”) Act as well as all regulations implementing the CREAMM Act, set forth at N.J.A.C. 17:30. The NJ-CRC recommends that you familiarize yourself with those sections of the regulation pertaining to conditional cannabis licenses, specifically N.J.A.C. 17:30-7.2 through 7.8.

Again, congratulations on your successful application and thank you for your interest in working with the NJ-CRC to establish a safe and equitable cannabis industry for the state of New Jersey. Should you have any questions regarding this correspondence, please submit your inquiry to the NJ-CRC Licensing inbox at crc.licensing@crc.nj.gov.

Sincerely,



Dianna Houenou
Chairperson
New Jersey Cannabis Regulatory Commission

Sea Grass NJ

Interior Renovations / Commercial Fit-Out
 272 Bay Avenue, Borough of Highlands, NJ 07732
 Block 72, Lot 12

PROJECT DESCRIPTION

PROJECT: SEA GRASS NJ RESTAURANT / INTERIOR RENOVATIONS / COMMERCIAL FIT-OUT
 272 BAY AVENUE, BLOCK 72, LOT 12, HIGHLANDS COUNTY, NEW JERSEY
 PROJECTED USE: COMMERCIAL (8.8.4 OCCUPANCY)
 PROJECT DESCRIPTION: INTERIOR RENOVATIONS AND FIT-OUT INCLUDING RELOCATING AND REPAIRING EXISTING PARTITION WALLS, RELOCATING AND REPAIRING EXISTING CEILING JOISTS, RELOCATING AND REPAIRING EXISTING ELECTRICAL AND PLUMBING SYSTEMS, AND PROVIDING OFFICE SPACE TO ACCOMMODATE RESTAURANT BUSINESS.

DRAWING LIST

- A1 COVER SHEET & DEMO
- A2 PROPOSED FLOOR PLANS
- A3 EXTERIOR ELEVATIONS

SHISSIAS
 DESIGN + DEVELOPMENT
 154 445 0565
 8130 GARDEN ROAD
 ALP F. SHISSIAS, P.E. RA
 10 LINDSEY AVENUE #11000
 07030
 27 14 84, PLUMBERS, NJ 07070



SEA GRASS NJ RESTAURANT / INTERIOR RENOVATIONS / COMMERCIAL FIT-OUT
 272 BAY AVENUE, BLOCK 72, LOT 12, HIGHLANDS COUNTY, NEW JERSEY
 PROJECTED USE: COMMERCIAL (8.8.4 OCCUPANCY)
 PROJECT DESCRIPTION: INTERIOR RENOVATIONS AND FIT-OUT INCLUDING RELOCATING AND REPAIRING EXISTING PARTITION WALLS, RELOCATING AND REPAIRING EXISTING CEILING JOISTS, RELOCATING AND REPAIRING EXISTING ELECTRICAL AND PLUMBING SYSTEMS, AND PROVIDING OFFICE SPACE TO ACCOMMODATE RESTAURANT BUSINESS.

DATE: 12/21/2023

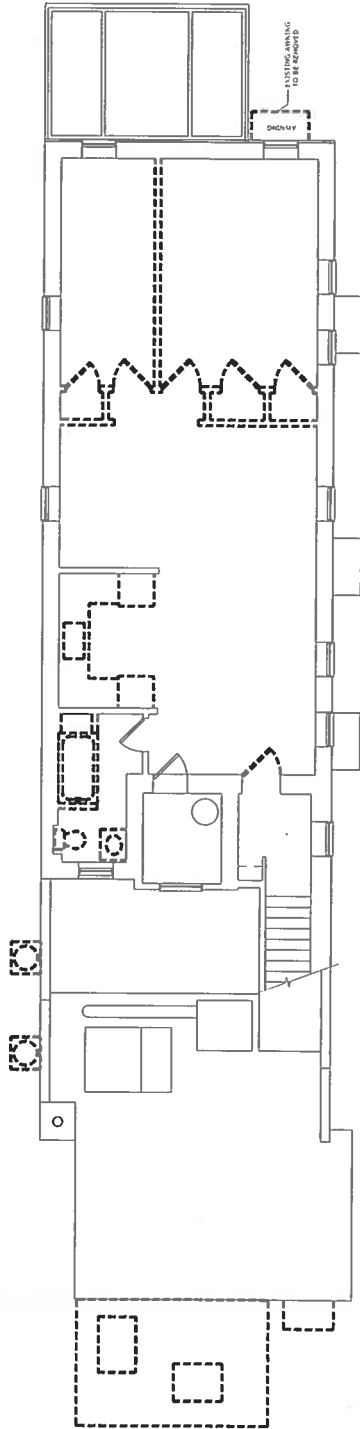
Sea Grass NJ
 Interior Renovations / Commercial Fit-Out
 272 Bay Avenue, Borough of Highlands, NJ 07732
 Block 72, Lot 12

Proj. No. 2023-1
 Issued For: Board Approval
 Date: 12/21/2023

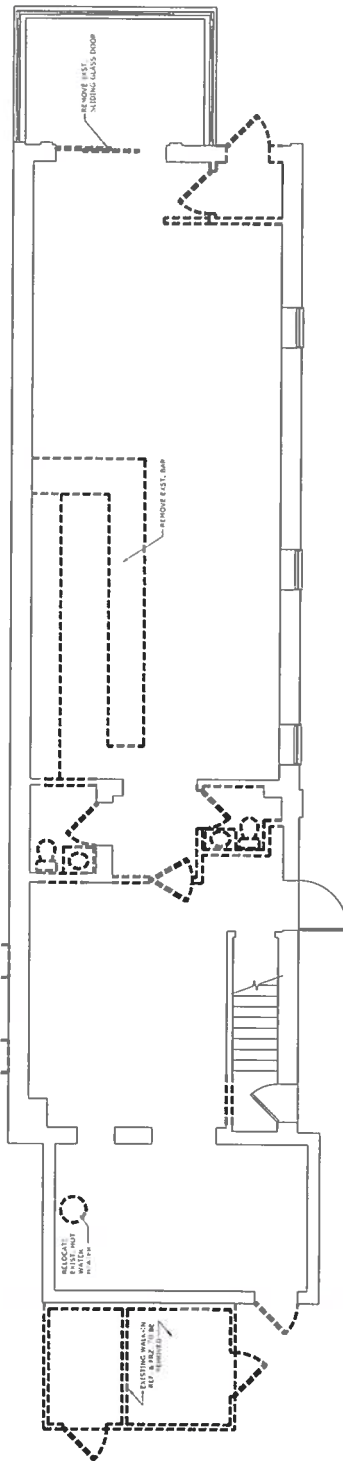
COVER SHEET & DEMO

A1
 1 of 1

Item 1.



SECOND FLOOR DEMOLITION PLAN
 1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN
 1/4" = 1'-0"

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- - - EXISTING DOOR TO BE DEMOLISHED

DEMOLITION NOTES

VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION. VERIFY ALL EXISTING CONDITIONS WITH ARCHITECT PRIOR TO DEMOLITION. VERIFY ALL EXISTING CONDITIONS WITH ARCHITECT PRIOR TO DEMOLITION. VERIFY ALL EXISTING CONDITIONS WITH ARCHITECT PRIOR TO DEMOLITION. VERIFY ALL EXISTING CONDITIONS WITH ARCHITECT PRIOR TO DEMOLITION.



ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

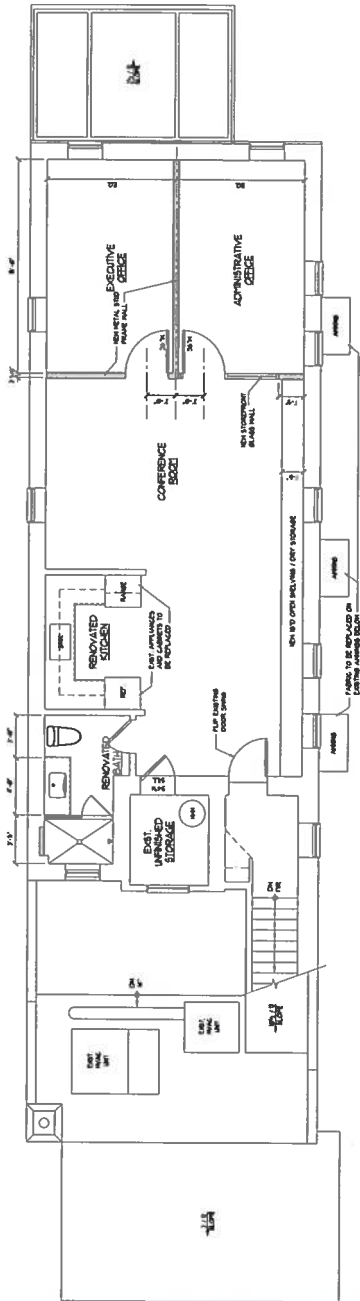
Sea Grass NJ
 Interior Renovations / Comerica Fit-Out
 272 Bay Avenue, Borough of Highlands, NJ 07732
 Block 72, Lot 12

Prop. No. 2022.01
 Issued For Board Approval
 Date: 12/2/2022

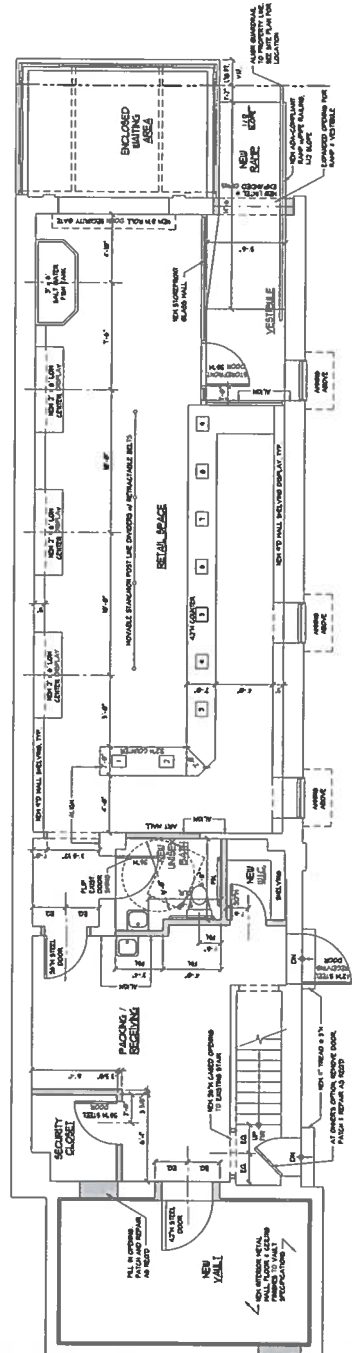
PROPOSED
 FLOOR PLANS

A2
 2 of 1

Item 1.



2 SECOND FLOOR PLAN
 1/4" = 1'-0"



1 FIRST FLOOR PLAN
 1/4" = 1'-0"



SEA GRASS NJ
Interior Renovations / Commercial Fit-Out
272 Bay Avenue, Borough of Highlands, NJ 07732

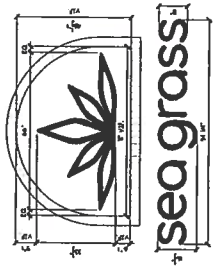
Sea Grass NJ
Interior Renovations / Commercial Fit-Out
272 Bay Avenue, Borough of Highlands, NJ 07732

Proj. No. 2023.01
Issued For Board Approval
Date 12/17/2022

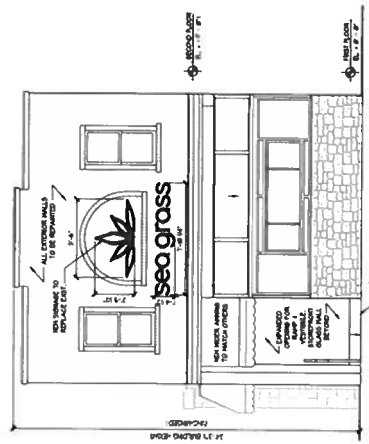
EXTERIOR ELEVATIONS

A3
3 of 3

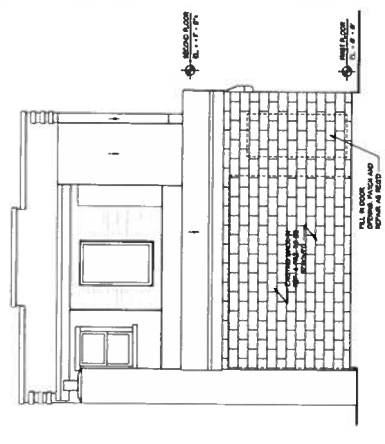
Item 1.



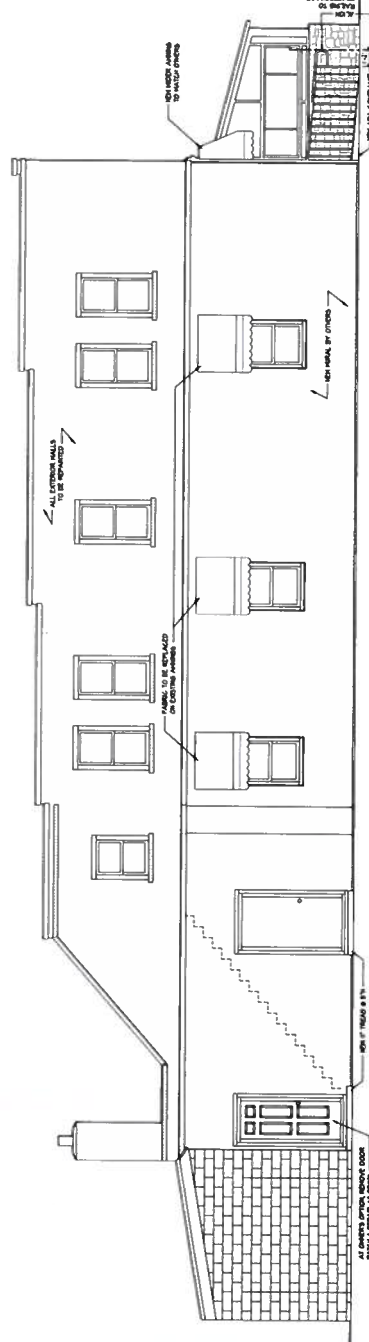
1 SIGNAGE DETAIL
1/4" = 1'-0"



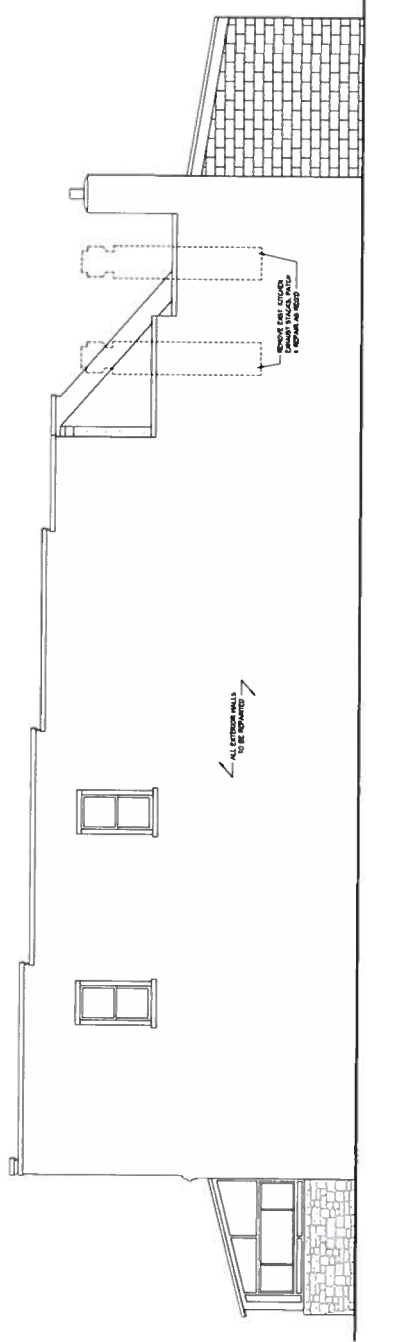
1 FRONT (BAY AVE.) ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



2 SIDE (SEA DRIFT AVE.) ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION
1/4" = 1'-0"

PRELIMINARY & FINAL MAJOR SITE PLAN

SEA GRASS NJ, LLC

BLOCK 72, LOT 12 & BLOCK 73, LOT 2 BOROUGH OF HIGHLANDS MONMOUTH COUNTY, NEW JERSEY

UTILITY COMPANY CONTACTS:
 AMEC
 PO Box 3311
 Hightstown, NJ 08520
 (609) 426-2200
 (609) 426-2201
 (609) 426-2202
 (609) 426-2203
 (609) 426-2204
 (609) 426-2205
 (609) 426-2206
 (609) 426-2207
 (609) 426-2208
 (609) 426-2209
 (609) 426-2210
 (609) 426-2211
 (609) 426-2212
 (609) 426-2213
 (609) 426-2214
 (609) 426-2215
 (609) 426-2216
 (609) 426-2217
 (609) 426-2218
 (609) 426-2219
 (609) 426-2220

PROPERTY OWNERS WITHIN 200' []:
 [List of property owners and their details]



SITE PLAN SHEET INDEX		
NO.	SHEET TITLE	DATE
1	KEY MAP	11/27/22
2	TAX MAP	11/27/22
3	REDEVELOPMENT ZONE MAP	11/27/22
4	PRELIMINARY & FINAL MAJOR SITE PLAN	11/27/22
5	CED REDEVELOPMENT OVERLAY ZONE DISTRICT BOUNDARIES	11/27/22
6	REDEVELOPMENT ZONE MAP	11/27/22
7	SIGNATURE BLOCKS	11/27/22
8	CED REDEVELOPMENT OVERLAY ZONE DISTRICT BOUNDARIES	11/27/22
9	IMPERVIOUS LOT COVERAGE TABLE	11/27/22
10	REVISIONS	11/27/22

I HEREBY CERTIFY THAT I AM OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLANS OF THIS PLAN.

THIS SITE IS PART OF THE WEST SIDE OF HIGHLANDS DISTRICT, BOUNDARY LINE OF WHICH IS SHOWN ON MAPS OF THE BOROUGH OF HIGHLANDS, NEW JERSEY, DATED MARCH 15, 1957, AND NOVEMBER 16, 2022, PROVIDED BY THE TAX REFERENCED LIST IS INTENT TO BE USED FOR OFFICIAL NOTIFICATIONS.

OWNER:
 LEONEL CERVANTES
 272 BAY AVENUE
 HIGHLANDS, NJ 07732

APPLICANT:
 SEA GRASS NJ, LLC
 135 MAPLE AVENUE
 RED BANK, NJ 07701

OWNER	DATE	APPLICANT	DATE

PRELIMINARY & FINAL MAJOR SITE PLAN
 COVER SHEET
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 HIGHLANDS DISTRICT, NEW JERSEY
 HIGHLANDS TOWNSHIP, N.J.
EAST POINT ENGINEERING & ARCHITECTURE, P.C.
 11 South New Street
 Hightstown, NJ 08520
 (609) 426-2200

NO.	REVISION	DATE

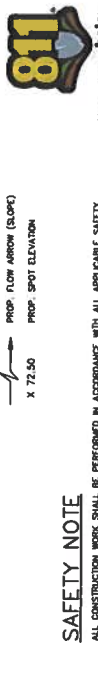
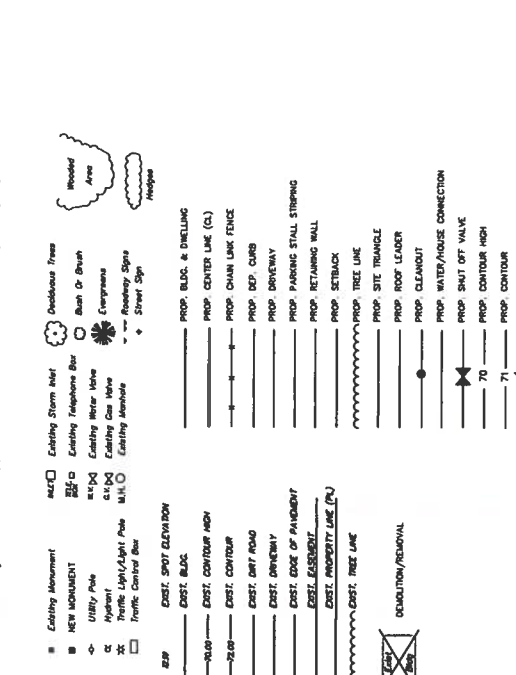
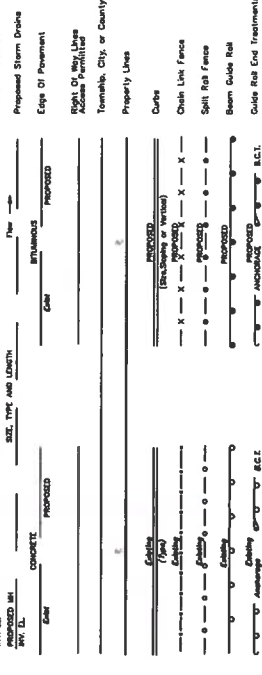
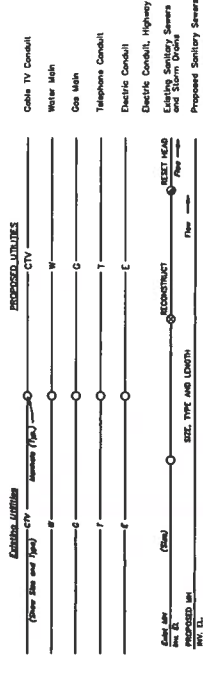
PARKING REQUIREMENTS
 CBD - CENTRAL BUSINESS DISTRICT ZONE
 CBD REDEVELOPMENT OVERLAY ZONE (C-RO-11)
 AREA, YARD & BUILDING REQUIREMENTS

REDEVELOPMENT OVERLAY ZONE	MIN. SIDE YARD	MIN. REAR YARD	MIN. FRONT YARD	MIN. SETBACK	MIN. FLOOR AREA	MIN. HEIGHT	MIN. BALCONY AREA	BLOCK 72		BLOCK 73	
								LOT 12	LOT 1	LOT 12	LOT 2
NA	5 FT	10 FT	15 FT	10 FT	2,000 SF	7.00	70 FT	7,000 SF	70 FT	NA	NA
NA	5 FT	10 FT	15 FT	10 FT	2,000 SF	7.00	70 FT	7,000 SF	70 FT	NA	NA
NA	5 FT (MIN)	10 FT (MIN)	15 FT (MIN)	10 FT (MIN)	2,000 SF (MIN)	7.00 (MIN)	70 FT (MIN)	7,000 SF (MIN)	70 FT (MIN)	NA	NA

IMPERVIOUS LOT COVERAGE TABLE

REQUIREMENTS	LOT 12	LOT 1	LOT 2
MAX. TOTAL IMPERVIOUS SURFACE PERMITTED	2,000 SF (50%)	2,000 SF (50%)	2,000 SF (50%)
MAX. TOTAL IMPERVIOUS SURFACE PERMITTED (EXCLUDING DRIVEWAYS, SIDEWALKS, DRIVEWAYS)	2,000 SF (50%)	2,000 SF (50%)	2,000 SF (50%)
MAX. TOTAL IMPERVIOUS SURFACE PERMITTED (EXCLUDING DRIVEWAYS, SIDEWALKS, DRIVEWAYS, AND ROADS)	2,000 SF (50%)	2,000 SF (50%)	2,000 SF (50%)

GENERAL LEGEND



SAFETY NOTE

ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS, ORDINANCES AND ADDITIONAL THOSE OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) CONSTRUCTION SAFETY AND HEALTH ADMINISTRATION'S (CSHA) REGULATIONS. THE CONSTRUCTION SAFETY CODE AND SAFETY AND BUILDING CODE.

GENERAL NOTES

- THE PROPERTY IS SHOWN AS LOT 12, BLOCK 73 ON SHEETS 10 & 11 OF THE OFFICIAL MAP OF THE BOROUGHS OF HUNTSVILLE, WASHINGTON COUNTY, NEW JERSEY.
- OWNER: HUNTSVILLE, WASHINGTON COUNTY, NEW JERSEY.
- PROJECT: IMPROVEMENTS TO THE CENTRAL PARKWAY, LOT 12, BLOCK 73 TO IMPROVE ROAD FOR 17' WIDE.
- THE PROJECT WILL INCLUDE IMPROVEMENTS TO THE CENTRAL PARKWAY, LOT 12, BLOCK 73 TO IMPROVE ROAD FOR 17' WIDE.
- THE CITY OF HUNTSVILLE HAS THE "GENERAL BUSINESS DISTRICT" ZONE WHICH IS A ZONED RESIDENTIAL ZONE.
- THE PROJECT WILL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF HUNTSVILLE ZONING ORDINANCES AND THE CITY OF HUNTSVILLE ZONING MAP.
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- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF HUNTSVILLE.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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UTILITIES

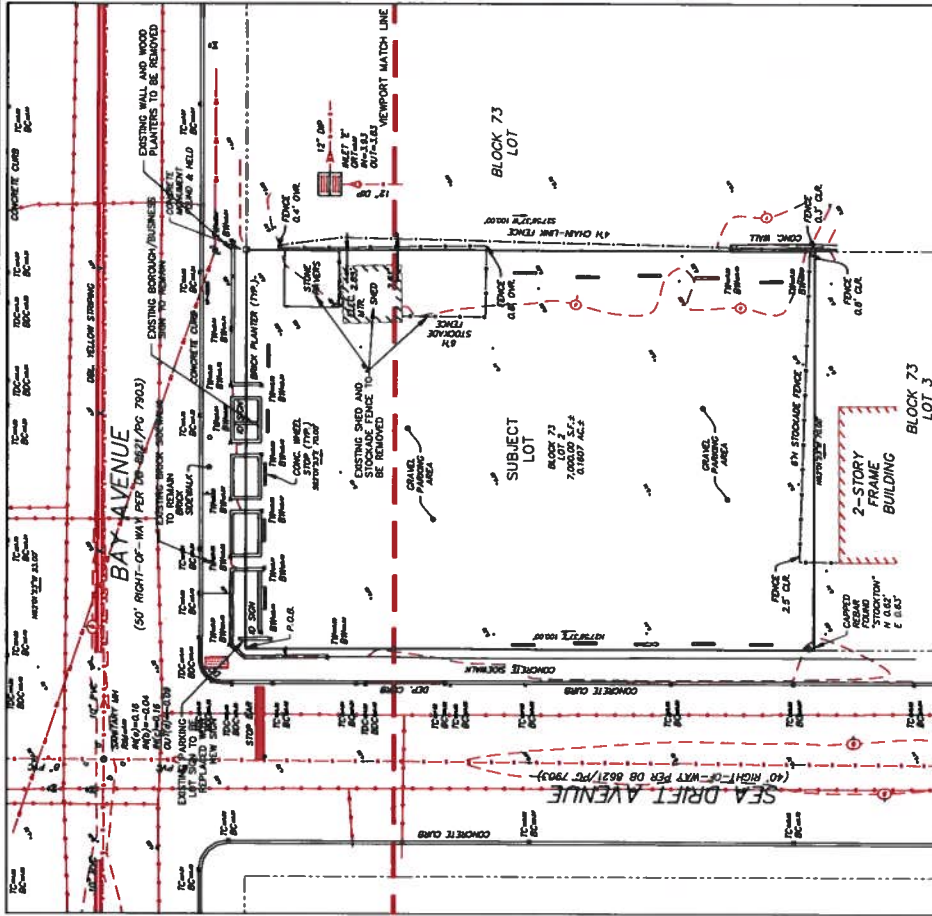
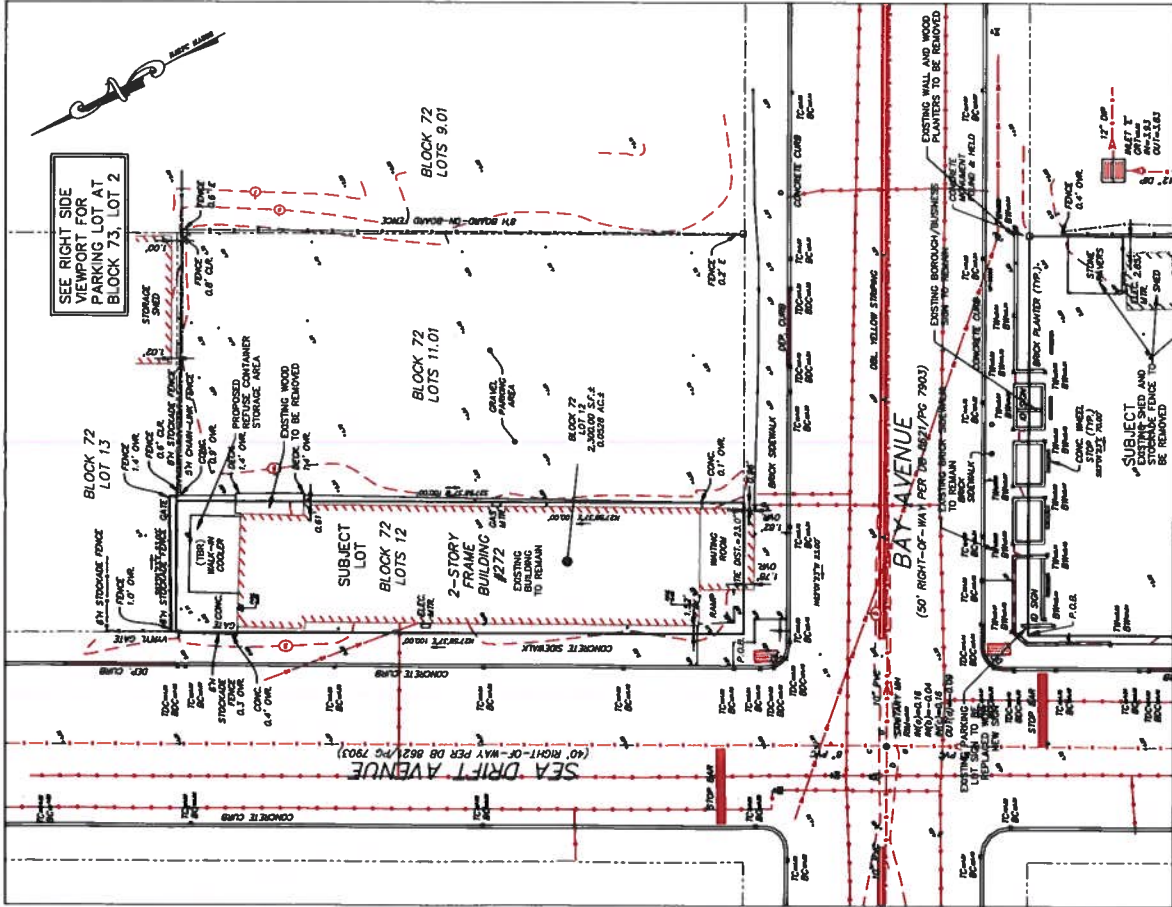
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PRELIMINARY & FINAL MAJOR SITE PLAN
 SEA GRASS NJ, LLC
 GENERAL NOTES
 1188 New River Road
 Littleton, NJ 07643
 TEL: 973.272.7200
 FAX: 973.272.7201
 www.seagrassnj.com
 PREPARED BY: SEA GRASS NJ, LLC
 DATE: 1/21/12
 SHEET NO. 2 OF 10

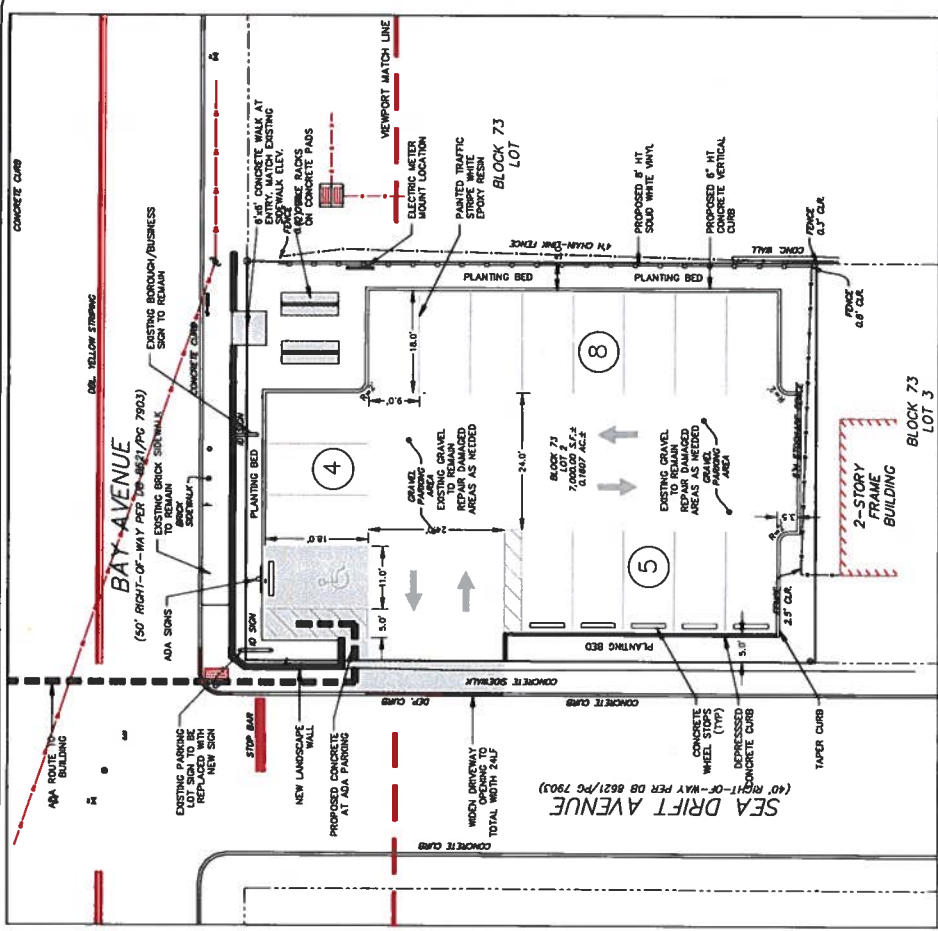


SURVEY REFERENCED:
 "BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM PLANS ENTITLED,
 'BOUNDARY AND TOPOGRAPHIC SURVEY FOR 272 BAY AVENUE, U.S. BLOCK 72, LOT 12,
 BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY', PREPARED BY LANDMARK
 SURVEYS, INC., DATED NOVEMBER 9, 2022.
 AND
 'BOUNDARY AND TOPOGRAPHIC SURVEY FOR SEA DRIFT AVE, LLC, BLOCK 73, LOT 2,
 BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY', PREPARED BY LANDMARK
 SURVEYS, INC., DATED NOVEMBER 9, 2022.



PRELIMINARY & FINAL MAJOR SITE PLAN
 BEA BRASS NAJ, LLC
 EXISTING CONDITIONS PLAN
 11/2/22

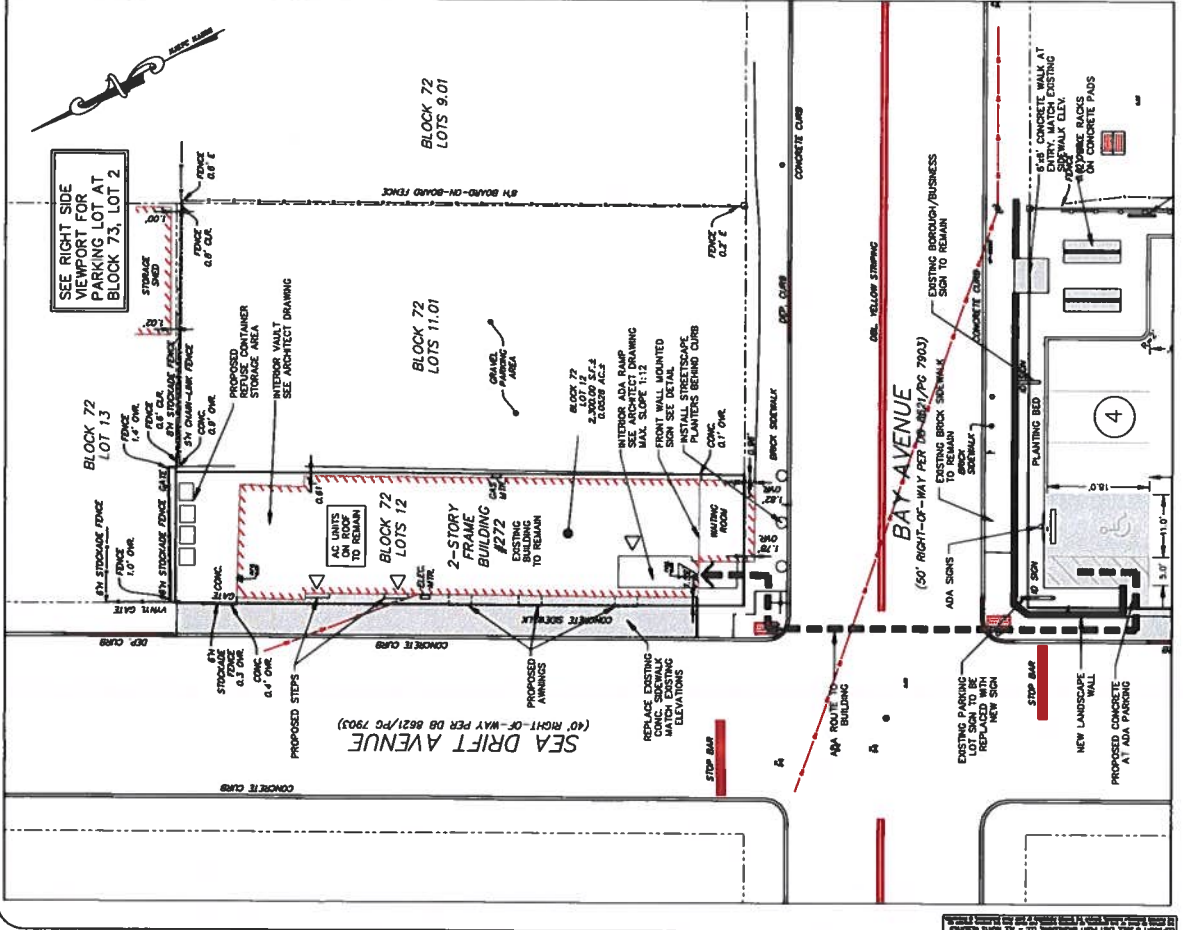
EAST POINT ENGINEERING, LLC
 11 South Street
 Freehold, NJ 07728
 732.227.7838
 732.227.7838
 11/2/22
 SHEET NO. 3 OF 10

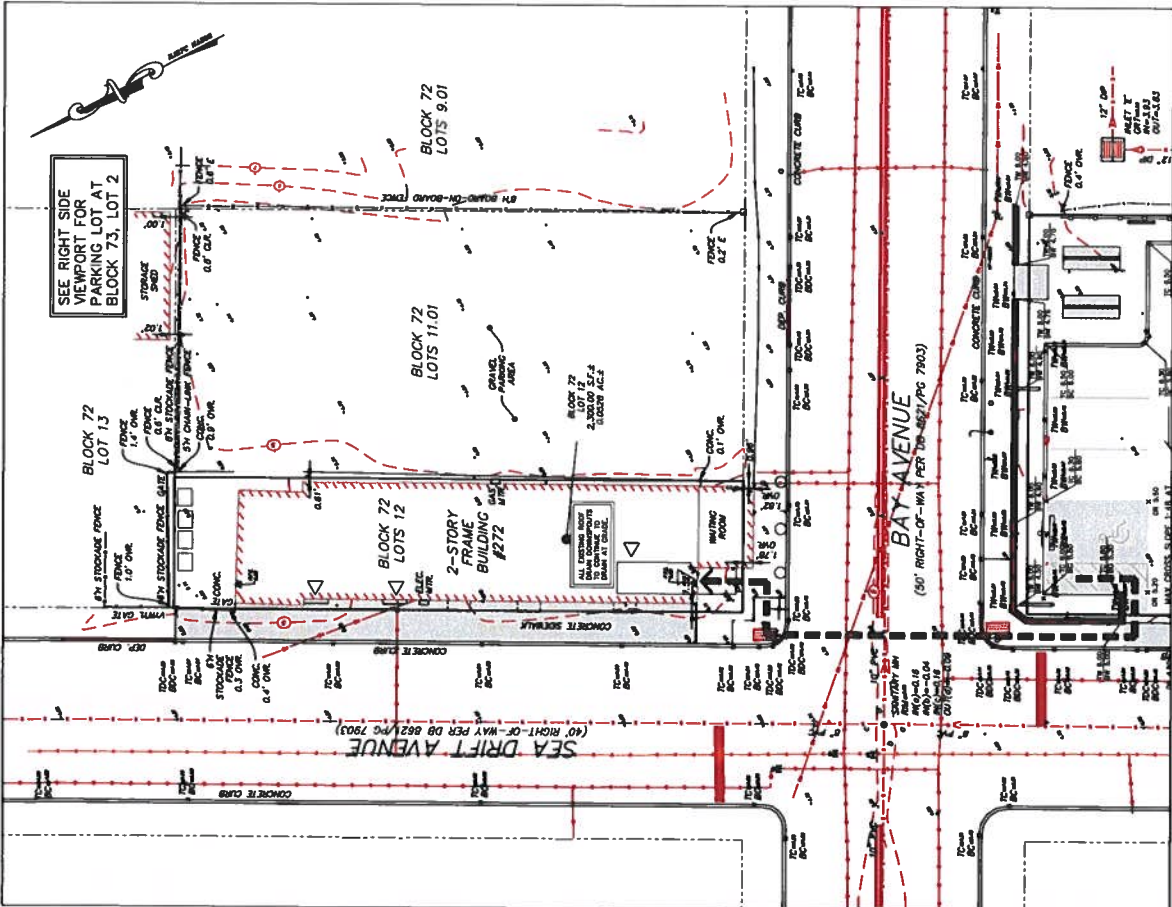
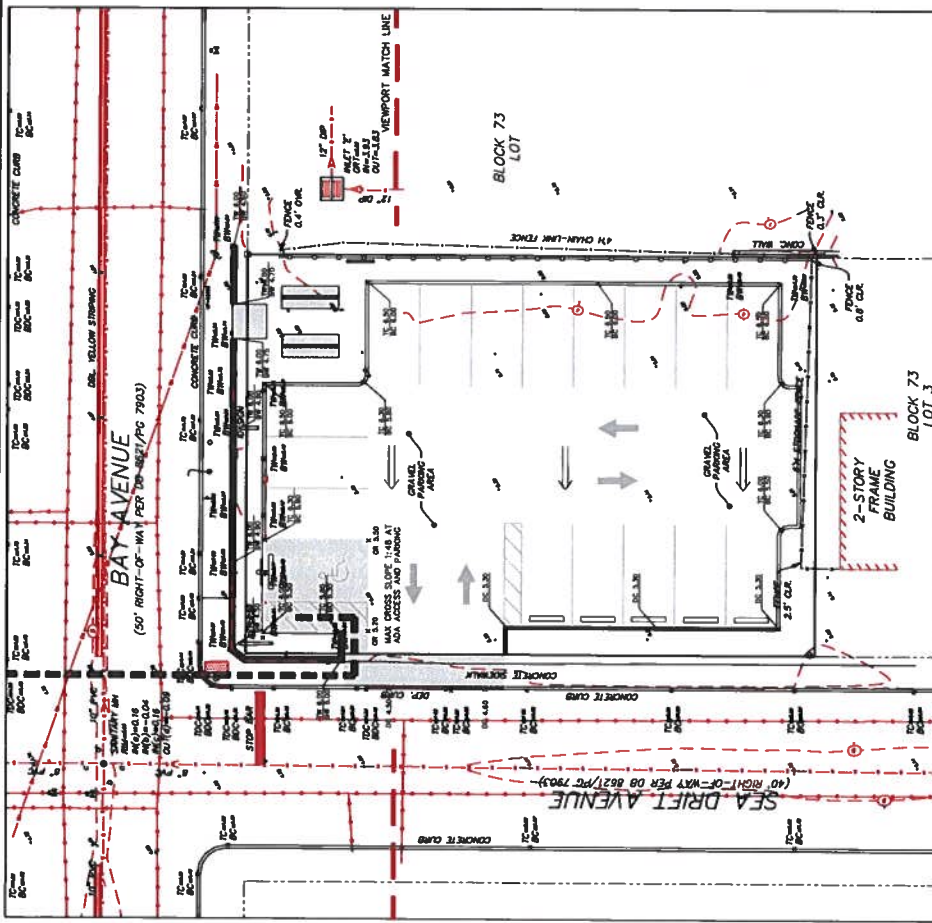


PRELIMINARY & FINAL MAJOR SITE PLAN
SITE LAYOUT / SIGNAGE & STRIPING PLAN
 SEA GRAB & CO., LLC
 11000 W. 112TH AVENUE, SUITE 100
 DENVER, CO 80233-1100
 PHONE: 303.752.0700
 FAX: 303.752.0700

DATE: 11/21/22
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 PROJECT NO.: 22-001-0000
 SHEET NO. 4 OF 10

- SITE IMPROVEMENT NOTES**
1. ALL SIGN, STRIPING, AND OTHERS FOR THE IMPROVEMENT AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, 2019 EDITION, PUBLISHED BY THE NATIONAL HIGHWAY CONSTRUCTION CENTER, FORT BELLEVILLE, ILLINOIS.
 2. ALL SIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE SIGNAGE MANUAL, PUBLISHED BY THE NATIONAL HIGHWAY CONSTRUCTION CENTER, FORT BELLEVILLE, ILLINOIS.
 3. ALL SIGN SHALL BE 4' x 10' UNLESS OTHERWISE NOTED ON THE PLAN.
 4. SIGNAGE SHALL BE CONSTRUCTED OF ALUMINUM OR GALVANNEED STEEL.
 5. SIGNAGE SHALL BE CONSTRUCTED OF ALUMINUM OR GALVANNEED STEEL.
 6. ALL CURB SHALL BE CONSTRUCTED OF 6" CONCRETE AS SHOWN ON THE PLAN.
 7. ALL CURB SHALL BE CONSTRUCTED OUT OF CONCRETE.
 8. ALL CURB SHALL BE CONSTRUCTED WITH A 2" TAPER TO THE SIDEWALK.
 9. ALL CURB SHALL BE CONSTRUCTED WITH A 2" TAPER TO THE SIDEWALK.
 10. ALL CURB SHALL BE CONSTRUCTED WITH A 2" TAPER TO THE SIDEWALK.
- GRAPHIC SCALE
 1" = 10' 0"

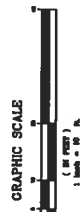


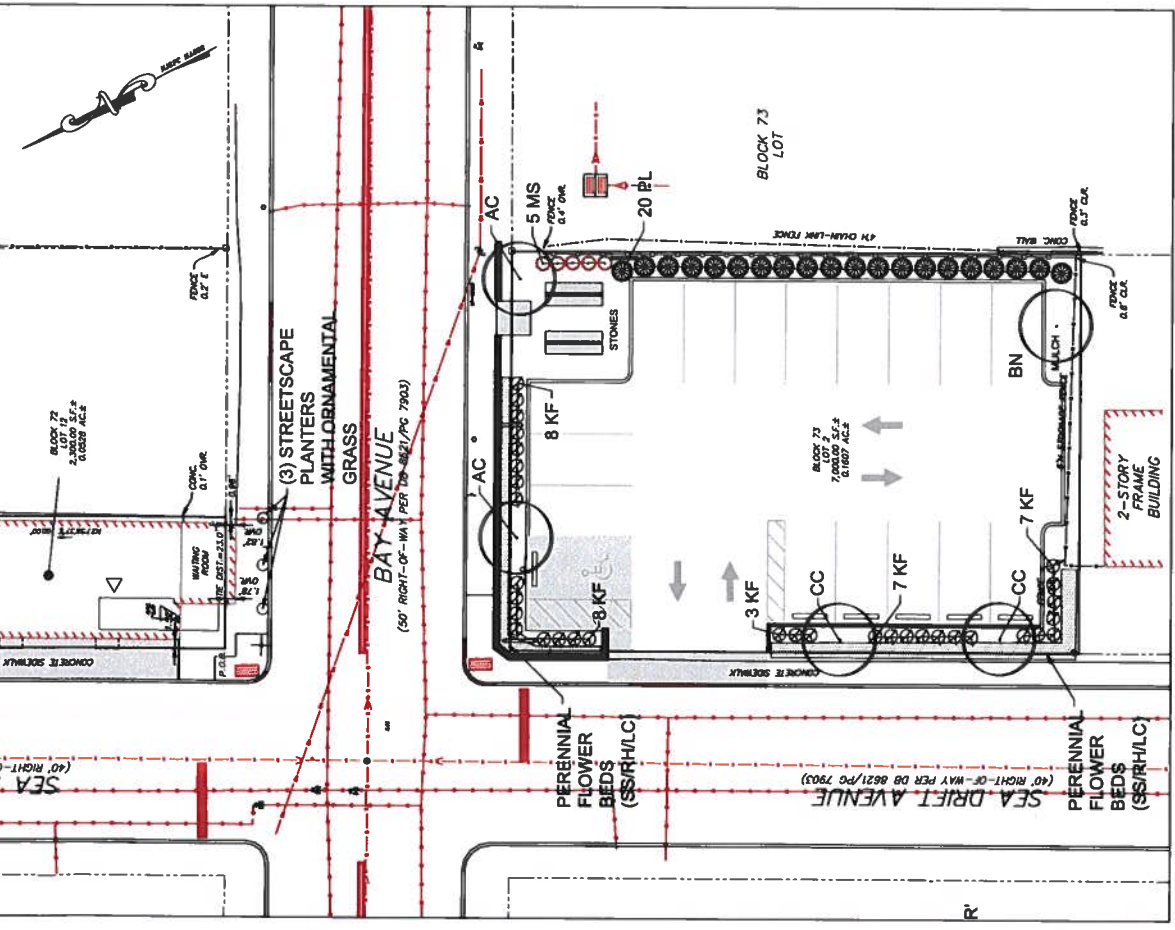


PRELIMINARY & FINAL MAJOR SITE PLAN
 SEA HARBOR MARINA
 GRADING PLAN
 BLOCK 72, LOT 13 & BLOCK 73, LOT 3
 HIGHWAY 101, NEW JERSEY
 HILLSBORO, NEW JERSEY

EAST POINT ENGINEERING, LLC
 11 South High Street
 Hillsborough, NJ 08844
 TEL: 732.277.8338
 FAX: 732.277.8339
 www.eastpointeng.com

DATE: 11/21/22
 SHEET NO. 5 OF 10

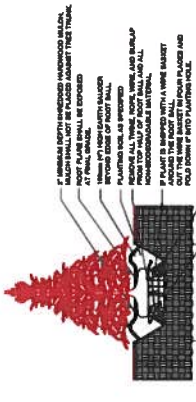
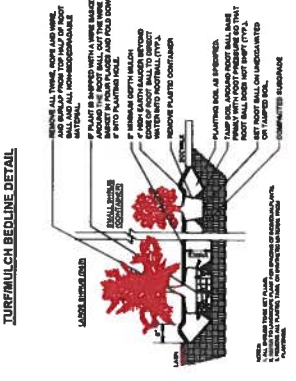
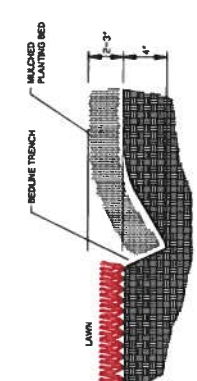
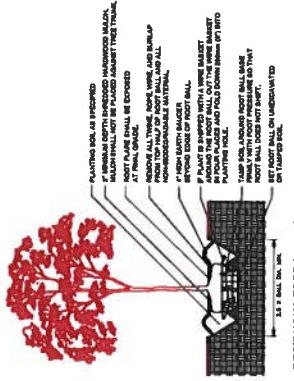




KEY	QTY	BOTANICAL NAME	COMMON NAME	HT./CONTAINER SIZE	REMARKS
Deciduous Trees:					
BN	1	Betula Nigra 'Culm'	Helligo Birch	2.5" - 3.0' cal.	B&B, Straight Central Leader
CC	2	Cercis Canadensis	Eastern Redbud	4-5' Ht.	B&B, Straight Central Leader
AC	2	Ampelancher Canadensis	Shoebow Sen-Acrobary	4-5' Ht.	B&B, Straight Central Leader
Shrubs:					
PL	20	Punus Laurocarpa 'Schubertiana'	Slip Cherry Laurel	3 Gal.	
Ornamental Grasses:					
MS	5	Miscanthus Sinensis 'Silchus'	Parrotgrass	3 Gal.	
KF	33	Calamagrostis x Acutiflora	Karl Foerster's Feathered Reed Grass	3 Gal.	
Perennial Flowers (M&S):					
SS		Solidago Semper-Virens	Scallop Goldenrod	3 Gal.	
RH		Rubusida Hirta	Black-eyed Susan	3 Gal.	
LC		Labelia Canadensis	Candidal Flower	3 Gal.	

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT REVISED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE, CALIFORNIA.
2. CONTRACTOR SHALL CONTACT UTILITY ENTITIES FOR MARK-OUT OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE, CALIFORNIA.
3. SHRUBS AND EVERGREEN TREES SHALL BE FIELD ADJUSTED TO BE PLANTED AT THE CORRECT PLANTING DEPTH AND LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE, CALIFORNIA.
4. ALL PLANT MATERIAL AND LOCATION OF PLANTING SHALL BE IN ACCORDANCE WITH THE DESIGN, UNLESS OTHERWISE INDICATED BY THE ARCHITECT AND/OR PROJECT MANAGER. SMALL ASSETS SHALL BE PLANTED AT THE CORRECT PLANTING DEPTH AND LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE, CALIFORNIA.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT REVISED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE, CALIFORNIA.
6. ANY LANDSCAPING WHICH IS NOT RESISTANT TO THE ENVIRONMENT OR THAT DIES WITHIN TWO YEARS OF PLANTING, SHALL BE REPLACED BY THE DEVELOPER, PLANT AND MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE, CALIFORNIA.
7. THE CONTRACTOR SHALL KEEP THE AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIAL. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE AND ACCUMULATED DEBRIS OR UNUSED MATERIALS SHALL BE REMOVED FROM THE SITE.
8. IN THE EVENT THAT PLANT QUANTITY, DISCREPANCIES OR MATERIAL DISCREPANCIES OCCUR IN THE PLANTING SCHEDULE, THE PLANT SHALL BE REPLACED.



PRELIMINARY & FINAL MAJOR SITE PLAN LANDSCAPE PLAN

Block 73, Lot 2, Sea Drift Avenue, Seaside, CA 94138

EAST POINT ENGINEERING, LLC

11 South Beach Blvd, Seaside, CA 94138
Tel: 734.277.0700

DATE: 11/21/22
SHEET NO. 6 OF 10

Luminaire Data - DB Lighting Consultation	Description	LLF	Watts	LMH
Label Qty Symbol	MANUFAC			
VA	SSVP-SPS-SVI-20V-400K IESNA2002	0.850	18,909	2721
SL4s	SMT40401-14-wrth_black_side_shield	0.850	74,244	4764

Calculation Values - DB Lighting Consultation	Units	Max	Min	Avg/Min	Max/Min
All Values Project Area	FC	6.3	0.0	N.A.	N.A.
Parading	FC	6.3	0.3	5.50	21.00

- NOTES:**
- The calculated results of the lighting simulation represent a prediction of luminaire performance based on the input data provided. The actual results may vary from the anticipated performance and are subject to remote conditions which are beyond the control of DB Lighting Consultation.
 - Calculations are based on a 10' x 10' grid.
 - Calculations are based on a 10' x 10' grid.
 - Calculations are based on a 10' x 10' grid.

LIGHTING NOTES

- ALL SITE LIGHTING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- THE CLIENT TO CONTROL THE SITE LIGHTING FOR ALL SITE LIGHTING. THE NECESSARY POWER AND WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LIGHTING FIXTURES AND LAMPS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ANY NECESSARY CONDUITS FOR POWER AND GROUNDING.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LIGHTING FIXTURES AND LAMPS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LIGHTING FIXTURES AND LAMPS.
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ABOVE-ALL

SPLIT LED AREA LIGHT

PERFORMANCE

ELECTRICAL SYSTEM

FEATURES

- 100% LED
- 100% Dimmable
- 100% Energy Efficient
- 100% Long Life
- 100% Weather Resistant
- 100% Maintenance Free
- 100% Easy to Install
- 100% Easy to Clean
- 100% Easy to Replace
- 100% Easy to Upgrade
- 100% Easy to Repair
- 100% Easy to Service
- 100% Easy to Operate
- 100% Easy to Use
- 100% Easy to Handle
- 100% Easy to Store
- 100% Easy to Transport
- 100% Easy to Ship
- 100% Easy to Receive
- 100% Easy to Unload
- 100% Easy to Load
- 100% Easy to Pack
- 100% Easy to Unpack
- 100% Easy to Open
- 100% Easy to Close
- 100% Easy to Lock
- 100% Easy to Unlock
- 100% Easy to Key
- 100% Easy to Insert
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ABOVE-ALL

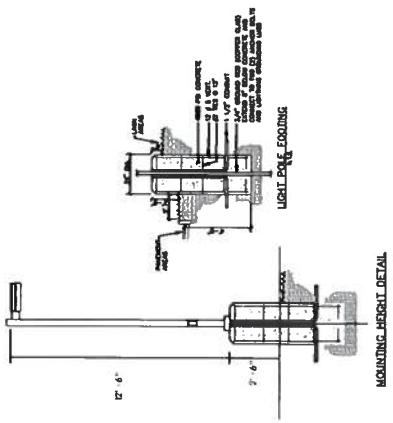
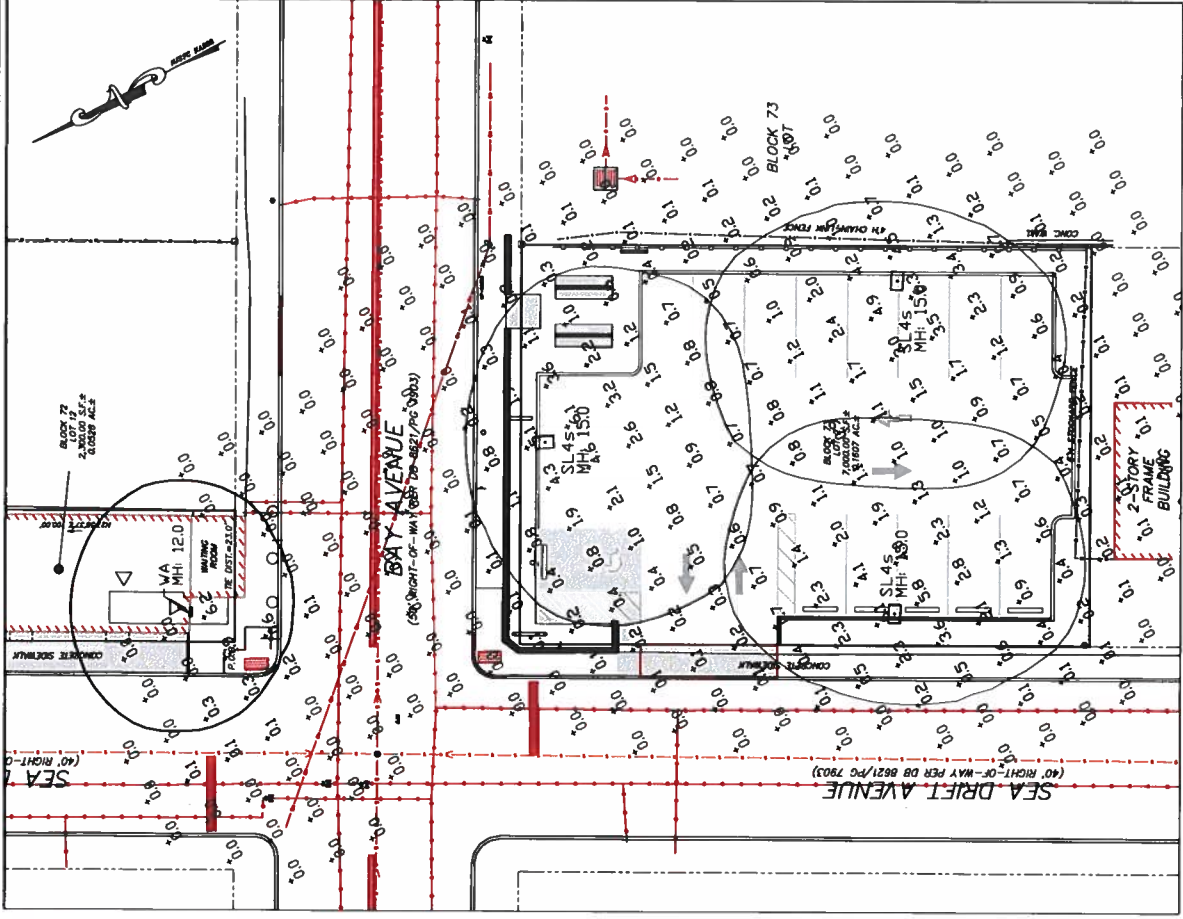
SELECTABLE SUB WALL PACK

PERFORMANCE

ELECTRICAL SYSTEM

FEATURES

- 100% LED
- 100% Dimmable
- 100% Energy Efficient
- 100% Long Life
- 100% Weather Resistant
- 100% Maintenance Free
- 100% Easy to Install
- 100% Easy to Clean
- 100% Easy to Replace
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- 100% Easy to Insert
- 100% Easy to Remove



EAST POINT ENGINEERING, LLC

11 South Main Street
Westport, NJ 08088
Tel: 856.261.1111
Fax: 856.261.1112

PROJECT: PRELIMINARY & FINAL LIGHTING SITE PLAN
CLIENT: SEA GRABB MALIBU
DATE: 11/21/22

SHEET NO 7 OF 10



SOIL EROSION & SEDIMENT CONTROL NOTES

- 1. THE SITE WILL BE CONSIDERED A DRAINAGE BASIN...
2. ALL SOILS...
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20. ALL SOILS...

SEEDING SCHEDULE (PERMANENT & TEMPORARY) - ZONE 7A

- 1. SEEDING SCHEDULE (PERMANENT & TEMPORARY) - ZONE 7A...
2. SEEDING SCHEDULE (PERMANENT & TEMPORARY) - ZONE 7A...
3. SEEDING SCHEDULE (PERMANENT & TEMPORARY) - ZONE 7A...
4. SEEDING SCHEDULE (PERMANENT & TEMPORARY) - ZONE 7A...
5. SEEDING SCHEDULE (PERMANENT & TEMPORARY) - ZONE 7A...
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8. SEEDING SCHEDULE (PERMANENT & TEMPORARY) - ZONE 7A...
9. SEEDING SCHEDULE (PERMANENT & TEMPORARY) - ZONE 7A...
10. SEEDING SCHEDULE (PERMANENT & TEMPORARY) - ZONE 7A...

STANDARDS FOR TOPSOILING

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MULCH AND MULCH ANCHORING SPECIFICATIONS

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ROOT PROTECTION DURING CONSTRUCTION GUIDE

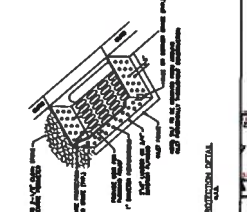
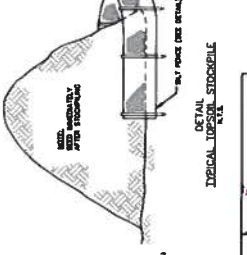
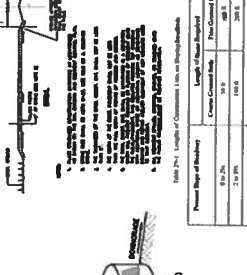
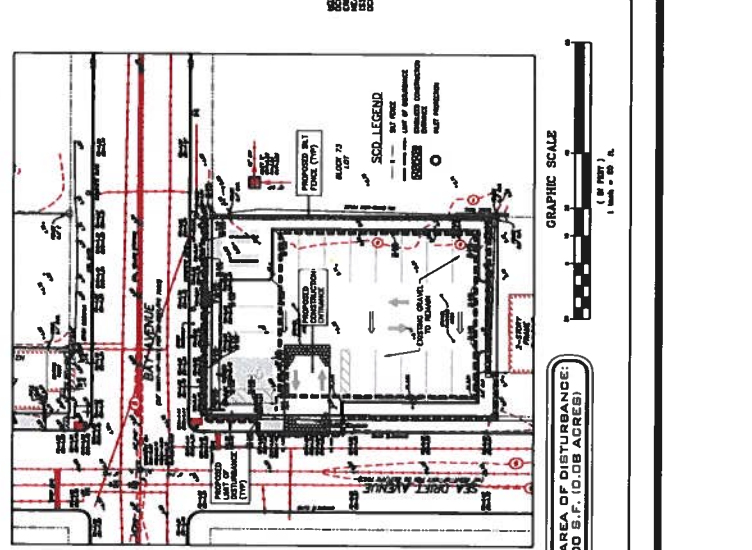


Table with 3 columns: Point, Description, and Other details.

DUST CONTROL NOTES
STABILIZED CONSTRUCTION ENTRANCE
CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

PRELIMINARY & FINAL MAJOR SITE PLAN
SOIL EROSION PLAN
EAST POINT ENGINEERING, LLC
11 South High Street
Savage, MD 21076
1-800-782-1188



TOTAL AREA OF DISTURBANCE: 3.460 S.F. (0.036 ACRES)

GRAPHIC SCALE
1" = 20'
1/4" = 5'

BUILDING WALL MOUNTED SIGN AT LOT 12, BLOCK 72



SIGN REQUIREMENTS — ORD. SEC. 21-102

BUILDING WALL MOUNTED SIGN — REPLACE EXISTING

MAX 15% OF FRONT BUILDING FACADE —

PERMITTED 460 SF x 15% = 69 SF — PROPOSED 28.2 SF

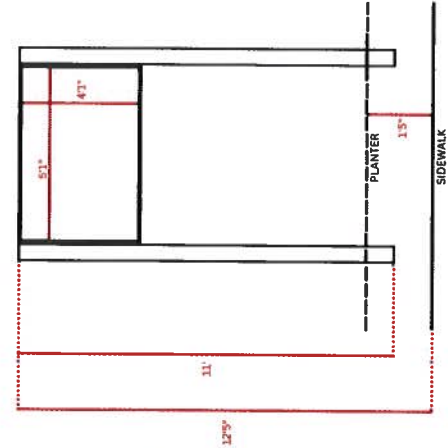
OFF-PREMISE GROUND MOUNTED SIGNS TO REPLACE EXISTING

MAX PERMITTED SIZE 24 SF

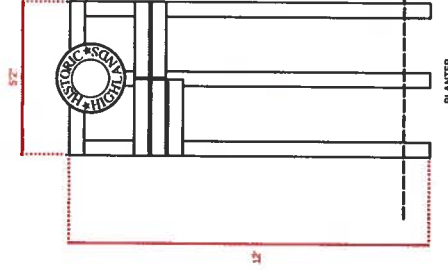
PARKING LOT SIGN = 20.8 SF (COMPLIES)

BOROUGH HISTORIC SIGN = 20.7 SF (COMPLIES)

OFF-PREMISE GROUND MOUNTED PARKING LOT SIGNS AT LOT 2, BLOCK 73



PARKING LOT SIGN



BOROUGH HISTORIC SIGN

PRELIMINARY & FINAL SIGN SITE PLAN	
SEA BIRDS NJ, LLC	
SIGN PLAN	
BLOCK 72, LOT 8 & BLOCK 72, LOT 8	
MORRIS COUNTY, NEW JERSEY	
PROJECT NUMBER: 11.21.22	
DATE: 11/21/22	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
11 South High Street	
Morris County, NJ 07978	
TEL: 908.527.2200	
FAX: 908.527.2200	
SHEET NO. 10 OF 10	



**BOROUGH OF HIGHLANDS
CANNABIS RETAILER LICENSE APPLICATION**

Date of initial submission _____

Date of approval by Borough Administrator _____

Applicant Business Name Sea Grass NJ LLC

Contact Information

Contact Name Stephen James Whelan

Phone No: 732-595-6700 E-Mail: idrwhelan@gmail.com

1. Business Entity Type

A. () Individual

List name, address and interest in business _____

B. () Partnership

List name, address and percentage of interest in Partnership _____

C. Corporation/LLC

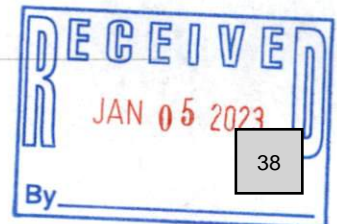
List name, address and interest of all stockholders Nicholas Frangipane 51%

James Whelan 44%, Hannah LaRose 2%, Anthony Locascio 3%

2. Name as it will appear on the State License Sea Grass NJ LLC

3. N.J. Sales Tax Certificate of Authority No: 88-2250376

4. Trade names under which the business is to be conducted. Each and every trade name



must be listed and registered with the N.J. Secretary of State (if a corporation) or the Monmouth County Clerk (if a partnership or sole proprietor) _____

5. Business Marketing Information

- a. Business phone number _____
- b. Cell phone number of chief operating officer or executive of the business that will be the principal contact with the Borough 704-956-7807
- c. E-mail for business seagrassnj@gmail.com
- d. Website for business (if any) www.njseagrass.com

6. Business location where cannabis will be sold to consumers

Street address: 272 Bay Avenue

Block 72 Lot 12

Zone: Central Business District or () Highway Oriented Business Zone

7. Does the applicant have Conditional Use Approval from the Land Use Board? () Yes No

- a. If yes, attach copy of the Resolution of Approval.
- b. If no, provide the status of any application to the Land Use Board:
Application is submitted hearing date is January 12, 2023

8. Describe building and attach a picture Two story, CBD zoned on corner lot
Approximately 2,373sf retail level

9. Does the applicant own the building? () Yes No Property is under contract for purchase Owner's Consent is attached to DPA

- a. If yes, attach a copy of the deed to the premises.
- b. If no, attach a copy of the lease agreement. It is the duty of the applicant to advise the landlord that if the license is issued to the applicant, it is not transferable.

10. Fully describe the business operation with an emphasis on:

a. Will there be non-cannabis uses on site? No



b. How will the operations remain separate from non-cannabis operations?
Under no circumstance shall another operation be permitted.

c. How will cannabis be secured? In a DEA cage inside of an access controlled vault.

11. Explain how the Highlands Police Department is to be advised of all security measures.
~~Highlands Police Department will have 24 hour access to our security~~

12. Provide the location of all surveillance cameras on site. _____
Please see attached security overlay

13. Will there be any special fire suppression equipment? No, unless the town requires

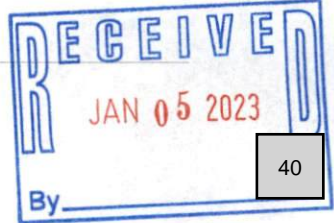
14. Will there be any exhausting of cannabis odors or particulate and how will they be eliminated?
~~Class 5 retailers do not typically have odor issues, but as a precaution we will.~~

15. Will there be business offices in addition to the retail operations? If so, describe their size and location. _____
~~Management offices and employee break area will be located on the second floor~~

16. Does the applicant have a New Jersey Conditional or Annual Cannabis Retailer License?
a. If yes, please provide your license number: RE000107

b. If no, please provide the documents attached to your New Jersey Conditional or Annual Cannabis Retailer License Application.

17. Provide a signed and notarized Affidavit in Support of Cannabis License Application.



AFFIDAVIT IN SUPPORT OF CANNABIS LICENSE APPLICATION

STATE OF NEW JERSEY:

SS:

COUNTY OF MONMOUTH:

() Individual Applicant () Members of Partnership Applicant (✓) Pres./V.P.

Nicholas Frangipane of Sea Grass NJ LLC (name of business)

Consent(s) that the licensed premises and all portion of the building constituting the licensed premises, including all rooms, cellars, closets, out-buildings, passageways, vaults, yards, attics and every part of the structure of which the licensed premises are a part and all buildings used in connection therewith which are in his/her/their possession or under his/her/their control, may be inspected and searched without warrant at all hours by the N.J. Cannabis Regulatory, Enforcement, Assistance and Marketplace Modernization Act, his or her duly authorized deputies, inspectors or investigators and all other sworn law enforcement officers, and being duly sworn according to law, upon his/her/their oath(s), depose(s) and say(s) that he/she is (they are) the person(s) duly authorized to sign the application, that in stance of corporate ownership, the signator is authorized by corporate resolution to sign on behalf of the corporations; and that the contents of this application represent complete disclosure of the fact, and that the contents of this application are true.

[Signature]
Signature of Individual Agent/Sole Prop.

Sea Grass NJ LLC
Partnership Name

CORPORATIONS ONLY
Attestation by Corporate Secretary

[Signature]
Signature of Partner

Attest: Sea Grass NJ LLC
Corporate Name

[Signature]
Signature of Partner

Secretary signature: [Signature]

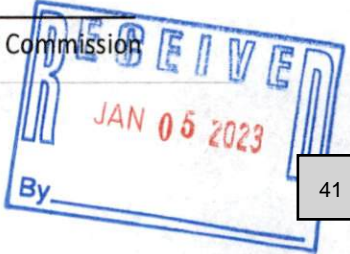
SWORN and SUBSCRIBED to before me this 5 day of Jan, 2023

[Signature]
Signature of Officer Administering Oath
Duly Authorized by Notary Public or Attorney at Law

MELISSA INDIVIGLIO
Notary Public, State of New Jersey
Commission # 50048224
My Commission Expires 10/24/2026

Melissa Indiviglio
Printed Name of Officer Administering Oath

10/24/26
Date of expiration of Commission





HGPB- R2000

January 16, 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: Sea Grass NJ, LLC
272 Bay Avenue
Block 78, Lot 12 & Block 73, Lot 3
Central Business District (CBD) Zone
Redevelopment Zone C-RO-1
Minor Site Plan
& Conditional Use
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 21-58.E – Preliminary Site Plan.

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

1. Preliminary & Final Major Site Plans prepared by Brent N. Papi, Jr., PE, of East Point Engineering, LLC, dated November 21, 2022, consisting of ten (10) sheets.
2. Architectural Plans prepared Shissias Design + Development, dated December 2, 2022, consisting of three (3) sheets.
3. Land Use Board Application and supporting documents, dated December 6, 2022.
4. Zoning Permit Application and supporting documents, dated November 3, 2022.

The following information was reviewed for completeness purposes pursuant to Ordinance Section 21-58.D – Minor Site Plan:

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.**



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

Re: Sea Grass NJ, LLC
272 Bay Avenue
Block 78, Lot 12 & Block 73, Lot 3
Central Business District (CBD) Zone
Redevelopment Zone C-RO-1
Minor Site Plan
& Conditional Use
First Completeness Review

4. Location, use and ground floor area of all existing and proposed buildings, with the building setback, side line and rear yard distance. **Provided.**
5. Elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed. **Provided. It should be noted that no new buildings are proposed as the applicant intends to renovate the existing building.**
6. The location and widths of existing and proposed streets servicing the site plan. **Provided.**
7. Specifications for and location of proposed surface paving and curbing. **Provided. It should be noted that the applicant proposes to retain the existing gravel parking lot and repair as needed.**
8. Location of all structures within seventy-five (75) feet of the property. **Provided.**
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. **Provided.**
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. No storm water management features are proposed.**
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. **Provided.**
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. **Provided.**
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. **Provided.**
15. The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. **Provided.**



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

**Re: Sea Grass NJ, LLC
272 Bay Avenue
Block 78, Lot 12 & Block 73, Lot 3
Central Business District (CBD) Zone
Redevelopment Zone C-RO-1
Minor Site Plan
& Conditional Use
First Completeness Review**

- 16. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. **Provided. A trash enclosure area is shown. The applicant intends to utilize the existing building and retain all utility connections.**
- 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. **Provided.**
- 18. Preliminary architectural plans for the proposed buildings or structures indicating typical floor plans, elevations, heights and general design or architectural styling. **Partially provided. The existing building's first floor elevation is approximately elevation 6.0. The existing building is located within flood zone AE-11. Therefore, the building renovation 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. **Provided.**
- 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. **Provided.**
- 21. Soil Borings, when required by the Board Engineer. **Not required.**
- 22. Certification statement for the required municipal signatures, stating: **Provided.**
 - o 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. **Project fronts on a County Road, therefore approval or letter of no interest will ultimately be required from the County Planning Board.**
- 24. The Board may require any additional information which is reasonably necessary to ascertain compliance with the provisions of this chapter. **Informational.**



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

Re: Sea Grass NJ, LLC
272 Bay Avenue
Block 78, Lot 12 & Block 73, Lot 3
Central Business District (CBD) Zone
Redevelopment Zone C-RO-1
Minor Site Plan
& Conditional Use
First Completeness Review

Per Section 21-97.M of the Ordinance, **one** cannabis retailer may be permitted in the Central Business District (CBD) Zone provided that applicable Article XI Design Standards are met together with any other requirements deemed necessary by the Land Use Board and applicable requirements of this chapter. **Prior to the public hearing the applicant shall provide a narrative outlining compliance with all Article XI Design Standards, and any applicable relief required/requested.**

In addition, the cannabis retailer shall not be located within 1,000 feet of any school. As discussed in the technical review meeting, a legal determination will be required as the proposed parking lot supporting the retail operation may be within 1,000 feet of the Highlands Elementary School property. If the Article XI Design Standards cannot be met, or the determination that the parking lot falls within 1,000 feet of the school (and counts as part of the cannabis retailer operation), then a d(3) conditional use variance may be required.

It should be noted that this project is located within the Central Business District (CBD) Zone. The property is also located within the CBD Redevelopment Overlay 1 (C-RO-1) Zone. The applicant may elect to prepare the application in accordance with either the CBD Zone or C-RO-1 Zone criteria, but one or the other shall be identified.

Adequate information has been provided in order to perform a technical review of the application. **The application shall therefore be deemed COMPLETE, pending confirmation from the Board Secretary that the balance of fees and escrows have been posted.**

We will also commence technical review upon same notification.

The application fee and escrow fee calculation letter will be provided under separate cover.

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



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

**Re: Sea Grass NJ, LLC
272 Bay Avenue
Block 78, Lot 12 & Block 73, Lot 3
Central Business District (CBD) Zone
Redevelopment Zone C-RO-1
Minor Site Plan
& Conditional Use
First Completeness Review**

EWH:KJO:KFJ

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@Weiner.law)
Brian O'Callahan, Zoning Officer (bcallahan@middletownnj.org)
Sea Grass NJ, LLC, Applicant (idrwhelan@gmail.com)
Leonel Cervantes, Owner (leocervantes@hotmail.com)
John B. Anderson, III, Esq., Applicant's Attorney (janderson@fsfm-law.com)
Brent N. Papi, Jr., PE, Applicant's Engineer (bpapi@eastpointeng.com)
Shissias Design & Development, Applicant's Architect (kevin966@gmail.com)

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HGPB- R2000

January 16, 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: Sea Grass NJ, LLC
272 Bay Avenue
Block 78, Lot 12 & Block 73, Lot 3
Central Business District (CBD) Zone
Redevelopment Zone C-RO-1
Minor Site Plan
& Conditional Use
Fee and Escrow Calculation**

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. Preliminary & Final Major Site Plans prepared by Brent N. Papi, Jr., PE, of East Point Engineering, LLC, dated November 21, 2022, consisting of ten (10) sheets.
2. Architectural Plans prepared Shissias Design + Development, dated December 2, 2022, consisting of three (3) sheets.
3. Land Use Board Application and supporting documents, dated December 6, 2022.
4. Zoning Permit Application and supporting documents, dated November 3, 2022.

Please note the following fee calculations:

- 1. Application fee: \$1,600.00**
- 2. Escrow fee: \$3,200.00**

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:KJO:KFJ
Att.



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

Re: Sea Grass NJ, LLC
272 Bay Avenue
Block 46, Lot 3
Central Business District (CBD) Zone
Minor Site Plan & Conditional Use
Fee Determination

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@Weiner.law)
Brian O'Callahan, Zoning Officer (bcallahan@middletownnj.org)
Sea Grass NJ, LLC, Applicant (idrwhelan@gmail.com)
Leonel Cervantes, Owner (leocervantes@hotmail.com)
John B. Anderson, III, Esq., Applicant's Attorney (janderson@fsfm-law.com)
Brent N. Papi, Jr., PE, Applicant's Engineer (bpapi@eastpointeng.com)
Shissias Design & Development, Applicant's Architect (kevin966@gmail.com)

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HGPB-R2000

DETERMINATION OF FEES*
Sea Grass, LLC - 272 Bay Avenue
Block 78, Lot 12 & Block 73, Lot 3

A. APPLICATION FEES (Ord. 21-107)

A. Variances

3. Nonresidential "c" (front yard setback)	1	EA	\$	250.00	\$	250.00
3. Nonresidential "c" (side yard setback per 21-91.A.4)	1	EA	\$	250.00	\$	250.00
3. Nonresidential "c" (lot coverage)	1	EA	\$	250.00	\$	250.00
4. Nonresidential "d3" (Section 21-97.M)	1	EA	\$	500.00	\$	500.00

C. Site Plans

1. Minor	1	LS	\$	100.00	\$	100.00
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E. Conditional Use Applications	1	EA	\$	250.00	\$	250.00
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B. ESCROW FEES (Ord. 21-108)

B. Escrow Deposits (twice Application Fee; Minimum \$750)	1	LS	\$	3,200.00	\$	3,200.00
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Application fees subtotal \$ 1,600.00

Escrow fee subtotal \$ 3,200.00

Total \$ 4,800.00

*It should be noted that this application is being reviewed under the Central Business District (CBD) Zone criteria. The property is also located within the CBD Redevelopment Overlay 1 (C-RO-1) Zone. The applicant may elect to prepare the application in accordance with either the CBD Zone or C-RO-1 Zone criteria, but one or the other shall be identified.

KLEIN

TRAFFIC CONSULTING, LLC

156 Walker Road
West Orange, NJ 07052
973-985-3464
leekleintraffic@gmail.com

January 27, 2023

Nick Frangipane
Jim Whelan
Hannah LaRose
C/O Sea Grass NJ LLC
135 Maple Avenue
Red Bank, NJ 07701

VIA EMAIL: nick.frang@gmail.com

**Re: Traffic Engineering and Parking Evaluation
Proposed Cannabis Retailer
272 Bay Avenue, Highlands, Monmouth County, NJ**

Dear Mr. Frangipane:

This Traffic Engineering and Parking Evaluation (TEPE) report outlines our findings and recommendations for the proposed change of use from a 1,575 square foot restaurant and 1 apartment dwelling to a 1,525 square foot cannabis retailer and 848 square foot small office.

Familiarization with the Application

We have reviewed the architectural plan set dated 12/2/2022, prepared by Shissias Design + Development. We reviewed the site plan set dated 11/21/22, prepared by East Point Engineering, LLC. We referenced Google street view and aerial photographs to become familiar with the area.

Bay Avenue (County Route 8) is under the jurisdiction of Monmouth County. Bay Avenue is relatively flat, level, and straight near the subject site. Bay Avenue extends from S. Bay Avenue and Shore Drive in the east to Gravelly Point Road in the west. Bay Avenue runs parallel to and connects with Shore Drive at several intersecting streets. Near the subject site, Bay Avenue has one travel lane in each direction, with a posted speed limit of 25 MPH. Parking is permitted on both sides of the street with restrictions of “No Parking Friday between 7 AM and 8 AM” and “No Parking When Road is Snow Covered”. There are sidewalks on both sides of the street. There are curb ramps at the intersection of Bay Avenue with Sea Drift Avenue. In the Google street view images from September and October 2019, there are no painted crosswalks across Bay Avenue at the intersection of Bay Avenue with Sea Drift Avenue.

Sea Drift Avenue is a local roadway under the jurisdiction of Highlands Borough. Sea Drift Avenue extends from Shore Drive in the south to Marine Place in the north. Sea Drift Avenue is STOP-controlled at Bay Avenue with a northbound and southbound, single lane approach to Bay Avenue. Parking is permitted on both sides of the street. The statutory speed limit is 25 MPH. There are sidewalks on both sides of the street with no posted restrictions. In the Google street view images from September and October 2019, there are no painted crosswalks across Sea Drift Avenue at the intersection with Bay Avenue.

Mass Transportation

The number 834 bus line runs along Bay Avenue and stops at Washington Avenue and at Atlantic Street. The number 834 bus provides service between Highlands, Atlantic Highlands, Leonardo, New Monmouth, Middletown, and portions of Red Bank including the NJ Transit Rail Station. The available mass transportation provides a potential option for employees or customers to access the facility.

Trip Generation Calculations

According to the Trip Generation Manual, 11th Edition published by the Institute of Transportation Engineers (ITE), a High-Turnover (Sit-Down) Restaurant *“use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.”* Trip generation for the existing High-Turnover (Sit-Down) Restaurant was calculated using the current ITE Trip Generation, 11th Edition based on square footage and number of seats, as well as based on the “Peak of the Generator” and the “Peak of the Adjacent Street” (on a weekday the highest one hour of adjacent street traffic between 7-9 AM and 4-6 PM, and the highest one hour of street traffic a Saturday). We chose the larger of the trip generation values, “Peak of Generator” for 1,525 square feet.

According to the Trip Generation Manual, 11th Edition published by the ITE, Multifamily Housing (Low-Rise) *includes apartments, townhouses, and condominium located within the same building with at least three other dwelling units and that have two or three (floors) levels.* Trip generation for the existing 1-unit of multifamily housing (low-rise) was calculated using the current ITE Trip Generation, 11th Edition.

According to the Trip Generation Manual, 11th Edition published by the ITE, *“a Marijuana Dispensary is a stand-alone facility where cannabis is sold to patients or retail consumers in a legal manner.”* Trip generation for the proposed 1,525 square foot cannabis retailer was calculated using the current ITE Trip Generation, 11th Edition based on square footage for the

“Peak of the Generator” and the “Peak of the Adjacent Street”. We chose the larger of the trip generation values, “Peak of Generator” for 1,525 square feet.

According to the *Trip Generation Manual, 11th Edition* published by the ITE, a Small Office Building “is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted.” Trip Generation for the proposed 848 square foot small office was calculated using the current ITE *Trip Generation, 11th Edition*.

We calculated the trip generation for the existing restaurant and apartment and for the proposed cannabis retailer and supporting office space. The attached Table 1 – Trip Generation Comparison and Summary tabulates the trip generation of the former restaurant and apartment and the proposed cannabis retailer. The existing restaurant and one apartment would generate 22 vehicle trips during the weekday AM peak hour, 26 vehicle trips during the weekday PM peak hour, and 18 vehicle trips during a Saturday peak hour. The proposed cannabis retailer and small office would generate 27 vehicle trips during the weekday AM peak hour, 39 vehicle trips during the weekday PM peak hour, and 46 vehicle trips during the Saturday peak hour.

Table 1 also shows the change in the number of weekday AM and PM peak hour trips and Saturday peak hour trips. The increase in the number of peak hour trips is 5 vehicle trips during weekday AM peak hour trips, 13 vehicle trips during the weekday PM peak hour, and 28 vehicle trips during the Saturday peak hour.

According to Transportation Impact Analysis for Site Development, published by the Institute of Transportation Engineers (ITE), an increase of less than 100 vehicle trips would not change the level of service of the local street network nor appreciably increase the volume-to-capacity ratio of an intersection approach. Also, NJDOT Access Management Code considers a significant increase in trips greater than 100 peak hour trips AND greater than a 10 percent increase in previously anticipated daily trips. Therefore, the proposed development is not anticipated to significantly impact the operations of the local streets. Based on industry guidelines from the Institute of Transportation Engineers (ITE) as well as the NJDOT Access Code, the new vehicle trips generated by the proposed change of use from a restaurant and apartment to a cannabis retailer would not have a significant impact on traffic operations. Furthermore, the traffic generated to and from the property’s parking lot would be distributed on Sea Drift Avenue to Bay Avenue and to Shore Drive, further lessening any potential traffic impacts.

We were able to research the NJDOT website and find traffic volumes on Bay Avenue between Sea Drift Avenue and Atlantic Street from Monday, June 25 to Thursday, June 28, 2018. These traffic volumes show the two-way traffic volumes on Bay Avenue as between 250 and 325

vehicles per hour during the AM peak period and between 375 and 450 vehicles per hour during the PM peak hour. If all the trips generated by the proposed cannabis retailer were to use Bay Avenue only, those trips would be about 16 percent of the total traffic along Bay Avenue. The restaurant and apartment traffic were about 9 percent of the total traffic volumes on Bay Avenue. But again, the traffic to and from the parking lot would be distributed to Bay Avenue and Shore Drive, further lessening the traffic impacts generated by the property. Typically, traffic volumes can vary from day to day by more than 10 percent. The traffic volumes collected from the NJDOT website show that the traffic volumes during the AM and PM peak period fluctuate by 10 percent to 15 percent between Tuesday, June 26, 2018, and Wednesday, June 27, 2018. Therefore, the increase in traffic volumes generated by the change of use from a restaurant and apartment to a cannabis retailer would be insignificant and not noticed by drivers in the area.

Parking Requirements

The total space within the building is 2,373 square feet. Based on the local parking requirement of 1 parking space per 600 square feet pursuant to the Borough's Ordinance 21-65.14.D(7a), the 2,373 square feet of business/commercial/retail store use would require 4 parking spaces. The parking lot provides 17 parking spaces, including 1 ADA parking space, more than 4 times the required parking.

Conclusion

Based on the number of trips that would be generated during the weekday AM and PM peak hours being less than the industry standard of 100 peak hour trips, and the fact that there are two main roadways, Bay Avenue and Shore Drive, to distribute the traffic generated by the proposed cannabis retailer, the traffic generated by the proposed cannabis retailer would not have a significant impact on the operation of the surrounding streets.

Using the local Ordinance requirements for parking for the currently proposed cannabis retailer, the total parking requirement is 4 parking spaces, whereas 17 parking spaces are provided. The proposed parking supply of 17 parking spaces is over 4 times more than required by the local Ordinance.

Please contact me if you have any questions.

Sincerely,



Lee D. Klein, P.E., PTOE
NJPE 24GE03710400
PTOE Certification 1627

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**Table 1 - Trip Generation Comparison and Summary
272 Bay Avenue, Highlands, Monmouth County, NJ**

CODE	LAND USE	AMOUNT	WEEKDAY						SATURDAY		
			AM PEAK HOUR			PM PEAK HOUR			PEAK HOUR		
			IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
EXISTING											
932	H-T (Sit-Down) Restaurant (Peak of Generator)	1,525 SF	12	9	21	13	12	8	9	8	17
932	H-T (Sit-Down) Restaurant (Street Peak)	1,525 SF	8	7	15	8	5	8	9	8	17
932	H-T (Sit-Down) Restaurant (Peak of Generator)	30 Seats	11	7	18	12	11	8	8	8	16
932	H-T (Sit-Down) Restaurant (Street Peak)	30 Seats	7	6	14	7	5	8	8	8	16
220	Low-Rise Apartment (Average Rate)	1 units	0	1	1	1	0	0	0	1	1
TOTAL EXISTING TRIP GENERATION			12	10	22	14	12	9	9	9	18
PROPOSED											
882	Marijuana Dispensary (Peak of Generator)	1,525 SF	14	12	26	18	19	22	22	22	44
882	Marijuana Dispensary (Street Peak)	1,525 SF	8	8	16	14	15	22	22	22	44
712	Small Office Building (General Urban/Suburban)	848 SF	1	0	1	1	1	1	1	1	2
TOTAL EXISTING TRIP GENERATION			15	12	27	19	20	23	23	24	46
CHANGE IN NUMBER OF VEHICLE TRIPS			3	2	5	5	8	13	13	14	28

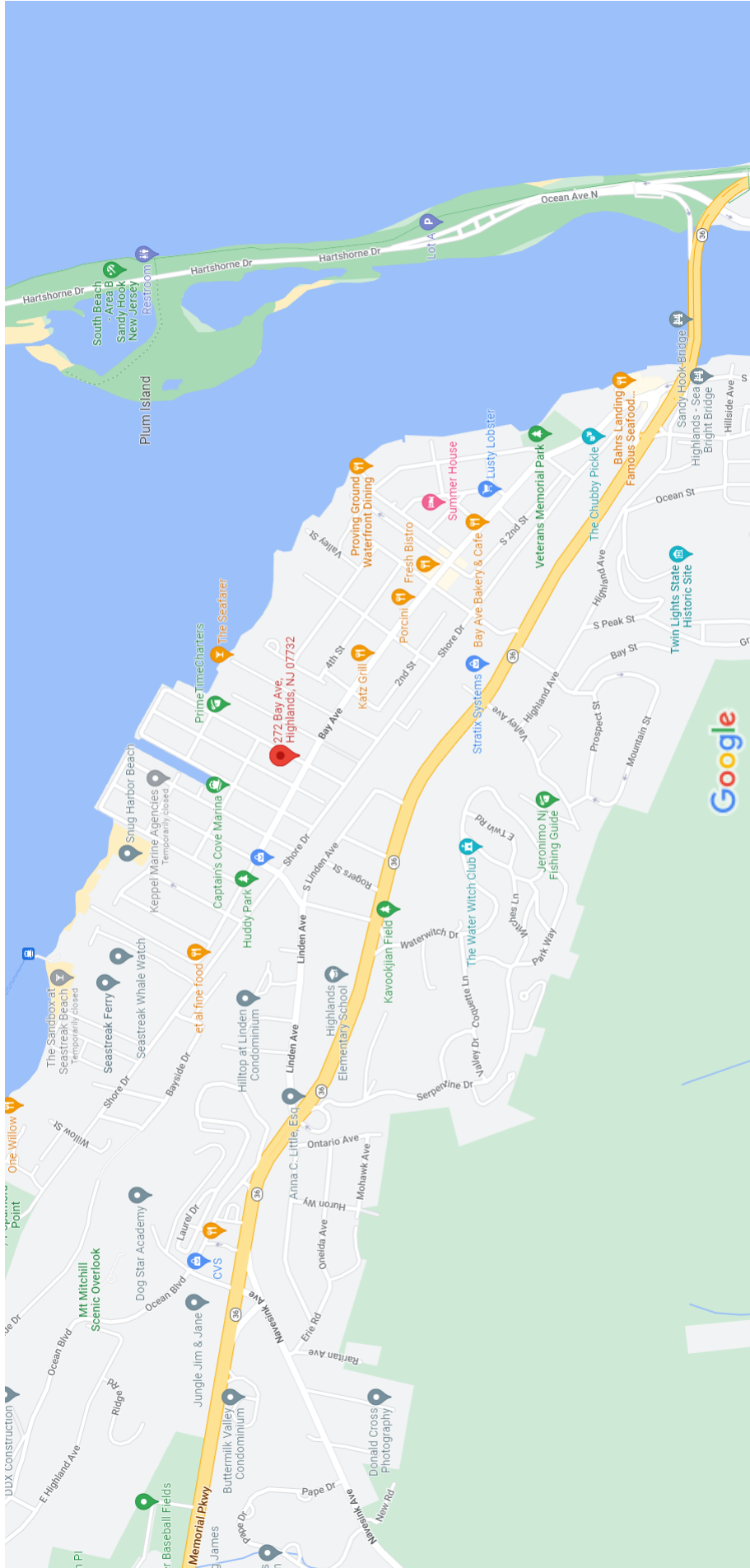
SOURCE: *Trip Generation, 11th Edition*, published by the Institute of Transportation Engineers (ITE)

NOTE: ## - Indicates an INCREASE in the number of trips from existing to proposed

Google Maps

272 Bay Ave

LOCATION MAP



Map data ©2023 Google 500 ft

PROJECT DESCRIPTION

PROJECT: SEA GRASS NJ DISPENSARY
 INTERIOR RENOVATIONS / COMMERCIAL FIT-OUT

272 BAY AVENUE
 BOROUGH OF HIGHLANDS, NEW JERSEY
 MONMOUTH COUNTY
 BLOCK 72 - LOT 12

PROPOSED USE: COMMERCIAL (B & M OCCUPANCY)

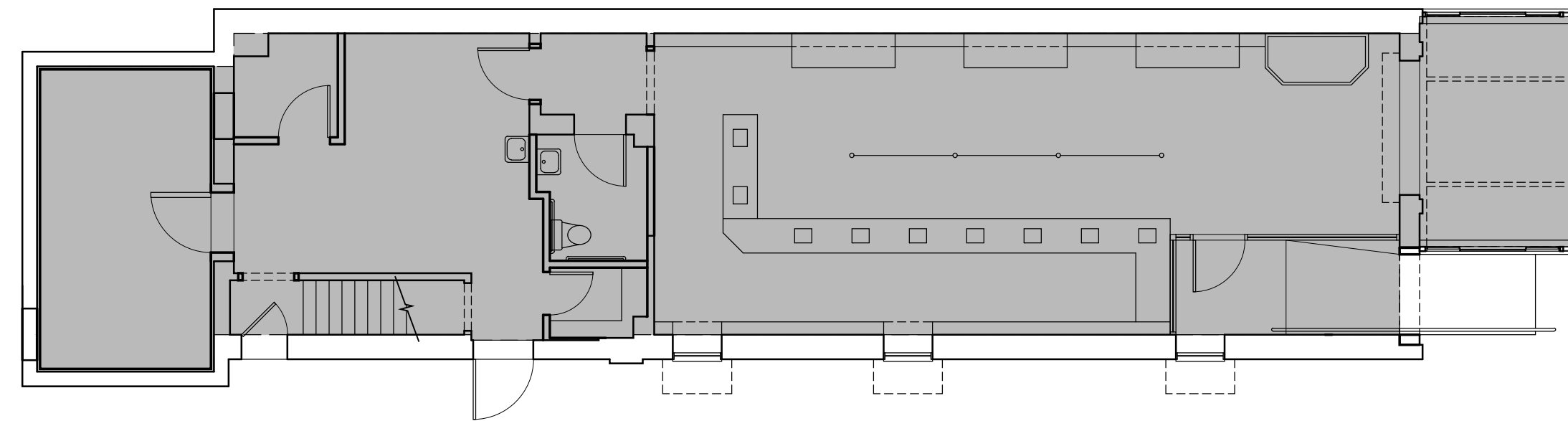
PROJECT DESCRIPTION: INTERIOR RENOVATION OF EXISTING FIRST FLOOR RESTAURANT INTO
 MERCHANTILE SPACE AND INTERIOR RENOVATION OF EXISTING SECOND FLOOR
 RESIDENTIAL APARTMENT INTO A TYPICAL USE (NON-HIGH-CONCENTRATION)
 OFFICE SPACE TO ACCOMPANY FIRST FLOOR BUSINESS.

Sea Grass NJ

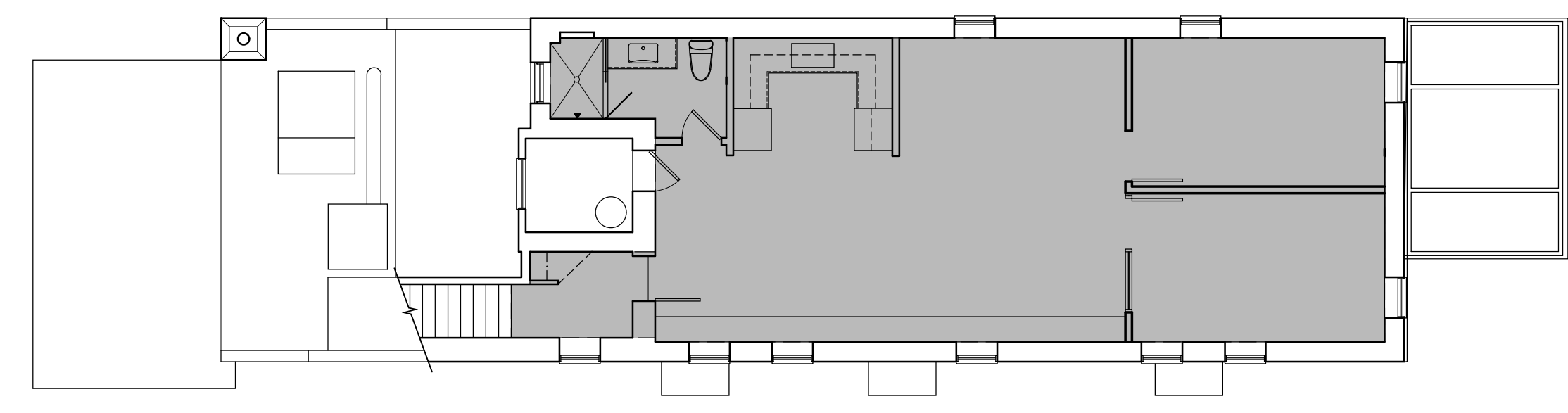
Interior Renovations / Commercial Fit-Out
 272 Bay Avenue, Borough of Highlands, NJ 07732
 Block 72, Lot 12

DRAWING LIST

- A1 COVER SHEET & DEMO
- A2 PROPOSED FLOOR PLANS
- A3 EXTERIOR ELEVATIONS

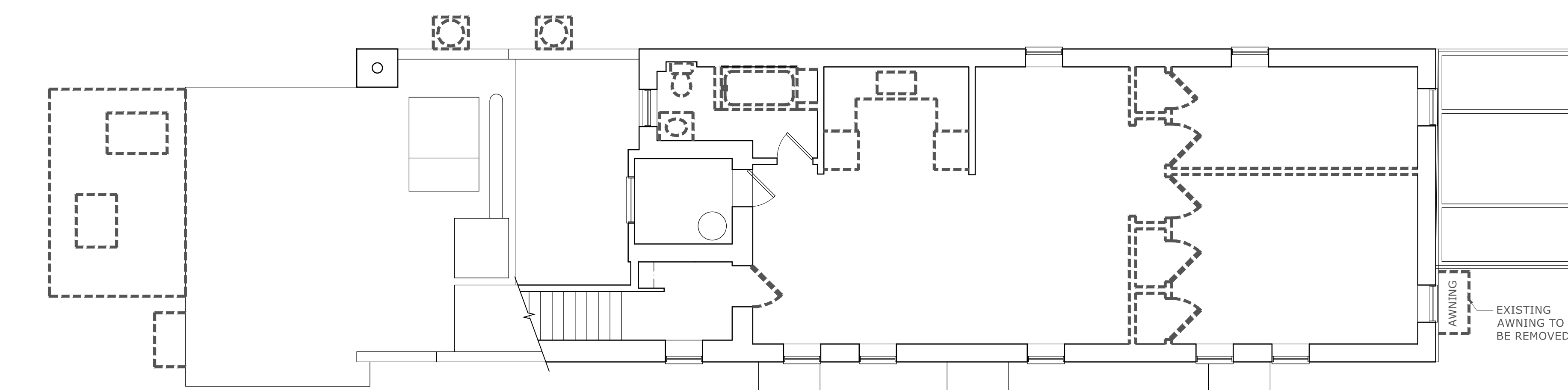


3 1ST FLOOR GROSS FLOOR AREA DIAGRAM
 A2 1/8" = 1'-0"

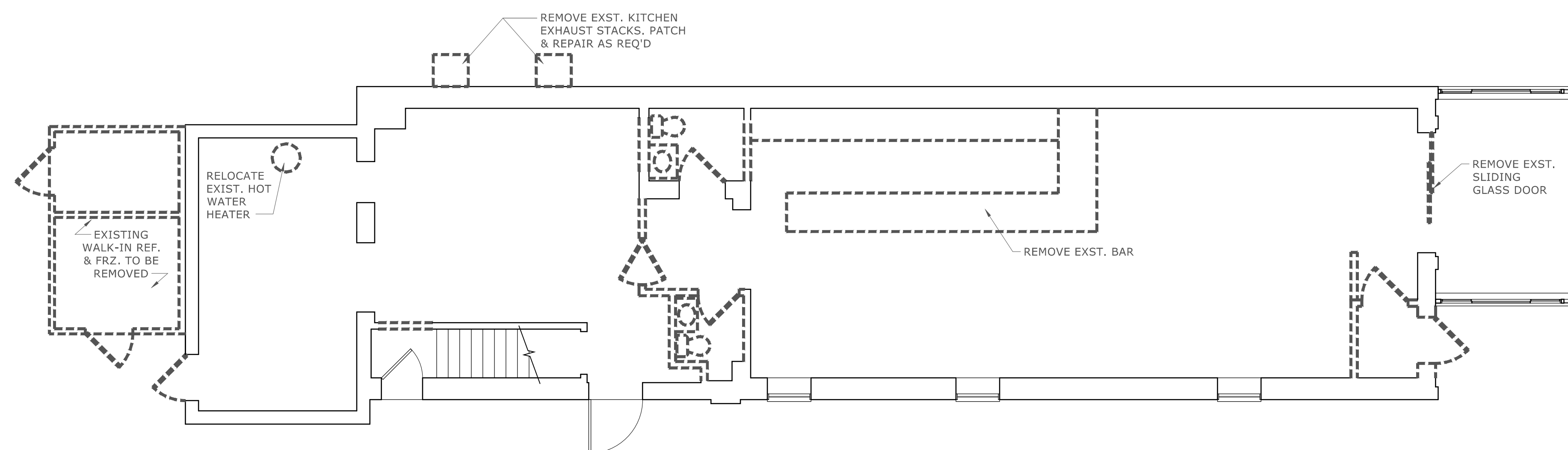


4 2ND FLOOR GROSS FLOOR AREA DIAGRAM
 A2 1/8" = 1'-0"

1ST FL.	1,525 SF
2ND FL.	848 SF
TOTAL G.F.A.	2,373 SF



2 SECOND FLOOR DEMOLITION PLAN
 A2 3/16" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
 A2 3/16" = 1'-0"

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED

DEMOLITION NOTES

VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION. CONTRACTOR TO NOTIFY ARCHITECT IF EXISTING CONDITIONS VARY FROM DRAWINGS.

CONFIRM EXISTING STRUCTURE WITH ARCHITECT

CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR ALL STRUCTURAL BEARING MEMBERS PRIOR TO ANY DEMOLITION.

CONTRACTOR TO REMOVE & CAP ALL EXISTING ELECTRICAL & PLUMBING AS REQUIRED FOR DEMOLITION AND NEW WORK.

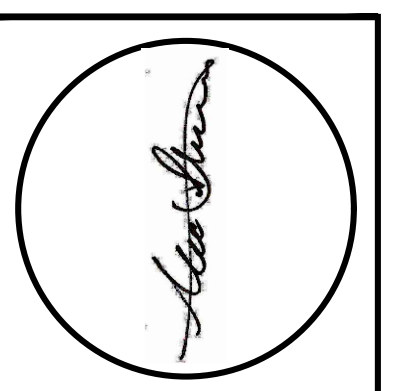
PATCH AND REPAIR EXISTING TO MATCH ADJACENT AS NECESSARY.

EXISTING WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.

CONTRACTOR TO CONDUCT A WALK-THROUGH WITH THE OWNER PRIOR TO COMMENCING DEMOLITION TO CONFIRM WHAT IS TO BE DEMOLISHED, REMOVED, SALVAGED, ETC.

SEE PROPOSED PLANS AND ELEVATIONS TO HELP DETERMINE THE EXTENT OF DEMOLITION THAT IS REQUIRED.

SHISSIAS
 DESIGN + DEVELOPMENT
 Alex P. Shissias, P.A., R.A.
 956.448.0665
 www.shissias.com
 ashissias@gmail.com
 27 1st St. Rumson, NJ 07732
 NJ Landscape Architect # 21A50011990



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2022.

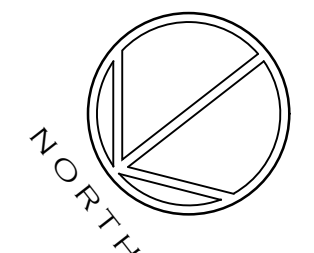
ISSUE	REVISIONS

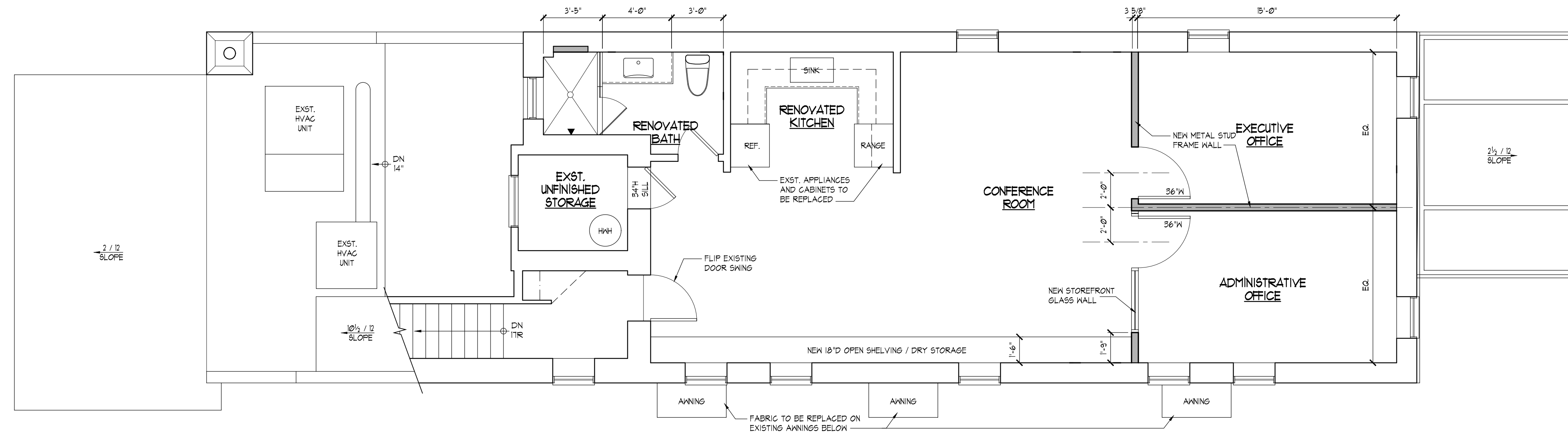
Sea Grass NJ
 Interior Renovations / Commercial Fit-Out
 272 Bay Avenue, Borough of Highlands, NJ 07732
 Block 72, Lot 12

Proj. No: 2022.81
 Issued For: Board Approval
 Date: 1 / 25 / 2023

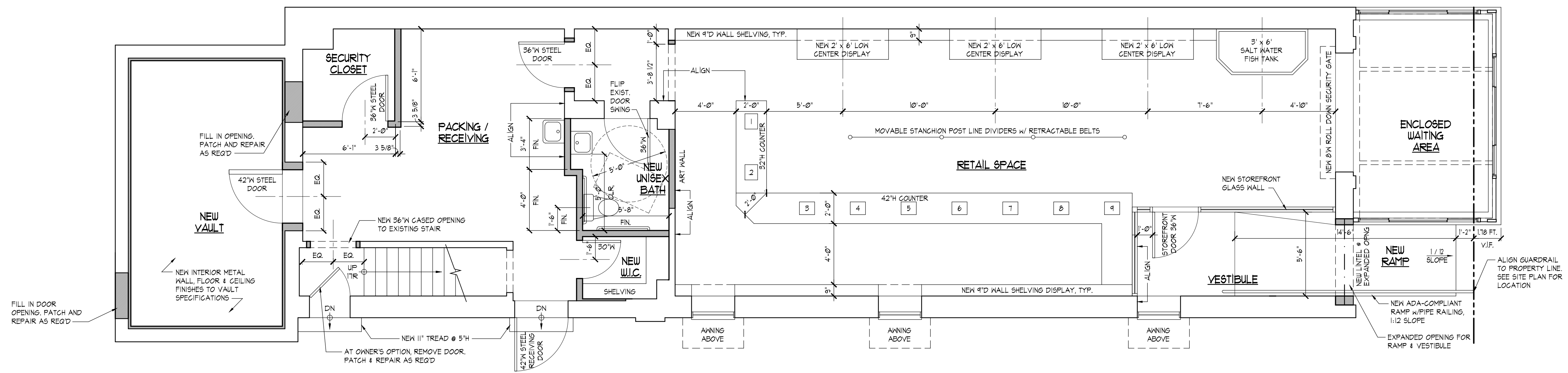
COVER SHEET & DEMO

A1

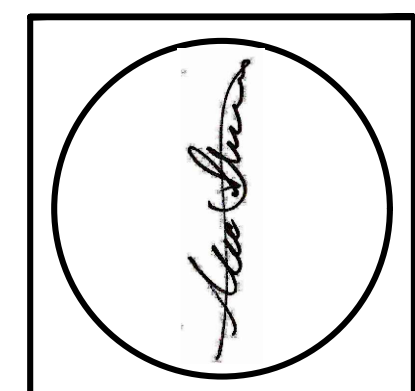
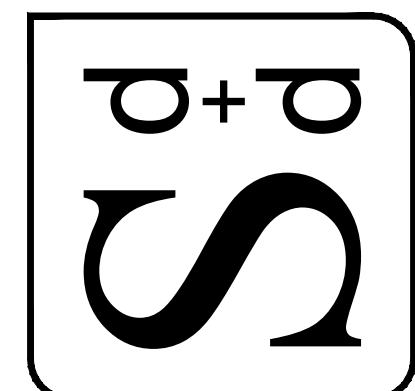
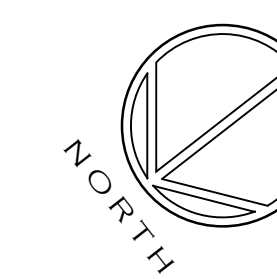




2 SECOND FLOOR PLAN
A3 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A3 1/4" = 1'-0"

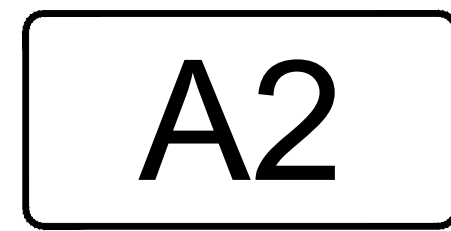


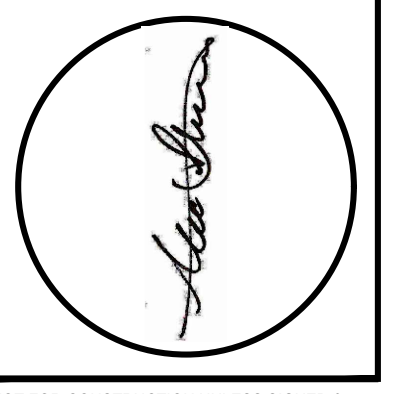
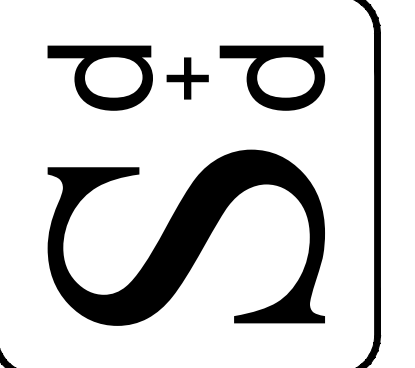
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PROPOSED FLOOR PLANS





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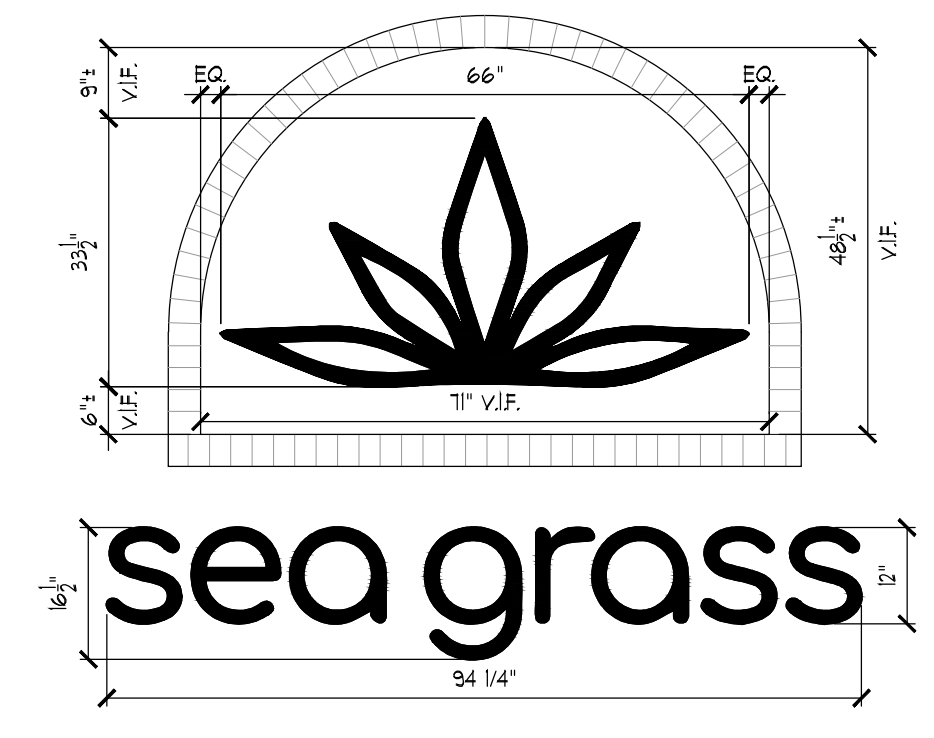
ISSUE	REVISIONS

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EXTERIOR ELEVATIONS

A3



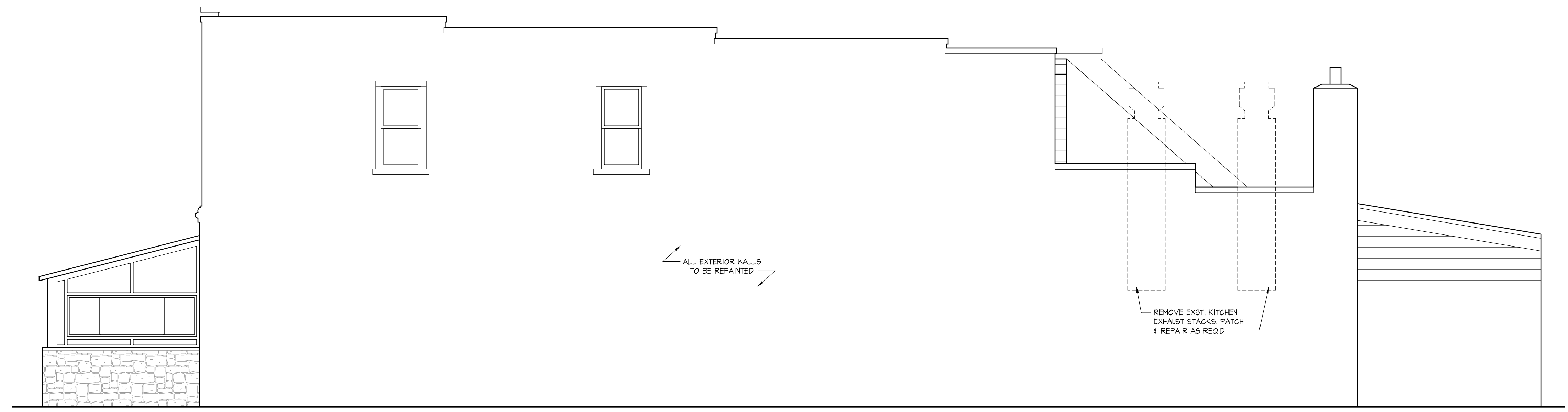
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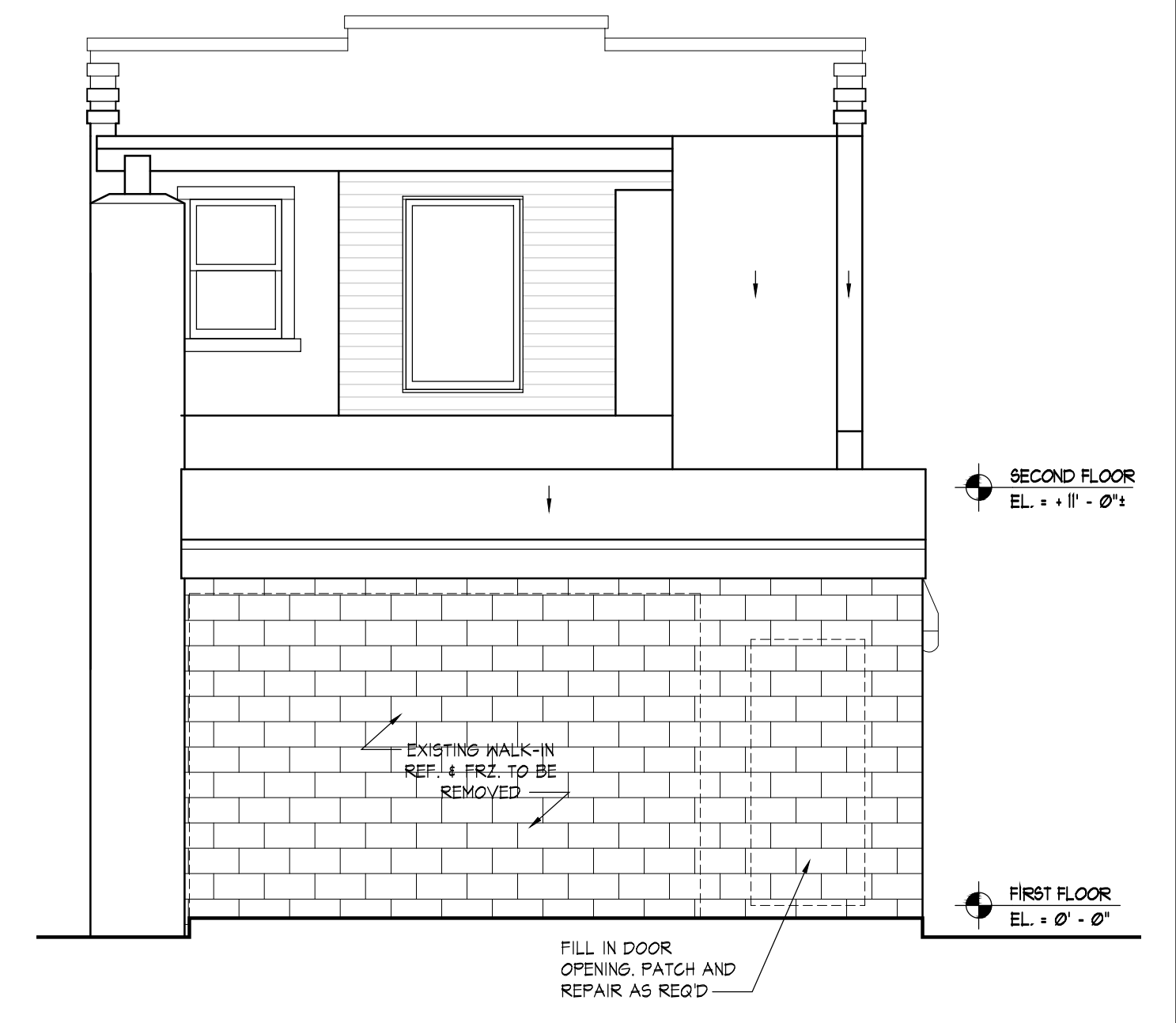
1
 A4 1/4" = 1'-0"



2
 A4 1/4" = 1'-0"



4
 A4 1/4" = 1'-0"



3
 A4 1/4" = 1'-0"

KLEIN

TRAFFIC CONSULTING, LLC

156 Walker Road
West Orange, NJ 07052
973-985-3464
leekleintraffic@gmail.com

January 27, 2023

Nick Frangipane
Jim Whelan
Hannah LaRose
C/O Sea Grass NJ LLC
135 Maple Avenue
Red Bank, NJ 07701

VIA EMAIL: nick.frang@gmail.com

**Re: Traffic Engineering and Parking Evaluation
Proposed Cannabis Retailer
272 Bay Avenue, Highlands, Monmouth County, NJ**

Dear Mr. Frangipane:

This Traffic Engineering and Parking Evaluation (TEPE) report outlines our findings and recommendations for the proposed change of use from a 1,575 square foot restaurant and 1 apartment dwelling to a 1,525 square foot cannabis retailer and 848 square foot small office.

Familiarization with the Application

We have reviewed the architectural plan set dated 12/2/2022, prepared by Shissias Design + Development. We reviewed the site plan set dated 11/21/22, prepared by East Point Engineering, LLC. We referenced Google street view and aerial photographs to become familiar with the area.

Bay Avenue (County Route 8) is under the jurisdiction of Monmouth County. Bay Avenue is relatively flat, level, and straight near the subject site. Bay Avenue extends from S. Bay Avenue and Shore Drive in the east to Gravelly Point Road in the west. Bay Avenue runs parallel to and connects with Shore Drive at several intersecting streets. Near the subject site, Bay Avenue has one travel lane in each direction, with a posted speed limit of 25 MPH. Parking is permitted on both sides of the street with restrictions of “No Parking Friday between 7 AM and 8 AM” and “No Parking When Road is Snow Covered”. There are sidewalks on both sides of the street. There are curb ramps at the intersection of Bay Avenue with Sea Drift Avenue. In the Google street view images from September and October 2019, there are no painted crosswalks across Bay Avenue at the intersection of Bay Avenue with Sea Drift Avenue.

Sea Drift Avenue is a local roadway under the jurisdiction of Highlands Borough. Sea Drift Avenue extends from Shore Drive in the south to Marine Place in the north. Sea Drift Avenue is STOP-controlled at Bay Avenue with a northbound and southbound, single lane approach to Bay Avenue. Parking is permitted on both sides of the street. The statutory speed limit is 25 MPH. There are sidewalks on both sides of the street with no posted restrictions. In the Google street view images from September and October 2019, there are no painted crosswalks across Sea Drift Avenue at the intersection with Bay Avenue.

Mass Transportation

The number 834 bus line runs along Bay Avenue and stops at Washington Avenue and at Atlantic Street. The number 834 bus provides service between Highlands, Atlantic Highlands, Leonardo, New Monmouth, Middletown, and portions of Red Bank including the NJ Transit Rail Station. The available mass transportation provides a potential option for employees or customers to access the facility.

Trip Generation Calculations

According to the Trip Generation Manual, 11th Edition published by the Institute of Transportation Engineers (ITE), a High-Turnover (Sit-Down) Restaurant “*use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.*” Trip generation for the existing High-Turnover (Sit-Down) Restaurant was calculated using the current ITE Trip Generation, 11th Edition based on square footage and number of seats, as well as based on the “Peak of the Generator” and the “Peak of the Adjacent Street” (on a weekday the highest one hour of adjacent street traffic between 7-9 AM and 4-6 PM, and the highest one hour of street traffic a Saturday). We chose the larger of the trip generation values, “Peak of Generator” for 1,525 square feet.

According to the Trip Generation Manual, 11th Edition published by the ITE, Multifamily Housing (Low-Rise) *includes apartments, townhouses, and condominium located within the same building with at least three other dwelling units and that have two or three (floors) levels.* Trip generation for the existing 1-unit of multifamily housing (low-rise) was calculated using the current ITE Trip Generation, 11th Edition.

According to the Trip Generation Manual, 11th Edition published by the ITE, “*a Marijuana Dispensary is a stand-alone facility where cannabis is sold to patients or retail consumers in a legal manner.*” Trip generation for the proposed 1,525 square foot cannabis retailer was calculated using the current ITE Trip Generation, 11th Edition based on square footage for the

“Peak of the Generator” and the “Peak of the Adjacent Street”. We chose the larger of the trip generation values, “Peak of Generator” for 1,525 square feet.

According to the *Trip Generation Manual, 11th Edition* published by the ITE, a Small Office Building “is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted.” Trip Generation for the proposed 848 square foot small office was calculated using the current ITE *Trip Generation, 11th Edition*.

We calculated the trip generation for the existing restaurant and apartment and for the proposed cannabis retailer and supporting office space. The attached Table 1 – Trip Generation Comparison and Summary tabulates the trip generation of the former restaurant and apartment and the proposed cannabis retailer. The existing restaurant and one apartment would generate 22 vehicle trips during the weekday AM peak hour, 26 vehicle trips during the weekday PM peak hour, and 18 vehicle trips during a Saturday peak hour. The proposed cannabis retailer and small office would generate 27 vehicle trips during the weekday AM peak hour, 39 vehicle trips during the weekday PM peak hour, and 46 vehicle trips during the Saturday peak hour.

Table 1 also shows the change in the number of weekday AM and PM peak hour trips and Saturday peak hour trips. The increase in the number of peak hour trips is 5 vehicle trips during weekday AM peak hour trips, 13 vehicle trips during the weekday PM peak hour, and 28 vehicle trips during the Saturday peak hour.

According to Transportation Impact Analysis for Site Development, published by the Institute of Transportation Engineers (ITE), an increase of less than 100 vehicle trips would not change the level of service of the local street network nor appreciably increase the volume-to-capacity ratio of an intersection approach. Also, NJDOT Access Management Code considers a significant increase in trips greater than 100 peak hour trips AND greater than a 10 percent increase in previously anticipated daily trips. Therefore, the proposed development is not anticipated to significantly impact the operations of the local streets. Based on industry guidelines from the Institute of Transportation Engineers (ITE) as well as the NJDOT Access Code, the new vehicle trips generated by the proposed change of use from a restaurant and apartment to a cannabis retailer would not have a significant impact on traffic operations. Furthermore, the traffic generated to and from the property’s parking lot would be distributed on Sea Drift Avenue to Bay Avenue and to Shore Drive, further lessening any potential traffic impacts.

We were able to research the NJDOT website and find traffic volumes on Bay Avenue between Sea Drift Avenue and Atlantic Street from Monday, June 25 to Thursday, June 28, 2018. These traffic volumes show the two-way traffic volumes on Bay Avenue as between 250 and 325

vehicles per hour during the AM peak period and between 375 and 450 vehicles per hour during the PM peak hour. If all the trips generated by the proposed cannabis retailer were to use Bay Avenue only, those trips would be about 16 percent of the total traffic along Bay Avenue. The restaurant and apartment traffic were about 9 percent of the total traffic volumes on Bay Avenue. But again, the traffic to and from the parking lot would be distributed to Bay Avenue and Shore Drive, further lessening the traffic impacts generated by the property. Typically, traffic volumes can vary from day to day by more than 10 percent. The traffic volumes collected from the NJDOT website show that the traffic volumes during the AM and PM peak period fluctuate by 10 percent to 15 percent between Tuesday, June 26, 2018, and Wednesday, June 27, 2018. Therefore, the increase in traffic volumes generated by the change of use from a restaurant and apartment to a cannabis retailer would be insignificant and not noticed by drivers in the area.

Parking Requirements

The total space within the building is 2,373 square feet. Based on the local parking requirement of 1 parking space per 600 square feet pursuant to the Borough's Ordinance 21-65.14.D(7a), the 2,373 square feet of business/commercial/retail store use would require 4 parking spaces. The parking lot provides 17 parking spaces, including 1 ADA parking space, more than 4 times the required parking.

Conclusion

Based on the number of trips that would be generated during the weekday AM and PM peak hours being less than the industry standard of 100 peak hour trips, and the fact that there are two main roadways, Bay Avenue and Shore Drive, to distribute the traffic generated by the proposed cannabis retailer, the traffic generated by the proposed cannabis retailer would not have a significant impact on the operation of the surrounding streets.

Using the local Ordinance requirements for parking for the currently proposed cannabis retailer, the total parking requirement is 4 parking spaces, whereas 17 parking spaces are provided. The proposed parking supply of 17 parking spaces is over 4 times more than required by the local Ordinance.

Please contact me if you have any questions.

Sincerely,



Lee D. Klein, P.E., PTOE
NJPE 24GE03710400
PTOE Certification 1627

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**Table 1 - Trip Generation Comparison and Summary
272 Bay Avenue, Highlands, Monmouth County, NJ**

CODE	LAND USE	AMOUNT	WEEKDAY						SATURDAY			
			AM PEAK HOUR			PM PEAK HOUR			PEAK HOUR			
			IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL	
EXISTING												
932	H-T (Sit-Down) Restaurant (Peak of Generator)	1,525 SF	12	9	21	13	12	12	25	9	8	17
932	H-T (Sit-Down) Restaurant (Street Peak)	1,525 SF	8	7	15	8	5	14	9	8	17	
932	H-T (Sit-Down) Restaurant (Peak of Generator)	30 Seats	11	7	18	12	11	23	8	8	16	
932	H-T (Sit-Down) Restaurant (Street Peak)	30 Seats	7	6	14	7	5	12	8	8	16	
220	Low-Rise Apartment (Average Rate)	1 units	0	1	1	1	0	1	0	1	1	
TOTAL EXISTING TRIP GENERATION			12	10	22	14	12	26	9	9	18	
PROPOSED												
882	Marijuana Dispensary (Peak of Generator)	1,525 SF	14	12	26	18	19	37	22	22	44	
882	Marijuana Dispensary (Street Peak)	1,525 SF	8	8	16	14	15	29	22	22	44	
712	Small Office Building (General Urban/Suburban)	848 SF	1	0	1	1	1	2	1	1	2	
TOTAL EXISTING TRIP GENERATION			15	12	27	19	20	39	23	24	46	
CHANGE IN NUMBER OF VEHICLE TRIPS			3	2	5	5	8	13	13	14	28	

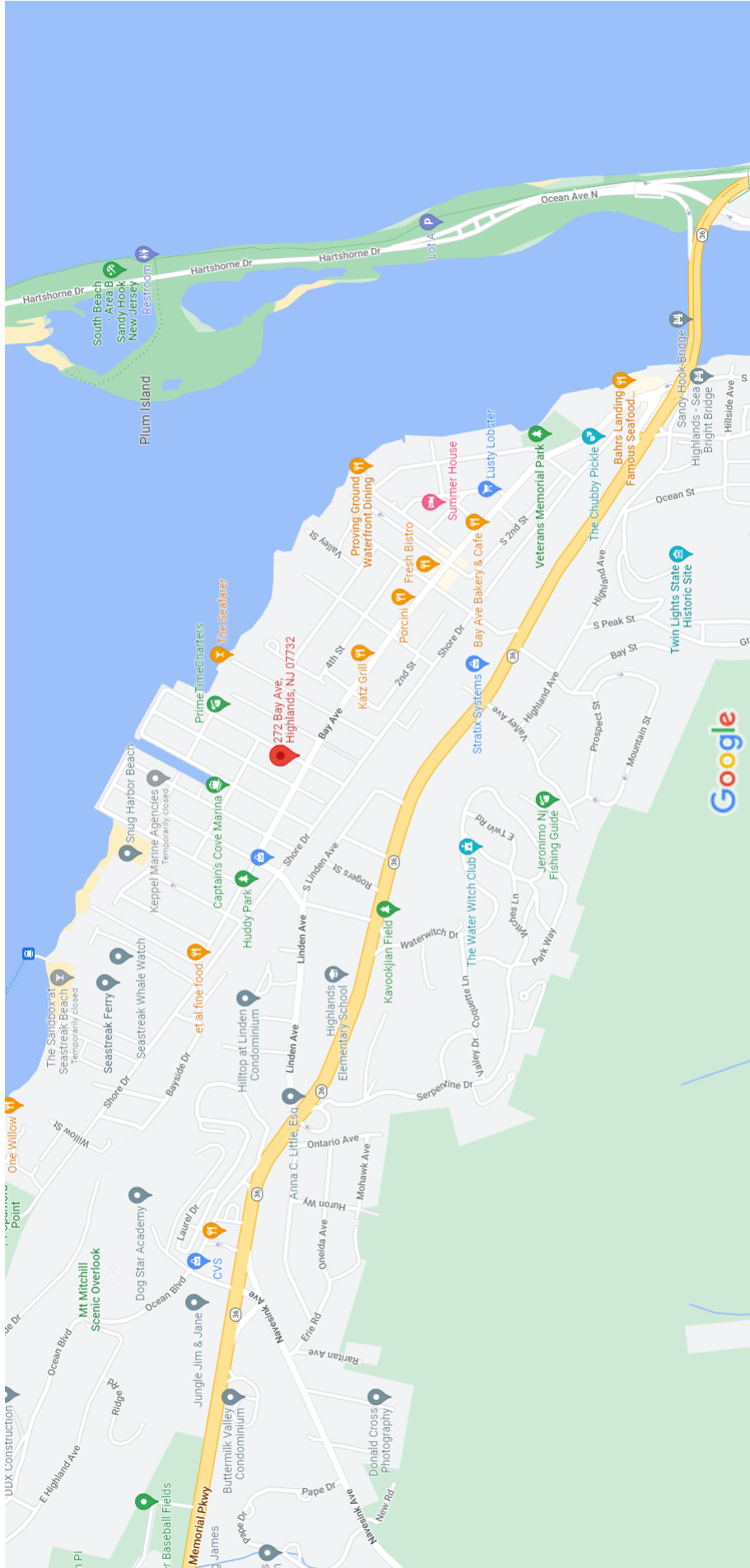
SOURCE: *Trip Generation, 11th Edition*, published by the Institute of Transportation Engineers (ITE)

NOTE: ## - Indicates an INCREASE in the number of trips from existing to proposed

Google Maps

272 Bay Ave

LOCATION MAP



Map data ©2023 Google 500 ft



HGPB- R2000

February 3, 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: Sea Grass NJ, LLC
272 Bay Avenue
Block 72, Lot 12 & Block 73, Lot 2
Central Business District (CBD) Zone
Redevelopment Zone C-RO-1
Minor Site Plan
& Conditional Use Variance
First Engineering 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 21-58.E – Preliminary Site Plan.

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

1. Preliminary & Final Major Site Plans prepared by Brent N. Papi, Jr., PE, of East Point Engineering, LLC, dated November 21, 2022, and last revised January 23, 2023, consisting of ten (10) sheets.
2. Architectural Plans prepared Shissias Design + Development, dated January 25, 2023, consisting of three (3) sheets.
3. Land Use Board Application and supporting documents, dated December 6, 2022.
4. Zoning Permit Application and supporting documents, dated November 3, 2022.
5. Statement of Design Waivers, dated January 25, 2023.
6. Traffic Report prepared by Klein Traffic Consulting, LLC, dated January 27, 2023, consisting of six (6) sheets.

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

A. Project Description

The 2,300 square foot property is currently a developed corner lot with an existing commercial building (restaurant/bar) and a 7,000 square foot existing parking lot across the street. The site is located in the Central Business District (CBD) Zone of the Borough with frontage along Bay Avenue (County Route 8). With this application, the applicant is seeking minor site plan and conditional use (variance) approval and is proposing to renovate and convert the existing commercial building into a cannabis retail store and improve the existing parking lot across the street. The proposed cannabis retail use is a permitted conditional use in the CBD Zone.



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

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B. Planning and Zoning

1. The subject property is located within the CBD Zone. The applicant has elected to prepare the application in accordance with the CBD Zone requirements and is not seeking approval under the Redevelopment Plan.

2. In accordance with Section 21-91 of the Ordinance regarding CBD Zone criteria, existing/proposed bulk criteria are noted as follows:

CBD Zone	Required	Existing	Proposed
Minimum Lot Size (Lot 12, Block 72)	NA	2,300 SF	2,300 SF
Minimum Lot Size (Lot 2, Block 73)	NA	7,000 SF	7,000 SF
Minimum Lot Frontage – (Lot 12, Block 72)	NA	23’	23’
Minimum Lot Frontage – (Lot 2, Block 73)	NA	70’	70’
Minimum Lot Depth – (Lot 12, Block 72)	NA	100’	100’
Minimum Lot Depth – (Lot 2, Block 73)	NA	100’	100’
Minimum Front Yard Setback – Bay Avenue (County Route 8)	0’	-1.78’ ^(E)	-1.78’ ^(E)
Minimum Rear Yard Setback	12’	10.8’	10.8’
Minimum Side Yard Setback*	0’ or 5’ min.	0.61’ ^(E)	0.61’ ^(E,V)
Maximum Building Height	36’	<36’	<36’
Maximum Building Coverage**	35%	83.0% ^(E)	77.9% ^(V)
Maximum Lot Coverage (Lot 12, Block 72)	80%	100% ^(E)	100% ^(E,V)
Maximum Lot Coverage (Lot 2, Block 73)	80%	2.8%	2.8%



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CBD Zone	Required	Existing	Proposed
Floor Area Ratio	0.65	1.31 ^(E)	1.26^(V)

- (E) – Existing Non-conformity
- (C) – Calculated
- (W) – Waiver
- (V) – Variance
- NA – Not Applicable

3. It is noted that the CBD zone considers principal use parking as a “conditional use.”
4. It is also noted that accessory uses are defined in the Ordinance as clearly incidental or subordinate to the principal building or use and *generally* located on the same lot with such principal building or use. In this proposal, the applicant is providing for parking on a separate lot. The Board shall determine the implications accordingly in conjunction with the Board Attorney.
5. Although cannabis retail is a conditionally permitted use in the CBD Zone, the development does not meet the following requirements of Section 21-97.M of the Ordinance:
 - a. Section 21-97.M of the Ordinance permits one (1) cannabis retailer in the CBD Zone provided that applicable Article XI Design Standards are met, whereas the applicant does not meet several applicable design standards.
 - b. It is noted that per Section 21-97.M.2 of the Ordinance, “the cannabis retailer shall not be located within 1,000 feet of any school”. The proposed retail building property appears to be greater than 1,000 feet from the elementary school. The separate parking lot may be within 1,000 feet. It is unclear whether the separate parking lot would count in this respect. The Board should determine if this requires any additional consideration under a d(3) conditional use variance.

Since all of the conditional use requirements are not met, a “d(3)” use variance is therefore required.

6. The following design waivers are required for the building lot:
 - a. Section 21-65.1.A of the Ordinance requires that he provisions of the zoning regulations with respect to height, minimum lot area, yard requirements, and the like



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shall be complied with. The existing building does not comply with multiple bulk standards.

- b. Section 21-65.5.C.1 of the Ordinance requires that commercial driveways be a minimum of 15' wide. The applicant proposes 10.8'.
- c. Section 21-65.10.C.1-2 of the Ordinance indicates that in non-residential zones landscape plans shall specify the location of the planting material, their minimum size at time of planting and size at full growth, quantity, variety, species (common name) and method of planting, and that a minimum of 10% of the area of the site shall be landscaped. The applicant cannot provide landscaping accordingly given that the balance of the site is pre-existing building and parking area.
- d. Section 21-65.11 of the Ordinance speaks to lighting requirements for drives, aisles, and parking areas. The applicant did not provide any explicit lighting evaluation for the rear driveway of the building nor documentation of compliance with the Ordinance standards there.

7. The following design waivers are required for the Sea Drift parking lot:

- a. Section 21-65.5.A of the Ordinance requires that driveways be located a minimum of 25' from any intersection, whereas the existing driveway entrance is less than 25'.
- b. Section 21-65.14.A of the Ordinance indicates that in conjunction with any principal building or any use of land, there shall be provided sufficient parking spaces to meet the minimum requirements specified herein. The required parking may either be provided on- or off-site. **Any part of the parking requirement located on a private lot other than the one on which the use is located shall be subject to a cross easement or agreements noted on the deed and recorded at the County Clerk's Office.** The applicant shall confirm how they plan to address this matter.
- c. Section 21-65.14.D.1 of the Ordinance indicates that all parking areas shall be paved, or constructed in accordance with CAFRA regulations with gravel or porous pavers, subject to the review and approval of the Borough or Board Engineer; shall be suitably drained and maintained in good condition; and all spaces and directional instructions shall be clearly marked and maintained so as to be clearly visible. The Sea Drift parking lot is currently gravel. The applicant's proposal is to add hard surface for ADA purposes, but to maintain the balance as gravel. The Board should determine if gravel is acceptable, or whether paving is required. If paving is required, the lot coverage by definition would increase and may require additional relief.



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- d. Section 21-65.14.D.2 of the Ordinance requires that parking spaces or access aisles shall have a minimum setback of at least one-half (1/2) the required setback for the principal building. This condition is not met, but is a pre-existing condition.
8. 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 would cause such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.
9. In order for the Board to approve a "d(3)" variance, the applicant must satisfy the following:

With respect to the “positive criteria”, our courts have held that applicants seeking a conditional use variance must show that the site will accommodate the problems associated with the use even though the proposal does not comply with the conditions the Ordinance established to address those problems. This leaves the Board to focus on the *particular suitability* of the site in accommodating the use despite its failure to meet the conditions. The Board shall consider whether there are particular features of the site that lessen or entirely offset the failure to meet the Ordinance conditions and then whether there are conditions that the Board could require that would offset the failure.

With respect to the “negative criteria”, the applicant shall demonstrate that the variance can be granted without substantial detriment to the public good. The focus here should be on the impact of the proposed use variance on adjacent properties and a determination of whether or not it will cause such damage to the character of the neighborhood as to constitute substantial detriment to the public good.



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Additionally, the applicant shall demonstrate that the grant of the variance for this specific project at the designated site is reconcilable with the Borough’s legislative determination that the condition should be imposed on all conditional uses in that zoning district, such that it will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

- 10. If the applicant is pursuing consideration under the standard CBD Zone, **ad(4) use variance for floor area may also be implicated**. We note that this is a pre-existing building and condition, and it is unclear whether any prior approvals were granted.

C. Site Requirements & Layout

- 1. The applicant does not propose any off-site improvements as part of this application.
- 2. The site circulation includes one (1) driveway entrance on Sea Drift Ave. The driveway allows ingress and egress directly into the proposed parking facilities with no circulation around the site.
- 3. Under the CBD Zone, for the cannabis retail use, Section 21-65.14.D.7.a of the Ordinance requires one (1) off-street parking space per 600 square feet of gross floor area. The following is a summary of the required off-street parking spaces:

Cannabis Retail:	1 space/600 SF	@ 2,373 SF	<u>3.96 spaces</u>
Total Required Spaces:			4 spaces

A total of 4 parking spaces are required per CBD Zone criteria and 17 parking spaces are provided therefore no design waiver is required. Refer to comment 5.b above regarding reservation of parking spaces.

- 4. Table 208.2 of the 2010 ADA standards indicates that 1 ADA accessible parking space is to be provided when there are between 0 and 25 parking spaces. The applicant is proposing one van-accessible parking space on the Sea Drift parking lot.
- 5. The applicant shall provide testimony on whether employee parking spaces will be reserved on-site at the Sea Drift parking lot.
- 6. The applicant shall provide testimony on truck loading areas required as part of the proposed improvements. The applicant has indicated that a driveway will be constructed at the back of the building that will be suitable for use by the typical Sprinter-type vans that will provide deliveries.



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First Engineering Review**

D. Traffic Impact

1. The applicant provided a traffic impact report. The findings were that the proposed use is expected to only slightly increase the expected peak hour trip generation when compared to the pre-existing restaurant/bar and apartment use. The applicant's engineer shall provide testimony on the proposed traffic to be generated, circulation around the site, and whether any additional signage or pavement markings are necessary.
2. In our experience with cannabis retail facilities there can be a significant demand for on-site parking and pedestrian queuing along the facility's building and adjacent sidewalks. The applicant shall provide testimony on vehicular and pedestrian queuing expectations, logistics, and layout.
3. The applicant shall provide testimony as to the frequency and type of trucks that will access the site including those providing deliveries and garbage collection.
4. The applicant shall provide testimony on the trash and recyclables to be generated with the proposed use, along with the process, times, and frequency of refuse pickup.
5. We defer to the Borough Fire Official for review of the application with respect to emergency vehicle access and maneuvering, as well as traffic lane markings.

E. Technical Engineering

1. The proposed development will not disturb an area exceeding 1 acre, nor will it create more than a quarter acre of new impervious surfaces. Therefore, the project is not considered a "major development" as defined by NJAC. 7:8, and is not subject to the NJDEP Stormwater Management stormwater quantity, quality and recharge requirements of a major development.
2. The applicant shall provide testimony on existing drainage patterns and any potential changes or impacts.
3. The applicant shall provide testimony regarding the suitability of existing utility connections and/or additional utility connections or improvements necessitated by the subject application. All proposed utility improvements shall be shown on the plans including proper trench restoration.
4. The applicant shall confirm no sanitary sewer or water utilities will be impacted as a result of the subject application.
5. The applicant shall provide testimony on the existing fire service water line size and location. We defer to the Borough Fire Official for review.



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

**Re: Sea Grass NJ, LLC
272 Bay Avenue
Block 72, Lot 12 & Block 73, Lot 2
Central Business District (CBD) Zone
Redevelopment Zone C-RO-1
Minor Site Plan
& Conditional Use Variance
First Engineering Review**

6. The applicant shall provide testimony on the existing lighting levels throughout the entire site and compliance with Section 21-65.11 of the Ordinance.
7. All outdoor lighting during non-operating hours of the business on site, not necessary for safety and security purposes, shall be reduced, activated by motion-sensor devices or turned off. The applicant shall provide testimony on the proposed lights and hours of operation. It is recommended they be placed on a timer.
8. The project site is located in the Coastal Area Facilities Review Act (CAFRA) Zone. The applicant shall comply with any applicable NJDEP requirements. The applicant has indicated that a permit is not required for this application. We defer further review to NJDEP.
9. The subject property is located within the “AE” Flood Zone with a Base Flood Elevation (BFE) of 11 feet. The applicant shall specify on the plans the proposed finished floor elevation. Additionally, it is recommended that the applicant obtains an Elevation Certificate for the subject property.

We defer further review to the Flood Plain Administrator and Construction Official for any applicable building requirements accordingly.

10. The applicant shall provide testimony on any proposed flood mitigation measures.
11. The Building Department should review the architectural plans for ADA compliance.

F. General

1. The applicant shall consider all performance standards for the operations of the proposed facility including but not limited to noise, glare, pollutants, and refuse management, and provide testimony on said standards. Specifically, the applicant shall provide testimony on odor control.
2. The applicant shall provide testimony on any proposed signage. All signage shall be indicated on the plans and comply with Section 21-65.19 of the Ordinance.
3. The applicant shall provide testimony regarding any mechanical equipment proposed, such as A/C units and backup power generators, as well as any requirements for electric and other meters including any required platforms.
4. The applicant has indicated that no exterior renovations are proposed for the building. The applicant shall discuss interior renovations they have proposed.



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

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First Engineering Review**

5. A note shall be added to the plans indicating that all improvements are to be ADA compliant, where applicable.
6. A note shall be added to the plans stating that any/all existing curb, sidewalk, roadway, and other objects either in poor condition or damaged by construction should be repaired and/or replaced to the satisfaction of the Borough Engineer.
7. Testimony shall be provided regarding the proposed uses. The applicant shall be prepared to discuss the following:
 - a. Security and access.
 - b. Hours of operation.
 - c. Number of employees (total and maximum per shift).
 - d. Frequency and type of trucks that will access the site.
 - e. Type of goods to be sold.
8. Approvals or waivers should be obtained from any outside agencies having jurisdiction. These may include, but shall not be limited to, the following:
 - a. New Jersey Department of Environmental Protection
 - i. CAFRA
 - b. New Jersey Cannabis Regulatory Commission
 - c. Floodplain Official
 - d. Township of Middletown Sewerage Authority
 - e. New Jersey American Water
 - f. Borough Fire Official
 - g. Monmouth County Board of Health
 - h. Monmouth County Planning Board

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



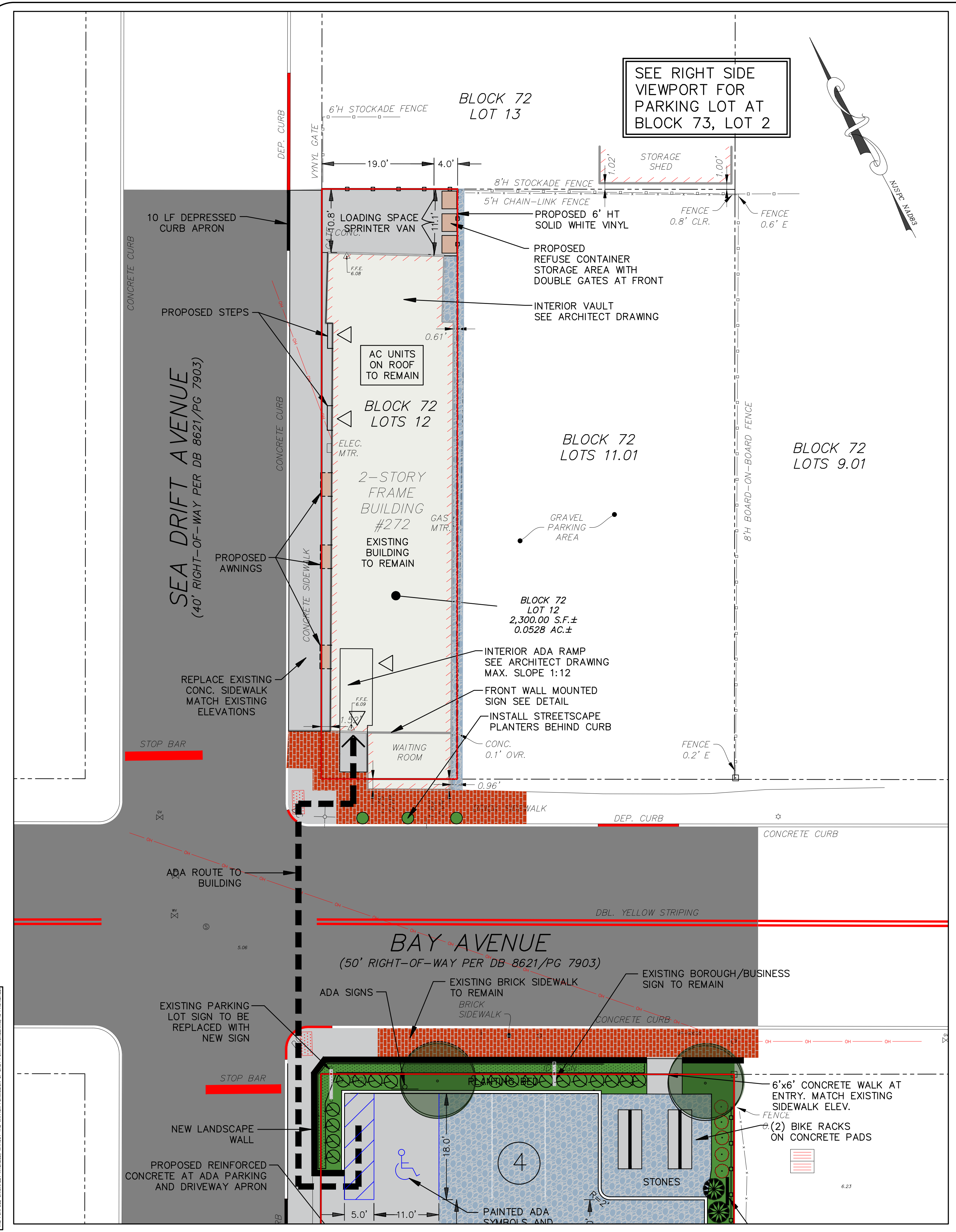
**Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board**

**Re: Sea Grass NJ, LLC
272 Bay Avenue
Block 72, Lot 12 & Block 73, Lot 2
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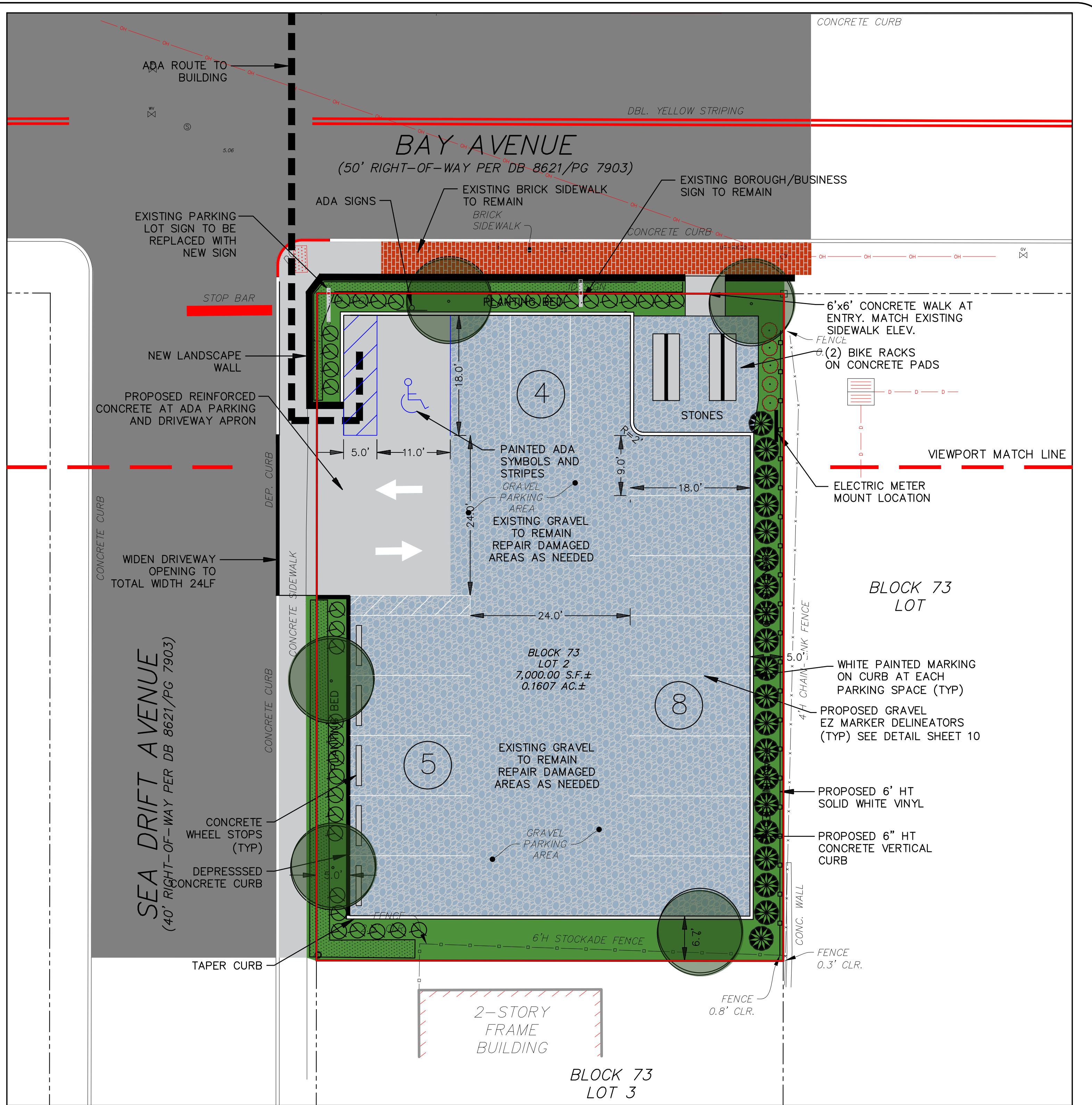
EWH:EJC

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@Weiner.law)
Brian O'Callahan, Zoning Officer (bcallahan@middletownnj.org)
Sea Grass NJ, LLC, Applicant (idrwhelan@gmail.com)
Leonel Cervantes, Owner (leocervantes@hotmail.com)
John B. Anderson, III, Esq., Applicant's Attorney (janderson@fsfm-law.com)
Brent N. Papi, Jr., PE, Applicant's Engineer (bpapi@eastpointeng.com)
Shissias Design & Development, Applicant's Architect (kevin966@gmail.com)

G:\Projects\HGPB\R2000\Correspondence\Tran_EWH_Sea Grass NJ LLC_First Engineering Review.docx



SEE RIGHT SIDE VIEWPORT FOR PARKING LOT AT BLOCK 73, LOT 2



SITE IMPROVEMENT NOTES

1. ALL SIGNS, STRIPING, AND DEVICES FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.), LATEST EDITION.
2. ALL JOINTS WITH EXISTING PAVED AREAS/ROADS SHALL BE CONSTRUCTED WITH A NEAT SAWCUT AND KEYWAY. JOINTS WITH EXISTING CONCRETE SHALL BE SAWCUT AND A BITUMINOUS MATERIAL PROVIDED AS AN EXPANSION JOINT FILLER.
3. ALL PARKING STALLS TO BE 9' x 18' UNLESS OTHERWISE NOTED ON THE PLANS.
4. SIDEWALKS, APRONS, RAMPS, AND CURBS TO BE CONSTRUCTED OF 4,500 PSI CONCRETE AS INDICATED ON THE CONSTRUCTION DETAILS.
5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
6. DEPRESSED CURBS AT ALL CURB RAMPS SHALL BE CONSTRUCTED OUT OF CONCRETE.
7. ANY CURBING OR SIDEWALK FRONTING THE SITE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.

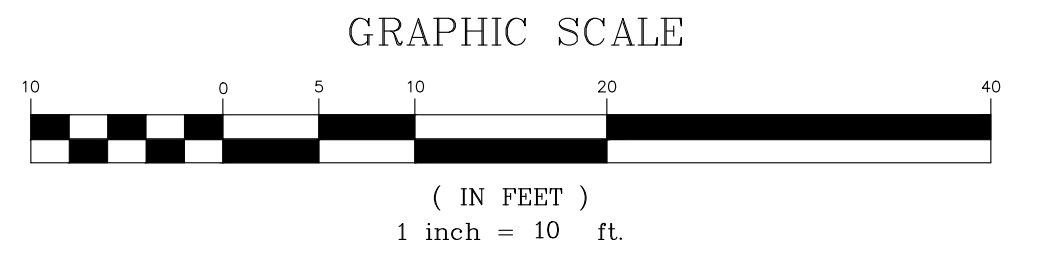


Exhibit A-3

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NO.	DATE	DESCRIPTION
1	1-23-23	REVISED PER BOROUGH TREC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
SITE LAYOUT / SIGNAGE & STRIPING PLAN
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 15 & 16

EAST POINT ENGINEERING, LLC
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800

11 South Main Street
 Marlboro, NJ 07746
 Tel: 732.577.0180

BRENT N. PAPI, JR. N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246E04732700	DATE 01/23/23	PROJECT NUMBER: 21-1166 CHECKED BY: M.S.L.
--	------------------	---

Exhibit A4 (1 of 2)





Exhibit A4 (2 of 2)



Exhibit A5 (1 of 2)



Exhibit A5 (2 of 2)



sea grass



FRONT (BAY AVE.) ELEVATION



SIDE (SEA DRIFT AVE.) ELEVATION

EXTERIOR IMPROVEMENTS:

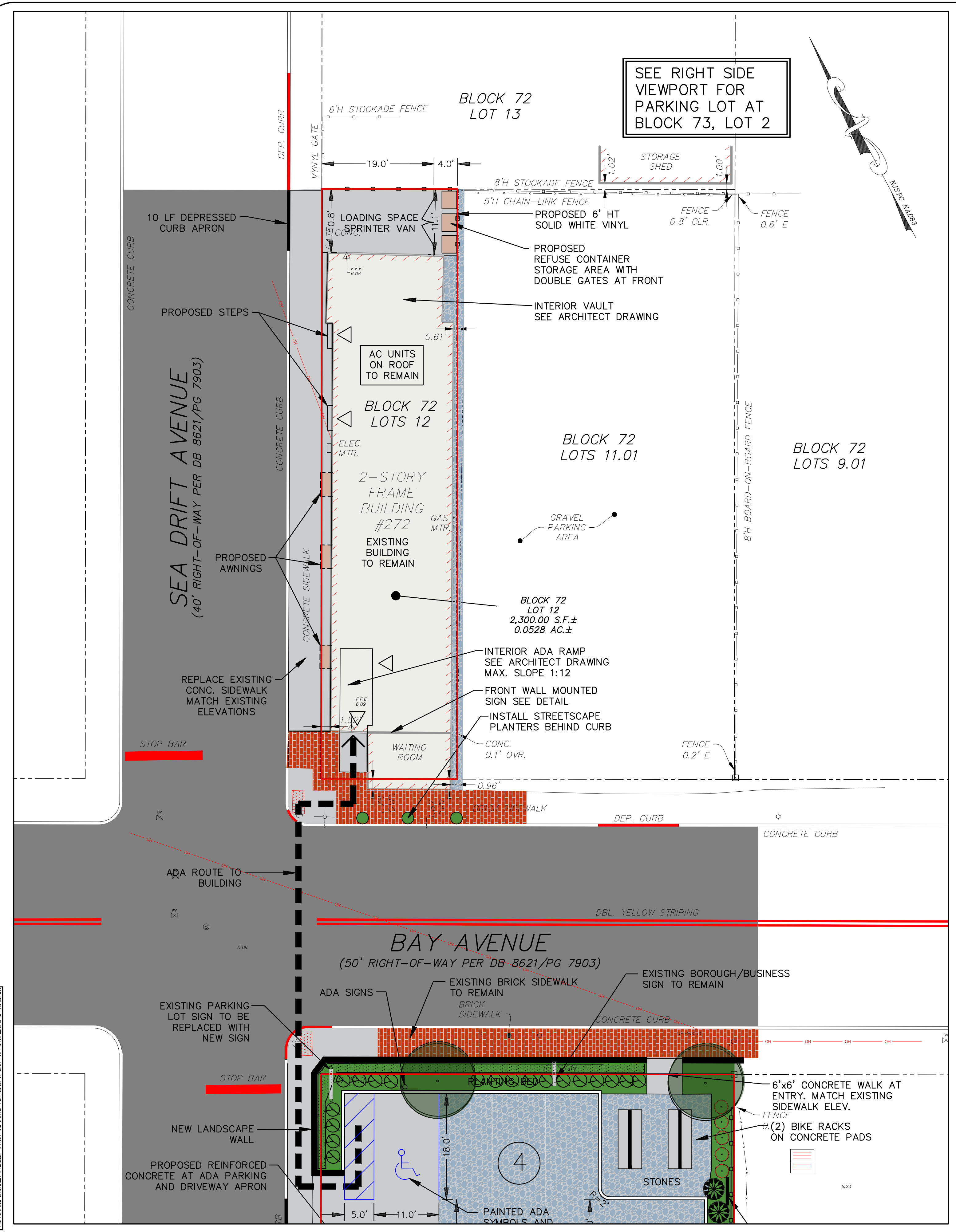
- REPAIRED STUCCO FACADE
- FULLY PAINTED EXTERIOR
- WOOD CLADDING DETAILS
- NEW AWNINGS
- NEW VESTIBULE & ADA RAMP
- COMMUNITY MURAL

MURAL NOTE:

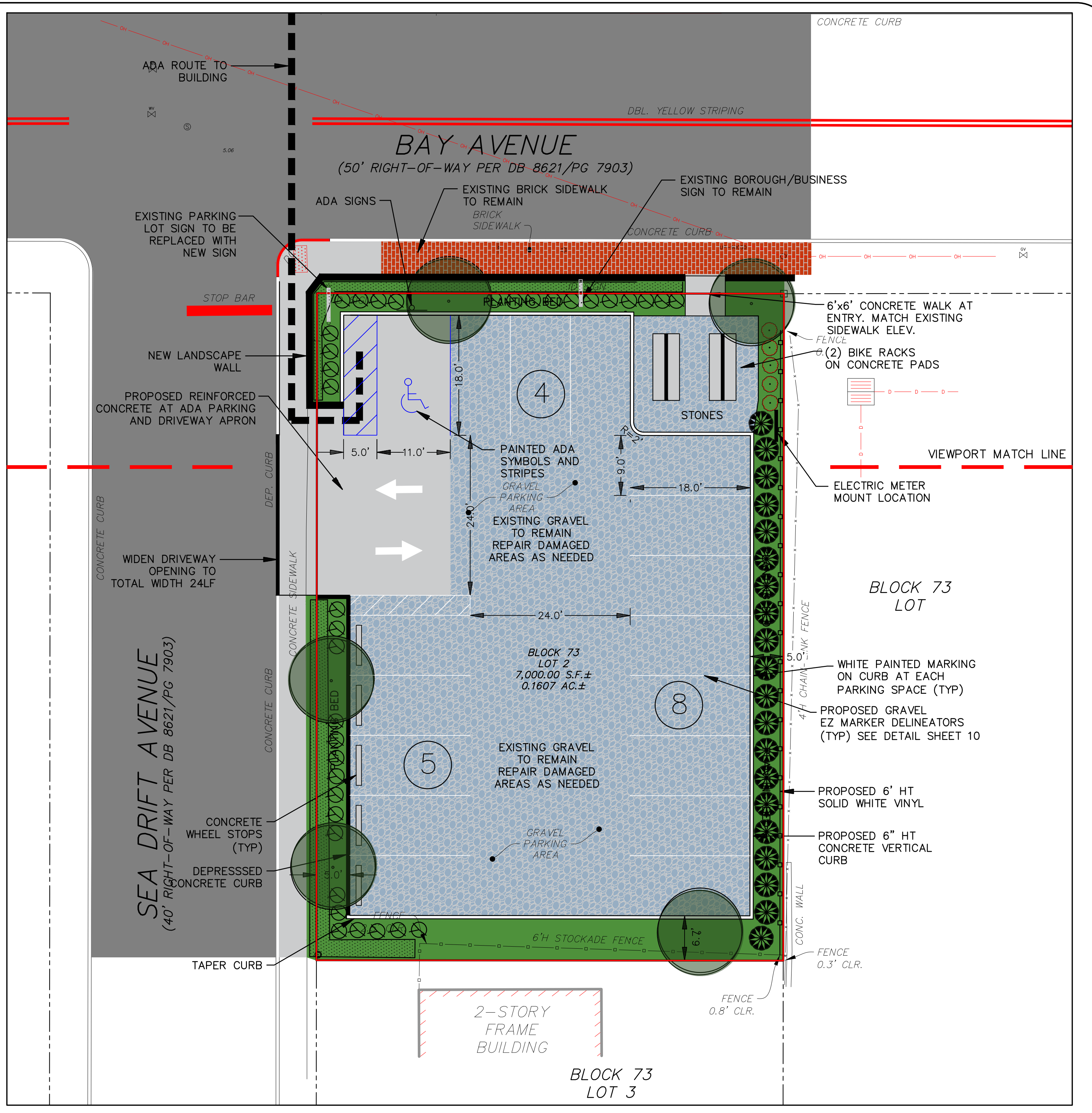
THE EXISTING BUILDING CURRENTLY HAS A LARGE PAINTED MURAL ON THE SEA DRIFT AVENUE EXTERIOR WALL.

SEA GRASS OFFERS THE SEA DRIFT AVENUE EXTERIOR WALL FOR THE CREATION OF A PAINTED MURAL, WELCOMING INPUT FROM THE MUNICIPALITY AND COMMUNITY, TO BE COMPLETED BY A LOCAL ARTIST.



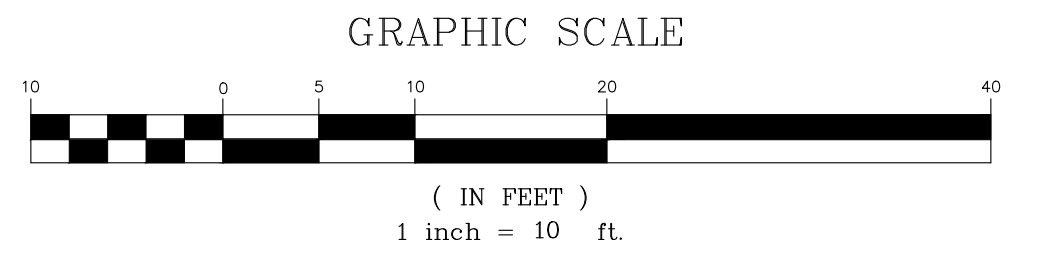


SEE RIGHT SIDE VIEWPORT FOR PARKING LOT AT BLOCK 73, LOT 2



SITE IMPROVEMENT NOTES

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7. ANY CURBING OR SIDEWALK FRONTING THE SITE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.



NO.	DATE	REVISION / DESCRIPTION
1	1-23-23	REVISED PER BOROUGH TREC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
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 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
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 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 15 & 16

EAST POINT ENGINEERING, LLC
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800

11 South Main Street
 Marlboro, NJ 07746
 Tel: 732.577.0180

DATE: 11/21/22	PROJECT NUMBER: 21-1166
SCALE: 1"=10'	CHECKED BY: M.S.L.
DATE: 01/23/23	SHEET NO. 4 OF 10

BRENT N. PAPI, JR.
 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04732700

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sea grass



FRONT (BAY AVE.) ELEVATION



SIDE (SEA DRIFT AVE.) ELEVATION

EXTERIOR IMPROVEMENTS:

- REPAIRED STUCCO FACADE
- FULLY PAINTED EXTERIOR
- WOOD CLADDING DETAILS
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- COMMUNITY MURAL

MURAL NOTE:

THE EXISTING BUILDING CURRENTLY HAS A LARGE PAINTED MURAL ON THE SEA DRIFT AVENUE EXTERIOR WALL.

SEA GRASS OFFERS THE SEA DRIFT AVENUE EXTERIOR WALL FOR THE CREATION OF A PAINTED MURAL, WELCOMING INPUT FROM THE MUNICIPALITY AND COMMUNITY, TO BE COMPLETED BY A LOCAL ARTIST.



PROJECT DESCRIPTION

PROJECT: SEA GRASS NJ DISPENSARY
 INTERIOR RENOVATIONS / COMMERCIAL FIT-OUT

272 BAY AVENUE
 BOROUGH OF HIGHLANDS, NEW JERSEY
 MONMOUTH COUNTY
 BLOCK 72 - LOT 12

PROPOSED USE: COMMERCIAL (B & M OCCUPANCY)

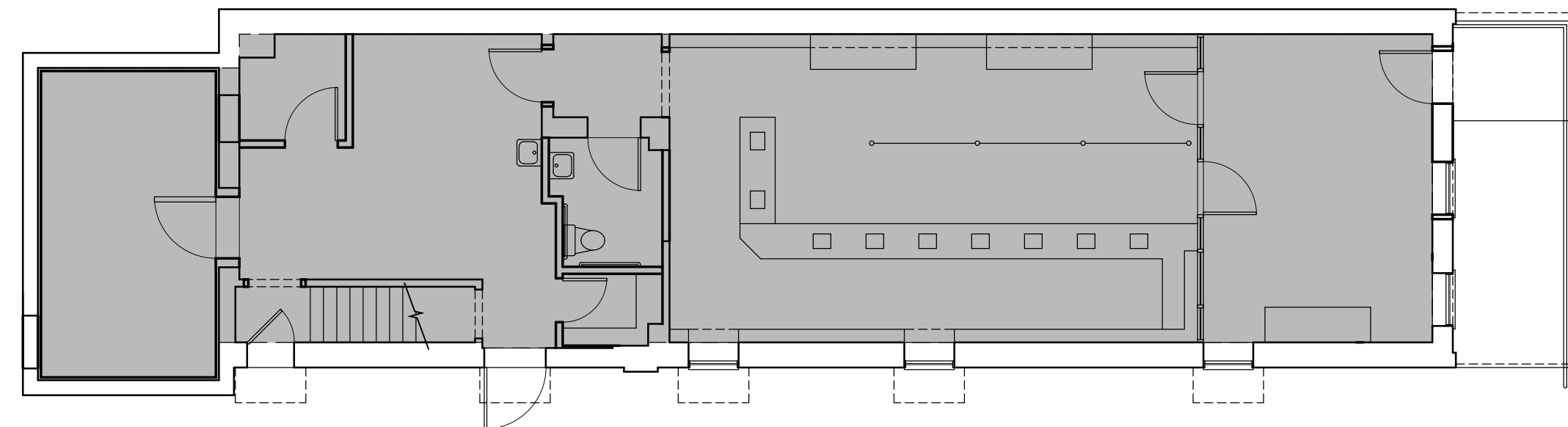
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 MERCHANTILE SPACE AND INTERIOR RENOVATION OF EXISTING SECOND FLOOR
 RESIDENTIAL APARTMENT INTO A TYPICAL USE (NON-HIGH-CONCENTRATION)
 OFFICE SPACE TO ACCOMPANY FIRST FLOOR BUSINESS.

Sea Grass NJ

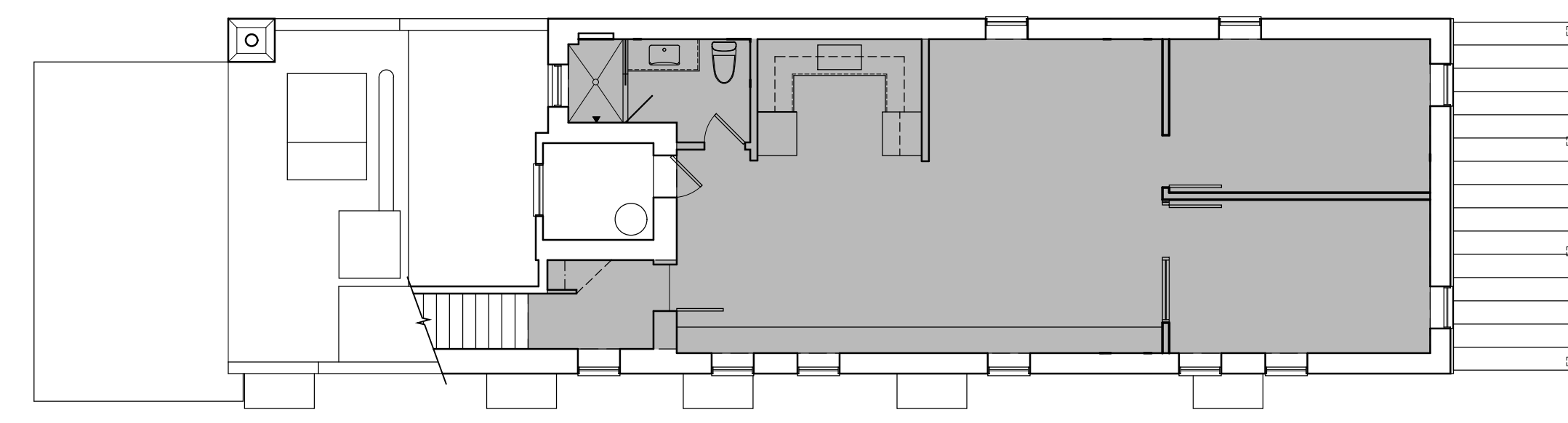
Interior Renovations / Commercial Fit-Out
 272 Bay Avenue, Borough of Highlands, NJ 07732
 Block 72, Lot 12

DRAWING LIST

- A1 COVER SHEET & DEMO
- A2 PROPOSED FLOOR PLANS
- A3 EXTERIOR ELEVATIONS
- A4 EXTERIOR RENDERINGS

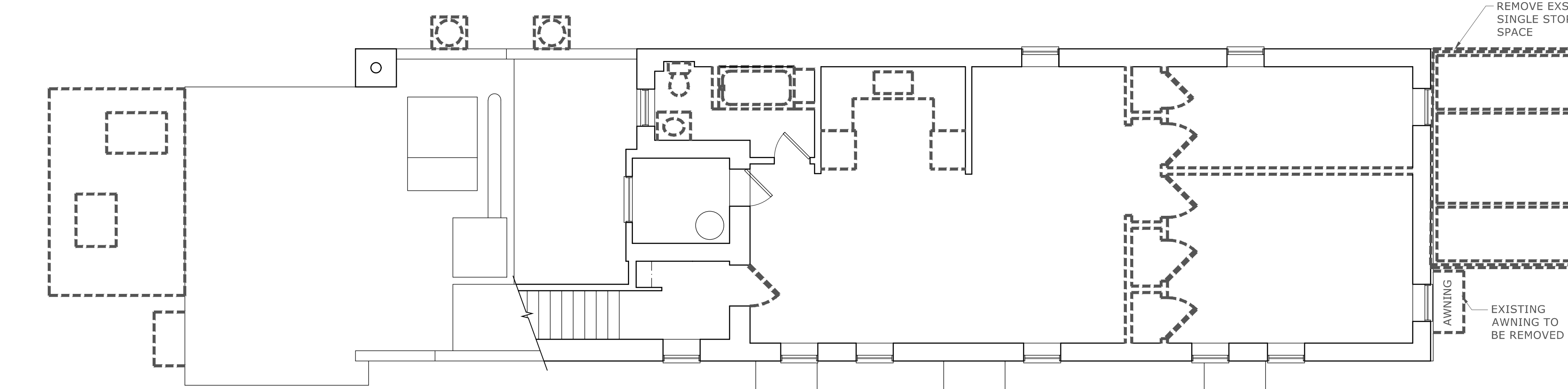


3
A2 1/8" = 1'-0"
1ST FLOOR GROSS FLOOR AREA DIAGRAM

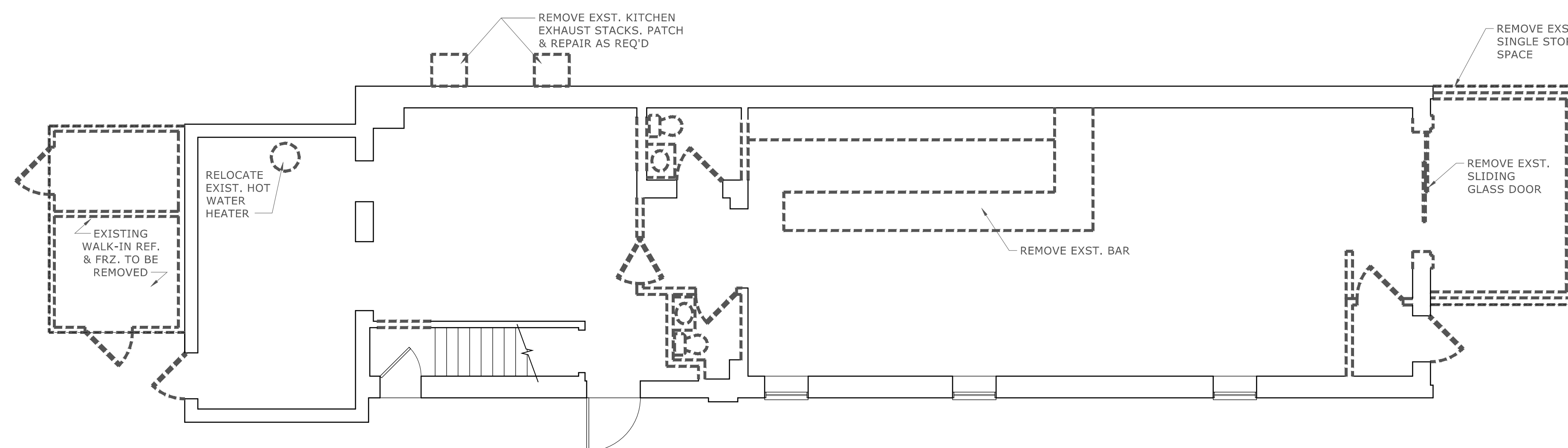


4
A2 1/8" = 1'-0"
2ND FLOOR GROSS FLOOR AREA DIAGRAM

1ST FL.	1,389 SF
2ND FL.	848 SF
TOTAL G.F.A.	2,237 SF



2
A2 3/16" = 1'-0"
SECOND FLOOR DEMOLITION PLAN



1
A2 3/16" = 1'-0"
FIRST FLOOR DEMOLITION PLAN

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED

DEMOLITION NOTES

VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION. CONTRACTOR TO NOTIFY ARCHITECT IF EXISTING CONDITIONS VARY FROM DRAWINGS.

CONFIRM EXISTING STRUCTURE WITH ARCHITECT

CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR ALL STRUCTURAL BEARING MEMBERS PRIOR TO ANY DEMOLITION.

CONTRACTOR TO REMOVE & CAP ALL EXISTING ELECTRICAL & PLUMBING AS REQUIRED FOR DEMOLITION AND NEW WORK.

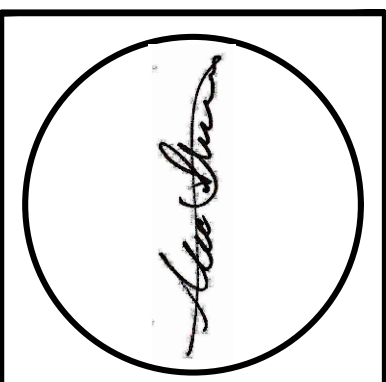
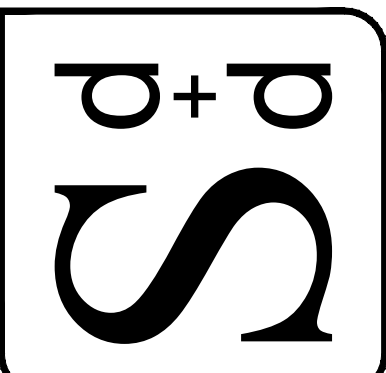
PATCH AND REPAIR EXISTING TO MATCH ADJACENT AS NECESSARY.

EXISTING WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.

CONTRACTOR TO CONDUCT A WALK-THROUGH WITH THE OWNER PRIOR TO COMMENCING DEMOLITION TO CONFIRM WHAT IS TO BE DEMOLISHED, REMOVED, SALVAGED, ETC.

SEE PROPOSED PLANS AND ELEVATIONS TO HELP DETERMINE THE EXTENT OF DEMOLITION THAT IS REQUIRED.

SHISSIAS
 DESIGN + DEVELOPMENT
 Alex P. Shissias, P.A., R.L.A.
 Architect
 NJ Landscape Architect # 21A50011990
 908.448.0865
 www.shissias.com
 ashissias@gmail.com
 27 1st St. Rumson, NJ 07746



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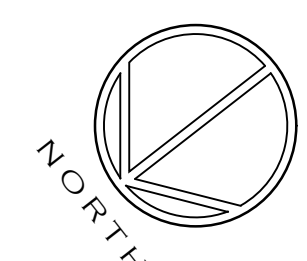
ISSUE	REVISIONS

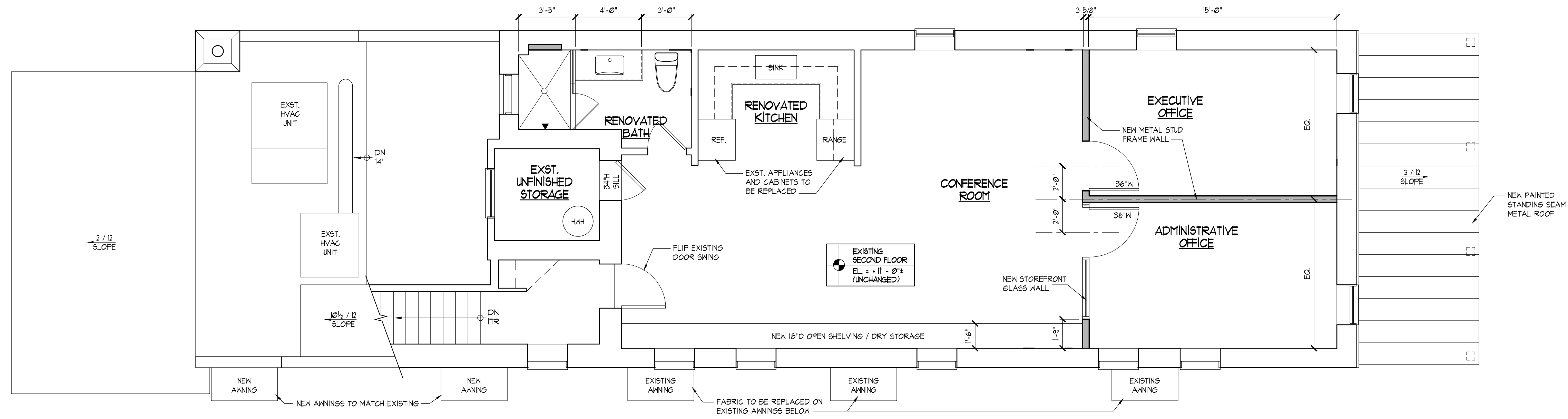
Sea Grass NJ
 Interior Renovations / Commercial Fit-Out
 272 Bay Avenue, Borough of Highlands, NJ 07732
 Block 72, Lot 12

Proj. No: 2022.81
 Issued For: Board Approval
 Date: 2/24/2023

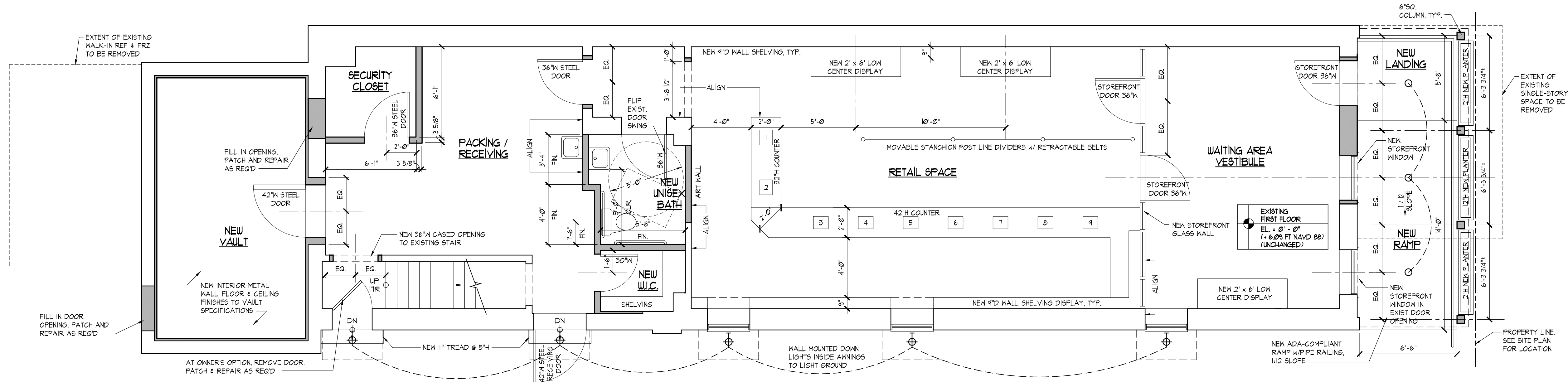
COVER SHEET & DEMO

A1

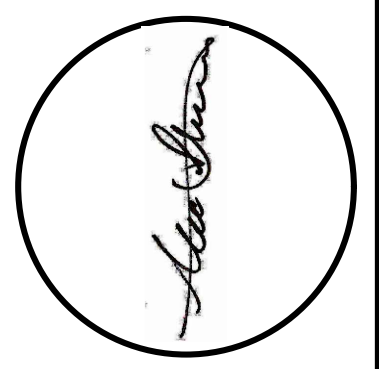
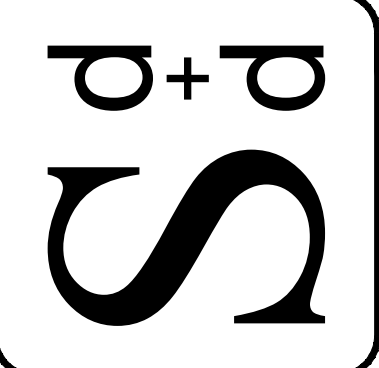
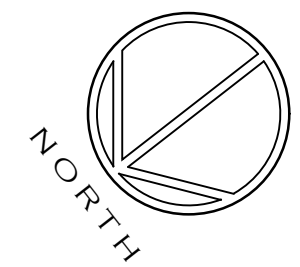




2 SECOND FLOOR PLAN
A2 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A2 1/4" = 1'-0"



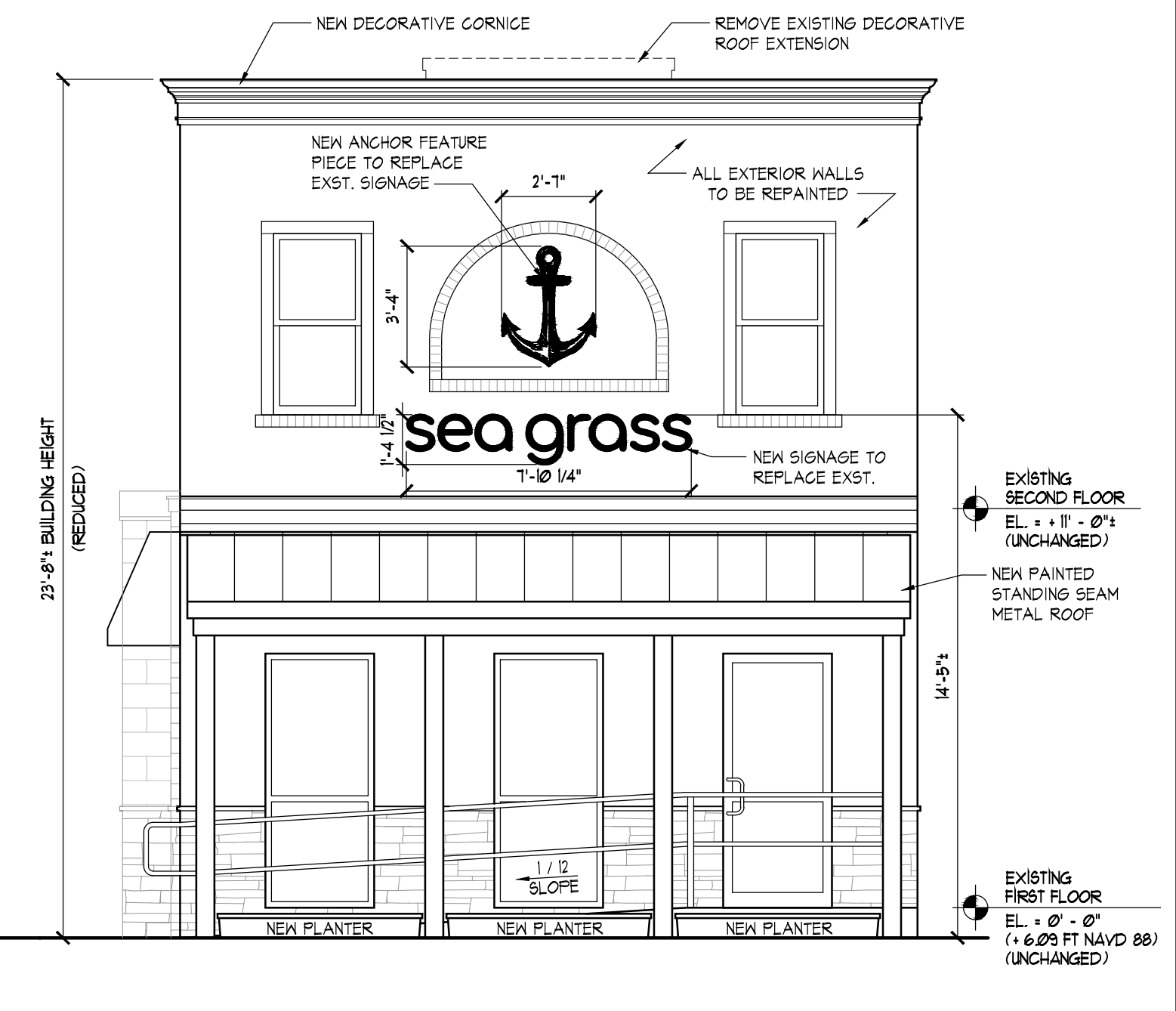
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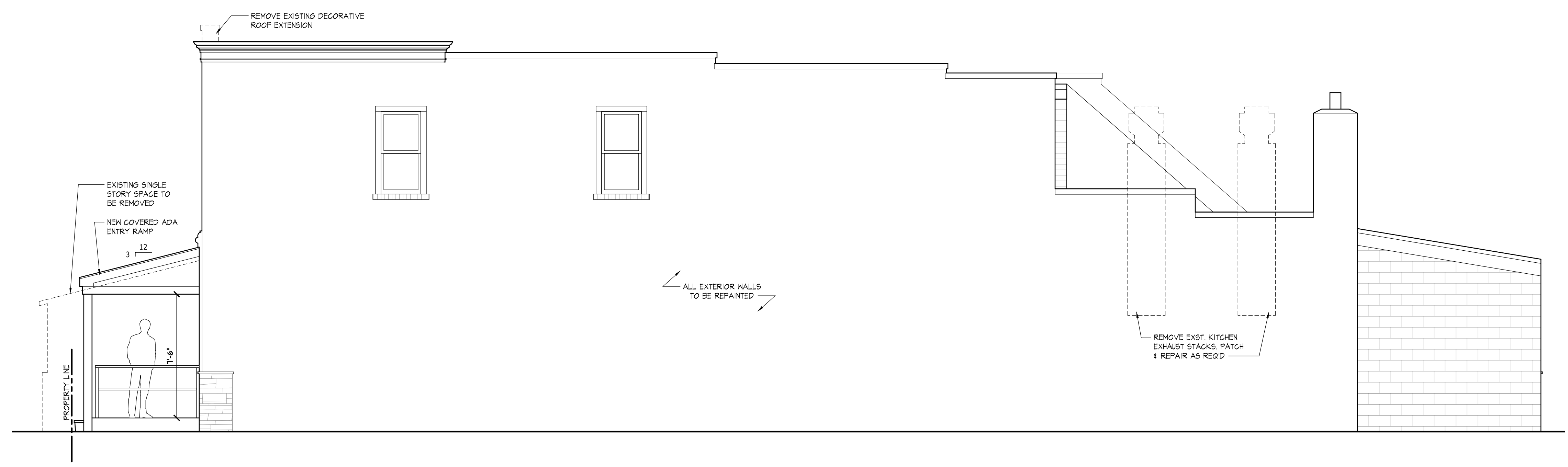
ISSUE	REVISIONS



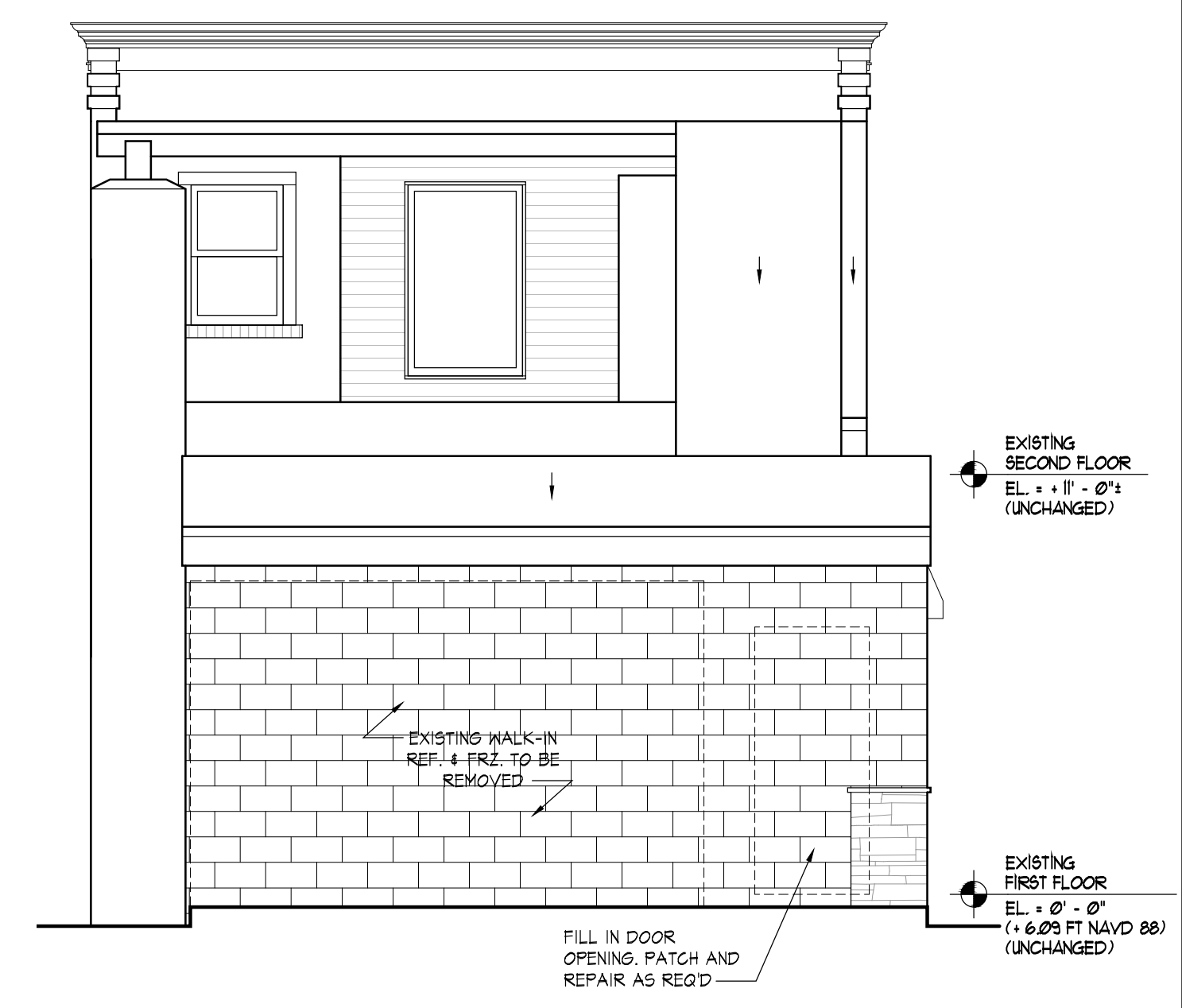
2 SIDE (SEA DRIFT AVE.) ELEVATION
A3 1/4" = 1'-0"



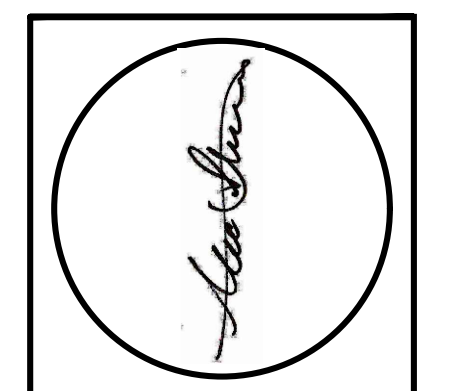
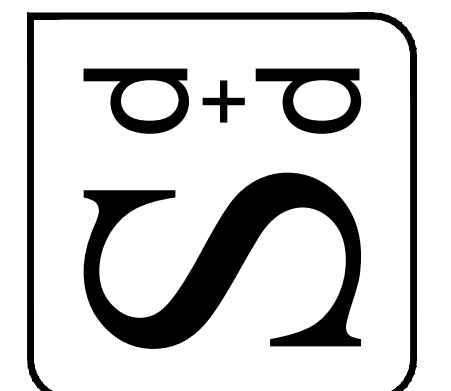
1 FRONT (BAY AVE.) ELEVATION
A3 1/4" = 1'-0"



4 SIDE ELEVATION
A3 1/4" = 1'-0"



3 REAR ELEVATION
A3 1/4" = 1'-0"



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ISSUE	REVISIONS

Sea Grass NJ
Interior Renovations / Commercial Fit-Out
272 Bay Avenue, Borough of Highlands, NJ 07732
Block 72, Lot 12

Proj. No: 2022.81
Issued For: Board Approval
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EXTERIOR ELEVATIONS

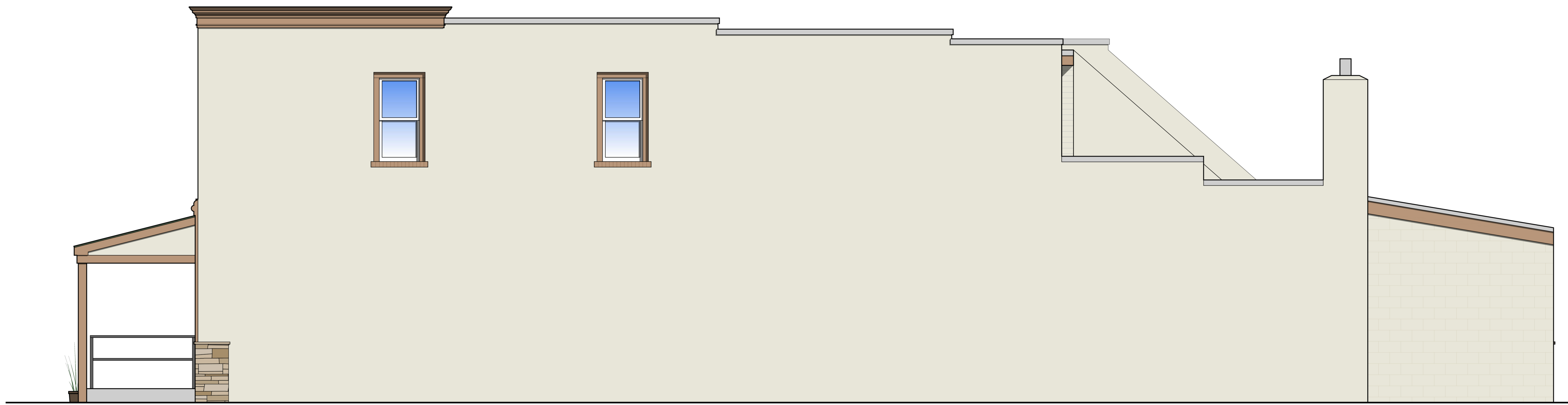
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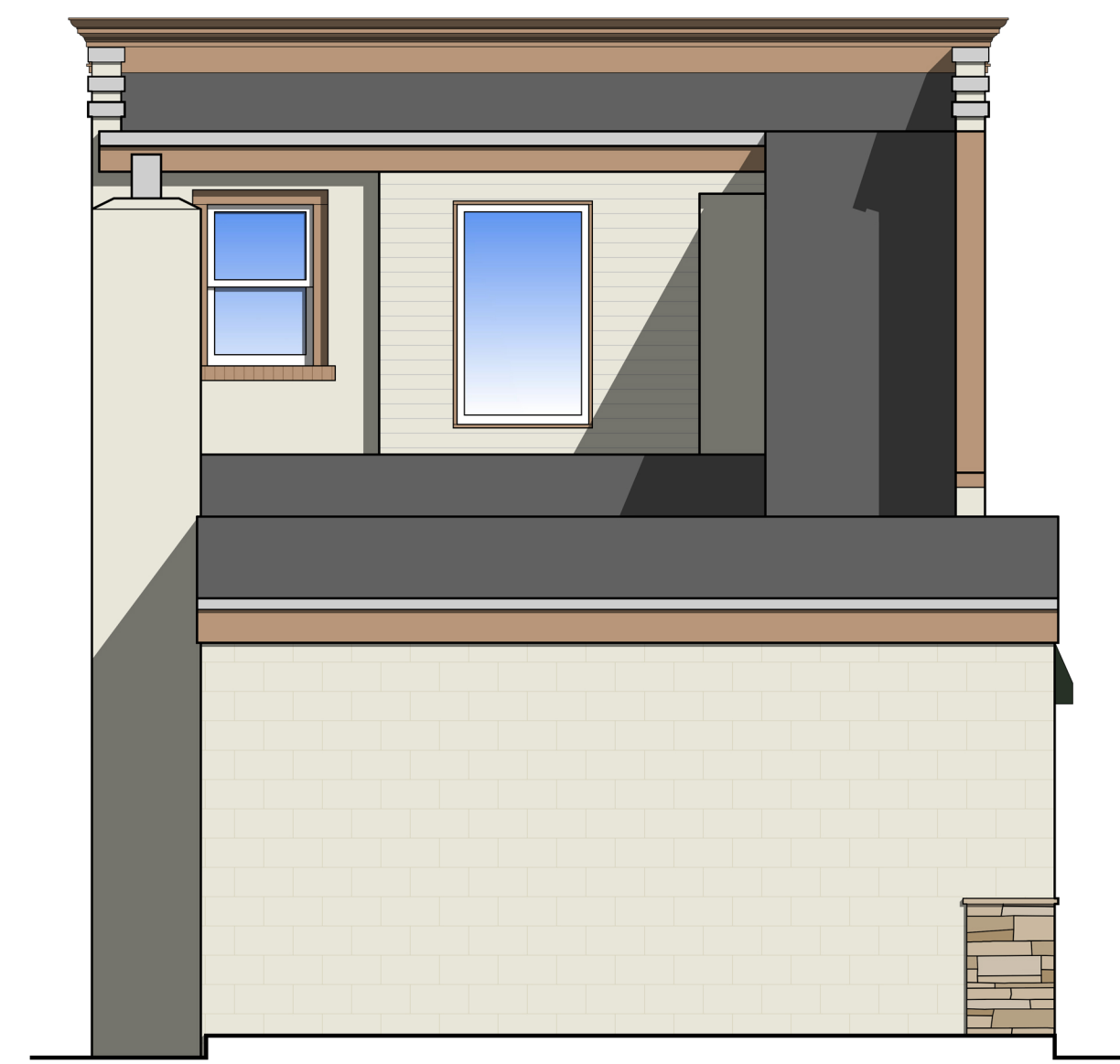
2 SIDE (SEA DRIFT AVE.) ELEVATION
A4 1/4" = 1'-0"



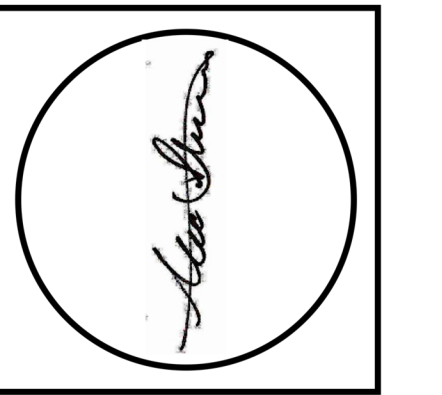
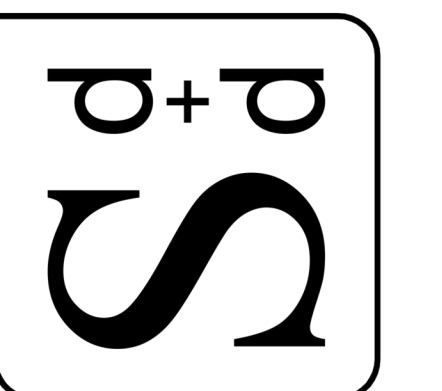
1 FRONT (BAY AVE.) ELEVATION
A4 1/4" = 1'-0"



4 SIDE ELEVATION
A4 1/4" = 1'-0"



3 REAR ELEVATION
A4 1/4" = 1'-0"



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ISSUE	REVISIONS

PRELIMINARY & FINAL MAJOR SITE PLAN

SEA GRASS NJ, LLC

BLOCK 72, LOT 12 & BLOCK 73, LOT 2

BOROUGH OF HIGHLANDS

MONMOUTH COUNTY, NEW JERSEY

UTILITY COMPANY CONTACTS:

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

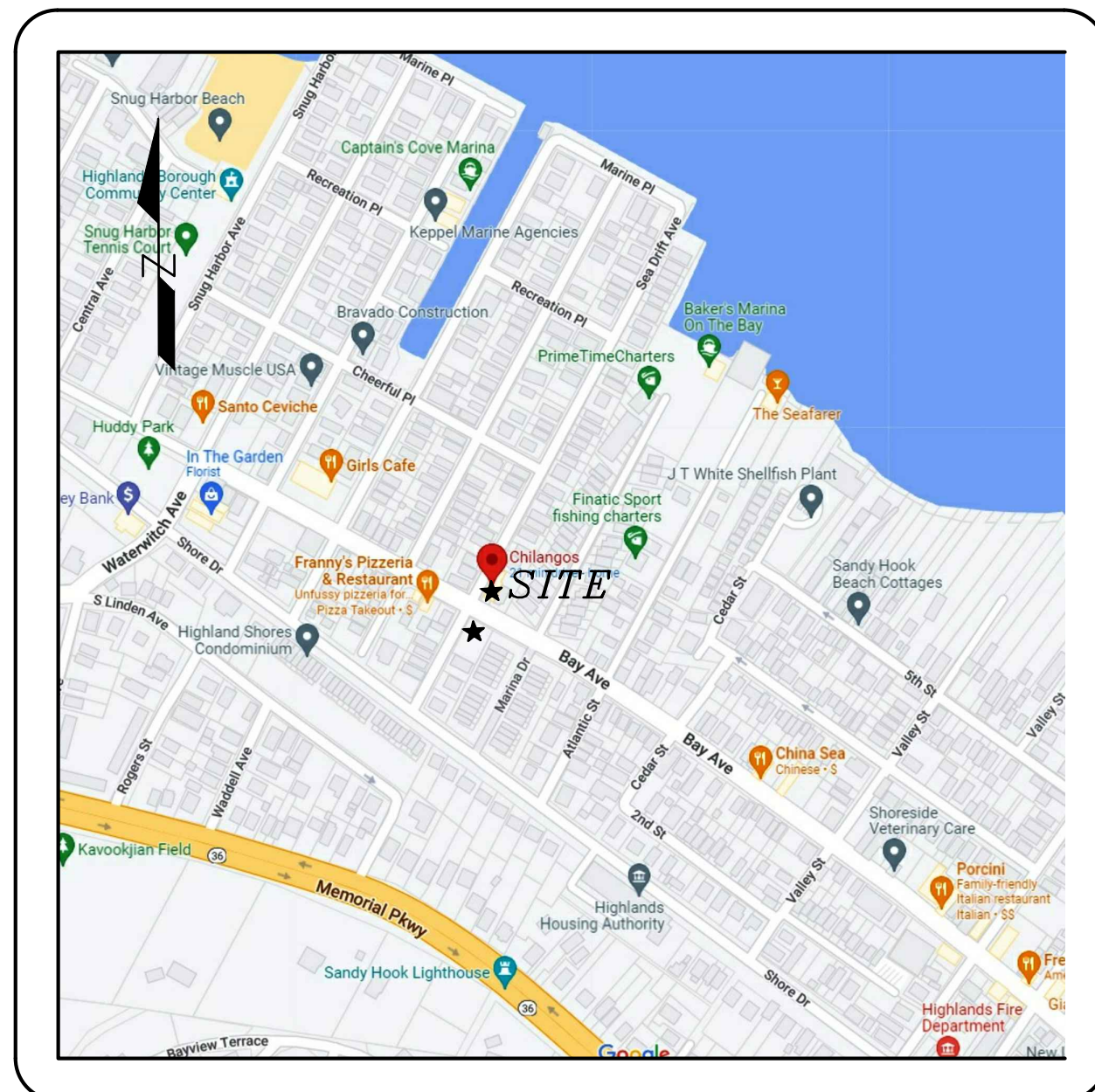
NEW JERSEY NATURAL GAS COMPANY
Attn: Joan Purcaro
PO Box 1464
1415 Wyckoff Road
Wall, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY
Attn: Executive Director
200 Harbor Way
PO Box 184
Belford, NJ 07718

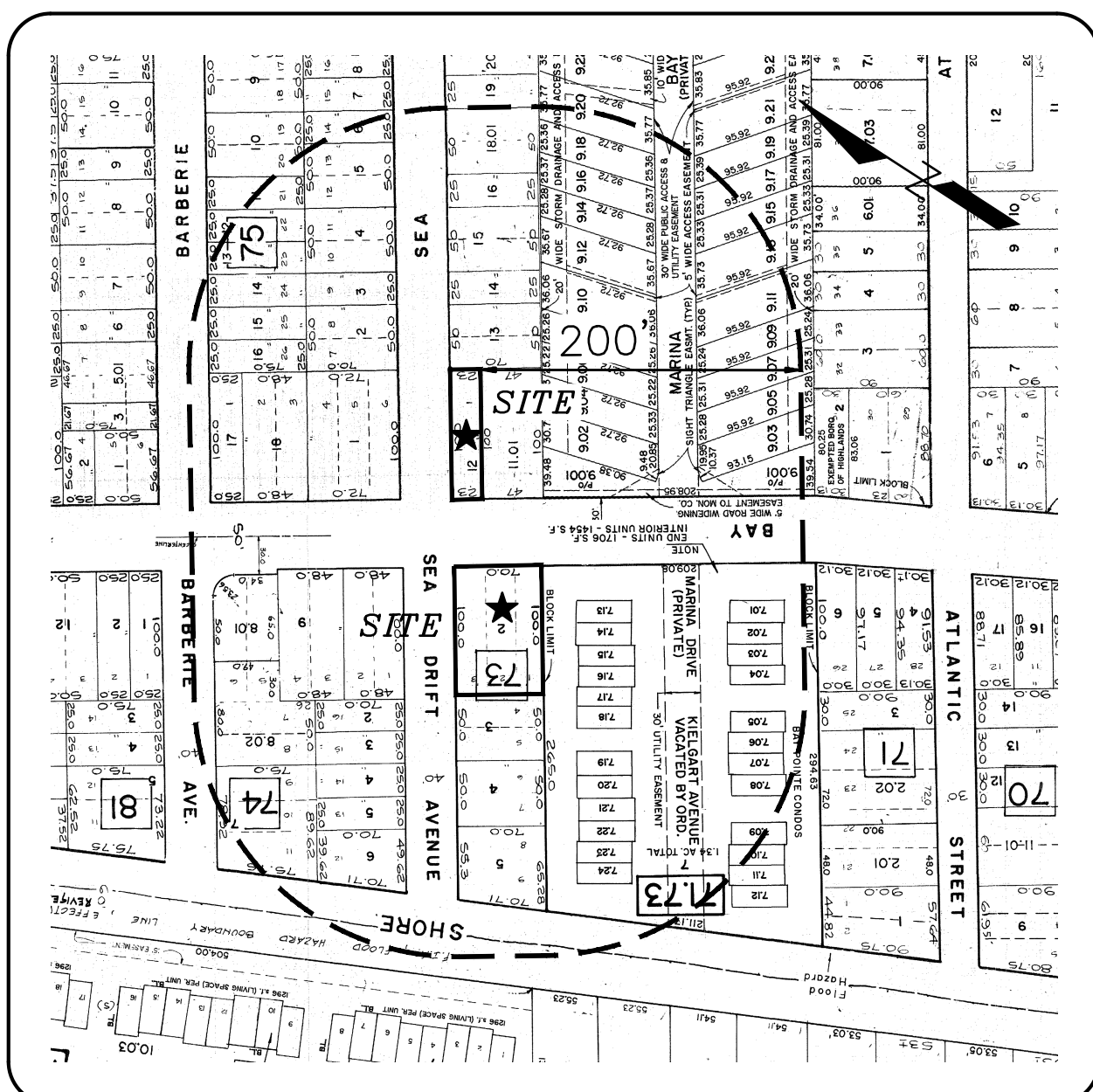
PROPERTY OWNERS WITHIN 200 FT.:

200 Foot Lot for Block 72 Lot 12

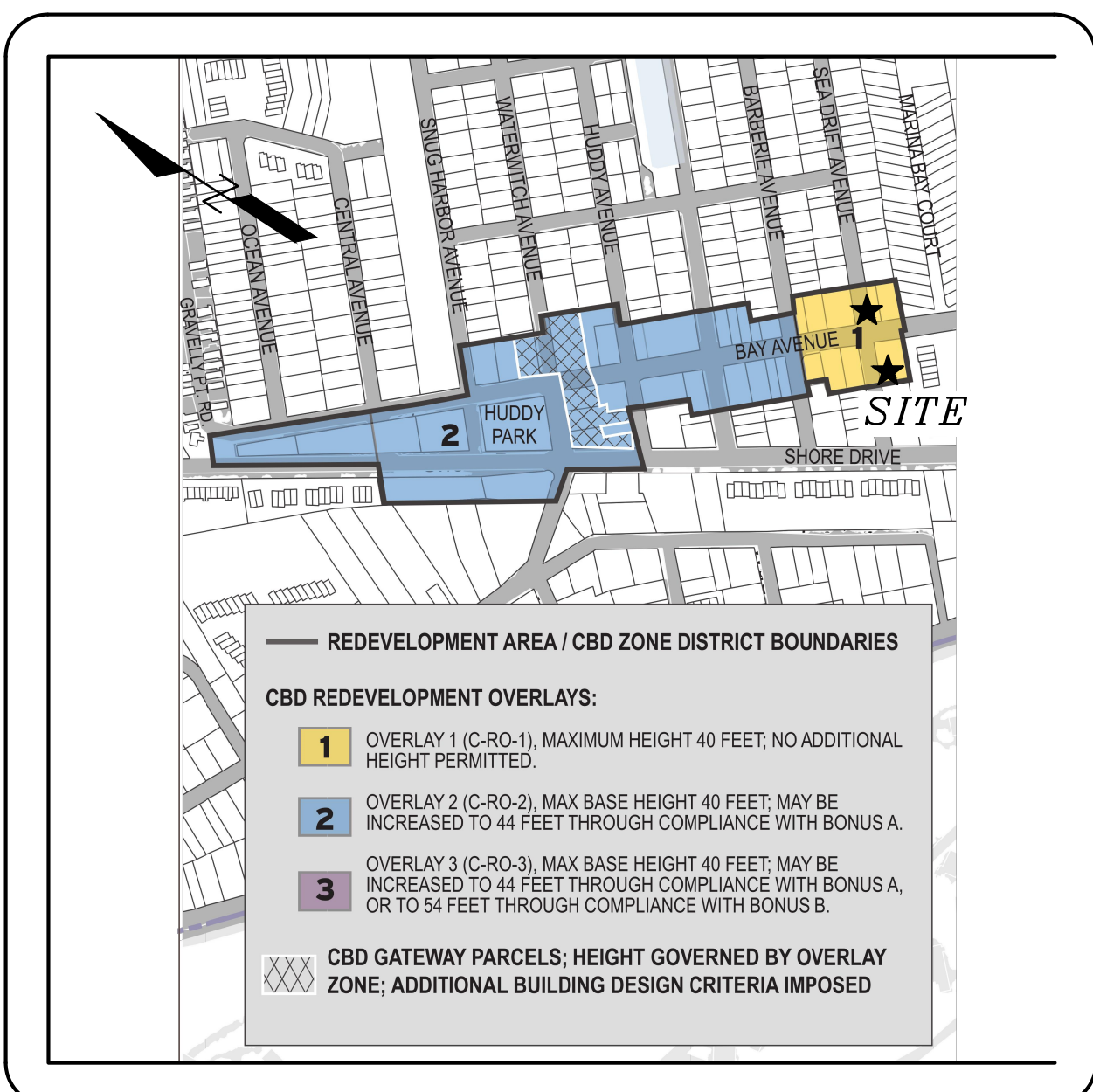
0589-21-01-01 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-02 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-03 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-04 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-05 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-06 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-07 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-08 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-09 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-10 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-11 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-12 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-13 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-14 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-15 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-16 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-17 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-18 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-19 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-20 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-21 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-22 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-23 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-24 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-25 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-26 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-27 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-28 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-29 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-30 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-31 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-32 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-33 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-34 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-35 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-36 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-37 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-38 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-39 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-40 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-41 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-42 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-43 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-44 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-45 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-46 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-47 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-48 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-49 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-50 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-51 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-52 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-53 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-54 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-55 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-56 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-57 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-58 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-59 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-60 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-61 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-62 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-63 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-64 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-65 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-66 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-67 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-68 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-69 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-70 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-71 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-72 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-73 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-74 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-75 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-76 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-77 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-78 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-79 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-80 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-81 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-82 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-83 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-84 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-85 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-86 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-87 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-88 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-89 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-90 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-91 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-92 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-93 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-94 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-95 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-96 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-97 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-98 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-99 MORRISVILLE LLC HIGHLANDS NJ 07702	0589-21-01-100 MORRISVILLE LLC HIGHLANDS NJ 07702
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KEY MAP
SCALE: 1" = 200±'



TAX MAP #15 & #16
SCALE: 1" = 200±'



REDEVELOPMENT ZONE MAP
SCALE: 1" = 200±'

SITE PLAN SHEET INDEX			
NO.	DRAWING TITLE	DATE	REVISION
1	COVER SHEET	11/21/22	02/22/23
2	GENERAL NOTES	11/21/22	02/22/23
3	EXISTING CONDITIONS PLAN	11/21/22	02/22/23
4	SITE PLAN	11/21/22	02/22/23
5	GRADING PLAN	11/21/22	02/22/23
6	LANDSCAPE PLAN	11/21/22	02/22/23
7	LIGHTING PLAN	11/21/22	02/22/23
8	SOIL EROSION PLAN	11/21/22	02/22/23
9	CONSTRUCTION DETAILS	11/21/22	02/22/23
10	SIGN PLAN	11/21/22	02/22/23

I HEREBY CERTIFY THAT I AM OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE FILING OF THIS PLAN.

ALL ADDRESSES LOCATED IN THE BOROUGH OF HIGHLANDS 07723, EXCEPT WHERE NOTED, CERTIFIED LIST OF PROPERTIES WITHIN 200' OF BLOCK 72 - LOT 12 & BLOCK 73 - LOT 2, DATED NOVEMBER 18, 2022, PROVIDED BY THE TAX ASSESSOR, BOROUGH OF HIGHLANDS. THE REFERENCED LIST IS NOT TO BE USED FOR OFFICIAL NOTIFICATIONS.

OWNER:
LEONEL CERVANTES
272 BAY AVENUE
HIGHLANDS, NJ 07732

APPLICANT:
SEA GRASS NJ, LLC
135 MAPLE AVENUE
RED BANK, NJ 07701

CBD REQUIREMENT	CBD - CENTRAL BUSINESS DISTRICT ZONE AREA, YARD & BUILDING REQUIREMENTS		COMMENT	EXISTING		PROPOSED		COMMENT
	BLOCK 72 LOT 12	BLOCK 72 LOT 12		BLOCK 73 LOT 2	BLOCK 73 LOT 2			
LOT DIMENSIONS								
MIN. LOT AREA	2,300 S.F.	NO CHANGE	NA	7,000 S.F.	NO CHANGE	NA		
MIN. LOT WIDTH	23 FT	NO CHANGE	NA	70 FT	NO CHANGE	NA		
MIN. LOT DEPTH	100 FT	NO CHANGE	NA	100 FT	NO CHANGE	NA		
PRINCIPAL BUILDING SETBACKS								
MIN. FRONT YARD (BAY AVE.)	0 FT	0 FT	1.3 FT	COMPLIES	NA	NO CHANGE	NA	
MIN. SIDE YARD	0 FT*	0.61 FT (e)	NO CHANGE	EXISTING	NA	NO CHANGE	NA	
MIN. REAR YARD	12 FT	2.1 FT (e)	10.8 FT (e)	IMPROVEMENT OVER EXISTING CONDITION	NA	NO CHANGE	NA	
LOT COVERAGE								
MAX. BUILDING COVERAGE PRINCIPAL AND ACCESSORY	35%	83.0% (e)	77.6% (e)	IMPROVEMENT OVER EXISTING CONDITION	NA	NO CHANGE	NA	
MAX. LOT COVERAGE ALL IMPROVEMENTS	80%	100.0% (e)	99.7% (e)	IMPROVEMENT OVER EXISTING CONDITION	2.8%	12.6%	COMPLIES	
MAX. BLDG. HEIGHT	36 FT	<36 FT	NO CHANGE	NA	NA	NO CHANGE	NA	
MAX. F.A.R.	0.65	1.31 (e)	1.26 (e)	IMPROVEMENT OVER EXISTING CONDITION	NA	NO CHANGE	NA	
		3,019 SF	2,912 SF					

* SECTION 21-91 a.4.c. - SIDE YARDS. No side yard is required adjacent to the properties in the CBD zone, however, if any is to be provided, it shall be at least five (5) feet. Any side yard which serves as a boundary between that lot and any residence zone shall be at least five (5) feet and shall contain buffering in accordance with the requirements of this section.

NA = NOT APPLICABLE
(e) = EXISTING NON-CONFORMITY

PARKING REQUIREMENTS
ORD. SEC. 21-65.14.D(7a)
BUSINESS/COMMERCIAL/RETAIL STORE USE
1 SPACE PER 600 SF OF GROSS FLOOR AREA
2,373 SF G.F.A. / 600 SF = 3.955 ~ 4 SPACES REQUIRED
17 SPACES PROVIDED (COMPLIES)

SIGN REQUIREMENTS
ORD. SEC. 21-102
BUILDING WALL SIGN - MAX 15% OF FRONT BUILDING FACADE PERMITTED 460 SF x 15% = 69 SF - PROPOSED 28.2 SF
OFF-PREMISE GROUND MOUNTED SIGNS - MAX PERMITTED SIZE 24 SF
PARKING LOT SIGN = 20.8 SF (COMPLIES)
BOROUGH HISTORIC SIGN = 20.7 SF (COMPLIES)

IMPERVIOUS LOT COVERAGE TABLE				
	EXISTING LOT 12	PROPOSED LOT 12	EXISTING LOT 2	PROPOSED LOT 2
TOTAL BUILDING AREA	1,911 SF*	1,785 SF	103 SF	---
TOTAL CONC. AREAS	389 SF	508 SF	95 SF	884 SF
TOTAL GRAVEL AREAS	---	---	6,602 SF	4,535 SF (NOT COUNTED)
TOTAL LOT COVERAGE (% OF LOT)	2,300 SF (100.0%)	2,293 SF (99.7%)	198 SF (2.8%)	884 SF (12.6%)

*(INC. WALK-IN-COOLER)

LOT COVERAGE
that percentage of the plot or lot area covered by impervious surface, inclusive of driveway areas containing asphalt and/or concrete surfaces, but exclusive of gravel areas as well as terraces and decks in conformance with subsection 21-65.27.

SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED BY THE BOROUGH OF HIGHLANDS ZONING BOARD AS A PRELIMINARY AND FINAL MAJOR SITE PLAN ON _____ DATE

BOARD CHAIRMAN _____

BOARD SECRETARY _____

BOARD ENGINEER _____

OWNER DATE APPLICANT DATE

2	2-23-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	4-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS
NO.	DATE	DESCRIPTION

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
COVER SHEET
BLOCK 72, LOT 12 & BLOCK 73, LOT 2
BOROUGH OF HIGHLANDS
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEETS NO. 19 & 16

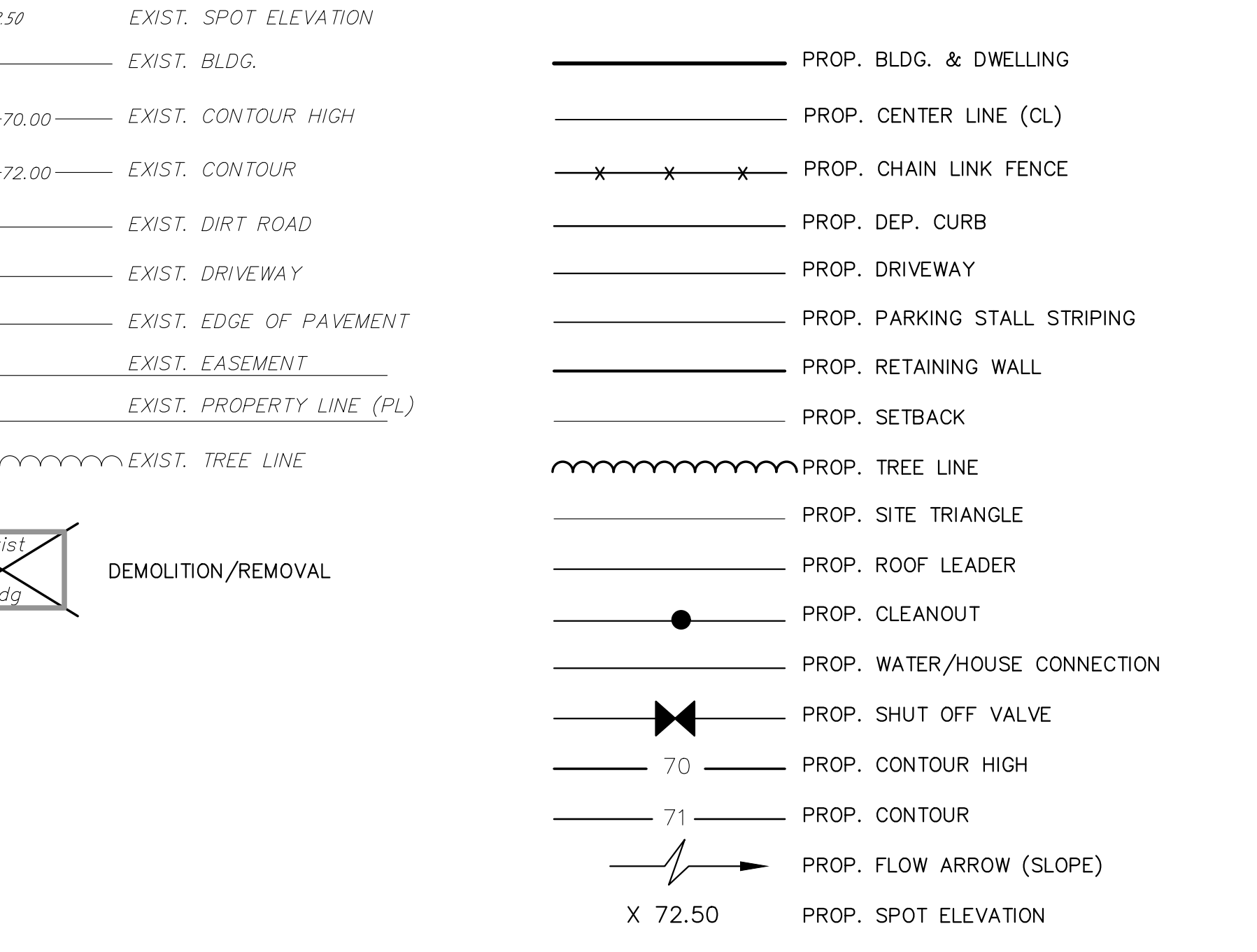
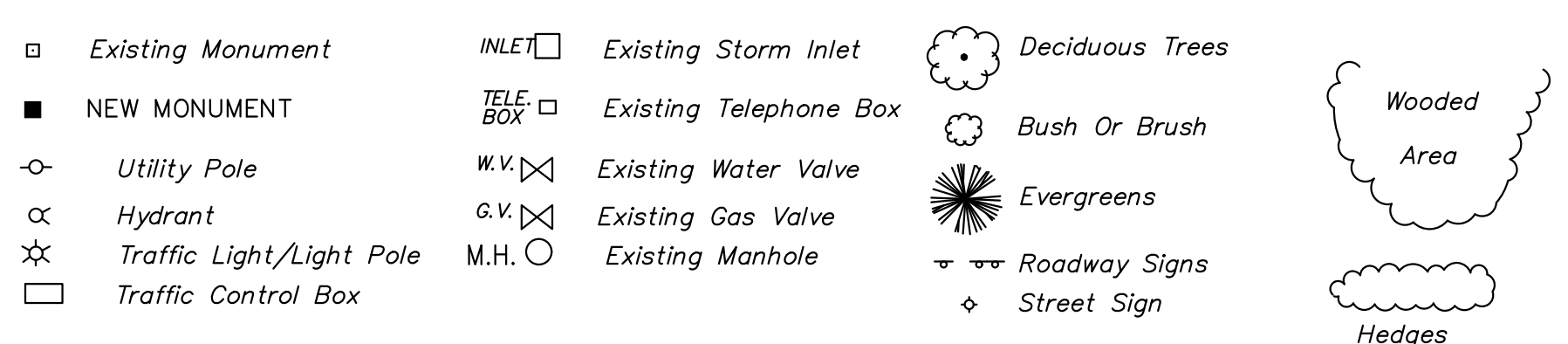
EAST POINT ENGINEERING, LLC
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

DATE: 02/22/23 PROJECT NUMBER: 21-166
SCALE: AS SHOWN CHECKED BY: M.S.L.
BRENT N. PAPI, JR. DATE SHEET NO. 1 OF 10
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24624732700

ZONING BOARD CASE NO. ZB-2022-XX

CONSULT: EAST POINT ENGINEERING, LLC - ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

GENERAL LEGEND



SAFETY NOTE

ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS"(OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE,"AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE."



Know what's below.
 Call before you dig.

GENERAL NOTES

- THE PROPERTY IS KNOWN AS LOT 12, BLOCK 72 AND LOT 2, BLOCK 73 ON SHEETS 15 & 16 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY.
 - OWNER: LEONEL CERVANTES 272 BAY AVENUE HIGHLANDS, NJ 07732 APPLICANT: SEA GRASS NJ, LLC 135 MAPLE AVENUE RED BANK, NJ 07701
 - THE APPLICANT PROPOSES TO RENOVATE AND EXISTING COMMERCIAL BUILDING AT LOT 12 AS A DISPENSARY WITH A TOTAL GROSS FLOOR AREA OF (2,912 S.F.). THE PROJECT WILL ALSO INCLUDE IMPROVEMENTS TO THE EXISTING PARKING LOT ACROSS THE STREET AT LOT 2 TO PROVIDE SPACE FOR 17 VEHICLES.
 - THE PROPERTY IS LOCATED WITHIN THE CBD "CENTRAL BUSINESS DISTRICT" ZONE WHICH IS ALSO AN APPROVED REDEVELOPMENT ZONE.
 - PURSUANT TO THE N.F.I.P FLOOD INSURANCE RATE MAPS, THE PROJECT IS LOCATED WITHIN FLOOD ZONE "AE" AT ELEVATION 11 FT NAVD88.
 - PURSUANT TO N.J.D.E.P. GEOWeb THERE ARE NO FRESHWATER WETLANDS WITHIN THE VICINITY OF THE PROJECT.
 - DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
 - THE CONTRACTOR SHALL STRICTLY ADHERE TO THESE CONSTRUCTION PLANS AND ANY ACCOMPANYING SPECIFICATIONS. ANY DEVIATION FROM THE APPROVED CONSTRUCTION DOCUMENTS, TECHNICAL SPECIFICATIONS AND MANUFACTURERS' SPECIFICATIONS SHALL BE AT THE EXPRESS WRITTEN CONSENT OF THE SUPERVISING ENGINEER.
 - ONCE ENGINEERING PLANS ARE ISSUED FOR CONSTRUCTION, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
 - PROPOSED BUILDING DIMENSIONS ARE APPROXIMATE. REFERENCE ARCHITECTURAL BUILDING PLANS PREPARED BY SHISSIAS DESIGN AND DEVELOPMENT FOR BUILDING DETAILS.
 - CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (R.S.I.S.), APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, CITY DESIGN STANDARDS, AND NOISE CODE.
- (A) FOR SITES AND FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III.
- (B) FOR SITES AND FACILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG).
- (ALL HANDICAP RAMP AND FACILITIES WILL BE SUBJECT TO INSPECTION DURING CONSTRUCTION TO ENSURE COMPLIANCE WITH ADA SPECIFICATIONS.)
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
 - THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
 - THE PROJECT SHALL BE BUILT IN ONE (1) PHASE AS PER THE SITE PLANS.
 - THESE NOTES APPLY TO ALL SHEETS IN THIS SET.

A. SITE CONDITIONS

- EXISTING CONDITIONS ARE BASED ON SURVEY INFORMATION PREPARED BY:
 OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM PLANS ENTITLED,
 "BOUNDARY AND TOPOGRAPHIC SURVEY FOR 272 BAY AVENUE, LLC, BLOCK 72, LOT 12, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANDMARK SURVEYS INC., DATED NOVEMBER 9, 2022
 AND
 "BOUNDARY AND TOPOGRAPHIC SURVEY FOR SEA DRIFT AVE, LLC, BLOCK 73, LOT 2, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANDMARK SURVEYS INC., DATED NOVEMBER 9, 2022
- HORIZONTAL CONTROL BASED ON ASSUMED (PROJECT). VERTICAL DATUM BASED ON NAVD 1988 BY GPS OBSERVATION CONTROL SET BY LANDMARK SURVEYS, LLC.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ENTIRELY WITHIN THE EXISTING TRACT LOT 12, BLOCK 72 AND LOT 2, BLOCK 73 AND WITHIN THE FRONTING RIGHT-OF-WAY ALONG BAY AVENUE AND SEA DRIFT AVENUE AS DEPICTED ON THE SITE PLANS.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING SITE ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION AND ANY DISCREPANCY SHALL BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO THE START OF ANY WORK.
- ALL INFORMATION SHOWN OR NOTED FOR EXISTING FACILITIES, GRADES, ROADWAYS, AND MATERIALS IS APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL INFORMATION WHICH MAY AFFECT HIS WORK. TEST PITS SHALL BE CONSTRUCTED BY THE CONTRACTOR AT ALL UTILITY CROSSING LOCATIONS PRIOR TO CONSTRUCTION.
- IN THE EVENT A SITUATION ARISES IN WHICH MATERIALS NOT SPECIFIED ON THE PLANS ARE TO BE USED, THEN THE MATERIALS SHALL CONFORM TO THE N.JDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007 ED., AS CURRENTLY SUPPLEMENTED AND AMENDED OR LATEST EDITION.
- NO WORK SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M., PREVAILING TIME, OR AS OUTLINED UNDER LOCAL ORDINANCE, WHICHEVER PROVIDES THE LATER START AND EARLIER FINISH.
- THE CONTRACTOR SHALL NOTIFY/COORDINATE ALL WORK WITH THE MUNICIPAL POLICE CHIEF, OWNER AND ENGINEER, 72 HOURS PRIOR TO START OF ANY WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, LABOR AND INSTALLATION OF ALL ITEMS OF CONSTRUCTION FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SATISFACTORY TO THE OWNER AND THEIR REPRESENTATIVE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT AND STAKEOUT OF ALL PROPOSED IMPROVEMENTS BOTH HORIZONTALLY AND VERTICALLY BY A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW JERSEY. OFFSET LINES WITH STAKES SHALL BE SET AT APPROPRIATE INTERVALS TO FACILITATE CONSTRUCTION. CUT SHEETS SHALL BE SUBMITTED FOR APPROVAL TO THE CITY ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER SHALL NOT BEAR ANY RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF BUILT IN LOCATIONS OTHER THAN THOSE DEPICTED, OR AT ELEVATIONS THAT DIFFER FROM THE PLAN.
- THE CONTRACTOR SHALL OBTAIN SHOP DRAWING APPROVAL FOR ALL ITEMS PRIOR TO INSTALLATION OF EACH ITEM.
- PRIOR TO USE OF ANY PRODUCTS BY MANUFACTURERS OTHER THAN THOSE SPECIFIED ON THESE PLANS OR TECHNICAL SPECIFICATIONS MUST BE SUBMITTED FOR APPROVAL WITH DOCUMENTATION CERTIFIED BY A LICENSED N.J. PROFESSIONAL ENGINEER THAT THE PARTICULAR PROPOSED ALTERNATE PRODUCT MEETS OR EXCEEDS THE PHYSICAL CHARACTERISTICS OF THE SPECIFIED ACCEPTABLE PRODUCTS.
- ANY EXISTING AND NEW CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY THROUGHOUT THE DURATION OF THE PROJECT AND SHALL PROVIDE AND MAINTAIN SECURITY FENCING, MEASURES, AND PERSONNEL AS REQUIRED AND AS DIRECTED BY THE CITY ENGINEER.
- ALL DEMOLITION ACTIVITIES TO BE IN ACCORDANCE WITH ALL APPLICABLE AUTHORITIES INCLUDING BUT NOT LIMITED TO COUNTY RULES AND REGULATIONS, THE MUNICIPAL ORDINANCE, N.JDEP RULES AND REGULATIONS, AND BOCA CODE.
- THE OWNER AND ENGINEER SHALL ASSUME NO RESPONSIBILITY AND/OR LIABILITY FOR THE SAFETY OF THE WORKERS WHERE THE WORK IS BEING PERFORMED OR DAMAGE TO ANY PROPERTY.
- THE CONTRACTOR SHALL PROTECT ALL BENCH MARKS AND MONUMENTS FROM DAMAGE AND SHALL ESTABLISH OFFSET POINTS AS REQUIRED FOR HIS WORK.
- DEPRESSED CURBING SHALL BE CONSTRUCTED AT ALL WALKWAY CROSSINGS. DEPRESSED CURBS FOR HANDICAP ACCESS SHALL BE FLUSH WITH PAVEMENT. ALL HANDICAP ACCESS FACILITIES MUST COMPLY WITH THE CURRENT AMERICAN WITH DISABILITIES ACT, PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS WITH CURRENT REVISIONS AND NEW JERSEY BARRIER-FREE SUB-CODE (NJAC 5:23-7.1). PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF THE 2007 N.JDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS MODIFIED BY THE SUPPLEMENTAL SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL PERMITS AND APPROVALS GOVERNING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS, AND ANY OTHER PERMITS AND/OR APPROVALS AS MAY BE REQUIRED FOR THE PROSECUTION OF THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.
- ALL JOINTS WITH EXISTING CONCRETE OR PAVEMENT SHALL BE SAWCUT.
- ALL NEW SURFACE CONCRETE SHALL BE PROTECTED FROM DE-ICING SALTS FOR AT LEAST 60 DAYS AFTER THE POUR DATE.
- ALL UNUSED SIGNS, SIGN POSTS, STORM SEWER CASTINGS AND GRATES REMOVED DURING CONSTRUCTION AND NOT REPLACED ELSEWHERE ON THIS PROJECT SHALL BECOME THE PROPERTY OF THE OWNER. IF THE OWNER DECLINES OWNERSHIP OF THE MATERIALS, THE CONTRACTOR SHALL REMOVE THE MATERIALS FROM THE SITE.
- CURBING AND SIDEWALKS SHALL BE CONSTRUCTED WITH N.JDOT CLASS 'B' CONCRETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL EXISTING AND PROPOSED SITE IMPROVEMENTS THAT MAY HAVE BEEN REMOVED AND/OR DAMAGED DURING THE COURSE OF CONSTRUCTION TO THEIR PRE CONSTRUCTION OR SPECIFIED CONDITION AS APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FINAL AS-BUILT PLANS DEPICTING THE EXACT LOCATIONS OF THE PROPOSED IMPROVEMENTS WHICH ALSO INCLUDES ELECTRICAL CONDUIT RUNS, WATER LINES, DRAINAGE SYSTEM AND ALL UNDERGROUND UTILITIES.

B. UTILITIES

- AVAILABLE INFORMATION AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN COLLECTED FROM VARIOUS SOURCES. THE RESULTS OF SUCH INVESTIGATIONS, AS MAY BE SHOWN ON THE CONTRACT DRAWING, ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE-CALL (1-800-272-1000) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, IDENTIFY AND PROTECT UTILITIES WITHIN THE PROJECT LIMITS. IF ONE WILL NOT MARK OUT THE PROPERTY, THE CONTRACTOR MUST HIRE AN UNDERGROUND UTILITY LOCATING COMPANY TO INVESTIGATE ALL AREAS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL DIG TEST PITS TO LOCATE UTILITIES WITHIN THE PROJECT LIMITS AS NEEDED. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS WORK. NEW JERSEY ONE-CALL PHONE # 1-800-272-1000.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST TWO (2) WEEKS PRIOR TO CONSTRUCTION FOR PHYSICAL MARK OUTS OF UTILITIES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, REPLACE, MAINTAIN, RELOCATE, AND/OR REMOVE ANY EXISTING ABOVEGROUND AND UNDERGROUND UTILITIES, CONDUITS, STRUCTURES, EQUIPMENT, FOUNDATIONS, PIPES, ETC. AS NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE OWNERS OF THE UTILITY PRIOR TO STARTING WORK.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. SAID UTILITIES INCLUDE ELECTRIC, GAS, CABLE, TELEPHONE, POTABLE WATER AND SANITARY SEWER SERVICES.
- THERE MAY BE UTILITY ADJUSTMENTS OR RELOCATION WHICH MAY BE NECESSITATED BY THE PROPOSED CONSTRUCTION. IF SO, THE CONTRACTOR SHALL COMPLETE SAID WORK AND COORDINATE HIS WORK WITH THE MUNICIPALITY, OWNER, AND THE UTILITY COMPANIES WITHIN THE PROJECT LIMITS. ALL CLEAN-OUTS, VALVE BOXES, ETC. SHALL BE SET FLUSH WITH GRADE AND CONSTRUCTED WITH CONCRETE COLLARS AS REQUIRED IN THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO DETERMINE THEIR SCHEDULE FOR PERFORMING UTILITY RELOCATION AND INSTALLATION WORK AND HE SHALL SCHEDULE HIS WORK ACCORDINGLY SO AS NOT TO INTERFERE WITH THE WORK OF THE UTILITY COMPANIES. THE CONTRACTOR SHALL NOTIFY THE WATER AND SEWER COMPANIES AT LEAST 72 HOURS IN ADVANCE OF ANY WORK ON THEIR FACILITIES.
- EXCAVATIONS OR TRENCHING WITHIN CLOSE PROXIMITY TO UNDERGROUND FACILITIES OR UTILITY POLES WILL REQUIRE PROTECTION/SHORING TO PREVENT DAMAGE OR INTERRUPTION OF SERVICE TO THESE FACILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL REQUIRED UTILITY CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY.
- ALL PROPOSED WATER SERVICES SHALL BE LOCATED A MINIMUM OF SEPARATION DISTANCE OF 10 HORIZONTAL FEET AND 1.5 VERTICAL FEET FROM ALL SANITARY SEWER FACILITIES. A MINIMUM 4 FEET OF COVER SHALL BE PROVIDED OVER ALL WATER AND SANITARY SEWER LINES.
- ALL TRENCHES SHALL BE BACK FILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM. OPEN TRENCHES SHALL BE STEEL PLATED WHEN WORK IS NOT IN PROGRESS. NO EXCAVATION AREAS SHALL REMAIN OPEN OVERNIGHT.
- ALL NATURAL GAS FACILITY CONSTRUCTION, RESETTING AND/OR RELOCATION SHALL BE PERFORMED BY REPRESENTATIVES OF PUBLIC SERVICE (PSE&G).

C. SITE CLEARING AND GRADING

- SITE CLEARING SHALL INCLUDE, BUT IS NOT LIMITED TO, THE REMOVAL OF ALL DEBRIS, RUBBLE, FENCES, TREES, EXISTING UTILITIES, EXISTING STRUCTURES, FOUNDATIONS, SUBSURFACE STRUCTURES, UNSUITABLE MATERIALS, EXISTING PAVEMENT, THE RELOCATION OF EXISTING UTILITIES AND COORDINATION, GRUBBING, ETC. AND ALL OTHER WORK REQUIRED TO COMPLETE THE PROJECT.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY AND ALL EXISTING IRRIGATION FOR THE FIELD INCLUDING, BUT NOT LIMITED TO, VALVE BOXES, CONTROLS, SPRINKLER HEADS, PIPING AND ELECTRICAL CONTROLS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL MATERIALS EXCAVATED OF WHATEVER NATURE IN ACCORDANCE WITH APPROVED N.JDOT/NJDEP METHODS AND MEANS.
- EXISTING ON-SITE SUITABLE SOIL SHALL BE EXCAVATED, TRANSPORTED, SPREAD, GRADED, AND COMPACTED AS REQUIRED BY THE PROPOSED GRADES. ALL EARTHWORK OPERATIONS INVOLVING ON-SITE SOILS SHALL BE COMPLETED PRIOR TO IMPORTING ANY OFFSITE MATERIALS.
- ALL AREAS OF REGRADING SHOULD BE SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND BUILDINGS. ALL GRADING OF LAWNS SHOULD BE A MINIMUM OF 2% AND MAXIMUM 3' HORIZONTALLY TO 1' VERTICALLY.
- NO TOPSOIL IS TO BE REMOVED FROM THE PROJECT SITE UNLESS AUTHORIZED BY THE OWNER.

D. SOIL EROSION, SEDIMENT, AND DUST CONTROL

- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN DUST CONTROL AS REQUIRED OR DIRECTED BY THE CITY ENGINEER AND LOCAL SOIL CONSERVATION DISTRICT. ALL VEHICLES SHALL BE CLEAN AND ALL ROADWAYS SHALL BE MAINTAINED FREE OF CONSTRUCTION DEBRIS AND SOIL.
- ALL SEDIMENT AND SOIL EROSION CONTROLS PRACTICES ARE TO BE INSTALLED IN CONFORMANCE WITH LOCAL AND SOIL CONSERVATION DISTRICT STANDARDS PRIOR TO ANY MAJOR SOIL DISTURBANCES. ALL WORK SHALL BE COMPLETED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- THE SOIL EROSION AND SEDIMENT CONTROL PLAN SHEET INCLUDES ADDITIONAL NOTES WHICH SHALL BE ADHERED TO BY THE CONTRACTOR.

E. PEDESTRIAN AND TRAFFIC FLOW

- THE CONTRACTOR IS REQUIRED TO ENSURE THE SAFE, ORDERLY, AND EXPEDITIOUS FLOW OF TRAFFIC (BOTH VEHICULAR AND PEDESTRIAN) AT ALL TIMES. THE CONTRACTOR SHALL EMPLOY ALL APPROPRIATE SAFETY PROCEDURES, PERSONNEL, AND DEVICES AS MAY BE NECESSARY DURING THE PROSECUTION OF THE WORK.
- ALL MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE COORDINATED WITH THE LOCAL MUNICIPALITY. WHERE TRAFFIC DIRECTORS ARE DEEMED NECESSARY BY THE MUNICIPALITY, THE CONTRACTOR SHALL REQUEST THAT THE LOCAL POLICE DEPARTMENT PROVIDE DIRECTORS.
- ALL EXISTING SIDEWALK SHALL BE MAINTAINED IN A SAFE AND ORDERLY MANNER BY THE GENERAL CONTRACTOR DURING THE COURSE OF CONSTRUCTION.
- ALL EXISTING INGRESS/EGRESS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES DURING THE CONSTRUCTION OF ALL SITE IMPROVEMENTS.
- ALL DEVICES AND PROCEDURES FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND THE "STANDARD HIGHWAY SIGNS". THE CONTRACTOR SHALL PLAN AND CARRY OUT HIS WORK TO PROVIDE FOR THE CONVENIENT AND SAFE PASSAGE OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC.
- DURING CONSTRUCTION, ALL ROADS SHALL REMAIN OPEN AND BE PROPERLY MAINTAINED TO ACCOMMODATE EMERGENCY VEHICLES AT ALL TIMES.
- TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES ALONG THE VARIOUS STREET FRONTAGES DURING CONSTRUCTION. ROAD CLOSURE WILL NOT BE PERMITTED FOR THIS PROJECT.

F. STORM SEWERS

- THE CONTRACTOR SHALL MAINTAIN SUFFICIENT COVER (TEMPORARY AND PERMANENT) OVER ALL PIPES DURING THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ALL GRATES ARE TO BE BICYCLE SAFE CAMPBELL FOUNDRY NO. 2618 (B" INLET), 3405 (A" INLET), 3425 (E" INLET), OR EQUIVALENT.
- UNLESS OTHERWISE INDICATED, ALL STORMPIPES ARE TO BE ADS N-12 DUAL WALL OR APPROVED EQUAL.

NO.	DATE	DESCRIPTION
2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
GENERAL NOTES
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 15 & 16

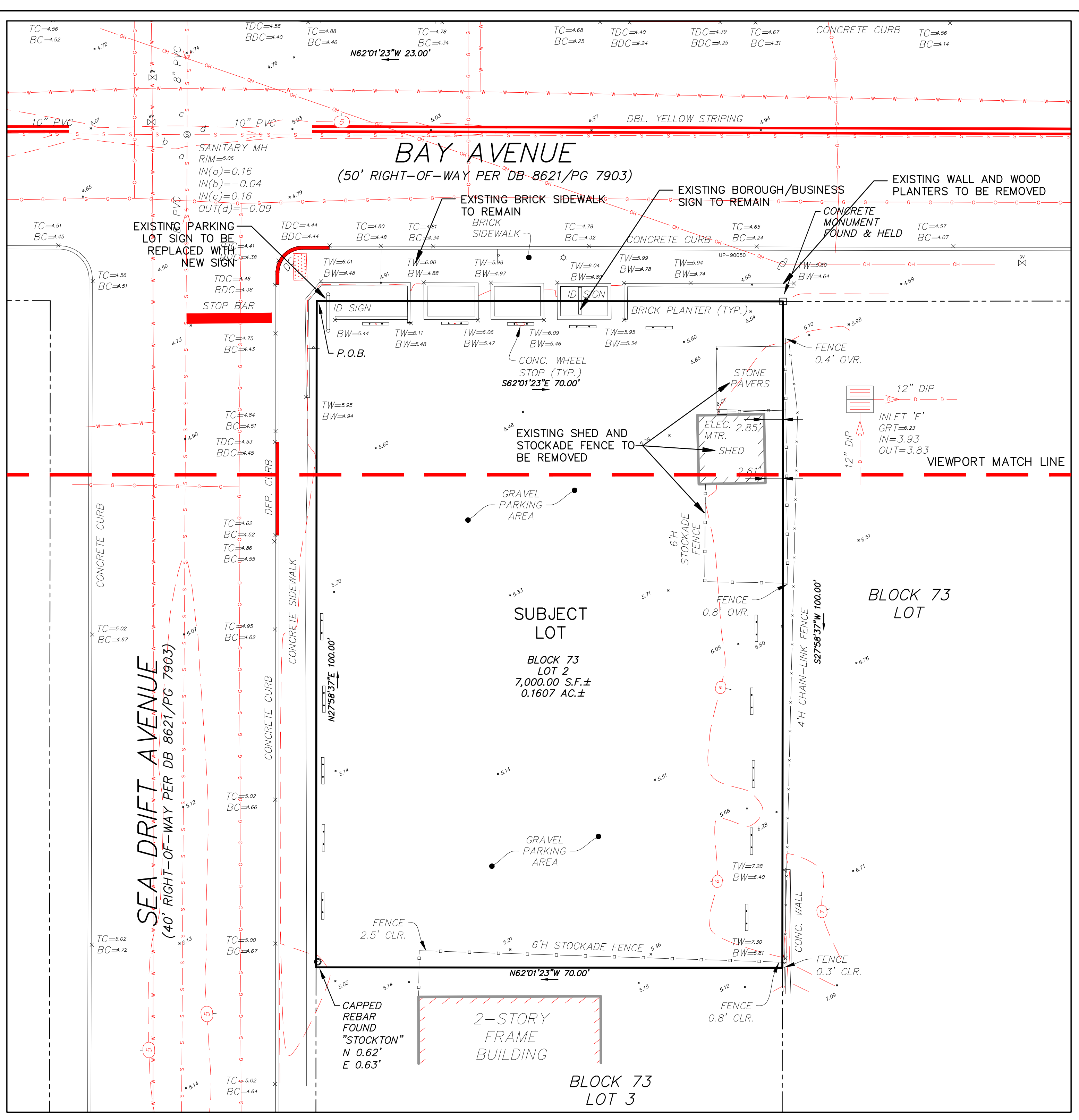
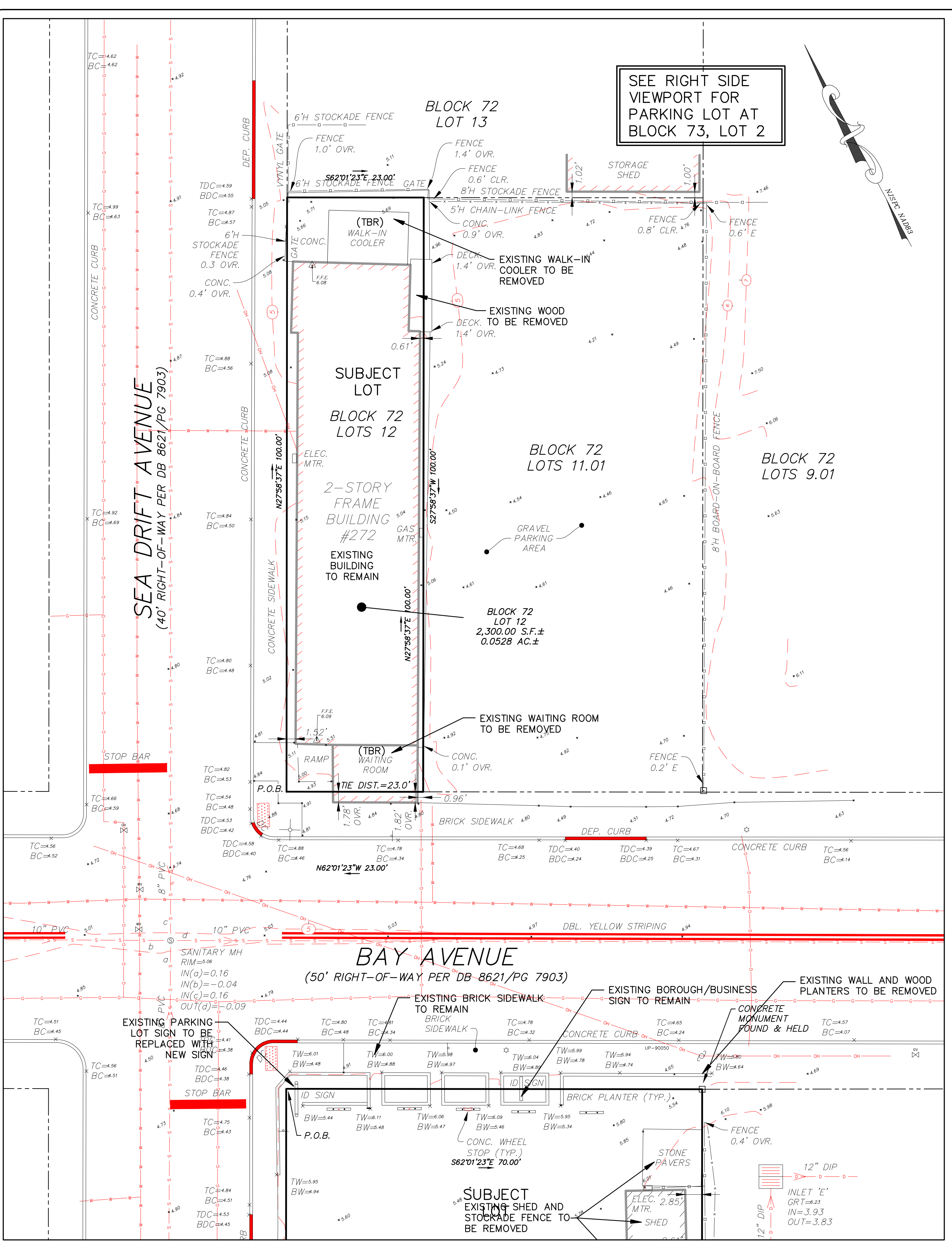
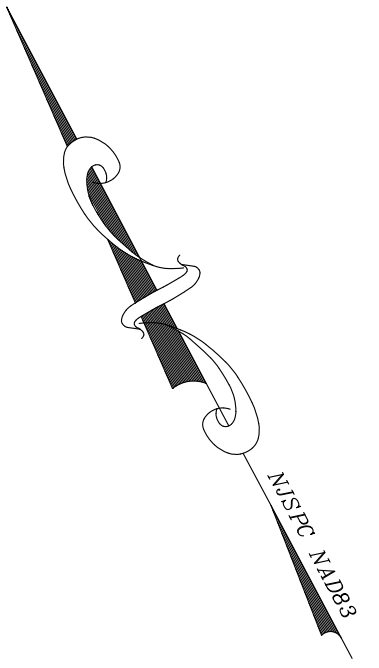
11 South Main Street
 Marlboro, NJ 07746
 Tel: 732.577.0180

BRENT N. PAPI, JR.
 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246E04732700

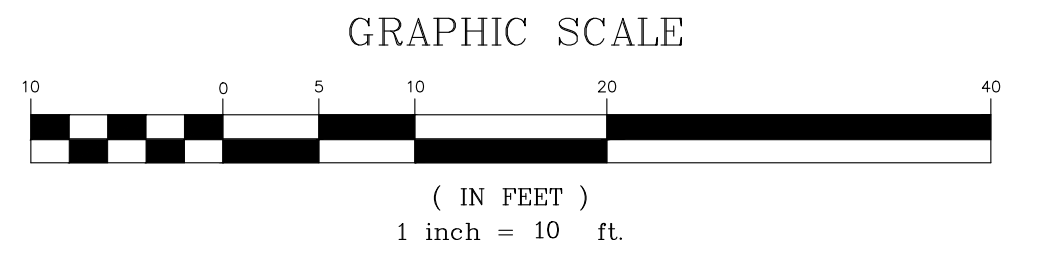
DATE: 02/22/23
 SCALE: NA
 PROJECT NUMBER: 21-1166
 CHECKED BY: M.S.L.
 SHEET NO. 2 OF 10

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 THE ENGINE, ARCHITECT, SURVEYOR, AND LANDSCAPE ARCHITECTS ARE REGISTERED PROFESSIONALS IN THE STATE OF NEW JERSEY.
 THE ENGINEER, ARCHITECT, SURVEYOR, AND LANDSCAPE ARCHITECTS ARE REGISTERED PROFESSIONALS IN THE STATE OF NEW JERSEY.

SEE RIGHT SIDE VIEWPORT FOR PARKING LOT AT BLOCK 73, LOT 2



SURVEY REFERENCED:
OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM PLANS ENTITLED,
"BOUNDARY AND TOPOGRAPHIC SURVEY FOR 272 BAY AVENUE, LLC, BLOCK 72, LOT 12, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANDMARK SURVEYS INC., DATED NOVEMBER 9, 2022
AND
"BOUNDARY AND TOPOGRAPHIC SURVEY FOR SEA DRIFT AVE, LLC, BLOCK 73, LOT 2, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANDMARK SURVEYS INC., DATED NOVEMBER 9, 2022



NO.	DATE	DESCRIPTION
2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
EXISTING CONDITIONS PLAN
BLOCK 72, LOT 12 & BLOCK 73, LOT 2
BOROUGH OF HIGHLANDS
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEETS NO. 15 & 16

EAST POINT ENGINEERING, LLC
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800

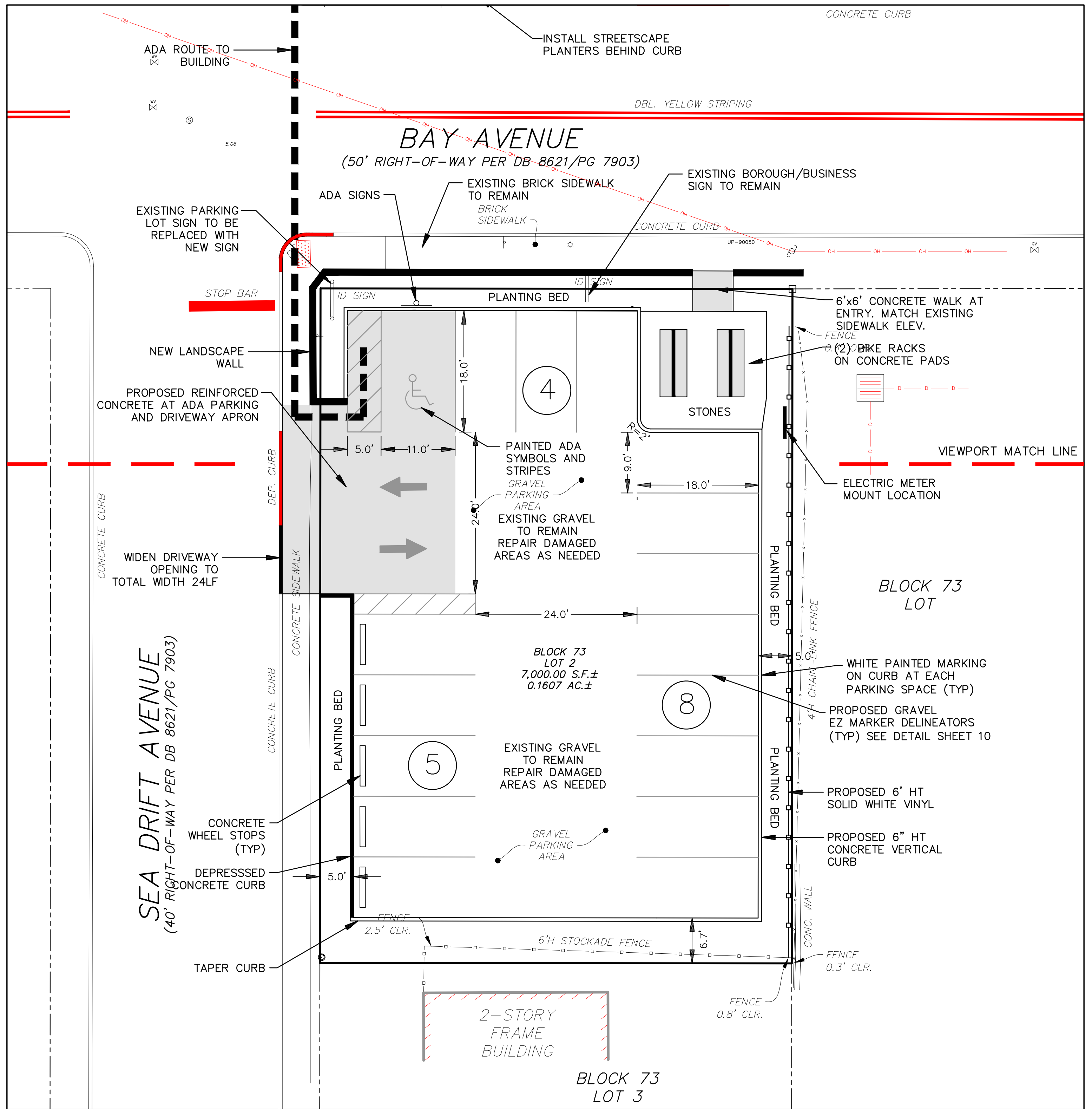
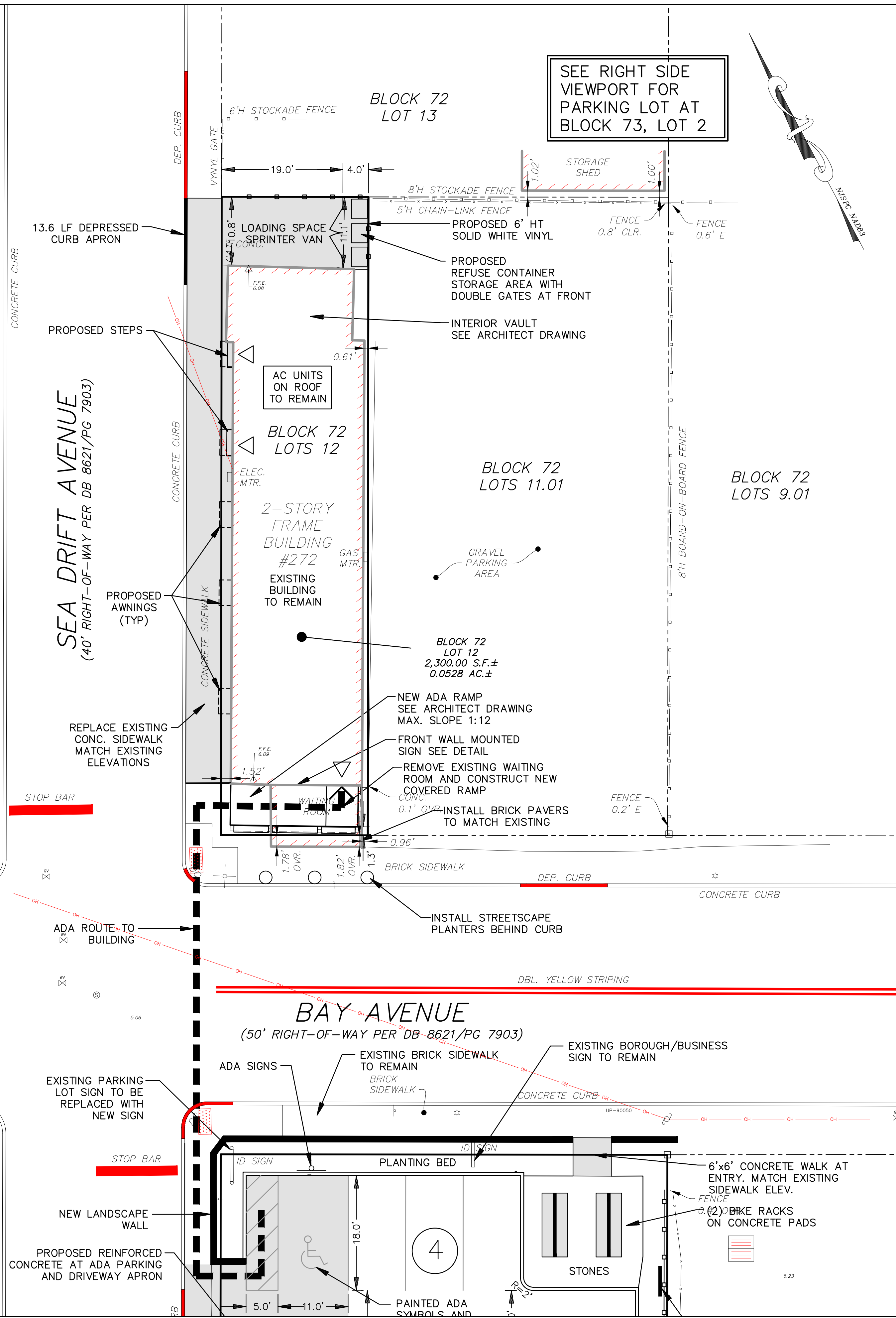
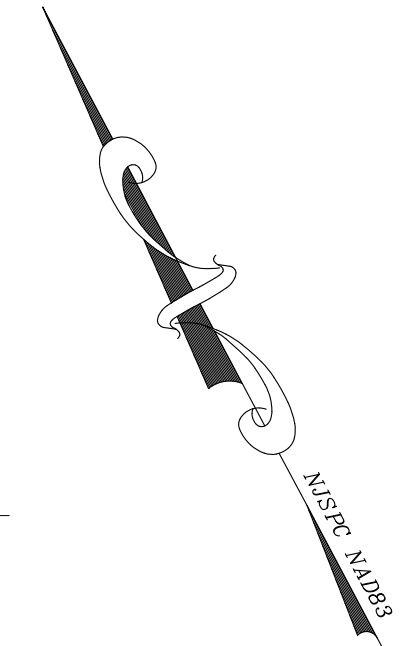
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

BRENT N. PAPI, JR.
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04732700

DATE: 02/22/23
SCALE: 1"=10'
PROJECT NUMBER: 21-1166
CHECKED BY: M.S.L.
SHEET NO. 3 OF 10

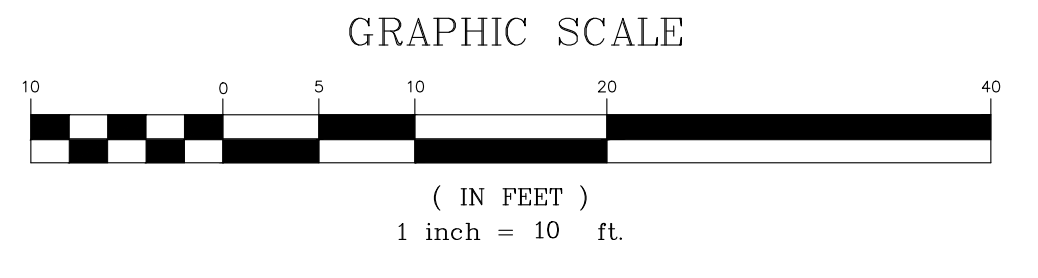
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SEE RIGHT SIDE VIEWPORT FOR PARKING LOT AT BLOCK 73, LOT 2



SITE IMPROVEMENT NOTES

1. ALL SIGNS, STRIPING, AND DEVICES FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.), LATEST EDITION.
2. ALL JOINTS WITH EXISTING PAVED AREAS/ROADS SHALL BE CONSTRUCTED WITH A NEAT SAWCUT AND KEYWAY. JOINTS WITH EXISTING CONCRETE SHALL BE SAWCUT AND A BITUMINOUS MATERIAL PROVIDED AS AN EXPANSION JOINT FILLER.
3. ALL PARKING STALLS TO BE 9' x 18' UNLESS OTHERWISE NOTED ON THE PLANS.
4. SIDEWALKS, APRONS, RAMPS, AND CURBS TO BE CONSTRUCTED OF 4,500 PSI CONCRETE AS INDICATED ON THE CONSTRUCTION DETAILS.
5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
6. DEPRESSED CURBS AT ALL CURB RAMPS SHALL BE CONSTRUCTED OUT OF CONCRETE.
7. ANY CURBING OR SIDEWALK FRONTING THE SITE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.



NO.	DATE	DESCRIPTION
1	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
SITE LAYOUT / SIGNAGE & STRIPING PLAN
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 15 & 16

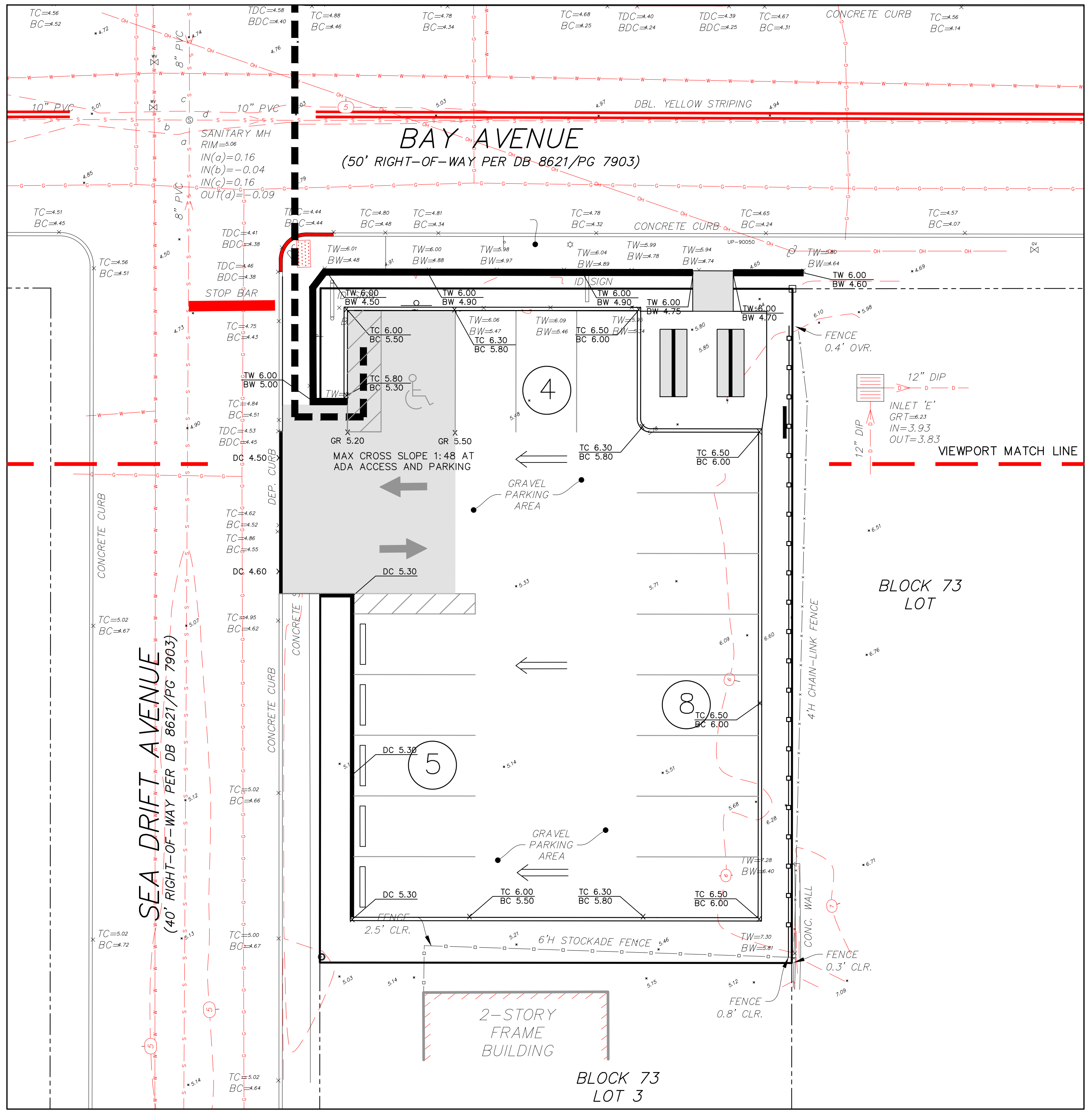
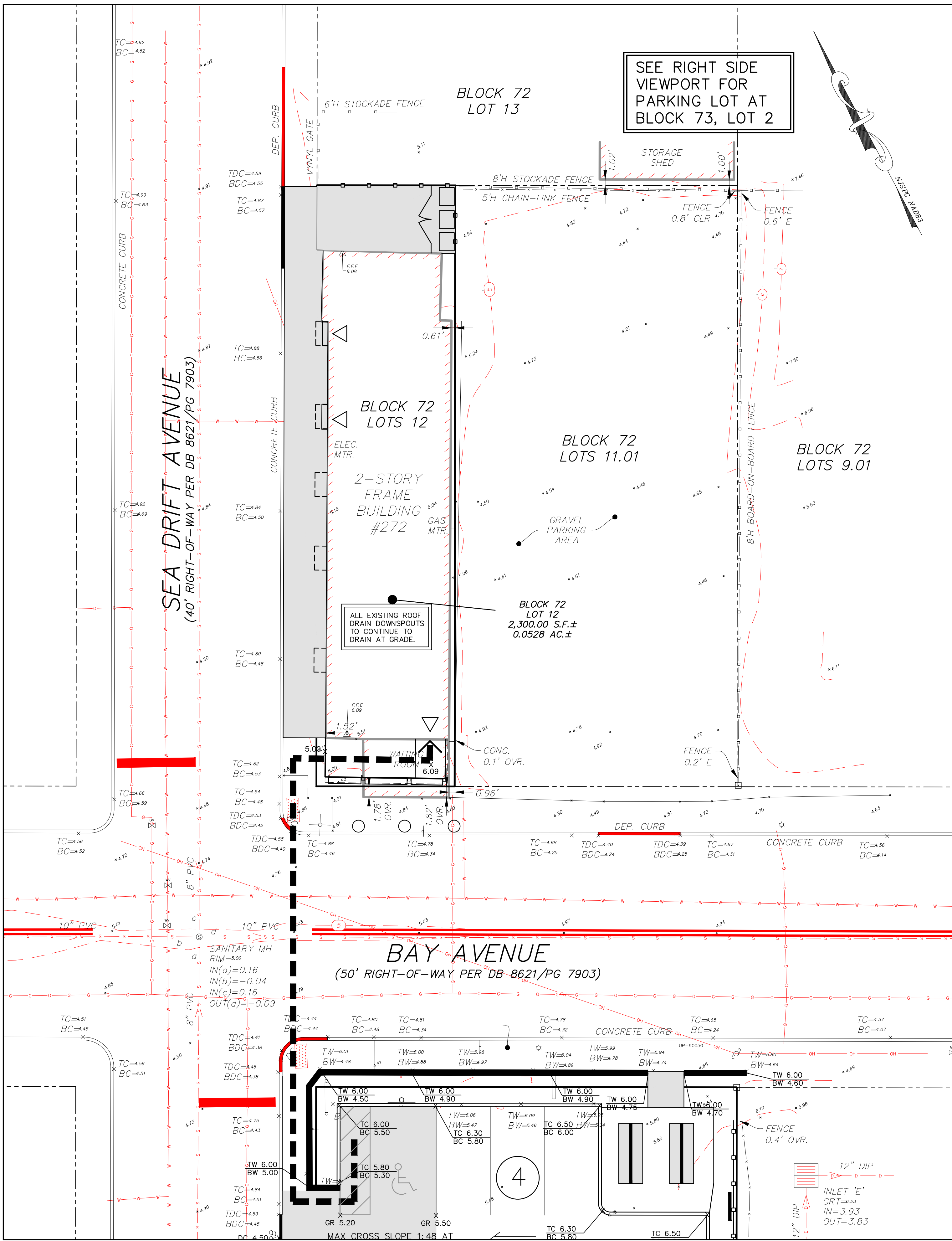
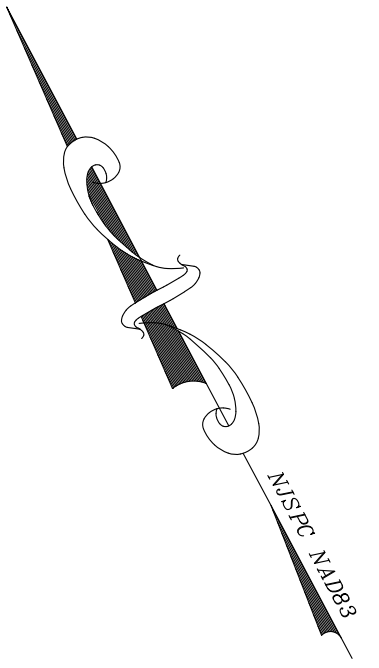
EAST POINT ENGINEERING, LLC
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800
 11 South Main Street
 Marlboro, NJ 07746
 Tel: 732.577.0180

DATE:	11/21/22	PROJECT NUMBER:	21-1166
SCALE:	1"=10'	CHECKED BY:	M.S.L.
DATE:	02/22/23	SHEET NO.	4 OF 10

BRENT N. PAPI, JR.
 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04732700

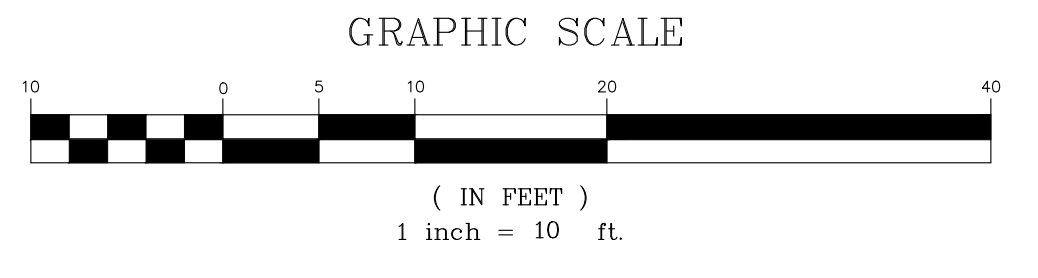
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SEE RIGHT SIDE VIEWPORT FOR PARKING LOT AT BLOCK 73, LOT 2



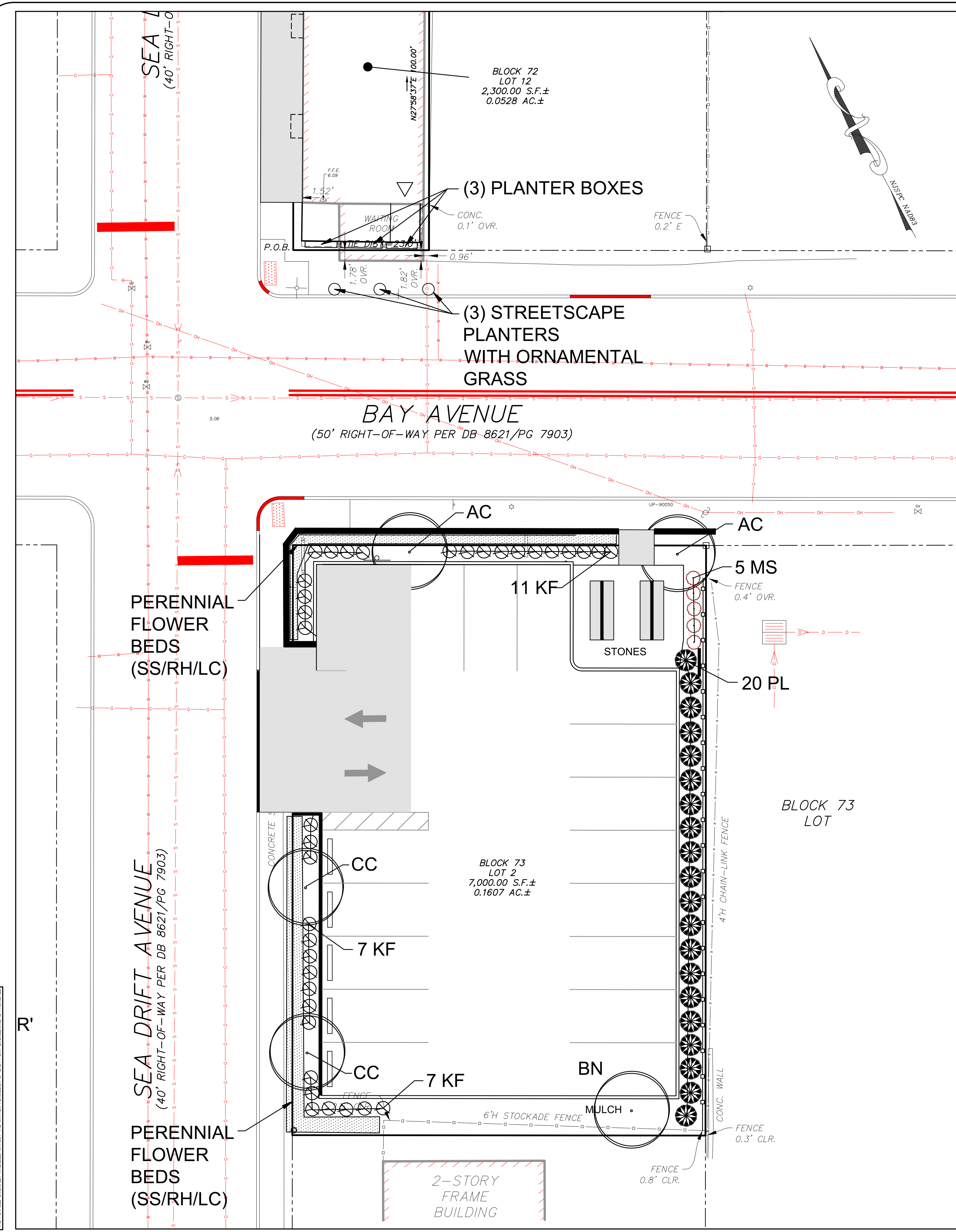
SEA DRIFT AVENUE (40' RIGHT-OF-WAY PER DB 8621/PG 7903)

BAY AVENUE (50' RIGHT-OF-WAY PER DB 8621/PG 7903)

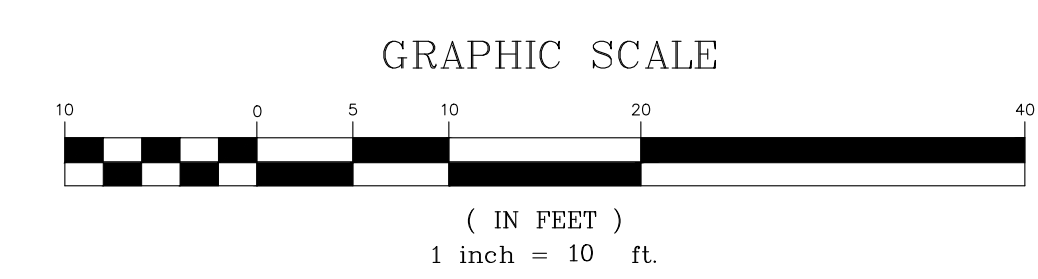
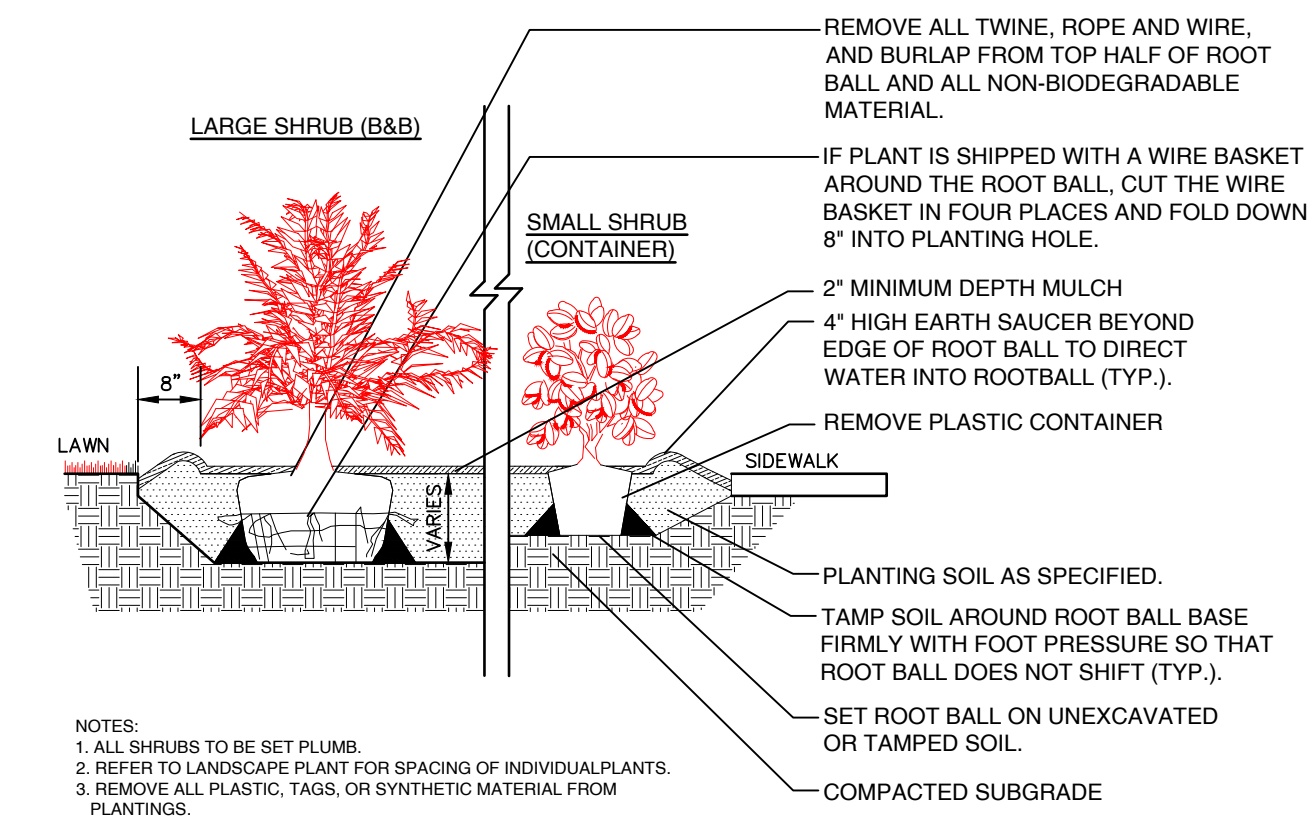
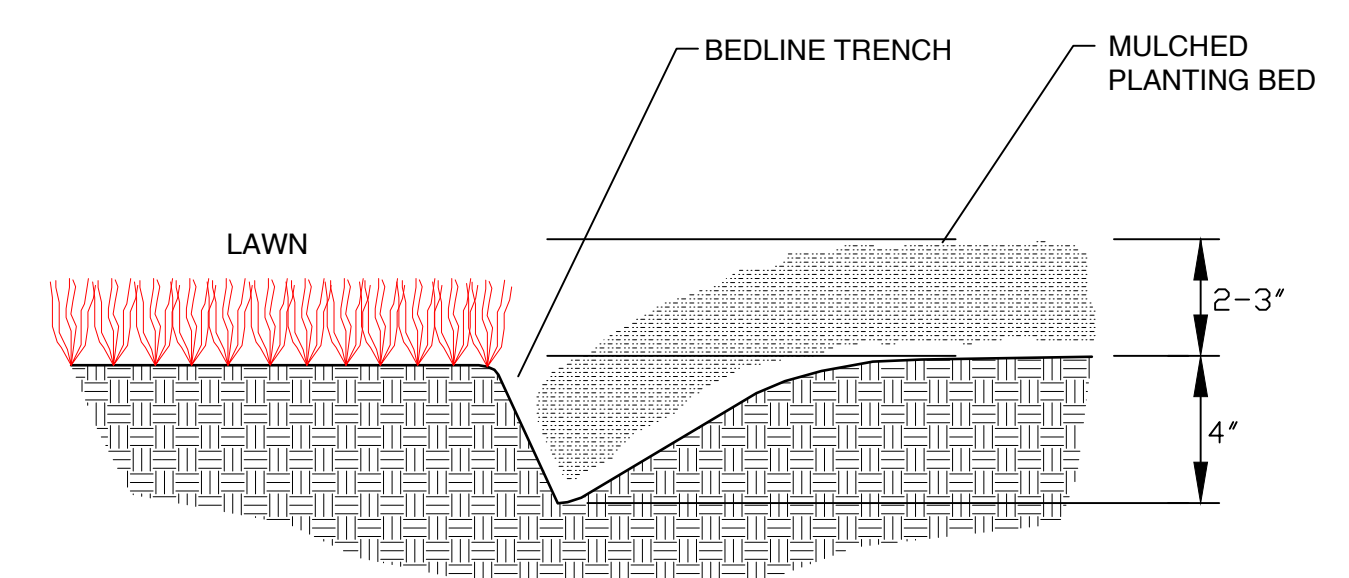
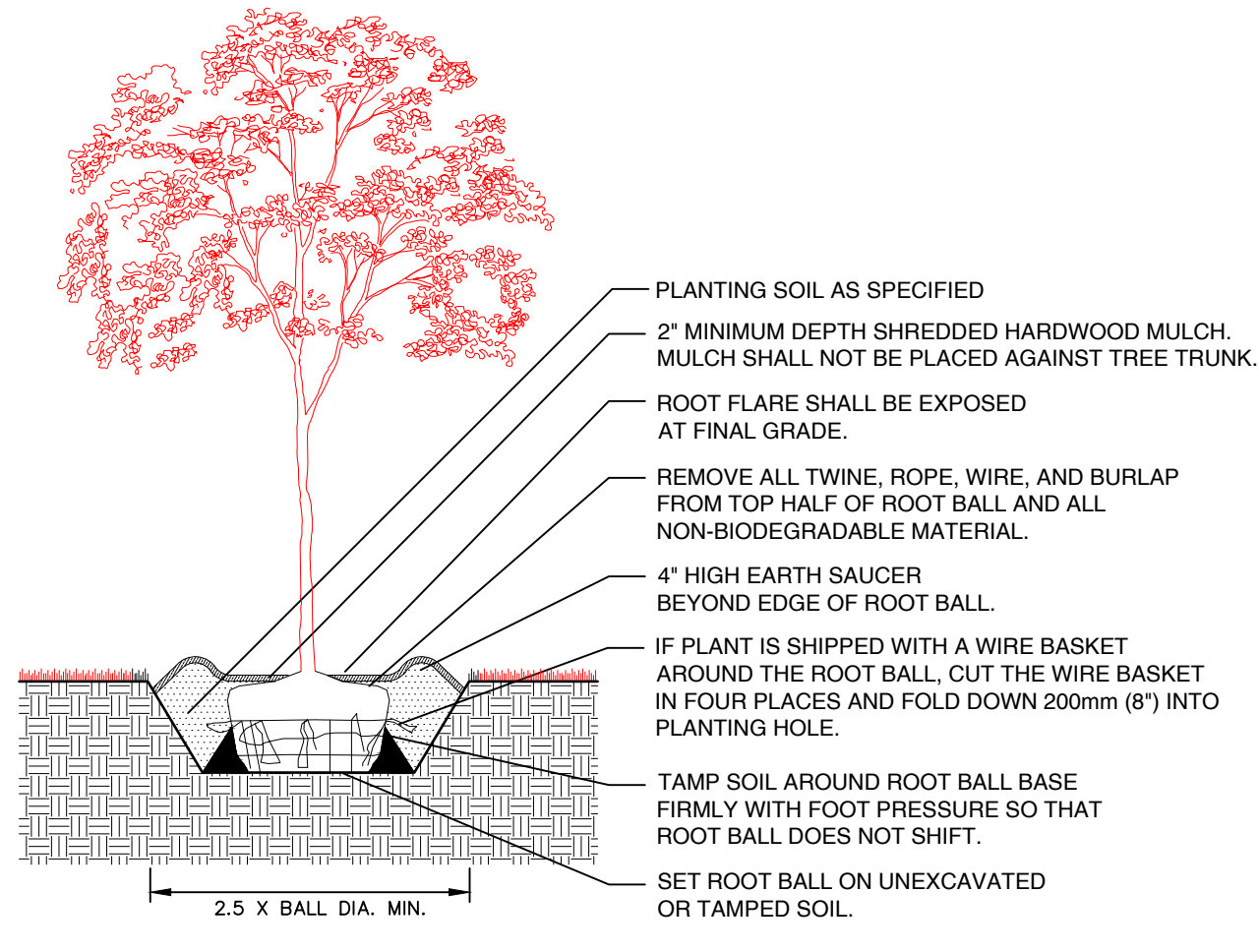


NO.	DATE	DESCRIPTION
2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS
PRELIMINARY & FINAL MAJOR SITE PLAN SEA GRASS NJ, LLC GRADING PLAN BLOCK 72, LOT 12 & BLOCK 73, LOT 2 BOROUGH OF HIGHLANDS MONMOUTH COUNTY, NEW JERSEY TAX MAP SHEETS NO. 13 & 16		
		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0190
Brent N. Papi, Jr. N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24604732700		DATE: 02/22/23 SCALE: 1"=10' PROJECT NUMBER: 21-1166 CHECKED BY: M.S.L. SHEET NO. 5 OF 10

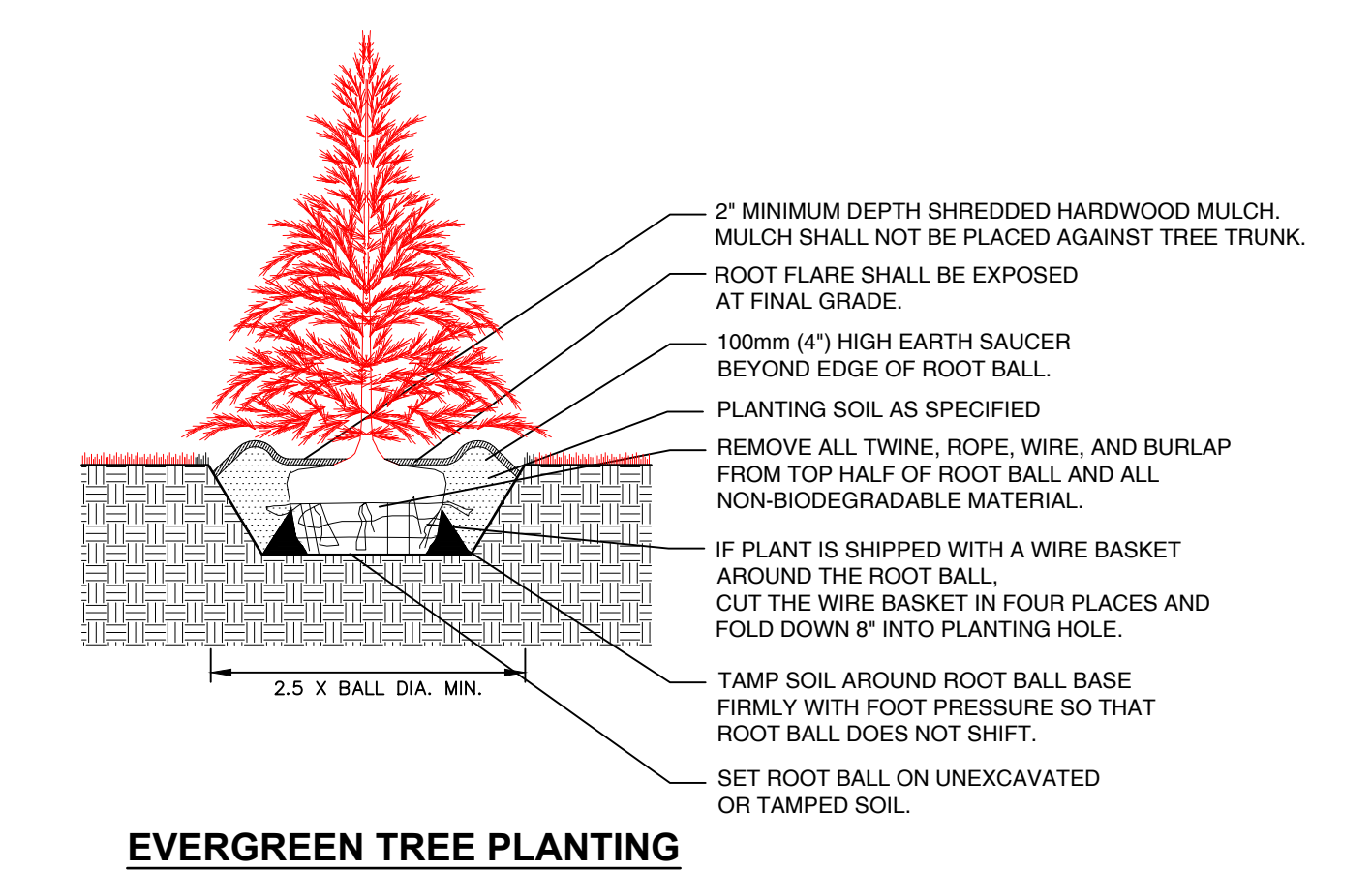
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KEY	QTY	BOTANICAL NAME	COMMON NAME	HT./CONTAINER SIZE	REMARKS
PLANT SCHEDULE					
Deciduous Trees					
BN	1	Betula Nigra 'Cully'	Heritage River Birch	2.5" - 3.0" cal.	B&B, Straight Central Leader
CC	2	Cercis Canadensis	Eastern Redbud	4-5' Ht.	B&B, Straight Central Leader
AC	2	Amelanchier Canadensis	Shadblow Serviceberry	4-5' Ht.	B&B, Straight Central Leader
Shrubs					
PL	20	Prunus Laurocerasus 'Schipkaensis'	Skip Cherry Laurel	3 Gal.	
Ornamental Grasses					
MS	5	Miscanthus Sinensis 'Strictus'	Porcupine Grass	3 Gal.	
KF	36	Calamagrostis x Acutiflora	Karl Foerster's Feathered Reed Grass	3 Gal.	
Perennial Flowers (Mix)					
SS		Solidago Sempervirens	Seaside Goldenrod	3 Gal.	
RH		Rudbeckia Hirta	Black-Eyed Susan	3 Gal.	
LC		Lobelia Cardinalis	Cardinal Flower	3 Gal.	

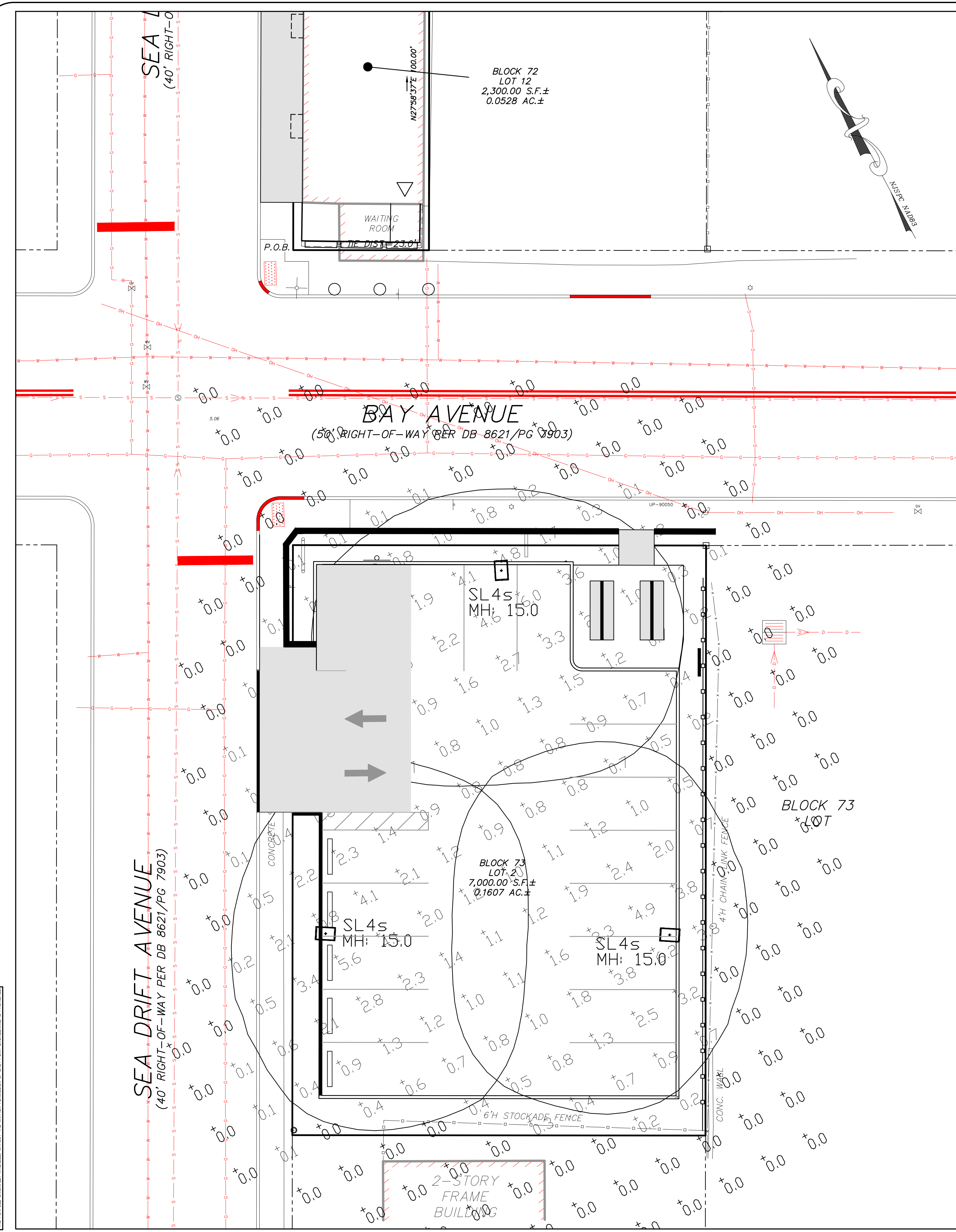


- PLANTING NOTES:**
- NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE.
 - CONTRACTOR SHALL CONTACT UTILITY ENTITIES FOR MARK-OUT OF EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT MANAGER IMMEDIATELY OF ANY DISCREPANCIES WITH PROPOSED PLANTING LOCATIONS.
 - SHADE AND EVERGREEN TREES SHALL BE FIELD ADJUSTED TO BE PLANTED AT LEAST 2 (TWO) FEET FROM ANY CURBING, PAVING OR SIDEWALK. THE LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER SHALL ASSIST IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
 - SUBSTITUTIONS FOR PLANT MATERIAL IS ACCEPTABLE ONLY IF THE PLANT MATERIAL IS NOT OBTAINABLE AND THE SUBSTITUTIONS ARE APPROVED BY THE BOARD ENGINEER.
 - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER MAY REVIEW/OVERSEE INSTALLATION PROCEDURES.
 - ANY LANDSCAPING WHICH IS NOT RESISTANT TO THE ENVIRONMENT, OR THAT DIES WITHIN TWO YEARS OF PLANTING, SHALL BE REPLACED BY THE DEVELOPER. PLANT MATERIAL FOUND TO DYING OR DEAD DUE TO NATURAL CAUSES SHALL BE REMOVED AND REPLACED BY THE LANDSCAPE CONTRACTOR. NATURAL CAUSES EXCLUDES UNDERWATERING/OVERWATERING BY OWNER(S) OR IRRIGATION MANAGER. IRRIGATION OF THE PLANTINGS AND SEEDED/SODDED AREAS ARE NOT THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - THE CONTRACTOR SHALL KEEP THE AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS AND REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS.
 - IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERCEDE.



2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS
NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN		
SEA GRASS NJ, LLC		
LANDSCAPE PLAN		
BLOCK 72, LOT 12 & BLOCK 73, LOT 2		
BOROUGH OF HIGHLANDS		
MONMOUTH COUNTY, NEW JERSEY		
TAX MAP SHEETS NO. 15 & 16		
		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800		PROJECT NUMBER: 21-1166
Brent N. Papi, Jr. N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246E04732700		CHECKED BY: M.S.L.
DATE 02/22/23		SCALE: 1" = 10'
DATE 02/22/23		SHEET NO. 6 OF 10

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Luminaire Data - DB Lighting Consultation							
Label	Qty	Symbol	[MANUFAC]	Description	LLF	Watts	Lumens
SL4s	3		Above All Lighting	SMT40401-T4-with back side shield	0.850	74,244	4764
WA	1			SSWP-SPS-SW1-20W-4000K_IESNA2002	0.850	18,909	2721

Calculation Values - DB Lighting Consultation							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All Values Project Area	Illuminance	Fc	0.66	6.2	0.0	N.A.	N.A.
Parking	Illuminance	Fc	1.69	6.2	0.4	4.23	15.50

- NOTES:
- The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
 - Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
 - Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height 15'-0"
 - Calculation points are on an 8' x 8' spacing
 - Per fixture isolines shown represent 0.25 Fc and is for reference only

LIGHTING NOTES

- ALL SITE LIGHTING SHALL RECEIVE UNDERGROUND ELECTRICAL SERVICE.
- A TIME CLOCK TO CONTROL THE SITE LIGHTING SHALL BE PROVIDED FOR ALL SITE LIGHTING. THE NECESSARY CONTROLS AND WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- HOURS OF THE PROPOSED SITE LIGHTING SHALL BE ONE-HALF HOUR BEFORE SUNSET TO ONE-HALF HOUR AFTER SUNRISE. LIGHTING MAY BE WIRED IN SECTIONS WITH SOME SECTIONS TURNING OFF AFTER MIDNIGHT TO CONSERVE ENERGY. ESSENTIAL SECTIONS DESIGNATED SECURITY LIGHTING SHALL NOT TURN OFF UNTIL ONE-HALF HOUR AFTER SUNRISE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ANY NECESSARY CONDUITS FOR POWER, AND GROUNDING.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LIGHTING FIXTURES, AND LAMPS.
- THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL THE REQUIRED BRANCH CIRCUIT WIRING AND CONNECT THE SITE LIGHTING FIXTURES TO THE PROPER CIRCUITS AFTER THEY HAVE BEEN INSTALLED.
- THE NUMBER AND SIZE OF THE POWER CONDUITS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY, THE ELECTRIC UTILITY, AND THE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
- SITE LIGHTING SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- LUMINAIRES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



SMT LED AREA LIGHT

PRODUCT DESCRIPTION
The SMT series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is a better alternative for traditional street and area lighting with quick payback and improved performance. It is widely used for Roadway, parking lots, walkways and general area spaces.

FEATURE

- Low profile design, minimizing wind load.
- Heavy duty construction with die casting aluminum housing.
- Polycarbonate with tempered glass lens doesn't fade and discolor.
- Versatile mounting options for square pole, round pole and wall mounting.
- Option of controls for maximum energy savings.
- Full distributions to cover various applications.
- Integral 10kV surge suppression protection.

ELECTRICAL SYSTEM

- Input Voltage: 100-277V, 347-480V, 50/60Hz
- Power Factor: > 0.9 at 120V
- Total Harmonic Distortion: < 20% at 120V
- Integral 10kV surge suppression protection standard.
- Minimum Ambient: 40°F, maximum ambient 122°F

PERFORMANCE

CRI: 70+

CCT: 3000K - 4000K - 5000K

Dimming: 0-10V Dimming Standard

Projected Lifetime: L70 - 127,000 Hours

Working Temperature: -40-122°F (-40-50°C)

Certifications:

- ETL listed
- IP66 rated
- DLC Premium qualified
- RoHS compliant

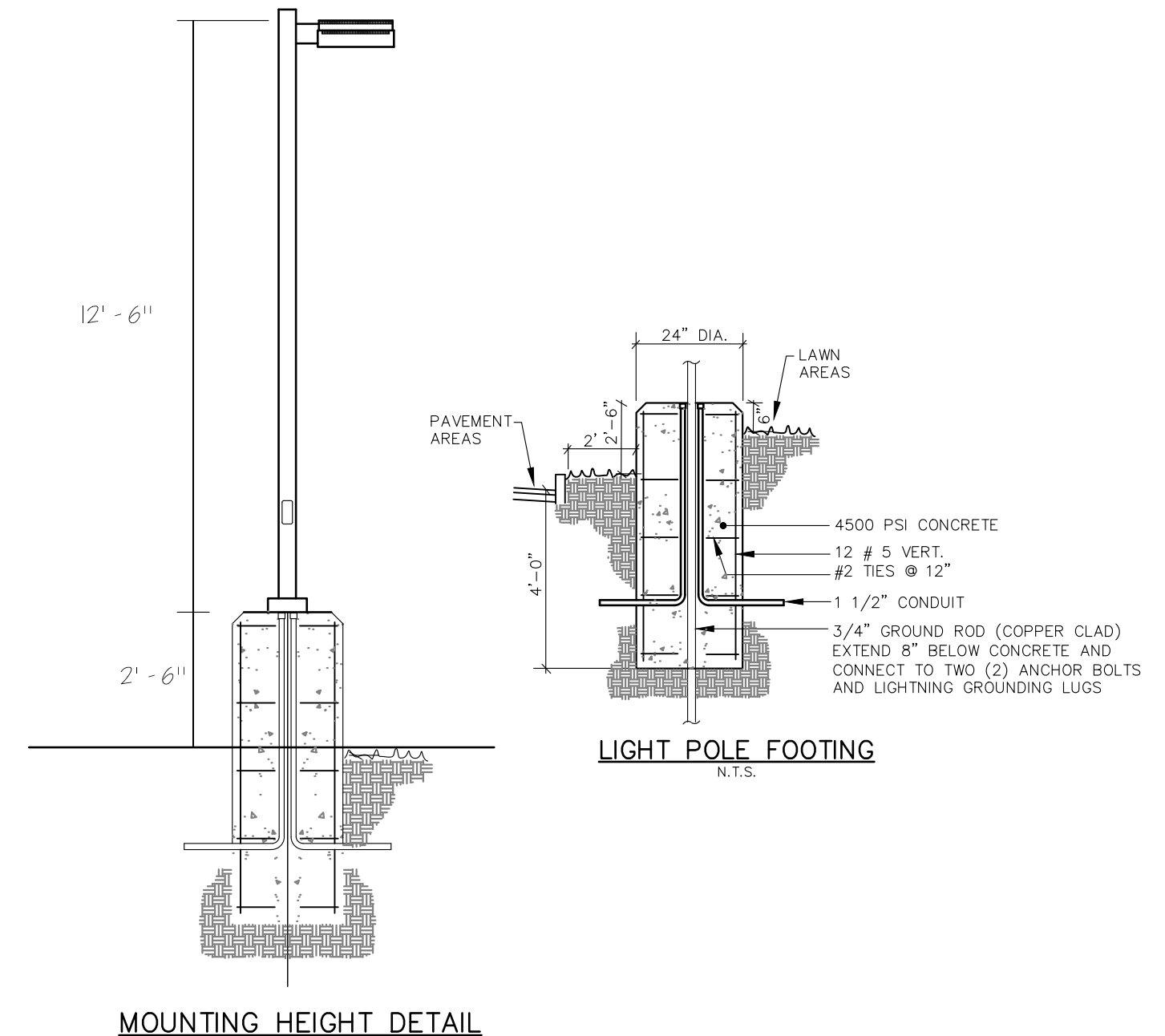
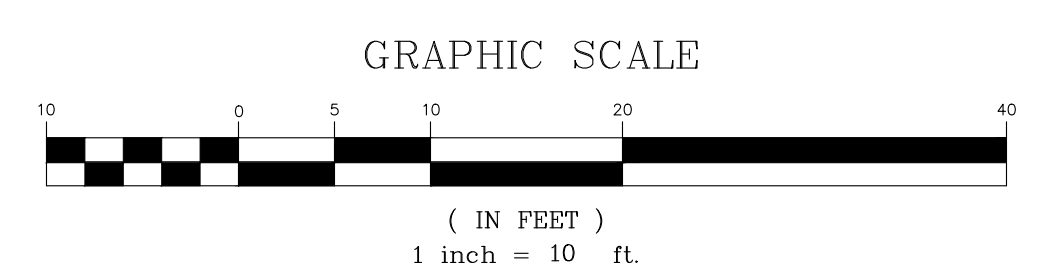
SPECIFICATION

Approximate Net Weight	10 lbs
Dimension W/O Mounting Brackets (L*W*H)	13.20" * 10.85" * 3.20"
Effective Project Area (EPA)	-with Arm, EPA = 0.55 Fc
	-with Signifier, EPA = 0.55 Fc
	-with Trunnion, EPA = 0.47 Fc
	-with Wall Bracket, EPA = 0.324F

1501 Industrial Way N.
Toms River, NJ 08755
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886-222-8888
info@aboveallighting.com
www.aboveallighting.com

**ABOVE ALL LIGHTING
POLE MOUNTED FIXTURE (SL4s)**



MOUNTING HEIGHT DETAIL

2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS
NO.	DATE	DESCRIPTION

**PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
LIGHTING PLAN**

BLOCK 72, LOT 12 & BLOCK 73, LOT 2
BOROUGH OF HIGHLANDS
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEETS NO. 15 & 16

**EAST POINT
ENGINEERING, LLC**
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800

11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

DATE: 11/21/22
SCALE: 1"=10'
PROJECT NUMBER: 21-1166
CHECKED BY: M.S.L.
DATE: 02/22/23
SHEET NO. 7 OF 10

BRENT N. PAPI, JR.
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246E04732700

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SOIL EROSION & SEDIMENT CONTROL NOTES

1. THE **FREHOLD SOIL** CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2½ TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE LOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO THE PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER, IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/50 FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DETERWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DETERWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. DETERWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DETERWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

SEEDING SCHEDULE (PERMANENT & TEMPORARY) - ZONE 7A

(rev. 2014)
 SITE AND SEEDBED PREPARATION: TO BE PERFORMED IN ACCORDANCE WITH CHAPTERS 4-1, 7-1 AND 8-1 OF THE 2014 STANDARDS FOR SOIL EROSION & SEDIMENT CONTROL IN NEW JERSEY.

1. TEMPORARY GRASS SEEDING SHALL CONSIST OF SPRING OTS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 S.F. OPTIMUM SEEDING DATES ARE BETWEEN FEBRUARY 15 AND MAY 1 AND BETWEEN AUGUST 15 AND OCTOBER 15.
 AN ALTERNATIVE TEMPORARY GRASS SEEDING SHALL CONSIST OF WINTER CEREAL RYE APPLIED AT A RATE OF 2.8 LBS. PER 1,000 S.F. OPTIMUM SEEDING DATES ARE BETWEEN AUGUST 1 AND DECEMBER 15.
 TEMPORARY SEEDING SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEM OCCURS, THE EXPOSED AREAS SHALL BE REPAIRED AND STABILIZED WITH A MULCH AS INDICATED IN NOTE 6.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE AS APPROVED BY THE FREHOLD SOIL CONSERVATION DISTRICT:
 USDA PLANT HARDINESS ZONE 7a, TABLE 4-3
 MIX NUMBER
 ACCEPTABLE SEEDING DATES ARE BETWEEN FEBRUARY 1 AND APRIL 30
 ACCEPTABLE SEEDING DATES ARE BETWEEN MAY 1 AND AUGUST 14
 OPTIMUM SEEDING DATES ARE BETWEEN AUGUST 15 AND OCTOBER 30
 SITE MIX DETAILS:
 58% HARD FESCUE (135 LBS/ACRE)
 19% CHEWINGS FESCUE (45 LBS/ACRE)
 19% STRONG CREEPING RED FESCUE (45 LBS/ACRE)
 4% PERENNIAL RYE GRASS (10 LBS/ACRE)
 *APPLY AT A SEEDING RATE OF 230 LBS/ACRE OR 5.25 LBS/1000 S.F.

3. PERMANENT SEEDING TO BE APPLIED BY HYDROSEEDING AT A RATE OF 160 LBS. PER ACRE. SLOPED AREAS TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-10-10 APPLIED AT A RATE OF 11 LBS. PER 1,000 S.F. LIMESTONE FOR TEMPORARY OR PERMANENT SEEDING SHALL BE APPLIED BASED ON SOIL TEST RECOMMENDATIONS.
5. IF THE TIME OF YEAR PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL AT A RATE OF 1,500 POUNDS PER ACRE. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED.
7. ALL SEEDED AREAS SHALL BE MULCHED IN ACCORDANCE WITH THE MULCH AND MULCH ANCHORING SPECIFICATIONS ON THIS SHEET.
8. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR UNSUITABLE MATERIAL COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
9. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
10. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

STANDARDS FOR TOPSOILING

(rev. 2017)

A. MATERIALS

1. Topsoil should be friable, loamy, free of debris, objectionable weeds and stones, and contain no toxic substance or adverse chemical or physical condition that may be harmful to plant growth. Soluble salts should not be excessive (conductivity less than 0.5 millimhos per centimeter. More than 0.5 millimhos may desiccate seedlings and adversely impact growth). Topsoil hauled in from offsite should have a minimum organic matter content of 2.75 percent. Organic matter content may be raised by additives.
2. Topsoil substitute is a soil material which may have been amended with sand, silt, clay, organic matter, fertilizer or lime and has the appearance of topsoil. Topsoil substitutes may be utilized on sites with insufficient topsoil for establishing permanent vegetation. All topsoil substitute materials shall meet the requirements of topsoil noted above. Soil tests shall be performed to determine the components of sand, silt, clay, organic matter, soluble salts and pH level.

B. STRIPPING AND STOCKPILING

1. Field exploration should be made to determine whether quantity and or quality of surface soil justifies stripping.
2. Stripping should be confined to the immediate construction area.
3. Where feasible, lime may be applied before stripping at a rate determined by soil tests to bring the soil pH to approximately 6.5. In lieu of soil tests, see lime rate guide in seedbed preparation for Permanent Vegetative Cover for Soil Stabilization, Chapter 4-1.
4. A 4-6 inch stripping depth is common, but may vary depending on the particular soil.
5. Stockpiles of topsoil should be situated so as not to obstruct natural drainage or cause off-site environmental damage.
6. Stockpiles should be vegetated in accordance with standards previously described herein; see standards for Permanent (Chapter 4-1) or Temporary (Chapter 7-1) Vegetative Cover for Soil Stabilization. Weeds should not be allowed to grow on stockpiles.

C. SITE PREPARATION

1. Grade at the onset of the optimal seeding period so as to minimize the duration and area of exposure of disturbed soil to erosion. Immediately proceed to establish vegetative cover in accordance with the specified seed mixture. Time is of the essence.
2. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. See the Standard for Land Grading, Chapter 19-1.
3. As guidance for ideal conditions, subsoil should be tested for lime requirement. Limestone, if needed, should be applied to bring soil to a pH of approximately 6.5 and incorporated into the soil as nearly as practical to a depth of 4 inches.
4. Prior to topsoiling, the subsoil shall be in compliance with the standard for land grading, pg. 19-1.
5. Employ needed erosion control practices such as diversions, grade stabilization structures, channel stabilization measures, sedimentation basins, and waterways. See Standards 11 through 42.

D. APPLYING TOPSOIL

1. Topsoil should be handled only when it is dry enough to work without damaging soil structure; i.e., less than field capacity (see glossary).
2. A uniform application to a depth of 5.0 inches, minimum of 4 inches, firmed in place is required. Alternative depths may be considered where special regulatory and/or industry design standards are appropriate such as on golf courses, sports fields, landfill capping, etc. soils with a pH of 4.0 or less or containing iron sulfide shall be covered with a minimum depth of 12 inches of soil having a pH of 5.0 or more, in accordance with the standard for management of high acid producing soil (pg. 1-1).
3. Pursuant to the requirements in section 7 of the standard for permanent vegetative stabilization, the contractor is responsible to ensure that permanent vegetative cover becomes established on at least 80% of the soils to be stabilized with vegetation. Failure to achieve the minimum coverage may require additional work to be performed by the contractor to include some or all of the following: supplemental seeding, re-application of lime and fertilizers, and/or the addition of organic matter (i.e. compost) as a top dressing, such additional measures shall be based on soil tests such as those offered by Rutgers cooperative extension service or other approved laboratory facilities qualified to test soil samples for agronomic properties.

PERMANENT VEGETATIVE COVER (SECTION 4)

1. Site Preparation
 - A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.
 - B. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.
 - C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.
 - D. Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways.
2. Seedbed Preparation
 - A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices (<http://n.jaes.rutgers.edu/county/>). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding.
 - B. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, spring-tooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - C. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed preparation. See Standard for Management of High Acid-Producing Soils for specific requirements.

TEMPORARY VEGETATIVE COVER (SECTION 7)

1. Site Preparation
 - A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg. 19-1.
 - B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.
 - C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).
2. Seedbed Preparation
 - A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Liming rates shall be established via soil testing. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes.
 - B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
 - C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled in accordance with the above.
 - D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1.

MULCH AND MULCH ANCHORING SPECIFICATIONS

(rev. 2017)

Stabilizing exposed soils with non-vegetative materials exposed for periods longer than 14 days.

Methods and Materials
A. SITE PREPARATION

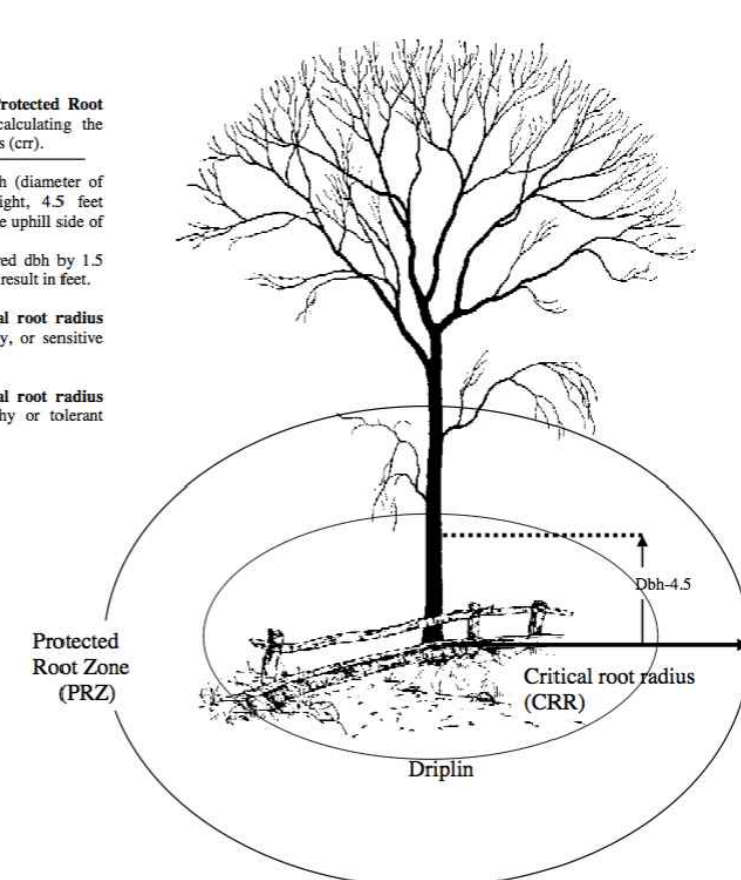
1. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading.
2. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.

B. PROTECTIVE MATERIALS

1. Unrotted small-grain straw, at 2.0 to 2.5 tons per acre, is spread uniformly on 90 to 115 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting the down. Other suitable materials may be used if approved by the Soil Conservation District. The approved rates above have been met when the mulch covers the ground completely upon visual inspection, i.e. the soil cannot be seen below the mulch.
2. Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.
3. Wood-fiber or paper-fiber mulch at the rate of 1,500 pounds per acre (or according to the manufacturer's requirements) may be applied by a hydroseeder.
4. Mulch netting, such as paper jute, excelsior, cotton, or plastic, may be used.
5. Woodchips applied uniformly to a minimum depth of 2 inches may be used. Woodchips will not be used on areas where flowing water could wash them into an inlet and plug it.

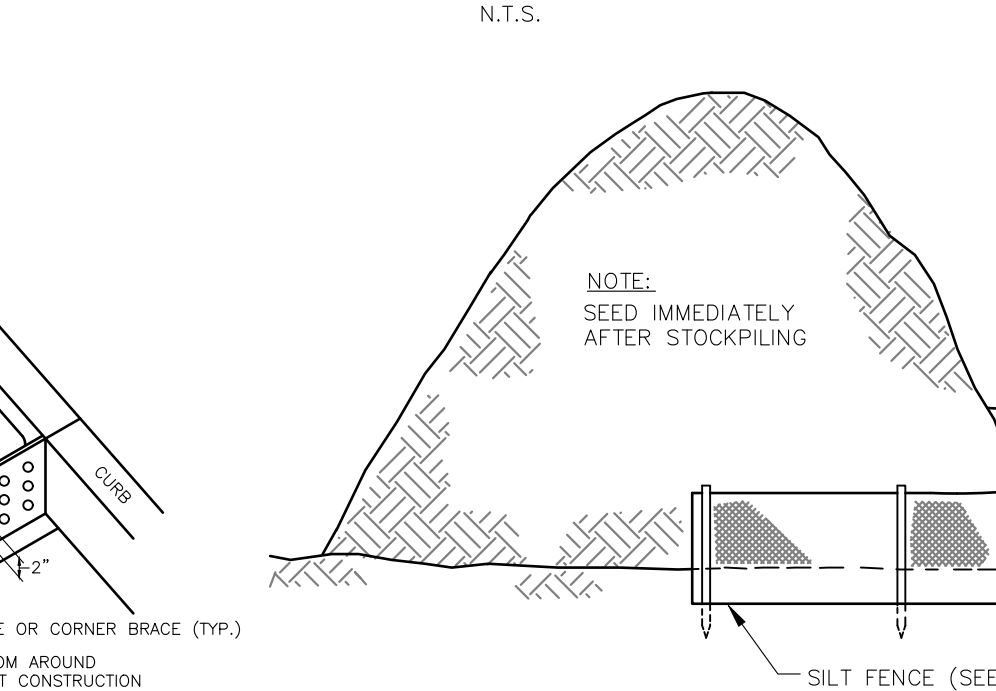
Estimate a tree's Protected Root Zone (PRZ) by calculating the Critical Root Radius (CRR).

1. Measure the DBH (diameter of tree at breast height, 4.5 feet above ground on the uphill side of tree) in inches.
2. Multiply measured DBH by 1.5 or 1.8. Express the result in feet.
- DBH x 1.5: Critical root radius for older, unshaded, or sensitive species.
- DBH x 1.8: Critical root radius for younger, healthy or tolerant species.



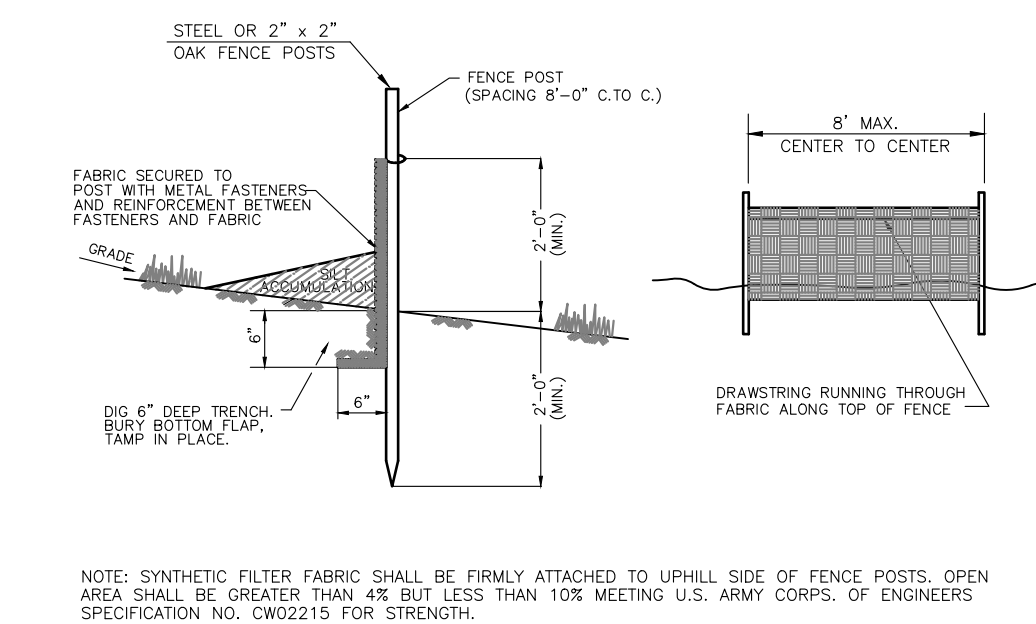
1. Protecting Trees from Construction Damage - A Homeowner's Guide, Gary R. Johnson, University of Minnesota Extension Service, Saint Paul, MN, 1999.

ROOT PROTECTION DURING CONSTRUCTION GUIDE



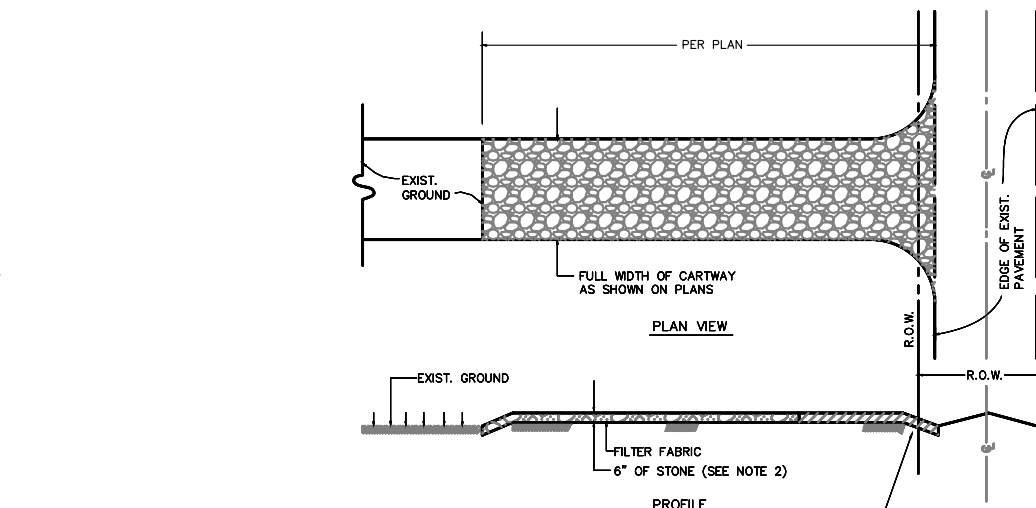
DETAIL TYPICAL TOPSOIL STOCKPILE

N.T.S.



SILT FENCE DETAIL

N.T.S.



- NOTES:
1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 2. STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 OR 3, CRUSHED STONE.
 3. THE THICKNESS OF THE STAB. CONST. DET. SHALL NOT BE LESS THAN 6".
 4. THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
 5. THE STAB. CONST. DET. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR BLOWING OF SEDIMENT ONTO THE STREET. THE STAB. CONST. DET. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR BLOWING OF SEDIMENT ONTO THE STREET. THE STAB. CONST. DET. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR BLOWING OF SEDIMENT ONTO THE STREET.
 6. ALL SEDIMENT SPILLS, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 ft	100 ft
2 to 5%	100 ft	200 ft
>5%	Entire surface stabilized with FABC base course ¹	

1. As prescribed by local ordinance or other governing authority.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

DUST CONTROL NOTES

TO PREVENT BLOWING AND THE MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, CONSTRUCTION ACTIVITIES, AND TO REDUCE ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS, DUST CONTROL MEASURES SHALL BE ENACTED ON THE PROJECT SITE.
 DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE REMEDIATION TO CONTROL PARTICLES AND DUST THAT WILL ENTER INTO THE AIR DURING THE REMOVAL OF THE ON-SITE STRUCTURES. THESE PROCEDURES MAY INVOLVE COATING THE DEBRIS WITH WATER OR ANOTHER SPRAY-ON ADHESIVE.

CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

1. INSTALL SILT FENCE AND PROVIDE CONSTRUCTION ENTRANCE. 1 DAY
2. CLEAR AND ESTABLISH ROUGH GRADES AS NECESSARY TO REGRADE PARKING STONE AREAS AND CONSTRUCT LANDSCAPE WALL. 1 WEEK
3. CONSTRUCT LANDSCAPE WALL AND ADA PARKING SPACE. 1 WEEK
4. INSTALL LANDSCAPE PLANTINGS AND ESTABLISH PERMANENT VEGETATIVE COVER ON LOT. 2 DAYS
5. REMOVE SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED. 1 DAY

NOTE: IN THAT N.J.S.A. 4:24-39 et seq. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY

NO.	DATE	DESCRIPTION
1	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING REVIEW COMMENTS
2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING REVIEW COMMENTS
3	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
SOIL EROSION PLAN
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 13 & 16

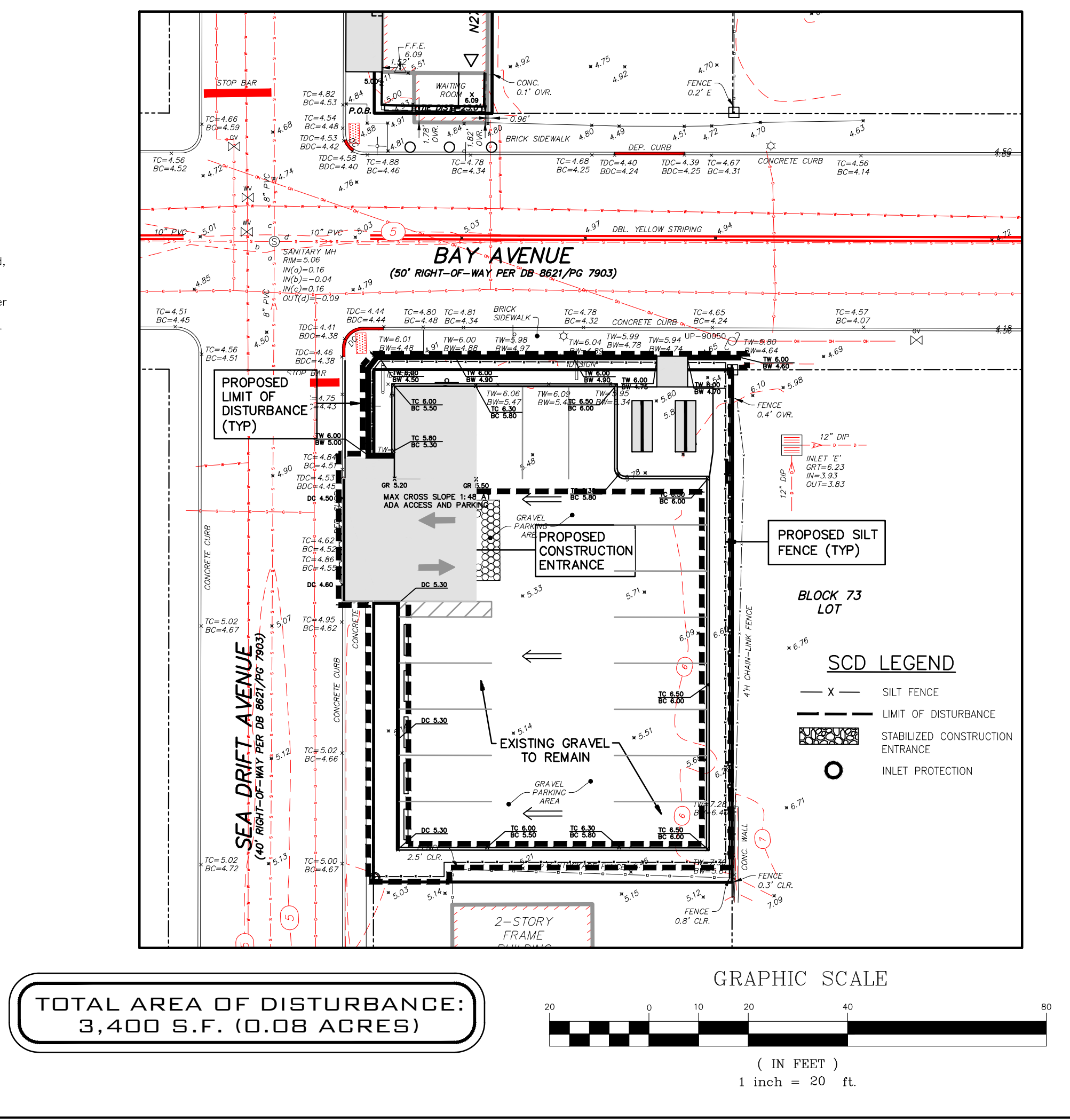
EAST POINT ENGINEERING, LLC
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800

11 South Main Street
 Marlboro, NJ 07746
 Tel: 732.577.0180

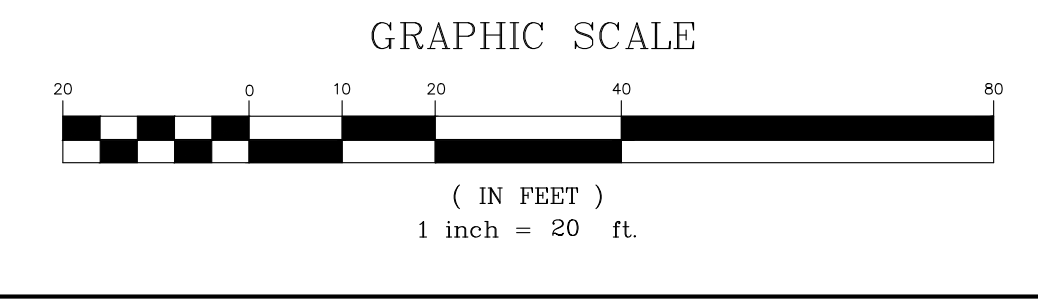
BRENT N. PAPI, JR.
 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246E04732700

DATE: 02/22/23
 SCALE: 1"=20'
 CHECKED BY: M.S.L.

PROJECT NUMBER: 21-1166
 SHEET NO. 8 OF 10



TOTAL AREA OF DISTURBANCE: 3,400 S.F. (0.08 ACRES)



BUILDING WALL MOUNTED SIGN AT LOT 12, BLOCK 72



SIGN REQUIREMENTS – ORD. SEC. 21-102

BUILDING WALL MOUNTED SIGN – REPLACE EXISTING

MAX 15% OF FRONT BUILDING FACADE –
 PERMITTED 460 SF x 15% = 69 SF – PROPOSED 28.2 SF

OFF-PREMISE GROUND MOUNTED SIGNS TO REPLACE EXISTING

MAX PERMITTED SIZE 24 SF
 PARKING LOT SIGN = 20.8 SF (COMPLIES)
 BOROUGH HISTORIC SIGN = 20.7 SF (COMPLIES)



EZ MARKER™ PARKING DELINEATORS



Used with EZ Roll™ Grass and Gravel Pavers, NDS EZ Marker™ is a modular solution to outlining driving lanes, parking stalls, and fire lanes. After the pavers have been leveled, pinned, and secured, EZ Marker™ snaps into the appropriate empty cells to outline whatever pattern necessary to properly direct vehicular traffic.

EZ Marker™ Parking Delineators increase safety and organization by strategically directing parking lot traffic. Delineators are a great way to guide motorists around hazards and to their final parking destination. Used in conjunction with EZ Roll™ Grass and Gravel Permeable Pavers they provide a simple and effective solution for managing parking lot traffic. EZ Marker™ is durable, tamper-resistant and built to last. Available in various colors to suit any traffic need including grass or gravel parking and fire lane access.

Specifications

- 2.7" hexagonal shape
- 300 PSI class "C" compressive strength
- 6.40" profile above paver grade
- Easy clip-in installation
- Molded polypropylene, impact copolymer
- Self-cleaning: Raised dome design prevents debris from sticking

Part No.	Description	Color
EDMARKER-0	EZ Marker™ Parking Delineator	White
EDMARKER-8	EZ Marker™ Parking Delineator	Blue
EDMARKER-6	EZ Marker™ Parking Delineator	Red
EDMARKER-1	EZ Marker™ Parking Delineator	Yellow

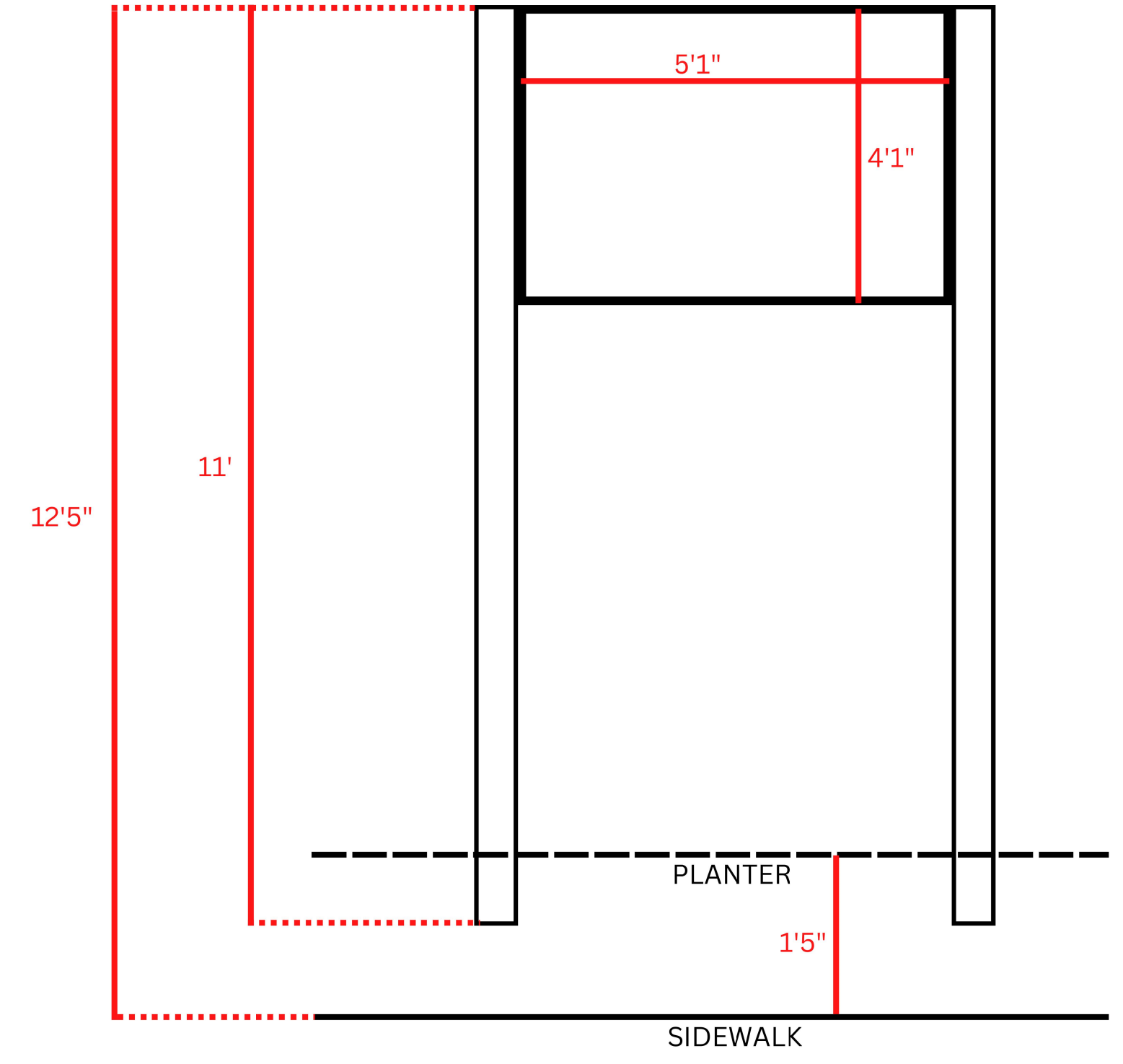
For Permeable Paver Technical Information, Refer to Technical Specification documents at ndspro.com/specifications

for videos, specs, detail drawings and case studies, visit ndspro.com

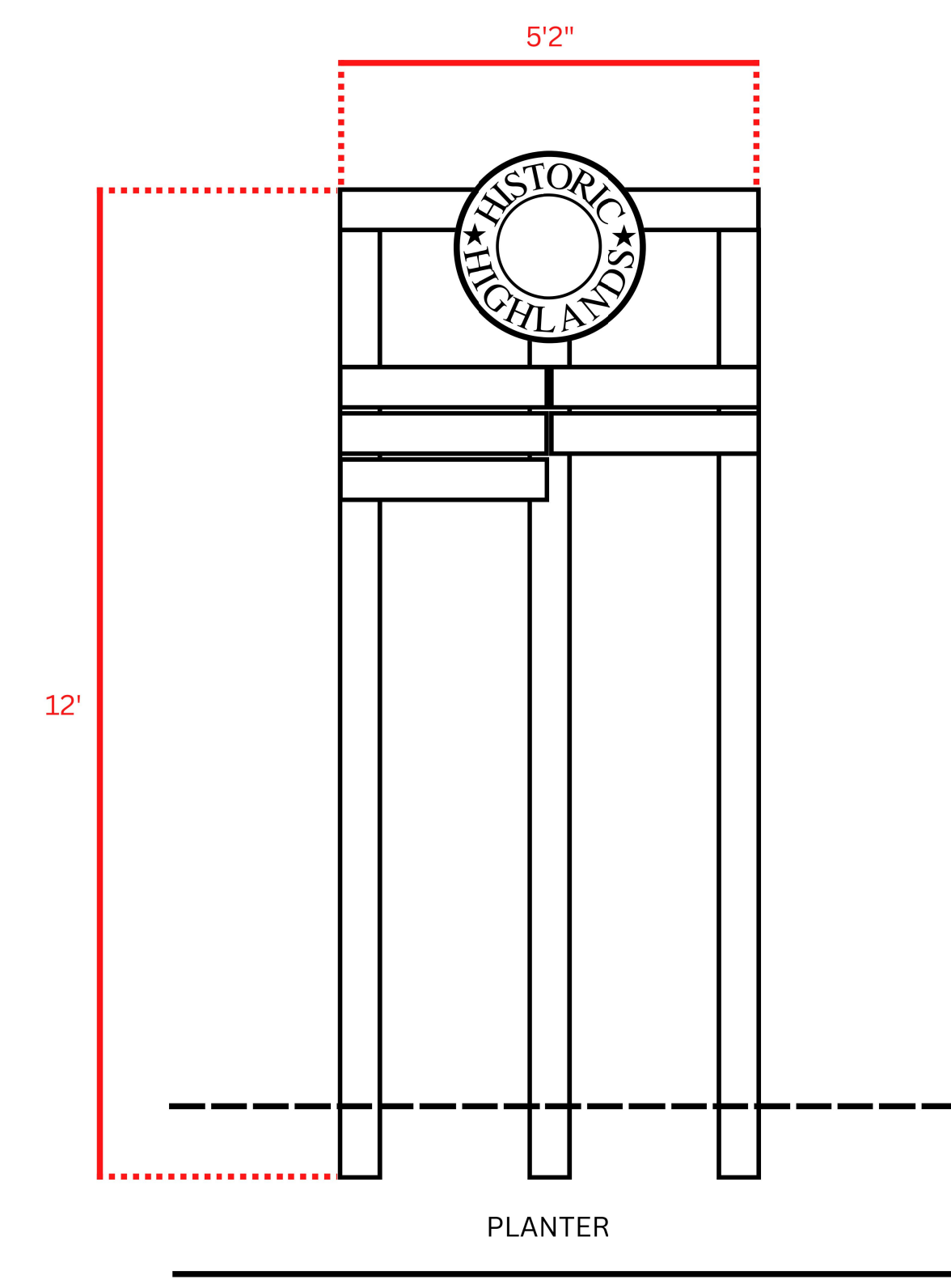
EZ MARKER PARKING DELINEATORS

TO BE COLOR WHITE AND INSTALLED AS PER MANUFACTURERS REQUIREMENTS.

OFF-PREMISE GROUND MOUNTED PARKING LOT SIGNS AT LOT 2, BLOCK 73



PARKING LOT SIGN



BOROUGH HISTORIC SIGN

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2	2-22-23	REVISED PER BOROUGH ZONING BOARD MEETING COMMENTS
1	1-23-23	REVISED PER BOROUGH TRC MEETING COMMENTS
NO.	DATE	DESCRIPTION

PRELIMINARY & FINAL MAJOR SITE PLAN
SEA GRASS NJ, LLC
SIGN PLAN
 BLOCK 72, LOT 12 & BLOCK 73, LOT 2
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP SHEETS NO. 15 & 16

EAST POINT ENGINEERING, LLC
 11 South Main Street
 Marlboro, NJ 07746
 Tel: 732.577.0180

Brent N. Papi, Jr.
 BRENT N. PAPI, JR.
 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246E04732700

DATE: 02/22/23
 SCALE: N.T.S.
 PROJECT NUMBER: 21-1166
 CHECKED BY: M.S.L.
 SHEET NO. 10 OF 10

MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
DEVELOPMENTREVIEW@CO.MONMOUTH.NJ.US
(732) 431-7460

Site Plan Action

Our File # HSP10385

This is to inform the Borough of Highlands Planning Board

that the Site Plan Application of Sea Grass NJ, LLC

known as Preliminary & Final Major Site Plan Sea Grass NJ, LLC

located in Tax Map Blocks 72, 73 Lots 12, 2

Owned by: Leonel Cervantes

Drawn by: East Point Engineering

and dated 1/23/2023, was received in this office on 2/7/2023. On 2/27/2023 the following action

was taken by the: X Development Review Committee Planning Director

X Request Information. No action will be taken until the items listed below are submitted.

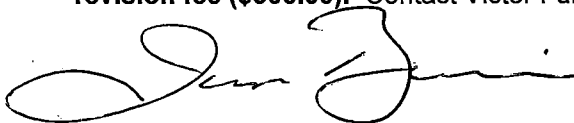
If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be given. If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be given. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

Note: County review is made only on items covered by statutory authority.

The following items must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in the memorandum prepared by Vince Cardone, dated February 23, 2023.
2. Address the comments in the memorandum prepared by Ellias Sarrinikolaou, dated February 9, 2022.
3. Address the comments in the memorandum prepared by Victorino Zabat, dated February 27, 2023.

Provide an itemized response to these comments. **Revised plans shall be accompanied by the plan revision fee (\$300.00).** Contact Victor Furmanec at (732) 431-7460 x.7467 if you have any questions.



Joseph Barris, P.P., A.I.C.P., C.F.M.
Director of Planning
For the Development Review Committee

cc: East Point Engineering
John B. Anderson III, Esq.
Mark R. Aikins, Esq.
J. Ettore; V. Cardone; R. Bragg; T. Lombardi; V. Zabat
Highway Department / Construction Official
HSP10385 1414 RI

The Board of County Commissioners of the County of Monmouth

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

JOHN W. TOBIA
Director
Email: jwtochia@co.monmouth.nj.us



JOSEPH M. ETTORE
County Engineer
Email: engineer@co.monmouth.nj.us

**DIVISION OF ENGINEERING
& TRAFFIC SAFETY**
Hall of Records Annex
Freehold, New Jersey 07728
Telephone: (732) 431-7760
Fax: (732) 431-7765

February 23, 2023

SUBDIVISION/SITE PLAN TRAFFIC REVIEW MEMORANDUM

TO: Joe Barris, PP, AICP, CFM, Director of Planning

FROM: Vincent Cardone, PE, Principal Engineer II, Traffic *VJC*

RE: HSP10385-Sea Grass, LLC
County Route 8
Block 72, Lot 12, and Block 73, Lot 2
Highlands

The following was reviewed in relation to the above noted site plan application:

- Preliminary & Final Major Site Plan, Block 72, Lot 12 & Block 73, Lot 2, Borough of Highlands, Prepared by East Point Engineering, Revised Through 1-23-23

The following comments/recommendations are made to the Development Review Committee (DRC) pursuant to the Design Standards set forth in the Monmouth County Development Regulations (MCDR):

- T1. The intended parking area for the proposed business is across CR 8 (Bay Ave). It is recommended that the DRC require a crosswalk across CR 8, including appropriate ADA ramps and pedestrian warning signs. The crosswalk should be consistent with MCDR Figure 12, and the pedestrian warning signs should be fluorescent yellow-green MUTCD signs W11-2 and W16-7pL.
- T2. Per the County Road plan, the standard right of way along CR 8 is 60 ft. The right of way as shown is 50 ft. There appears to be an existing encroachment on Block 72, Lot 12. Obtaining additional ROW consistent with the road improvement plans would increase this encroachment. However, per my conversation with Lee Klein of Klein Traffic consulting, the applicant is preparing plans to remove the existing "waiting area" in favor of an ADA ramp. Increasing the ROW at Block 73, Lot 2 would place parking spaces within County right of way. For these reasons, the DRC may wish to wave the right of way requirements outlined in the MCDR.

To: Joe Barris, Director of Planning
HSP10385-Sea Grass, LLC

Page 2 of 2
2/23/23

T3. The applicant is proposing "streetscape planters" within the right of way and also apparently within the AASHTO sight line of Sea Drift Ave. Provide a detail of the planters, and also show the AASHTO sight line on the plan.

T4. Per §5.1-2, show a sight triangle easement at CR 8 and Bay Ave.

Per my conversation with Mr. Klein, it is not likely that the new ADA ramp can be constructed while not obstructing the County's standard site triangle easement (In this case 25ft x 250 ft). Therefore, it is recommended that the DRC accept the minimum required by AASHTO (14.5 ft from edge of traveled way, 280 ft along CR 8).

T5. Label all signs along site frontage with MUTCD designation.

Please request that the applicant provide an itemized response to this memorandum. Additional recommendations or comments may be made upon submittal of additional or revised application documents. I will attend the Development Review Committee meeting on February 27, 2023 to discuss the above items with the Committee. In the interim, please contact me with questions or comments.

Attachments: (none)

- c. David Schmetterer, Assistant Director of Planning
- Victor Furmanec, Supervising Planner
- Kyle DeGroot, Assistant Planner
- Jeannine Smith, Planning Aide
- Joseph Ettore, County Engineer
- Raymond Bragg, Assistant County Engineer
- Michael Nei, Traffic Engineer
- Thomas Lombardi, Supervising Engineer
- Victorino Zabat, Principal Engineer

Item 1.

Monmouth County Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

JOHN W. TOBIA
Director
Email: jwtobia@co.monmouth.nj.us



Gary Fread
Superintendent
Divisions of Highway/Shade Tree
Email: Gary.Fread@co.monmouth.nj.us

250 Center Street
Freehold, New Jersey 07728
Telephone: (732) 431-6550
Fax: (732) 431-7833

MEMORANDUM

TO: Victor Furmanec, Monmouth County Division of Planning
Kyle DeGroot, Monmouth County Division of Planning

FROM: Ellias Sarrinikolaou, LLA, MCDPW&E

DATE: February 9, 2022

RE: File Number HSP10385; "Sea Grass NJ. LLC", Preliminary and Final Major Site Plan, Block 72, Lots 12 & Block 73, Lot 2, Borough of Highlands, Bay Avenue, CR 8, Monmouth County, NJ

Landscape Comments:

1. Label and indicate the County ROW line on the landscape plan.
2. The applicant is proposing 3 streetscape planters. Submit details and manufacturers catalog cuts for review. The location is proposed near the intersection of Sea Drift Avenue and CR 8, Bay Avenue. The planters' locations must be reviewed by County Engineering with regards to possible conflict and or sight line issues.

Submit additional planter information regarding:

- a. Materials of planters
- b. Anchoring of planters
- c. Size, width and height, and weight of planters
- d. Type of ornamental grasses

Additionally, the county does not typically maintain planted containers or planters in the county ROW. This feature in the streetscape will become solely the responsibility and liability of the applicant and or the municipality. Submit further information for review.

3. The applicant proposes a wall of some kind, in the County ROW, for Block 73 lot 2.
 - a. Provide detail of materials of retaining wall and its proposed construction.
 - b. Provide drainage details behind wall, and section, as well as depth of footing.
 - c. County engineering will need to review the wall with regards to permitting this structure within the ROW, and if it creates any additional sight line issues near the adjacent intersection.

4. Please label Block 73, Lot 2 clearly.
5. The applicant does not propose any street trees within the ROW, and the County does not take exception. We do offer our experience and observations with street trees on CR 8, Bay Avenue.
 - a. County has found that brackish ground water has been observed in tree pits on this roadway and ground water levels fluctuate with rain and tidal occurrences.
 - b. Even though proposed serviceberry, Amelanchier is proposed outside of the ROW, the trees, regardless of species, may be impacted by ground water.
 - c. The tree is of small stature and typically a large shrub, it height may encroach into the pedestrian sidewalk on CR8.
 - d. Please ensure that trees near and outside the ROW are clearly not installed in the County ROW.
 - e. The applicant must ensure that trees are not planted with in a dedicated utility easement.
6. Please indicate on the landscape plan the location of all overhead utilities on the County Road.
7. In accordance with the guidelines, the applicant shall indicate the average heights of all plant materials at maturity in the plant list.

The Board of Chosen Freeholders of the County of Monmouth

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

JOHN W. TOBIA
Director of Public Works & Engineering
Email: jwtoبيا@co.monmouth.nj.us



JOSEPH M. ETTORE
County Engineer
Email: engineer@co.monmouth.nj.us

**DIVISION OF ENGINEERING
& TRAFFIC SAFETY**
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Fax: (732) 431-7765

27 Feb., 2023

(a) MEMORANDUM

TO: Joe Barris, Director of Planning

FROM: Victorino B. Zabat, P.E., Principal Engineer

RE: HSP 10385 – Sea Grass
County Route 8, Bay Avenue
Block 72, Lot 12, & Block 73, Lot 2
Borough of Highlands

The following items were received by this office in connection with the above-referenced application:

1. Preliminary & Final Major Site Plan, Sea Grass NJ. LLC. Block 72, Lot 12, & Block 73, Lot 2, Borough of Highlands, Monmouth County, New Jersey, dated 21 Jan., 2023

Please request the following from the applicant and applicant's engineer, so that we can continue our review:

1. Indicate the County Route designation of Bay Avenue.
Indicate the right-of-way centerline of Bay Avenue.
2. Provide dimensions from the centerline of CR 8, Bay Avenue to:
 - a. Right of way fronting the site;
 - b. Curb line fronting the site;
 - c. Right of way and curb line opposite the site.
3. Was right-of-way for CR 8, Bay Avenue established at 30-ft. from centerline? If so, indicate the Deed Book and page on the plan. Provide the following:
 - a. Metes and bounds of the dedication;
 - b. area of dedication, in acres and sq.ft.;
 - c. grantee of dedication;
 - d. deed of dedication, with parcel description for review.

continued

To: Joe Barris, Director of Planning
 From: Victorino B. Zabat, Principal Engineer

Page: 2 of 3
 RE: HSP 10385

3. (continued) If right-of-way was not established as above, then provide right-of-way dedication to 40-ft. from centerline of for CR 23, Jackson Mills Road. Provide information requested in comments 3.a-3.c above. Provide a deed of dedication, with parcel description for review.
4. Indicate how storm runoff will be addressed.
5. Indicate limit of asphalt and gravel parking areas.
6. Plans indicate a wall within the right-of-way of CR 8, Bay Avenue, fronting the parking area. Street photographs indicate that this wall exists. This is not acceptable.
 - a. Linework for the wall on the plans suggests that this wall is proposed. Revise as necessary, indicate intervening paths between segments of the existing wall;
 - b. Eliminate this wall from the right-of-way of CR 8, Bay Avenue.
 - c. If this wall will be rebuilt outside the right-of-way of CR 8, Bay Avenue, provide minimum one (1) ft. clear distance from the right-of-way to any underground, ground-level or above ground element of the wall. Provide corresponding dimension. Place similar language on the site plan and the grading plan.
7. Provide a cross-section of the wall, perpendicular to the right-of-way of CR 8, Bay Avenue, at 1-in. = 30-ft. horizontal scale and 1=ft. vertical scale, or greater. Indicate underground, ground-level and above ground elements of the wall. Place dimension from the nearest element of the wall to the right-of-way of CR 8, Bay Avenue, Place language regarding location of the wall behind the right-of-way. Refer to comment 6.c above.
7. The accessible path was indicated crossing CR 8, Bay Avenue. Plans and street photos did not indicate a crosswalk.
 - a. Provide a crosswalk for the accessible path, using thermoplastic stripes;
 - b. Provide ADA ramps at both ends of the crosswalk, i.e. fronting Lot 12 and Lot 2;
 - c. Indicate detectable warning surfaces (DWS) at both ends of the crosswalk, directional to the crosswalk.
8. Provide grading details for the ADA ramps, at scale 1-in. = 6-ft. or greater. Provide the following information:
 - a. Provide spot elevations at top and bottom of all existing and proposed curb ramps; at corners of detectable warning surfaces, and associated landing / maneuvering areas; at corners of all transition areas, and at corners of ramp flares, as indicated on Attachment 1;
 - b. Indicate clearly that all changes in longitudinal / running slope are perpendicular to the direction of the associated sidewalk and that all cross-slopes are at maximum 2%, as indicated in Attachment 2;
 - c. Indicate clearly that all detectable warning surfaces are located at the lower end of each curb ramp, as indicated on Attachment 3;
1. Indicate clearly that the lower edge of each detectable warning surface is 6-in – 8-in. from the face of curb, or adjacent to the back of curb, as shown on Attachment 3A;

continued

To: Joe Barris, Director of Planning
From: Victorino B. Zabat, Principal Engineer

Page: 3 of 3
RE: HSP 10385

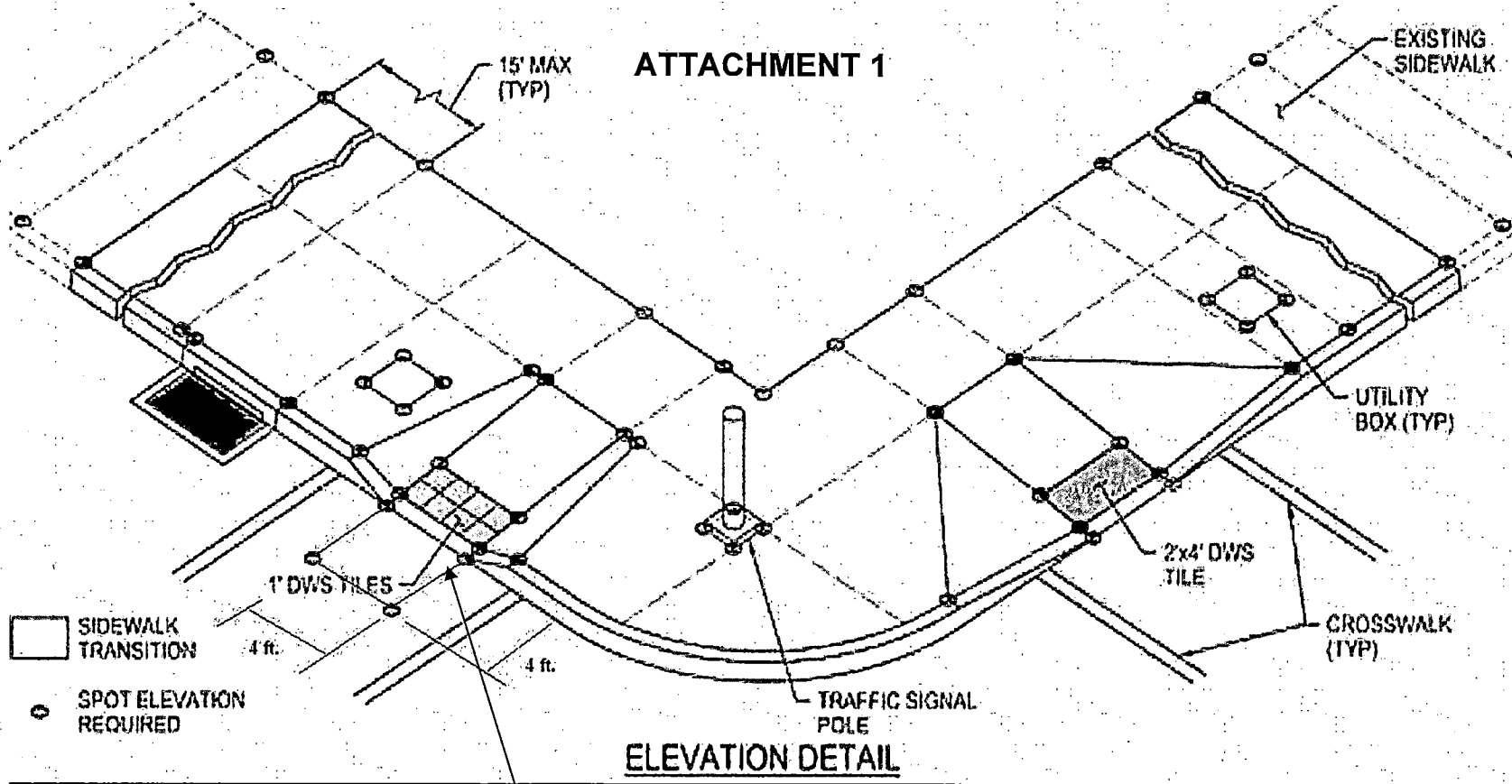
- 8.d. Provide computations to verify that all longitudinal / running slopes are at maximum 8.33% (1V:12H) and that all cross slopes are at maximum 2% at locations indicated on Attachment 4. Use design slopes of 7.0% and 1.5% respectively, to allow for construction tolerances;
- e. Indicate clearly that curb ramps within the right-of-way of C.R. 8, Bay Avenue., are aligned with crosswalks, as indicated in Attachment 5;
- f. If curb ramps are not aligned with crosswalks, provide 4-ft. x 4-ft. Turning Area with maximum 2% slope, as indicated in Attachment 6;

Incorporate the attached curb cradle detail into the detail sheet(s).

Please request the applicant and the engineer to provide an itemized response to these comments.

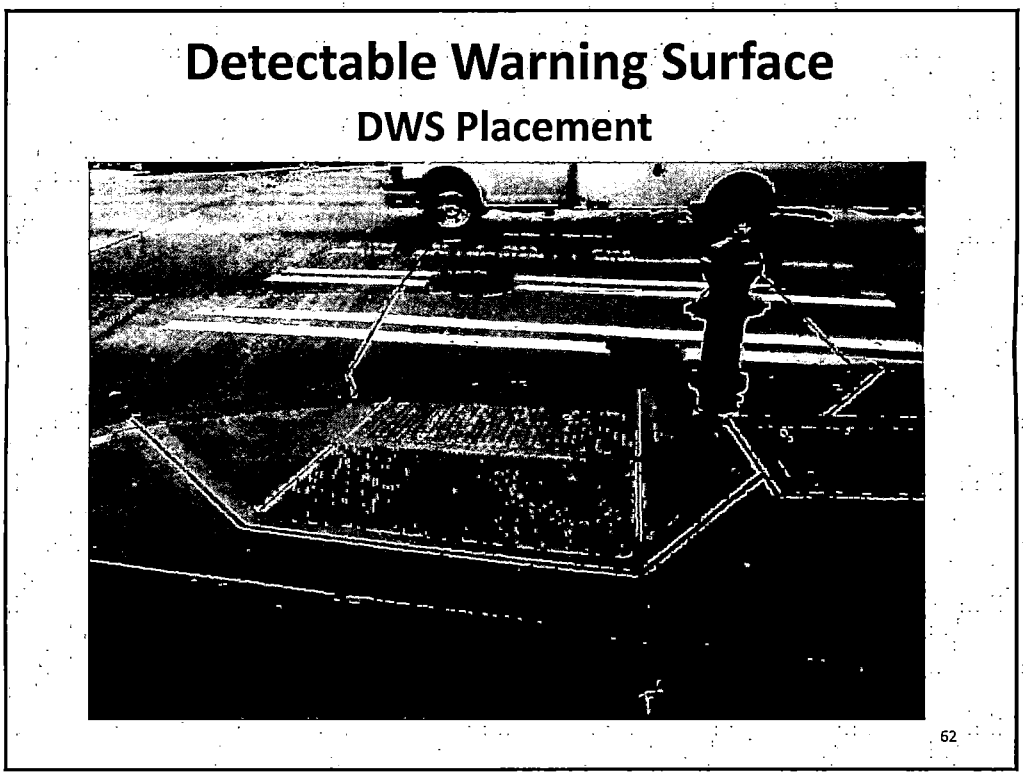
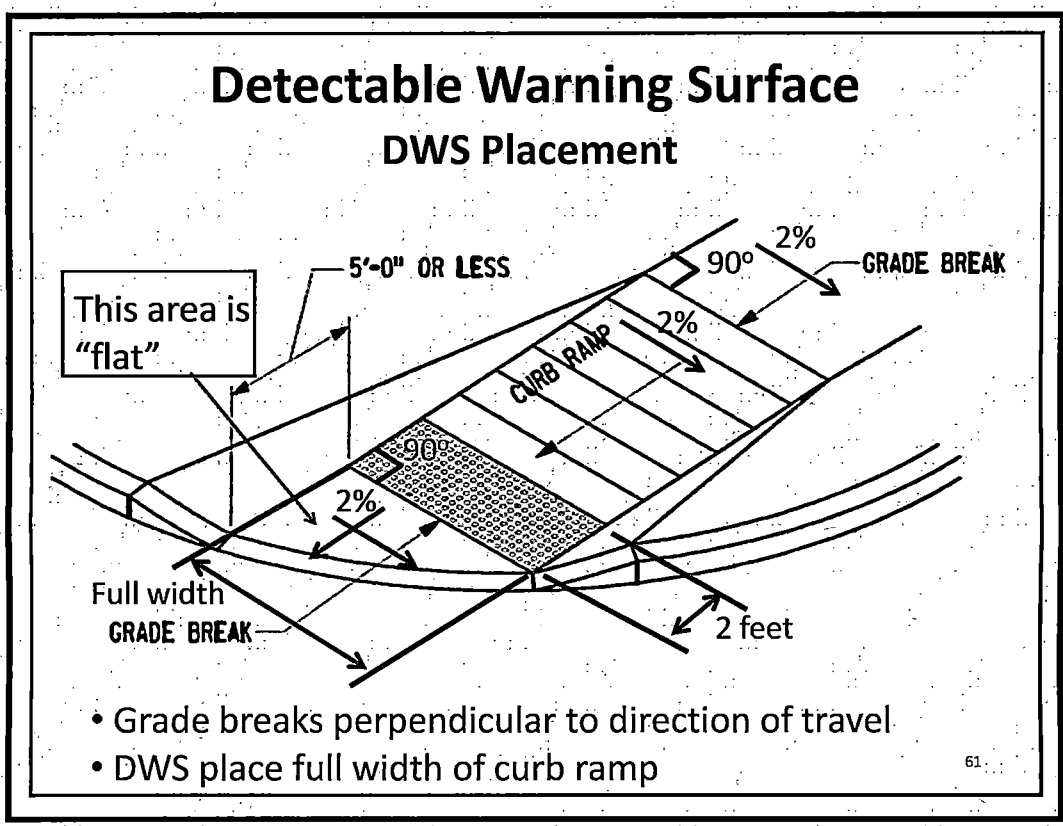
Please advise the applicant that responses to this Request for Information may result in additional requests and / or conditions on the application.

- c. Joseph M. Ettore, County Engineer
Raymond W. Bragg, Assistant County Engineer
Tom Lombardi, Supervising Engineer
Vince Cardone, Principal Engineer II
Dave Schmetterer, Asst. Planning Director
Victor Furmanec, Principal Planner
Kyle DeGroot, Assistant Planner
Jeannine Smith, Planning Aide
File



IF RAMP IS NOT DIRECTIONAL, MUST PROVIDE 4-ft. x 4-ft. TURNING AREA ON PAVEMENT, AT MAX. 2% SLOPE IN BOTH DIRECTIONS. SEE ATTACHMENT 2

ATTACHMENT 2

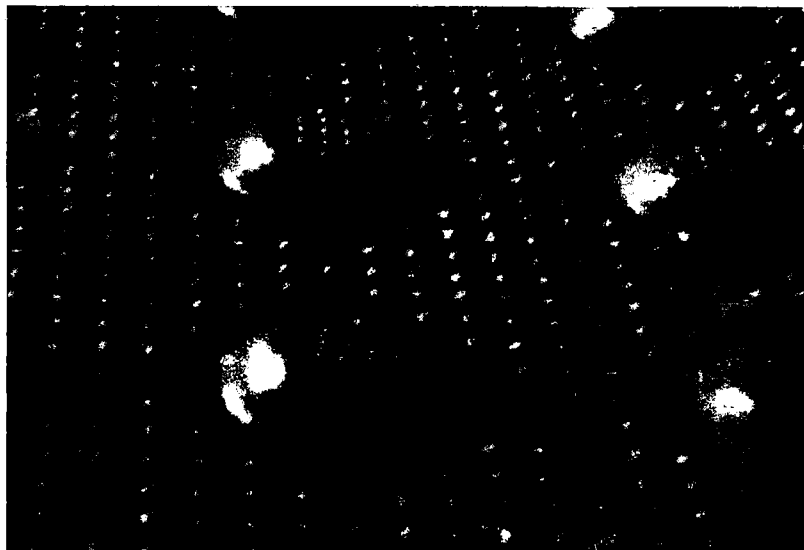


Basic ADA Requirements

Detectable Warning Surface (DWS)

ATTACHMENT

Item 1.



Raised truncated domes in a rectangular array.

Where do you place them?

Placed across the bottom of the curb ramp. Full width of ramp

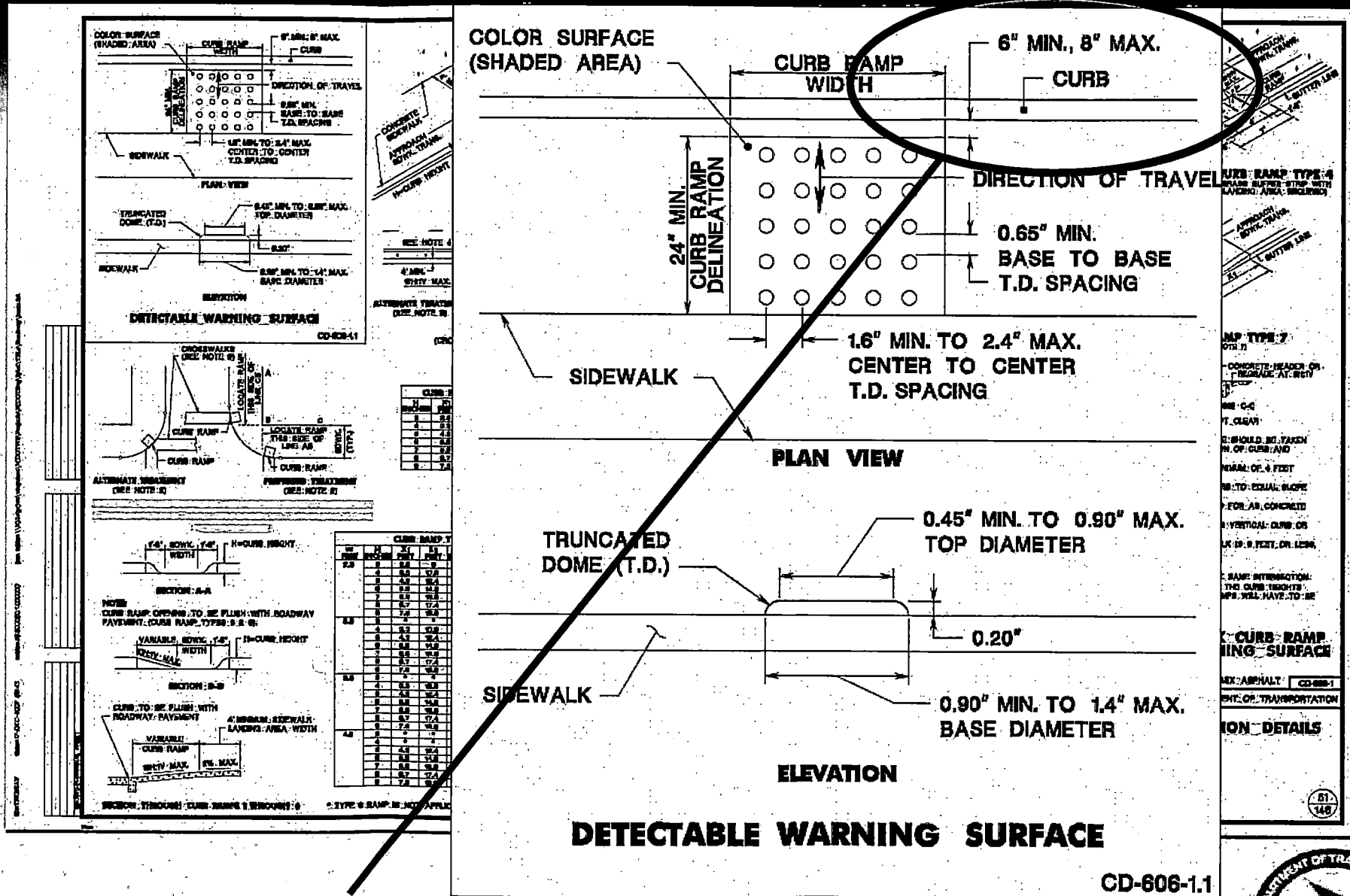
What exactly do they do?

Aid those visually impaired to identify the end of the ramp.

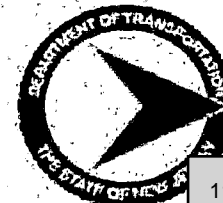
DWS = Stop



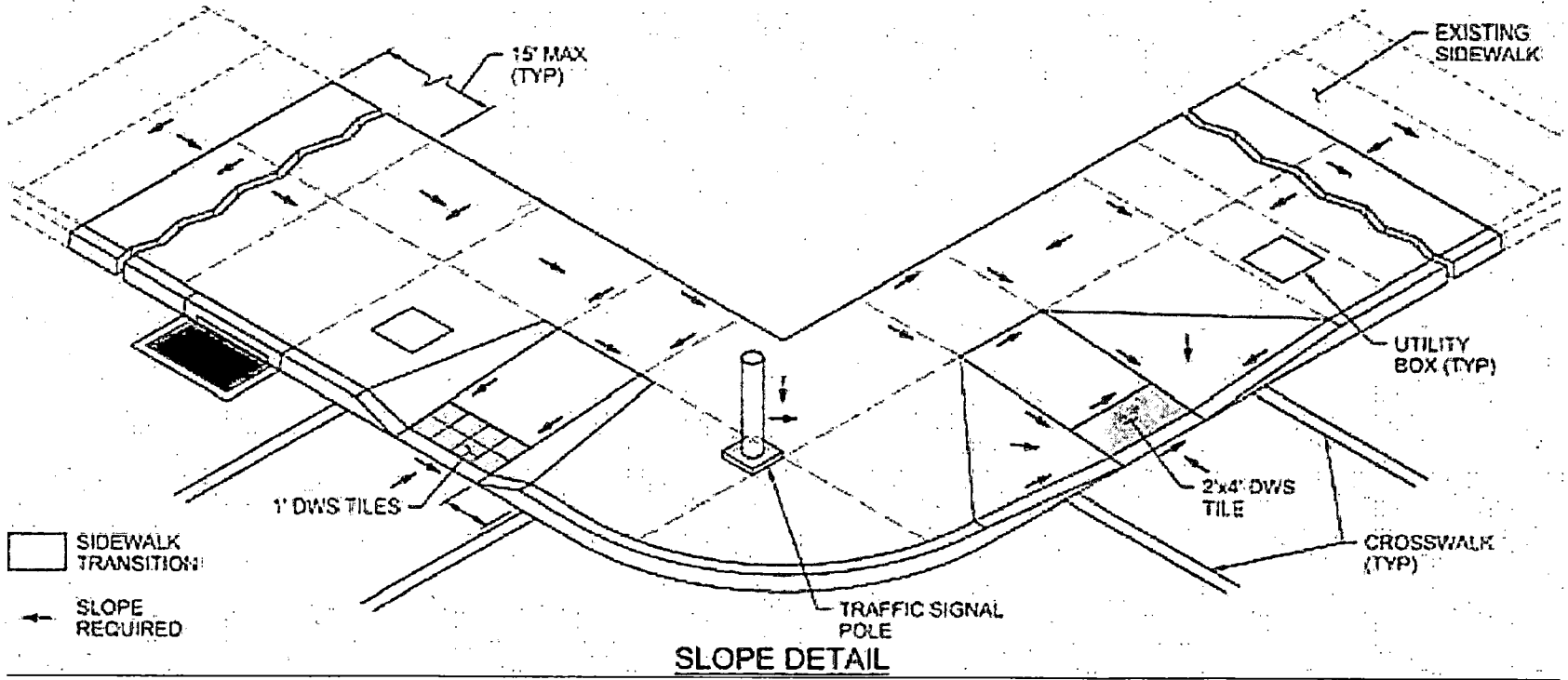
ADA Standards



Should be placed at back of curb or 6" to 8" from front face of curb

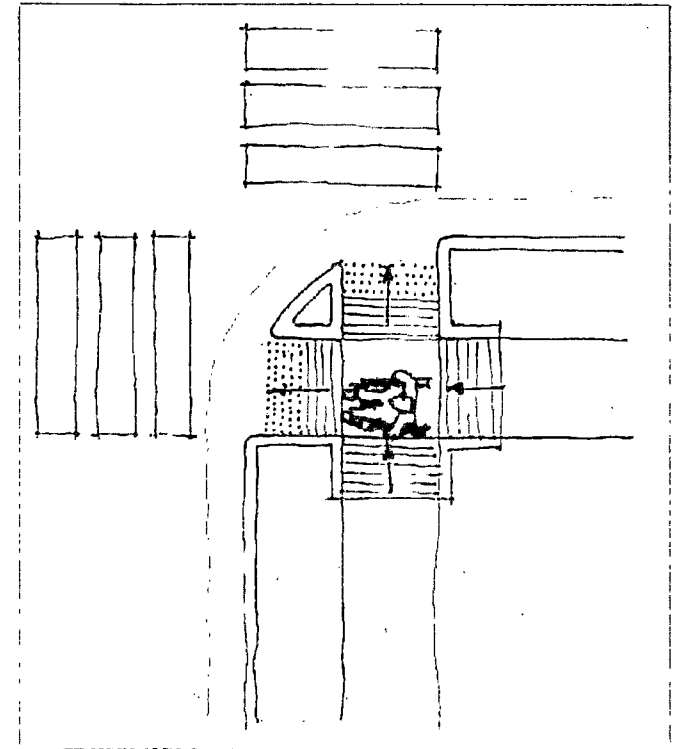


ATTACHMENT 4



Ramp Alignment

Ramps must aligned with crosswalks help wheelchair users orient themselves to cross the street



ATTACHMENT 6

Bottom Clear Space

Curb ramps shall also have clear space at the bottom of ramp that is level (2% max), and wholly outside of vehicle travel lanes and with

51

IF RAMP IS NOT DIRECTIONAL, MUST PROVIDE 4-ft x 4-ft TURNING AREA WITH MAX. 2% SLOPE IN ALL DIRECTIONS, OUTSIDE VEHICLE TRAVEL LANES, WITHIN CROSSWALK LINES.

Flares

- Not part of the accessible route
- Flares should be used on all curbside sidewalks
- Flare slope: 10% (1:10) max. (ADAAG 4.7.5/PROWAG)
- If landing is less than 48", flare slope 8.33% (1:12) max (consider parallel ramp first)

52

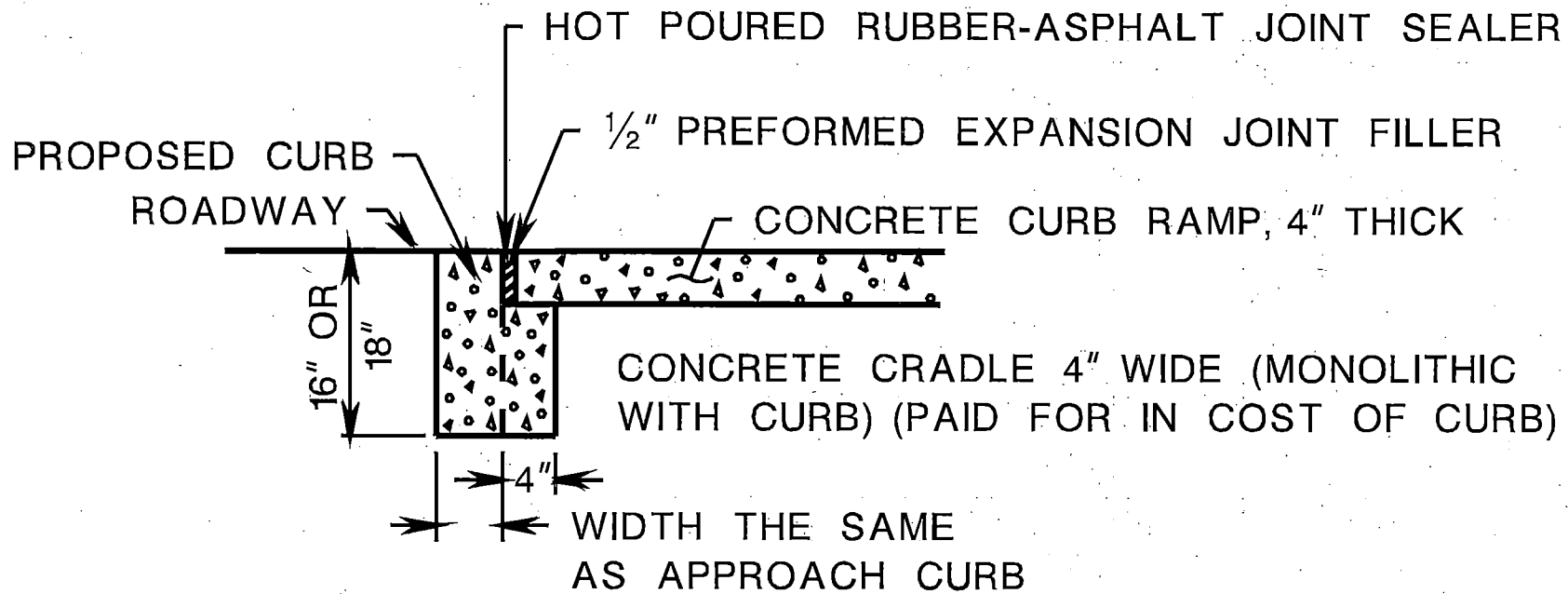
Median Openings

ATTACHMENT 7



NJDOT Pedestrian Compatible Planning and Design Guidelines state if a street is wider than 60 feet then a pedestrian refuge should be provided so that people can find openings in traffic from only one direction, and have a place to wait for an opening in the other direction. MUTCD requires a walking speed of 3.5 ft./sec





DROPPED CURB AND CRADLE

CURB RAMPS

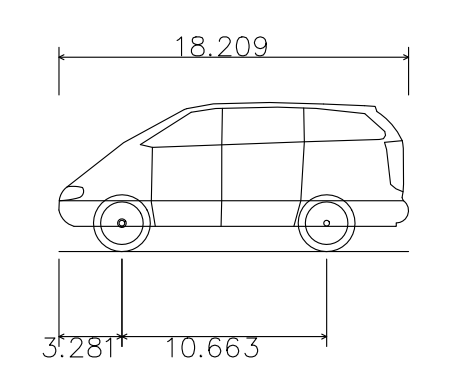
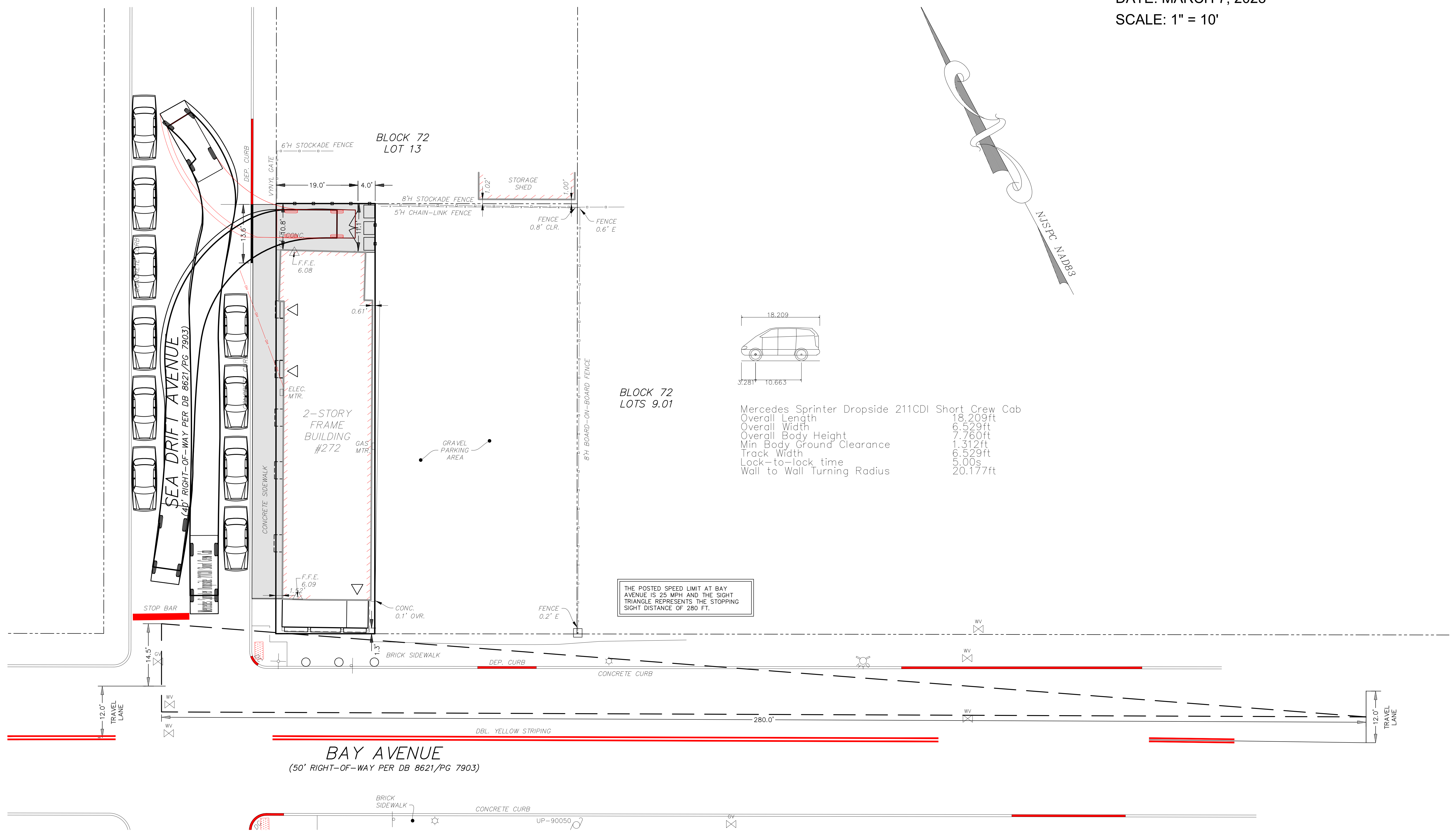
YPE 2.





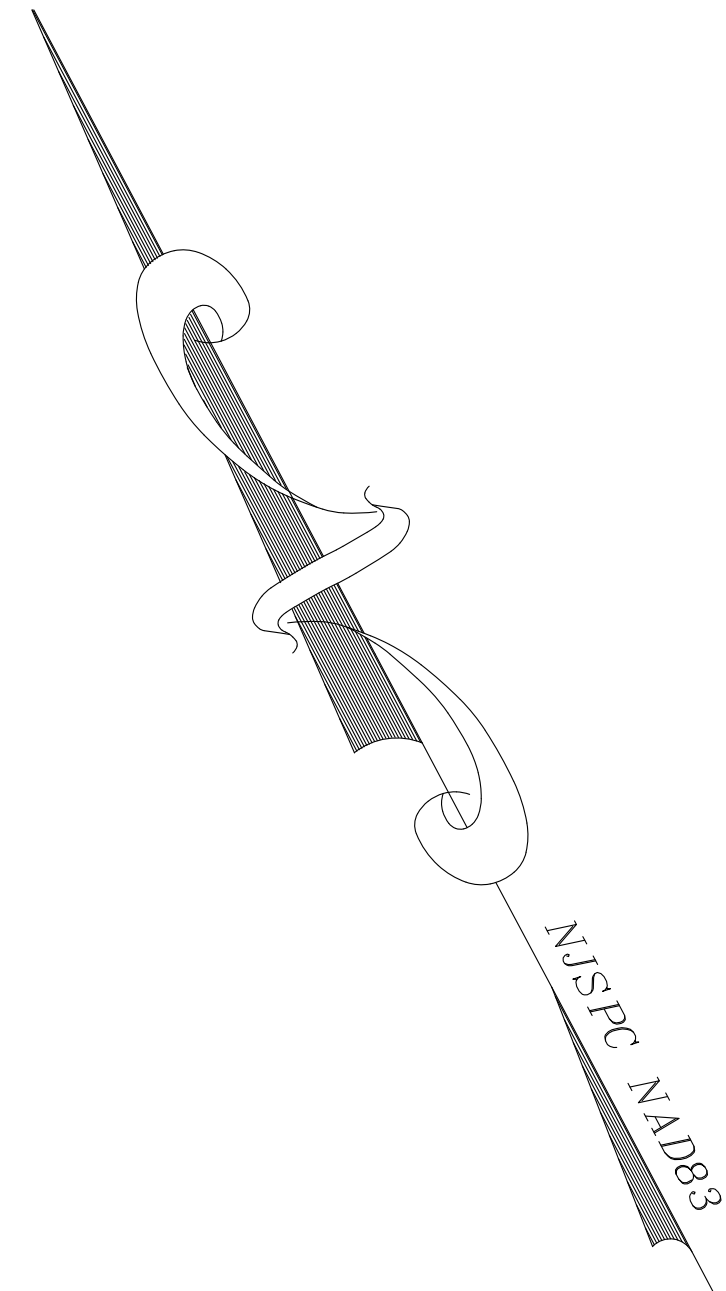


TITLE: DELIVERY VEHICLE TURNING TEMPLATE
DATE: MARCH 7, 2023
SCALE: 1" = 10'



Mercedes Sprinter Dropside 211CDI Short Crew Cab
 Overall Length 18.209ft
 Overall Width 6.529ft
 Overall Body Height 7.760ft
 Min Body Ground Clearance 1.312ft
 Track Width 6.529ft
 Lock-to-lock time 5.00s
 Wall to Wall Turning Radius 20.177ft

THE POSTED SPEED LIMIT AT BAY AVENUE IS 25 MPH AND THE SIGHT TRIANGLE REPRESENTS THE STOPPING SIGHT DISTANCE OF 280 FT.





RECEIVED

FEB 23 2023

LAND USE BOARD

Item 2.
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: 2/23/2023 Application #: LUB2023-01 Fee: 1,175.00 Escrow: \$3,350.00
OK# 1021 # 1022

1. APPLICANT

Name: Catcherman, LLC
Address: 68 South Bay Ave
City: Highlands State: NJ Zip: 07732
Phone: 215.262.2063
Email: rdavis704@verizon.net
Relation to property: owner/applicant

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 76 Lot(s) 4, 5, 7, 01 Address: #30 Sea Drift Avenue
Lot size 70' x 133.33' # of Existing Lots 3 # of Proposed Lots 4 total
Zone R-2.01 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 _____ Sewer paid through _____

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

Name: Kevin Kennedy, Esq.
Address: 165 Hwy 35, Red Bank, NJ 07701
Phone: 732-930-1099 Email: kkennedy@kevinkennedylaw.net



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

Name: Andrew R. Stockton PE/PLS Name: _____
Address: Eastern Civil Engineering, LLC Address: _____
31 Grand Tour, Highlands _____
Phone: 732.872.7736 Phone: _____
Email: arstockton@gmail.com 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.

Existing SF dwelling to be renovated and
vacant lots

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.

Subdivide property to create four new lots:
one for the existing dwelling to remain
and three new building lots for future
home construction.

C. ADDITIONAL INFORMATION:

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

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FEB 23 2023

LAND USE BOARD



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

	Req'd	Exist.	Prop'd	
Minimum Lot Requirements				
Lot Area	3150	9333	2333	Ea.
Frontage	50	133.33	33.33	Ea
Lot Depth	75	70	NO	Change
Minimum Yard Requirements				
Front Yard Setback	12	9.3	12.2	Ea.
2 nd Front Yard Setback				
Rear Yard Setback	20	16.3	14.8	Ea.
Side Yard Setback, right	6	1.6	6.2	Ea
Side Yard Setback, left	8	11.7	6.2	Ea
Building Height	32.5	43.5	5	Ea.

	Req'd	Exist.	Prop'd
Accessory Structures			
Fence/Wall Height	N/A		
Garage/Shed Height			
Garage/Shed Area			
Pool Setback			
Parking Requirements			
On-site Parking Spaces	8	8+	8
Other (please add)			

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

As specified on plan

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LAND USE BOARD



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FEB 23 2023

LAND USE BOARD

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

Item 2.

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
2 day of FEBRUARY 20 23 (year)
Carolyn Broullon (notary)
(Seal)

X Cynthia Davis Signature Date 2/2/2023

X Cynthia Davis
Print Full Name
CAROLYN BROULLON
New Jersey
Notary Public
My Commission Expires 07/07/2025
Commission # 50130681

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
2 day of FEBRUARY 20 23 (year)
Carolyn Broullon (notary)
(Seal)

X Cynthia Davis Signature Date 2/2/2023

X Cynthia Davis
Print Full Name
CAROLYN BROULLON
New Jersey
Notary Public
My Commission Expires 07/07/2025
Commission # 50130681

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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FEB 23 2023

LAND USE BOARD

Item 2.
Borough of Highlands
42 Shore Drive
Highlands, NJ 07732
(732) 872-1224
www.highlandsborough.org

12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT

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

Catcherman, LLC

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

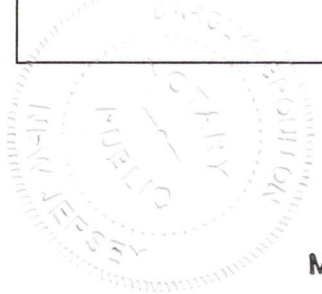
NAME	ADDRESS
Cynthia Davis	608 S. Bay Ave, Highlands, NJ 07732
Robert Davis	608 S. Bay Ave, Highlands, NJ 07732

*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% ownership criterion established have been listed.

SWORN & SUBSCRIBED to before me this
2 day of FEBRUARY 2023 (year)
Carolyn Broullon (notary)
 (Seal)

X Cynthia Davis 2/21/2023
 Signature (Officer/Partner) Date

X Cynthia Davis mgm member
 Print Full Name Title



CAROLYN BROULLON
New Jersey
Notary Public
My Commission Expires 07/07/2025
Commission # 50130681

8D43
DEPOSIT TICKET
FOR CLEAR COPY, PRESS FIRMLY WITH BALL POINT PEN.

Valley
Valley National Bank
VALLEY.COM

DATE 2/23/2023

CURRENCY	DOLLARS	CENTS
COIN		
LIST EACH CHECK		
1 1021	1175	00
2		
3		
4		
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10		
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17		
	\$	1175 00

55-138/212
TOTAL ITEMS
PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED.
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL.

PLEASE ENTER TOTAL

1175.00

PATRICK J DEBLASIO
BOROUGH OF HIGHLANDS
CURRENT FUND
42 SHORE DRIVE

UB 2023-01
Catcher

CATCHERMAN LLC

Borough of Highlands

2/3/2023

1021

1,175.00

Firsttrust CKG (-4452)

1,175.00

8D43
DEPOSIT TICKET
FOR CLEAR COPY, PRESS FIRMLY WITH BALL POINT PEN.

Valley
Valley National Bank
VALLEY.COM

DATE 2/23/2023

CURRENCY	DOLLARS	CENTS
COIN		
LIST EACH CHECK		
1 1022	2350	00
2		
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	\$	2350 00

55-138/212
TOTAL ITEMS
PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED.
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL.

PLEASE ENTER TOTAL

2350.00

CATCHERMAN LLC

Borough of Highlands

2/3/2023

1022

2,350.00

Subdivision Escrow Fee - Seadrift

RECEIVED

FEB 23 2023

LAND USE BOARD

EASTERN CIVIL ENGINEERING, LLC

Civil Engineering – Surveying & Mapping – Land Use Planning – Site Design
31 Grand Tour, Highlands, NJ 07732 – Phone/Fax: 732.872.7736

February 3, 2023

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

Re: Subdivision for Catcherman, LLC
Block 76 Lots, 4, 5, & 7.01, Sea Drift Avenue
Highlands Borough, Monmouth Co., NJ
Project No. 2202137

From the Desk of:
ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
Professional Planner

RECEIVED
FEB 23 2023
LAND USE BOARD

Dear Ms. Tran:

On behalf of the applicant, Catcherman, LLC, enclosed please our initial application for zoning permit and subdivision review with regard to the above referenced property. This package contains the following information:

- Two copies of the original Zoning Permit application;
- Two copies of the Land Use Board application;
- The Zoning Permit application fee = \$50.00;
- The Preliminary & Final Major Subdivision application fee = \$1,175.00 calculated as: (\$500.00 + \$50.00/lot x 4 lots)prelim + (50% x prelim fee)final + (\$125.00)variance;
- The Subdivision Escrow Review fee = #2,350.00;
- Two sets of our subdivision plans, consisting of four sheets dated 12-27-22;
- Two additional sets of our subdivision plans, shrunk to fit 11"x17"; and
- Two copies of our cover letter and application form as submitted to Monmouth County Planning Board for review by that agency.

The owner and application for the subject property is Catcherman, LLC, whose address is 68 South Bay Avenue, Highlands NJ. The property is situated along the northwesterly side of Sea Drift Avenue between Cheerful Place and Recreation Place, within the R-2.01 residential zone district. The property consists of three existing lots that the applicant intends to combine and re-subdivide into four new lots; one for an existing dwelling to remain, and three new building lots for future home construction. Variances are also sought pertaining to minimum required lot area; minimum required lot frontage; existing lot depth; and existing and proposed building setbacks.

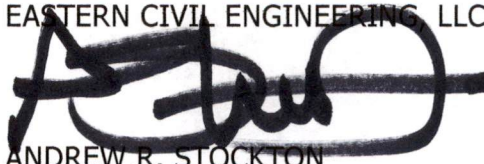
To: Ms. Nancy Tran, Secretary
Highlands Borough Land Use Board
Re: Subdivision for Catcherman, LLC
Block 76 Lots, 4, 5, & 7.01, Sea Drift Avenue
Highlands Borough, Monmouth Co., NJ
Project No. 2202137

February 3, 2023
Page 2 of 2

Item 2.

Please review this information, deem the application complete, and schedule the matter for the next available Land Use Board hearing. Feel free to contact this office directly if you should have any questions or if you need any additional information with regard to this matter.

Very truly yours,
EASTERN CIVIL ENGINEERING, LLC



ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
For the Firm

cc. Cynthis Davis, Catcherman LLC
Kevin E. Kennedy, Esq.

EASTERN CIVIL ENGINEERING, LLC

Civil Engineering – Surveying & Mapping – Land Use Planning – Site Design
31 Grand Tour, Highlands, NJ 07732 – Phone/Fax: 732.872.7736

February 3, 2023

From the Desk of:
ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
Professional Planner

Mr. Edward Sampson
Monmouth County Planning Board
Hall of Records Annex, One East Main Street
Freehold, NJ 07728-1255

RECEIVED

FEB 23 2023

LAND USE BOARD

Re: Subdivision for Catcherman, LLC
Block 76 Lots, 4, 5, & 7.01, Sea Drift Avenue
Highlands Borough, Monmouth Co., NJ
Project No. 2202137

Dear Mr. Sampson:

On behalf of the applicant, Catcherman, LLC, enclosed please find our initial application for subdivision review at the above referenced project site. This package contains the following information:

- The original Monmouth County Planning Board application form;
- Our check in the amount of \$600.00 for the initial application fee; and
- Three copies of our subdivision plans consisting of 4 sheets dated 12-27-22.

This project involves the creation of four new lots out of three existing lots; where the existing dwelling remain on one lot and three new building lots will be created. The project site is not situated along a County roadway and the scope of work does not impact a County drainage facility.

Please review this information and issue your approval soon. Feel free to contact this office directly if you have any questions or if you need additional information with regard to this matter.

Very truly yours,
EASTERN CIVIL ENGINEERING, LLC



ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
For the firm

cc. Cynthia Davis, Catcherman, LLC
Kevin E. Kennedy, Esq.
Highlands Borough Land Use Board

MONMOUTH COUNTY PLANNING BOARD

Item 2.

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
Phone, 732.431.7460 Fax, 732.409.7540
Web Site: www.visitmonmouth.com



FILE NUMBER _____

SUBDIVISION APPLICATION FORM

Municipality Highlands Borough Project Name Subdivision
 Applicant Catcherman, LLC Name of Person and Andrew B. Stockton
 Address 68 South Bay Avenue Firm Preparing Plan Eastern Civil Eng
Highlands, NJ 07732 Address 31 Grand Tour
 Telephone 215.264.2063 Highlands, NJ 07732
 Owner Same Telephone 732.872.7736
 (if other than applicant) Attorney _____
 Address _____ Address _____
 Telephone _____

Indicate which Municipal Agency that plans have been filed with:

Planning Board Board of Adjustment

Tax Map: Block(s) 76 Lot(s) 4, 5, 7, 01
 Location: (Road, intersecting roads, between what roads?) Sea Drift Avenue
 Site Street Address: #30 Sea Drift Avenue, Highlands NJ
 Zone R-2.0 Proposed Use SF Residential
 Number of Proposed Lots 4 Gross density 18.7 du/ac
 Number of Proposed Dwelling Units 3 Sell Vacant Lots
 Average Lot Size 33.33 x 70.0' Linear Feet of New Roads 0
 Area of Entire Tract 9333 SF Area Being Subdivided 9333 SF
 Impervious Area: Existing 990 SF Proposed 3394 SF Total 4,384 SF
 Signature of Applicant or Agent X [Signature] Date 2.03.23

The review period will not commence until the proper fee, three (3) sets of sealed plans (two [2] if not on county road) and a completed Monmouth County Development Review Checklist for applications on county roads, are received.

Checks or Money Orders shall be made payable to the County of Monmouth. Cash will not be accepted.

State, county and municipal governments and quasi-governmental entities are exempt from the payment of application fees and inspection fees.

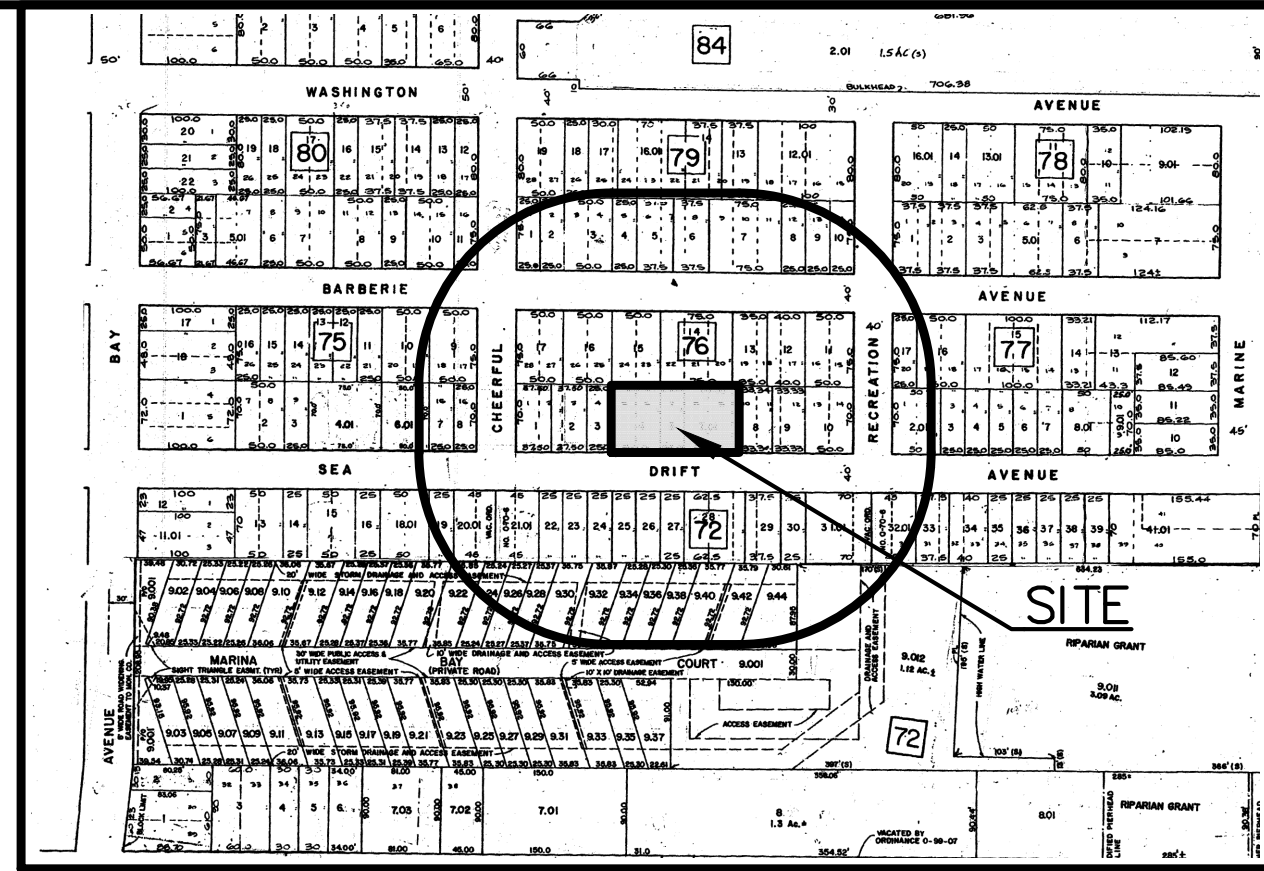
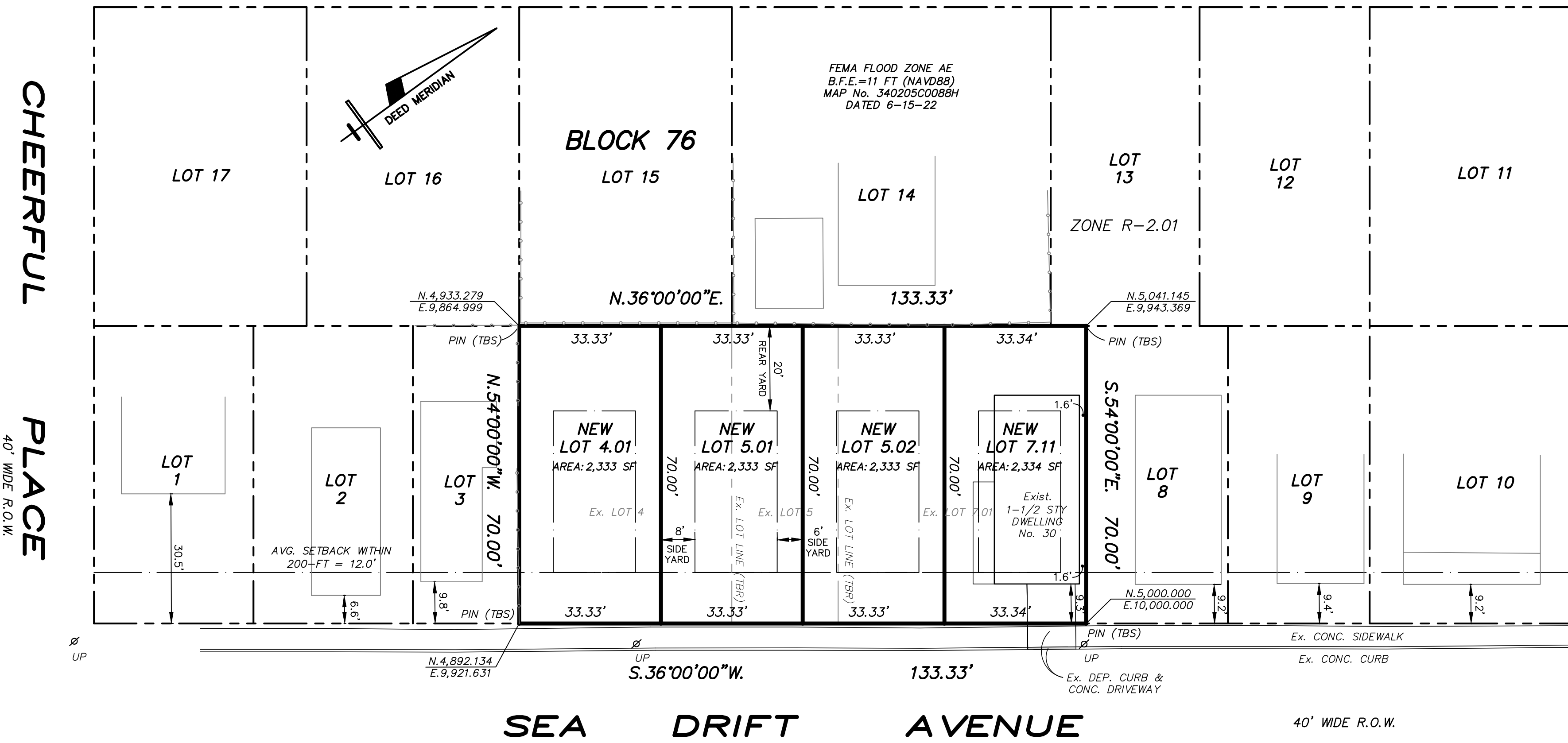
Do Not Write Below This Line

REVIEW FEE PAID Amount _____ Date Received _____
 Received By _____

OWNERS OF RECORD WITHIN 200'-FT

Table listing owners of record within 200 feet of the subject property, including names, addresses, and block/lot numbers.

BARBERIE AVENUE 40' WIDE R.O.W.



KEY MAP 1" = 200'+-

GENERAL NOTES

- List of 22 general notes detailing project requirements, zoning regulations, and construction standards.

PROJECT VARIANCES AND WAIVERS

- List of 8 project variances and waivers, detailing specific requests and justifications for deviations from standard regulations.

LOT COVERAGE COMPUTATIONS

Table showing lot coverage computations for existing and proposed conditions for lots 4.01, 5.01, 5.02, and 7.11.

Table with 3 columns: SHEET NO., INDEX OF SHEETS, and DATE. Lists sheets 1 through 4 and their corresponding titles and dates.

OWNER/APPLICANT: CATCHERMAN, LLC 68 SOUTH BAY AVENUE HIGHLANDS, NJ 07732

I (WE) HEREBY CERTIFY TO BE THE OWNER(S) OF RECORD OF THE LAND AS DESCRIBED ON THIS MAP AND DO HEREBY CONSENT WITH THE FILING THEREOF WITH THE APPROPRIATE REGULATORY AGENCIES.

Signature and date of the owner/apPLICANT.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 8-11-2020 MEETS THE MINIMUM DETAIL REQUIREMENTS, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS...

Signature and date of the Professional Engineer and Land Surveyor.

APPLICATION No. CLASSIFIED AND APPROVED AS A MAJOR SUBDIVISION BY THE HIGHLANDS BOROUGH LAND USE BOARD ON:

CHAIRMAN DATE

SECRETARY DATE

THIS PLAT SHALL BE FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK ON OR BEFORE WHICH DATE IS 90 DAYS AFTER APPROVAL AS A MAJOR SUBDIVISION BY THE HIGHLANDS BOROUGH LAND USE BOARD.

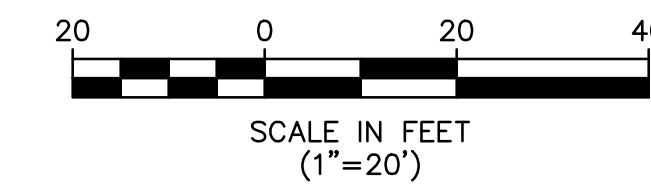
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP RECORDATION ACT", THE RESOLUTION OF APPROVAL, AND MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

LAND USE BOARD ENGINEER DATE

ZONE DATA

R-2.01 RESIDENTIAL ZONE DISTRICT REQUIREMENTS

Table comparing required vs. existing and proposed conditions for R-2.01 Residential Zone, including lot area, setbacks, and coverage.



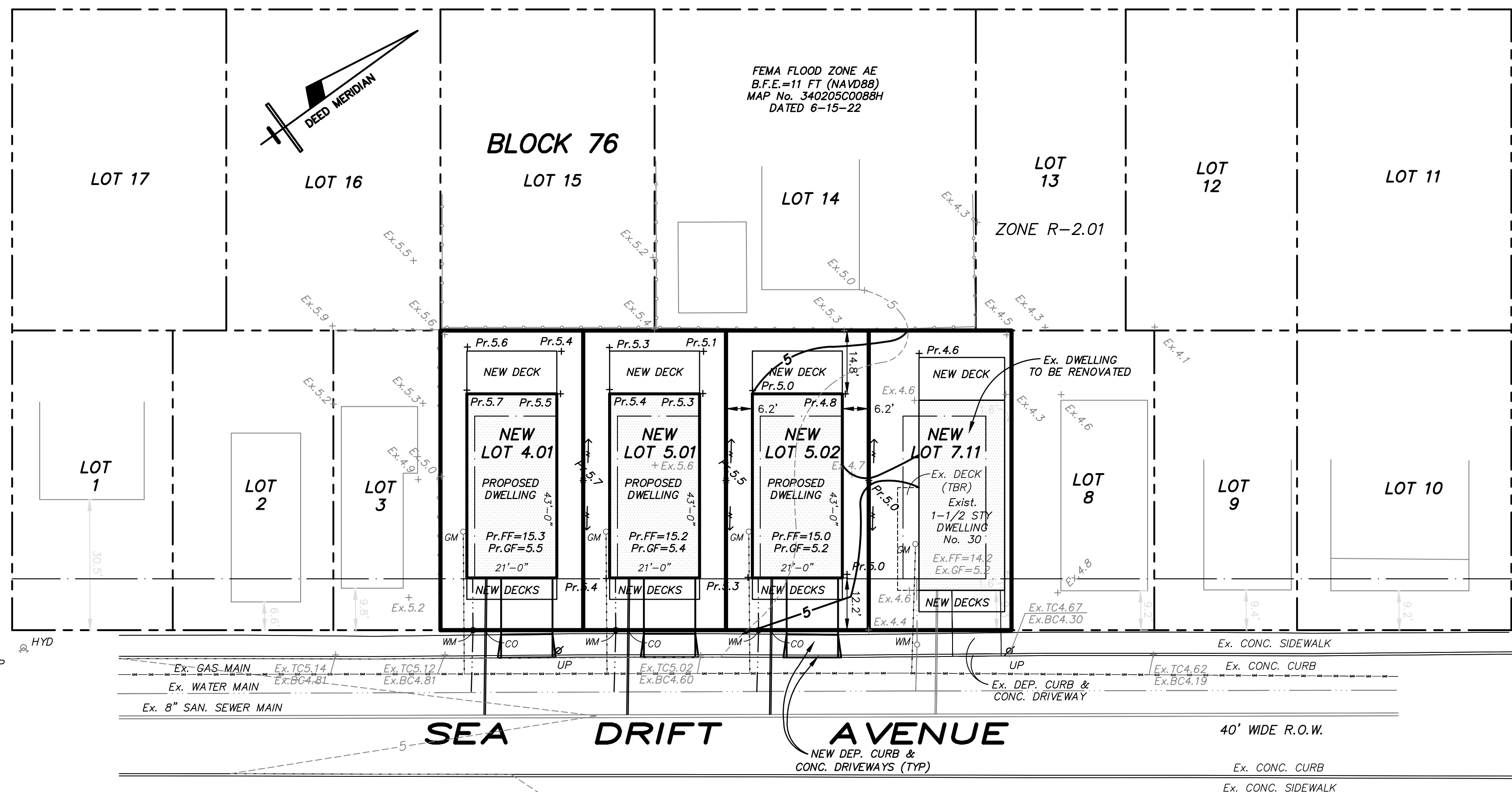
Professional seal and contact information for Eastern Civil Engineering, LLC, including address, phone, and project details.

BARBERIE AVENUE

40' WIDE R.O.W.

CHEERFUL PLACE
40' WIDE R.O.W.

RECREATION PLACE
40' WIDE R.O.W.

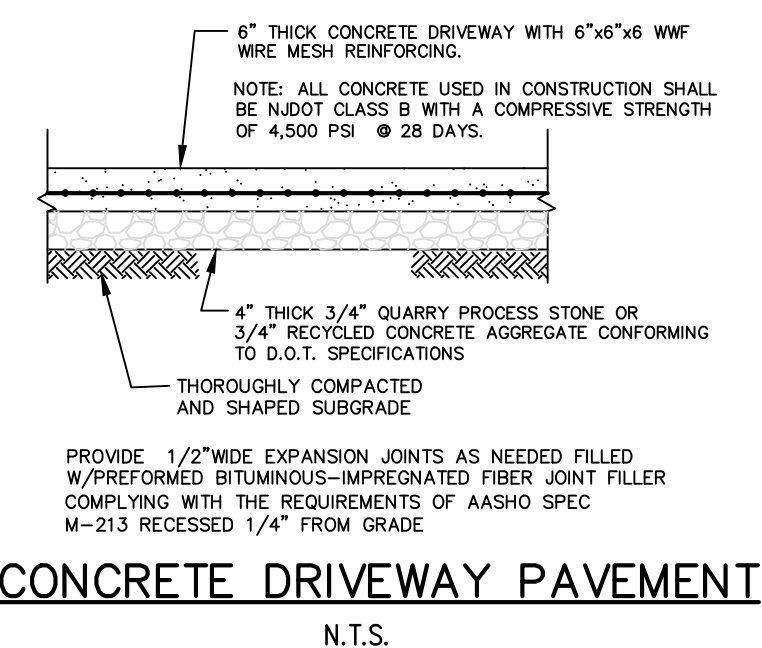
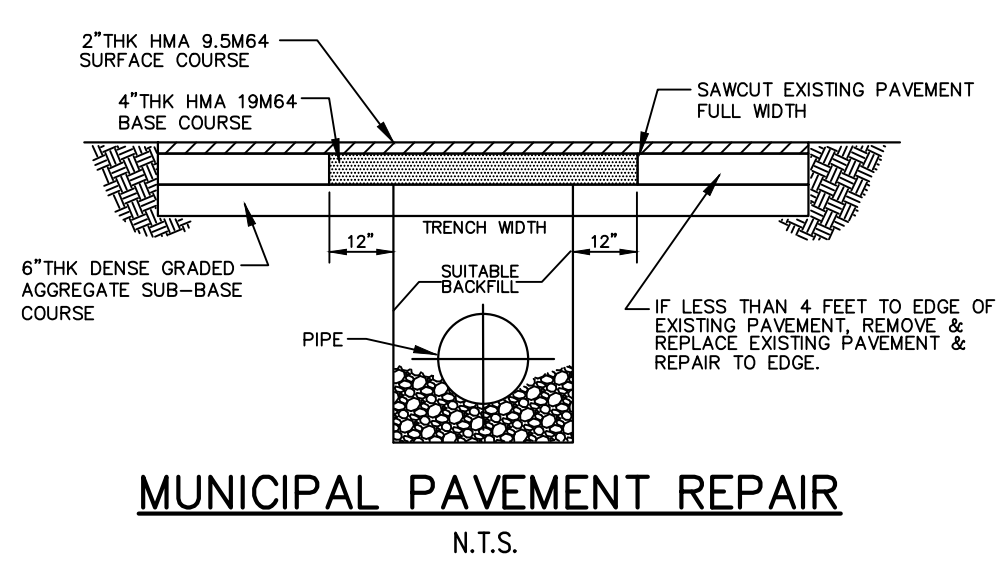
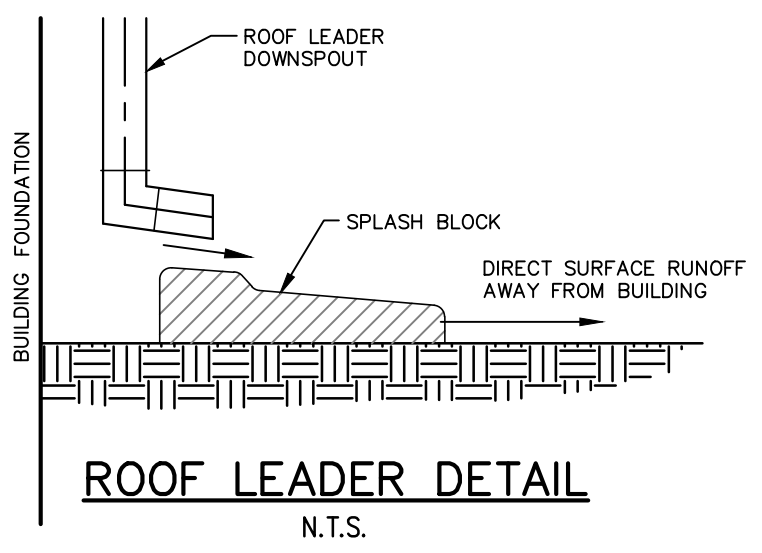


FEMA FLOOD ZONE AE
B.F.E.=11 FT (NAVD88)
MAP No. 340205CO088H
DATED 6-15-22

ZONE R-2.01

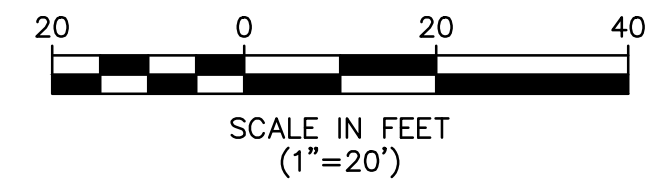
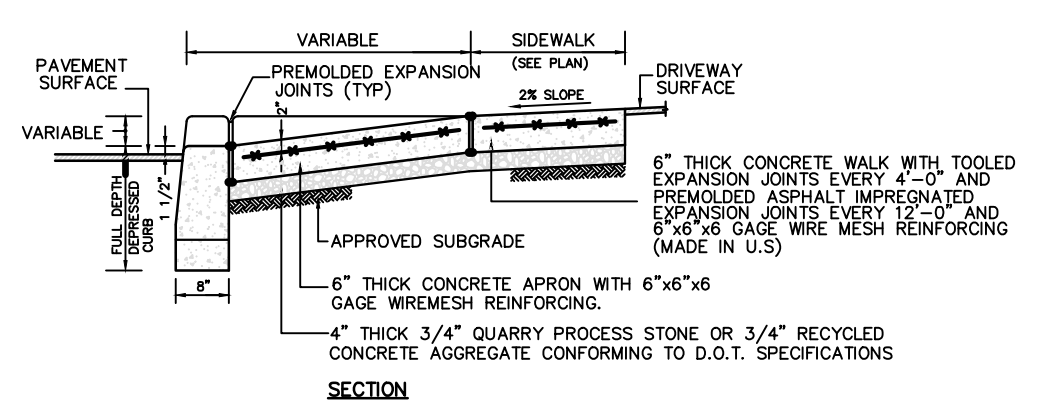
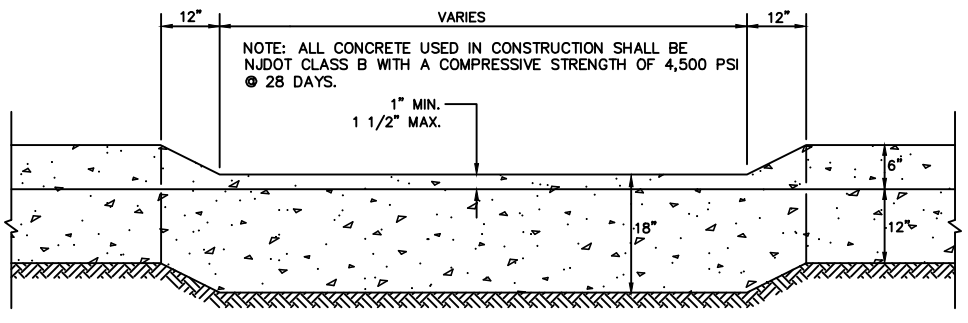
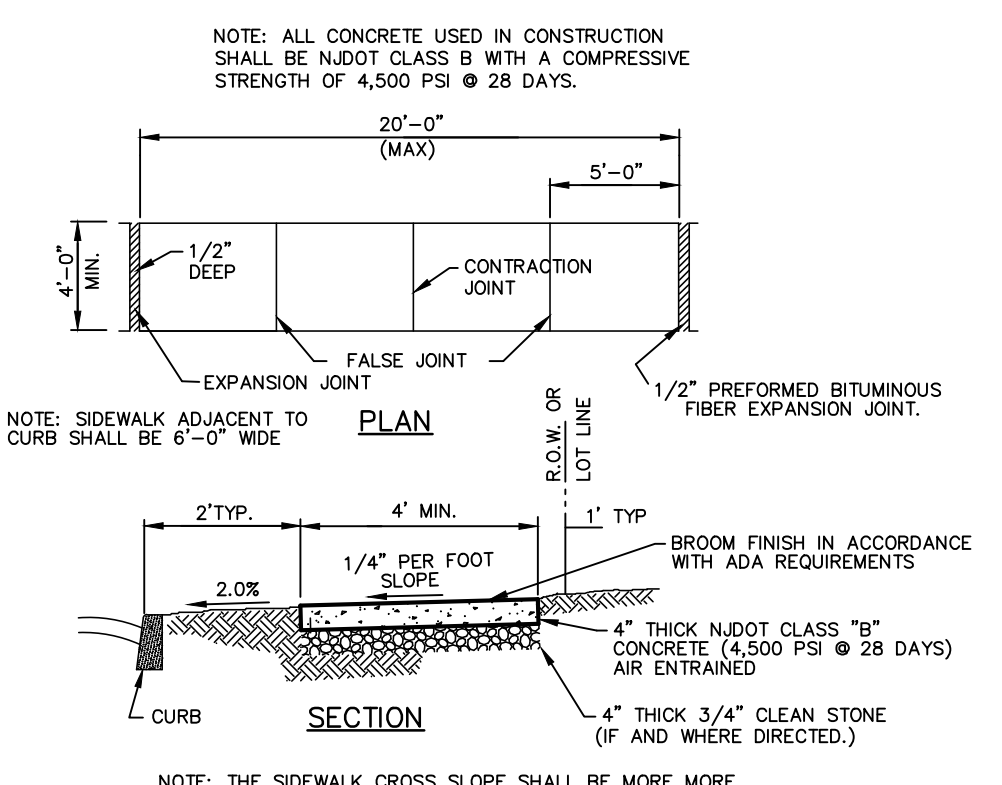
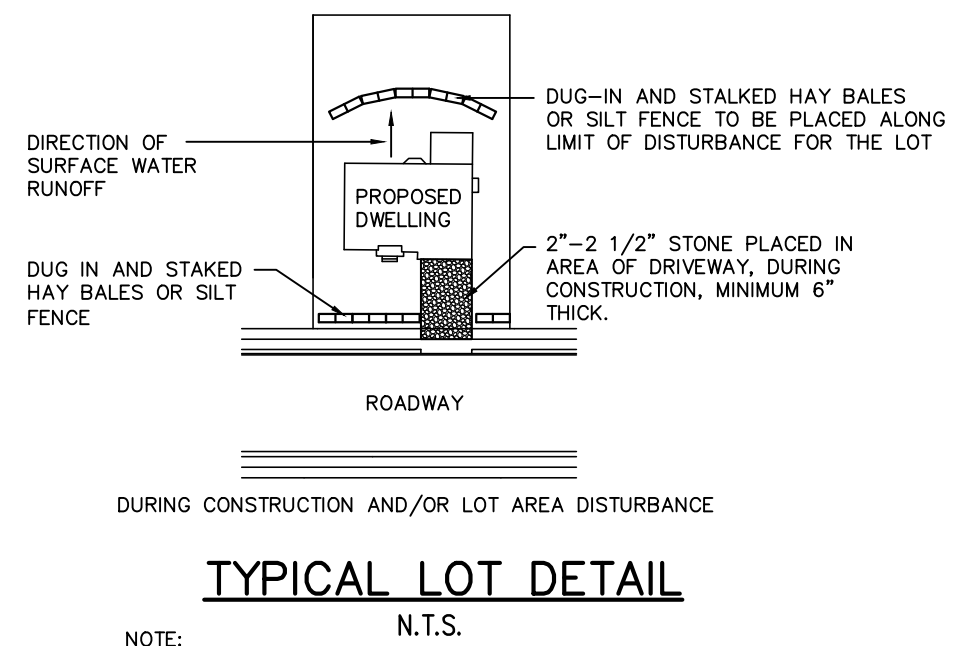
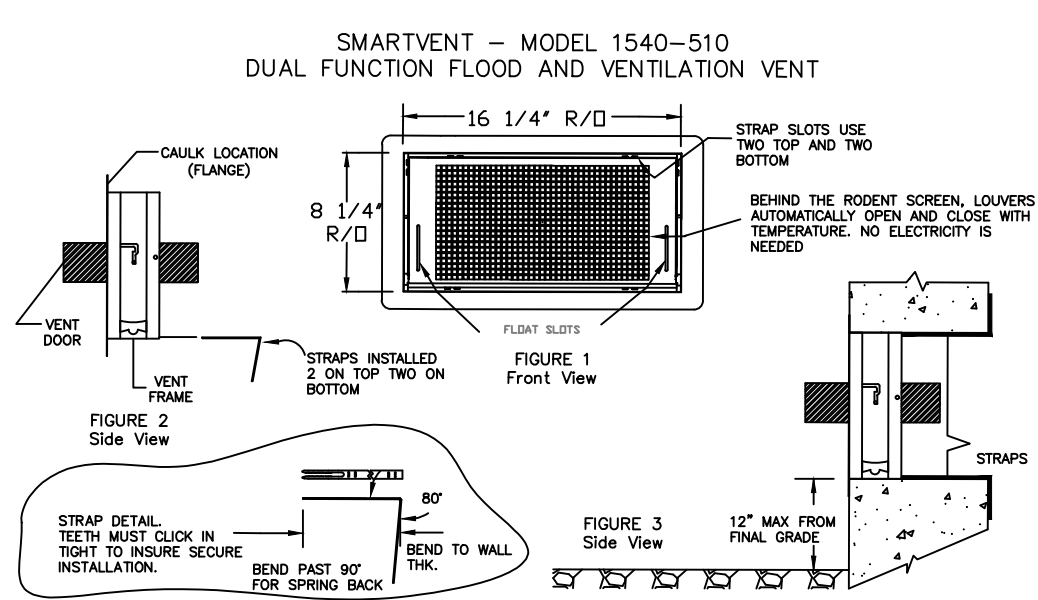
SEA DRIFT AVENUE

40' WIDE R.O.W.



REQUIRED NUMBER OF FLOOD VENTS:

ENCLOSED FOOTPRINT AREA = 903 SF (EACH)
SMARTVENT MODEL No. 1540-510 PROVIDES EQUALIZATION OF FLOOD WATERS WITH 1 VENT PER 200 SF OF FOOTPRINT AREA AS VERIFIED AND APPROVED BY FEMA AND NJDEP.
REQUIRED # VENTS = 903 SF X 1 VENT/200 SF = 4.5
TOTAL # VENTS PROVIDED = 5 (EACH)



OWNER/APPLICANT:
CATCHERMAN, LLC
68 SOUTH BAY AVENUE
HIGHLANDS, NJ 07732

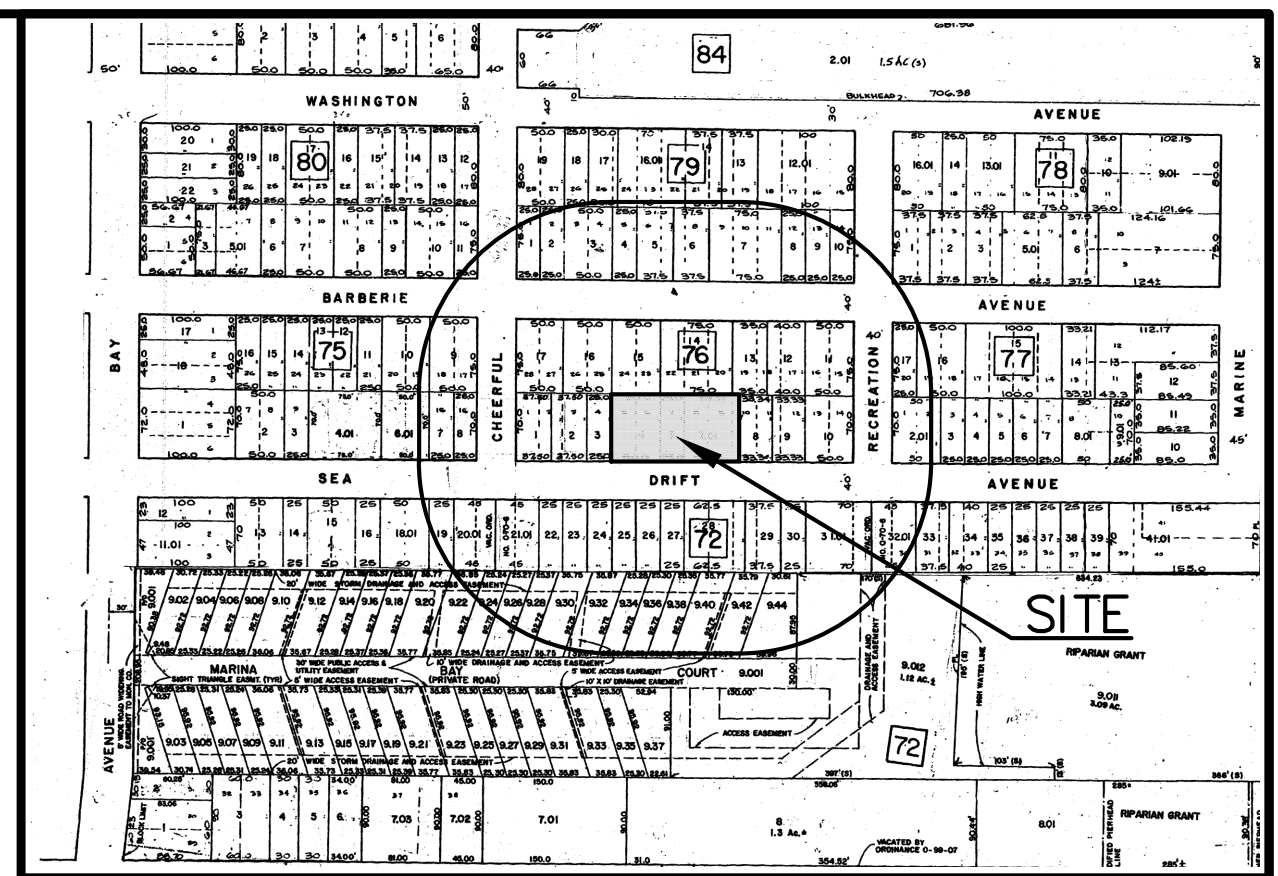
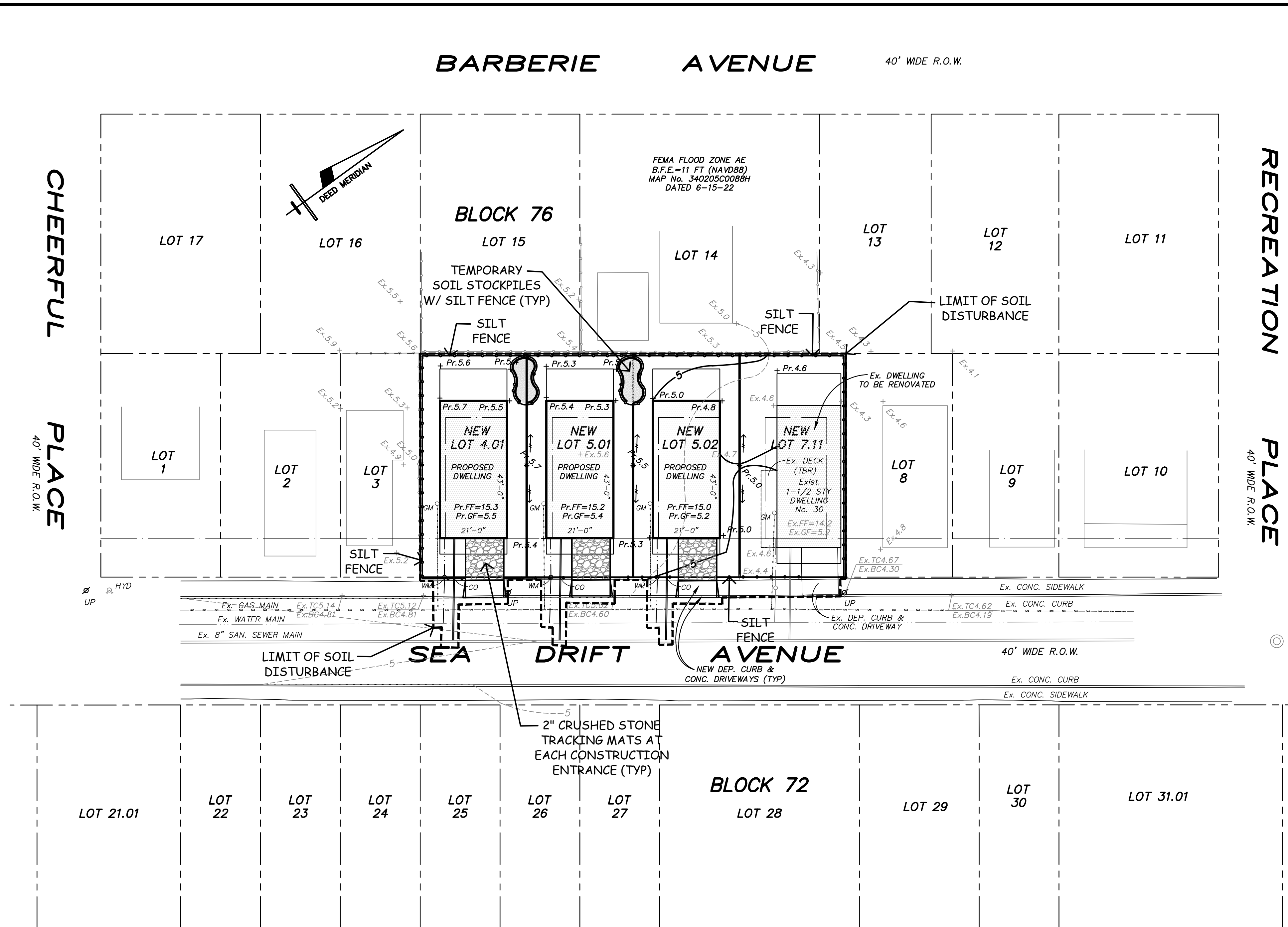
No.	DATE	REVISION	BY

EASTERN CIVIL ENGINEERING, LLC
CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN
31 GRAND TOUR, HIGHLANDS NJ 07732 PHONE: 732.872.7736

GRADING, DRAINAGE & UTILITY PLAN FOR
CATCHERMAN, LLC
BLOCK 76 LOTS 4, 5 & 7.01
TAX MAP SHEET No. 16
HIGHLANDS BOROUGH, MONMOUTH COUNTY, NEW JERSEY

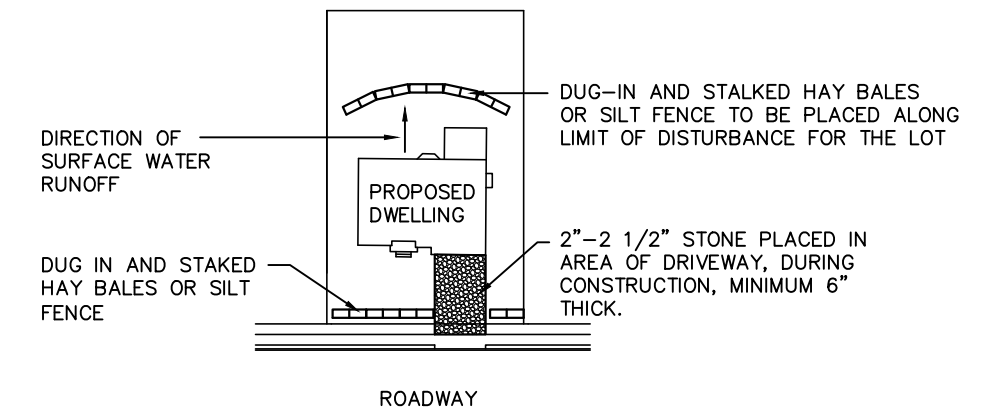
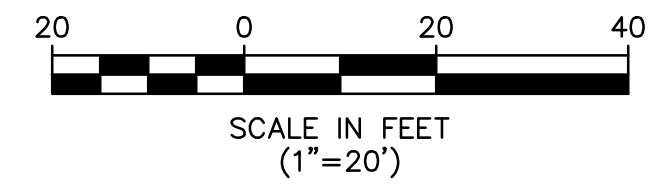
ANDREW R. STOCKTON
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LIC. NO. 35405

DATE:	SCALE:	DESIGN BY:	PROJECT NO.:	SHEET NO.:
12-27-22	1" = 20'	ARS	2202137	2 of 4



KEY MAP
1" = 200'+-

OWNER/APPLICANT:
CATCHERMAN, LLC
68 SOUTH BAY AVENUE
HIGHLANDS, NJ 07732



TYPICAL LOT DETAIL
N.T.S.

NOTE:
RESPONSIBILITY FOR PLACEMENT AND MAINTENANCE OF SOIL EROSION MEASURES ON ANY GIVEN LOT BELONGS TO THE PERSON(S) DOING THE DISTURBANCE OR CONSTRUCTION.

NOTE:
THIS PLAN SHALL BE USED FOR
SOIL EROSION & SEDIMENT CONTROL
MEASURES - ONLY !

No.	DATE	REVISION	BY

EASTERN CIVIL ENGINEERING, LLC
CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN
31 GRAND TOUR , HIGHLANDS NJ 07732 PHONE: 732.872.7736

SOIL EROSION & SEDIMENT CONTROL PLAN FOR CATCHERMAN, LLC BLOCK 76 LOTS 4, 5 & 7.01 TAX MAP SHEET No. 16		 ANDREW R. STOCKTON PROFESSIONAL ENGINEER & LAND SURVEYOR NEW JERSEY LIC. NO. 35405
HIGHLANDS BOROUGH, MONMOUTH COUNTY, NEW JERSEY		

DATE: 12-27-22	SCALE: 1" = 20'	DESIGN BY: ARS	PROJECT NO.:	SHEET NO.:
			2202137	3 of 4

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR A PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. FOR NEW ERECTION AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING, IF THE SEASON PERMITS THE ESTABLISHMENT OF TEMPORARY COVER. THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2-1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH (1") TO TWO INCH (2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF TEN (10) TONS PER ACRE, (OR 450 LBS PER 1,000 SF OF SURFACE AREA) AND COVERED WITH A COVER WITH A MINIMUM OF TWELVE (12) INCHES OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR TWENTY FOUR (24) INCHES WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT UNFITTED PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFITTED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE. ACCORDING TO THE CERTIFIED PLAN, STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERUIAL SOIL EROSION AND SEDIMENT CONTROL PLAN AN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SF IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

STABILIZATION WITH MULCH ONLY

1. SITE PREPARATION
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
2. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
3. PROTECTIVE MATERIALS
 - A. UN-ROOTED SMALL-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE-DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
 - B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 - C. WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
 - D. MULCH NETTING SUCH AS PAPER, JUTE, EXCELSOR, COTTON, OR PLASTIC MAY BE USED.
 - E. WOOD CHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2-INCHES MAY BE USED. WOOD CHIPS SHALL NOT BE USED WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
 - F. GRAVEL, CRUSHED STONE, OR SLAG AT A RATE OF 9 CUBIC YARDS PER 1,000 SF APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3-INCHES MAY BE USED. SIZE 3 OR 3 (ASTM C-33) IS RECOMMENDED.
4. MULCH ANCHORING

MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR TO MINIMIZE LOSS BY WIND OR WATER. THIS SHOULD BE ACCOMPLISHED BY:

 - A. PEG AND TWINE - DRIVE 8" TO 10" WOODEN STAKES TO WITHIN 2 TO 3 INCHES OF SURFACE EVERY 4- FEET IN EACH DIRECTION, AND SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS PATTERN;
 - B. MULCH NETTING - STAPLE PAPER, COTTON, OR PLASTIC NETTING OVER MULCH, USING DEGRADABLE NETTING IN AREAS TO BE MOVED;
 - C. CRIMPER MULCH ANCHORING CUTTING TOOL - A TRACTOR DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE;
 - D. LIQUID MULCH BINDER - APPLICATIONS SHOULD BE HEAVIER AT THE EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. USE ONE OF THE FOLLOWING: (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOLOGIC EFFECT OR IMPURE GROWTH OF TURF GRASS. USE AT RATES AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE. (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MOBILE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION OF MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS. NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
5. IRRIGATION (WHERE FEASIBLE)

IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY TOPS.
6. TOPDRESSING

SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED IN SECTION 2A - SEEDING PREPARATION IN THIS STANDARD, LOW-RATE OF TOPDRESSING IS MANDATORY. IT MUST BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 500 POUNDS PER ACRE OR 1 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.
7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

THE QUALITY OF PERMANENT VEGETATIVE STABILIZATION WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING, ESTABLISHING PERMANENT VEGETATION MEANS BOX VEGETATIVE COVER (OR THE SEEDER SPECIES) AND MOVED ONCE. NOTE: THIS DESIGNATION OF MOVED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE OBTAINED. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

SEQUENCE OF CONSTRUCTION

1. SITE CLEARING, DEMOLITION AND DE-CONSTRUCTION OF EXISTING IMPROVEMENTS, ESTABLISH LIMIT OF DISTURBANCE PER SILT FENCE / SEDIMENT BARRIER INSTALLATION, AND PLACE CONSTRUCTION ENTRANCE STONE TRACKING PAD (1 WEEK)
2. INSTALL INLET SILTATION PROTECTION AND SILT FENCE (1 DAY). DISTURBED AREAS SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES. (ON-GOING FROM COMMENCEMENT OF PROJECT).
3. ROUGH GRADING FOR NEW BUILDING AND DRIVEWAY AREAS - ALL EXPOSED SURFACES SHALL BE STABILIZED AS DEFINED IN SOIL EROSION AND SEDIMENT CONTROL NOTES. (1 WEEK PER LOT).
4. BUILDING CONSTRUCTION CONCURRENT WITH OTHER SITE WORK (9 MONTHS TO 1 YEAR PER LOT).
5. ESTABLISH FINISH GRADES AROUND BUILDING AND YARD AREAS, REMOVE SOIL STOCKPILE AREAS, PLACE AND ESTABLISH PERMANENT VEGETATIVE COVER (2 WEEKS PER LOT).
6. SUBSOIL COMPACTION REMEDIATION BY SCARIFICATION / TILLAGE TO A DEPTH OF 6-INCHES WITHIN RECOMMENDED AREAS AS SHOWN (1 DAY PER LOT).
7. REMOVE TEMPORARY ACCESS PROTECTION, SILT FENCE, AND INLET PROTECTION AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, AT THE DIRECTION OF SOIL CONSERVATION DISTRICT PERSONNEL.
8. PAVE PROPOSED DRIVEWAY AND COMPLETE FINAL LANDSCAPING. (1 WEEK PER LOT).

PERMANENT SEEDING SPECIFICATIONS

- METHODS AND MATERIALS
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
 - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
 - C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. SEEDBED PREPARATION
- A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FRIED, ACCORDING TO SOIL TEST RECOMMENDATIONS. SOIL SAMPLE MEASUREMENTS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NAJES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
 - B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH SHOULD BE ON THE GENERAL CONTROL. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - C. HIGH ACID PRODUCING SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL, HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

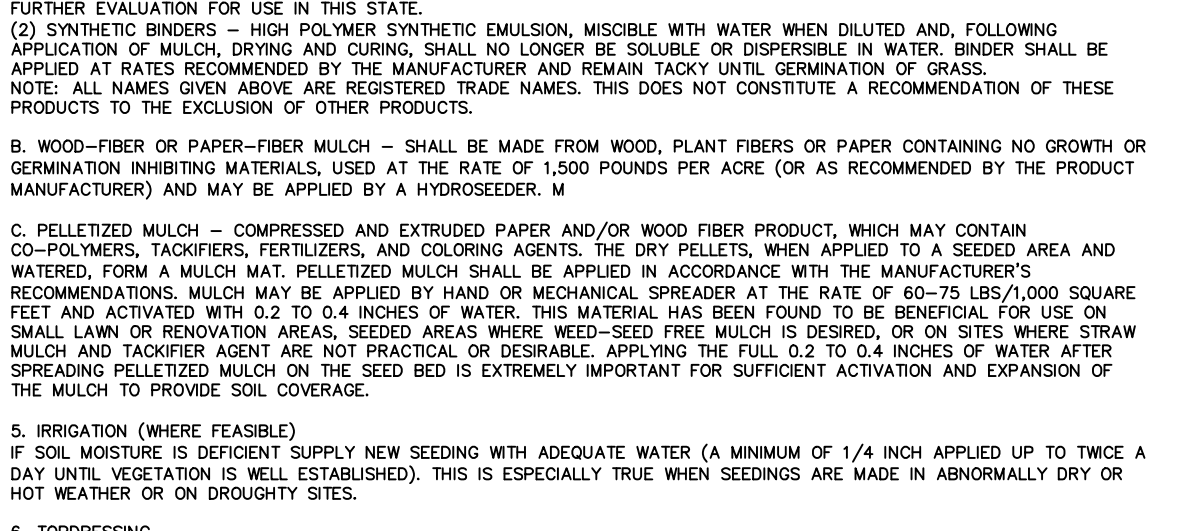
PERMANENT SEEDING

MIX #10 - TALL FESCUE	265 LBS/Ac
PERENNIAL RYE GRASS	20 LBS/Ac
WHITE CLOVER	5 LBS/Ac, OR
MIX #12 - TURF-TYPE TALL FESCUE	350 LBS/Ac, OR
MIX #15 - HARD FESCUE	130 LBS/Ac
CHEWINGS FESCUE	45 LBS/Ac
STRONG KEEPINGS RED FESCUE	45 LBS/Ac
PERENNIAL RYE GRASS	10 LBS/Ac

NOTE: SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.

1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING, ESTABLISHING PERMANENT VEGETATION MEANS BOX VEGETATIVE COVER (OR THE SEEDER SPECIES) AND MOVED ONCE.
2. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAINTAIN GROWTH AT HIGH TEMPERATURES, GENERALLY 80°F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
3. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAINTAIN GROWTH AT TEMPERATURES BELOW 80°F. MANY GRASSES BECOME ACTIVE AT 65°F. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL-SEASON GRASSES.
4. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDER OR CULTIPACKED SEEDS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR BRACING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TREATED SOIL.
5. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET DRAGON WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE PROMOTED.
6. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHOULD BE APPLIED TO THE TOPSOIL-BERIEDED MULCH MAY BE APPLIED TO A HYDROSEEDER FOLLOWING SEEDING. ALSO SEE SECTION 4-MULCHING BELOW. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL WHEN PEG OR SOIL CONTACT COVERING THEM. THERE IS A REDUCED SEED GERMINATION AND GROWTH.
7. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

- A. STRAW OR HAY, UNROOTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
- B. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.
- C. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
- D. USE ONE OF THE FOLLOWING: (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY DURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOLOGIC EFFECT OR IMPURE GROWTH OF TURF GRASS. USE AT RATES AS RECOMMENDED BY THE PROJECT MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE. (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MOBILE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION OF MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS. NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.



TYPICAL LOT DETAIL
N.T.S.

TEMPORARY SEEDING SPECIFICATIONS

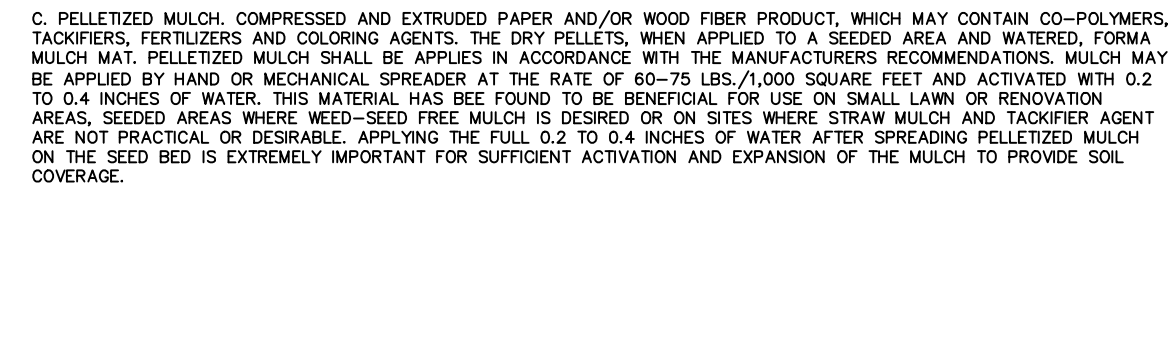
1. SITE PREPARATION
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
 - B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
 - C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES.
2. SEEDBED PREPARATION
 - A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MEASUREMENTS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
 - B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARRROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARRROW OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTROL. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
 - D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.
3. SEEDING
 - A. SELECT MIXTURE FROM THOSE LISTED BELOW OF AN APPROVED EQUAL AS SPECIFIED IN TABLE 7-2 OF THE STANDARD, AND APPLY AS NOTED BELOW.
4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

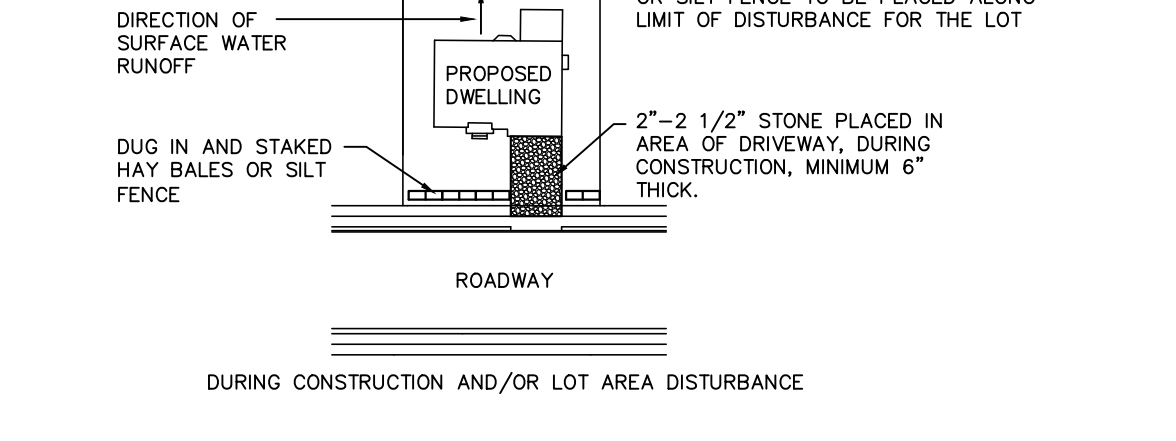
TEMPORARY SEEDING

MIX #1 - PERENNIAL RYE GRASS	100 LBS/Ac, OR
MIX #2 - SPRING OATS	86 LBS/Ac

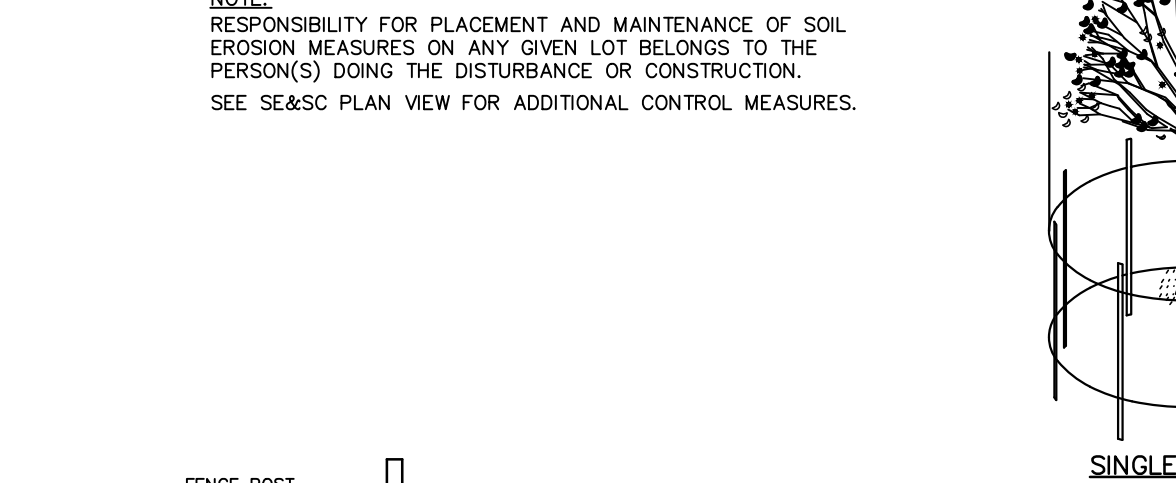
- A. STRAW OR HAY, UNROOTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
- B. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
- C. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
- D. USE ONE OF THE FOLLOWING: (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY DURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOLOGIC EFFECT OR IMPURE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE. (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MOBILE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION OF MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS. NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.



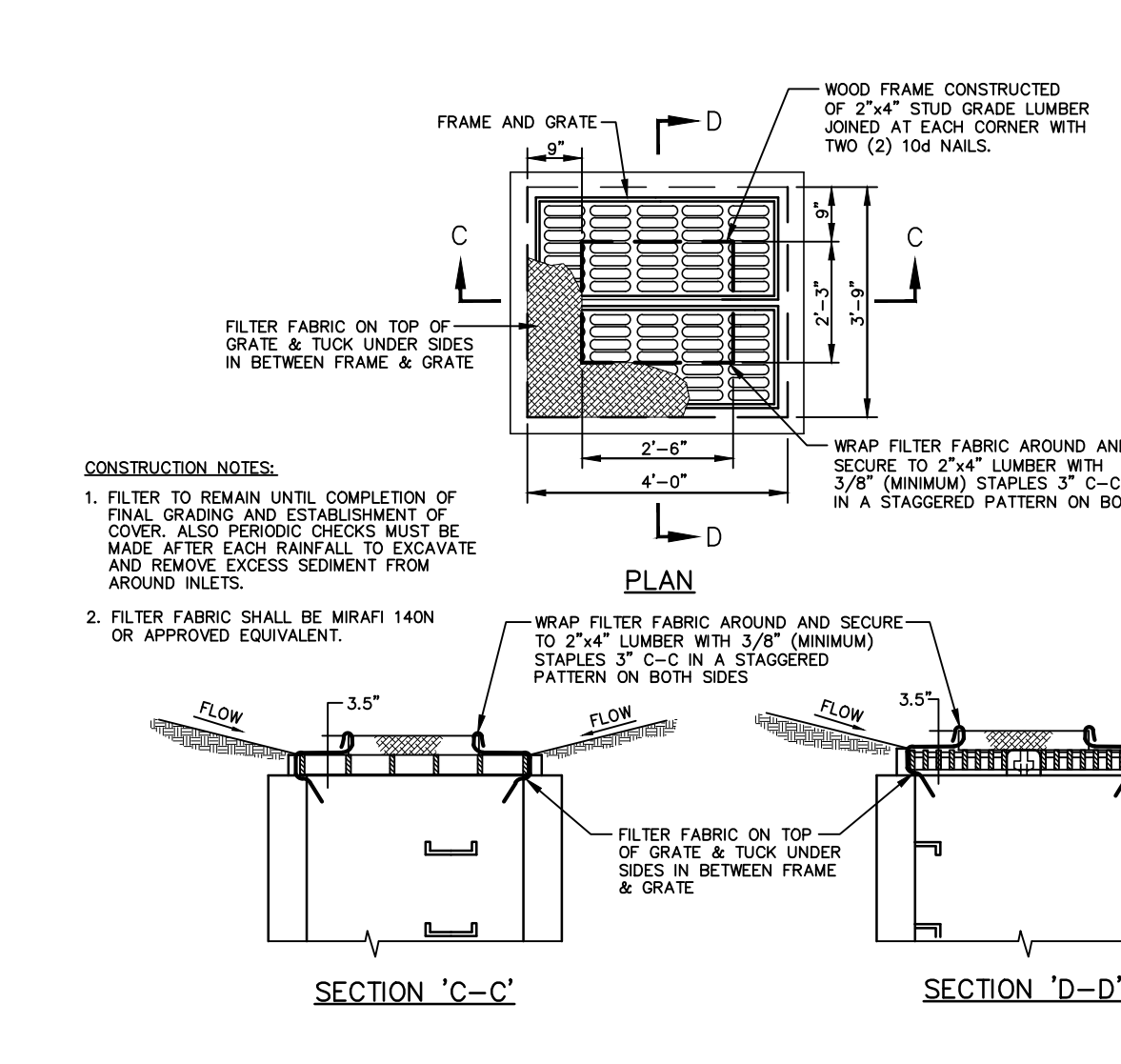
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N.T.S.



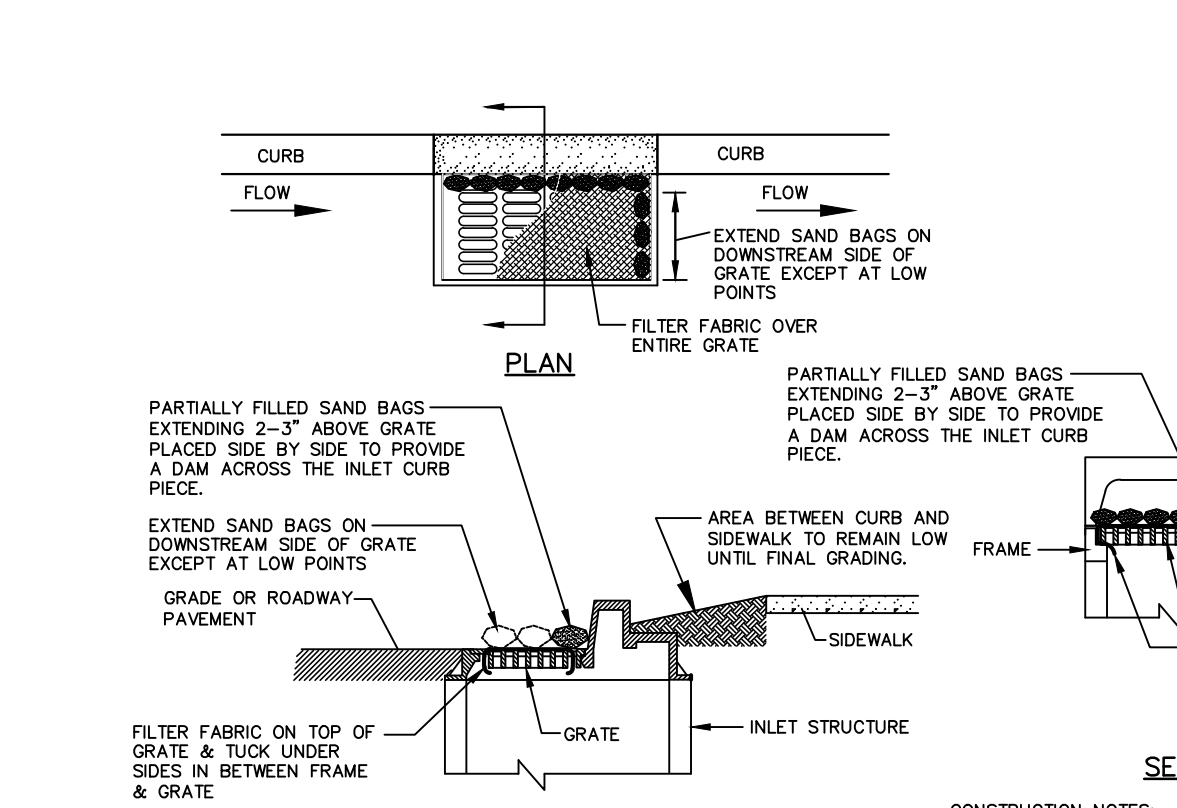
TYPICAL LOT DETAIL
N.T.S.



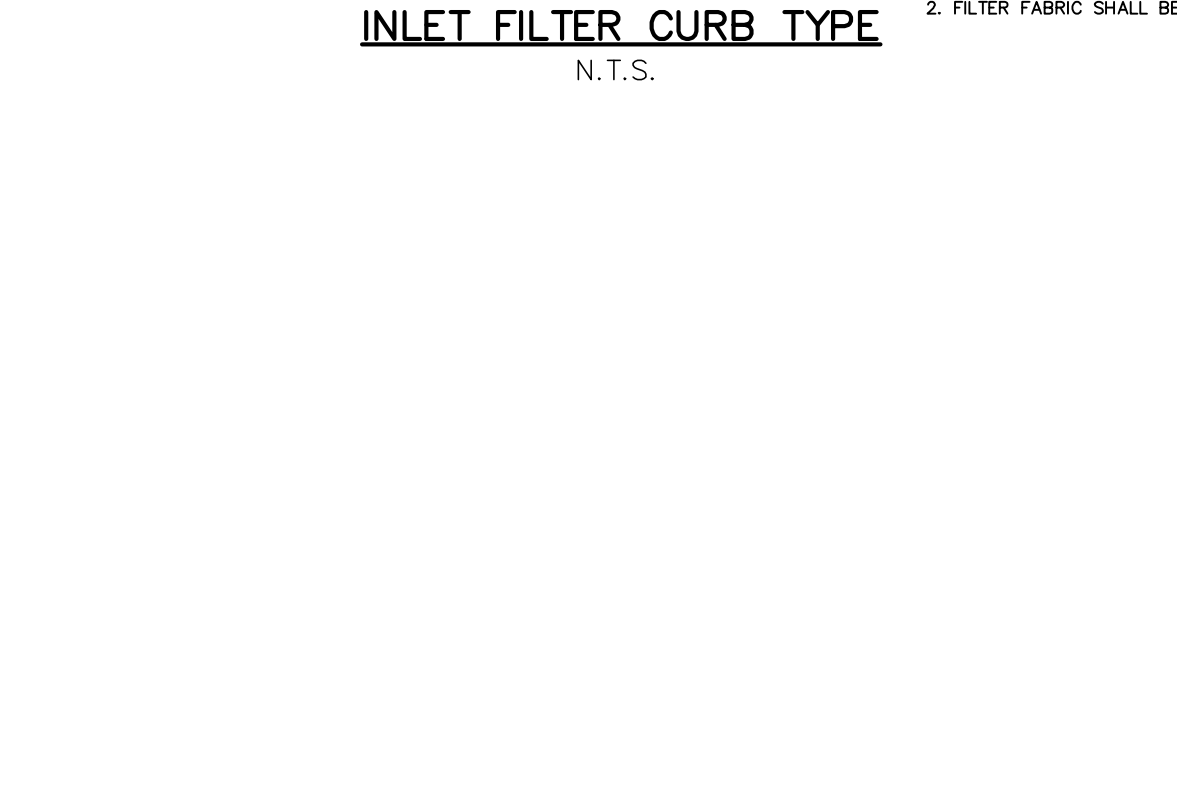
TEMPORARY TREE PROTECTION DETAIL
N.T.S.



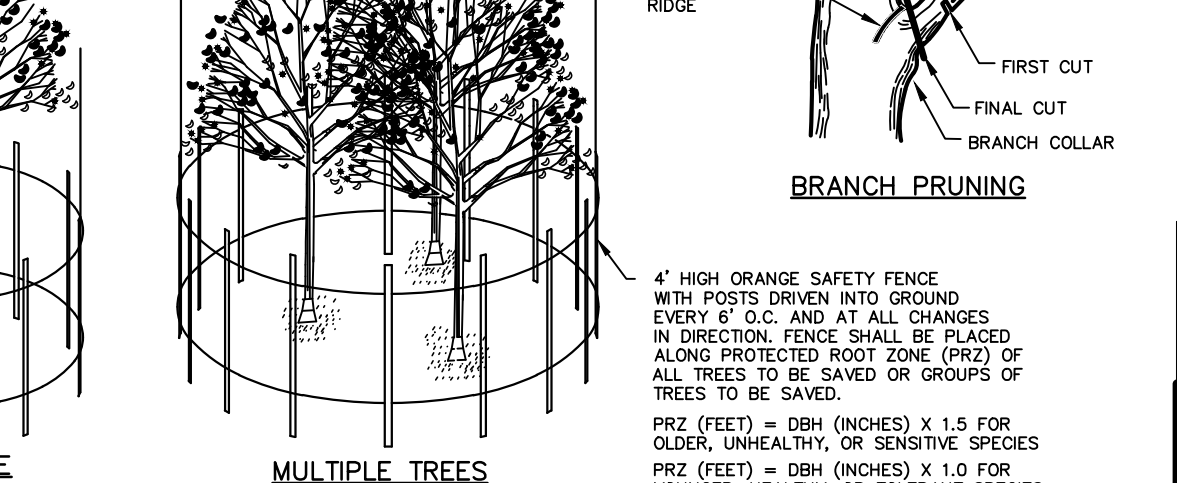
STABILIZED CONSTRUCTION ACCESS
N.T.S.



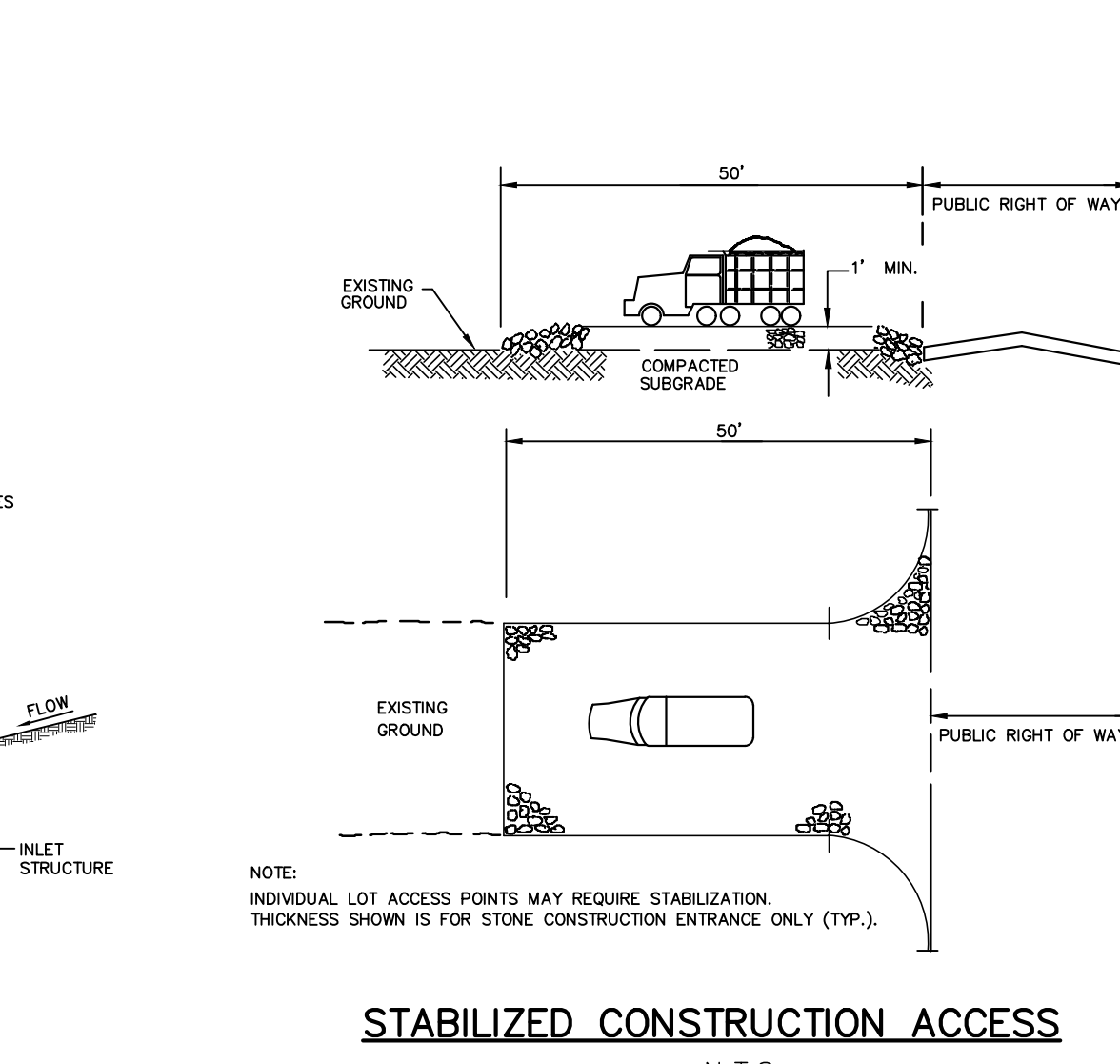
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N.T.S.



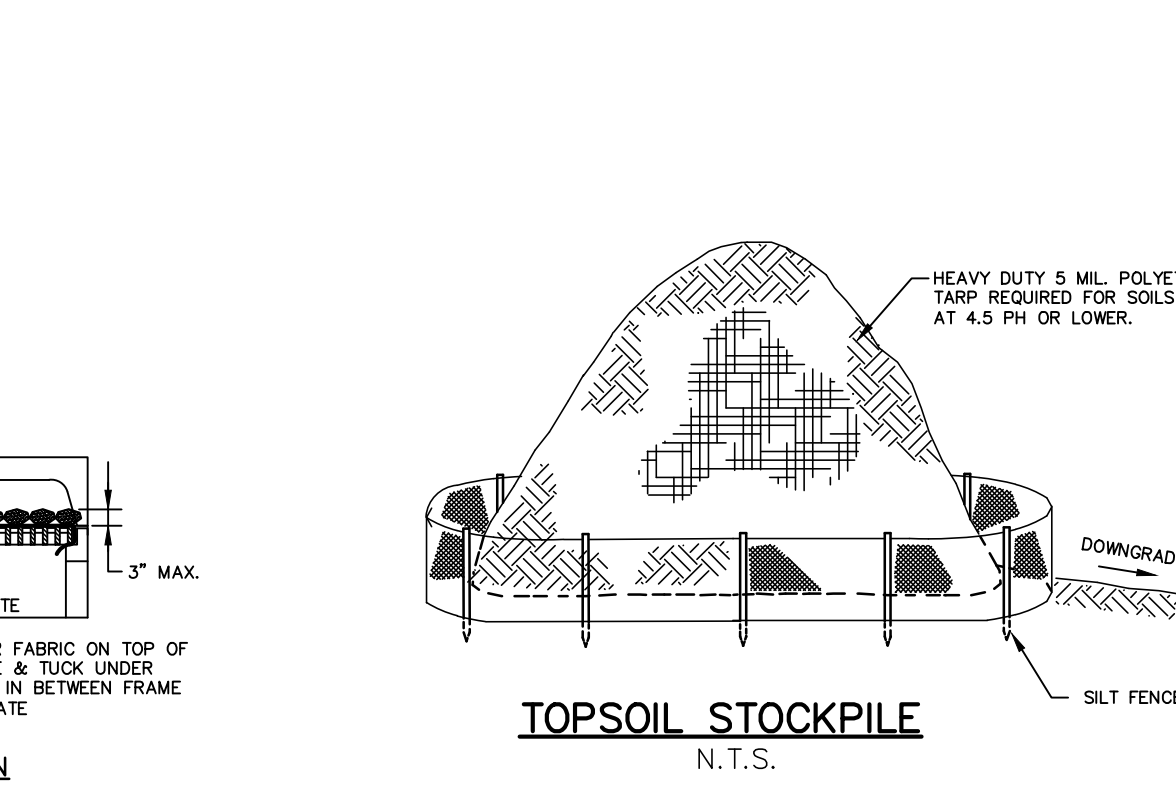
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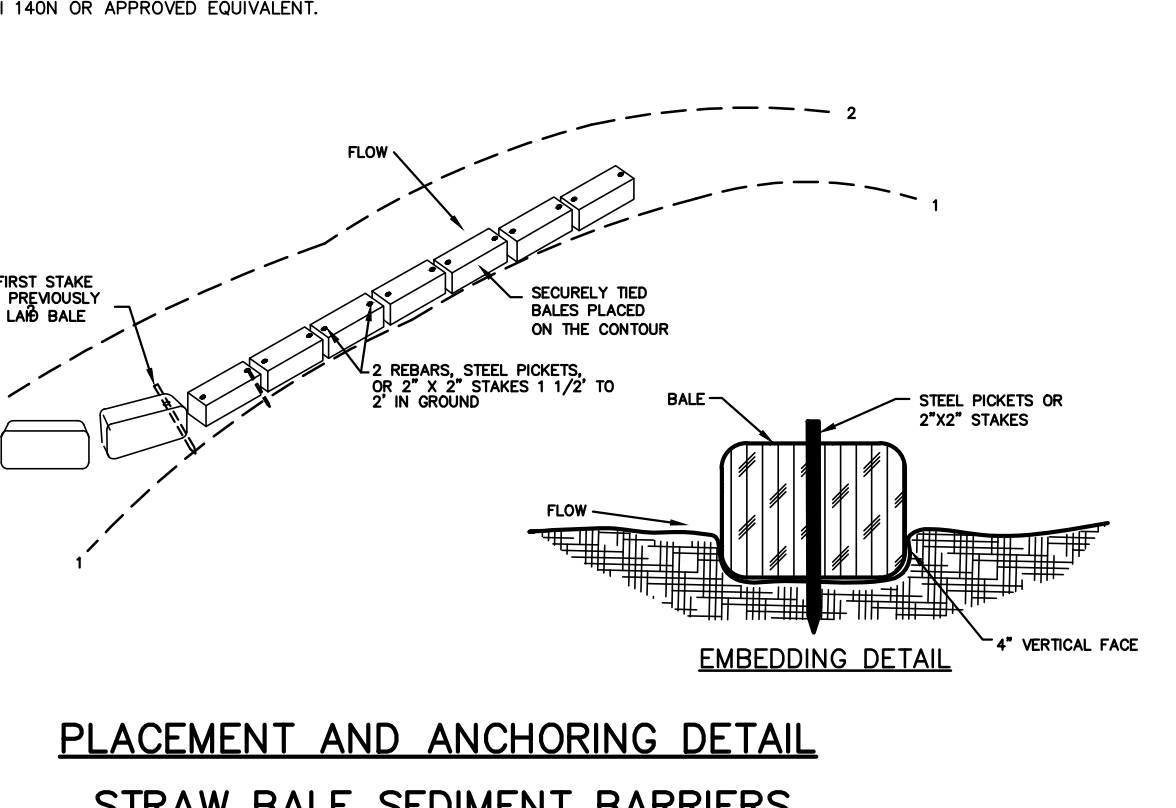
TEMPORARY TREE PROTECTION DETAIL
N.T.S.



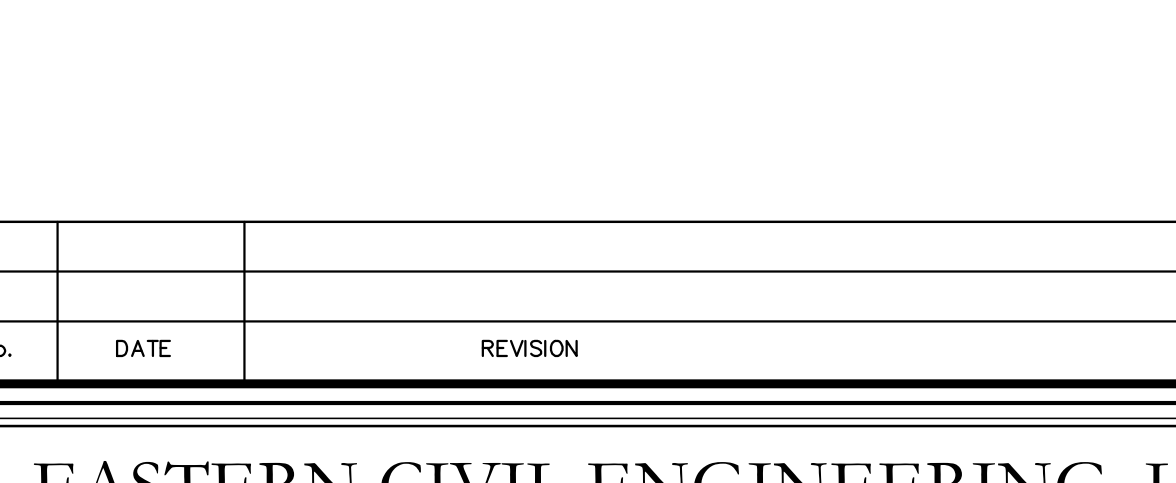
STABILIZED CONSTRUCTION ACCESS
N.T.S.



INLET FILTER CURB TYPE
N.T.S.



TYPICAL LOT DETAIL
N.T.S.



TEMPORARY TREE PROTECTION DETAIL
N.T.S.

No.	DATE	REVISION	BY
EASTERN CIVIL ENGINEERING, LLC CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN 31 GRAND TOUR , HIGHLANDS NJ 07732 PHONE: 732.872.7736			
SOIL EROSION & SEDIMENT CONTROL NOTES AND DETAILS			
CATCHERMAN, LLC BLOCK 76 LOTS 4, 5 & 7.01 TAX MAP SHEET No. 16			
HIGHLANDS BOROUGH, MONMOUTH COUNTY, NEW JERSEY			
DATE:	SCALE:	DESIGN BY:	PROJECT NO.:
12-27-22	1" = 20'	ARS	2202137
			SHEET NO.:
			4 of 4

MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

HALL OF RECORDS ANNEX
 ONE EAST MAIN STREET
 FREEHOLD, NEW JERSEY 07728-1255
 DEVELOPMENTREVIEW@CO.MONMOUTH.NJ.US
 (732) 431-7460

Subdivision Action

Our File # HMJ833

This is to inform the Borough of Highlands Planning Board
 that the Subdivision Application of Catcherman, LLC
 known as Catcherman, LLC

located in Tax Map Block 76 Lots 4, 5, 7.01

Owned by: Applicant

Drawn by: Eastern Civil Engineering

and dated 12/27/2022, was received in this office on 2/9/2023. On 2/27/2023 the following action
 was taken by the: X Development Review Committee Planning Director

X Preliminary Approval

This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

Note: County review is made only on items covered by statutory authority.

- Prior to final approval, the applicant shall submit the final plat, final plat fee (\$100.00) and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.



Joseph Barris, P.P., A.I.C.P., C.F.M.
 Director of Planning
 For the Development Review Committee

cc: Eastern Civil Engineering
 Catcherman, LLC
 Mark R. Aikins, Esq.
 J. Ettore; V. Cardone; R. Bragg; T. Lombardi; V. Zabat
 Highway Department
 Construction Official
 HMJ833 1414 PA

RECEIVED

MAR - 6 2023

LAND USE BOARD

MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

HALL OF RECORDS ANNEX
 ONE EAST MAIN STREET
 FREEHOLD, NEW JERSEY 07728-1255
 DEVELOPMENTREVIEW@CO.MONMOUTH.NJ.US
 (732) 431-7460

Subdivision Action

Our File # HMJ833

This is to inform the Borough of Highlands Planning Board

that the Subdivision Application of Catcherman, LLC

known as Catcherman, LLC

located in Tax Map Block 76 Lots 4, 5, 7.01

Owned by: Applicant

Drawn by: Eastern Civil Engineering

and dated 12/27/2022, was received in this office on 2/9/2023. On 2/27/2023 the following action

was taken by the: Development Review Committee Planning Director

Preliminary Approval

This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

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Joseph Barris, P.P., A.I.C.P., C.F.M.
 Director of Planning
 For the Development Review Committee

cc: Eastern Civil Engineering
 Catcherman, LLC
 Mark R. Aikins, Esq.
 J. Ettore; V. Cardone; R. Bragg; T. Lombardi; V. Zabat
 Highway Department
 Construction Official
 HMJ833 1414 PA

RECEIVED

MAR - 6 2023

LAND USE BOARD



HGPB- R2010

March 17, 2023
Via Email

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

**Re: Sea Drift Avenue, Catcherman, LLC
Block 76, Lot 4, 5, & 7.01
Review of Major Subdivision, Plat Requirements (completeness)
R-2.01 Zone**

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 21-58.B – Preliminary Subdivision Plat.

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

1. Land Use Board Application for Subdivision, dated February 23, 2023.
2. Proposed Preliminary/Final Major Subdivision Plan for lots 4, 5 & 7.01, prepared by Andrew R. Stockton, dated December 27, 2022.

This property falls within the R-2.01 zone of the Borough and single-family dwellings are permitted in the zone.

This application, while technically a “major subdivision”, will act more like a minor subdivision, as there are no proposed roadways, stormwater basins, lighting, etc. Each proposed lot will have frontage on an existing municipal street.

The following information was reviewed for completeness purposes pursuant to Ordinance Section 21-58.B:

Preliminary Subdivision Plat: The preliminary plat shall be designed in accordance with the provisions of this chapter, by a licensed New Jersey Land Surveyor and Professional Engineer, at a scale of not less than one (1) inch equals one hundred (100) feet, for consideration by the Board prior to the granting of preliminary approval. The plat shall show or be accompanied by sufficient information to establish the design, arrangement and dimensions of streets, lots and other planned features as to form, size and location. This information shall form the basis for the general terms and conditions upon which preliminary approval may be granted and shall include:

1. A key map at a scale not less than 1" = 400' showing the entire subdivision and its relation to the surrounding areas. **Provided.**
2. All existing structures, wooded areas and topographical features, such as slump blocks, within the tract to be subdivided and within seventy-five (75) feet thereof. **Provided.**
3. The name and address of all adjoining property owners, within two hundred (200) feet, as disclosed by the most recent municipal tax record. If there is no positive evidence of ownership, a certificate will be presented from the custodian of tax recorders to that effect. **Provided.**



Re: Sea Drift Avenue, Catcherman, LLC
Block 76, Lot 4, 5, &7.01
Review of Major Subdivision, Plat Requirements (completeness)
R-2.01 Zone

- 4. The tract name, date, reference meridian and graphic scale. **Provided.**
- 5. Name and address of the owner and applicant. **Provided.**
- 6. Certification that the applicant is the owner of the land or his authorized agent or that the owner has given consent under an option agreement. **Provided.**
- 7. Name and address, seal, signature and license number of the person who prepared the map. **Provided.**
- 8. Certificate from Tax Collector that all taxes and assessments for local improvements are paid to date. **Not provided.**
- 9. Certification statement for the required municipal signatures, stating: **Provided.**
 - o Application No. _____ approved/disapproved by the Highlands Land Use Board as a Preliminary Major Subdivision on _____.
(date)

Chairman

Secretary

- 10. Certification statement for the County Planning Board approval/disapproval, if required. **Not provided.**
- 11. The Tax Map sheet, block and lot numbers. **Provided.**
- 12. Acreage of tract to be subdivided, to the nearest hundredth of an acre. **Provided.**
- 13. Sufficient elevations or contours to determine the general slope and natural drainage of the land and the high and low points of the profiles of all proposed new streets, contours at five (5) foot intervals for slopes averaging ten (10%) percent or greater and at one (1) foot intervals for land of lesser slope. All land in the flood hazard area shall be referenced to NGVD (1929). **Provided.**
- 14. The location of existing and proposed property lines, streets, existing buildings, watercourses, bridges, culverts, drain pipes and any natural features such as wooded areas and rock formations, on-tract and within seventy-five (75) feet of the property. **Provided.**
- 15. The area, in square feet, of each lot. **Provided.**
- 16. Minimum street setback line and side and rear yard setback lines of each lot. **Provided.**
- 17. A copy of any proposed protective covenants or deed restrictions applying to the land being subdivided. **None reported.**
- 18. A grading plan showing existing and final contours (using no less than one (1) foot contours) of each lot. Spot elevations shall be provided in the flood hazard zone. **Provided.**
- 19. A soil erosion and sediment control plan, if 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. **Provided.**
- 20. Soil borings, where required by the Board Engineer. **Not applicable.**



Re: Sea Drift Avenue, Catcherman, LLC
Block 76, Lot 4, 5, &7.01
Review of Major Subdivision, Plat Requirements (completeness)
R-2.01 Zone

21. A wetlands statement provided by a qualified expert. **Not provided.**
22. Plans, profiles and cross sections of all proposed streets. **Not applicable.**
23. Stormwater 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. **Provided.**
24. Plans and profiles of proposed utility layouts, such as but not limited to sewers, storm drains, water, gas and electricity, showing feasible connections to existing or any proposed utility system. When an individual water supply or sewage disposal system, or both, is or are proposed, the plan for each such system must be approved by the appropriate local, County or State health agency. When a public sewer system is not available, the subdivider shall comply with the requirements of N.J.A.C. 7:9A for the installation of an on-site disposal system. The subdivider shall submit with the preliminary plat the results of all tests which are conducted, whether passing or failing the statutory requirements. The Borough reserves the right to supervise or witness all or any tests which are conducted, and the subdivider shall notify the Board of Health at least forty-eight (48) hours prior to the conducting of any tests. Any subdivision or part thereof which does not meet the requirements of this subsection or other applicable regulations shall not be approved. **Not applicable.**
25. Where public water is available, a certification from the municipal, private, or regional water supply agency that sufficient water is available for each proposed lot for the foreseeable needs of the subdivision. **Not provided.**
26. Where public sewers are available, a certification from the municipal or regional sewage authority that treatment capacity is available for each proposed lot for the foreseeable needs of the subdivision. **Not provided.**

At this point, adequate information has been provided for us to perform a technical review and fee calculation for the application. The applicant shall address all items noted above as “not provided” during the pendency of the application process.

UPON CONFIRMATION FROM THE BOARD SECRETARY THAT THE BALANCE OF ALL APPLICATION AND ESCROW FEES HAS BEEN DULY POSTED, THE FOLLOWING SHALL OCCUR:

1. The application shall be deemed **COMPLETE**.
2. The Board Secretary shall refer the application to the Board Chairman for consideration of scheduling the public hearing, and so notify the applicant and interested parties in writing regarding the public hearing date and any notice requirements.
3. The Board Engineer shall commence the technical review.



**Re: Sea Drift Avenue, Catcherman, LLC
Block 76, Lot 4, 5, &7.01
Review of Major Subdivision, Plat Requirements (completeness)
R-2.01 Zone**

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:EJC

cc: Michael Muscillo, Borough Administrator (via email)
Ron Cucchiaro, Esq., Land Use Board Attorney (via email)
Catcherman, LLC, applicant (rdavis704@verizon.net)
Andrew R. Stockton, P.L.S., applicant's surveyor (arstockton@gmail.com)

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Ave_B76_L4_Completeness.docx



HGPB- R2010

March 17, 2023
Via Email

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

**Re: Sea Drift Avenue, Catcherman, LLC
Block 76, Lot 4, 5, & 7.01
Review of Major Subdivision, Fee calculation
R-2.01 Zone**

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 for Subdivision, dated February 23, 2023.
2. Proposed Preliminary/Final Major Subdivision Plan for proposed lots 4, 5 & 7.01 , prepared by Andrew R. Stockton, dated December 27, 2022.

Please note the following fee calculations:

1. **Application fee: \$5,925.00**
2. **Escrow fee: \$11,850.00. (Given the nature of the application, I would recommend that the applicant post a total escrow of \$6,000 initially, inclusive of the initial deposit).**

The applicant shall post the balance of fees.

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

Att.

EWH:EJC

cc: Michael Muscillo, Borough Administrator (via email)
Ron Cucchiaro, Esq., Land Use Board Attorney (via email)
Catcherman, LLC, applicant (rdavis704@verizon.net)
Andrew R. Stockton, P.L.S., applicant's surveyor (arstockton@gmail.com)

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HGPB-R2010

DETERMINATION OF FEES
 Sea Drift Ave
 Block 76, Lot 4,5 & 7.01

A. APPLICATION FEES (Ord. 21-107)

A. Variances

3. Residential "c" (lot area x 4)	4	EA	\$	125.00	\$	500.00
Residential "c" (lot frontage x 4)	4	EA	\$	125.00	\$	500.00
Residential "c" (front yard setback x 1)	1	EA	\$	125.00	\$	125.00
Residential "c" (side yard setback x 1)	1	EA	\$	125.00	\$	125.00
Residential "c" (building coverage x 4)	4	EA	\$	125.00	\$	500.00
Residential "c" (lot depth x 4)	4	EA	\$	125.00	\$	500.00
Residential "c" (two side yard setbacks x 4)	4	EA	\$	125.00	\$	500.00
Residential "c" (rear yard setback x 4)	4	EA	\$	125.00	\$	500.00

B. Subdivisions

3. Major

b. Preliminary plat	1	EA	\$	500.00	\$	500.00
Per lot	4	EA	\$	50.00	\$	200.00
c. Final (50% of preliminary fee)	1	EA		50%	\$	1,975.00

TOTAL APPLICATION FEE

\$ 5,925.00

B. ESCROW FEES (Ord. 21-108)

B. Escrow Deposits (twice Application Fee; Minimum \$750)	2	EA	\$	5,925.00	\$	11,850.00
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Application fees subtotal \$ 5,925.00

Escrow fee subtotal \$ 11,850.00

Total \$ 17,775.00



HGPB- R2010

May 19, 2023
Via Email

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

**Re: Sea Drift Avenue, Catcherman, LLC
Block 76, Lot 4, 5, & 7.01
Single Family Residential (R-2.01) Zone
Major Subdivision w/ Bulk ‘C’ Variances
First Engineering 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.

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

1. Land Use Board Application for Subdivision, dated February 23, 2023.
2. Proposed Preliminary/Final Major Subdivision Plan for lots 4, 5 & 7.01, prepared by Andrew R. Stockton, dated December 27, 2022.

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

A. Project Description

The 9,333 square foot tract consists of three (3) existing lots. Existing Lot 4 (3,500 square feet) and existing Lot 5 (1,750 square feet) are currently vacant. Existing Lot 7.01 (4,083 square feet) contains an existing 1-1/2 story single-family dwelling. The site is located in the R-2.01 Single-Family Residential Zone.

With this proposal, the applicant is seeking preliminary major subdivision approval to create three (3) new 2,333 square foot lots and one (1) new 2,334 square foot lot. The applicant intends to construct three (3) new residential dwellings on proposed Lots 4.01, 5.01, & 5.02. The existing dwelling on proposed Lot 7.11 is to be renovated, with the addition of a front and a rear deck.

B. Zoning and Planning

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



Re: **Sea Drift Avenue, Catcherman, LLC
Block 76, Lot 4, 5, & 7.01
Single Family Residential (R-2.01) Zone
Major Subdivision w/ Bulk 'C' Variances
First Engineering Review**

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

2. The following bulk requirement summary is provided for the Board's reference. In accordance with Section 21-86 of the Ordinance, existing/proposed bulk deficiencies which require bulk 'c' variances are noted as follows:

Standard	R-2.01 Zone	Existing Lot 4	Existing Lot 5	Existing Lot 7.01	Prop. Lot 4.01	Prop. Lot 5.01	Prop. Lot 5.02	Prop. Lot 7.11
Min. Lot Area (sf)	3,750	3,500(E)	1,750(E)	4,083	2,333(V)	2,333(V)	2,333(V)	2,334(V)
Min. Lot Frontage/Width (ft)	50	50	25(E)	58.33	33.33(V)	33.33(V)	33.33(V)	33.33(V)
Min. Lot Depth (ft)	75	70(E)	70(E)	70(E)	70(V)	70(V)	70(V)	70(V)
Min. Front Yard Setback (ft)	20 (12*)	NA	NA	9.3(E)	12.2***	12.2***	12.2***	9.3(V)***
Min. Side Yard Setback (ft)	6	NA	NA	1.6 (E)	6.1	6.1	6.1	1.6(V)
	8	NA	NA	36.73	6.2 (V)	6.2 (V)	6.2 (V)	11.7
Min. Rear Yard Setback (ft)	20	NA	NA	16.3(E)	14.8(V)	14.8(V)	14.8(V)	16.3(V)
Max. Building Height (ft)	32.5**	NA	NA	<32.5	<32.5	<32.5	<32.5	<32.5
Max. Lot Coverage (%)	75	NA	NA	27.2	47.1	47.1	47.1	46.7
Max. Building Coverage (%)	33	NA	NA	24.7	38.7(V)	38.7(V)	38.7(V)	38.0(V)

(E) – Existing Nonconformity
(V) – Variance
NA – Not Applicable

* Or the average of the existing front yard setback within two hundred (200) feet in the same block and zone, per Ordinance Section 21-79B. The prevailing setback shall be the average setback of buildings on the same block in the same zone, but not less than the average of the setbacks of the buildings on the two (2) nearest adjacent lots and in no case, less than half the required setback.

** Where a dwelling is constructed or reconstructed to provide the required parking under the structure, the maximum height shall be increased by two and one-half feet (2.5').

*** Any deck that extends above the elevation of the first floor of the principal structure shall meet the setback requirements for that principal structure.



**Re: Sea Drift Avenue, Catcherman, LLC
Block 76, Lot 4, 5, & 7.01
Single Family Residential (R-2.01) Zone
Major Subdivision w/ Bulk 'C' Variances
First Engineering Review**

3. The applicant has calculated the average front yard setback of buildings on the subject block to be 12 feet. However, the plan also notes “new decks” on the fronts of the proposed dwellings. Ordinance Section 21-65.27 asserts that “any deck that extends above the elevation of the first floor of the principal structure shall meet the setback requirements for that principal structure”. The applicant should be prepared to define this potential additional relief that may be required.
4. It is noted that architectural plans were not provided with this submission. Certain bulk requirements cannot be confirmed without these (building height, meter platform requirements and setbacks, deck setbacks, etc.). The Board should determine if these plans should be required. The applicant should be aware that any future plot plans that need additional relief would have to come back to the Board.
5. As per Borough Ordinance §21-65.27A., decks shall not project into any yard to a point closer than three (3) feet from any lot line. The proposed decks on Lot 7.11 provide 1.6 feet to the side lot line. A variance may be required.

C. Site Requirements & Layout

1. The plans shall be revised to demonstrate if off-street parking will be provided which is in accordance with Borough Ordinance §21-65.14C. The applicant shall provide testimony on the adequacy of the proposed number of parking spaces for the dwellings.
2. The existing curbs along Sea Drift Avenue contain curb cuts and sidewalk depressions to the vacant lots, which are not shown on the plan. The plans shall be revised to show all existing curb and sidewalk depressions will be replaced with full height curb and sidewalk.
3. The limits of all proposed curb, sidewalk, and asphalt shall be clearly shown on the plans. Considering the extent of replacement necessitated by the proposed improvements, it is recommended that all sidewalk and curb is replaced along the property frontage.
4. We recommend milling, base repair where needed, and 2” surface course replacement across the frontage of the project up to either the centerline of the roadway, or the outer limits of the utility trenches, which ever extends further across Sea Drift Avenue.
5. Construction details for the proposed driveway apron and depressed curb shall be revised to provide driveway depression with slopes no greater than 12H:1V on the sidewalk approach and a 2% cross slope for ADA compliance.
6. Construction details for the proposed water and sewer connections shall be provided on the plans.

E. Grading, Drainage, & Utilities

1. The proposed development will not disturb an area exceeding 1 acre, nor will it create more than a quarter acre of new impervious surfaces. Therefore, the project is not considered a “major



**Re: Sea Drift Avenue, Catcherman, LLC
Block 76, Lot 4, 5, & 7.01
Single Family Residential (R-2.01) Zone
Major Subdivision w/ Bulk 'C' Variances
First Engineering Review**

development” as defined by NJAC. 7:8, and is not subject to the NJDEP Stormwater Management stormwater quantity, quality and recharge requirements of a major development.

2. While the project is not considered a major development, the applicant is proposing to increase impervious coverage by approximately 3,400 square feet. The applicant shall provide testimony confirming that the increase from pre- to post-development stormwater runoff is de minimis. Additional stormwater runoff mitigation measures may be required.
3. The plans shall be revised to ensure all grading is directed towards the roadway, and not towards adjacent properties. Runoff which cannot be directed towards the roadway should be mitigated through the use of stormwater management improvements.
4. The applicant shall confirm there will be no adverse drainage impacts to the adjacent properties as a result of the proposed improvements.
5. The applicant shall provide testimony regarding the suitability of existing utility connections and/or additional utility connections or improvements necessitated by the subject application.

F. Landscaping

1. Per Ordinance §21-65.10.A, 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. No landscaping is proposed.
2. The applicant has requested a waiver from providing street trees in accordance with Borough Ordinance §21-65.10.B. Testimony shall be provided to support this request. If no street tree are provided, it is recommended the equivalent number of street trees required are provided elsewhere on the lot, in accordance with this ordinance.

G. Miscellaneous

1. The project site is located within the "AE" flood zone with a Base Flood Elevation (BFE) of 11 feet. The applicant shall confirm the elevations on the individual architectural plans. Additionally, it is recommended that the applicant obtain an Elevation Certificate for the subject properties.

We defer further review to the Flood Plain Administrator and Construction Official for any applicable building requirements accordingly.

2. The project site is located in the Coastal Area Facilities Review Act (CAFRA) Zone. The applicant shall comply with any applicable NJDEP requirements (including Flood Hazard Area) and should confirm any specific restrictions and/or permitting requirements accordingly. We recommend a jurisdictional determination be provided. We defer further review to NJDEP.
3. The applicant shall provide testimony as to the proposed locations of any mechanical equipment including but not limited to A/C units and backup power generators.



**Re: Sea Drift Avenue, Catcherman, LLC
Block 76, Lot 4, 5, & 7.01
Single Family Residential (R-2.01) Zone
Major Subdivision w/ Bulk 'C' Variances
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4. The Building Department should review the architectural plans for ADA compliance.
5. The applicant will ultimately be obligated to comply with the Borough's Affordable Housing obligations/requirements.
6. The applicant should be aware that construction of habitable space below the base flood elevation could subject this space to inundation by floodwaters. This construction could also have an impact on the applicant's future flood insurance premiums. The applicant should clarify any/all uses of ground floor area.
7. Should this application ultimately secure Board approval, a plat consistent with the State's Title Recordation Act will be required.
8. Should this application ultimately secure Board approval, individual Plot Grading Plans will be required to be submitted for review by the Borough Engineer prior to the construction of the proposed dwellings.
9. Approvals or waivers should be obtained from any agencies having jurisdiction. These may include, but shall not be limited to, the following:
 - a. Monmouth County Planning Board
 - b. Freehold Soil Conservation District
 - c. New Jersey Department of Environmental Protection
 - d. Construction Office
 - e. DPU/DPW
 - f. Fire Official

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:GMM

cc: Michael Muscillo, Borough Administrator (via email)
Ron Cucchiaro, Esq., Land Use Board Attorney (via email)
Catcherman, LLC, Applicant (rdavis704@verizon.net)
Andrew R. Stockton, P.L.S., Applicant's Engineer/Surveyor (arstockton@gmail.com)



LAW OFFICES OF
BYRNES, O'HERN & HEUGLE

Sean F. Byrnes
Daniel J. O'Hern, Jr.°
Robert L. Heugle, Jr.*°

Loryn M. Lawson†
Shawn Wallach†
Donna M. Alkin†
John F. Byrnes

°R 1:40 Qualified Court-Approved Civil Mediator
*Certified by the Supreme Court of NJ as a Civil Trial Attorney (1996-2019)
†Licensed in New York

May 31, 2023

VIA FEDERAL EXPRESS

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

Re: 30-40 Seadrift Avenue, Highlands, NJ - Block 76 – Lots 4, 5 and 7.01

Dear Ms. Tran:

My office represents the applicant, Catcherman LLC. I enclose our Affidavit of Service, which attaches the Affidavit of Publication; Notice of Public Hearing to Property Owners; list of property owners within 200 feet of Block 76, Lots 4, 5 and 7.01; and original green receipt cards and white slips.

Thank you.

Very truly yours,

DANIEL J. O'HERN, JR.

w/enclosures

NOTICE OF PUBLIC HEARING

Borough of Highlands Land Use Board

PLEASE TAKE NOTICE that on **Thursday June 8, 2023 at 7:00 p.m.** a public hearing will be held before the Borough of Highlands Land Use Board (the "Board") in the Community Center, 22 Snug Harbor Avenue, Highlands, New Jersey, on the application of the undersigned that has been made to the Board.

The property in question is located at 30-40 Seadrift Avenue, in the Borough of Highlands, County of Monmouth, State of New Jersey, also known as Block 76, Lots 4, 5 and 7.01, on the Highlands Tax Map.

The property is located in the Borough's R-2.01 zone.

The applicant is seeking preliminary/final major subdivision plan approval with variance relief for the purpose of constructing single-family, two-story dwellings on each of the four proposed new lots. In addition to subdivision approval, the applicant is seeking the following variances to allow the proposed construction of the single-family, two-story residential dwelling on each of the proposed new lots: (i) variances are requested from Borough Ord. Section 21-86.A.4.a Schedule I, where minimum lot area is required to be 3,750 square feet, and each of the proposed new lots is 2,333 square feet (ii) variances are requested from Borough Ord. Section 21-86.A.4.A Schedule I, where minimum frontage is required to be 50 feet, and each of the proposed new lots is 33.33 feet; (iii) variances are requested from Borough Ord. Section 21-86.A.4.A Schedule I, where minimum lot depth is required to be 75 feet, existing lot depth is 70 feet for each of the proposed new lots; (iv) variance is requested from Borough Ord. Section 21-86.A.4.A Schedule I, where the minimum front yard setback is required to be 12 feet (20 feet or the average of the existing front yard setback within two hundred (200) feet in the same block and zone per Section 21-80), and 9.3 feet are existing on Lot 7.01 and proposed to remain on new Lot 7.11; (v) variance is requested from Borough Ord. Section 21-86.A.4.a Schedule I, where the minimum side yard setback is required to be 6 feet, 1.6 feet are existing on Lot 7.01 and proposed to remain on new Lot 7.11; (vi) variances are requested from Borough Ord. Section 21-86.A.4.a Schedule I, where the total of the two side yards is required to be 14 feet, 12.3 feet are proposed for new Lots 4.01, 5.01 and 5.02, and 13.3 feet are proposed for new Lot 7.11; (vii) variances are requested from Borough Ord. Section 21-86.A.4.a Schedule I, where the minimum rear yard setback is required to be 20 feet, and 14.8 feet are proposed for new Lots 4.01, 5.01 and 5.02, and 16.3 feet are existing on Lot 7.01 and

proposed to remain on new Lot 7.11. The Applicant shall also seek any other variance relief that the Board may deem necessary and/or appropriate.

You are in receipt of this notice because the above referenced property is within 200 feet of your property. You may appear either in person, or by agent, or by an attorney, and present any comments or objections to the granting of the relief being sought.

A copy of the application and all documents, plans or other papers filed in connection with this application are on file with the Board Secretary at the Board's Office located at 42 Shore Drive, Highlands, New Jersey, and may be inspected Monday through Friday, 9:00 a.m. to 4:00 p.m.

Daniel J. O'Hern, Jr., Esq.
Byrnes, O'Hern & Heugle,
LLC
195 East Bergen Place
Red Bank, New Jersey 07701
732-219-7711
Attorneys for the Applicant
Catcherman LLC

AFFIDAVIT OF PUBLICATION


Publisher's Fee \$53.68 Affidavit \$35.00

**STATE OF WISCONSIN
Brown County**

Personally appeared  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:

05/24/2023 A.D 2023


Notary Public State of Wisconsin County of Brown

4-6-27

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

Borough of Highlands Land Use Board

PLEASE TAKE NOTICE that on Thursday June 8, 2023 at 7:00 p.m. a hearing will be held before the Borough of Highlands Land Use Board (the "Board") in the Community Center, 22 Snug Harbor Avenue, Highlands, New Jersey, on the application of the undersigned that has been made to the Board, at which time and place all interested persons will be given an opportunity to be heard.

The property in question is located at 30-40 Seadrift Avenue, in the Borough of Highlands, County of Monmouth, State of New Jersey, also known as Block 76, Lots 4, 5 and 7.01, on the Highlands Tax Map.

The property is located in the Borough's R-2.01 zone.

The applicant is seeking preliminary/final major subdivision plan approval with variance relief for the purpose of constructing single-family, two-story dwellings on each of the four proposed new lots. In addition to subdivision approval, the applicant is seeking the following variances to allow the proposed construction of the single-family, two-story residential dwelling on each of the proposed new lots: (i) variances are requested from Borough Ord. Section 21-86.A.4.a Schedule I, where minimum lot area is required to be 3,750 square feet, and each of the proposed new lots is 2,333 square feet; (ii) variances are requested from Borough Ord. Section 21-86.A.4.(a) Schedule I, where minimum frontage is required to be 50 feet, and each of the proposed new lots is 33.33 feet; (iii) variances are requested from Borough Ord. Section 21-86.A.4.(a) Schedule I, where minimum lot depth is required to be 75 feet, and existing lot depth is 70 feet for each of the proposed new lots; (iv) variance is requested from Borough Ord. Section 21-86.A.4.(a) Schedule I, where the minimum front yard setback is required to be 12 feet (20 feet or the average of the existing front yard setback within two hundred (200) feet in the same block and zone per Section 21-80), and 9.3 feet are existing on Lot 7.01 and proposed to remain on new Lot 7.11; (v) variance is requested from Borough Ord. Section 21-86.A.4.a Schedule I, where the minimum side yard setback is required to be 6 feet, and 1.6 feet are existing on Lot 7.01 and proposed to remain on new Lot 7.11; (vi) variances are requested from Borough Ord. Section 21-86.A.4.a Schedule I, where the total of the two side yards is required to be 14 feet, and 12.3 feet are proposed for new Lots 4.01, 5.01 and 5.02, and 13.3 feet are proposed for new Lot 7.11; (vii) variances are requested from Borough Ord. Section 21-86.A.4.a Schedule I, where the minimum rear yard setback is required to be 20 feet, and 14.8 feet are proposed for new Lots 4.01, 5.01 and 5.02, and 16.3 feet are existing on Lot 7.01 and proposed to remain on new Lot 7.11. The Applicant shall also seek any other variance relief that the Board may deem necessary and/or appropriate.

A copy of the application and all documents, plans or other papers filed in connection with this application are on file with the Board Secretary at the Board's Office located at 42 Shore Drive, Highlands, New Jersey, and may be inspected Monday through Friday, 9:00 a.m. to 4:00 p.m.

Daniel J. O'Hern, Jr., Esq.
Byrnes, O'Hern & Heugle, LLC
195 East Bergen Place
Red Bank, New Jersey 07701
732-219-7711
Attorneys for the Applicant
Catcherman LLC
(\$53.68)

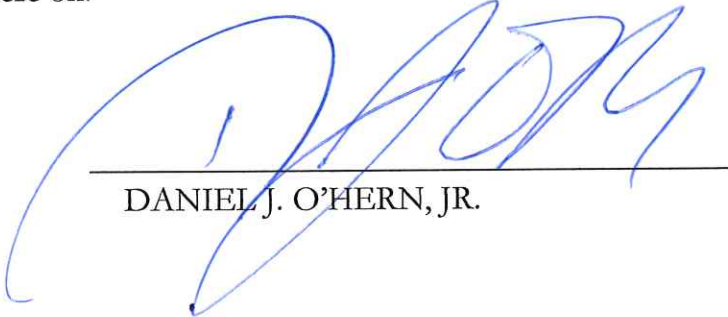
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**AFFIDAVIT OF SERVICE
BOROUGH OF HIGHLANDS LAND USE BOARD**

Attached to this Affidavit is a list of the property owners served, showing the method of service and date of service.

DANIEL J. O'HERN, JR., ESQUIRE, of full age, being duly sworn according to law, deposes and says that his business is located at Byrnes, O'Hern & Heugle, LLC, 195 E. Bergen Place, Red Bank, New Jersey 07701, and hereby acknowledges that the applicant has submitted an application to the Borough of Highlands Land Use Board in connection with the property known as Block 76, Lots 4, 5 and 7.01 and also known as 30-40 Seadrift Avenue, Highlands, New Jersey.

And that he gave written notice of the hearing for this application to any and all of the property owners affected, in the form attached, and according to the attached list, and in the manner, on the date indicated there on.



DANIEL J. O'HERN, JR.

Sworn to and subscribed before me

on this 31st day of May, 2023



ANNA L. DICARLO
Notary Public of New Jersey
My Commission Expires 10/12/2026





BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

Date Issued: May 16, 2023

CERTIFICATION OF 200-FOOT LIST

BLOCK 76 LOTS 4, 5, & 7.01

PROPERTY LOCATION: 30-40 Seadrift Ave., 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.*

Nancy Tran, Borough Clerk

5/16/2023 6:01 PM

* 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

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

200 Foot List for Block ^{76 NT} 746 Lot 4



200 Foot List Block 76 Lot 4

1319-72-9.001 BAKER S MARINA ON THE BAY LLC 190 BOUNDARY ROAD MARLBORO NJ 07746	1319-79-16.01 CAVALLO ARTHUR J 33 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-76-13 DESANTIS NICOLE M 31 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-75-10 PIOTROWSKA ANNA 55 BARBERIE AVENUE HIGHLANDS NJ 07732
1319-72-9.012 BAKER S MARINA ON THE BAY LLC 190 BOUNDARY ROAD MALBORO NJ 07746	1319-79-17 BENTHAM SHARON DELORES 18 ERICA RD LAKEWOOD NJ 08701	1319-76-14 GREGGINS DIANE KATHERINE 35 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-75-6.01 BURTON KELLI A & BONNIE M 54 SEADRIFT AVENUE HIGHLANDS NJ 07732
1319-76-5 CATCHERMAN LLC 68 SOUTH BAY AVENUE HIGHLANDS NJ 07732	1319-79-18 ANSTATT MICHAEL 43 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-76-15 MARRON CHRISTOPHER 39 BARBARIE AVENUE HIGHLANDS NJ 07302	1319-76-17 KAMATANI KATHLEEN 47 BARBARIE AVENUE HIGHLANDS NJ 07732
1319-76-4 CATCHERMAN LLC 68 SOUTH BAY AVENUE HIGHLANDS NJ 07732	1319-79-4 LIEPINS ERIK & JOHNSON ERICA 42 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-72-22 MCLAUGHLIN FRANK BERNARD 45 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-76-12 MILOT DEBORAH E 27 BARBARIE AVENUE HIGHLANDS NJ 07732
1319-80-11 KELLY TOM 50 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-79-5 WORTHINGTON CATHERINE & ROBERT 40 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-72-23 DALY KEVIN R 43 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-19 BASS CHARLES & DARREN & JORDAN 45 WASHINGTON AVE HIGHLANDS NJ 07732
1319-72-28 DIMARCO FRANK E 31 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-6 RADZIKOWSKI KAREN 36 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-72-24 KAHALY WILLIAM J & SUZANNE 117 REGENCY COURT MORGANVILLE NJ 07751	1319-79-3 BOMBAY HALEY N & MCGURK WILLIAM H 44 BARBERIE AVENUE HIGHLANDS NJ 07732
1319-72-30 CORNEJO CAROLA 25 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-7 LEIST DUANE 32 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-72-25 CARUSO LORRAINE 5 ELIZABETH WAY BOONTON TWP. NJ 07005	1319-72-31.01 SHANNON ENTERPRISES LLC 300 BAY AVENUE HIGHLANDS NJ 07732
1319-75-7 JONES MICHELLE L 52 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-1 48 BARBERIE AVE LLC 12 HARBOR COURT W LONG BRANCH NJ 07764	1319-72-26 CARNEVALE JOSEPH C. & LOIS P 200 PAGE AVENUE LYNDHURST NJ 07071	1319-72-9.20 GAILBREATH BRIAN A 126 MARINA BAY COURT HIGHLANDS NJ 07732
1319-75-9 DAVECAROL PROPERTIES LLC 85 POVERSHAM ROAD NUTLEY NJ 07110	1319-72-18.01 DENT ROBERT F 55 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-27 DIAMANTE GENEVIEVE 169 COMANCHE DRIVE OCEANPORT NJ 07757	1319-72-9.22 DIPISA JOANNE M 124 MARINA BAY COURT HIGHLANDS NJ 07732
1319-72-21.01 SMITH CHARLOTTE 47 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-19 PENSCO TRUST COMPANY LLC PO BOX 173859 DENVER CO 80217	1319-72-29 VACCARO TODD JR 27 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-9.24 MCENERNEY FRANCIS & JAYNE 122 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-10 CIRECO STEPHEN 22 SEADRIFT AVE HIGHLANDS NJ 07732	1319-72-20.01 TERWILLIGER STANLEY & KAREN 103 PRINCETON RD HAVERTON PA 19183	1319-76-1 46 SEA DRIFT LLC 79 WINDSOR PLACE GLEN RIDGE NJ 07028	1319-72-9.26 O HARA KATIE 120 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-11 JOHNSON EDGAR L & PAMELA L 160 HIGHLANDS AVENUE HIGHLANDS NJ 07732	1319-79-2 HANS POLLY 46 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-76-2 JARMUSZ KAREN 44 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-9.28 MCLEOD LAURIE E 118 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-7.01 CATCHERMAN LLC 68 SOUTH BAY AVENUE HIGHLANDS NJ 07732	1319-79-8 HUGHES ROBERT W & JOANNE 26 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-76-3 HOHN FRED 42 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-9.30 AHLBORN ROBERT F & CATHY M 116 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-8 PANAGIOTOU VERONICA MURILLO & IOAN 28 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-9 BROWNING VALERIE 24 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-75-8 CARMANO ARTHUR R JR & CHRISTINE M 50 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-9.32 LYONS TIMOTHY P 114 MARINA BAY COURT HIGHLANDS NJ 07732
1319-79-14 ROTH MICHAEL & MARY ANNE 31 WASHINGTON AVE HIGHLANDS NJ 07732	1319-76-9 MELE JUSTIN & DUNN DANIELLE 26 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-76-16 HICKS DEBRA ANN P.O. BOX 679 NAVESINK NJ 07752	1319-72-9.34 SWETLAND KIMBERLY A. 112 MARINA BAY COURT HIGHLANDS NJ 07719

200 List bl 76 lt 4

1319-72-9.36
GROSSMAN DAVID B. JEANNE F.
110 MARINA BAY COURT
HIGHLANDS NJ 07732

1319-72-9.38
BONET ADELITA
108 MARINA BAY COURT
HIGHLANDS NJ 07732

1319-72-9.40
GIAMMARINO MICHAEL
106 MARINA BAY COURT
HIGHLANDS NJ 07732

1319-72-9.42
REYNOLDS FRANCIS B.
104 MARINA BAY COURT
HIGHLANDS NJ 07732

1319-72-9.44
FEGLER SCOTT & NIGHTINGALE AMY G
102 MARINA BAY COURT
HIGHLANDS NJ 07732

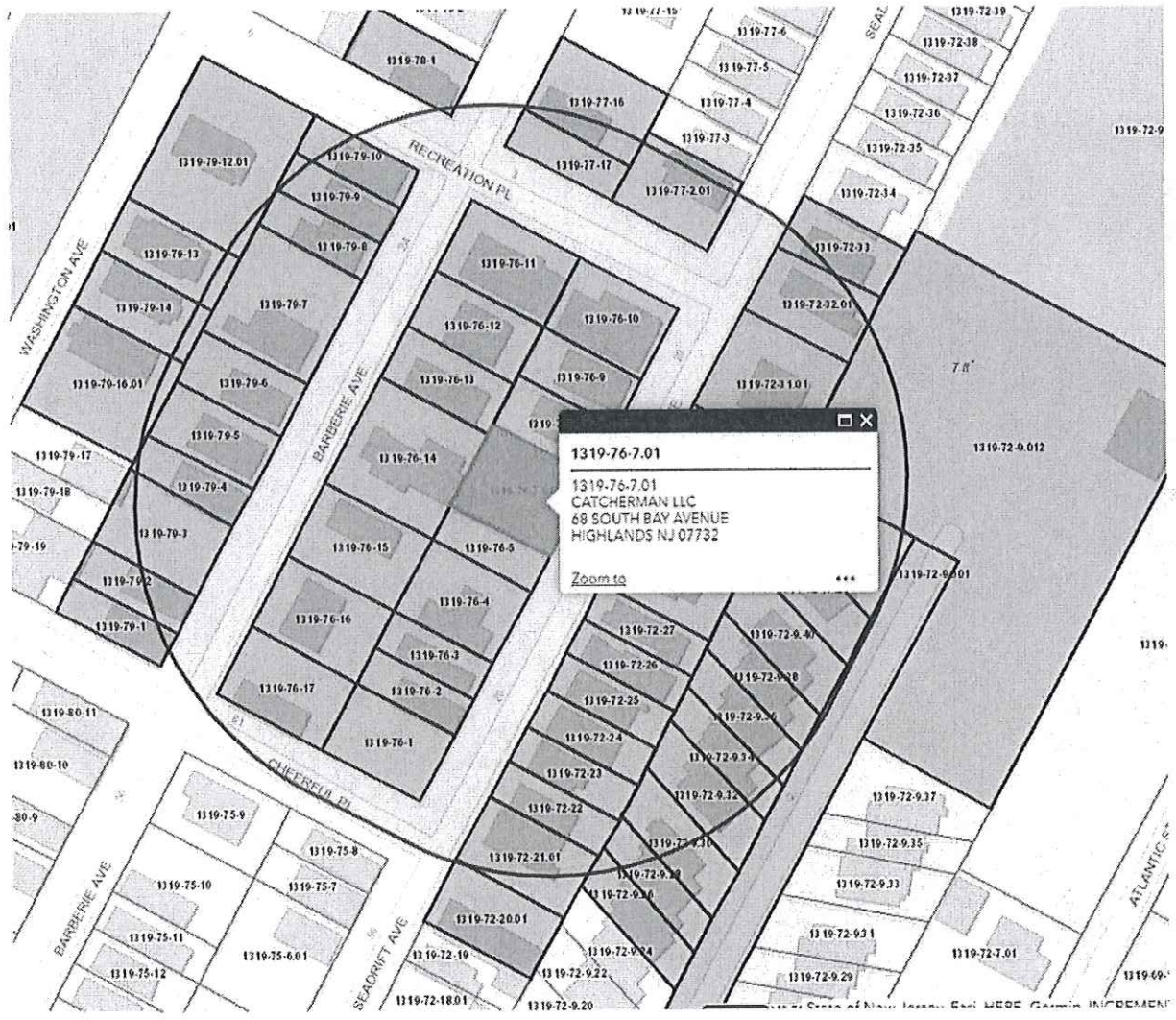
200 Foot List Block 76 Lot 5



200 Foot List Block 76 Lot 5

1319-72-9.001 BAKER S MARINA ON THE BAY LLC 190 BOUNDARY ROAD MARLBORO NJ 07746	1319-76-9 MELE JUSTIN & DUNN DANIELLE 26 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-25 CARUSO LORRAINE 5 ELIZABETH WAY BOONTON TWP. NJ 07005	1319-72-32.01 SACKOWITZ ISIDORE J&VINCELLI LAUREN 19 SEADRIFT AVENUE HIGHLANDS NJ 07732
1319-72-9.012 BAKER S MARINA ON THE BAY LLC 190 BOUNDARY ROAD MALBORO NJ 07746	1319-76-13 DESANTIS NICOLE M 31 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-72-26 CARNEVALE JOSEPH C. & LOIS P. 200 PAGE AVENUE LYNDHURST NJ 07071	1319-72-31.01 SHANNON ENTERPRISES LLC 300 BAY AVENUE HIGHLANDS NJ 07732
1319-76-5 CATCHERMAN LLC 68 SOUTH BAY AVENUE HIGHLANDS NJ 07732	1319-76-14 GREGGINS DIANE KATHERINE 35 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-72-27 DIAMANTE GENEVIEVE 169 COMANCHE DRIVE OCEANPORT NJ 07757	1319-72-9.24 MCENERNEY FRANCIS & JAYNE 122 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-4 CATCHERMAN LLC 68 SOUTH BAY AVENUE HIGHLANDS NJ 07732	1319-76-15 MARRON CHRISTOPHER 39 BARBARIE AVENUE HIGHLANDS NJ 07302	1319-72-29 VACCARO TODD JR. 27 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-9.26 O HARA KATIE 120 MARINA BAY COURT HIGHLANDS NJ 07732
1319-72-28 DIMARCO FRANK E 31 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-76-1 46 SEA DRIFT LLC 79 WINDSOR PLACE GLEN RIDGE NJ 07028	1319-72-20.01 TERWILLIGER STANLEY & KAREN 103 PRINCETON RD HAVERTON PA 19183	1319-72-9.28 MCLEOD LAURIE E 118 MARINA BAY COURT HIGHLANDS NJ 07732
1319-72-30 CORNEJO CAROLA 25 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-76-2 JARMUSZ KAREN 44 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-2 HANS POLLY 46 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-72-9.30 AHLBORN ROBERT F. & CATHY M 116 MARINA BAY COURT HIGHLANDS NJ 07732
1319-72-21.01 SMITH CHARLOTTE 47 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-76-3 HOHN FRED 42 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-4 LIEPINS ERIK & JOHNSON ERICA 42 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-72-9.32 LYONS TIMOTHY P 114 MARINA BAY COURT HIGHLANDS NJ 07732
1319-79-14 ROTH MICHAEL & MARY ANNE 31 WASHINGTON AVE HIGHLANDS NJ 07732	1319-75-8 CARMANO ARTHUR R JR & CHRISTINE M 50 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-5 WORTHINGTON CATHERINE & ROBERT 40 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-72-9.34 SWETLAND KIMBERLY A 112 MARINA BAY COURT HIGHLANDS NJ 07719
1319-79-16.01 CAVALLO ARTHUR J 33 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-76-16 HICKS DEBRA ANN P.O. BOX 679 NAVESINK NJ 07752	1319-79-6 RADZIKOWSKI KAREN 36 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-72-9.36 GROSSMAN DAVID B JEANNE F. 110 MARINA BAY COURT HIGHLANDS NJ 07732
1319-79-17 BENTHAM SHARON DELORES 18 ERICA RD LAKEWOOD NJ 08701	1319-79-8 HUGHES ROBERT W & JOANNE 26 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-79-7 LEIST DUANE 32 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-72-9.38 BONET ADELITA 108 MARINA BAY COURT HIGHLANDS NJ 07732
1319-75-9 DAVECAROL PROPERTIES LLC 85 POVERSHAM ROAD NUTLEY NJ 07110	1319-79-9 BROWNING VALERIE 24 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-79-1 48 BARBERIE AVE LLC 12 HARBOR COURT W. LONG BRANCH NJ 07764	1319-72-9.40 GIAMMARINO MICHAEL 106 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-7.01 CATCHERMAN LLC 68 SOUTH BAY AVENUE HIGHLANDS NJ 07732	1319-79-10 RITTER PAUL 22 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-79-13 SEYLAZ JOHN W & GERALDINE M 27 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-72-9.42 REYNOLDS FRANCIS B. 104 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-8 PANAGIOTOU VERONICA MURILLO & IOAN 28 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-22 MCLAUGHLIN FRANK BERNARD 45 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-76-17 KAMATANI KATHLEEN 47 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-72-9.44 FEGLER SCOTT & NIGHTINGALE AMY G 102 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-10 CIRECO STEPHEN 22 SEADRIFT AVE HIGHLANDS NJ 07732	1319-72-23 DALY KEVIN R 43 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-76-12 MILOT DEBORAH E 27 BARBARIE AVENUE HIGHLANDS NJ 07732	
1319-76-11 JOHNSON EDGAR L & PAMELA L 160 HIGHLANDS AVENUE HIGHLANDS NJ 07732	1319-72-24 KAHALY WILLIAM J & SUZANNE 117 REGENCY COURT MORGANVILLE NJ 07751	1319-79-3 BOMBOY HALEY N & MCGURK WILLIAM H 44 BARBERIE AVENUE HIGHLANDS NJ 07732	

200 Foot Map bl 76 lt 7.01



200 Foot List BI 76 Lt 7.01

1319-72-9.001 BAKER S MARINA ON THE BAY LLC 190 BOUNDARY ROAD MARLBORO NJ 07746	1319-76-1 46 SEA DRIFT LLC 79 WINDSOR PLACE GLEN RIDGE NJ 07028	1319-79-7 LEIST DUANE 32 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-76-17 KAMATANI KATHLEEN 47 BARBARIE AVENUE HIGHLANDS NJ 07732
1319-72-9.012 BAKER S MARINA ON THE BAY LLC 190 BOUNDARY ROAD MALBORO NJ 07746	1319-76-2 JARMUSZ KAREN 44 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-13 SEYLAZ JOHN W. & GERALDINE M. 27 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-76-12 MILOT DEBORAH E 27 BARBARIE AVENUE HIGHLANDS NJ 07732
1319-76-5 CATCHERMAN LLC 68 SOUTH BAY AVENUE HIGHLANDS NJ 07732	1319-76-3 HOHN FRED 42 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-22 MCLAUGHLIN FRANK BERNARD 45 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-3 BOMBOY HALEY N & MCGURK WILLIAM H 44 BARBERIE AVENUE HIGHLANDS NJ 07732
1319-77-17 00 BARBERIE COAST LLC 1301 PARK AVENUE HOBOKEN NJ 07030	1319-76-9 MELE JUSTIN & DUNN DANIELLE 26 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-23 DALY KEVIN R 43 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-32.01 SACKOWITZ ISIDORE J & VINCELLI LAUREN 19 SEADRIFT AVENUE HIGHLANDS NJ 07732
1319-76-4 CATCHERMAN LLC 68 SOUTH BAY AVENUE HIGHLANDS NJ 07732	1319-76-13 DESANTIS NICOLE M 31 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-72-24 KAHALY WILLIAM J & SUZANNE 117 REGENCY COURT MORGANVILLE NJ 07751	1319-72-31.01 SHANNON ENTERPRISES LLC 300 BAY AVENUE HIGHLANDS NJ 07732
1319-78-1 KELLEHER JOSEPH 20 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-76-14 GREGGINS DIANE KATHERINE 35 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-72-25 CARUSO LORRAINE 5 ELIZABETH WAY BOONTON TWP. NJ 07005	1319-72-9.26 O HARA KATIE 120 MARINA BAY COURT HIGHLANDS NJ 07732
1319-72-28 DIMARCO FRANK E 31 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-76-15 MARRON CHRISTOPHER 39 BARBARIE AVENUE HIGHLANDS NJ 07302	1319-72-26 CARNEVALE JOSEPH C & LOIS P 200 PAGE AVENUE LYNDHURST NJ 07071	1319-72-9.28 MCLEOD LAURIE E 118 MARINA BAY COURT HIGHLANDS NJ 07732
1319-72-30 CORNEJO CAROLA 25 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-77-2.01 ROSSETTI WILLIAM & TOMME JOY 18 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-27 DIAMANTE GENEVIEVE 169 COMANCHE DRIVE OCEANPORT NJ 07757	1319-72-9.30 AHLBORN ROBERT F & CATHY M. 116 MARINA BAY COURT HIGHLANDS NJ 07732
1319-72-21.01 SMITH CHARLOTTE 47 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-8 HUGHES ROBERT W & JOANNE 26 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-72-20.01 TERWILLIGER STANLEY & KAREN 103 PRINCETON RD HAVERTON PA 19183	1319-72-9.32 LYONS TIMOTHY P 114 MARINA BAY COURT HIGHLANDS NJ 07732
1319-79-14 ROTH MICHAEL & MARY ANNE 31 WASHINGTON AVE HIGHLANDS NJ 07732	1319-79-9 BROWNING VALERIE 24 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-79-1 48 BARBERIE AVE LLC 12 HARBOR COURT W. LONG BRANCH NJ 07764	1319-72-9.34 SWETLAND KIMBERLY A 112 MARINA BAY COURT HIGHLANDS NJ 07719
1319-79-16.01 CAVALLO ARTHUR J 33 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-79-10 RITTER PAUL 22 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-79-2 HANS POLLY 46 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-72-9.36 GROSSMAN DAVID B. JEANNE F. 110 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-10 CIRECO STEPHEN 22 SEADRIFT AVE HIGHLANDS NJ 07732	1319-79-12.01 JODZIEWICZ DAVID & CLITEREO ANYA 23 WASHINGTON AVE HIGHLANDS NJ 07732	1319-72-29 VACCARO TODD JR. 27 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-9.38 BONET ADELITA 108 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-11 JOHNSON EDGAR L & PAMELA L 160 HIGHLANDS AVENUE HIGHLANDS NJ 07732	1319-79-4 LIEPINS ERIK & JOHNSON ERICA 42 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-72-33 HOLLEMBEAK PHILIP N. 17 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-72-9.40 GIAMMARINO MICHAEL 106 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-7.01 CATCHERMAN LLC 68 SOUTH BAY AVENUE HIGHLANDS NJ 07732	1319-79-5 WORTHINGTON CATHERINE & ROBERT 40 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-76-16 HICKS DEBRA ANN P.O BOX 679 NAVESINK NJ 07752	1319-72-9.42 REYNOLDS FRANCIS B. 104 MARINA BAY COURT HIGHLANDS NJ 07732
1319-76-8 PANAGIOTOU VERONICA MURILLO & IOAN 28 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-79-6 RADZIKOWSKI KAREN 36 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-77-16 HAGER STEVEN 17 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-72-9.44 FEGLER SCOTT & NIGHTINGALE AMY G 102 MARINA BAY COURT HIGHLANDS NJ 07732

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to
NJ Dept. of Transportation
 1035 Pkwy Avenue
 PO Box 600
 Trenton, NJ 08625



9590 9402 8135 2349 3095 15

2. Article Identification Number: **7022 2410 0003 3009 7587**

PS Form 3811, July 2020 PSN 7530-02-000-9053

RECEIVED BY: COMPLETE THIS SECTION

- A. Signature **X**
- B. Received by (Printed Name)
- C. Is delivery address different from the address on the mailpiece?

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OFFICIAL USE

Certified Mail Fee \$

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 \$

Sent \$

Street & City, State, ZIP+4®

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



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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



9590 9402 8135 2349 3095 22

2. Article Identification Number: **7022 2410 0003 3009 7570**

PS Form 3811, July 2020 PSN 7530-02-000-9053

RECEIVED BY: COMPLETE THIS SECTION ON DELIVERY

- A. Signature **X**
- B. Received by (Printed Name)

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Certified Mail Fee \$

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 \$

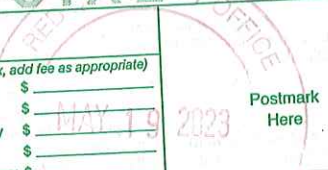
Postage \$

Total \$

Sent \$

Street & City, State, ZIP+4®

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

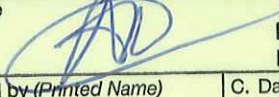


PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

1. Article Addressed to:
JCP&L
 300 Madison Avenue
 PO Box 1911
 Morristown, NJ 07960



9590 9402 8135 2349 3095 39

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

2. Article Number (Transfer from card)
 7022 2410 0003 3009 7617

PS Form 3811, July 2020 PSN 7530-02-000-9053

Item 1? Yes
 Item 2? No

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Item 2.

Certified Mail Fee \$ _____
 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 \$ _____

Postmark Here
 MAY 19 2023

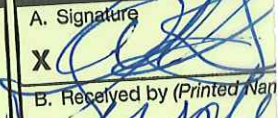
JCP&L
 300 Madison Avenue
 PO Box 1911
 Morristown, NJ 07960

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Addressee

B. Received by (Printed Name) _____

1. Article Addressed to:
NEW JERSEY AMERICAN WATER COMPANY
 Attn: Construction Department
 661 Shrewsbury Ave
 Shrewsbury, NJ 07702



9590 9402 8135 2349 3094 92

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

2. Article Number (Transfer from card)
 7022 2410 0003 3009 7600

PS Form 3811, July 2020 PSN 7530-02-000-9053

Item 1? Yes
 Item 2? No

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Certified Mail Fee \$ _____
 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 \$ _____

Postmark Here
 MAY 19 2023

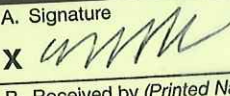
NEW JERSEY AMERICAN WATER COMPANY
 Attn: Construction Department
 661 Shrewsbury Ave
 Shrewsbury, NJ 07702

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Addressee

B. Received by (Printed Name) _____

1. Article Addressed to:
COMCAST COMMUNICATIONS OF MONMOUTH COUNTY
 Ron Bertrand, Construction Foreman
 403 South St
 Eatontown, NJ 07724



9590 9402 8135 2349 3095 46

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

2. Article Number (Transfer from card)
 7022 2410 0003 3009 7624

PS Form 3811, July 2020 PSN 7530-02-000-9053

Item 1? Yes
 Item 2? No

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Certified Mail Fee \$ _____
 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 \$ _____

Postmark Here
 MAY 19 2023

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY
 Ron Bertrand, Construction Foreman
 403 South St
 Eatontown, NJ 07724

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION

A. Signature
 X *[Signature]*

B. Received by (Printed Name)
[Signature]

D. Is delivery address different from the address on the mailpiece?
 If YES, enter delivery address

VERIZON COMMUNICATIONS
 One Verizon Way
 Basking Ridge, NJ 07920



9590 9402 8135 2349 3095 08

2. Article Number (Transfer from service label)
7022 2410 0003 3009 7594

PS Form 3811, July 2020 PSN 7530-02-000-9053

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Certified Mail Fee \$

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 \$

VERIZON COMMUNICATIONS
 One Verizon Way
 Basking Ridge, NJ 07920

Postage \$

Total Postage \$

Sent To

Street and Apt.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION

A. Signature
 X *[Signature]*

B. Received by (Printed Name)
[Signature]

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY
 Raymond J. Nierstedt, P.E., Executive Director
 PO Box 205, 100 Beverly Way
 Belford, NJ 07718



9590 9402 8135 2349 3095 53

2. Article Number (Transfer from service label)
7022 2410 0003 3009 7631

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Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

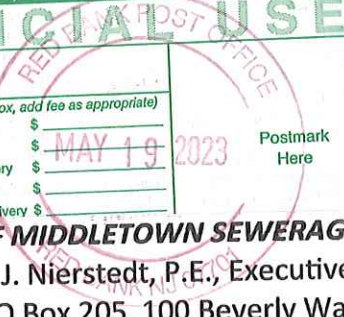
Adult Signature Restricted Delivery \$

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY
 Raymond J. Nierstedt, P.E., Executive Director
 PO Box 205, 100 Beverly Way
 Belford, NJ 07718

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION

A. Signature
 X *[Signature]*

B. Received by (Printed Name)

NEW JERSEY NATURAL GAS COMPANY
 Attn: Joan Purcaro
 PO Box 1464
 1415 Wyckoff Road
 Wall, NJ 07719



9590 9402 8135 2349 3095 60

2. Article Number (Transfer from service label)
7022 2410 0003 3009 7648

PS Form 3811, July 2020 PSN 7530-02-000-9053

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Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

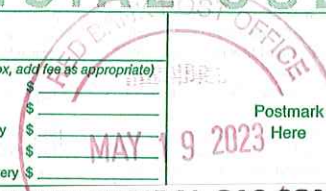
Adult Signature Required \$

Adult Signature Restricted Delivery \$

NEW JERSEY NATURAL GAS COMPANY
 Attn: Joan Purcaro
 PO Box 1464
 1415 Wyckoff Road
 Wall, NJ 07719

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



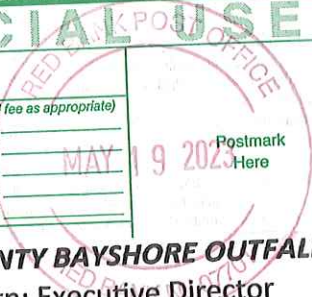
7022 2410 0003 3009 7655

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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
MONMOUTH COUNTY BAYSHORE OUTFALL AUTI

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

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) T TAIT

C. Date of Delivery 5/22/23

1. Article Number 7022 2410 0003 3009 7662

Is delivery address different from item 1? Yes No

Baker's Marina on the Bay LLC
 190 Boundary Road
 Marlboro, NJ 07746



9590 9402 8135 2349 3094 85

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**U.S. Postal Service™
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Item 2.

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

OFFICIAL USE

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 \$

Postmark Here

Marina on the Bay LLC
 190 Boundary Road
 Marlboro, NJ 07746

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0003 3009 7666

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Certified Mail Fee \$

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 \$

Postmark Here

Postage \$

Total Postage \$

Sent To

Street and Apt. #

City, State, ZIP+4

Catcherman LLC
 68 South Bay Avenue
 Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0003 3009 7679

**U.S. Postal Service™
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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)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage \$

Total Postage \$

Sent To

Street and Apt. #

City, State, ZIP+4

Tom Kelly
 50 Barberie Avenue
 Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0003 3009 7693

U.S. Postal Service™
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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 \$

Sent To

Street and

City, State

Frank E. DiMarco
 31 Seadrift Avenue
 Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0003 3009 7730

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	\$

Postage \$

Total Postage \$

Sent To

Street and

City, State, ZIP+4®

Carola Cornejo
 25 Seadrift Avenue
 Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0003 3009 7723

U.S. Postal Service™
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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 \$

Sent To

Street and

City, State

Michelle L. Jones
 52 Seadrift Avenue
 Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Item 2.

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

OFFICIAL USE

7022 2410 0003 3009 7716

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 Restr	\$	
Postage	\$	
Total Postage	\$	
Sent To		
Street and		
City, State, ZIP+4®		

Postmark Here
 MAY 19 2023

Savecarol Properties LLC
 85 Poversham Road
 Nutley, NJ 07110

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION

A. Signature
 X *Charlotte*

B. Received by (Printed Name)

1. Article
 Charolette Smith
 47 Seadrift Avenue
 Highlands, NJ 07732



3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Restricted Delivery
 Insured Mail Restricted Delivery (over \$500)

2. Article
 7022 2410 0003 3009 7709

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7022 2410 0003 3009 7709

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 Restr	\$	
Postage	\$	
Total Postage	\$	
Sent To		
Street and		
City, State, ZIP+4®		

Postmark Here
 MAY 19 2023

Charolette Smith
 47 Seadrift Avenue
 Highlands, NJ 07732

7022 2410 0003 3009 7709

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

OFFICIAL USE

7022 2410 0003 3009 7754

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 Restr	\$	
Postage	\$	
Total Postage	\$	
Sent To		
Street and		
City, State, ZIP+4®		

Postmark Here
 MAY 19 2023

Stephen Cireco
 22 Seadrift Avenue
 Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article

Edgar and Pamela Johnson
160 Highlands Avenue
Highlands, NJ 07732

2. Article 7022 2410 0003 3009 7761

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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OFFICIAL USE

Certified Mail Fee \$

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 \$

Postmark Here

Edgar and Pamela Johnson
160 Highlands Avenue
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article

Michael & Mary Anne Roth
31 Washington Avenue
Highlands, NJ 07732

2. Article 7022 2410 0003 3009 7778

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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OFFICIAL USE

Certified Mail Fee \$

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 \$

Postmark Here

Michael & Mary Anne Roth
31 Washington Avenue
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Arthur Cavallo
33 Washington Avenue
Highlands, NJ 07732

7022 2410 0003 3009 7785

COMPLETE THIS SECTION

A. Signature *[Signature]*

X

B. Received by (Printed Name)

D. Is delivery address different from return address?

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery

9590 9402 8135 2349 3093 55

PS Form 3800, April 2015 PSN 7530-02-000-9047

Item 2.

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$

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 \$

Postmark Here

MAY 19 2023

Arthur Cavallo
33 Washington Avenue
Highlands, NJ 07732

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sharon Delores Bentham
18 Erica Road
Lakewood, NJ 08701

7022 2410 0003 3009 7792

COMPLETE THIS SECTION

A. Signature *[Signature]*

X

B. Received by (Printed Name)

D. Is delivery address different from return address?

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery

9590 9402 8135 2349 3093 48

PS Form 3811, July 2020 PSN 7530-02-000-9053

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OFFICIAL USE

Certified Mail Fee \$

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 \$

Postmark Here

MAY 19 2023

Sharon Delores Bentham
18 Erica Road
Lakewood, NJ 08701

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael Anstatt
43 Washington Avenue
Highlands, NJ 07732

7022 2410 0003 3009 7822

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*

X

B. Received by (Printed Name)

D. Is delivery address different from return address?

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery

9590 9402 8135 2349 3094 78

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OFFICIAL USE

Certified Mail Fee \$

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 \$

Postmark Here

MAY 19 2023

Michael Anstatt
43 Washington Avenue
Highlands, NJ 07732

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™
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Item 2.

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	\$ _____

Postmark
Here

Erik Liepins & Erica Johnson
42 Barbarie Avenue
Highlands, NJ 07732

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0003 3009 7815

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]*

B. Received by (Printed Name)

1. Article Addressed to:
Catherine & Robert Worthington
40 Barbarie Avenue
Highlands, NJ 07732



3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery

2. Article Number (Transfer from service label)
7022 2410 0003 3009 7808 (over 500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

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Domestic Mail Only

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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	\$ _____

Postmark
Here

Catherine & Robert Worthington
40 Barbarie Avenue
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0003 3009 7808

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]*

B. Received by (Printed Name)

D. Is delivery address different from

1. Article Addressed to:
Karen Radzikowski
36 Barbarie Avenue
Highlands, NJ 07732



3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail

2. Article Number (Transfer from service label)
7022 2410 0003 3009 7853

PS Form 3811, July 2020 PSN 7530-02-000-9053

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Domestic Mail Only

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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	\$ _____

Postmark
Here

Postage
\$ _____
Total P
\$ _____
Sent To
\$ _____
Street a
\$ _____
City, State, ZIP+4®

Karen Radzikowski
36 Barbarie Avenue
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0003 3009 7853

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Duane Leist
32 Barbarie Avenue
Highlands, NJ 07732

2. A. **7022 2410 0003 3009 7846**

3. Service type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

4. Is delivery address different from address on envelope, enter delivery address

PS Form 3811, July 2020 PSN 7530-02-000-9053

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$ _____

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

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

Postmark Here

Duane Leist
32 Barbarie Avenue
Highlands, NJ 07732

City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Domestic Return Receipt

**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)

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

Postmark Here

48 Barbarie Ave LLC
12 Harbor Court
Highlands, NJ 07732

City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™
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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)

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

Postmark Here

Robert F. Dent
55 Seadrift Avenue
Highlands, NJ 07732

City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0003 3009 7877

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	\$ _____

Postmark Here

Pensco Trust Company LLC
 PO Box 173859
 Denver, CO 80217

City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Stanley & Karen Terwilliger
 103 Princeton Road
 Haverton, PA 19183

2. Article Number (Transfer from service label) 7022 2410 0003 3009 7860

3. Service Type

<input type="checkbox"/> Adult Signature
<input type="checkbox"/> Adult Signature Restricted Delivery
<input type="checkbox"/> Certified Mail®
<input type="checkbox"/> Certified Mail Restricted Delivery
<input type="checkbox"/> Collect on Delivery
<input type="checkbox"/> Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

7022 2410 0003 3009 7860

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	\$ _____

Postmark Here

Stanley & Karen Terwilliger
 103 Princeton Road
 Haverton, PA 19183

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0002 0720 8863

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	\$ _____

Postmark Here

MAY 19 2023

Postage \$ _____

Total \$ _____

Sent To \$ _____

Street \$ _____

City, State, ZIP+4® _____

Polly Hans
 46 Barbarie Avenue
 Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert & Joanne Hughes
 26 Barbarie Avenue
 Highlands, NJ 07732



9590 9402 8135 2349 3093 93

2. Article Number (Transfer from service label)

7022 2410 0003 3009 7907

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item? If YES, enter delivery address below

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

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)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Robert & Joanne Hughes
 26 Barbarie Avenue
 Highlands, NJ 07732

Postage \$

Total \$

Sent \$

Street \$

City, State, ZIP+4®

7022 2410 0003 3009 7907

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)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Valerie Browning
 24 Barbarie Avenue
 Highlands, NJ 07732

7022 2410 0003 3009 7897

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)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Justin Mele & Danielle Dunn
 26 Seadrift Avenue
 Highlands, NJ 07732

7022 2410 0002 0720 8153

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X *[Signature]*

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No

1. Article Addressed to:

Nicole M. DeSantis
31 Barbarie Avenue
Highlands, NJ 07732



3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery

2. Article 7022 2410 0002 0720 8146

Service™ 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)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Postmark Here

MAY 9 2023

Nicole M. DeSantis
31 Barbarie Avenue
Highlands, NJ 07732

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X *[Signature]*

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No

1. Article Addressed to:

Diane Katherine Greggins
35 Barbarie Avenue
Highlands, NJ 07732



3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery

2. Article Number 7022 2410 0002 0720 8856

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)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Postmark Here

MAY 19 2023

Diane Katherine Greggins
35 Barbarie Avenue
Highlands, NJ 07732

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X *[Signature]*

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No

1. Article Addressed to:

Christopher Marron
39 Barbarie Avenue
Highlands, NJ 07732



3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery

2. Article Number (Transfer from service label) 7022 2410 0002 0720 8184

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)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Postmark Here

MAY 19 2023

Christopher Marron
39 Barbarie Avenue
Highlands, NJ 07732

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X 
 B. Received by (Printed Name)

1. Article Number
 Frank Bernard McLaughlin
 45 Seadrift Avenue
 Highlands, NJ 07732



9590 9402 8135 2349 3092 32

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery

2. Article Number (Transfer from service label)
 7022 2410 0002 0720 8177 Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

**U.S. Postal Service™
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Item 2.

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

OFFICIAL USE

Certified Mail Fee
 \$
 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 \$

Postmark Here

Frank Bernard McLaughlin
 45 Seadrift Avenue
 Highlands, NJ 07732

Postage

\$ Total

\$ Sent To

Street

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Domestic Return Receipt

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$
 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 \$

Postmark Here

Kevin R. Daly
 43 Seadrift Avenue
 Highlands, NJ 07732

Postage

\$ Total

\$ Sent To

Street

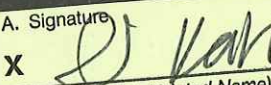
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X 
 B. Received by (Printed Name)

1. Article Number
 William and Suzanne Kahaly
 117 Regency Court
 Morganville, NJ 07751



9590 9402 8135 2349 3091 88

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery

2. Article Number
 7022 2410 0002 0720 8214 Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

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OFFICIAL USE

Certified Mail Fee
 \$
 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 \$

Postmark Here

William and Suzanne Kahaly
 117 Regency Court
 Morganville, NJ 07751

Postage

\$ Total

\$ Sent To

Street

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Item 2.

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

OFFICIAL USE

Certified Mail Fee

\$

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 \$

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street

City, State, ZIP+4®

Lorriane Caruso
 5 Elizabeth Way
 Boonton Twp, NJ 07005

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0002 0720 8207

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature

B. Received by (Printed Name)

1. Article Addressed to:

Joseph & Lois Carnevale
 200 Page Avenue
 Lyndhurst, NJ 07071



9590 9402 8135 2349 3092 18

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

Restricted Delivery (over \$500)

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

\$

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 \$

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

Joseph & Lois Carnevale
 200 Page Avenue
 Lyndhurst, NJ 07071

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0002 0720 8191

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature

B. Received by (Printed Name)

Agent

Addressee

C. Date of Delivery

1. Article Addressed to:

Genevieve Diamante
 169 Commanche Dr
 Oceanport, NJ 07757

from item 1? Yes
 or less below: No

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

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

Postmark
Here

Genevieve Diamante
 169 Commanche Dr
 Oceanport, NJ 07757



9590 9402 8135 2349 3091 71

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

See Reverse for Instructions

7022 2410 0002 0720 8245

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Todd Vaccaro*

B. Received by (Printed Name)

1. Article Addressed to:
 Todd Vaccaro Jr.
 27 Seadrift Avenue
 Highlands, NJ 07732



9590 9402 8135 2349 3090 96

2. Article Number (Transfer from service label)
 7022 2410 0002 0720 8238

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Restricted Delivery

**U.S. Postal Service™
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Item 2.

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

OFFICIAL USE

Certified Mail Fee
 \$
 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 \$

Postmark Here

Todd Vaccaro Jr.
 27 Seadrift Avenue
 Highlands, NJ 07732

Postage
 \$
 Total Postag
 \$
 Sent To
 Street and Ap
 City, State, Zi

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]*

B. Received by (Printed Name)

D. Is delivery address different from [unclear] address?

1. Article Addressed to:
 46 Sea Drift LLC
 79 Windsor Place
 Glen Ridge, NJ 07028



9590 9402 8135 2349 3092 49

2. Article Number (Transfer from service label)
 7022 2410 0002 0720 8221

3. Service type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail Restricted Delivery (over \$500)

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OFFICIAL USE

Certified Mail Fee
 \$
 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 \$

Postmark Here

46 Sea Drift LLC
 79 Windsor Place
 Glen Ridge, NJ 07028

Postage
 \$
 Total
 \$
 Sent To
 Street
 City, State, ZIP+4®

PS Form 3800, April 2015 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)

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

Postmark Here

Karen Jarmusz
 44 Seadrift Avenue
 Highlands, NJ 07732

Postage
 \$
 Total Pos
 \$
 Sent To
 Street ar
 City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, on the front if space permits.

Fred Hohn
42 Seadrift Avenue
Highlands, NJ 07732

COMPLETE THIS SECTION ON

A. Signature
X *[Signature]*
B. Received by (Printed Name)



9590 9402 8135 2349 3091 57

2. Article Number (Transfer from service label)
7022 2410 0002 0720 8269

PS Form 3811, July 2020 PSN 7530-02-000-9053

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Insured Mail Restricted Delivery (over \$500)

7022 2410 0002 0720 8269

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

Item 2.

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

OFFICIAL USE

Certified Mail Fee

- 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 \$

Postmark Here

Postage

Total Postage

Sent To

Street and

City, State,

Fred Hohn
42 Seadrift Avenue
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, on the front if space permits.

1. Article Addressed to:

Arthur & Christine Carmano Jr.
50 Seadrift Avenue
Highlands, NJ 07732



9590 9402 8135 2349 3091 64

2. Article Number
7022 2410 0002 0720 8252

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON

A. Signature
X *[Signature]*
B. Received by (Printed Name)
D. Is delivery address

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Insured Mail Restricted Delivery (over \$500)

7022 2410 0002 0720 8252

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OFFICIAL USE

Certified Mail Fee

- 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 \$

Postmark Here

Postage

Total Postage

Sent To

Street and

City, State, ZIP+4

Arthur & Christine Carmano Jr.
50 Seadrift Avenue
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Domestic Return Receipt

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

- 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 \$

Postmark Here

Postage

Total Postage

Sent To

Street and

City, State, ZIP+4

Debra Ann Hicks
PO Box 679
Navesink, NJ 07752

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Anna Piotrowwska
55 Barberie Avenue
Highlands, NJ 07732



9590 9402 8135 2349 3091 19

2. A 7022 2410 0002 0720 8290

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

D. Is delivery address different from service label?

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery

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OFFICIAL USE

Certified Mail Fee \$

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 \$

Sent \$

Street \$

City, State, ZIP+4™

Postmark Here

Anna Piotrowwska
55 Barberie Avenue
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

Kelli & Bonnie Burton
54 Seadrift Avenue
Highlands, NJ 07732



9590 9402 8135 2349 3091 26

7022 2410 0002 0720 8283

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

from item 1? Yes

below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery



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OFFICIAL USE

Postage \$

Delivery \$

Postmark Here

Bonnie Burton
Seadrift Avenue
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article

Kathleen Kamatani
47 Barberie Avenue
Highlands, NJ 07732



9590 9402 8135 2349 3090 58

2. Article (Transfer from service label) 7022 2410 0003 3009 7358

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

from item 1? Yes

below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Postage \$

Delivery \$

Postmark Here

Kathleen Kamatani
47 Barberie Avenue
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Item 2.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Deborah Milot
 27 Barberie Avenue
 Highlands, NJ 07732



2. Article Number (Transfer from service label)
7022 2410 0003 3009 7341

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]

B. Received by (Printed Name)

C. Is delivery address different from item address below

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery

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OFFICIAL USE

Certified Mail Fee \$

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 \$

Postmark Here
Deborah Milot
 27 Barberie Avenue
 Highlands, NJ 07732

Postage \$

Total \$

Sent To \$

Street Address \$

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7341 3009 0003 2410 7022

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Charles & Darren & Jordon Bass
 45 Washington Avenue
 Highlands, NJ 07732



2. Article Number (Transfer from service label)
7022 2410 0003 3009 7334

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]

B. Received by (Printed Name)

C. Is delivery address different from item address below

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery

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 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)

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

Postmark Here
Charles & Darren & Jordon Bass
 45 Washington Avenue
 Highlands, NJ 07732

Postage \$

Total \$

Sent To \$

Street Address \$

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7334 3009 0003 2410 7022

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Haley Bomboy & William Wogurk
 44 Barberie Avenue
 Highlands, NJ 07732



2. Article Number (Transfer from service label)
7022 2410 0003 3009 7389

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature]

B. Received by (Printed Name)

C. Is delivery address different from item address below

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery

U.S. Postal Service™
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 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)

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

Postmark Here
Haley Bomboy & William Wogurk
 44 Barberie Avenue
 Highlands, NJ 07732

Postage \$

Total \$

Sent To \$

Street Address \$

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7389 3009 0003 2410 7022

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

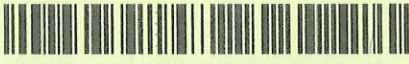
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]*
 B. Received by (Printed Name)

1. Article Addressed to:

Shannon Enterprises LLC
 300 Bay Avenue
 Highlands, NJ 07723



9590 9402 8135 2349 3090 89

2. Article Number (Transfer from service label)

7022 2410 0003 3009 7372

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail

PS Form 3811, July 2020 PSN 7530-02-000-9053

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)

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



Shannon Enterprises LLC
 300 Bay Avenue
 Highlands, NJ 07723

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]*
 B. Received by (Printed Name)

1. Article Addressed to:

Brian Gailbreath
 126 Marina Bay Court
 Highlands, nj 07732



9590 9402 8135 2349 3090 41

2. Article Number (Transfer from service label)

7022 2410 0003 3009 7365

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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OFFICIAL USE

Certified Mail Fee \$

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 \$



Brian Gailbreath
 126 Marina Bay Court
 Highlands, nj 07732

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]*
 B. Received by (Printed Name)

1. Article Addressed to:

Joanne M. DiPisa
 124 Marina Bay Court
 Highlands, NJ 07732



9590 9402 8053 2349 7123 67

2. Article

7022 2410 0003 3009 7419

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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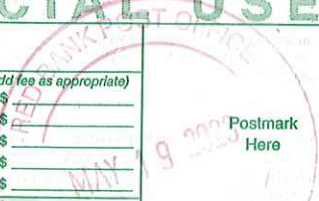
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

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 \$
 Sent to
 Street
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Domestic Return Receipt

U.S. Postal Service™
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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	\$



Francis & Jayne McEnerney
122 Marina Bay Court
Highlands, NJ 07732

7022 2410 0003 3009 7402

Postage \$
Total \$
Sent To \$
Street \$
City, State, ZIP+4®

PS Form 3800, April 2015 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	\$



Kate O'Hara
120 Marina Bay Court
Highlands, NJ 07732

7022 2410 0003 3009 7396

Postage \$
Total \$
Sent To \$
Street \$
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION

A. Signature
X

B. Received by (Printed Name)

1. Address
Kate O'Hara
120 Marina Bay Court
Highlands, NJ 07732



3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

2. Article Number
7022 2410 0003 3009 7396

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

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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	\$



Laurie E. McLeod
118 Marina Bay Court
Highlands, NJ 07732

7022 2410 0003 3009 7440


Postage \$
Total \$
Sent To \$
Street \$
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X 
 B. Received by (Printed Name)

Robert & Cathy Ahlborn
 116 Marina Bay Court
 Highlands, NJ 07732

1. Article



9590 9402 8053 2349 7123 98

7022 2410 0003 3009 7433

2. Article

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail

PS Form 3811, July 2020 PSN 7530-02-000-9053

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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	\$

Postmark Here

Robert & Cathy Ahlborn
 116 Marina Bay Court
 Highlands, NJ 07732

PS Form 3800, April 2015 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	\$

Postmark Here

Timothy P. Lyons
 114 Marina Bay Court
 Highlands, NJ 07732



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X 
 B. Received by (Printed Name)

Timothy P. Lyons
 114 Marina Bay Court
 Highlands, NJ 07732

1. Article



9590 9402 8053 2349 7124 04

7022 2410 0003 3009 7426

PS Form 3811, July 2020 PSN 7530-02-000-9053

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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	\$

Postmark Here

Kimberly Swetland
 112 Marina Bay Court
 Highlands, NJ 07732



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David & Jeanne Grossman
110 Marina Bay Court
Highlands, NJ 07732



9590 9402 8135 2349 3089 52

2. Article Addressed to:

7022 2410 0003 3009 7464

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

B. Received by (Printed Name)

Daniel Grossman

D. Is delivery address different from item below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)

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Domestic Mail Only

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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	\$

Postmark Here

David & Jeanne Grossman
110 Marina Bay Court
Highlands, NJ 07732

Postage
\$
Total
\$
Sent To
\$
Street at
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Adelita Bonet
108 Marina Bay Court
Highlands, NJ 07732



9590 9402 8053 2349 7123 74

2. Article Addressed to:

7022 2410 0003 3009 7457

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

B. Received by (Printed Name)

Adelita Bonet

D. Is delivery address different from item below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery

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Domestic Mail Only

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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	\$

Postmark Here

Adelita Bonet
108 Marina Bay Court
Highlands, NJ 07732

Postage
\$
Total
\$
Sent To
\$
Street at
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael Giammarino
106 Marina Bay Court
Highlands, NJ 07732



9590 9402 8135 2349 3089 83

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

B. Received by (Printed Name)

Michael Giammarino

D. Is delivery address different from item below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery

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Domestic Mail Only

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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	\$

Postmark Here

Michael Giammarino
106 Marina Bay Court
Highlands, NJ 07732

Postage
\$
Total
\$
Sent To
\$
Street at
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0003 3009 7495

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult \$
 Postage \$
 Total P \$
 Sent T \$
 Street \$
 City, State, ZIP+4®

Francis B. Reynolds
104 Marina Bay Court
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Scott Fegler & Amy Nightingale
102 Marina Bay Court
Highlands, NJ 07732

9590 9402 8135 2349 3089 76

7022 2410 0003 3009 7488

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*
 B. Received by (Printed Name)
 D. Is delivery address different from item address?

3. Service type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7022 2410 0003 3009 7488

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult \$
 Postage \$
 Total P \$
 Sent T \$
 Street \$
 City, State, ZIP+4®

Scott Fegler & Amy Nightingale
102 Marina Bay Court
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Paul Ritter
22 Barberie Avenue
Highlands, NJ 07732

9590 9402 8053 2349 7123 12

2. Article Number (Transfer from service label)
7022 2410 0003 5254 6261

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*
 B. Received by (Printed Name)
 D. Is delivery address different from item address?

3. Service type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7022 2410 0003 5254 6261

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)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult \$
 Adult \$
 Postage \$
 Total P \$
 Sent T \$
 Street and Apt. No., or P.O. Box \$
 City, State, ZIP+4®

Paul Ritter
22 Barberie Avenue
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Item 2.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X
 B. Received by (Printed Name)
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

John & Geraldine Seylaz
 27 Washington Avenue
 Highlands, NJ 07732



9590 9402 8053 2349 7123 05

2. Article Number 7022 2410 0003 5254 6254 Restricted Delivery

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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"/> Ad	\$
Postage	\$
Total	\$
Sent	\$
Street	

Postmark Here

John & Geraldine Seylaz
 27 Washington Avenue
 Highlands, NJ 07732

City, State, ZIP+4®

See Reverse for Instructions

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X
 B. Received by (Printed Name)
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

Isidore Sackowitz & Lauren Vincelli
 19 Seadrift Avenue
 Highlands, NJ 07732



9590 9402 8053 2349 7122 99

2. Article Number 7022 2410 0003 3876 1794 Restricted Delivery

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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	\$
Postage	\$
Total Price	\$
Sent	\$
Street	

Postmark Here

Isidore Sackowitz & Lauren Vincelli
 19 Seadrift Avenue
 Highlands, NJ 07732

City, State, ZIP+4®

See Reverse for Instructions

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X
 B. Received by (Printed Name)
 C. Date of Delivery

Barberie Coast LLC
 1301 Park Avenue
 Hoboken, NJ 07030



9590 9402 8053 2349 7123 43

2. Article Number 7022 2410 0003 5254 6292 Restricted Delivery

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OFFICIAL USE

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	\$
Postage	\$
Total Price	\$
Sent	\$
Street	

Postmark Here

Barberie Coast LLC
 1301 Park Avenue
 Hoboken, NJ 07030

City, State, ZIP+4®

See Reverse for Instructions

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0003 5254 6285

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OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Postmark Here

Joseph Kelleher
20 Barberie Avenue
Highlands, NJ 07732

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION

A. Signature
X *[Signature]*

B. Received by (Printed Name)

D. Is delivery address different

1. Article Addressed to:
William & Tomme Joy Rossetti
18 Seadrift Avenue
Highlands, NJ 07732



9590 9402 8053 2349 7123 29

2. Article Number (Transfer from service label)

7022 2410 0003 5254 6278

3. Service type
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail

PS Form 3811, July 2020 PSN 7530-02-000-9053

7022 2410 0003 5254 6278

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Postmark Here

William & Tomme Joy Rossetti
18 Seadrift Avenue
Highlands, NJ 07732

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Domestic Return Receipt

7022 2410 0003 5254 6322

**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)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Postmark Here

David Jodzewicz & Anya Cuthereo
23 Washington Avenue
Highlands, NJ 07732

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature *[Signature]*
 X
 B. Received by (Printed Name)

Philip Hollenbeak
 17 Seadrift Avenue
 Highlands, NJ 07732



9500 9402 8053 2349 7124 73

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail

7022 2410 0003 5254 6315

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Domestic Return Receipt

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

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 Highlands, NJ 07732



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