



BOROUGH OF HIGHLANDS
LAND USE BOARD MEETING
22 Snug Harbor Avenue, Highlands NJ 07732
Thursday, September 08, 2022 at 7:00 PM

AGENDA

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETING STATEMENT

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

ROLL CALL

OPEN FOR PUBLIC COMMENTS

General Questions or Comments not pertaining to Applications

ACTION ON OTHER BUSINESS

RESOLUTIONS

- [1.](#) LUB Res 2022-18 for LUB2022-01: Arjika Block 81 Lot 12, 289 Bay Ave

HEARINGS ON NEW BUSINESS

HEARINGS ON OLD BUSINESS

APPROVAL OF MINUTES

2. July 14, 2022 LUB Meeting Minutes

COMMUNICATION AND VOUCHERS

ADJOURNMENT

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.



Item 1.

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: 02/23/2022 Application #: _____ Fee: \$ 1,750 Escrow: \$ 3,500

1. APPLICANT

Name: Arjika Properties
Address: 8 Strawberry Lane
City: Monroe State: N.J. Zip: 08839
Phone: 732-558-1928
Email: info@hilliardconstruction.com
Relation to property: owner

2. OWNER

Name: Same
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 81 Lot(s) 12 Address: 289 Bay ave
Lot size 5,000 SF # of Existing Lots _____ # of Proposed Lots _____
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 2/21/2022 Sewer paid through _____

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

Name: Brad Batcha from Batcha & Batcha
Address: 600 Broad street shrewsbury NJ 07702
Phone: 732-747-8180 Email: brad@batchalaw.com



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

Name: Marc Leiber Engineer
Address: 11 south Main street
Marlboro, NJ.07746
Phone: 732-577-0180
Email: mleber@eastpointeng.com

Name: Patrick Ward Planner
Address: 1955 NJ-34 #1a
Phone: 732-531-7100
Email: patrick@insiteeng.net

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.

There was a single family home, Arjicka went for a subdivision for two single family homes and was denied

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.

Arjicka is proposing 4 single bedroom apartment on top of one commercial on main level. Parking will be in the rear of building. Garbage cans will be in the rear of building as well for four units and commercial portion.

C. ADDITIONAL INFORMATION:

C. ADDITIONAL INFORMATION:		Existing	Proposed
Residential:	How many dwelling units?	<u>0</u>	<u>4</u>
	How many bedrooms in each unit?	<u>0</u>	<u>1</u>
	How many on-site parking spaces?	<u>0</u>	<u>5</u>
Commercial:	How many commercial uses on site?	<u>0</u>	<u>1</u>
	How many on-site parking spaces?	<u>0</u>	<u> </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	no	-	5,000sq
Frontage	0		50ft
Lot Depth	-		100ft
Minimum Yard Requirements			
Front Yard Setback	0		0
2 nd Front Yard Setback			
Rear Yard Setback	12ft		36ft
Side Yard Setback, right	5ft		10ft
Side Yard Setback, left	5ft		10ft
Building Height	36ft		36ft

	Req'd	Exist.	Prop'd
Accessory Structures			
Fence/Wall Height			
Garage/Shed Height			
Garage/Shed Area			
Pool Setback			
Parking Requirements			
On-site Parking Spaces			5
Other (please add)			

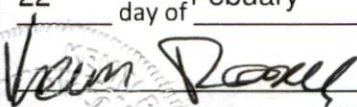
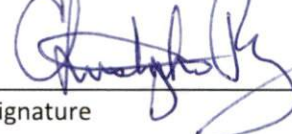
9. OTHER RELIEF REQUESTED Please specify relief(s) and explain below.



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10. NOTARIZED SIGNATURE OF APPLICANT

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

SWORN & SUBSCRIBED to before me this 22 day of February 2022 (year)  (notary) <div style="border: 1px solid black; padding: 2px; display: inline-block;"> KEVIN ROONEY Notary Public, State of New Jersey Commission # 50170501 My Commission Expires Sept. 1, 2026 </div>	Signature  Date 2/22/22
Print Full Name KEVIN ROONEY	

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 22 day of 2 2022 (year) _____ (notary) (Seal)	Signature _____ Date _____ Paul Arora Print Full Name
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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:

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
Paul Arora	8 strawberry Lane Monroe 08839

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

SWORN & SUBSCRIBED to before me this
22 day of 2 2022 (year)
Kevin Rooney (notary)
(Seal)

KEVIN ROONEY
Notary Public, State of New Jersey
Commission # 50170501
My Commission Expires Sept. 1, 2026

Chris Ruby 2/22/22
Signature (Officer/Partner) Date
Chris Ruby Partner
Print Full Name Title

arjika properties inc
8 strawberry lane
monroe, NJ 08831
7324251475

7669
1-2/210

2/22 2022

PAY TO THE ORDER OF Borough of Highlands \$ 3,500.00
Three Thousand Five Hundred & 00/100 DOLLARS

chase bank
JP MORGAN CHASE BANK, NA

FOR Escrow 289 Pay

⑆021000021⑆890808038⑆ 7669

Majestic America

arjika properties inc
8 strawberry lane
monroe, NJ 08831
7324251475

7670
1-2/210

2/22 2022

PAY TO THE ORDER OF Borough of Highlands \$ 1,750.00
One Thousand Seven Hundred Fifty & 00/100 DOLLARS

chase bank
JP MORGAN CHASE BANK, NA

FOR Escrow 289 Pay

⑆021000021⑆890808038⑆ 7670

Majestic America

RECEIVED

FEB 22 2022

LAND USE BOARD

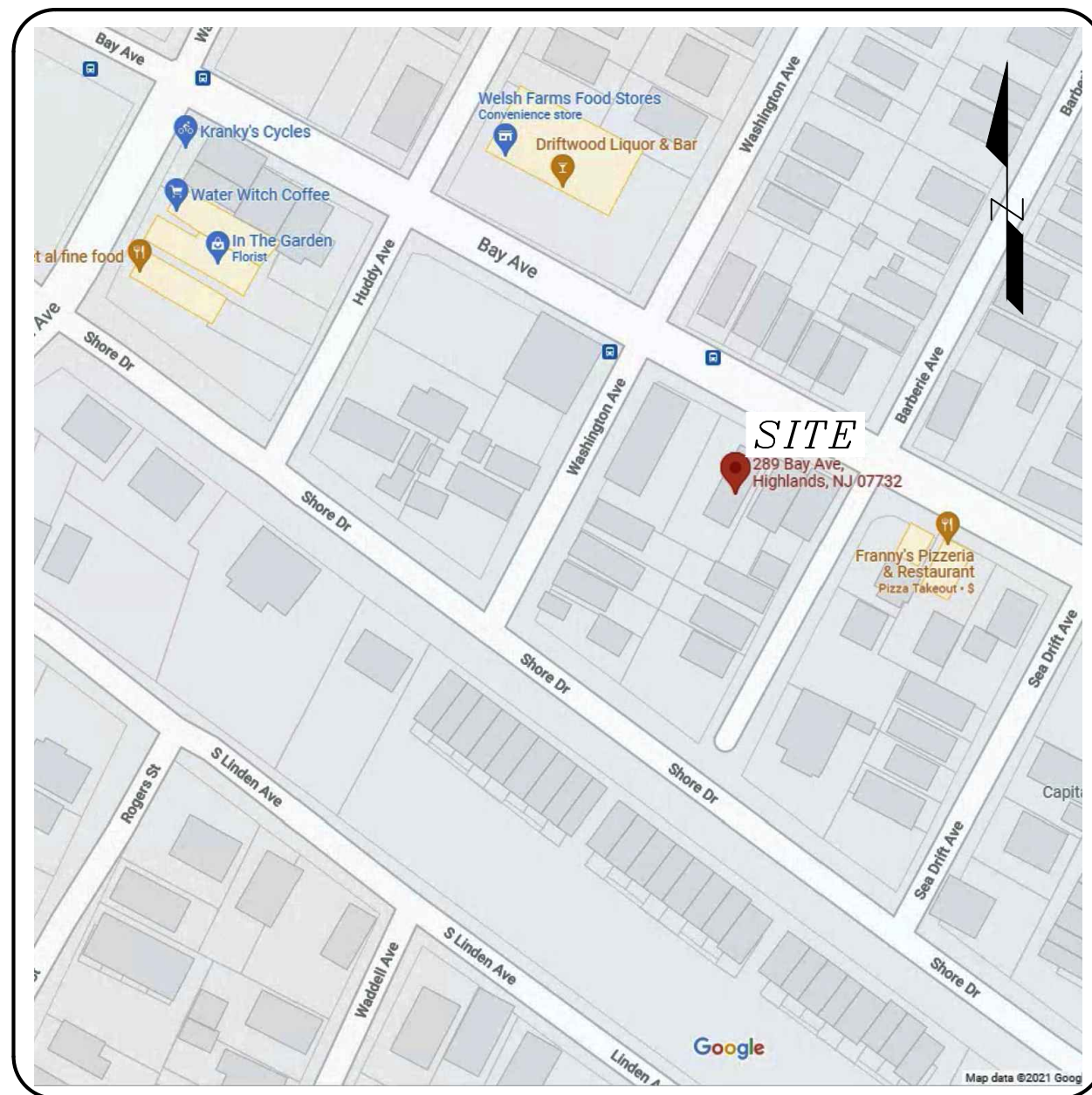
PRELIMINARY & FINAL MAJOR SITE PLAN

289 BAY AVENUE

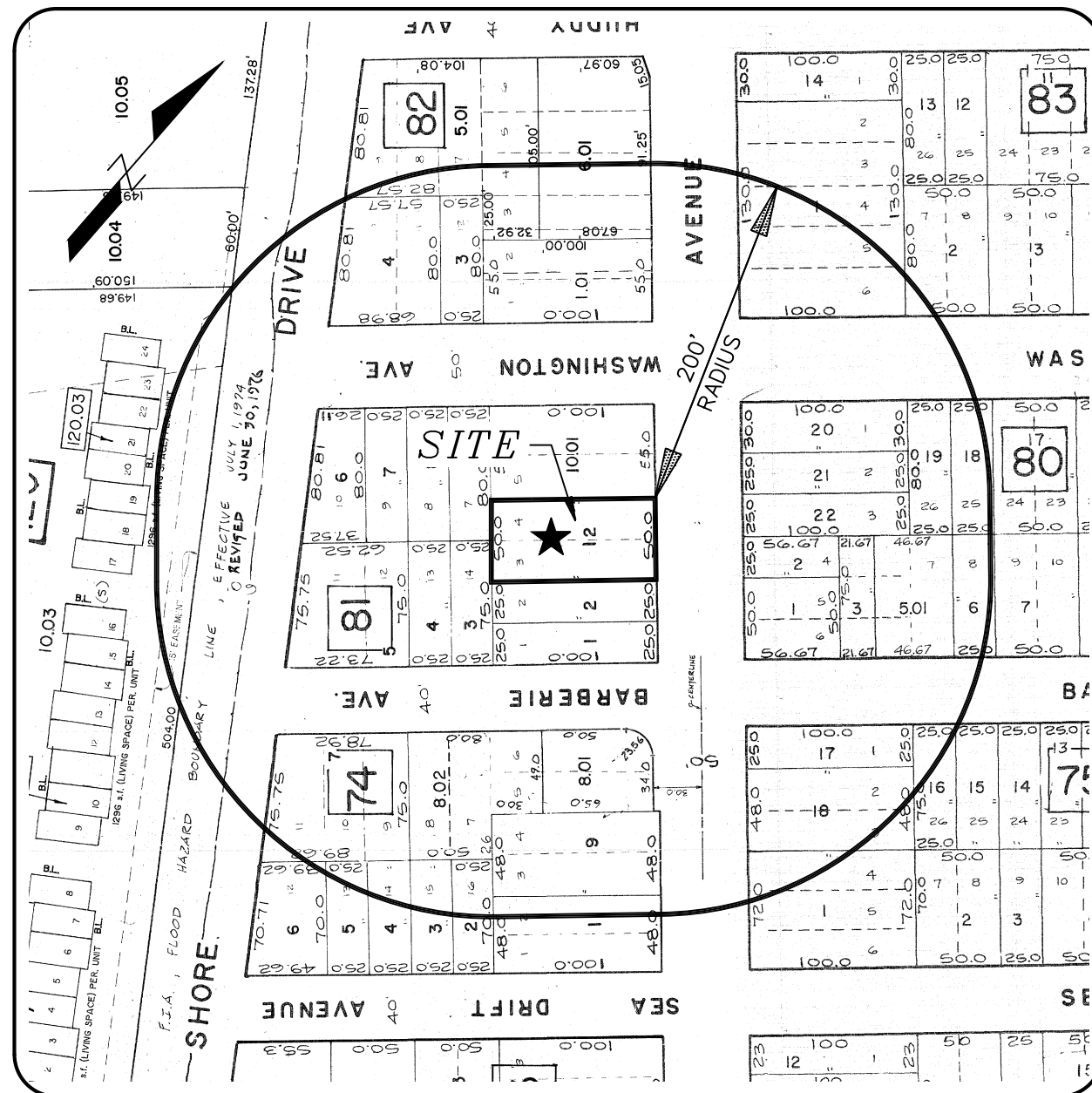
BLOCK 81, LOT 12

BOROUGH OF HIGHLANDS

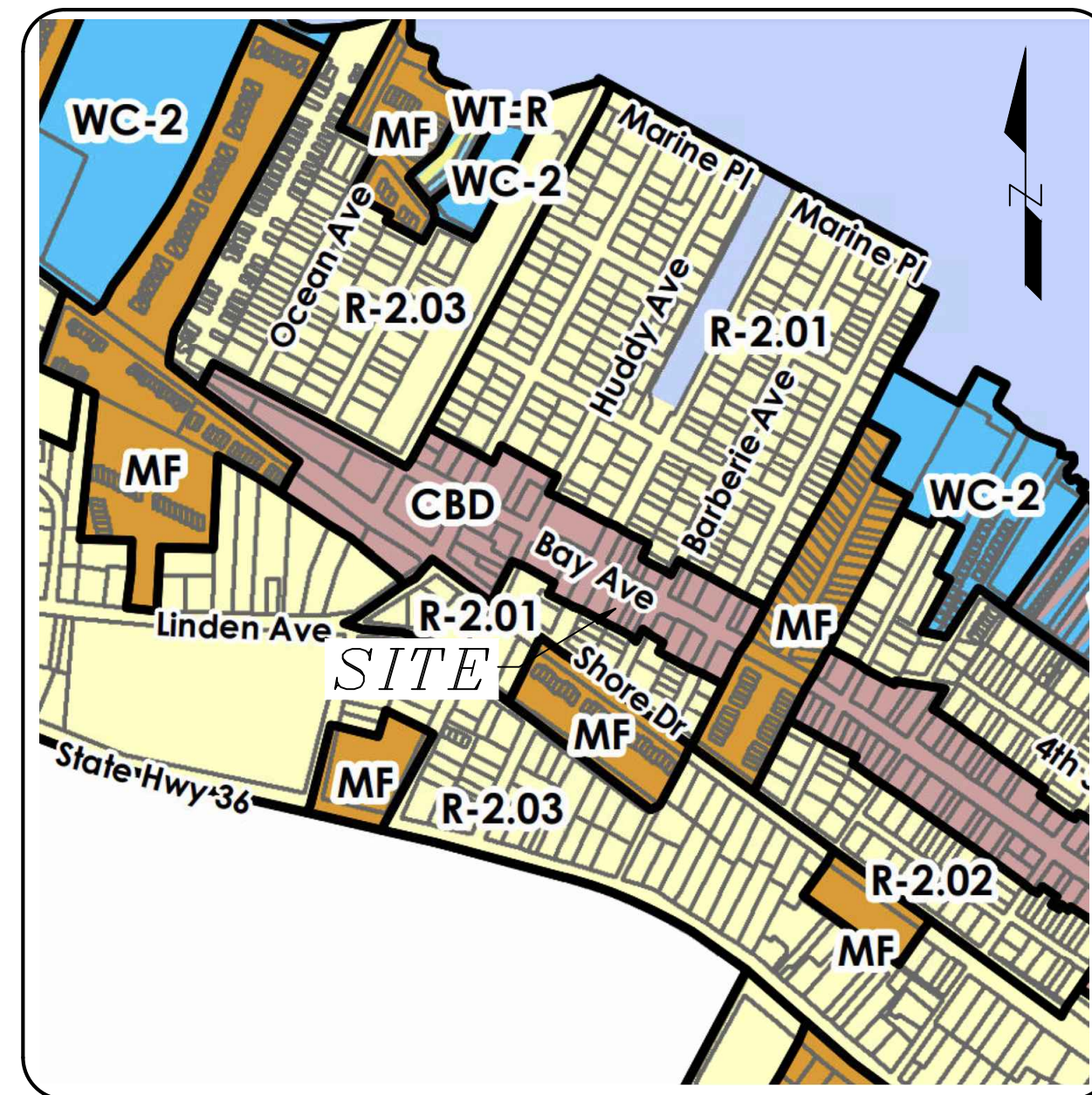
MONMOUTH COUNTY, NEW JERSEY



KEY MAP
SCALE: 1" = 125' ±



TAX MAP SHEET Nos. 15 & 16
SCALE: 1" = 100' ±



ZONING MAP
SCALE: 1" = 450' ±

OFF-STREET PARKING REQUIREMENTS (CH. 21-65.14.D.)

USE	REQUIREMENT	PROPOSED	SPACES REQUIRED
RESIDENTIAL	1.8 SPACES PER ONE-BEDROOM APARTMENT	4 UNITS	7.2
COMMERCIAL	1 SPACE / 250 S.F.	1,450 S.F.	5.8
TOTAL REQUIRED			13 SPACES
TOTAL PROVIDED			5 SPACES *

* VARIANCE REQUESTED FOR 8 SPACE DEFICIENCY

DRAWING INDEX

SHEET NO.	DESCRIPTION	DATE	REVISION DATE
1	COVER SHEET	12-30-21	—
2	EXISTING CONDITIONS PLAN	12-30-21	—
3	SITE LAYOUT & GRADING PLAN	12-30-21	—
4	SOIL EROSION & SEDIMENT CONTROL PLAN	12-30-21	—
5	LIGHTING PLAN	12-30-21	—

CBD CENTRAL BUSINESS DISTRICT ZONE AREA, YARD & BUILDING REQUIREMENTS

	REQUIRED	PROPOSED	VARIANCE REQ.
LOT DIMENSIONS			
MIN. LOT AREA	—	5,000 S.F.	NO
MIN. LOT FRONTAGE/WIDTH	—	50 FT	NO
MIN. LOT DEPTH	—	100 FT	NO
PRINCIPAL BUILDING SETBACKS			
MIN. FRONT YARD	0 FT	0 FT	NO
MIN. SIDE YARD	5 FT	10 FT	NO
MIN. REAR YARD	12 FT	36 FT	NO
LOT COVERAGE			
MAX. BUILDING COVERAGE	35%	34.8% (1,740 S.F.)	NO
PRINCIPAL AND ACCESSORY			
MAX. LOT COVERAGE	80%	100% (5,000 S.F.)	YES
ALL IMPROVEMENTS			
BUILDING HEIGHT			
MAX. BLDG. HEIGHT	36 FT	36 FT	NO
MAX. FLOOR AREA RATIO	0.65	1.15 (5,760 S.F.)	YES
MIN. OUTDOOR LIVING SPACE	100 S.F./UNIT PLUS 50 S.F./BR (600 S.F.)	600 S.F.	NO

GENERAL NOTES

- SITE IS KNOWN AS BLOCK 81, LOT 12 AS DEPICTED ON SHEET 15 OF THE BOROUGH OF HIGHLANDS TAX MAPS. TOTAL LOT AREA IS 5,000 S.F. (0.115 AC).
- OWNER/APPLICANT:**
ARJKA PROPERTY, INC.
8 STRAWBERRY LANE
MONROE TOWNSHIP, NJ 08831
TEL: (732) 425-1475
E-MAIL: ARJKAPROPERTYINC@GMAIL.COM
- OUTBOUND & TOPOGRAPHICAL SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "TOPOGRAPHICAL SURVEY FOR ARJKA PROPERTIES, INC., BLOCK 81, LOT 12, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY RICHARD STOCKTON, PLS, DATED AUGUST 9, 2021.
- HORIZONTAL CONTROL BASED ON DEED NORTH. VERTICAL DATUM BASED ON NAVD 1988.
- THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (AREAS INUNDATED WITH 1% ANNUAL CHANCE FLOODING, FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. BASE FLOOD ELEVATION MAPPED AS 11 FEET NAVD88) AS SHOWN ON COMMUNITY PANEL No. 3402SC0088G, EFFECTIVE DATE JUNE 20, 2018.
- THERE ARE NO FRESHWATER WETLANDS LOCATED ON THE PROPERTY.
- THE PROPERTY IS LOCATED WITHIN THE CBD "CENTRAL BUSINESS DISTRICT" ZONE. THE PROPOSED USE "MIXED COMMERCIAL/RESIDENTIAL" IS NOT PERMITTED IN THE ZONE, THEREFORE, APPROVAL BY THE BOROUGH BOARD OF ADJUSTMENT IS REQUIRED.
- APPLICANT PROPOSES TO CONSTRUCT A 1,920 S.F. (FOOTPRINT) THREE-STORY MIXED USE BUILDING. THE FIRST FLOOR IS PROPOSED FOR COMMERCIAL SPACE AND THE UPPER FLOORS CONTAIN A TOTAL OF FOUR (4) ONE-BEDROOM APARTMENTS.
- 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 THERETO.
- 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.
- REFER TO ARCHITECTURAL PLANS PREPARED BY SALVATORE LA FERLITA, R.A. FOR DETAILED BUILDING INFORMATION.
- CONSTRUCTION OF SITE IMPROVEMENTS AND PATIO SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS, AND NOISE CODE.
- THE PROPOSED BUILDING IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- 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.
- 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 OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
- THESE PLANS DEPICT VARIOUS IMPROVEMENTS TO BE LOCATED ON THE PROPERTY IN QUESTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT SAID IMPROVEMENTS ARE STAKED OUT IN THE CORRECT LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, BY RETAINING A NEW JERSEY LICENSED LAND SURVEYOR. THE 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.
- UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, 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.
- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.


SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED
BY THE BOROUGH OF HIGHLANDS
BOARD OF ADJUSTMENT AS A MAJOR SITE PLAN
ON _____ DATE

BOARD CHAIRMAN

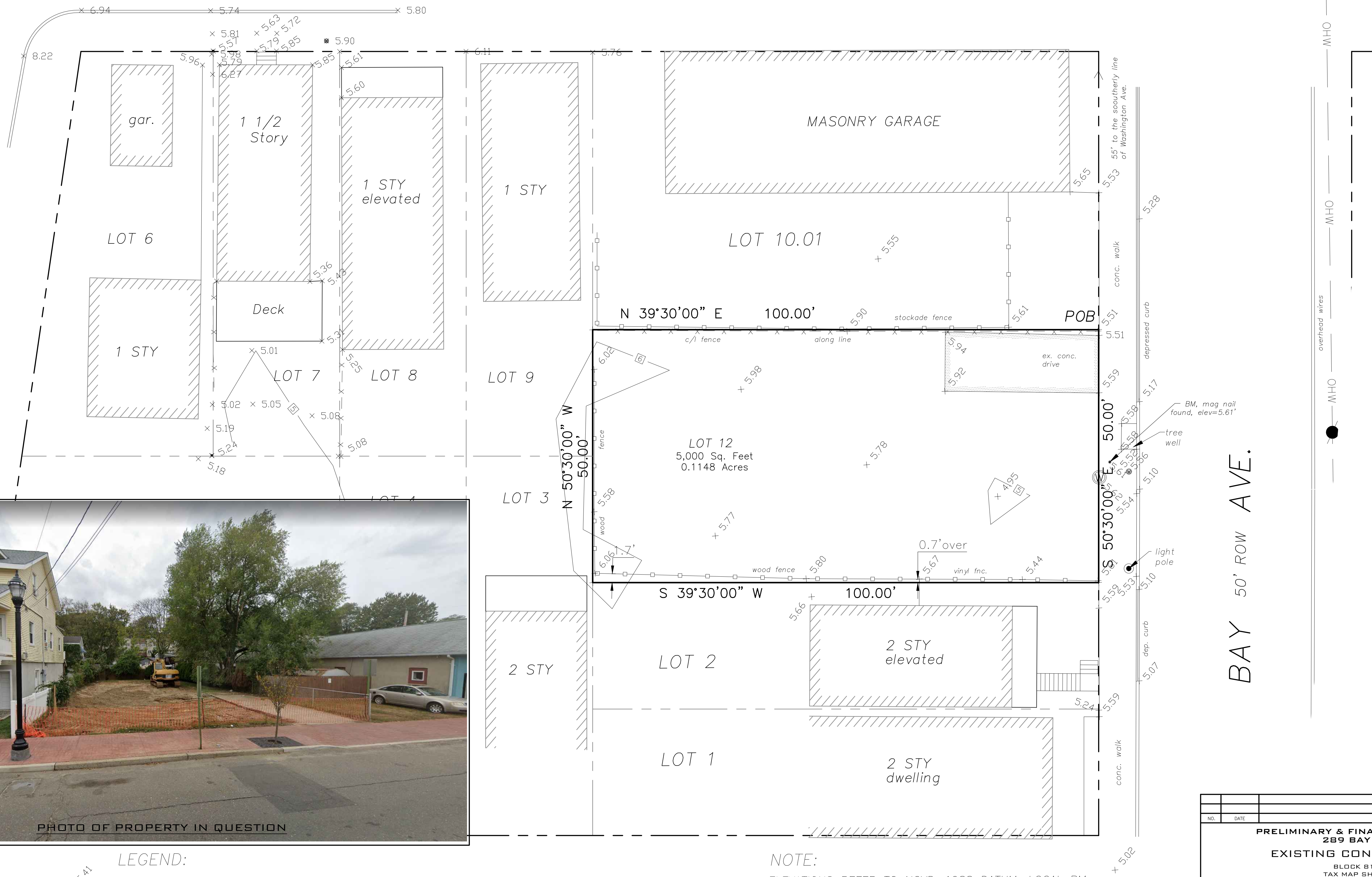
BOARD SECRETARY

BOROUGH ENGINEER

NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN 289 BAY AVENUE COVER SHEET BLOCK 81, LOT 12 TAX MAP SHEET NO. 15 BOROUGH OF HIGHLANDS MONMOUTH COUNTY, NEW JERSEY		
 EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180
MARC S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 246004452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33LI00589600		DATE: 12-30-21 SCALE: N/A PROJECT NUMBER: 21-1465 CHECKED BY: BNP
12-30-21 DATE		SHEET NO. 1 OF 5

WASHINGTON 50' ROW AVE.

SHORE DRIVE

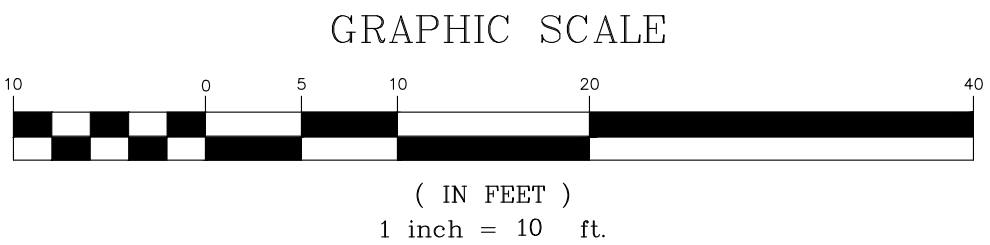


BAY 50' ROW AVE.

BARBERIE 40' ROW AVE.

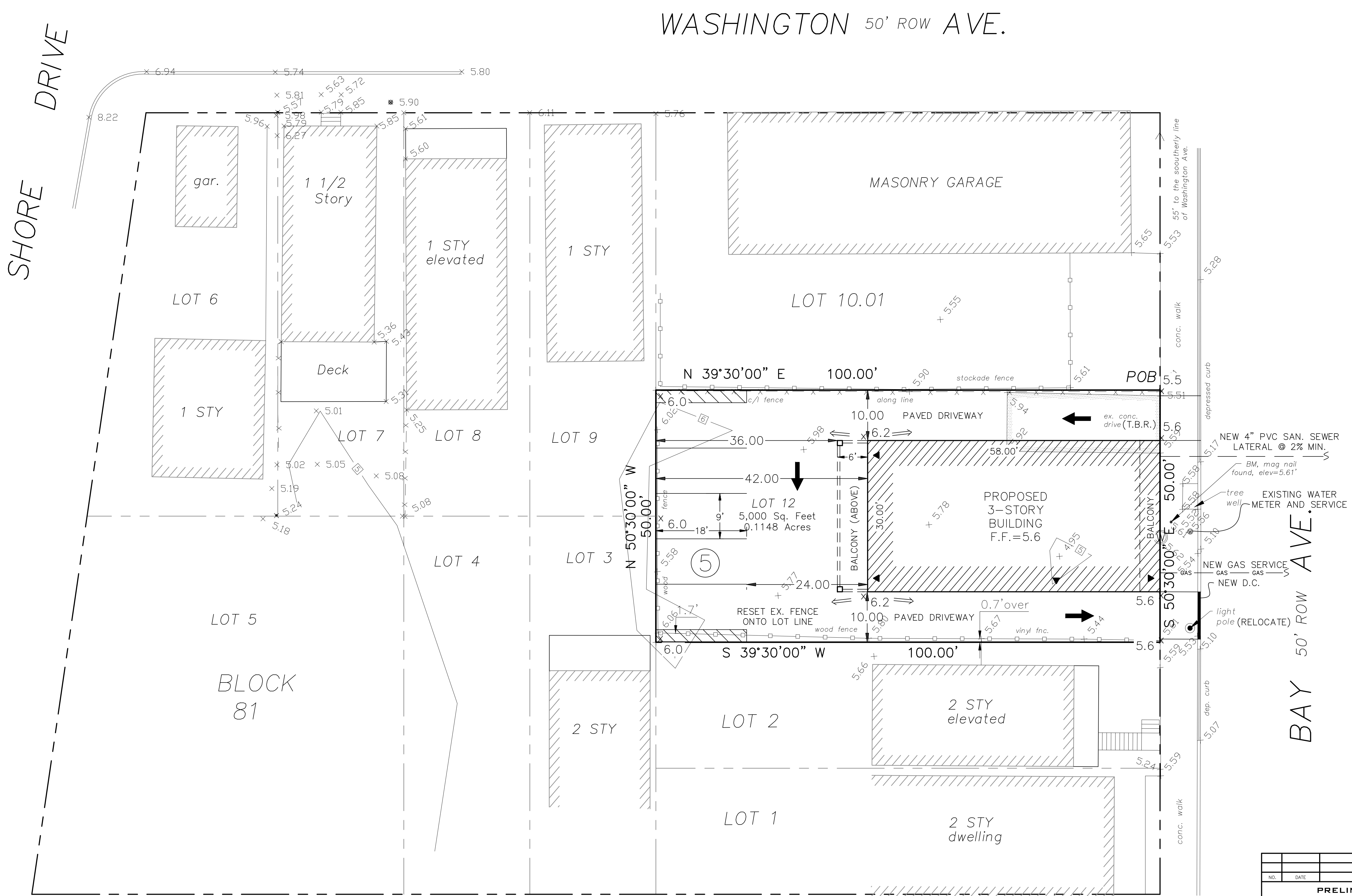
LEGEND:
+ 5.41 = SPOT ELEVATION

NOTE:
ELEVATIONS REFER TO NGVD-1988 DATUM. LOCAL BM,
MAG NAIL FND, CONCRETE WALK, ELEV=5.61', AS SHOWN.



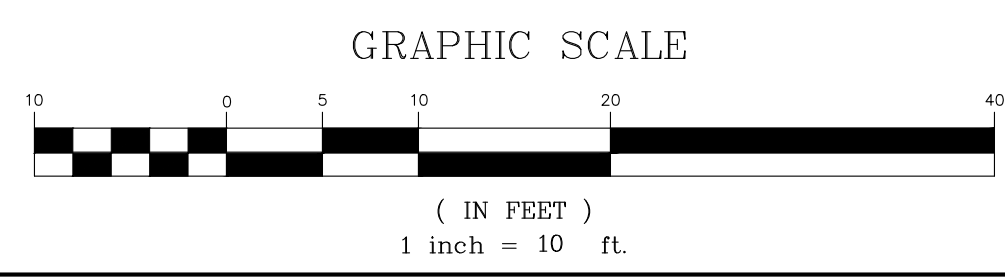
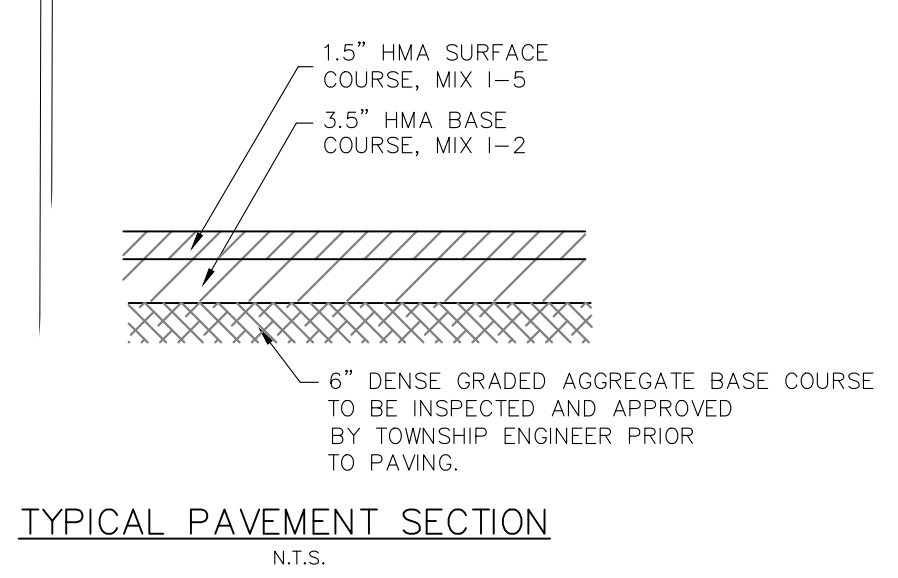
NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN 289 BAY AVENUE EXISTING CONDITIONS PLAN BLOCK 81, LOT 12 TAX MAP SHEET NO. 15 BOROUGH OF HIGHLANDS MONMOUTH COUNTY, NEW JERSEY		
<div><div>EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800</div><div>11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180</div></div>		
DATE: 12-30-21		PROJECT NUMBER: 21-465
SCALE: 1" = 10'		CHECKED BY: BNP
SHEET NO. 2 OF 5		

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LEGEND:
+ 5.41 = SPOT ELEVATION

NOTE:
ELEVATIONS REFER TO NGVD-1988 DATUM. LOCAL BM, MAG NAIL FND, CONCRETE WALK, ELEV.=5.61', AS SHOWN.



NO.	DATE	DESCRIPTION
PRELIMINARY & FINAL MAJOR SITE PLAN 289 BAY AVENUE SITE LAYOUT & GRADING PLAN BLOCK 81, LOT 12 TAX MAP SHEET NO. 15 BOROUGH OF HIGHLANDS MONMOUTH COUNTY, NEW JERSEY		
EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180
DATE: 12-30-21 SCALE: 1" = 10' PROJECT NUMBER: 21-465		CHECKED BY: BNP SHEET NO. 3 OF 5

SOIL EROSION & 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 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 THE TEMPORARY STABILIZATION STRIPS, 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 OR 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 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 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 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/SQ 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 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. 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 -- ZONE 6B

(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 OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 S.F. OPTIMUM SEEDING DATES ARE 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 ERODED 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 FREEHOLD SOIL CONSERVATION DISTRICT:
USDA PLANT HARDINESS ZONE 6b, TABLE 4-3
MIX NUMBER 15
ACCEPTABLE SEEDING DATES ARE BETWEEN MARCH 1 AND APRIL 30
ACCEPTABLE SEEDING DATES ARE BETWEEN MAY 1 AND AUGUST 14 (IF IRRIGATION PRESENT)
OPTIMUM SEEDING DATES ARE BETWEEN AUGUST 15 AND OCTOBER 15
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 (OR EQUIVALENT) APPLIED AT A RATE OF 500 LBS. PER ACRE OR 11 LBS. PER 1,000 S.F. WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES.
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.
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 SILTY SOILS AND COARSE SANDS SHOULD BE LOOSED 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. 2014)

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.

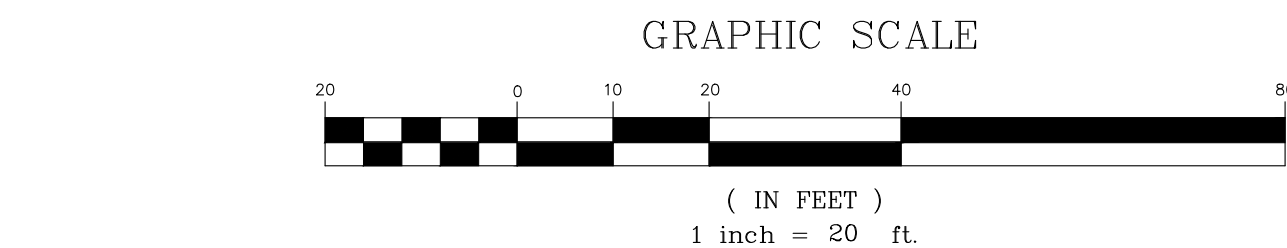
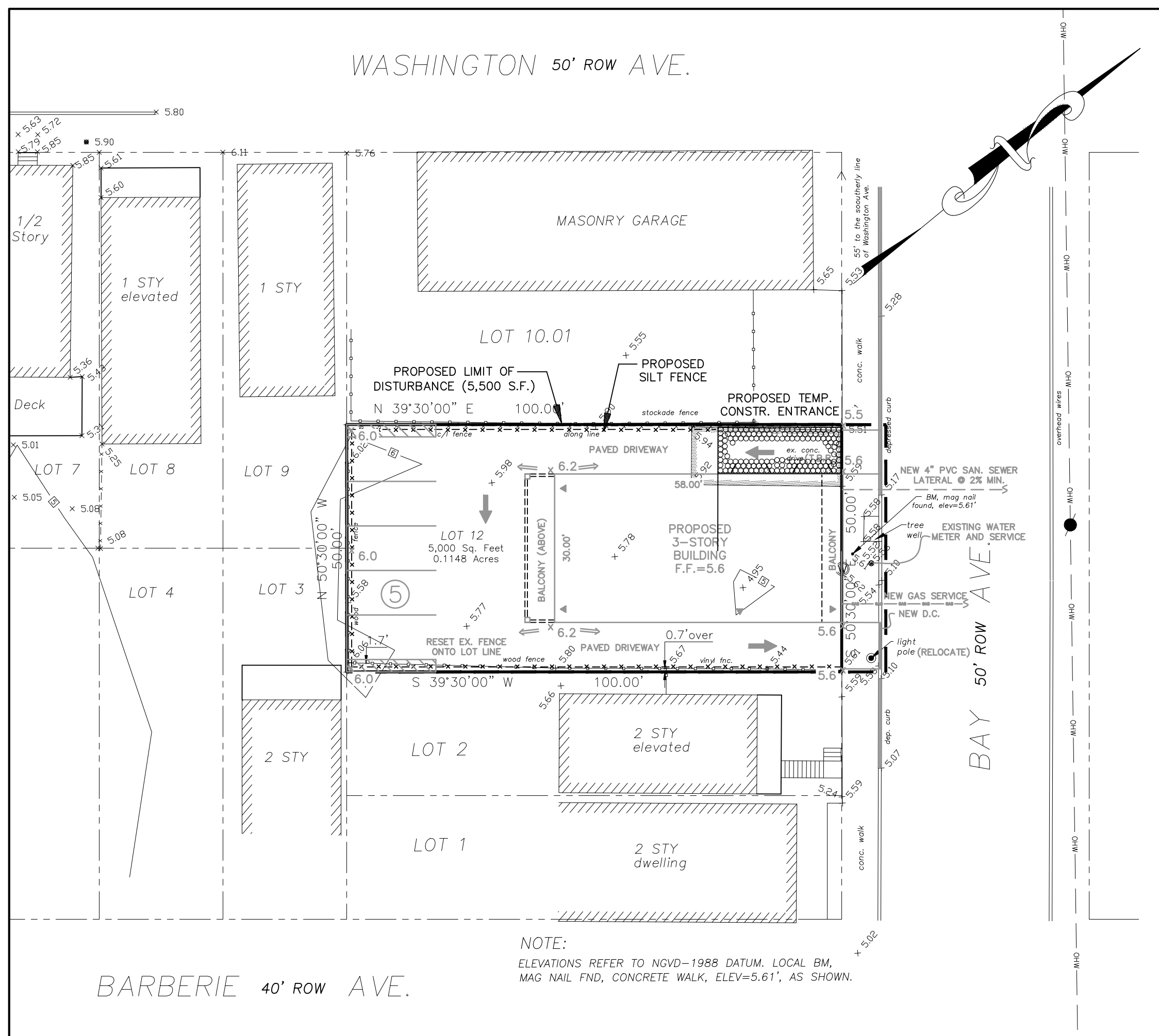
4. Immediately prior to topsoiling, the surface should be scarified 6" to 12" where there has been soil compaction. This will help insure a good bond between the topsoil and subsoil. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).

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 inches (unsettled) is recommended. 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 (Chapter 1-1).



MULCH AND MULCH ANCHORING SPECIFICATIONS

(rev. 2014)

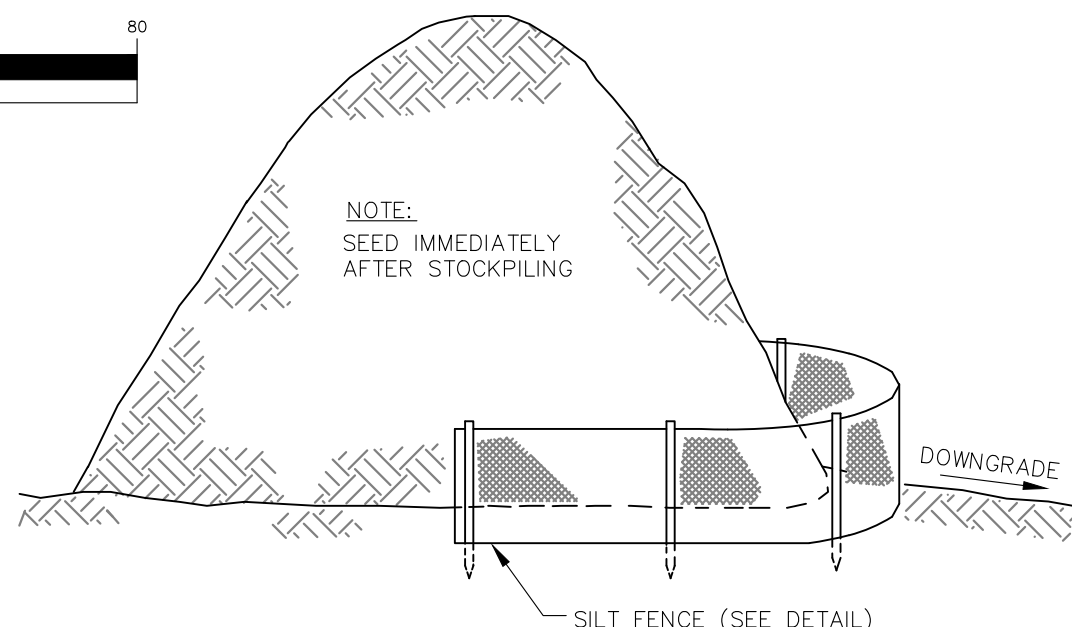
TO BE USED FOR TEMPORARY OR PERMANENT VEGETATIVE COVER:

MULCH

UNROTTED SMALL GRAIN STRAW, AT THE RATE OF 2.0 - 2.5 TONS PER ACRE (90-115 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. 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.

MULCH ANCHORING

SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE UTILIZING PEG AND TWINE, MULCH NETTINGS, OR CRIMPER MULCH ANCHORING COUTLER TOOL IN ACCORDANCE WITH CHAPTER 8-1 OF THE STANDARDS FOR SOIL EROSION & SEDIMENT CONTROL IN NEW JERSEY.



DETAIL
TYPICAL TOPSOIL STOCKPILE
N.T.S.

STANDARDS FOR SEEDBED PREPARATION

(rev. 2014)

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 Standard for Land Grading.

2. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.

3. 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.

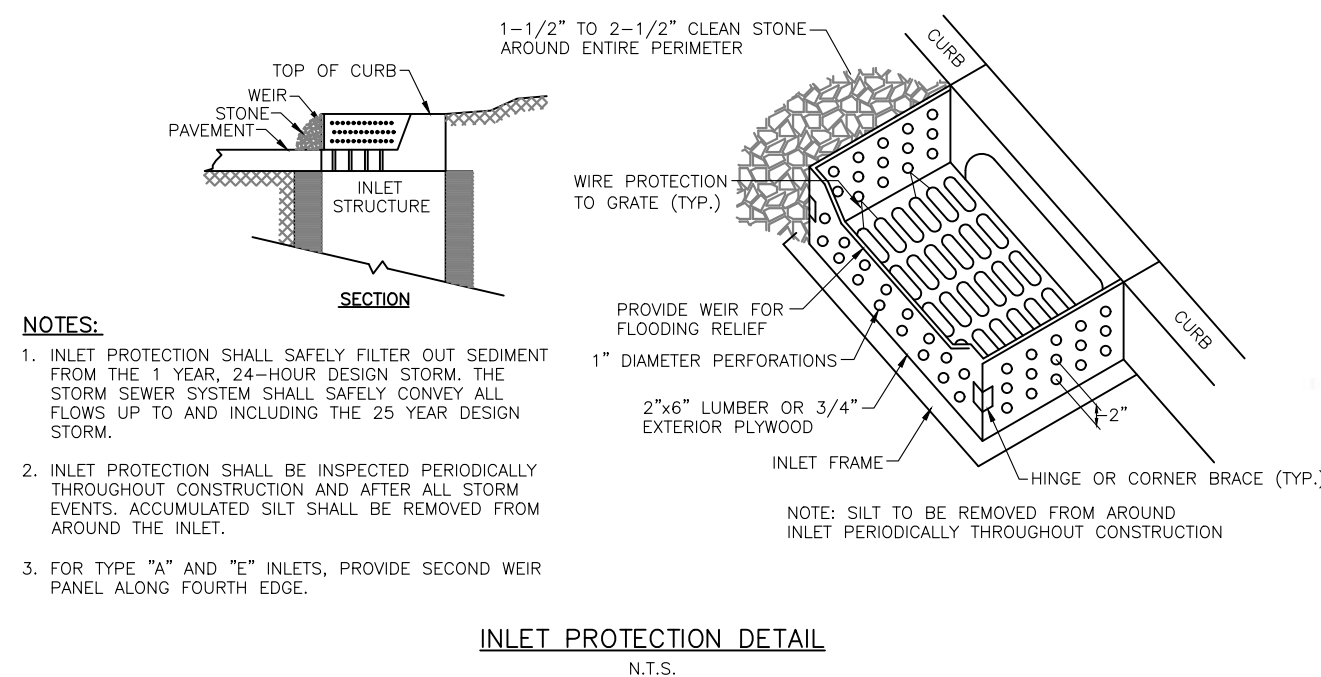
4. Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways.

B. SEEDBED PREPARATION

1. 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 matters are available from the local Rutgers Cooperative Extension offices (<http://njes.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.

2. 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.

3. 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.

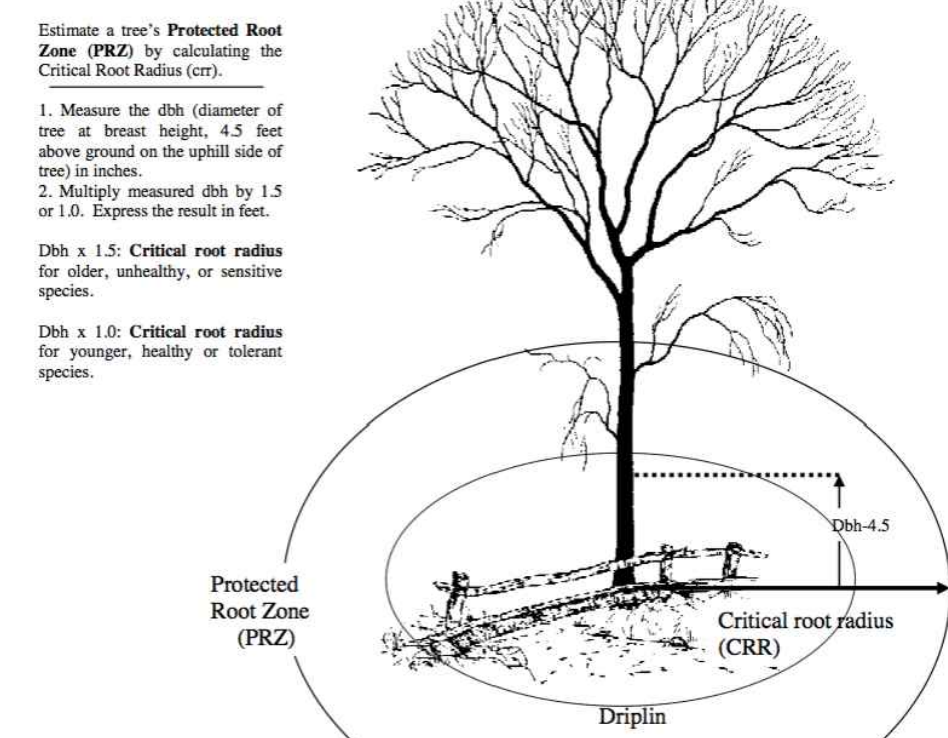


NOTES:

1. INLET PROTECTION SHALL SAFELY FILTER OUT SEDIMENT FROM THE 1 YEAR, 24-HOUR DESIGN STORM. THE STORM SEWER SYSTEM SHALL SAFELY CONVEY ALL FLOWS UP TO AND INCLUDING THE 25 YEAR DESIGN STORM.
2. INLET PROTECTION SHALL BE INSPECTED PERIODICALLY THROUGHOUT CONSTRUCTION AND AFTER ALL STORM EVENTS. ACCUMULATED SILT SHALL BE REMOVED FROM AROUND THE INLET.
3. FOR TYPE "A" AND "E" INLETS, PROVIDE SECOND WEIR PANEL ALONG FOURTH EDGE.

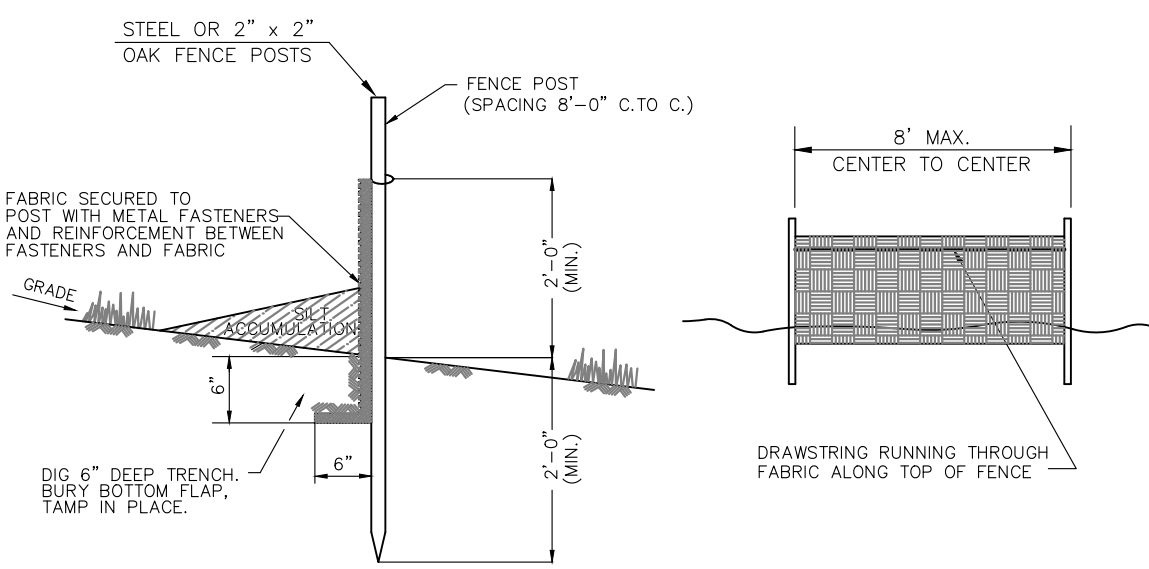
INLET PROTECTION DETAIL

N.T.S.



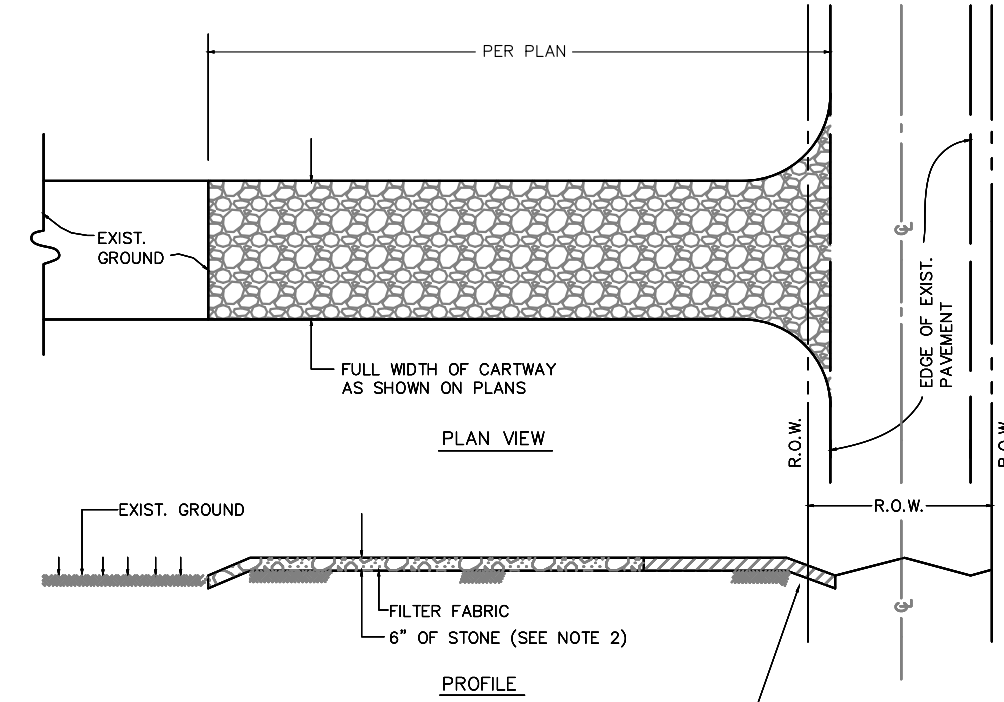
ROOT PROTECTION DURING CONSTRUCTION GUIDE

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. ENT. 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. ENT. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
6. ALL SEDIMENT SPILLED, 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.

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

1. INSTALL SILT FENCE. 1 DAY
2. INSTALL CONSTRUCTION ENTRANCE. 1 DAY
3. STRIP AND STORE TOPSOIL IN STOCKPILE AND STABILIZE STOCKPILE. 2 DAYS
4. CLEAR AND ESTABLISH ROUGH GRADES AS NECESSARY TO CONSTRUCT BUILDING FOUNDATION AND PARKING AREAS. 2 WEEKS
5. CONSTRUCT FOUNDATION AND BUILDING. 9-12 MONTHS
6. CONSTRUCT UTILITIES AND DRIVEWAYS. 2 WEEKS
7. CONSTRUCT FINE GRADING TO FINISHED GRADES AND ESTABLISH PERMANENT VEGETATIVE COVER ON LOT. 2 WEEKS
8. REMOVE SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN ADEQUATELY STABILIZED. 1 DAY

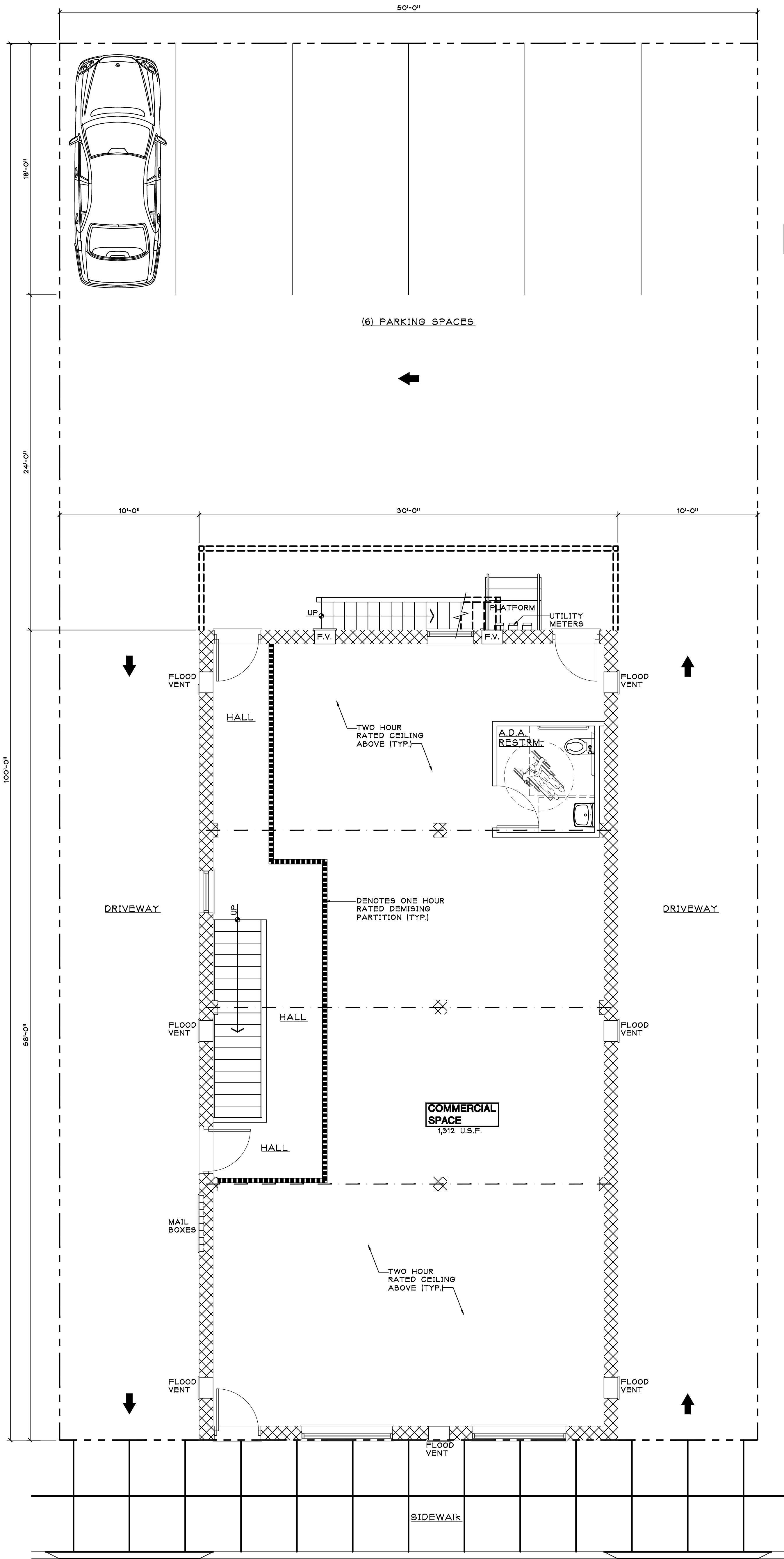
DUST CONTROL NOTES

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 OFF THE ON-SITE STRUCTURES. THESE PROCEDURES MAY INVOLVE COATING THE DEBRIS WITH WATER OR ANOTHER SPRAY-ON ADHESIVE.

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
PRELIMINARY & FINAL MAJOR SITE PLAN 289 BAY AVENUE SOIL EROSION & SEDIMENT CONTROL PLAN BLOCK 81, LOT 12 TAX MAP SHEET NO. 15 BOROUGH OF HIGHLANDS MONMOUTH COUNTY, NEW JERSEY		
EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180
DATE: 12-30-21 SCALE: 1" = 20' PROJECT NUMBER: 21-465-B CHECKED BY: BNP SHEET NO. 4 OF 5		DATE: 12-30-21 DATE: 12-30-21



GROUND FLOOR PLAN RETAIL AND ENTRY

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



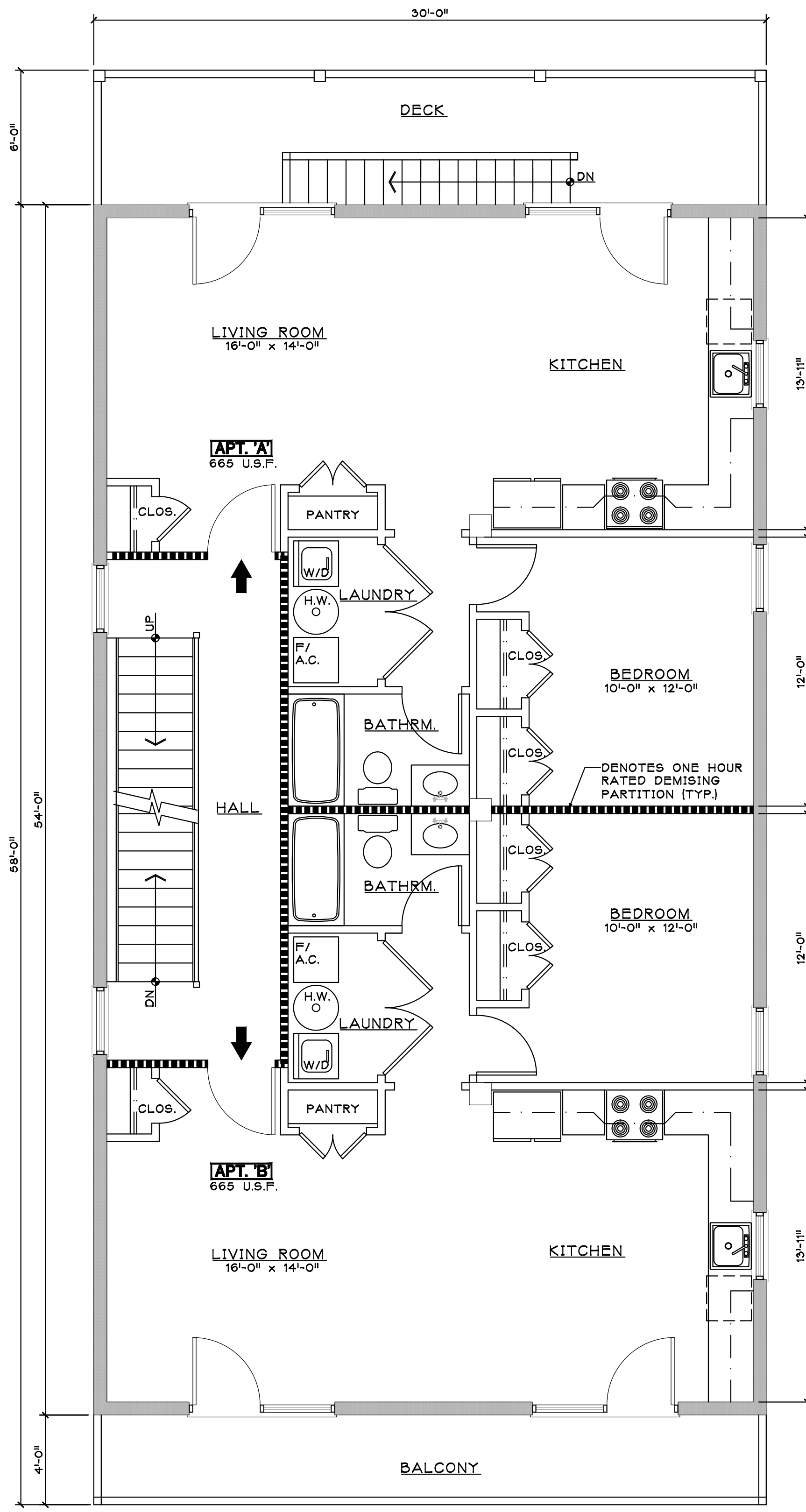
PROPOSED FRONT ELEVATION

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



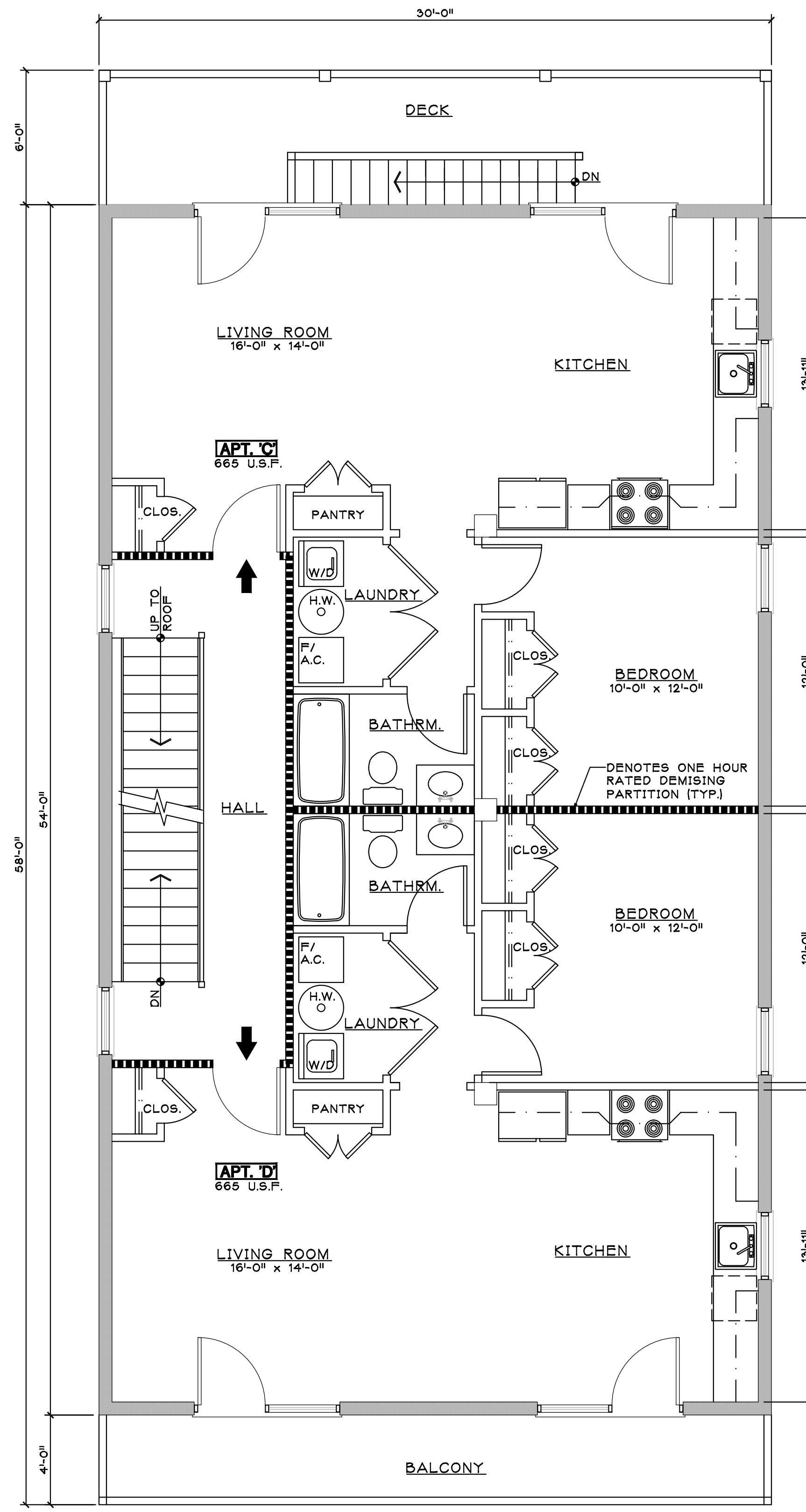
PROPOSED REAR ELEVATION

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



SECOND FLOOR PLAN APARTMENTS

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



THIRD FLOOR PLAN APARTMENTS

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

ZONING DATA		
ZONE: B2	BLOCK: 81	LOT: 12
LOT AREA	REQUIRED	PROVIDED
5,000 S.F.		
F.A.R.	0.65X	1.04X
FRONTAGE		50'-0"
FRONT YARD	N/A	N/A
REAR YARD	0' OR 5'-0"	10'-0" / 10'-0"
ROOF HEIGHT	36'-0"	35'-0"
BLDG. COVERAGE		1,740 S.F.
LOT COVERAGE	80X	1,740 / 5,000 = 34.8X
IMPERVIOUS COVERAGE (MAX)		65.2X = 3,260 S.F.

BUILDING DATA			
	EXISTING AREA	NEW AREA	TOTAL AREA
GROUND FLOOR	N/A	1,570	1,570
SECOND FLOOR	N/A	1,525	1,525
THIRD FLOOR	N/A	1,525	1,525
TOTAL	N/A	4,620	4,620
	EXISTING VOLUME	NEW VOLUME	TOTAL VOLUME
GROUND FLOOR	N/A	15,700 CF	15,700 CF
SECOND FLOOR	N/A	13,725 CF	13,725 CF
THIRD FLOOR	N/A	13,725 CF	13,725 CF
TOTAL	N/A	43,150 CF	43,150 CF

APPLICABLE CODES	
BUILDING:	NJRC 2018
CONSTRUCTION CLASS:	SA
USE GROUP CLASSIFICATION:	MIXED USE B/R
FOUNDATION PLAN & DETAILS:	ARE DRAWN IN ACCORDANCE WITH ASCE 24
110 MPH EXPOSURE 'B' WIND ZONE.	

FOR ZONING REVIEW
ISSUED: 6/16/2021

SALVATORE LA FERLITA, R.A. Architectural Services Construction Management	
115 University Drive Lincroft, N.J. 07738 732-741-5105 salferlita@aol.com	
Revised	Issued
No.	DATE
No.	DATE DESCRIPTION
Client	
289 BAY AVENUE HIGHLANDS, NEW JERSEY	
Title PROPOSED MASONRY AND FRAME 3 STORY MIXED USE BUILDING	
Seal & Signature:	Job Type: Project No.: Scale: AS NOTED Date: Drawn By: Reviewed By: Drawing No.: A-100
N.J. LIC. #A115228	
SHEET No.: 1 OF 14	

BOROUGH OF HIGHLANDS, N. J.

INCORPORATED 1900

42 SHORE DRIVE
HIGHLANDS, NJ 07732
COUNTY OF MONMOUTH

732-872-1224 PH
732-872-0670 FX

WWW.HIGHLANDBOROUGH.ORG



HISTORIC "TWIN LIGHTS"

CAROLYN BROULLON
MAYOR

MICHAEL MUSCILLO
ADMINISTRATOR

MICHELLE HUTCHINSON
ACTING BOROUGH CLERK

August 27, 2021

Arjika Properties

Sent via email

RE: DP#2021-67
289 Bay Avenue
Block 81, Lot 12

Please be advised that the above referenced application to construct a mixed use (retail/residential), 3-story, 4,620 s.f. building has been reviewed for compliance with the Borough of Highlands Zoning Ordinance. The property is located in the B-2 (Central Business District) zone.

The following approvals will be necessary:

#21-97L1 Use "d" variance
#21-55 Major site plan approval
#21-91A4 Lot coverage: 80% is permitted, 100% is proposed
Maximum Floor area ratio: 65% is permitted, 99% is proposed

Six off street spaces are proposed. The applicant must provide a parking analysis.

To proceed with an application/appeal of this decision to the Land Use Board, please contact the Michelle Hutchinson, Board Secretary. Should you have any questions, feel free to contact me at 732-615-2278.

Sincerely,


Marianne Dunn
Zoning Officer

C: Land Use Board



HGPB- R1841

April 5, 2022
Via Email

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

**Re: Arjika Properties, Inc.
289 Bay Avenue
Block 81, Lot 12
Review of Preliminary Site Plan Requirements (completeness)
CBD 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.E – Preliminary Site Plan.

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

1. Land Use Board Application, dated February 22, 2022.
2. Zoning Denial, dated August 27, 2021.
3. One (1) Preliminary and Final Major Site Plan prepared by Marc S. Leber, P.E., of East Point Engineering, LLC, dated, December 30, 2021, consisting of one (1) sheet.
4. One (1) Architectural Plan prepared Salvatore La Ferlita, R.A., dated June 16, 2021, consisting of three (3) sheets.

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

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

1. Date, name, location of site, name of owner, scale and reference meridian. **Provided.**
2. Area of the lot and all lot line dimensions and bearings. **Provided.**
3. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures and any other feature on the property and within seventy-five (75) feet of the property line. **Provided.**
4. Location, use and ground floor area of all existing and proposed buildings, with the building setback, side line and rear yard distance. **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.**



Re: Arjika Properties, Inc.
289 Bay Avenue
Block 81, Lot 12
Review of Preliminary Site Plan Requirements (completeness)
CBD Zone

6. The location and widths of existing and proposed streets servicing the site plan. **Provided. (50' ROW shown).**
7. Specifications for and location of proposed surface paving and curbing. **Partially provided. Details for paving and curbing shall be added to the site plans.**
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. 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. **Not provided. Applicant shall provide prior to public hearing.**
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 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. **Not provided.**
15. The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. **Provided.**
16. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. **Provided.**
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. **Provided.**
19. The present and past status and use and contemplated use of the property and all existing buildings on the property. A cleanup plan where such is necessary because of the past or present use of the site. **Not applicable.**
20. A soil erosion and sediment control plan is required. Said plan shall be submitted to the Soil Conservation District and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the District. **Provided.**
21. Soil borings, when required by the Board Engineer. **Not applicable.**
22. Certification statement for the required municipal signatures, stating: **Provided.**



Re: Arjika Properties, Inc.
289 Bay Avenue
Block 81, Lot 12
Review of Preliminary Site Plan Requirements (completeness)
CBD Zone

- Application No. _____ approved/disapproved by the Highlands Borough Planning Board/Board of Adjustment as a Major Site Plan on _____.
(date)

Chairman

Secretary

23. Certification statement for the County Planning Board approval / disapproval, if required. **Not provided. Bay Avenue is County Route 8; therefore, County Planning Board approval will be required.**

24. The Board may require any additional information which is reasonably necessary to ascertain compliance with the provisions of this chapter. **Continuing comment.**

At this point, adequate information has been provided for us to perform a technical review and fee calculation for the application. Therefore, at this time the application is deemed **COMPLETE**.

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:DV

cc: Michael Muscillo, Borough Administrator (via email)
Ron Cucchiaro, Esq., Land Use Board Attorney (via email)
Rob Knox, Land Use Board Chairman (via email)
Annemarie Tierney, Land Use Board Vice Chairman (via email)
Brad Batcha, Esq., Applicant's Attorney (brad@batchalaw.com)
Salvatore La Ferlita, Applicant's Architect, (Sallaferlita@aol.com)
Marc S. Leber, Applicant's Engineer, (mleber@eastpointeng.com)

\\tandmassociates.local\Public\Projects\HGPB\R1841\Correspondence\R1841_ EWH_MH_Arjika_289 Bay Ave_B81_L12_Completeness.docx



HGPB- R1841

April 5, 2022

Michelle Hutchinson, Land Use Board Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, New Jersey 07732

**Re: Arjika Properties, Inc.
289 Bay Avenue
Block 81, Lot 12
Review of Preliminary Site Plan, Fee and Escrow Calculation
CBD Zone**

Dear Ms. Hutchinson:

As requested, we have reviewed the above-referenced site plan application. The applicant submitted the following documents in support of this application:

1. Land Use Board Application, dated February 22, 2022.
2. Zoning Denial, dated August 27, 2021.
3. One (1) Preliminary and Final Major Site Plan prepared by Marc S. Leber, P.E., of East Point Engineering, LLC, dated, December 30, 2021, consisting of one (1) sheet.
4. One (1) Architectural Plan prepared Salvatore La Ferlita, R.A., dated June 16, 2021, consisting of three (3) sheets.

Please note the following fee calculations:

- | | |
|----------------------------|--------------------|
| 1. Application fee: | \$ 2,672.11 |
| 2. Escrow fee: | \$ 5,344.22 |

We have commenced our technical review and expect to issue that this week.

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

Very truly yours,

T&M ASSOCIATES

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

EWB:KJO:DV

Enclosure



Re: Arjika Properties, Inc.
289 Bay Avenue
Block 81, Lot 12
Review of Preliminary Site Plan, Fee and Escrow Calculation
CBD Zone

cc: Michael Muscillo, Borough Administrator (via email)
Ron Cucchiaro, Esq., Land Use Board Attorney (via email)
Rob Knox, Land Use Board Chairman (via email)
Annemarie Tierney, Land Use Board Vice Chairman (via email)
Brad Batcha, Esq., Applicant's Attorney (brad@batchalaw.com)
Salvatore La Ferlita, Applicant's Architect, (Sallaferlita@aol.com)
Marc S. Leber, Applicant's Engineer, (mleber@eastpointeng.com)

\\tandmassociates.local\Public\Projects\HGPB\R1841\Correspondence\R1841_ EWH_MH_Arjika_289 Bay Ave_B81_L12_Fee Letter.docx



HGPB-R1841

DETERMINATION OF FEES

289 Bay Avenue
Block 81, Lot 12

A. APPLICATION FEES (Ord. 21-107)

A. Variances

3. Nonresidential "c" (max. lot coverage)	1	EA	\$	250.00	\$	250.00
Nonresidential "c" (parking requirement)	1	EA	\$	250.00	\$	250.00
4. Nonresidential "d" (exceeding floor area ratio)	1	EA	\$	500.00	\$	500.00

B. Site Plans

2. Major

b. Preliminary approval (\$1,000+\$50/acre+\$20/floor area; or \$20/unit)	1	EA	\$	1,114.74	\$	1,114.74
c. Final approval (1/2 preliminary fee)	1	EA	\$	557.37	\$	557.37

B. ESCROW FEES (Ord. 21-108)

B. Escrow Deposits (twice Application Fee; Minimum \$750)	1	LS	\$	5,344.22	\$	5,344.22
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Application fees subtotal \$ 2,672.11

Escrow fee subtotal \$ 5,344.22

Total \$ 8,016.33

AFFIDAVIT OF PUBLICATION

Item 1.

Publisher's Fee \$37.84 Affidavit \$35.00

STATE OF WISCONSIN

Brown County

Personally appeared D. Roberts 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:

07/03/2022 A.D 2022

Nancy Heyrman
Notary Public State of Wisconsin County of Brown
5-15-23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

**BOROUGH OF HIGHLANDS
LAND USE BOARD****NOTICE OF HEARING
Pursuant to NJSA 40:55D-12****IN THE MATTER OF THE APPLICATION
ARJIKA PROPERTY, INC FOR PREMISES
KNOWN AS LOT 12 IN BLOCK 81 ON THE OFFICIAL
TAX MAP OF THE BOROUGH OF HIGHLANDS**

PLEASE TAKE NOTICE that the Land Use Board of the Borough of Highlands will hold a public hearing on Thursday, July 14, 2022 at 7:00 p.m., in the Community Center, 22 Snug Harbor, Highlands, New Jersey to further consider the application of Arjika Property Inc. for premises known as Lot 12 in Block 81 as shown on the Official Tax Map of the Borough of Highlands and located at 289 Bay Avenue, Highlands, New Jersey 07732. The property is located in the CBD Zone, which is also designated as a 'Redevelopment Area' pursuant to the Central Business District Redevelopment Plan, adopted by the Borough of Highlands in Ordinance No. 22-10."

THE APPLICATION:

The application is to construct 4 one-bedroom apartments on top of one commercial unit. The applicant will seek a variance for lot coverage of 100% where the maximum coverage permitted is 80% and a floor area ratio variance of 1.15 where maximum floor area ratio permitted is .65. The applicant will also seek all other variances required by the board and its professionals including those that may be required under the Redevelopment Ordinance No 22-10.

PUBLIC INSPECTION OF APPLICATION:

The application and supporting documents are on file with the Borough of Highlands' Land Use Board, at the Borough Hall, 42 Shore Drive, Highlands, NJ 07732 and are available for inspection during normal business hours.

F. Bradford Batcha, Esq.
600 Broad Street,
Shrewsbury, New Jersey 07702
732-747-8300
brad@batchalaw.com

(\$37.84)

0005319843-01

AFFIDAVIT OF MAILING

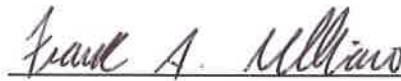
STATE OF NEW JERSEY)
)
COUNTY OF MONMOUTH)

ss:

Frank Illiano

says under oath:

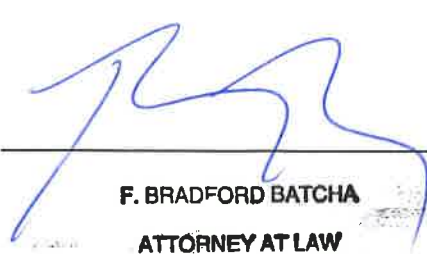
1. On July 1, 2022 I personally mailed by Certified Mail through the U.S. Post Office a copy of the attached notice to the names and addresses on the attached list as evidenced by the attached Certified Mail Receipts.



Frank Illiano

Signed and sworn to before me

On July 13, 2022



F. BRADFORD BATCHA
ATTORNEY AT LAW
STATE OF NEW JERSEY

**BOROUGH OF HIGHLAND
LAND USE BOARD
NOTICE TO OWNERS WITHIN 200 FT OF PROPOSED DEVELOPMENT**

**IN THE MATTER OF THE APPLICATION OF
ARJIKA PROPERTY, INC FOR PREMISES KNOWN
AS LOT 12 IN BLOCK 81 ON THE OFFICIAL
TAX MAP OF THE BOROUGH OF HIGHLANDS**

NOTICE OF HEARING
Pursuant to NJSA 40:55D-12

PLEASE TAKE NOTICE that the Land Use Board of the Borough of Highlands will hold a public hearing on Thursday, July 14, 2022 at 7:00 p.m., in the Community Center, 22 Snug Harbor, Highlands, New Jersey to further consider the application of Arjika Property Inc. for premises known as Lot 12 in Block 81 as shown on the Official Tax Map of the Borough of Highlands and located at 289 Bay Avenue, Highlands, New Jersey 07732. The property is located in the CBD Zone, which is also designated as a 'Redevelopment Area' pursuant to the Central Business District Redevelopment Plan, adopted by the Borough of Highlands in Ordinance No. 22-10."

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The application and supporting documents are on file with the Borough of Highlands' Land Use Board, at the Borough Hall, 42 Shore Drive, Highlands, NJ 07732 and are available for inspection during normal business hours.

F. Bradford Batcha, Esq.
600 Broad Street,
Shrewsbury, New Jersey 07702
732-747-8300
brad@batchalaw.com



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

Date Issued: May 23, 2022

CERTIFICATION OF 200-FOOT LIST

BLOCK 81 LOT 12

PROPERTY LOCATION: **289 Bay 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.

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

Nancy Tran, Acting Borough Clerk

5/23/2022 11:26 AM

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

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

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

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

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 Map Block 81 Lot 12 289 Bay Avenue



1319-81-10.01 VALINOTI JR. JOSEPH 85 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-75-17 CLARK EVELYN ROSE, 282 BAY AVENUE HIGHLANDS NJ 07732	1319-74-3 COLACI KATHLEEN 88 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-120-10.2-23 HOFFMAN JEANNETTE 255 SHORE DR 23 HIGHLANDS NJ 07732
1319-81-12 ARJIKA PROPERTY INC 8 STRAWBERRY LANE MONROE NJ 08831	1319-81-8 EUGENIO JAIME 87 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-74-1 CHESBRO JAMES B. 273 BAY AVENUE HIGHLANDS NJ 07732	1319-120-10.2-19 HINTZ MARY 17 AMELIA CIRCLE LITTLE SILVER NJ 07739
1319-74-9 RIPRAPS LLC 25 NAUTILUS AVENUE LEONARDO NJ 07737	1319-81-9 VALINOTI JOSEPH JR 85 WASHINGTON AVE HIGHLANDS NJ 07732	1319-83-2 BIANCO-HESS CANDICE 66 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-81-1 SGALAMBRO DAVID & MELANIE 285 BAY AVENUE HIGHLANDS NJ 07732
1319-83-1 SHANNON ENTERPRISES LLC 300 BAY AVENUE HIGHLANDS NJ 07732	1319-80-19 NAVISTA ENTERPRISES LLC 2 VISTA PLACE RED BANK NJ 07701	1319-74-5 O LOUGHLIN MICHAEL 92 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-82-5.01 C.X. INVESTMENTS LLC 18 BLEVINS AVENUE MIDDLETOWN NJ 07748
1319-74-6 O LOUGHLIN MICHAEL 92 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-81-4 BENDER PATRICIA 88 BARBARIE AVENUE HIGHLANDS NJ 07732	1319-74-7 STRANGE MAGIC LLC 25 NAUTILUS DRIVE LEONARDO NJ 07737	
1319-82-1.01 ICE HOLDINGS LLC 494 SYCAMORE AVE STE.100 SHREWSBURY NJ 07702	1319-80-3 ANDREWS HEATHER 72 BARBERIE AVENUE HIGHLANDS NJ 07732	1319-80-17 LAWRENCE CYNTHIA 63 WASHINGTON AVE HIGHLANDS NJ 07732	
1319-82-6.01 BAY AVENUE DEVELOPERS LLC 297 BAY AVENUE HIGHLANDS NJ 07732	1319-81-2 HORNIACEK JAMES & DAWN 287 BAY AVENUE HIGHLANDS NJ 07732	1319-75-16 MORAN JAMES P & PATRICIA J 67 BARBERIE AVENUE HIGHLANDS NJ 07732	
1319-74-8.01 RIPRAPS LLC 25 NAUTILUS AVENUE LEONARDO NJ 07737	1319-80-20 TROCCOLI MICHELLE E 294 BAY AVE HIGHLANDS NJ 07732	1319-75-15 BIRCHWOOD INC 1662 WEST END AVE POINT PLEASANT NJ 08742	
1319-74-8.02 KENNY PAUL & BURKE-KENNY MARY JO 39 EAST TWIN ROAD HIGHLANDS NJ 07732	1319-80-22 SERVIDIO FRANK PETER JR 290 BAY AVENUE HIGHLANDS NJ 07732	1319-82-4 JAPNGIE PATRICIA 88 WASHINGTON AVENUE HIGHLANDS NJ 07732	
1319-74-4 SHANNON ENTERPRISES LLC 300 BAY AVENUE HIGHLANDS NJ 07732	1319-80-6 MURRAY (STEIB) LAURA 49 WATERCREST DRIVE DOYLESTOWN PA 18901	1319-80-21 MAIN %LINDA GRAYBILL 292 BAY AVENUE HIGHLANDS NJ 07732	
1319-80-1 CONRAD DONNA MARIE 286 BAY AVENUE HIGHLANDS NJ 07732	1319-80-7 CARRILLO JEANNETTE 64 BARBERIE AVE HIGHLANDS NJ 07732	1319-81-3 COFFEY CHRISTOPHER & MOYER HENRY 571 HIGHWAY 36 BELFORD NJ 07718	
1319-80-2 HUVANE MARTIN & GENEVIEVE 18 DIMOND AVENUE CORTLANDT MANOR NY 10566	1319-75-18 CLARK EVELYN R. 282 BAY AVENUE HIGHLANDS NJ 07732	1319-80-5.01 KOLE JEFFREY B JR 70 BARBARIE AVENUE HIGHLANDS NJ 07732	
1319-82-3 LUCHNICK ALLISON 746 PARAMOUNT WAY BRICK NJ 08724	1319-81-6 LOW CAROL 91 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-120-10.04 CARERI JILL 13 RIVERGATE WAY LONG BRANCH NJ 07740	
1319-80-18 ROHRIG HAROLD A & DOROTHY CO V B 2 MEADOWVIEW LANE BERKELEY HEIGHTS NJ 07922	1319-81-7 BUNTING CONSTANCE 89 WASHINGTON AVENUE HIGHLANDS NJ 07732	1319-75-1 GRAM RIVER DRIVE LLC 32 WEST SUNSET ROAD POMPTON PLAINS NJ 07444	
1319-81-5 CORNELIUSEN JOHN JR & ELEANOR L 118 EAST GARFIELD AVE ATLANTIC HIGHLANDS NJ 07716	1319-74-2 DOS SANTOS KRYSTAL 86 SEADRIFT AVENUE HIGHLANDS NJ 07732	1319-120-10.2-22 WILD LAURA 255-22 SHORE DRIVE HIGHLANDS NJ 07732	

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

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Ripraps LLC
25 Nautilus Avenue
Leonardo, NJ 07737

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O'Loughlin, Michael
92 Seadrift Avenue
Highlands, NJ 07732

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Bay Avenue Developers LLC
297 Bay Avenue
Highlands, NJ 07732

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Postage

Valinoti Jr., Joseph
85 Washington Avenue
Highlands, NJ 07732

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Shannon Enterprises LLC
300 Bay Avenue
Highlands, NJ 07732

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Ice Holdings LLC
494 Sycamore Ave STE. 100
Shrewsbury, NJ 07702

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Kenny, Paul & Burke-Kenny, Mary Jo
39 East Twin Road
Highlands, NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Item 1.

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286 Bay Avenue
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SHREWSBURY NEW JERSEY

JUL - 1 2022

USPS 07702

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746 Paramount Way
Brick, NJ 08724

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☐ Adult Signature Restricted Delivery

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Postage

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SHREWSBURY NEW JERSEY

JUL - 1 2022

USPS 07702

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Corneliusen, John Jr & Eleanor L
118 East Garfield Avenue
Atlantic Highlands, NJ 07716

for Instructions

7020 3160 0001 9855 4946

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JUL - 1 2022

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Eugenio, Jaime
87 Washington Avenue
Highlands, NJ 07732

for Instructions

7020 0640 0001 4013 8682

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Huvane, Martin & Geneviève
18 Dimond Avenue
Cortlandt Manor, NY 10566

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Rohrig, Harold A & Dorothy C/O V.B
2 Meadowview Lane
Berkeley Heights, NJ 07922

for Instructions

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Clark, Evelyn Rose
282 Bay Avenue
Highlands, NJ 07732

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7017 3040 0000 7500 2068

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Navista Enterprises LLC
2 Vista Place
Red Bank, NJ 07701

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



Bender, Patricia
88 Barberie Avenue
Highlands, NJ 07732

for Instructions

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



Horniacek, James & Dawn
287 Bay Avenue
Highlands, NJ 07732

for Instructions

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



Servidio, Frank Peter Jr
290 Bay Avenue
Highlands, NJ 07732

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



Carrillo, Jeanette
64 Barberie Avenue
Highlands, NJ 07732

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



Andrews, Heather
72 Barberie Avenue
Highlands, NJ 07732

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



Troccoli, Michelle E
294 Bay Avenue
Highlands, NJ 07732

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Murray (Steib), Laura
49 Watercrest Drive
Doylestown, PA 18901

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Clark, Evelyn R.
282 Bay Avenue
Highlands, NJ 07732

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



Low, Carol
91 Washington Avenue
Highlands, NJ 07732

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



Dos Santos, Krystal
86 Seadrift Avenue
Highlands, NJ 07732

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



Chesbro, James B.
273 Bay Avenue
Highlands, NJ 07732

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



Strange Magic LLC
25 Nautilus Drive
Leonardo, NJ 07737

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7021 0950 0001 8943 3062

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



Bunting, Constance
89 Washington Avenue
Highlands, NJ 07732

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



Colaci, Kathleen
88 Seadrift Avenue
Highlands, NJ 07732

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



Bianco-Hess, Candice
66 Washington Avenue
Highlands, NJ 07732

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



Lawrence, Cynthia
63 Washington Avenue
Highlands, NJ 07732

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7021 0950 0001 8943 3086

7021 0950 0001 8943 3109

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

Postage

Moran, James P & Patricia J
67 Barberie Avenue
Highlands, NJ 07732



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7021 0950 0001 8943 0535

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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

Japngie, Patricia
88 Washington Avenue
Highlands, NJ 07732



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7021 0950 0001 8943 0221

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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

Coffey, Christopher & Moyer, Henry
571 Highway 36
Belford, NJ 07718



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7021 0950 0001 8943 0245

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

Postage

Careri, Jill
13 Rivergate Way
Long Branch, NJ 07740



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

Postage

Birchwood INC
1662 West End Avenue
Point Pleasant, NJ 08742



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

Postage

Main %Linda Graybill
292 Bay Avenue
Highlands, NJ 07732



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

Postage

Kole, Jeffrey B Jr
70 Barberie Avenue
Highlands, NJ 07732



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

Postage

Gram River Drive LLC
32 West Sunset Road
Pompton Plains, NJ 07444



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

Postage	\$
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Wild, Laura
255-22 Shore Drive
Highlands, NJ 07732

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

Postage	\$
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Hintz, Mary
17 Amelia Circle
Little Silver, NJ 07739

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

Postage	\$
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C.X. Investments LLC
18 Blevins Avenue
Middletown, NJ 07748

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

Postage	\$
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New Jersey American Water Company
Attn: Construction Department
661 Shrewsbury Avenue
Shrewsbury, NJ 07702

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7021 0950 0001 8943 0263

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

Postage	\$
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Hoffman, Jeannette
255 Shore Drive 23
Highlands, NJ 07732

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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	\$
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Sgalambro, David & Melanie
285 Bay Avenue
Highlands, NJ 07732

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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	\$
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JCP&L
300 Madison Avenue
PO Box 1911
Morristown, NJ 07960

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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	\$
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Comcast Communications of Monmouth County
Ron Bertrand, Construction Foreman
403 South Street
Eatontown, NJ 07724

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7021 0950 0001 8943 0306

7021 0950 0001 8939 3403

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

Postage

Verizon Communications
One Verizon Way
Basking Ridge, NJ 07920



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal ServiceTM
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 \$

Postage

New Jersey Natural Gas Company
Attn: Joan Purcaro
PO Box 1464
1415 Wyckoff Road
Wall, NJ 07719



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See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®]

Domestic Mail Only **Item 1.**

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

Township of Middletown
Raymond J. Nierstedt, P
Director
PO Box 205, 100 Be
Belford, NJ 07001

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U.S. Postal ServiceTM
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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)

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

Postage

Monmouth County Bayshore
Attn: Executive D
200 Harbor V
PO Box 18
Belford, NJ 07001

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