



**Borough of Seaside Park**  
 Borough Hall  
 1701 North Ocean Avenue  
 P.O. Box B  
 Seaside Park, NJ 08752  
 (732) 793-3700 FAX (732) 793-3737

JUL 30 2020

Planning Board

DEVELOPMENT APPLICATION

Application No. PB 2020-04

See the Development Application Instructions & Filing Procedures for detailed instructions on completing this application. This application, together with the required fee, attachments and supporting documentation, must be filed with the Board Secretary not later than twenty-one (21) days prior to the scheduled Board meeting date. If this application involves erecting a new structure or substantial alteration of an existing structure, applicants should consult with the Construction Official for compliance with the Borough's Flood Plain Regulations prior to filing this application.

**APPLICANT INFORMATION.**

Applicant Name: Stephen P. Holmes AND Bonnie L. Holmes  
 Address: 18 Keech BRIAR LANE  
 City, State & Zip: Pompton Plains, NJ 07444  
 Telephone: (732) 349-1212 ext 120 Fax: (732) - 349-1217

c/o  
 Richard Stanzone

If Applicant is not the Property Owner, the PROPERTY OWNER AUTHORIZATION section of this application must be completed. Applicant is:

Property Owner     Tenant     Contract Purchaser     Other: \_\_\_\_\_

If the Applicant is a corporation or partnership, the name, address and percentage of ownership of all persons owning 10% or more of the corporate stock or partnership interest must be disclosed. Applicant is:

Individual(s)     Corporation     Partnership     Other: \_\_\_\_\_

**PROPERTY INFORMATION.**

Street Address: 1215 South Ocean Avenue Block: 9 Lot: 27.01

Lot Dimensions (feet): 125' x 175' x 100' x 50' Lot Area (square feet): 20,625 Corner Lot  Yes  No

Zoning District:  Residential  Business  Mixed Use  Multiple Dwelling  Boardwalk  Public

Number of Buildings (excluding garages and storage sheds): \_\_\_\_\_

Current Use:  Vacant  
 Single Family Residence  
 Two Family Residence  
 Multi-Family Residence.....# OF DWELLING UNITS: \_\_\_\_\_  
 Commercial.....# OF UNITS: \_\_\_\_\_ TOTAL GROSS FLOOR AREA (SQUARE FEET): \_\_\_\_\_  
 Hotel-Motel.....# OF DWELLING UNITS (INCLUDING EFFICIENCIES): \_\_\_\_\_ # OF MOTEL ROOMS: \_\_\_\_\_  
 Other: \_\_\_\_\_

Proposed Use: \_\_\_\_\_ No Change [ ]

- Yes  No • Does the proposal increase the present number of uses or dwelling units located on the property or within any building?
- Yes  No • Have there been any previous Planning Board or Zoning Board of Adjustment hearings involving the subject property? If yes, attach a copy of the written decision(s).
- Yes  No • Are there any deed restrictions, covenants or easements effecting the subject property? If yes, attach a copy.



- Yes  No • Does applicant own adjacent property?
- Yes  No • Is adjacent property vacant?

- Check all applicable items.
- Property is located within 200 feet of Berkeley Township.
  - Property is located within 200 feet of the Borough of Seaside Heights.
  - Property is located adjacent to a County Road.
  - Property is located adjacent to a State Highway.

PROPOSAL INFORMATION. Summarize the proposed physical changes and use of the property. If the application includes a request for classification approval as an Exempt Site Plan, include the estimated cost of all structural, exterior and interior alterations.

WIDEN EXISTING DRIVEWAY ON THIRTEENTH AVENUE FROM EXISTING 14.87' TO 25.30' WITH NO LOSS OF ON STREET PARKING TO GAIN SAFER AND MORE EFFICIENT ON SITE PARKING

| LOT INFORMATION      |           |          | ON-SITE PARKING INFORMATION             |           |          |
|----------------------|-----------|----------|---|-----------|----------|
| Required             | Current   | Proposed | Required                                | Current   | Proposed |
| LOT WIDTH            | FEET MIN. |          | PARKING SPACES                          | MIN       |          |
| LOT DEPTH            | FEET MIN. |          |   |           |          |
| LOT AREA             | S.F. MIN. |          |   |           |          |
| BUILDING INFORMATION |           |          | BUILDING INFORMATION - Corner Lots Only |           |          |
| Required             | Current   | Proposed | Required                                | Current   | Proposed |
| FRONT YARD           | FEET MIN. |          | FRONT YARD #1                           | FEET MIN. |          |
| REAR YARD            | FEET MIN. |          | FRONT YARD #2                           | FEET MIN. |          |
| SIDE YARD #1         | FEET MIN. |          | SIDE YARD #1                            | FEET MIN. |          |
| SIDE YARD #2         | FEET MIN. |          | SIDE YARD #2                            | FEET MIN. |          |
| BLDG. HEIGHT         | FEET MAX. |          | BLDG. HEIGHT                            | FEET MAX. |          |
| BLDG. COV.           | % MAX.    |          | BLDG. COV.                              | % MAX.    |          |
|                      | S.F. MAX. |          | Impervious                              | S.F. MAX. |          |

ACTION REQUESTED.

PLANNING BOARD

- Appeal Alleging Zoning Officer Error (N.J.S.A. 40:55D-70a)
- Interpretation of Zoning Map or Zoning Ordinance & Special Questions (N.J.S.A. 40:55D-70b)
- Request for "Bulk" Variances (N.J.S.A. 40:55D-70c)
- Request for Use Variance (N.J.S.A. 40:55D-70d)
- Request to Direct Issuance of a Permit to Build in Bed of Mapped Street (N.J.S.A. 40:55D-76a-1)
- Request to Direct Issuance of a Permit to Build on Lot not Abutting a Street (N.J.S.A. 40:55D-76a-2)
- Request for Issuance of Certificate of Non-Conforming Use (N.J.S.A. 40:55D-68)
- Conditional Use Approval (N.J.S.A. 40:55D-67)
- Waiver of Required Submissions
- Extend Time Period for Previously Approved Application

- Exempt Site Plan Classification Approval
- Major Site Plan Approval:
  - Informal Review
  - Preliminary Plat
  - Final Plat
  - Combined Preliminary & Final Plat
  - Amended Preliminary & Final Plat
- Request for Exception to Site Plan Requirements & Standards (N.J.S.A. 40:55D-51b)
- Minor Subdivision Approval
- Major Subdivision Approval:
  - Informal Review
  - Preliminary Plat
  - Final Plat
  - Combined Preliminary & Final Plat
  - Amended Preliminary & Final Plat
- Request for Exception to Subdivision Requirements & Standards (N.J.S.A. 40:55D-51a)

X OTHER: WIDEN DRIVEWAY FROM EXISTING 14.87' TO 25.30' IN VIOLATION OF SECTION 200-67 WHERE CURB CUT SHALL BE MAXIMUM OF 10' AND NOT GREATER THAN 12'



APPLICANT'S EXPERTS. (if applicable)

Attorney Richard D. Stanzone  
Address 236 Washington Street  
Toms River, NJ 08753  
Telephone ( 732 ) 349-1212 ext 120  
Fax ( 732 ) 349-1217

Engineer Kenneth FX Schlatmann, PE  
Address 1233 Fifth Avenue  
Toms River, NJ 08753  
Telephone ( ) 732-341-4646  
Fax ( )

Architect \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone ( ) \_\_\_\_\_  
Fax ( ) \_\_\_\_\_

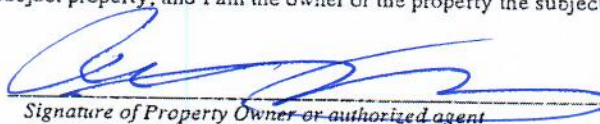
Other \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone ( ) \_\_\_\_\_  
Fax ( ) \_\_\_\_\_

PROPERTY OWNER AUTHORIZATION. If the Applicant is not the property owner, provide the following information:

Property Owner Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_

Subject to applicable penalties, I hereby certify the statements and information submitted with this application are true; that all surveys, plot plans and drawings accurately reflect the current condition of the subject property; and I am the owner of the property the subject of the within application, and that said application is hereby authorized.

7-30-2020  
Date

  
Signature of Property Owner or authorized agent

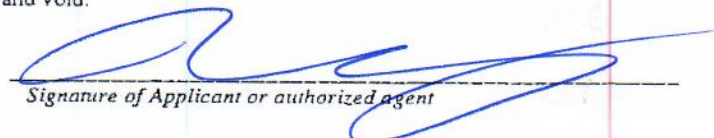
REVIEW FEE ESCROW AGREEMENT & APPLICANT CERTIFICATION.

RICHARD D. STANZIONE  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

Subject to applicable penalties, it is hereby certified the foregoing statements and information submitted with this application are true and that all surveys, plot plans and drawings accurately reflect the current condition of the subject property. It is further certified the undersigned is the applicant, a general partner of a partnership applicant, or an authorized officer of a corporate applicant.

In accordance with §25 of the Seaside Park Development Regulations Ordinance, the applicant agrees to pay the legal, planning, engineering and other professional costs incurred by the Borough of Seaside Park in reviewing this application, and in the event the initial Review Fee Escrow Deposit is not sufficient to cover the professional charges incurred in reviewing this application, agrees to deposit additional funds as determined by the Borough. The Planning Board or Zoning Board of Adjustment shall not be required to process the application or take further action on the application until such additional deposits are made. If these additional deposits remain unpaid for a period of sixty (60) days, this development application shall be deemed to be withdrawn and shall be dismissed without prejudice. In the event the fees imposed are not paid, any development approvals granted shall be considered null and void.

Sworn to subscribed before me this 30<sup>th</sup>  
day of July

  
Signature of Applicant or authorized agent

Notary Public



RICHARD D. STANZIONE  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

MICHAEL R. STANZIONE  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

**FOR OFFICE USE ONLY**

Applicant Name: \_\_\_\_\_  
 Date Application Filed: \_\_\_\_\_  
 Date Certified Complete: \_\_\_\_\_  
 Scheduled Hearing Date: \_\_\_\_\_

Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Application No. \_\_\_\_\_

**Calculation of Application Fee & Escrow Deposit**

|               | Application Fee | Escrow Deposit |
|---------------|-----------------|----------------|
| _____         | _____           | _____          |
| _____         | _____           | _____          |
| _____         | _____           | _____          |
| _____         | _____           | _____          |
| _____         | _____           | _____          |
| _____         | _____           | _____          |
| <b>Totals</b> | _____           | _____          |

**Payments Received**

| Date  | Cash/Check No. | Amount |
|-------|----------------|--------|
| _____ | _____          | _____  |
| _____ | _____          | _____  |
| _____ | _____          | _____  |
| _____ | _____          | _____  |

**Review Costs Charged To Escrow Deposit**

| Date               | Description | Amount   |
|--------------------|-------------|----------|
| _____              | _____       | _____    |
| _____              | _____       | _____    |
| _____              | _____       | _____    |
| _____              | _____       | _____    |
| _____              | _____       | _____    |
| _____              | _____       | _____    |
| _____              | _____       | _____    |
| <b>Total Costs</b> |             | \$ _____ |

Total Escrow Deposit \$ \_\_\_\_\_

**Refund of Escrow Deposit**

| Date  | Resolution No. | Check No. | Amount |
|-------|----------------|-----------|--------|
| _____ | _____          | _____     | _____  |

Refund Due \$ \_\_\_\_\_