Hiering, Dupignac,
Stanzione & Dunn, P.C.
ATTORNEYS AT LAW

William T. Hiering
(1946–2005)
Frank J. Dupignac, Jr.
Richard D. Stanzione
Lynne A. Dunn
Also Admitted in FL & PA
Rule 1:40 Qualified Mediator
Paige E. Baran
Also Admitted in NY
Michael R. Stanzione
Also Admitted in PA

RECEIVED
JUN 21 2022
By

June 20, 2022

VIA HAND DELIVERY
Seaside Park Planning Board
1701 North Ocean Avenue
Seaside Park, NJ 08752
Attention: Sandra Martin, Planning Board Secretary

Re: Juliano Variance Application
249 N Street, Seaside Park, NJ, Block 63, Lot 35

Dear Ms. Martin:

On behalf of Stephen A. Juliano, enclosed please find my original Affidavit of Service in this matter which is scheduled to be heard at the June 28, 2022 meeting of the Planning Board.

Please do not hesitate to contact me should you have any questions or require any additional information. As always, I thank you and the rest of the Board's professional staff for your consideration of this application.

Very truly yours,

HIERING, DUPIGNAC,
STANZIONE & DUNN, P.C.

LYNNE A. DUNN

LAD/ssf
Enclosures
cc: Stephen A. Juliano (via email w/enclosures)

S:\WPDOCS\Zoning\Juliano, Stephen A.\ Correspondence\ filing application with Borough.docx

AFFIDAVIT OF SERVICE

State of New Jersey:

s.s.

County of Ocean :

I, LYNNE A. DUNN, of full age, being duly sworn according to law, on her oath deposes and says:

1. I am an attorney of the firm of Hiering, Dupignac, Stanzione, & Dunn, P.C.

2. I did on June 17, 2022 at least ten (10) days prior to the June 28, 2022 hearing date, give personal notice to all property owners within 200 feet of the property affected by the application before the Seaside Park Planning Board by serving the Notice of Public Hearing annexed hereto as "Exhibit A" via United States Postal Service, Certified Mail.

3. I served said notice upon all property owners on the certified list of owners within 200' of the affected property annexed hereto as "Exhibit B" which shows the lot and block numbers of each property as same appear on the Municipal Tax Map as prepared and provided by the Tax Assessor of the Municipality.

4. The applicable registered receipts regarding service upon the 200' property are attached hereto and marked as "Exhibit C."

5. I also caused the annexed notice to be published, in the *Asbury Park Press*, the official newspaper of the municipality as required by law, on June 17, 2022, the Affidavit of Publication is attached hereto and marked as Exhibit "D."

LYNNE A. DUNN

Sworn to and subscribed to before me this 20th day of June, 2022.

LISA A. FISH
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 12/15/2022

S:\WPDOCS\Zoning\Juliano,Stephen(SSP)\affidavit of service.doc

EXHIBIT A

NOTICE OF PUBLIC HEARING TO INTERESTED PERSONS AND PROPERTY OWNERS WITHIN 200' OF THE PROPERTY REFERENCED BELOW BOROUGH OF SEASIDE PARK, NEW JERSEY

PLEASE TAKE NOTICE that the Applicant has filed a Development Application with the Planning Board of the Borough of Seaside Park relating to his proposal to elevate the existing 2-story single family dwelling with a new grade-level garage below. New front and rear decks with landings and steps, 12-foot wide driveway, elevated AC platforms and landing with steps for electric meter access are also proposed. The subject property is located at 249 N Street and is designated as Block 63 Lot 35 on the Borough Tax Map. The subject property lies within the R (Residential) Zoning District.

The Applicant requests relief in accordance with N.J.S.A. 40:55D-70(c)1 and 2 as follows:

The minimum required lot area is 5,000 sf, whereas the existing lot area is 2,380 sf;

The minimum required lot width is 50', whereas the existing lot width is 30';

The minimum front setback is 15', whereas 4' is existing and 0.5' is proposed;

The minimum required rear yard setback is 20', whereas 9.8' is proposed.

The minimum required side setback is 4.0', whereas 1.4' is proposed;

The minimum required combined side yard setback is 8.0', whereas 6.6' is proposed;

The maximum utility meter access platform height is 18" whereas 24" is proposed; and

The maximum allowable building coverage is 40%, whereas 45.3% exists and is proposed.

The Applicant further requests any and all other variances, waivers and relief regarding any existing non-conformities and proposed conditions as may deemed necessary by the Planning Board and/or the Applicant during the course of the hearing.

The Seaside Park Planning Board will hold a hearing on the Application during the meeting which is scheduled to begin at 7:00 p.m. on June 28, 2022 in the 2nd Floor Meeting Room located at Sixth and Central Avenues in Seaside Park, at which time interested parties may comment on this Development Application.

The Development Application and supporting documents are available for review by all interested parties Monday through Friday during business hours prior to the hearing in the Borough Offices located at 1701 North Ocean Avenue, Seaside Park, New Jersey.

HIERING, DUPIGNAC, STANZIONE, & DUNN, P.C.
BY: LYNNE A. DUNN, ESQUIRE

Attorney for Applicant
Stephen A. Juliano

EXHIBIT B

Borough of Seaside Park

OFFICE OF THE TAX ASSESSOR

(732) 793-3700 **BOROUGH HALL** **FAX (732) 793-3737**

1701 North Ocean Avenue Seaside Park, New Jersey 08752

March 30, 2022

MCH Engineering, Inc.
1010 Commons Way
Building G
Toms River, NJ 08755
Attention: Matthew C. Hockenbury, PE

Subject: 200' Property Ownership List
Block 63, Lot 35
249 N Street
Seaside Park Borough

Dear Mr. Hockenbury:

Pursuant to your request of March 21, 2022, attached is a certified list containing the names and address of the real property owners located within 200 feet of the above referenced subject property in Seaside Park Borough. The subject property is designated on the official tax map of Seaside Park Borough as Block 63, Lot 35. This list is in accordance with the provisions of **N.J.S.A.** 40:55D-12(c).

Notice of pending Development Applications must also be sent to:

Ocean County Planning Board
29 Hooper Ave
PO Box 2191
Toms River, NJ 08753

New Jersey Department of Transportation, Region 3
PO Box 600
Trenton, NJ 08625-0600

Borough Clerk
Borough of Seaside Park
1701 North Ocean Avenue
Seaside Park, NJ 08752

Sincerely,

Gary R. DalCorso

Gary R. DalCorso, CTA
Seaside Park Borough
Tax Assessor

C: Planning Board Secretary
Enclosure

Block	Lot	Name, Property Address & Mailing Address	Property Location	Owner Address, City, State	Zip Code
62	1	Borough of Seaside Park **M Street** 1701 North Ocean Avenue Seaside Park, NJ 08752	M Street	Borough of Seaside Park 1701 North Ocean Avenue Seaside Park, NJ 08752	08752
63	26	Bodine, Thomas J. **267 N Street** Seaside Park, NJ 08752	267 N Street	Bodine, Thomas J. 267 N Street Seaside Park, NJ 08752	08752
63	27	Clayton, Howard J. & Marie C. **265 N Street** 100 Hillcrest Avenue Cranford, NJ, 07016	265 N Street	Clayton, Howard J. & Marie C. 100 Hillcrest Avenue Cranford, NJ, 07016	07016
63	29	Castronovo, Robert J. & Nancy E. **263 N Street** 52 Greendale Road Clifton, NJ, 07013	263 N Street	Castronovo, Robert J. & Nancy E. 52 Greendale Road Clifton, NJ, 07013	07013
63	30	Colombini, Ettore & Vanda **259 N Street** 23 Country Squire Blvd. Holmdel, NJ, 07733	259 N Street	Colombini, Ettore & Vanda 23 Country Squire Blvd. Holmdel, NJ, 07733	07733
63	32	Arakelian, Kenneth & Alison **257 N Street** 19 Red Hill Road Warren, NJ, 07059	257 N Street	Arakelian, Kenneth & Alison 19 Red Hill Road Warren, NJ, 07059	07059
63	33	Schwertfeger, Kelly A. & Biondi, Tracy **255 N Street** 230 N 7th Avenue Manville, NJ, 08835	255 N Street	Schwertfeger, Kelly A. & Biondi, Tracy 230 N 7th Avenue Manville, NJ, 08835	08835
63	34	Cuneo, James A. & Diane C. **251 N Street** 180 Hillcrest Drive Denville, NJ, 07834	251 N Street	Cuneo, James A. & Diane C. 180 Hillcrest Drive Denville, NJ, 07834	07834

63	37	Gaffney, Lynn **245 N Street** 38 Georgia Drive Wayne, NJ, 07470	245 N Street	Gaffney, Lynn 38 Georgia Drive Wayne, NJ, 07470	07470
63	38	Mauro, Mark **243 N Street** 15 West Cliff Street Somerville, NJ, 08876	243 N Street	Mauro, Mark 15 West Cliff Street Somerville, NJ, 08876	08876
63	39	Liljegren, Eleanor **239 N Street** 4 Joseph Place Wayne, NJ, 07470	239 N Street	Liljegren, Eleanor 4 Joseph Place Wayne, NJ, 07470	07470
63	41	Crowell, Wayne & Denise **237 N Street** 188 Eagle Rock Avenue Roseland, NJ, 07068	237 N Street	Crowell, Wayne & Denise 188 Eagle Rock Avenue Roseland, NJ, 07068	07068
63	41	Sweezy, Darren & Deborah **235 N Street** Seaside Park, NJ, 08752	235 N Street	Sweezy, Darren & Deborah 235 N Street Seaside Park, NJ, 08752	08752
63	44	McConnell, Sharon L **229 N Street** Seaside Park, NJ 08752	229 N Street	McConnell, Sharon L 229 N Street Seaside Park, NJ 08752	08752
64	27	Margovskiy, Aleksandr & Tatiana **268 N Street** 57 Yellowbrick Road Wayne, NJ, 07470	268 N Street	Margovskiy, Aleksandr & Tatiana 57 Yellowbrick Road Wayne, NJ, 07470	07470
64	29	Napolitano, Nancy **264 N Street** Seaside Park, NJ 08752	264 N Street	Napolitano, Nancy 264 N Street Seaside Park, NJ 08752	08752
64	31	Mallory, Scott **260 N Street** 8 Chamberlain Road Flemington, NJ, 08827	260 N Street	Mallory, Scott 8 Chamberlain Road Flemington, NJ, 08827	08827

64	32	Roman, Roger & Mary **258 N Street** 108 Petticoat Lane Annandale, NJ, 08801	258 N Street	Roman, Roger & Mary 108 Petticoat Lane Annandale, NJ, 08801	08801
64	34	Delsordo, Stephen **250 N Street** 34 White Meadow Road Hillsborough, NJ, 08844	250 N Street	Delsordo, Stephen 34 White Meadow Road Hillsborough, NJ, 08844	08844
64	37	Kroon, Karen & Tinucci, Sharon **246 N Street** Seaside Park, NJ, 08752	246 N Street	Kroon, Karen & Tinucci, Sharon 246 N Street Seaside Park, NJ, 08752	08752
64	39	Vescera-Jackson, Desiree Revoc Trust **242 N Street** PO Box 119 Seaside Park, NJ, 08752	242 N Street	Vescera-Jackson, Desiree Revoc Trust 242 N Street PO Box 119 Seaside Park, NJ, 08752	08752
64	42	Coughlan, Keith & Christine **238 N Street** PO Box 455 Fraser, CO, 80442	238 C Street	Coughlan, Keith & Christine PO Box 455 Fraser, CO, 80442	80442
64	43	Bayleys LLC **236 N Street** 50 Parker Road Chester, NJ, 07930	236 N Street	Bayleys LLC 50 Parker Road Chester, NJ, 07930	07930
64	44	Richter, L Dirk & Carol **232 N Street** 860 Starview Way Bridgewater, NJ, 08807	232 N Street	Richter, L Dirk & Carol 860 Starview Way Bridgewater, NJ, 08807	08807
64	45	Schrader, Christian A & David **228 N Street** 11 Stacy Court Wayne, NJ, 07470	228 N Street	Schrader, Christian A & David 11 Stacy Court Wayne, NJ, 07470	07470

101	1	Borough of Seaside Park **Between M & N STS** 1701 North Ocean Avenue Seaside Park, NJ 08752	1701 North Ocean Ave	Borough of Seaside Park 1701 North Ocean Avenue Seaside Park, NJ 08752	08752
102	1	Borough of Seaside Park **Between N & O STS** 1701 North Ocean Avenue Seaside Park, NJ 08752	1701 North Ocean Ave	Borough of Seaside Park 1701 North Ocean Avenue Seaside Park, NJ 08752	08752

New Jersey Department of Transporation, Region 3 PO Box 600 Trenton, NJ, 08625-0600
Ocean County Planning Board 29 Hooper Avenue PO Box 2191 Toms River, NJ, 08753
Borough Clerk Borough of Seaside Park 1701 North Ocean Avenue Seaside Park, NJ 08752

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City,

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Borough of Seaside Park
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Seaside Park, NJ 08752

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Castronovo, Robert J. & Nancy E.
52 Greendale Road
Clifton, NJ, 07013

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Colombini, Ettore & Vanda
23 Country Squire Blvd.
Holmdel, NJ, 07733

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Clayton, Howard J. & Marie C.
100 Hillcrest Avenue
Cranford, NJ, 07016

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Arakelian, Kenneth & Alison
19 Red Hill Road
Warren, NJ, 07059

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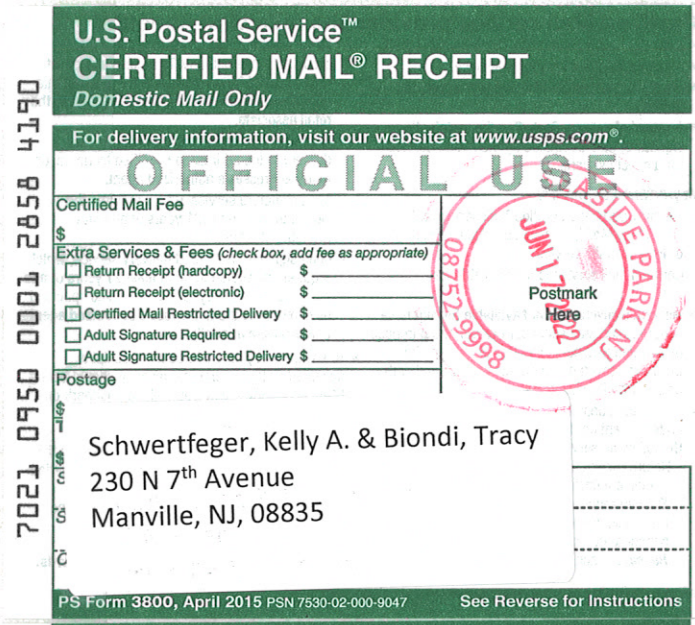
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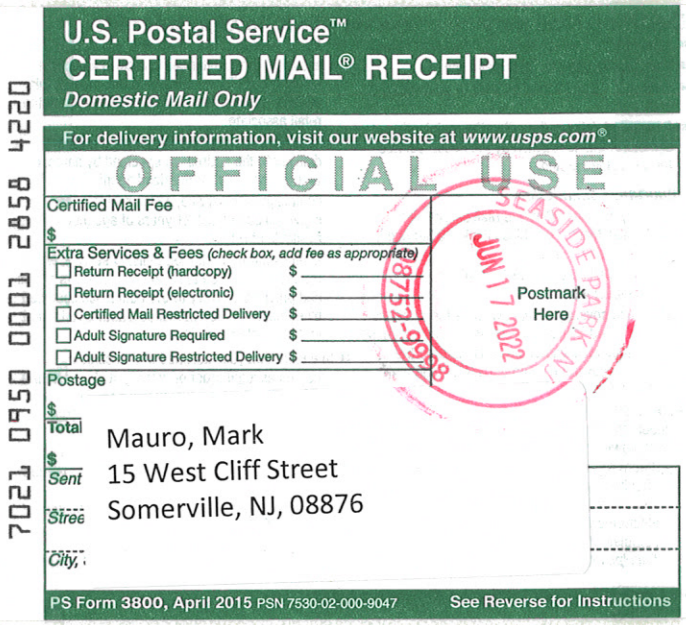
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Mauro, Mark
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Somerville, NJ, 08876
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180 Hillcrest Drive
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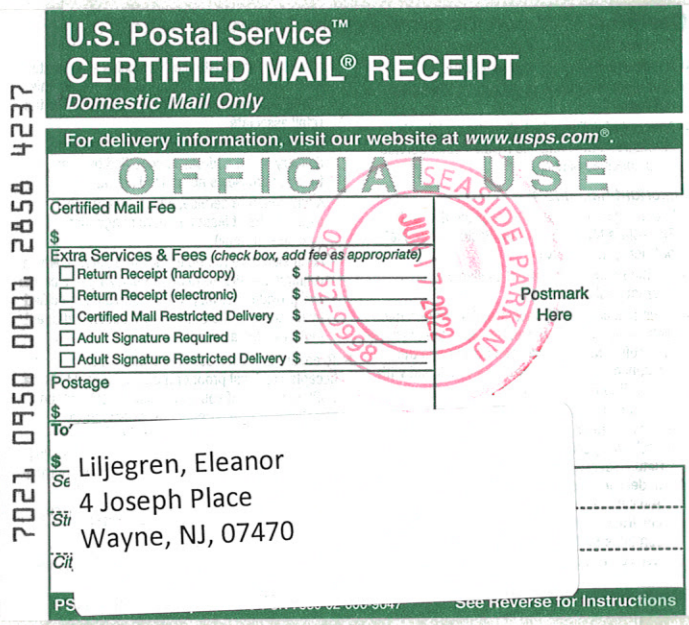
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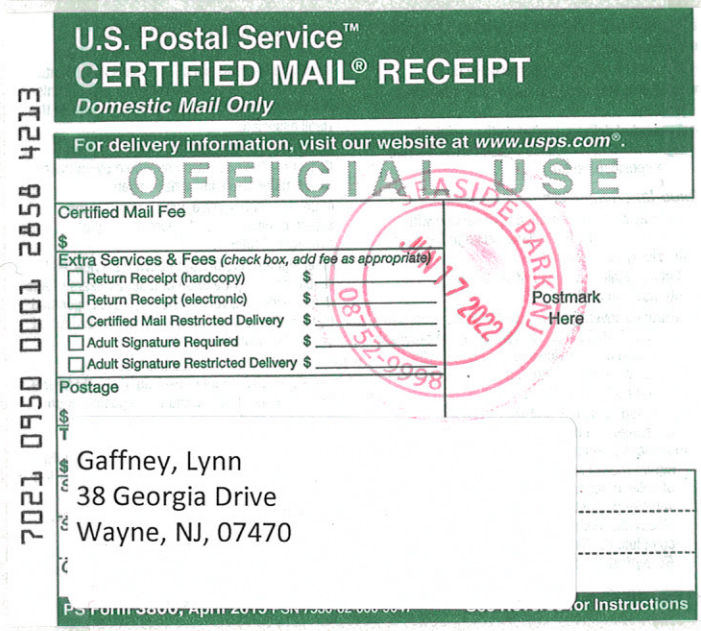
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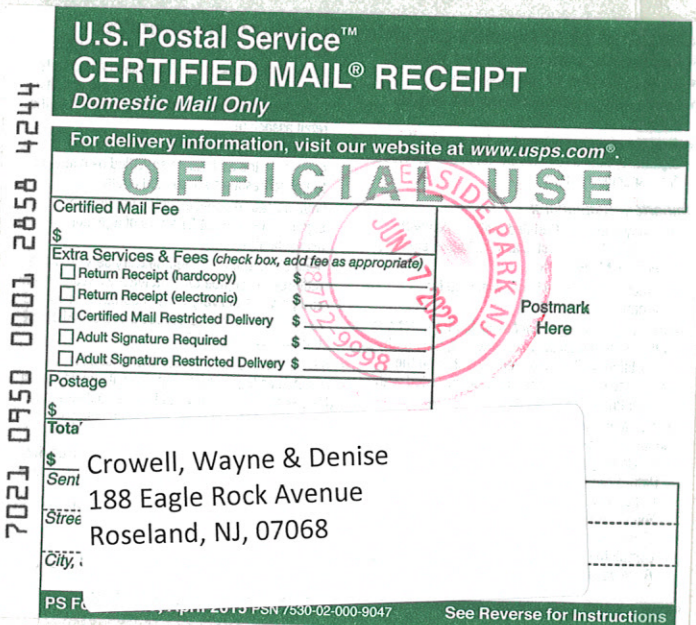
38 Georgia Drive
Wayne, NJ, 07470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Crowell, Wayne & Denise
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Roseland, NJ, 07068
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Mallory, Scott
8 Chamberlain Road
Flemington, NJ, 08827
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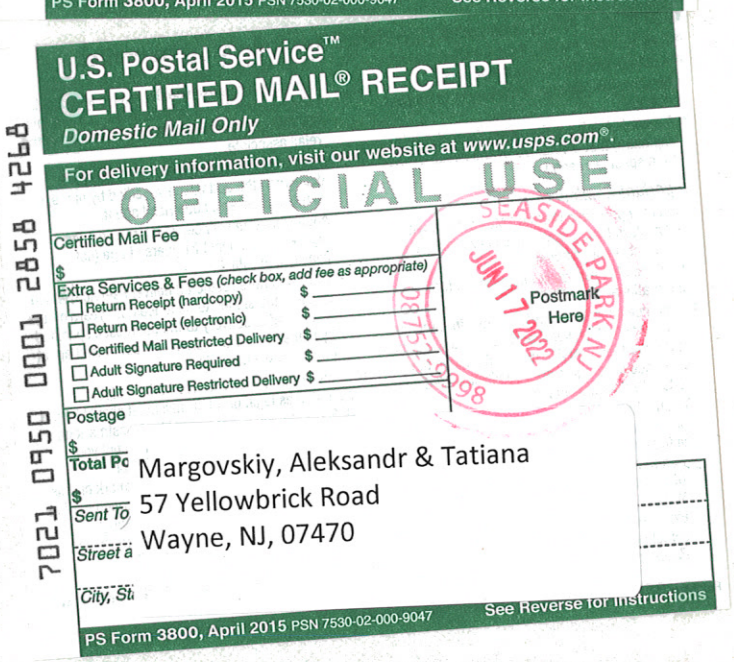
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SEASIDE PARK NJ
JUN 17 2022
Margovskiy, Aleksandr & Tatiana
57 Yellowbrick Road
Wayne, NJ, 07470
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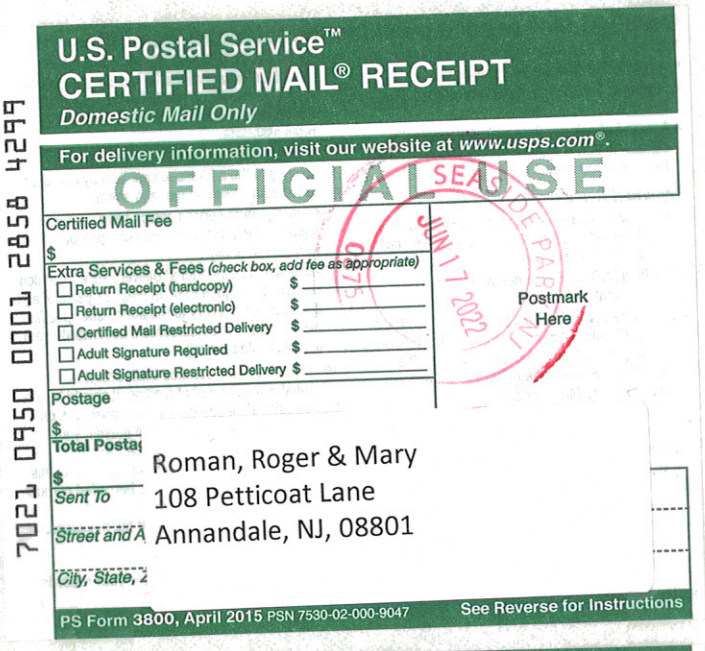
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JUN 17 2022
Roman, Roger & Mary
108 Petticoat Lane
Annandale, NJ, 08801
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JUN 17 2022
08752-9998
Napolitano, Nancy
264 N Street
Seaside Park, NJ 08752
PS Form 3800, April 2015 PSN 7530-02-000-9047
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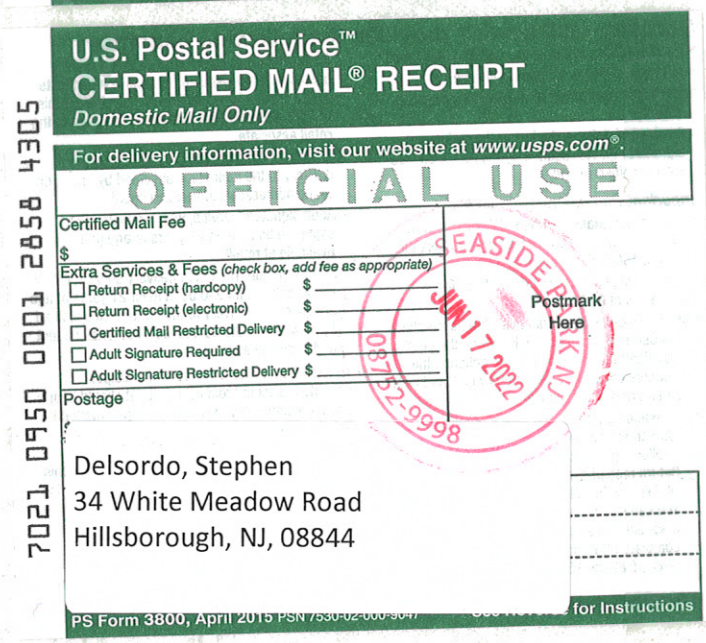
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JUN 17 2022
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34 White Meadow Road
Hillsborough, NJ, 08844
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860 Starview Way

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McConnell, Sharon L
229 N Street
Seaside Park, NJ 08752

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Ocean County Planning Board
29 Hooper Avenue
PO Box 2191
Toms River, NJ, 08753

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Borough Clerk
Borough of Seaside Park
1701 North Ocean Avenue
Seaside Park, NJ 08752

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ATTN: Lynne Dunn
Acct: ASB-110247

Client: HIERING DUPIGNAC STANZION
236 WASHINGTON ST,
TOMS RIVER, NJ 08753

Acct No: ASB-110247

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Order #	Advertisement/Description	# Col x # Lines	Rate Per Line	Cost
0005302720	249 N Street NOTICEOFPUBLICHEARINGTOINTERESTEDPERSONSANDPROPERTYOWNERSWITHIN200OFTHEPROPERTYREFERENCEDBELOW BOROUGHOFSEASIDEPARKNEWJERSEYPLEASETAKE	3 col x 48 lines	$0.44	$63.36
		Affidavit of Publication Charge	1	$35.00
		Tearsheet Charge	0	$0.00
		Net Total Due:		**$98.36**

Run Dates: 06/17/2022

Check #: _____

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CERTIFICATION BY RECEIVING AGENCY
I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: _____

TITLE: _____ DATE: _____

CERTIFICATION BY APPROVAL OFFICIAL
I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. #

_____

SIGNATURE: _____

TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: 06/20/2022

Federal ID #: 061032273

Signature: Meriah Verhagen

Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Asbury Park Press
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P.O. Box 677599

AFFIDAVIT OF PUBLICATION

Publisher's Fee $63.36 Affidavit $35.00

STATE OF WISCONSIN
Brown County

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

Of the **Asbury Park Press,** newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, deposeth 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:

06/17/2022 **A.D 2022**

Notary Public State of Wisconsin, County of Brown

My commission expires 9-19-25

VICKY FELTY
Notary Public
State of Wisconsin

Ad Number: 0005302720 Run Dates: 06/17/2022

NOTICE OF PUBLIC HEARING TO INTERESTED PERSONS AND PROPERTY OWNERS WITHIN 200' OF THE PROPERTY REFERENCED BELOW BOROUGH OF SEASIDE PARK, NEW JERSEY

PLEASE TAKE NOTICE that the Applicant has filed a Development Application with the Planning Board of the Borough of Seaside Park relating to his proposal to elevate the existing 2-story single family dwelling with a new grade-level garage below. New front and rear decks with landings and steps, 12-foot wide driveway, elevated AC platforms and landing with steps for electric meter access are also proposed. The subject property is located at 249 N Street and is designated as Block 63 Lot 35 on the Borough Tax Map. The subject property lies within the R (Residential) Zoning District.
The Applicant requests relief in accordance with N.J.S.A. 40:55D-70(c)1 and 2 as follows:

The minimum required lot area is 5,000 sf, whereas the existing lot area is 2,380 sf;

The minimum required lot width is 50', whereas the existing lot width is 30';

The minimum front setback is 15', whereas 4' is existing and 0.5' is proposed;

The minimum required rear yard setback is 20', whereas 9.8' is proposed.

The minimum required side setback is 4.0', whereas 1.4' is proposed;

The minimum required combined side yard setback is 8.0', whereas 6.6' is proposed;

The maximum utility meter access platform height is 18" whereas 24" is proposed; and

The maximum allowable building coverage is 40%, whereas 45.3% exists and is proposed.

The Applicant further requests any and all other variances, waivers and relief regarding any existing non-conformities and proposed conditions as may deemed necessary by the Planning Board and/or the Applicant during the course of the hearing.

The Seaside Park Planning Board will hold a hearing on the Application during the meeting which is scheduled to begin at 7:00 p.m. on June 28, 2022 in the 2nd Floor Meeting Room located at Sixth and Central Avenues in Seaside Park, at which time interested parties may comment on this Development Application.

The Development Application and supporting documents are available for review by all interested parties Monday through Friday during business hours prior to the hearing in the Borough Offices located at 1701 North Ocean Avenue, Seaside Park, New Jersey.

HIERING, DUPIGNAC, STANZIONE, & DUNN, P.C.
BY: LYNNE A. DUNN, ESQUIRE

Attorney for Applicant
Stephen A. Juliano
($63.36)

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