NOVINS, YORK, JACOBUS & DOOLEY
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Robert F. Novins (1949-2002)
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*Rule 1:40 Qualified Mediator
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Bergen County Office
50 Tice Blvd., Suite 340
Woodcliff Lake, NJ 07677
(201) 690-5125

September 6, 2022

Ms. Sandra Martin, Secretary
Borough of Seaside Park
Land Use Board
1701 North Ocean Avenue
Seaside Park, New Jersey 08752

RECEIVED
SEP 07 2022
BY:

Re: Block 83, Lot 3
1908 North Bayview Avenue
Holzheimer/Variance Application

Dear Sandy:

Enclosed please find the following documents in connection with the above matter:

1. 15 Copies of the completed Application;
2. 15 copies each of the Plot Plan and Elevations;
3. Completed W-9;
4. Proof of Payment of Taxes and Sewer;
5. Copy of the Zoning Denial; and
6. Checks in the amounts of $345.00 and $690.00 for the application fee and escrow.

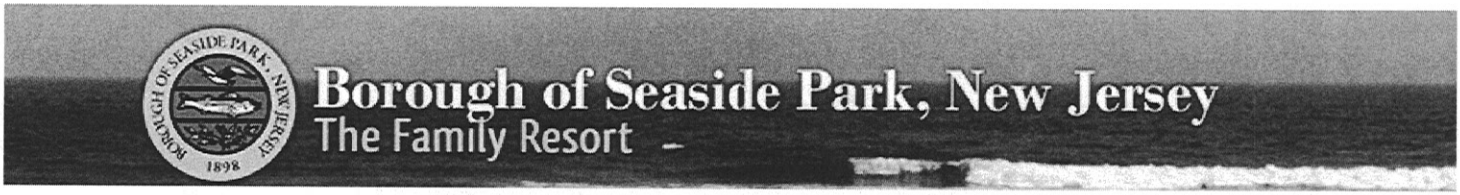
If you have any questions or need any additional information from our office, please do not hesitate to contact me.

Thank you.

Very truly yours,

Harvey

HARVEY L. YORK
HLY;BJ
Encl.



Block/Lot/Qual:	83. 3.	**Tax Account Id:**	1722
Property Location:	1908 N BAYVIEW AVE	**Property Class:**	2 - Residential
Owner Name/Address:	HOLZHEIMER, JAMES JR	**Land Value:**	210,000
	1908 NORTH BAYVIEW AVE	**Improvement Value:**	107,800
	SEASIDE PARK NJ 08752	**Exempt Value:**	0
		Total Assessed Value:	317,800
		Additional Lots:	None
Special Taxing Districts:		**Deductions:**	

Balance Includes any Adjustments to Your Account

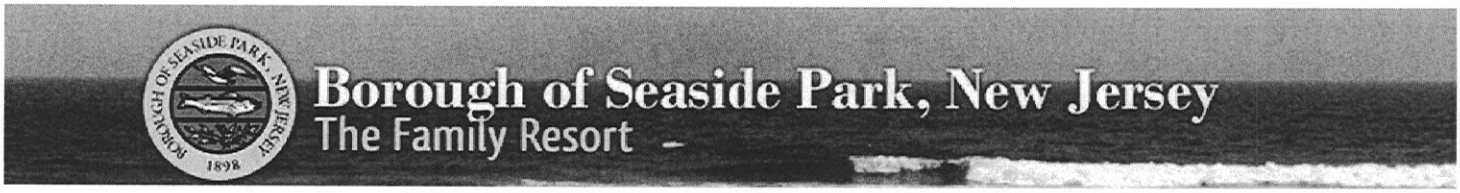
Taxes **Utilities**

Make a Payment | View Tax Rates | View Current Bill | Project Interest

Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2023	02/01/2023	Tax	1,233.07	0.00	1,233.07	0.00	1,233.07	OPEN
2023	05/01/2023	Tax	1,233.06	0.00	1,233.06	0.00	1,233.06	OPEN
	Total 2023		2,466.13	0.00	2,466.13	0.00	2,466.13	
2022	02/01/2022	Tax	1,206.85	0.00	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	1,206.84	0.00	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	1,259.29	0.00	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	1,259.28	0.00	1,259.28	0.00	1,259.28	OPEN
	Total 2022		4,932.26	0.00	1,259.28	0.00	1,259.28	
2021	02/01/2021	Tax	1,124.25	69.89	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	1,124.24	69.89	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	1,219.56	0.00	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	1,219.55	0.00	0.00	0.00	0.00	PAID
	Total 2021		4,687.60	139.78	0.00	0.00	0.00	

Last Payment: 08/04/22

Return to Home



Water/Sewer Account:	8300003-0
Block/Lot/Qual:	83. 3.
Property Location:	1908 N BAYVIEW AVE
Service Location:	
Owner Name/Address:	HOLZHEIMER, JAMES JR
	1908 NORTH BAYVIEW AVE
	SEASIDE PARK NJ 08752

Water/Sewer

Make a Payment **Project Interest** Last Payment: 06/14/22

Current Charges:

Service	Due Date	Billed	Balance	Interest	Total Due	Status	Reading	Read Date	Usage
Water/Sewer	10/01/2022	420.00	420.00	0.00	420.00	OPEN	1121000	08/24/2022	8000
Total		420.00	420.00	0.00	420.00				

Prior Paid Charges:

Service	Due Date	Billed	Balance	Interest	Total Due	Status	Reading	Read Date	Usage
Water/Sewer	07/01/2022	420.00	0.00	0.00	0.00	PAID	1113000	05/24/2022	2000
Water/Sewer	04/01/2022	420.00	0.00	0.00	0.00	PAID	1111000	02/23/2022	1000
Water/Sewer	12/31/2021	420.00	0.00	0.00	0.00	PAID	1110000	11/22/2021	2000
Total		1,260.00	0.00	0.00	0.00				

Return to Home

Borough Hall
1701 Nort[illegible]ean Avenue
P.O. Box B
Seaside Park, NJ 08752
(732) 793-3700 FAX (732) 793-3737

Planning Board

DEVELOPMENT APPLICATION

Application No. _____

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: James Holzheimer, Jr.

Address: 1908 North Bayview Avenue

City, State & Zip: Seaside Park , New Jersey 08752

Telephone: (732) 921-9783 Fax: ( ) email: holzy0099@aol.com

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

XX 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: 1908 North Bayview Avenue Block: 83 Lot: 3

Lot Dimensions (feet): _____ Lot Area (square feet): 4468 Corner Lot __ Yes XX No

Zoning District: X Residential _ Business _ Mixed Use _ Multiple Dwelling _ Boardwalk _ Public

Number of Buildings (excluding garages and storage sheds) 1

Current Use: __ Vacant

XX 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 (XX

__ Yes X No • Does the proposal increase the present number of uses or dwelling units located on the property or within any building?

__ Yes X 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 X No • Are there any deed restrictions, covenants or easements effecting the subject property? If yes, attach a copy.

__ Yes X 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.

XX 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.

applicant proposes to construct front access landing/stairs and rear access landing/staris and deck

LOT INFORMATION

	Required	Current	Proposed
LOT WIDTH	50 ft. FEET MIN	35.7	35.7
LOT DEPTH	100 ft. FEET MIN	100	100
LOT AREA	5000 S.F. MIN	4,468	4,468

ON-SITE PARKING INFORMATION

	Required	Current	Proposed
PARKING SPACES	____ MIN	____	____

BUILDING INFORMATION

	Required	Current	Proposed
FRONT YARD	15 FEET MIN	4.83	4.83
REAR YARD	____ FEET MIN.	____	____
SIDE YARD #1	____ FEET MIN	____	____
SIDE YARD #2	____ FEET MIN	____	____
BLDG. HEIGHT	30.3 FEET MAX	11.57	21.57
BLDG COV	1787.2 % MAX	1087.0	1,222.6
	____ S.F. MAX	____	____

BUILDING INFORMATION - Corner Lots Only

	Required	Current	Proposed
FRONT YARD #1	____ FEET MIN	____	____
FRONT YARD #2	____ FEET MIN	____	____
SIDE YARD #1	____ FEET MIN	____	____
SIDE YARD #2	____ FEET MIN	____	____
BLDG. HEIGHT	____ FEET MAX	____	____
BLDG COV	____ % MAX	____	____
	____ 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)
X 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

__ OTHER: _____

__ 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)

APPLICANT'S EXPERTS. (If applicable)

Attorney Harvey L. York
Address 202 Main Street
Toms River, NJ 08753
Telephone (732) 349-7100
Fax ( )
email: harvey.york @nyplaw.com
Architect Albert B. Varosi
Address
Telephone ( )
Fax ( )

Engineer Albert B. Varosi, P.E.
Address 52 Harvard Avenue
Point Pleasant Beach NJ 08742
Telephone 732 674-5408
Fax ( )
albertvarosi@gmail.com
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.

Sept 6, 2022
Date

Signature of Property Owner or authorized agent

REVIEW FEE ESCROW AGREEMENT & APPLICANT CERTIFICATION.

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.

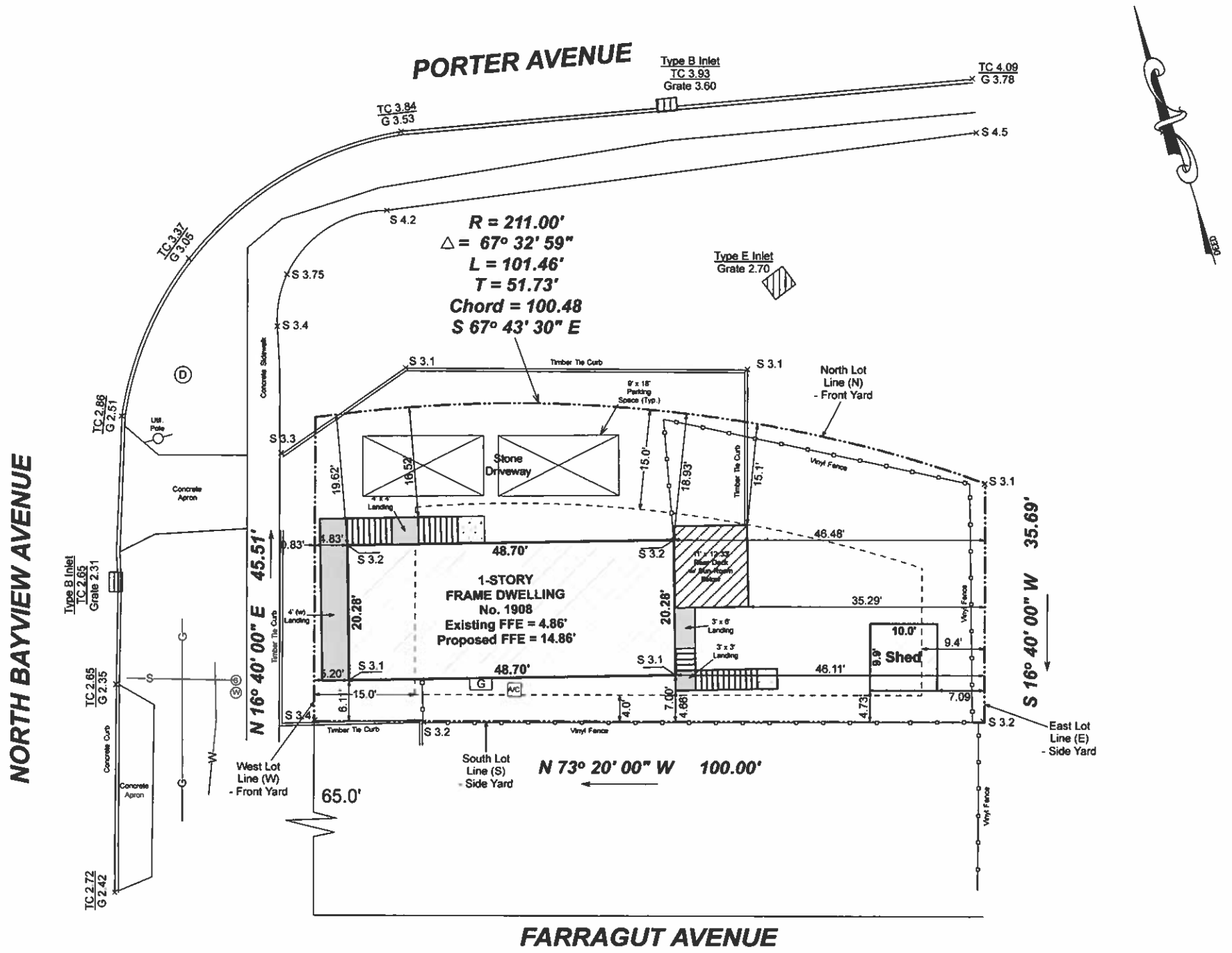
In accordance with §25 of the Seaside Park Development Regulations Ordinance, the applicant agrees to pay the legal, planning, engineering and other professional costs incurred by the Borough of Seaside Park in reviewing this application, and in the event the initial Review Fee Escrow Deposit is not 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 6th *day of* September, 2022

Notary Public

BETTY A. JUMP
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 2/9/2025

Signature of Applicant or authorized agent



Notes:

1. Project Description: Elevate existing house and construct front access landing/stairs and rear access landing/stairs and deck, and sun room (under deck). Existing FFE = 4.86', Proposed FFE = 14.86'. The Site is considered a corner lot.
2. Site information/Plot Plan based on Survey dated 5/18/22 by Robert H. Morris, License # 30090. Elevation datum - NAVD 1988.
3. Site is situated in Flood Zone AE, elevation BFE = 7.00', DFE = 9.00'. Improvements to conform to New Jersey Flood Hazard Rules (FHA).

4.

Zoning: (R-Residential Zone)	Required	Existing	Proposed
- Min. Lot Area (Ft^2)	5,000	4,468 *	4,468*
- Min. Lot Width (Ft) at Rear Lot Line	50	35.7 *	35.7 *
- Min. Lot Depth (Ft)	100	100.0	100.0
- Max. Building Coverage (Ft^2)	1,787.2 (40%)	1,087.0 (24.3%)	1,222.6 (27.4%)
- Max. Lot Coverage (%)	60	25.7	33.3
- Max. Number of Stories	3	1	1
- Max. Building Height (Ft) (Above DFE)	30.3	11.57	21.57
- Max. F.A.R. (Ft^2)	4,021.2	987.7	1,123.3
Setbacks			
- Min. Front Yard Building - (W) (Ft)	15	4.83 *	4.83 *
- Min. Front Yard Landing - (W (Ft)	10	0.5 *	0.83 **
- Min. Front Yard Building - (N) (Ft)	15	18.93	15.1
- Min. Front Yard Landing - (N) (Ft)	10	N/A	16.52
- Min. Side Yard Landing - (S) (Ft)	4	11.0	4.66
- Min. Side Yard Building - (S) (Ft)	4	6.11	6.11
- Min. Side Yard Building - (E) (Ft)	9.4	46.11	35.29
- Min. Combined Yard Building - (S/E) (Ft)	13.4	52.22	41.4
- Min. Side Yard - Accessory/Shed (Ft) (E)	5	7.09	7.09
- Min. Side Yard - Accessory/Shed (Ft) (S)	5	4.73 *	4.73 *

Building Coverage Calculations
Lot Area = 4,468 Ft^2
Max. Allowable = 40%:
4,468 Ft^2 x 0.4 = 1,787.2 Ft^2

	Existing	Proposed
Principal Building (Ft^2)	987.68	987.68
Shed (Ft^2)	99.29	99.29
Sun Room Under Rear Deck (Ft^2)	N/A	135.64
Totals (Ft^2)	1,086.97	1,222.61
Totals (% of Lot Area)	24.3%	27.4%

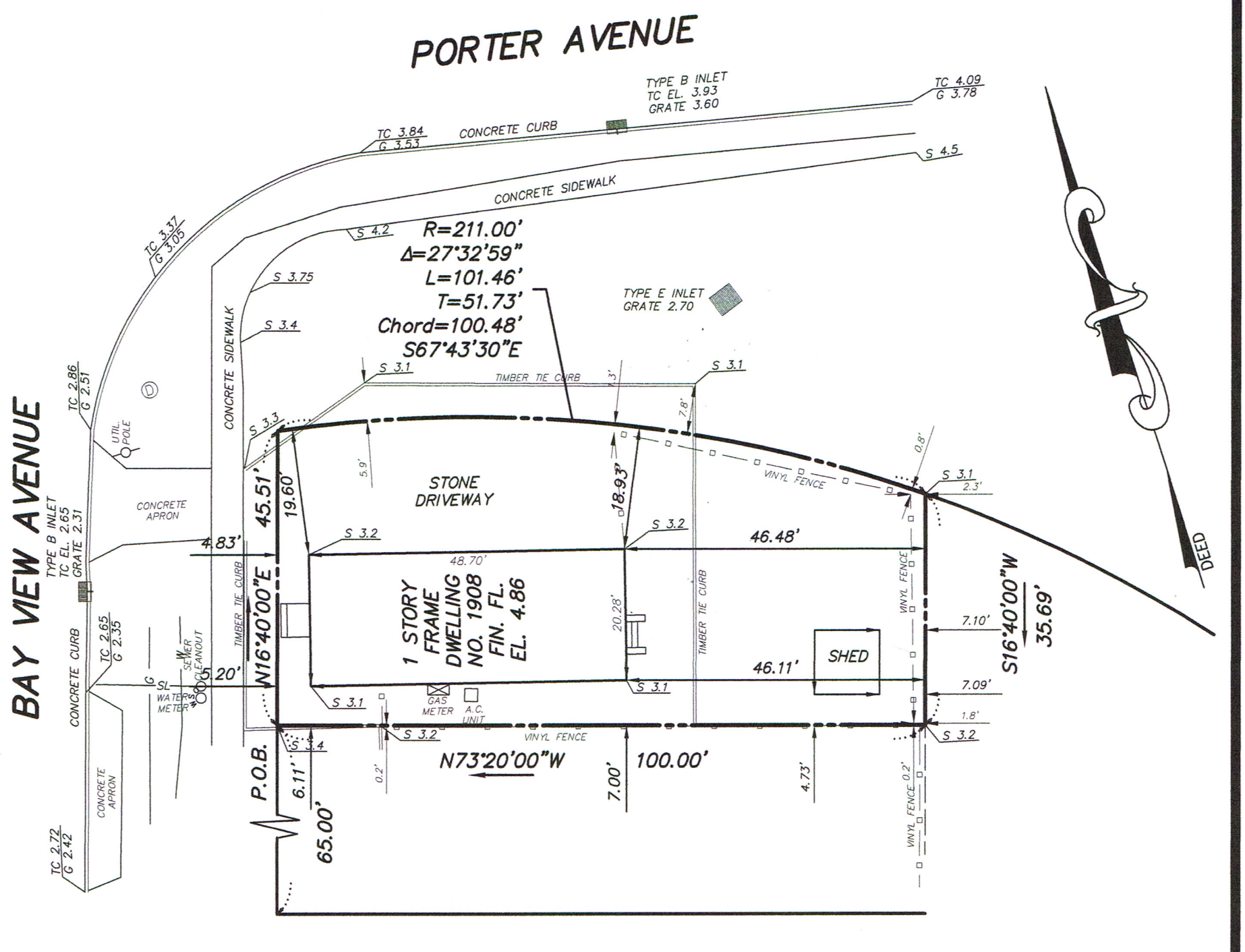
Lot Coverage Calculations
Max. Allowable = 60%:
4,468 Ft^2 x 0.6 = 2,680.8 Ft^2

	Existing	Proposed
Principal Building (Ft^2)	987.68	987.68
Shed (Ft^2)	99.29	99.29
Sun Room Under Rear Deck (Ft^2)	N/A	135.64
Timber Tie Curb (Ft^2)	21.6	9.9
A/C Platform (Ft^2)	4.0	4.0
Front Landing/Stairs (Ft^2)	23.1	N/A
Rear Landing/Stairs (Ft^2)	13.2	N/A
New Front Landing/Stairs (Ft^2)	N/A	163.12
New Rear Landing/Deck/Stairs (Ft^2)	N/A	64.5
Conc. Landings For Stairs (Ft^2)	N/A	25.0
Totals (Ft^2)	1,148.87	1,489.13
Totals (% of Lot Area)	25.7%	33.3%

* Existing non-conforming condition
** Proposed non-conforming condition requiring a variance

5. Soil disturbance is less than 5,000 Ft^2, therefore no OCSCD Permit required.
6. Existing grades to remain unchanged.
7. Downspout leaders to be directed toward R.O.W. and front yards.
8. Any space below the DFE is not to be used for human occupancy or to be converted to such use. Those areas are only for storage or vehicle parking (w/ appropriate fire protection provided).
9. Existing House is (3) bedrooms and the Proposed House is (3) bedrooms. (2) 9' x 18' off-street parking spaces provided on Plot Plan.

08/10/22	Borough of Seaside Park, Ocean County, NJ	Plot Plan	Albert B. Varosi, P.E.
Sheet S1 of 1	Block 83, Lot 3		Professional Engineer #35336
1" = 20.0'	1908 North Bayview Avenue		52 Harvard Avenue
	James Holzheimer, Jr.	Albert B Varosi, P.E. #35336	Point Pleasant Beach, NJ 08742
			(732) 674-5408
			albertvarosi@gmail.com



FARRAGUT AVENUE

NOTES:

OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS A RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN HEREON, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE TIME OF THE FIELD SURVEY AND IS CURRENT AS OF THE DATE OF SAME; EXCEPT FOR SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY EXIST BELOW THE SURFACE AND ARE NOT VISIBLE.

PROPERTY BEING KNOWN AS BLOCK 83, LOT 3 ON THE BOROUGH OF SEASIDE PARK TAX MAP. ALSO KNOWN LOT 6 AND PART OF LOTS 5 & 7 IN BLOCK 1, AS SHOWN ON A CERTAIN MAP ENTITLED "PLAN OF LOTS _ BOROUGH OF SEASIDE PARK, OCEAN COUNTY, N. J. ". SAID MAP BEING DULY FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON JUNE 5, 1908 AS MAP NO. A-277.

DEED REFERENCE: OR BOOK 18001 PAGE 1237.

CONTAINING 4,468 SQUARE FEET.

ALL ELEVATIONS SHOWN HEREON REFER TO NAVD 1988.

LEGEND:

S 0.00 = Spot Elevation
P 0.00 = Proposed Fin. Grade
TC 0.00 = Top of Curb Elev.
G 0.00 = Gutter Elev.
← = Direction of Runoff
WS = Water Shutoff

Elevations refer to N.A.V.D. 1988

SURVEY OF PROPERTY
LOT 3 BLOCK 83
BOROUGH OF SEASIDE PARK TAX MAP
SITUATED IN THE
BOROUGH OF SEASIDE PARK
OCEAN COUNTY NEW JERSEY
FILED MAP No. A-277 DATE FILED 6/05/1908

THIS SURVEY IS CERTIFIED AS HAVING BEEN PREPARED UNDER MY DIRECT SUPERVISION TO:
JAMES HOLZHEIMER, JR.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

R.H. MORRIS LAND SURVEYING
LAND SURVEYING & PLANNING
1123 MORRIS AVENUE
POINT PLEASANT BOROUGH, N.J. 08742
732-899-4387

5/19/22

ROBERT H. MORRIS Date

New Jersey Lic. Professional Land Surveyor No. 30090
New Jersey Lic. Professional Planner No. 426600

Date:	Scale:	Job No.	Map No.
5/18/22	1"=20'	22-114	SURVEY