

ADMINISTRATOR/CLERK

732-892-3434

CHIEF FINANCIAL OFFICER

732-892-3434

CONSTRUCTION

732-892-7129

ZONING & CODE ENFORCEMENT

732-892-3205



REGISTRAR

732-892-4183

TAX ASSESSOR

732-892-3447

TAX COLLECTOR

732-892-3434

PUBLIC WORKS

732-892-1287

BOROUGH OF POINT PLEASANT

Office of the Construction Official

2233 Bridge Avenue – P.O. Box 25

Point Pleasant, New Jersey 08742

Email: construction@ptboro.com • Fax: 732-899-2655

POINT PLEASANT PLANNING BOARD

The board meets on the fourth Thursday of each month at 7:00 p.m. in the Council Chambers.

The following items must be submitted to the board secretary:

- a. Completed application
- b. Fourteen (14) sets of subdivision maps; Sixteen (16) sets of site plan
- c. Sealed architectural plans (14 subdivision – 16 site plans)
- d. Required application, escrow and map change fees

C.M.E. Engineering has forty-five (45) days to deem the application complete, at which time you will receive a letter from the board secretary informing you of your hearing date.

Legal notices must be published ten days prior to the hearing. You may use the Ocean Star (weekly paper) or the Asbury Park Press (daily paper).

All notices must be mailed Certified at least ten days prior to the meeting.

If you have any questions, contact the board secretary, Cathy Gardner, 732-892-7129 or construction@ptboro.com during normal business hours.

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CERTIFIED PROPERTY LIST REQUEST

Property Location: _____

Block _____ Lot _____

Applicant's Name: _____

Telephone: _____

Email: _____

() Pick Up () Email () Mail to: _____

NOTE: Property list is valid for thirty (30) days

\$10.00 fee paid: Check # _____ Cash ()

**BOROUGH OF POINT PLEASANT
PLANNING BOARD
LAND DEVELOPMENT APPLICATION**

Application No. _____
Application Fees: _____

Submission Date: _____

Type of Application: **New** _____ **Amended** _____

Minor Subdivision	_____	Final Site Plan	_____
Prel. Major Subdivision	_____	Conditional Use Permit	_____
Final Major Subdivision	_____	Permit Pursuant to:	_____
Variance (40:55D-70)	_____	NJSA 40:55-D-76	_____
Prel. Site Plan	_____	Other	_____

Previous Appeals or Activity:

No _____ Yes _____

If yes, type _____, Date _____

Action taken: Approved: _____ Denied: _____

Explanation:

Applicant:

Name: _____

Address: _____

City/State: _____ Zip Code: _____

Telephone: _____

(If not owner, set forth interest in property and attach any document showing same)

Owner:

Name: _____

Address: _____

City/State: _____ Zip Code: _____

Telephone: _____

REPRESENTED BY:

Name: _____
Address: _____
City/State: _____ Zip Code: _____
Telephone: _____

Address all correspondence concerning this application to:

_____ Applicant _____ Owner _____ Attorney

Other: Name/Firm: _____
Address: _____

Property Location/Description:

Street Address: _____

Block _____ Lot _____ Tax Map No. _____ Size of Tract _____

Number of existing lots: _____
Number of property lots: _____

Present Street Type:

Cul-de-sac	_____	Secondary	_____
Minor	_____	Major	_____
Collector	_____	Arterial	_____

Number and description of any proposed streets:

Zone Districts:

R1 _____ RM _____
R-1A _____ RM/POS _____ R-3 _____ W _____

Value:

Present Assessed Value: _____
Estimated Present Value: _____
Estimated Value Post Completion: _____

Description of Use:

Present Use/Description of Structures: _____

Proposed Use/General Description of Application: _____

Lot Size: Frontage/Width Depth Sq. Feet Acres

Proposed: _____ _____ _____ _____

Required: _____ _____ _____ _____

Primary Building Setback Requirements:

Side Rear

Proposed: _____ _____

Required: _____ _____

Lot Coverage Percentages:

Building Area:

Proposed: _____

Maximum Allowed: _____

Proposed: _____

Maximum Allowed: _____

Parking Spaces:

Proposed: _____

Minimum Required: _____

Basis for Determination: _____

Gross Floor Area:

Proposed: _____

Minimum Required: _____

List all proposed improvements (i.e., buffers, fencing, lighting, etc.):

Utility Requirements:

List needs and proposed/actual source of fulfillments of needs:

- a. Water: _____
- b. Sewer: _____
- c. Gas: _____
- d. Electric: _____

Does applicant own adjoining property: Yes _____ No _____

Is adjoining property presently vacant: Yes _____ No _____

Variance:

(Complete only if application is for a variance or conditional use permit pursuant to NJSA 40:55D-70)

What section of the Borough ordinance is the applicant seeking relief:

Section of 40:55D-70 involved:

- (a) _____ (b) _____ (c) _____ (d) _____

Brief statement in support of application:

40:55D-70(a) – Description or error claimed and argument in support of application:

40:55-D-70(b) – Description of request for interpretation:

40:55D-70(c) – Description of undue hardship:

40:55D-70(d) – Description of special reasons supporting grant of use variance:

All variance applications: Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance:

List of maps, reports, plans and other documents attached:

1. _____
2. _____
3. _____
4. _____
5. _____

List of individuals who prepared plats:

1. Name: _____ Telephone No. _____
Address: _____ Position: _____
City/State: _____ Zip Code: _____
2. Name: _____ Telephone No. _____
Address: _____ Position: _____
City/State: _____ Zip Code: _____
3. Name: _____ Telephone No. _____
Address: _____ Position: _____
City/State: _____ Zip Code: _____

List of witnesses applicant intends to call:

	<u>Name</u>	<u>Address</u>	<u>Occupation</u>
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____

General Requirements:

1. If review by the Ocean County Planning Board is required by NJSA 40:27-6.3.6.6., has such an application been made?

Yes _____ No _____

If yes, Approved: _____ Denied: _____ Date: _____

2. Deed restrictions or covenants:

Yes _____ No _____

If yes, attach copy (required for subdivision and site plan approvals)

3. All real estate taxes and water/sewer bills must be current.

4. Is appropriate "check list" attached and all provisions complied:

Yes _____ No _____

A. Partnership/Corporate Applicants:

Pursuant to NJSA 40:55D-48.1 to 48.3, a corporation or partnerships applying for certain subdivisions and variances must disclose:

1. If partnership, names and addresses of all individual parties having at least a ten percent (10%) interest in the partnership:

2. If corporation, names and addresses of all stockholders who own at least ten percent (10%) of its stock of any class:

3. If a ten percent (10%) owner listed in (1) or (2) above, is itself a corporation or partnership, please specify and disclose a list of names and addresses of all ten percent (10%) or greater owners in this corporation or partnership:

B. Authorization of Application:

It is hereby certified that _____, _____
(name of applicant) (title)
of _____, who has made this application to the
(Corporate name and address)
Point Pleasant Planning Board of the Borough of Point Pleasant, has been authorized
by this corporation to do so.

(Secretary, Corporate Seal)

(Corporate Name)

(President)

Affidavit of Applicant:

I (We) _____, being duly sworn
(Name of Applicant)

according to law, hereby certify that the information presented in this application and accompanying documents in true and accurate to the best of my (our) knowledge.

Applicant

Applicant

Sworn to and subscribed before me this
_____ day of _____, 20_____.

Affidavit of Ownership:

State of New Jersey
County of Ocean

_____, of full age, being duly sworn according to law on boat deposes and says, that the deponent resides at _____ in the County of _____ and the State of _____, that _____ is the owner in fee of all that certain lot, piece of land situated, laying and being in the municipality aforesaid, and known and designated as Block(s) _____ Lot(s) _____, street address _____.

Sworn to and subscribed before me this
_____ day of _____, 20_____.

Owner's Signature

Authorization by Owner:

(If anyone other than the above owner is making the application, the following authorization must be executed)

To the approving Board of the Borough of Point Pleasant:

_____, is hereby authorized to make the within application.

Dated:

Owner's Signature

I (We) _____, being duly sworn according to law,
(Name of Applicant)

hereby certify that the information presented in this application and accompanying documents is true and accurate to the best of my (our) knowledge.

Owner

Owner

Sworn to and subscribed before me this
_____ day of _____, 20____.

Review Fee Escrow Agreement and Application Certification:

Subject to applicable penalties, it is hereby certified the foregoing statement 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 the Borough of Point Pleasant development ordinance, the applicant agrees to pay the legal, planning, engineering and other professional costs incurred by the Borough of Point Pleasant 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 form, 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 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.

Date:

Signature of Applicant or Authorized Agent

Refund of Escrow Fees:

I, _____, request that I be refunded any remaining balances in the escrow account posted for the application on Block _____ Lot _____ once all outstanding bills are paid.

Date:

Signature of Applicant or Authorized Agent

LEGAL NOTICE

NOTICE IS HEREBY GIVEN:

On _____, at 7:00 p.m. in the Borough Chambers,
2233 Bridge Ave., Point Pleasant, New Jersey

(Name and Address)

is applying to the Point Pleasant Planning Board for

(minor subdivision, variance, preliminary/final site plan, amended final site plan)

under Section (a) (b) (c) (d) of R.S. 40:55-D70 on property known as

Block _____ Lot _____

Address _____

In a _____ zone

This request is to seek permission to:

Signature

Plans have been filed with the Clerk of the Planning Board and are available for your review at the Point Pleasant Planning Board office, 2233 Bridge Ave., Point Pleasant during normal business hours, Monday through Thursday 8:30 a.m. – 4:00 p.m. and Friday 9:00 a.m. – 4:00 p.m.

NOTICE

To Whom It May Concern:

Notice is hereby served upon you that the undersigned is applying to the Point Pleasant Planning Board for relief as set forth in the application below. This application is necessitated by the fact that the proposed project requires a subdivision, bulk variance, use variance, preliminary/final site plan approval (Cross out items which do not apply)

Any person(s) affected by this appeal may have an opportunity to be heard at the meeting scheduled for _____ at 7:00 p.m. in the Council Chambers, 2233 Bridge Ave., Point Pleasant, New Jersey.

REQUEST IS HEREBY MADE TO THE POINT PLEASANT PLANNING BOARD FOR PERMISSION TO:

This application is under subsection (a) (b) (c) (d) of R.S. 40:55-D-70; a request for conditional use, site plan, subdivision, permission to construct on an unaccepted street. (Circle the appropriate category of the application)

Name of Owner: _____

Name of Applicant: _____

Address: _____

Location of Premises: _____

Zone: _____ Block: _____ Lot: _____

Size of Tract: _____

Signature

Plans have been filed with the clerk of the Planning Board and are available for your review at the Point Pleasant Planning Board Office, 2233 Bridge Ave., Point Pleasant during normal business hours Monday through Thursday 8:30 a.m. – 4:00 p.m. and Friday 9:00 a.m. – 4:00 p.m.

Adopted
12/16/14

ORDINANCE NO. 2014-12

ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF POINT PLEASANT, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XIX OF THE BOROUGH CODE ENTITLED "LAND USE" SPECIFICALLY SECTION 19-20 "SCHEDULE OF FEES".

BE IT ORDAINED by the Mayor and Council of the Borough of Point Pleasant Borough, County of Ocean, State of New Jersey:

SECTION 1. The Borough Council of the Borough of Point Pleasant Borough, County of Ocean, State of New Jersey (the "Borough") finds it is necessary in order to defray the administrative and clerical costs of operating the Planning Board and Zoning Board of Adjustment to increase administrative fees and escrow deposit fees to be deposited by applicants and developers.

SECTION 2. The Borough believes that increasing the administrative and clerical costs, and escrow fees, is in the best interests of the Borough and its taxpayers.

SECTION 3. Section 19-20.1 of the Borough Code entitled "Administrative Fees" is hereby amended and supplemented as follows:

Nonrefundable Application Fees

Informal Review	\$300.00
Minor Subdivision	\$500.00
Major Subdivision:	
Sketch Plat	\$100.00
Preliminary Plat	\$750.00 + 25.00/Lot
Final Plat	\$750.00
Minor Site Plan	\$500.00
Major Site Plan:	
Preliminary Plat	\$1,500.00
Final Plat	\$500.00
Combined Preliminary and Final Plat	\$2,000.00
Conditional Uses	\$250.00

DASTI, MURPHY
Mc-GUCKIN, ULAKY,
KOUTSOURIS & CONNORS

COUNSELLORS AT LAW

620 WEST LACEY ROAD
P.O. BOX 1087
FORKED RIVER, N.J. 08731

Interpretation of Zoning Map or Ordinance	\$100.00
Hear and Decide Appeals of Administrative Official	\$200.00
Variance Pursuant to 40:55D-70C	\$250.00
Zoning Change Request	\$500.00
Approval Extension:	
Preliminary	\$300.00
Final	\$300.00
Reapproval (Minor Subdivision)	(50% of original fee)
Plan Revision (Previously Approved)	(50% of original fee)
Administrative Approvals	\$250.00
Use Variance:	
Residential	\$200.00
Other Uses	\$500.00
Minimum	\$200.00
Building Permit in Conflict with Official Map or Building Permit for Lot Not Related to a Street	\$100.00
Special Meeting	\$1,500.00

SECTION 4. Section 19-20.3 of the Borough Code entitled "Review Fee Escrow

Deposits" in particular (paragraph b) is hereby amended and supplemented as follows:

Review Fee Escrow Deposits

Informal Review:	\$500.00
Minor Subdivision:	\$3,000.00
Major Subdivision:	
Sketch Plan -	\$500.00
Preliminary Plat -	\$2,500.00, plus \$50.00/lot over 4 lots
Final Plat -	\$1,000.00, plus \$50.00/lot over 4 lots
Minor Site Plan:	\$1,000.00
Major Site Plan (Nonresidential):	
Preliminary Plat -	\$2,000.00, plus \$0.40/square foot over 4,000 square foot gross floor area
Final Plat -	\$1,000.00, plus \$0.20/square foot over 4,000 square feet
Combined Preliminary and Final Plat -	\$4,000.00 plus \$0.60/square foot over 4,000 square feet
Major Site Plan (Residential):	
Preliminary Site Plan -	\$2,500.00, plus \$50.00/unit
Final Plat -	50% of the preliminary major site plan escrow deposit
Conditional Uses:	\$1,000.00
Interpretation of Zoning Map or Ordinance:	\$750.00
Hear and Decide Appeals of Administrative Official Pursuant to 40:55D-70C:	\$500.00

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McGUCKIN, ULAKY,
KOUTSOURIS & CONNORS

COUNSELLORS AT LAW

620 WEST LACEY ROAD
P.O. BOX 1057
FORKED RIVER, N.J. 08751

Zoning Change Request: \$1,000.00
Approval Extension:
 Preliminary - \$500.00
 Final - \$500.00
Reapproval (Minor Subdivision): \$500.00
Plan Revision (Previously Approved): \$600.00
Administrative Approvals: \$250.00
Use Variance:
 Residential: \$1,500.00
 Other Uses: \$2,000.00
Building Permit in Conflict with Official Map
or Building Permit for Lot Not Related to a Street: \$250.00

SECTION 5. If any section of provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

SECTION 6. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 7. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Borough Council of the Borough of Point Pleasant Borough on first reading at meeting held on the 2nd day of December, 2014 at 7:00 p.m. The Ordinance will be considered for second and final reading at a meeting of the Borough Council which is scheduled for the 16th day of December, 2014 at 7:00 p.m., or as soon thereafter as the matter may be reached, at the Municipal Building located at 2233 Bridge Avenue, Point Pleasant, New

DASTI, MURPHY
McGUCKIN, ULAEY,
KOUTSOURIS & CONNORS
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FORKED RIVER, N.J. 08731

Jersey, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

ATTESTED TO BY:

APPROVED:

DAVID A. MAFFEI,
Clerk/Administrator

WILLIAM SCHROEDER,
Mayor

DASTI, MURPHY
McGUCKIN, ULAKY,
KOUTSOURIS & CONNORS

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