

BOROUGH OF POINT PLEASANT

Zoning Board of Adjustment

2233 Bridge Avenue

Point Pleasant, New Jersey 08742

732-892-3447 Fax: 732-899-2655

Email: Zoneseecretary@ptboro.com

VARIANCE APPLICATION FORM

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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 Clerk not later than ten (10) days prior to your scheduled Board meeting date, or you will forfeit your hearing date.
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Dated Filed: _____ Application No.: _____

Fee: _____ Received By: _____

APPLICANT INFORMATION

Applicant Name: R2T2, LLC

Address: 1103 Industrial Parkway

City, State, & Zip: Brick, NJ 08724

Telephone: (732) 223-3520 Fax: () _____

Email ryan@coastalgc.com

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

Property Owner Tenant Contract Purchaser Other: _____

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

Property Owner Name: _____

Address: _____

City: _____ State _____ Zip Code _____

Phone Number: _____ Fax Number: _____

Email _____

Individual Corporation Partnership Other: _____

If the Applicant is a corporation or partnership, the names and address of all stockholders or partners owning a 10% or greater percentage/interest in said corporation or partnership shall be set forth below in accordance with P.L 1977 Ch. 336:

	Name	Address	Percentage/Interest
1.	Ryan Sansone	1103 Industrial Pkwy, Brick, NJ	100%
2.	_____	_____	_____
3.	_____	_____	_____

ATTORNEY NAME (if applicable): Matthew Ceres, Esq.

Firm: Marks & Klein, LLP

Address: 63 Riverside Ave

City: Red Bank State: NJ Zip Code: 07701

Phone Number: 732-747-7100 Fax Number: 732-219-0625

Email matthew@marksklein.com

APPLICANT'S EXPERTS

ARCHITECT

Name: John Burgdorfer RA, NCARB

Firm: Studio 200 Architecture, LLC

Street/Mailing Address: 200 Union Ave

City: Brielle State: NJ Zip Code: 08730

Phone Number: 732-528-2240 Fax Number: _____

Email jburgdorfer@studio200arch.com

ENGINEER

Name: Eric Ballou PE
Firm: InSite Engineering, LLC
Street/Mailing Address: 1955 Rt. 34, Suite 1A
City: Wall State: NJ Zip Code: 07719
Phone Number: 732-531-7100 Fax Number: 732-531-7344
Email eric@insiteeng.net

PROFESSIONAL PLANNER

Name: Andrew Janiw, PP
Firm: Beacon Planning and Consulting Services
Street/Mailing Address: 315 Route 34, Suite 129
City: Colts Neck State: NJ Zip Code: 07722
Phone Number: 732-845-8103 Fax Number: _____
Email ajaniw@beaconplanning.net

OTHER EXPERT (Traffic Experts, Radio Frequency Engineer)

Name: Scott Kennel, PE
Firm: McDonough & Rea Associates
Street/Mailing Address: 1431 Lakewood Road
City: Manasquan State: NJ Zip Code: 08736
Phone Number: 732-528-7076 Fax Number: _____
Email skennel@mratraffic.com

Application is hereby made for relief in accordance with either N.J.S.A. 40:55D(a), (b), (c) or (d) from Sections 19-15C of the Zoning Ordinance so as to permit: (Set forth the reasons why this application should be granted).

Expert Testimony will be provided at the hearing(s)

PROPOSAL INFORMATION

Summarize the proposed physical changes and use of the property.

Applicant proposes to replace current motel with 24
multifamily residential units located within a 3-story building
along with associated parking and site infrastructure etc.

PROPERTY INFORMATION

Street Address: 2613 Rt. 88

Block: 45 Lot: 1

Lot Dimensions (feet): varies 290' x 134' Lot Area (square feet): 39,185 SF

Corner Lot: Yes No

Irregular Shaped Lot: Yes No

Undersized Lot: Yes NO

Zoning District: R-1 R-1A R-3 RM NC GC CM
 TC W RM/POS Other Affordable Housing Overlay Zone

Number of Buildings (including garages and storage sheds): 1

Swimming Pool: Yes No

Other structures: Refuse Enclosure

(All structures must be shown on the attached drawing, plan or survey).

Current Use, check all that apply:

- Vacant
- Single Family Residence
- Multi-Family Residence
Number of Dwelling Units: _____
- Commercial
Number of Units: _____
Total Gross Floor Area (square feet): _____
- Hotel, Bed & Breakfast
Number of Dwelling Units (including efficiencies): 24
Number of Rooms: _____
- Other, please specify: _____

Proposed Use: Multifamily Residential

Yes No Is the entire lot to be utilized for the purpose hereinafter set forth? If yes, please provide the dimensions of the portion of the lot to be utilized: _____

Yes No Does the proposal increase the present number of uses or dwelling units located on the property or within any building? Ex. 24 Motel Units
Prop. 24 Apartment Units

For each structure on the lot, what year was it constructed? unknown - pre 1979

Please list the total proposed parking spaces (if applicable): 48

Yes No Have there been any previous appeals, requests or applications to this or any other Borough Boards or the Construction Official involving these premises? If yes, state the nature, date and the disposition of said matter and include a copy of the previous resolution, if applicable.
no known prior applications

Yes No Are there any deed restrictions, covenants or easements that have been recorded affecting this property, except for utility easements? If so, copies of these must be attached.

Yes No Does the Applicant own any adjacent property?

Yes No Is any adjacent property vacant?

What are the EXCEPTIONAL conditions, as defined by N.J.S.A. 40:55D-70(c)(1) of property preventing applicant from meeting the Zoning Ordinances?

Expert Testimony will be provided at the hearing(s)

Set forth any and all special reasons as defined by the purposes of zoning pursuant to N.J.S.A. 40:55D-2, supporting the granting of the variances:

Expert Testimony will be provided at the hearing(s)

Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan or Zoning Ordinance: _____

Expert Testimony will be provided at the hearing(s)

I certify that all property taxes have been paid through 2020-Q1 on the premises.

Please attach a copy of any photograph or photographs, which may be utilized at the time of the hearing.

LOT INFORMATION

	Required/Allowed	Existing	Proposed
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Lot Width (in feet)	150 Ft.	>150 Ft.	>150 Ft.
Lot Depth (in feet)	NA	>220 Ft.	>220 Ft.
Lot Area (in square feet)	20,000 SF	39,185 SF	39,185 SF

BUILDING INFORMATION (IF NOT A CORNER LOT) - NA

	Required/Allowed	Existing	Proposed
Front Yard Setback (in feet)			
Rear Yard Setback (in feet)			
Side Yard Setback #1 (in feet)			
Side Yard Setback #2 (in feet)			
Building Height (in feet)			
Building Stories			
Impervious Coverage (*in percentage)			
Building Coverage (*in percentage)			

BUILDING INFORMATION (CORNER LOTS ONLY)

	Required/Allowed	Existing	Proposed
Front Yard Setback	50 Ft.	5 Ft.	50 Ft.

#1 (in feet)			
Front Yard Setback #2 (in feet)			
Side Yard Setback #1 (in feet)	30 Ft.	1 Ft.	20 Ft.
Rear Yard Setback (in feet)	30 Ft.	4 Ft.	17.5 Ft.
Building Height (in feet)	42 Ft.	<35 Ft.	41 Ft.
Building Stories	3 Stories	1&2 Stories	3 Story
Impervious Coverage (*in percentage)	70 %	82.4%	68 %
Building Coverage (*in percentage)	20 %	22.6 %	32 %

ACCESSORY STRUCTURE (IF APPLICABLE) - NA

	Required/Allowed	Existing	Proposed
Front Yard Setback (in feet)			
Side Yard Setback #1 (in feet)			
Side Yard Setback #2 (in feet)			
Rear Yard Setback (in feet)			
Building Height (in feet)			

ON-SITE PARKING INFORMATION

	Required/Allowed	Existing	Proposed
Parking Spaces	48	NA	48

APPLICATION ATTACHMENTS Please check all items which are attached to the Application

Application Fee & Escrow Deposit

Application Fee: \$ 3,750.00 Escrow Fee: \$ 10,500.00

Architectural Elevations and Floor Plan

Certified Property Survey

Environmental Impact Report (Site Plan Applications)

Photos of Property

NA Plot Plan

PDF Submission of Application and Plans

Site Plan (Site Plan Applications)

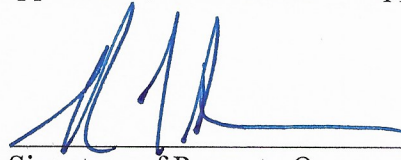
NA Subdivision Plans

Tax Collector Certification

NA Zoning Officer Denial (For Variance Applications or Zoning Officer Appeal)

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

Date: 10.16.2020



Signature of Property Owner or Authorized Agent

REVIEW FEE ESCROW AGREEMENT & APPLICANT CERTIFICATION

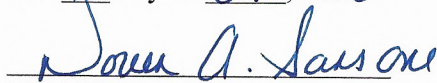
Subject to applicable penalties, it is hereby certified the foregoing statements and information with this application are true and that all surveys, plot plans and drawings accurately reflect the current conditions of the subject property. It is further certified the undersigned is the applicant, a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

CHECK IF APPLICABLE:

I hereby certify the plans and specifications which accompany this application were prepared by me, as I am acting as the designer of said building/alteration which is to be constructed by myself for my own occupancy or occupancy by my immediate family. The phrase "constructed by myself" does not mean that I intend to personally do the work but that I am the person undertaking the work as owner and principal.

In accordance with §19-20 (Schedule of Fees) of the Borough of Point Pleasant Land Use Ordinance, the applicant agrees to pay an amount equal to the fee(s) which the Zoning Board of Adjustment pays to a Professional Engineer or Planner to review the Development Application and agrees to pay an initial deposit and such other additional deposits as may be required to offset these special review costs by the Zoning Board of Adjustment. The 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 by the applicant. In the event that additional deposits requested by the Zoning Board of Adjustment remain unpaid for a period of sixty (60) days, this development application shall be deemed to be withdrawn and shall be dismissed without prejudice by the Zoning Board of Adjustment. In the event the fees imposed are not paid, any development approvals granted shall be considered null and void.

Sworn and subscribed before me
this 16 day of Oct., 2020


NOTARY PUBLIC
STATE OF NEW JERSEY

DOREEN A. SANSONE
NOTARY PUBLIC OF NEW JERSEY
I.D. # 2340934
My Commission Expires 2/25/2021


Signature of Applicant or Authorized Agent