

**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**

**REVISED APPLICATION ZB #20-07 February 8, 2021**

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.

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: Same as applicant

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 \_\_\_\_\_ mathew@marksklein.com \_\_\_\_\_

APPLICANT'S EXPERTS

ARCHITECT

Name: \_\_\_\_\_ John Burgordorf 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: Michael E. Dipple, P.E.

Firm: L2A Land Design, LLC

Street/Mailing Address: 60 Grand Avenue

City: Englewood State: NJ Zip Code: 07631

Phone Number: 201-227-0300 Fax Number: 201-227-0001

Email

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, P.E.

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 to be provided at the hearing  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 three story building 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): 47

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.

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- 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 hearing

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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 hearing

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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 hearing

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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)**

	Required/Allowed	Existing	Proposed
Front Yard Setback (in feet)			
Read 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)	15 Ft.	0.96 Ft.	15 Ft.
Rear Yard Setback (in feet)	30 Ft.	4 Ft	8.24 Ft
Building Height (in feet)	42 Ft.	<35 Ft.	41.46 Ft
Building Stories	3 Stories	1 & 2 Stories	3 Story
Impervious Coverage (*in percentage)	70%	82.4%	66.13%
Building Coverage (*in percentage)	20%	22.61%	29.00%

**ACCESSORY STRUCTURE (IF APPLICABLE) N/A**

	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	47	N/A	47

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 Submitted with initial application

Architectural Elevations and Floor Plan

Certified Property Survey Submitted with initial application

Environmental Impact Report (Site Plan Applications) Submitted with initial application

Photos of Property Submitted with initial application

N/A  Plot Plan

PDF Submission of Application and Plans

Site Plan (Site Plan Applications)

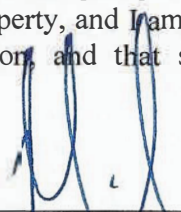
N/A  Subdivision Plans

Tax Collector Certification Submitted with initial application

N/A  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: 2-10-21

  
\_\_\_\_\_  
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.

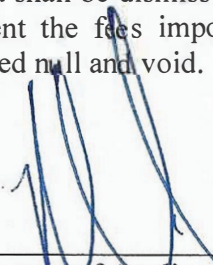
CHECK IF APPLICABLE:

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 10 day of 2, 2021

  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF NEW JERSEY

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent