

# WILENTZ

Attorneys at Law

**DONNA M. JENNINGS, ESQ.**

T: 732.855.6039  
F: 732.726.6560  
djennings@wilentz.com

90 Woodbridge Center Drive  
Suite 900 Box 10  
Woodbridge, NJ 07095-0958  
732.636.8000

January 21, 2021

**VIA HAND DELIVERY**

Sharon Morgan, Board Secretary  
Point Pleasant Borough Zoning Board of Adjustment  
Borough Hall  
233 Bridge Avenue  
Point Pleasant, New Jersey 08742

**RE: Northstar Capital, LLC  
842 & 850 Arnold Avenue  
Block 113, Lots 41 & 43  
Point Pleasant Borough, New Jersey 08742**

Dear Ms. Morgan:

Our office represents the Applicant, Northstar Capital, LLC, in this matter. Enclosed, for filing, please find the following:

1. Two (2) checks made payable to the "Borough of Point Pleasant" in the amounts of \$2,700.00 and \$4,950.00 representing the application and escrow fees, respectively;
2. Original and twelve (12) copies of the Variance Application Form with Rider;
3. Executed W-9;
4. Corporate Disclosure Statement;
5. Owner's Consent Form – Lot 41, dated January 12, 2021;
6. Owner's Consent Form – Lot 43, dated January 8, 2021;
7. One (1) copy of the Tax Certification dated October 16, 2020;

8. One (1) copy of the certified list of property owners within 200 feet dated October 20, 2020;
9. Thirteen (13) copies of the "Traffic Impact Study" prepared by Dynamic Traffic, dated December 21, 2020;
10. Thirteen (13) copies of the "Drainage Statement" prepared by Dynamic Engineering, dated December 2020;
11. Thirteen (13) copies of the Survey entitled "Boundary and Topographic Survey of Block 113, Lot 41 & 43, 850 & 842 Arnold Ave." prepared by InSite Surveying, LLC, dated July 24, 2020;
12. Thirteen (13) copies of the Architectural Floor Plans and Elevations entitled "Proposed New Construction for Point View Luxury Apartments" prepared by Shore Point Architecture, P.A., dated December 10, 2020;
13. Thirteen (13) copies of the Site Plans entitled "Preliminary and Final Site Plan for Northstar Capital, LLC, Proposed Multi-Family Residential (Point View Luxury Apartments)" prepared by Dynamic Engineering, dated December 4, 2021, revised January 11, 2021, consisting of thirteen (13) Sheets; and
14. One (1) digital copy on CD/USB.

Would you kindly confirm that the application is complete and advise as to a public hearing date.

Thank you for your assistance with this matter.

Very truly yours,

  
DONNA M. JENNINGS

Enc.

cc: Zachary Morriello  
Anthony Morriello  
Douglas Grysko, P.E.  
Kyle C. Kavinski, P.E.  
Stephen Carlidge, A.I.A.  
Christine A. Nazzaro-Cofone, A.I.C.P., P.P.  
Joseph J. Staigar, P.E., P.P.  
Craig W. Peregoy, P.E.  
Peter Chacanas, Esq.

NORTHSTAR CAPITAL  
P.O. BOX 12  
BAY HEAD, NJ 08742

55-136/312

1014

DATE 01-08-2021



PAY TO THE ORDER OF BOROUGH OF POINT PLEASANT

\$ 2,700.00

TWO THOUSAND SEVEN HUNDRED

DOLLARS



**TD Bank**  
America's Most Convenient Bank®

FOR 842-850 ARNOLD AVE. BOA APPLICATION

[Signature]  
AUTHORIZED SIGNATURE

⑈001014⑈ ⑆031201360⑆ 4371481113⑈

NORTHSTAR CAPITAL  
P.O. BOX 12  
BAY HEAD, NJ 08742

55-136/312

1015

DATE 01-08-2021



PAY TO THE ORDER OF BOROUGH OF POINT PLEASANT

\$ 4,950.00

FOUR THOUSAND NINE HUNDRED FIFTY

DOLLARS



**TD Bank**  
America's Most Convenient Bank®

FOR 842-850 ARNOLD AVE. ESCROW

[Signature]  
AUTHORIZED SIGNATURE

⑈001015⑈ ⑆031201360⑆ 4371481113⑈

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

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: Northstar Capital, LLC

Address: 305 Lincoln Avenue

City, State, & Zip: Point Pleasant Beach, New Jersey 08742

Telephone: (908) 295-3309 Fax: ( )

Email zmorriello@gmail.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:

Property Owner Name: Robert A. Wojciak (Lot 41) \*

Address: 602 Brutis Avenue

City: Brick State NJ Zip Code 08723

Phone Number: Fax Number:

Email

\* Robert J. Pepper, III (Lot 43) 850 Arnold Avenue Point Pleasant, NJ 08742

Individual  Corporation  Partnership  Other: LLC

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.	<u>See attached Corporate Disclosure Statement.</u>		
2.	<u></u>		
3.	<u></u>		

ATTORNEY NAME (if applicable):

Donna M. Jennings, Esq.  
Firm: Wilentz, Goldman & Spitzer, P.A.  
Address: 90 Woodbridge Center Drive, Suite 900  
City: Woodbridge State: New Jersey Zip Code: 07095  
Phone Number: 732-855-6039 Fax Number: 732-726-6560  
Email djennings@wilentz.com

APPLICANT'S EXPERTS

ARCHITECT

Name: Stephen Carlidge, A.I.A.  
Firm: Short Point Architecture, P.A.  
Street/Mailing Address: 108 South Main Street  
City: Ocean Grove State: New Jersey Zip Code: 07756  
Phone Number: 732-774-6900 Fax Number: 732-774-7250  
Email sjc@shorepointarch.com

ENGINEER

Name: Douglas Grysko, P.E. & Kyle C. Kavinski, P.E.  
Firm: Dynamic Engineering  
Street/Mailing Address: 8 Robbins Street, Suite 102  
City: Toms River State: New Jersey Zip Code: 08753  
Phone Number: 732-974-0198 Fax Number: 732-974-3521  
Email dgrysko@dynamicec.com; kkavinski@dynamicec.com

PROFESSIONAL PLANNER

Name: Christine A. Nazzaro-Cofone, A.I.C.P., P.P.  
Firm: Cofone Consulting Group  
Street/Mailing Address: 125 Half Mile Road, Suite 200  
City: Red Bank State: New Jersey Zip Code: 07701  
Phone Number: 732-933-2715 Fax Number: 732-439-6400  
Email ccofone@cofoneconsulting.com

OTHER EXPERT (Traffic Experts, Radio Frequency Engineer)

Name: Joseph J. Staigar, P.E., P.P. & Craig W. Peregoy, P.E. - Traffic Experts  
Firm: Dynamic Traffic  
Street/Mailing Address: 245 Main Street, Suite #110  
City: Chester State: New Jersey Zip Code: 07930  
Phone Number: 732-681-0760 Fax Number: \_\_\_\_\_  
Email jstaigar@dynamictraffic.com; cperegoy@dynamictraffic.com

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

See attached Rider.

### PROPOSAL INFORMATION

Summarize the proposed physical changes and use of the property.

See attached Rider.

### PROPERTY INFORMATION

Street Address: 842 & 850 Arnold Avenue, Point Pleasant, New Jersey 08742

Block: 113 Lot: 41 & 43

Lot Dimensions (feet): N/A - Irregular; Refer to Survey. Lot Area (square feet): 32,300 square feet; 0.74 acres

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 \_\_\_\_\_

Number of Buildings (including garages and storage sheds): One (1) 3-story residential apartment building.

Swimming Pool:  Yes  No

Other structures: None.

(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): \_\_\_\_\_  
Number of Rooms: \_\_\_\_\_
- Other, please specify: Dentist Office.

**Proposed Use:** See attached Rider.  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_  
See Site Plans entitled, "Preliminary and Final Site Plan for Northstar Capital, LLC Proposed Multi-Family Residential (Point View Luxury Apartments)", Sheet 4 of 13.

Yes  No Does the proposal increase the present number of uses or dwelling units located on the property or within any building? The proposal increases the number of dwelling units.  
See attached Rider.

For each structure on the lot, what year was it constructed? For Lot 41, the structure was built in 1921, and for Lot 43, the structure was built in 1926.

Please list the total proposed parking spaces (if applicable): Thirty (32) parking spaces.

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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?

See attached Rider.

---

---

---

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:

See attached Rider.

---

---

---

---

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: See attached Rider.

---

---

---

---

I certify that all property taxes have been paid through \_\_\_\_\_ on the premises. See Tax Certification.

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
--	------------------	----------	----------

Lot Width (in feet)	75 feet	> 150 feet	> 150 feet
Lot Depth (in feet)	N/A*	N/A*	N/A*
Lot Area (in square feet)	5,000 / 7,500	32,300	32,300

\*Not Applicable.

**BUILDING INFORMATION (IF NOT A CORNER LOT)**

	Required/Allowed	Existing	Proposed
Front Yard Setback (in feet)	25 feet	10.4 feet	25 feet
Rear Yard Setback (in feet)	25 feet	N/A*	N/A*
Side Yard Setback #1 (in feet)	7.5 feet	8.6 feet	10 feet
Side Yard Setback #2 (in feet)	7.5 feet	8.6 feet	10 feet
Building Height (in feet)	32 feet	N/A	30'-11" (to roof) 33'-11" (to top of parapet)
Building Stories	2	2	3
Impervious Coverage (*in percentage)	30%	10.3%	23.7%
Building Coverage (*in percentage)	50%	39.3%	66.4%

\*Not Applicable.

**BUILDING INFORMATION (CORNER LOTS ONLY) - Not Applicable.**

	Required/Allowed	Existing	Proposed
Front Yard Setback			

#1 (in feet)			
Front Yard Setback #2 (in feet)			
Side Yard Setback #1 (in feet)			
Rear Yard Setback (in feet)			
Building Height (in feet)			
Building Stories			
Impervious Coverage (*in percentage)			
Building Coverage (*in percentage)			

**ACCESSORY STRUCTURE (IF APPLICABLE)** - Not Applicable.

	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	32 parking spaces	12 parking spaces including handicap space	32 parking spaces including 2 handicap spaces

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

Application Fee & Escrow Deposit

Application Fee: \$ \$2,700.00 Escrow Fee: \$ \$4,950.00

Architectural Elevations and Floor Plan

Certified Property Survey

N/A  Environmental Impact Report (Site Plan Applications)

Photos of Property

Plot Plan

PDF Submission of Application and Plans

Site Plan (Site Plan Applications)

N/A  Subdivision Plans

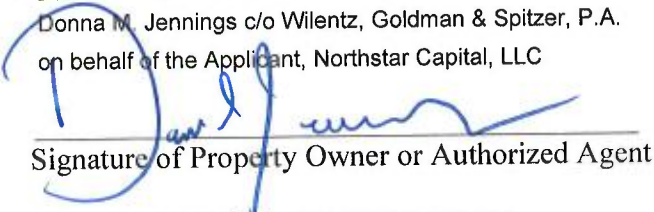
Tax Collector Certification

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: 1/21/2021

Donna M. Jennings c/o Wilentz, Goldman & Spitzer, P.A.  
on behalf of the Applicant, Northstar Capital, LLC

  
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 21<sup>st</sup> day of Jan., 2021



NOATRY PUBLIC

STATE OF **MAUREEN BEARSEY**  
Commission #2332431  
A Notary Public of New Jersey  
My Commission Expires August 5, 2025

Donna M. Jennings c/o Wilentz, Goldman & Spitzer, P.A.  
on behalf of the Applicant, Northstar Capital, LLC

  
Signature of Applicant or Authorized Agent

**Rider**

**NORTHSTAR CAPITAL, LLC**

**A. Introduction**

Applicant, Northstar Capital, LLC (the “Applicant”) is seeking preliminary and final major site plan approval, use variance approval and several bulk variances in connection with the proposed construction of a three (3) story residential apartment building consisting of sixteen (16) units and thirty-two (32) parking spaces (collectively, the “Project”) at property located at 842 and 850 Arnold Avenue and currently identified as Lots 41 and 43 in Block 113 on the Point Pleasant Borough Tax Map (the “Site”). The Site is currently occupied by a single-family dwelling and a dentist’s office, both of which will be removed from the Site during construction of the Project.

**B. Use Variance Approval**

The Site is situated in the R-1A Single Family Zone (the “Zone”) which permits single-family detached dwellings and essential services in accordance with Ordinance Sections 19-16.1 and 19-16.3. The proposed multi-family residential use is therefor not permitted within the Zone and so the Applicant is seeking use variance approval pursuant to N.J.S.A. 40:55D-70(d). The record will demonstrate that the Project satisfies both the positive and negative criteria for the granting of the use variance. That is, that the Site is particularly suited for the proposed use and that the Project may be approved without causing substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

### **C. Bulk Variances**

The Applicant is requesting three (3) bulk variances:

1. Ordinance Section 19-7.3: Maximum Number of stories.

Two (2) stories (permitted)/ Three (3) stories (proposed)

2. Ordinance Section 19-7.3: Maximum impervious lot coverage.

50% (permitted) / 39.3% (existing) / 66.4% (proposed).

3. Ordinance Sections 19-7 and 9-11: Maximum Number of Signs.

None (permitted)/ One (1) 15.1 SF sign four (4') feet high (proposed).

### **D. Design Waivers**

The Applicant is also requesting three (3) design waivers:

1. Ordinance Section 19-28.4(b): Minimum size of off-street parking spaces.

10' x 20' (required) / 10' x 20' (existing) / 9' x 18' (proposed).

2. Ordinance Section 19-28.5(c): Minimum setback for off street parking from a property line.

5' (required) / 7' (existing) / 3' (proposed).

3. Ordinance Section 19-28.10c(4)(a): Maximum to minimum illumination ratio.

15:1 (permitted) / N/A (existing) / 38:1 (proposed).

## Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>ZACHARY MORRIELLO</b>	
2 Business name/disregarded entity name, if different from above <b>NORTHSTAR CAPITAL, LLC</b>	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. <b>305 LINCOLN AVE</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>POINT PLEASANT BEACH, NJ 08742</b>	
7 List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>											
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>											
or											
<b>Employer identification number</b>											
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">3</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">6</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">-</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">4</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">8</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">6</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">5</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">4</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">4</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">9</td> </tr> </table>	3	6	-	4	8	6	5	4	4	9	
3	6	-	4	8	6	5	4	4	9		

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**

Signature of U.S. person ▶

Date ▶ 1-5-2021

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



## Corporate Disclosure Statement


The following individuals own 10% or more of Northstar Capital, LLC:

	<u>Percentage / Interest</u>
1. Zachary Moriello 305 Lincoln Avenue Point Pleasant Beach, New Jersey 08742	50%
2. Anthony Morriello 305 Lincoln Avenue Point Pleasant Beach, New Jersey 08742	50%

**OWNER'S CONSENT FORM**

I, Robert A. Wojciak, am the owner of property identified as Lot 41 in Block 113 and located at 842 Arnold Avenue in the Borough of Point Pleasant (the "Property"). I hereby consent to the development application filed or to be filed by Northstar Capital with the Point Pleasant Zoning Board of Adjustment.

I hereby further give my consent to the Board and its members to visit the Property in furtherance of their review of Northstar Capital's development application.

By:   
ROBERT A. WOJCIAK

DATED: 1/12/2021

**OWNER'S CONSENT FORM**

I, Robert J. Perper, III, am the owner of property identified as Lot 43 in Block 113 and located at 850 Arnold Avenue in the Borough of Point Pleasant (the "Property"). I hereby consent to the development application filed or to be filed by Northstar Capital with the Point Pleasant Zoning Board of Adjustment.

I hereby further give my consent to the Board and its members to visit the Property in furtherance of their review of Northstar Capital's development application.

By:   
\_\_\_\_\_  
ROBERT J. PERPER, III

DATED: 1/8/21

*BOROUGH OF POINT PLEASANT*  
*Tax/Utilities Billing Department*

*732-892-3434*  
*732-899-2655- fax*

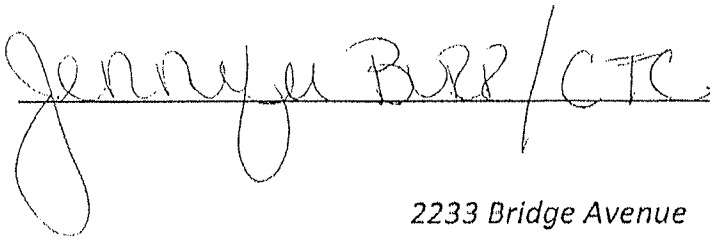
TAX RELEASE

DATE: 10/16/20

BLOCK: 113 LOT: 43

LOCATION: 842 Arnold Ave.

This is to certify that the above property ~~is~~ is not paid  
current as of this date.

  
\_\_\_\_\_

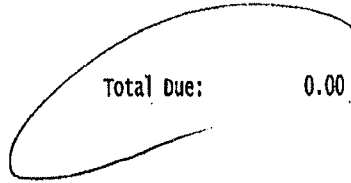
2233 Bridge Avenue  
Point Pleasant, New Jersey 08742

BLQ: 113. 41.  
Owner Name: WOJCIAK, ROBERT A

Property Location: 842 ARNOLD AVE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total balance
2021	2		2,579.34	2,579.34	0.00	2,579.34
2021	1		2,579.34	2,579.34	0.00	2,579.34
2021		Total	5,158.68	5,158.68	0.00	5,158.68
2020	4		2,594.18	2,594.18	0.00	2,594.18
2020	3		2,633.74	0.00	0.00	0.00
2020	2		2,544.72	0.00	0.00	0.00
2020	1		2,544.72	0.00	0.00	0.00
2020		Total	10,317.36	2,594.18	0.00	2,594.18
2019	4		2,602.83	0.00	0.00	0.00
2019	3		2,602.84	0.00	0.00	0.00
2019	2		2,486.60 *	0.00	0.00	0.00
2019	1		2,486.60 *	0.00	0.00	0.00
2019		Total	10,178.87	0.00	0.00	0.00
2018	4		2,523.69	0.00	0.00	0.00
2018	3		2,523.70	0.00	0.00	0.00
2018	2		2,414.88	0.00	0.00	0.00
2018	1		2,414.89	0.00	0.00	0.00
2018		Total	9,877.16	0.00	0.00	0.00
2017	4		2,433.43	0.00	0.00	0.00
2017	3		2,433.43	0.00	0.00	0.00
2017	2		2,396.34	0.00	0.00	0.00
2017	1		2,396.34	0.00	0.00	0.00
2017		Total	9,659.54	0.00	0.00	0.00
2016	4		2,424.77	0.00	0.00	0.00
2016	3		2,424.78	0.00	0.00	0.00
2016	2		2,367.90	0.00	0.00	0.00
2016	1		2,367.90	0.00	0.00	0.00
2016		Total	9,585.35	0.00	0.00	0.00
2015	4		2,422.30	0.00	0.00	0.00
2015	3		2,422.30	0.00	0.00	0.00
2015	2		2,313.49	0.00	0.00	0.00
2015	1		2,313.50	0.00	0.00	0.00
2015		Total	9,471.59	0.00	0.00	0.00
2014	4		2,400.04	0.00	0.00	0.00
2014	3		2,400.05	0.00	0.00	0.00
2014	2		2,226.94	0.00	0.00	0.00
2014	1		2,226.94	0.00	0.00	0.00
2014		Total	9,253.97	0.00	0.00	0.00
All Years Total			73,502.52	7,752.86	0.00	7,752.86

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
Other Delinquent Balances:			0.00	Interest Date: 10/16/20		
Other APR2 Threshold Amt:			0.00	Per Diem: 0.0000		Last Payment Date: 08/07/20
Total Tax Balance Due:						
Principal:			0.00	Penalty:	0.00	
Misc Charges:			0.00	Interest:	0.00	
						Total Due: 0.00



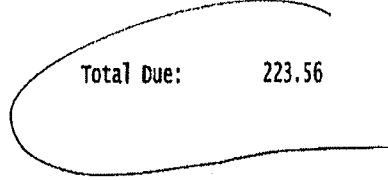
\* Indicates Adjusted Billing in a Tax Quarter

BLQ: 113. 43.  
Owner Name: PERPER, ROBERT J III

Property Location: 850 ARNOLD AVE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2021	2		1,425.26	1,425.26	0.00	1,425.26
2021	1		<u>1,425.26</u>	<u>1,425.26</u>	<u>0.00</u>	<u>1,425.26</u>
2021		Total	2,850.52	2,850.52	0.00	2,850.52
2020	4		1,433.46	1,433.46	0.00	1,433.46
2020	3		1,455.32	223.51	0.05	223.56
2020	2		1,406.13	0.00	0.00	0.00
2020	1		<u>1,406.13</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
2020		Total	5,701.04	1,656.97	0.05	1,657.02
2019	4		1,438.24	0.00	0.00	0.00
2019	3		1,438.24	0.00	0.00	0.00
2019	2		1,374.01 *	0.00	0.00	0.00
2019	1		<u>1,374.02 *</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
2019		Total	5,624.51	0.00	0.00	0.00
2018	4		1,394.51	0.00	0.00	0.00
2018	3		1,394.51	0.00	0.00	0.00
2018	2		1,334.39	0.00	0.00	0.00
2018	1		<u>1,334.39</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
2018		Total	5,457.80	0.00	0.00	0.00
2017	4		1,344.63	0.00	0.00	0.00
2017	3		1,344.64	0.00	0.00	0.00
2017	2		1,324.14	0.00	0.00	0.00
2017	1		<u>1,324.14</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
2017		Total	5,337.55	0.00	0.00	0.00
2016	4		1,339.85	0.00	0.00	0.00
2016	3		1,339.85	0.00	0.00	0.00
2016	2		1,308.42	0.00	0.00	0.00
2016	1		<u>1,308.43</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
2016		Total	5,296.55	0.00	0.00	0.00
2015	4		1,338.49	0.00	0.00	0.00
2015	3		1,338.49	0.00	0.00	0.00
2015	2		1,278.36	0.00	0.00	0.00
2015	1		<u>1,278.36</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
2015		Total	5,233.70	0.00	0.00	0.00
2014	4		1,326.18	0.00	0.00	0.00
2014	3		1,326.19	0.00	0.00	0.00
2014	2		1,230.53	0.00	0.00	0.00
2014	1		<u>1,230.54</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
2014		Total	5,113.44	0.00	0.00	0.00
All Years Total			40,615.11	4,507.49	0.05	4,507.54

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
Other Delinquent Balances:			0.00	Interest Date: 10/16/20		
Other APR2 Threshold Amt:			0.00	Per Diem: 0.0497		Last Payment Date: 10/15/20
Total Tax Balance Due:						
Principal:			223.51	Penalty:	0.00	
Misc Charges:			0.00	Interest:	0.05	
						Total Due: 223.56



\* Indicates Adjusted Billing in a Tax Quarter



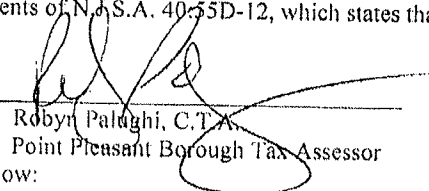


**BOROUGH OF POINT PLEASANT**  
OCEAN COUNTY, NEW JERSEY

Re: Block 113 Lot 41 & 43  
Applicant:

The attached copy is an accurate and complete list of property owners and addresses within 200 feet of the property. They must be given notice pursuant to the requirements of N.J.S.A. 40:55D-12, which states that notice must be given at least ten (10) days before hearings.

Date: October 20, 2020

  
Robyn Palaghi, C.T.A.  
Point Pleasant Borough Tax Assessor

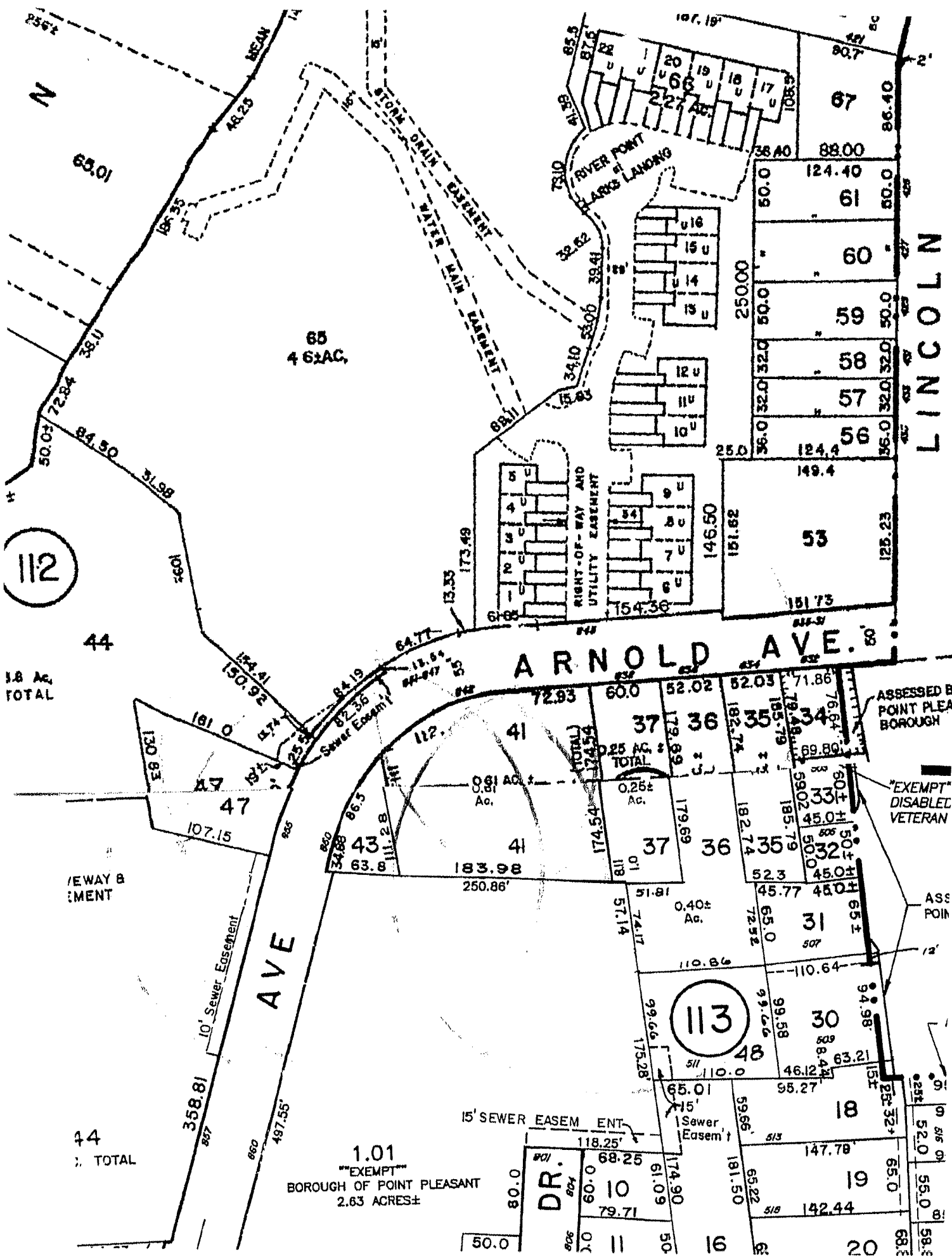
Notification must be given to the agencies checked below:

- Ocean County Planning Board  
119 Hooper Ave., Toms River, NJ 08753
- State of New Jersey Department of Transportation  
1035 Parkway, Trenton, NJ 08625
- State of New Jersey Department of Environmental Protection  
1510 Hooper Ave., Toms River, NJ 08753
- U.S. Army Corps of Engineers  
100 Penn Square East, Philadelphia, PA 19107
- Jersey Central Power & Light  
Madison & Punchbowl Rd, Morristown, NJ 07960
- New Jersey Natural Gas  
1415 Wyckoff Road, Wall, NJ 07719
- AT & T  
4260 US Highway I, Monmouth Junction, NJ 08852
- Verizon - New Jersey  
175 West Main St, Freehold, NJ 07728-2525
- Comcast Cablevision  
751 Brick Blvd. Brick, NJ 08723
- Borough of Point Pleasant Department of Public Works  
2233 Bridge Ave. Point Pleasant, NJ 08742
- Obtain a list from

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
112 44	857 ARNOLD AVE 44.01	4C	PAGLIA, JOHN C. & C.C. & MAROTTE, C. P O BOX 447 BRIELLE, NJ 08730
112 53	831-35 ARNOLD AVE	4A	MCCLURE PROPERTY LLC 831 ARNOLD AVE POINT PLEASANT NJ 08742
112 65	847 ARNOLD AVE 65.01	4A	CLARKS LANDING MARINA INC 847 ARNOLD AVE POINT PLEASANT, NJ 08742
112 66	845 ARNOLD AVE	15F	RIVER PT AT CLARK'S-JCR MANGMT P O BOX A POINT PLEASANT, NJ 08742
112 66.01	845 ARNOLD AVE UNIT# 1	2	845-10 PROPERTIES LLC 847 ARONOLD AVE POINT PLEASANT NJ 08742
112 66.02	845 ARNOLD AVE UNIT# 2	2	GILMARTIN, PETER & JANET 845 ARNOLD AVENUE UNIT 2 POINT PLEASANT NJ 08742
112 66.03	845 ARNOLD AVE UNIT# 3	2	MANGER, HENRY 845 ARNOLD AVE UNIT 3 POINT PLEASANT NJ 08742
112 66.04	845 ARNOLD AVE UNIT# 4	2	CLARKS LANDING CATERERS LLC 847 ARNOLD AVENUE POINT PLEASANT NJ 08742
112 66.05	845 ARNOLD AVE UNIT# 5	2	BANNWORTH, DEBORAH A 2 MURRAY HILL MANOR NEW PROVIDENCE NJ 07974
112 66.06	845 ARNOLD AVE UNIT# 6	2	NOWER, LIA PO BOX 1903 POINT PLEASANT BEACH NJ 08742
112 66.07	845 ARNOLD AVE UNIT# 7	2	845-10 PROPERTIES LLC 847 ARNOLD AVE PT PLEASANT NJ 08742
112 66.08	845 ARNOLD AVE UNIT# 8	2	TRUESDALE TRUESDALE @ LAKE HOPATCON 847 ARNOLD AVE PT PLEASANT NJ 08742
112 66.09	845 ARNOLD AVE UNIT# 9	2	SETTLE, DAVID W 845 ARNOLD AVE UNIT 9 PT PLEASANT NJ 08742
112 66.10	845 ARNOLD AVE UNIT#10	2	845-10 PROPERTIES LLC 847 ARNOLD AVE POINT PLEASANT NJ 08742

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
112 66.11	845 ARNOLD AVE UNIT#11	2	SCHROEDER, BONNIE BRECKER 845 ARNOLD AVE #11 PT PLEASANT NJ 08742
112 66.12	845 ARNOLD AVE UNIT#12	2	HACKETT, KATHLEEN A TRUST 845 ARNOLD AVE, UNIT 12 POINT PLEASANT, NJ 08742
112 66.13	845 ARNOLD AVE UNIT#13	2	PT PLEASANT 847 PROPERTIES INC ETAL 847 ARNOLD AVE PT PLEASANT NJ 08742
112 66.14	845 ARNOLD AVE UNIT#14	2	FERRIE, SYLVIA 845 ARNOLD AVE UNIT 14 POINT PLEASANT NJ 08742
112 66.15	845 ARNOLD AVE UNIT#15	2	KING, THOMAS J 845 ARNOLD AVENUE UNIT 15 POINT PLEASANT NJ 08742
112 66.16	845 ARNOLD AVE UNIT#16	2	CAMME, ANTHONY & PATRICIA 845 ARNOLD AVE, UNIT 16 PT PLEASANT NJ 08742
112 66.17	845 ARNOLD AVE UNIT#17	2	ORSINE, NICHOLAS J 845 ARNOLD AVE #17 PT PLEASANT NJ 08742
112 66.18	845 ARNOLD AVE UNIT#18	2	VILLANI, JOSEPH R & LINA M 845 ARNOLD AVE UNIT 18 POINT PLEASANT NJ 08742
112 66.19	845 ARNOLD AVE UNIT#19	2	MAFFEI, KIMBERLEY 845 ARNOLD AVE UNIT 19 POINT PLEASANT NJ 08742
112 66.20	845 ARNOLD AVE UNIT#20	2	HOLTHUSEN, SUSAN C 845 ARNOLD AVE #20 PT PLEASANT NJ 08742
112 66.21	845 ARNOLD AVE UNIT#21	2	MORRIS, MARY E 845 ARNOLD AVE UNIT 21 PT PLEASANT, NJ 08742
112 66.22	845 ARNOLD AVE UNIT#22	2	GAPP, PETER & PERRETTO, LISA 845 ARNOLD AVE, UNIT 22 POINT PLEASANT, NJ 08742
113 1.01	860 ARNOLD AVE	15C	POINT PLEASANT BOROUGH OF 2233 BRIDGE AVE PT PLEASANT NJ 08742
113 16	909 TRENTON AVE	2	SCHLEGEL, POLLY C & CHRISTOPHER W 909 TRENTON AVE PT PLEASANT NJ 08742

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
113 30	509 RIVERWOOD PK	2	BOUGHTON, DENISE PO BOX 243 MANTOLOKING NJ	08738
113 31	507 RIVERWOOD PK	2	HUDSON, SHARON D 507 RIVERWOOD PARK POINT PLEASANT NJ	08742
113 32	505 RIVERWOOD PK	2	ROSA, ROBERT J 505 RIVERWOOD PARK POINT PLEASANT NJ	08742
113 33	503 RIVERWOOD PK	15F	CONAGHAN, MICHAEL 503 RIVERWOOD PARK POINT PLEASANT NJ	08742
113 34	832 ARNOLD AVE	2	FELDMAN, TERRY & COYLE, BRIAN 832 ARNOLD AVE POINT PLEASANT NJ	08742
113 35	834 ARNOLD AVE	2	PICCA, ADAM T 834 ARNOLD AVE PT PLEASANT NJ	08742
113 36	836 ARNOLD AVE	2	HAGENBUCH, CHRISTOPHER & LAURA 836 ARNOLD AVE POINT PLEASANT NJ	08742
113 37	838 ARNOLD AVE	2	ADAMCZYK, ARTHUR 838 ARNOLD AVENUE POINT PLEASANT NJ	08742
113 41	842 ARNOLD AVE	2	WOJCIAK, ROBERT A 602 BURTIS ST BRICK NJ	08723
113 48	511 RIVERWOOD PK	2	SCHLEGEL, CHRISTOPHER W 511 RIVERWOOD PARK POINT PLEASANT NJ	08742



112

1.8 AC. TOTAL

EASEMENT

44 TOTAL

65  
4.6± AC.

1.01  
EXEMPT  
BOROUGH OF POINT PLEASANT  
2.63 ACRES±

ARNOLD AVE.

AVE

113

DR.

LINCOLN

ASSESSED B. POINT PLEA. BOROUGH

EXEMPT DISABLED VETERAN

ASS. POINT