



Borough of Highlands Land Use Board
42 Shore Drive, Highlands, NJ 07732
Phone: 732-872-1224
Fax: 732-872-0670

Subdivision Application

RECEIVED

JUN 4 - 2020

Minor Subdivision:
Preliminary _____
Final _____

Major Subdivision:
Preliminary **LAND USE BOARD**
Final _____

For Official Use

Application Fee Paid: \$ _____ Date Received: _____
Received By: _____ Case No: _____
Board Action: _____ Date: _____

Application is hereby made for the classification of a sketch of a proposed subdivision of land hereinafter more particularly described:

Applicant Information

Name Paul Gil
Street 13 Waterwitch Avenue City Highlands State NJ Zip 07732
Phone # ~~908-788-3374~~ XXX

Owner Information (if other than applicant)

Name _____
Street _____ City _____ State _____ Zip _____
Phone # _____
Interest of applicant if other than owner: _____

Subdivision Information

Street 1-3 Barberie Avenue Block 77 Lot 13 Zone R201
Number of existing lots: 1 Number of proposed lots: 2
Area of entire tract: 6,387 SF (0.147 Acres) and portion being subdivided: Lot 13.01 3,217 SF
Lot 13.02 3,170 SF



Borough of Highlands Land Use Board
42 Shore Drive, Highlands, NJ 07732
Phone: 732-872-1224
Fax: 732-872-0670

RECEIVED

JUN 4 - 2020

LAND USE BOARD

Development Plans

Sell lot only: ☐ Yes ☐ No
Construct houses for sale: ☐ Yes ☐ No
Other: Retain Lot 13.01 and construct new home for owner; sell Lot 13.02

Attach a copy of any deed restrictions or restrictive covering

Information of Person Preparing Sketch Plat

Name Richard Stockton
Street PO Box 124 City Atlantic Highlands State NJ Zip 07716
Phone # 732-872-2827

Sketch Plat Requirements

The Sketch Plat shall be based on the Tax Map information or other similar accurate information based at a scale preferably not less than 100 feet to the inch to enable the entire tract to be shown on one sheet and shall show or include the following information:

- a. The location of that portion which is to be subdivided in relation to the entire tract.
- b. All existing structures and wooded areas within the portion to be subdivided and within 200 feet thereof.
- c. The name of the owners and of adjoining lots within 200 feet as disclosed by the most recent tax record information (Major subdivision, or minor is not waived by the Board).
- d. The Tax Map Sheet, Block and Lot numbers.
- e. All streets or roads and streams within 200 feet of the subdivision.
- f. Sketch of proposed layout of Street, Lots and other features in relation to existing conditions.



Borough of Highlands Land Use Board
42 Shore Drive, Highlands, NJ 07732
Phone: 732-872-1224
Fax: 732-872-0670

RECEIVED

JUN 4 - 2020

Affidavit of Applicant

State of New Jersey)

SS.

County of Monmouth)

I, the undersigned, certify that all of the statements contained herein are true and correct to the best of my knowledge, information and belief.

Paul Gil

Applicant's Signature

Date 3/10/2020

Sworn and subscribed

before me this 10th

day of March



Ann M. Standard

Signature of Notary

Authorization

(If anyone other than the owner is making this application, the following authorization must be completed.)

To the Land Use Board:

Paul Gil is hereby authorized to make this application.

Date: _____

Signature of Owner: _____

CURRENT

BLOCK 77 DATE 3/9/20

LOT 13

Casini (Paul Gil)
1-3 Barbours Ave

Paul Gil

645283
Casini
 2602



BOROUGH OF HIGHLANDS - TAX OFFICE
 171 BAY AVENUE HIGHLANDS, N.J.

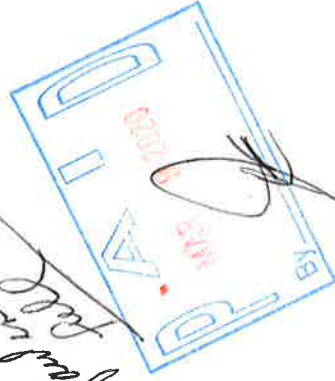
ACCT. NO. 9650

SEWER DEPT. DATE 3/9/20

Casini (Paul Gil)
1-3 Barbours Ave

Paul Gil

85972
Casini
 2603



RECEIVED

JUN 4 - 2020

LAND USE BOARD

SEWER DEPARTMENT
 BOROUGH OF HIGHLANDS
 171 BAY AVENUE HIGHLANDS, N.J.



RECEIVED

JUN 4 - 2020

LAND USE BOARD

Borough of Highlands
42 Shore Drive, Highlands, NJ 07732
Phone: 732-872-1224
Fax: 732-872-0670

Application For 200-foot Certified Clerk's List

☒ Land Use Board

☐ Cafra

Property Information

Street 1-3 Barberie Avenue Block # 77
City Highlands State NJ Zip 07732 Lot # 13

Requester's Information

Name Paul Gil Phone # ~~925-703-8874~~
Street 13 Waterwitch Avenue City Highlands Zip 07732

I hereby request a list of property owners within 200 feet of the above referenced block and lot.

Enclosed is a check in the amount of ten dollars (\$10.00) which is the fee for the list. If there is more than one (1) block number, the fee is ten dollars (\$10.00) per Block number.

Kindly make checks payable to the Borough of Highlands and please send requests to the Borough Clerks attention.

Sign: *Paul Gil*

Date: March 7, 2020

For Official Use Only

Fee Paid

Date Received

Pick Up

Mailed



HGPB- R1800

July 9, 2020
Via Email

Michelle Hutchinson, Land Use Board Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, New Jersey 07732

**Re: 1-3 Barberie Avenue
Block 77, Lot 13
Review of Minor Subdivision, Plat Requirements (completeness)
R-2.01 Zone**

Dear Ms. Hutchinson:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations section entitled Part 3, Subdivision and Site Plan Review, Article VI, Application Procedure, and Article VIII, Plat and Plan Details, section 21-58.A – Minor Subdivision Plat.

The applicant submitted the following documents in support of this application:

1. Planning Board Application for Subdivision, dated March 10, 2020.
2. Zoning Denial, dated October 2, 2019.
3. Copy of receipts from Sewer Department March 9, 2020.
4. One (1) Minor Subdivision Plan prepared by Richard E. Stockton, P.L.S. dated, July 24, 2019, revised through September 23, 2019.

The following information was reviewed for completeness purposes pursuant to Ordinance Section 21-58.A:

Minor Subdivision Plat: The plat shall be prepared to scale, based on a current survey or some other similarly accurate base, at a scale of not less than one (1) inch equals one hundred (100) feet, to enable the entire tract to be shown on one (1) sheet. The plat shall be signed and sealed by a licensed New Jersey Land Surveyor and shall show or include the following information:

1. A key map at a scale of not less than 1" = 400' showing the location of that portion which is to be subdivided in relation to the entire tract and the surrounding area. **Provided.**
2. All existing structures, wooded areas and topographical features, such as slump blocks, within the portion to be subdivided and within seventy-five (75) feet thereof. **Provided.**
3. The name of the owner and all adjoining property owners and owners of property directly across the street as disclosed by the most recent municipal tax record. If there is no positive evidence of ownership of any parcel of adjoining property within two hundred (200) feet, a certificate will be presented from the custodian of tax records to that effect. **Provided.**
4. The Tax Map sheet, block and lot numbers. **Provided.**
5. All streets or roads and streams within seventy-five (75) feet of the subdivision. **Provided.**
6. Location of existing streets, and existing and proposed property lines, lot sizes, and areas. **Provided.**
7. Metes and bounds descriptions of all new lot and property lines. **Provided.**



Re: 1-3 Barberie Avenue
Block 77, Lot 13
Review of Minor Subdivision, Plat Requirements (completeness)
R-2.01 Zone

8. Existence and location of any utility or other easement. **Provided.**
9. Setback, side line and rear yard distances and existing structures. **Provided.**
10. The name and address of the person preparing the plat, the graphic scale, date of preparation and reference meridian. **Provided.**
11. Certification from the Tax Collector that all taxes and assessments for local improvements on the property have been paid up to date. **Not provided. Applicant shall provide prior to public hearing.**
12. Certification statement for the required municipal signatures, stating: **Provided.**
 - o Application No. _____ approved/disapproved by the Highlands Borough Planning Board/Board of Adjustment as a Minor Subdivision on _____.
(date)

Chairman

Secretary
13. Certification statement for the County Planning Board approval / disapproval, if required. **Not required.**
14. Zone district boundary lines, if any, on or adjoining the property to be subdivided and a schedule indicating the required minimum lot area, lot width, lot depth and front, rear and side yards of each zone district located on the property. **Provided.**
15. A wetlands statement provided by a qualified expert. **Not provided.**
16. The Board reserves the right to require a feasible sketch plan layout of remaining land not being subdivided if it is deemed necessary. **Not applicable.**
17. A lot grading plan, to be reviewed by the Borough Engineer, if required. **Not applicable.**

At this point, adequate information **has not** been provided for us to perform a technical review and fee calculation for the application, as the number of variances requested were not accurately reflected. Therefore, at this time the application is deemed **INCOMPLETE**.

The following items should be addressed prior to the application being reconsidered for completeness:

- A. The wetlands statement in Item 15 shall be addressed.
- B. Lot depth for proposed lot 13.01 shall be corrected to reflect the Ordinance definition for corner lots, which is the mean distance between the front and side lot lines (estimated to be approximately 63.2 feet, which would be another variance).
- C. The proposed depth for proposed lot 13.02 shall be corrected in the chart to be 75.0'.
- D. The proposed front yard setback for lot 13.01 is shown as 5.5' on the Barberie Avenue frontage. Notwithstanding the "prevailing setback" calculation, Ordinance Section 21-79 states that the proposed front setback shall be "...in no case, less than half the required setback", or in this case no less than 10'. As currently shown on the plan, each proposed lot would also need a front yard setback variance.
- E. The proposed side yard setbacks are shown as compliant with the 6' and 8' requirement. However, the zoning chart notes that the reduction criteria found at Ordinance Section 21-98.F.1.f would be



Re: 1-3 Barberie Avenue
Block 77, Lot 13
Review of Minor Subdivision, Plat Requirements (completeness)
R-2.01 Zone

- applicable. The reductions would not apply to newly-created lots, and should therefore be removed from the Zoning Chart.
- F. The proposed rear yard setback in the Zoning Chart does not appear consistent with the plan for lot 13.02. Per the Ordinance definitions, corner lots such as proposed lot 13.01 have two side yards and no rear yard. The Zoning Chart should be corrected.
 - G. Architectural plans were not provided with the submission in order to document proposed building height. If the applicant does not intend to submit those at this time, building height would have to be confirmed as compliant at the time of future Zoning Permit application.
 - H. The plans should note a compliant driveway width and indicate that a two-car garage is proposed for each dwelling in order to demonstrate the minimum required two (2) off-street parking space demand will be met.

Should you have any questions or require any additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
LAND USE BOARD ENGINEER

EWH:DW
Enclosure

cc: Kim Gonzales, Borough Administrator (via email)
Greg Baxter, Esq., Land Use Board Attorney (via email)
Paul Gil, (applicant), 13 Waterwitch Avenue, Highlands, NJ 07732
Richard E. Stockton, PLS, PO Box 124, Atlantic Highlands, NJ 07716

\\tandmassociates.local\Public\Projects\HGPB\R1800\Correspondence\R1770_ EWH_MH_Gil_1-3 Barberie Ave_B77_L13_Completeness.docx

BOROUGH OF HIGHLANDS, N. J.

INCORPORATED 1900



42 SHORE DRIVE
07732
COUNTY OF MONMOUTH

732-872-1224 PH
732-872-0670 FX

WW.HIGHLANDBOROUGH.ORG

CAROLYN BROULLON
MAYOR

KIMBERLY GONZALES
ADMINISTRATOR

MATTHEW CONLON, RMC
BOROUGH CLERK

Mr. Paul Gil
13 Waterwitch Avenue
Highlands, NJ 07732

Re: 1-3 Barberie Ave

July 29, 2020

Dear Mr. Gil,

As a result of the Coronavirus pandemic, the Highlands Land Use Board will not be holding any in person meetings through the month of August, 2020. Although we understand that applicants wish to proceed with their matters as soon as possible, the Board's primary concern remains the safety and wellbeing of not only Board Members and Staff, but also applicants, their professionals, and interested parties. Hopefully, by mid-August, the board will have a better idea of whether it can resume the prior procedure and hold its September 3 meeting in person.

Any modifications to existing applications, or additional documentation, may still be filed with the board secretary.

In the event that the board determines to resume in person hearings, you will be notified of the procedure, including notice requirements. At this time, however, that is not being done.

In the interim, the board requests that you consent to an extension of time in which the Board has to act on your matter. You may do so by signing, dating and returning the consent form below. Email return is preferred landuse@highlandsborough.org.

If you have any questions, please contact the Board Office. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michelle Hutchinson", written over a horizontal line.

MICHELLE HUTCHINSON, Board Secretary

I hereby consent to an extension of time in which the Board has to act with regard to this matter, through and including the month following the next scheduled in-person meeting of the Board.

_____ Dated: _____



HGPB- R1800

August 29, 2020
Via Email

Michelle Hutchinson, Land Use Board Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, New Jersey 07732

**Re: 1-3 Barberie Avenue, Paul Gil
Block 77, Lot 13
Review of Minor Subdivision, Plat Requirements (completeness)
R-2.01 Zone
Second Completeness Review**

Dear Ms. Hutchinson:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations section entitled Part 3, Subdivision and Site Plan Review, Article VI, Application Procedure, and Article VIII, Plat and Plan Details, section 21-58.A – Minor Subdivision Plat.

The applicant submitted the following documents in support of this application:

1. Planning Board Application for Subdivision, dated March 10, 2020.
2. Zoning Denial, dated October 2, 2019.
3. Copy of receipts from Sewer Department March 9, 2020.
4. One (1) Minor Subdivision Plan prepared by Richard E. Stockton, P.L.S. dated, July 24, 2019, revised through July 22, 2020.

The following information was reviewed for completeness purposes pursuant to Ordinance Section 21-58.A:

Minor Subdivision Plat: The plat shall be prepared to scale, based on a current survey or some other similarly accurate base, at a scale of not less than one (1) inch equals one hundred (100) feet, to enable the entire tract to be shown on one (1) sheet. The plat shall be signed and sealed by a licensed New Jersey Land Surveyor and shall show or include the following information:

1. A key map at a scale of not less than 1" = 400' showing the location of that portion which is to be subdivided in relation to the entire tract and the surrounding area. **Provided.**
2. All existing structures, wooded areas and topographical features, such as slump blocks, within the portion to be subdivided and within seventy-five (75) feet thereof. **Provided.**
3. The name of the owner and all adjoining property owners and owners of property directly across the street as disclosed by the most recent municipal tax record. If there is no positive evidence of ownership of any parcel of adjoining property within two hundred (200) feet, a certificate will be presented from the custodian of tax records to that effect. **Provided.**
4. The Tax Map sheet, block and lot numbers. **Provided.**
5. All streets or roads and streams within seventy-five (75) feet of the subdivision. **Provided.**
6. Location of existing streets, and existing and proposed property lines, lot sizes, and areas. **Provided.**



Re: 1-3 Barberie Avenue, Paul Gil
Block 77, Lot 13
Review of Minor Subdivision, Plat Requirements (completeness)
R-2.01 Zone
Second Completeness Review

7. Metes and bounds descriptions of all new lot and property lines. **Provided.**
 8. Existence and location of any utility or other easement. **Provided.**
 9. Setback, side line and rear yard distances and existing structures. **Provided.**
 10. The name and address of the person preparing the plat, the graphic scale, date of preparation and reference meridian. **Provided.**
 11. Certification from the Tax Collector that all taxes and assessments for local improvements on the property have been paid up to date. **Not provided. Applicant shall provide prior to public hearing.**
 12. Certification statement for the required municipal signatures, stating: **Provided.**
 - o Application No. _____ approved/disapproved by the Highlands Borough Planning Board/Board of Adjustment as a Minor Subdivision on _____.
(date)
- _____
- Chairman
- _____
- Secretary
13. Certification statement for the County Planning Board approval / disapproval, if required. **Not required.**
 14. Zone district boundary lines, if any, on or adjoining the property to be subdivided and a schedule indicating the required minimum lot area, lot width, lot depth and front, rear and side yards of each zone district located on the property. **Provided.**
 15. A wetlands statement provided by a qualified expert. **Not provided. It is noted that the NJDEP Geoweb does not indicate any wetlands on this site. Applicant shall acknowledge and confirm through the review process.**
 16. The Board reserves the right to require a feasible sketch plan layout of remaining land not being subdivided if it is deemed necessary. **Not applicable.**
 17. A lot grading plan, to be reviewed by the Borough Engineer, if required. **Not applicable.**

At this point, adequate information has been provided for us to perform a technical review and fee calculation for the application.

UPON CONFIRMATION FROM THE BOARD SECRETARY THAT THE BALANCE OF ALL APPLICATION AND ESCROW FEES HAS BEEN DULY POSTED, THE FOLLOWING SHALL OCCUR:

1. The application shall be deemed **COMPLETE.**
2. The Board Secretary shall refer the application to the Board Chairman for consideration of scheduling the public hearing, and so notify the applicant and interested parties in writing regarding the public hearing date and any notice requirements. **PLEASE NOTE THAT THE SCHEDULING OF HEARINGS MAY BE DELAYED AS A RESULT OF THE COVID-19 PANDEMIC.**

Re: 1-3 Barberie Avenue, Paul Gil
Block 77, Lot 13
Review of Minor Subdivision, Plat Requirements (completeness)
R-2.01 Zone
Second Completeness Review

3. The Board Engineer shall commence the technical review.

Should you have any questions or require any additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
LAND USE BOARD ENGINEER

EWH:DV
Enclosure

cc: Kim Gonzales, Borough Administrator (via email)
Greg Baxter, Esq., Land Use Board Attorney (via email)
Paul Gil, (applicant), 13 Waterwitch Avenue, Highlands, NJ 07732
Richard E. Stockton, PLS, PO Box 124, Atlantic Highlands, NJ 07716

\\tandmassociates.local\Public\Projects\HGPB\R1800\Correspondence\R1800_ EWH_MH_Gil_1-3 Barberie Ave_B77_L13_Second
Completeness Review.docx



HGPB- R1800

August 29, 2020
Via Email and Regular Mail

Michelle Hutchinson, Land Use Board Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, New Jersey 07732

**Re: 1-3 Barberie Avenue – Paul Gil
Block 77, Lot 13
Fee and Escrow Calculation
R-2.01 Zone**

Dear Ms. Hutchinson,

As requested, we have reviewed the above-referenced application in accordance with the Borough of Highlands Land Use Regulations Part 6 - Fee Schedule.

The applicant submitted the following documents in support of this application:

1. Planning Board Application for Subdivision, dated March 10, 2020.
2. Zoning Denial, dated October 2, 2019.
3. Copy of receipts from Sewer Department March 9, 2020.
4. One (1) Minor Subdivision Plan prepared by Richard E. Stockton, P.L.S. dated, July 24, 2019, last revised through July 22, 2020.

Please note the following fee calculations:

1. **Application fee: \$1,400.00**
2. **Escrow fee: \$2,800.00**

We will commence our technical review upon your notification that all fees have been duly posted.

Should you have any questions or require any additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
LAND USE BOARD ENGINEER

Att.
EWH

cc: Kim Gonzales, Borough Administrator (via email)
Greg Baxter, Esq., Land Use Board Attorney (via email)
Paul Gil, (applicant) 13 Waterwitch Avenue, Highlands, NJ 07732
Richard E. Stockton, PLS; PO Box 124, Atlantic Highlands, NJ 07716

G:\Projects\HGPB\R1800\Correspondence\R1800_ EWH_MC_Fee and Escrow Calculation.docx



HGPB-R1800

DETERMINATION OF FEES

**1 - 3 Barberie Avenue
Block 77, Lot 13**

A. APPLICATION FEES (Ord. 21-107)

A. Variances

"C" Variance

8

EA

\$

125.00

\$

1,000.00

-Lot 13.01: Lot area, lot depth, front yard setback, building coverage

-Lot 13.02: Lot area, lot frontage, front yard setback, building coverage

C. Site Plan

Minor Subdivision

1

EA

\$

400.00

\$

400.00

B. ESCROW FEES (Ord. 21-108)

B. Escrow Deposits (twice Application Fee; Minimum \$750)

1

LS

\$

2,800.00

\$

2,800.00

Application fees subtotal \$ 1,400.00

Escrow fee subtotal \$ 2,800.00

Total \$ 4,200.00

BOROUGH OF HIGHLANDS, N.J.

INCORPORATED 1900

42 SHORE DRIVE
07732

COUNTY OF MONMOUTH
PHONE: 732-872-1224
FAX: 732-872-0670

WWW.HIGHLANDSBOROUGH.ORG



HISTORIC "TWIN LIGHTS"

RICHARD W. O'NEIL
MAYOR

KIMBERLY GONZALES
ADMINISTRATOR

BONNIE BROOKES
BOROUGH CLERK

DENIAL OF DEVELOPMENT PERMIT

October 2, 2019

Paul Gil
13 Waterwich Avenue
Highlands, NJ 07732

RE: 1-3 Barberie Avenue
Block 77, Lot 13

Please be advised that the above referenced application to subdivide the lot, creating two building lots, has been reviewed for compliance with the Borough of Highlands Zoning Ordinance. The property is located in the R-2.01 zone.

This application will require the following approvals:

#21-55 Minor subdivision approval
#21-86A4 Minimum lot area: 3,750 s.f. is required, 3,217 s.f. and 3,170 s.f. is
 proposed *2 variances*
 Frontage: 50' is required: 37.50' and 43.26' is proposed
 2 variances
 Maximum building coverage: 33% is permitted, 34.8% and 36.6% is
 proposed *2 variances*

Please contact the Land Use Board Secretary to proceed with an application. Should you have any questions, feel free to contact me.

Sincerely,

Marianne Dunn
Zoning Officer

RECEIVED
JUN 4 - 2020
LAND USE BOARD COPY



Date Issued: October 12, 2020.

CERTIFICATION OF 200-FOOT LIST
BLOCK[s] 77 LOT [s] 13

PROPERTY LOCATION: 1-3 Barberie Avenue

TO THE BEST OF MY KNOWLEDGE this is a true and accurate list, as of this date, taken from the most current tax records of the Borough of Highlands, NJ.

*The addresses on this list are pertinent to the Borough of Highlands exclusively. If the subject property is within 200 feet of a neighboring municipality, you **MUST** contact that municipality, to obtain a listing of any properties that may be inclusive in the 200 foot perimeter. **THIS LIST IS VALID FOR 90 DAYS.***

Michelle Hutchinson, Acting Borough Clerk

10/12/2020 1:50 PM

* If you are located within 200 feet of a State Highway, you **MUST** notify the NJ Department of Transportation:

NJ Dept. of Transportation
1035 Pkwy Avenue
PO Box 600
Trenton, NJ 08625

*If you are within 200 feet of a County owned road, you **MUST** notify the Monmouth County Planning Board:

Monmouth County Planning Board
Hall of Records Annex 2nd Floor
One East Main St.
PO Box 1255
Freehold, NJ 07728

You must also notify all utilities located within the 200-foot range of the subject property:

JCP&L

300 Madison Avenue
PO Box 1911
Morristown, NJ 07960

NEW JERSEY AMERICAN WATER COMPANY

Attn: Construction Department
661 Shrewsbury Ave
Shrewsbury, NJ 07702

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY

Ron Bertrand, Construction Foreman
403 South St
Eatontown, NJ 07724

VERIZON COMMUNICATIONS

One Verizon Way
Basking Ridge, NJ 07920

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY ,

Brian Rischman P.E., Executive Director
PO Box 205, 100 Beverly Way
Belford, NJ 07718

NEW JERSEY NATURAL GAS COMPANY

Attn: Joan Purcaro
PO Box 1464
1415 Wyckoff Road
Wall, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY

Attn: Executive Director
200 Harbor Way
PO Box 184
Belford, NJ 07718

1319-72-9.011	BAKER'S MARINA ON THE BAY LLC	190 BOUNDARY RD
1319-72-38	CATCHERMAN LLC	7 SEADRIFT AVENUE
1319-77-17	ROSSETTI TOMME J.	18 SEADRIFT AVENUE
1319-78-14	GRAHAM MARK S.	103 VALLEY ROAD
1319-78-1	KELLEHER JOSEPH	20 BARBERIE AVENUE
1319-78-6	ROHRIG LESLIE W & ALICE ROSE	20-05 45TH STREET
1319-77-6	GREEN SAMUEL J	62 W. WASHINGTON AVENUE
1319-77-7	GLADISH MARY A.	128 SANDSHORE ROAD
1319-77-11	GUENTHER WALTER P	5800 WOODWAY # 245
1319-77-12	SCHORK EDWARD & BARBARA	5 MARINE PLACE
1319-77-14	GARRISON JACQUELINE	5 BARBARIE AVENUE
1319-78-11	MONGILLO ALBERT JR & KATHRYN	9 WASHINGTON AVENUE
1319-77-16	ORCHARD CHARLES R & LYNN K	17 BARBARIE AVENUE
1319-78-3	ARJIKA PROPERTY INC	14 BARBARIE AVENUE
1319-77-5	DARRIGO CLAUDETTE C & LOPEZ FAUSTO	12 SEADRIFT AVENUE
1319-77-10	GUENTHER WALTER B & LYNDAL	1195 BRITTANY LANE
1319-77-8.01	GALLAGHER DANIEL J & PETER & JOHN	4 SEADRIFT AVENUE
1319-72-39	HAMILTON WAYNE T & ANNE T	3 SEADRIFT AVENUE
1319-72-41.01	SCARANO GERARD D & PATRICIA G	3 ROGERS ROAD
1319-77-2.01	ROSSETTI WILLIAM & TOMME JOY	18 SEADRIFT AVENUE
1319-77-3	HEBRANK RONALD	50 FIFTH STREET #4
1319-72-33	HOLLEMBEAK PHILIP N.	17 SEADRIFT AVENUE
1319-72-34	KAJJI SHAMA	190 MISTUXET AVE
1319-72-35	CONNERTY KIERA P	11 SEADRIFT AVENUE
1319-77-4	OLIVEIRA PAUL	14 SEADRIFT AVE
1319-77-9.01	DIGALETOS JOHN	63 VALLEY AVE
1319-78-5.01	ROWE CRAIG & HOLLY	10 BARBARIE AVENUE
1319-78-13.01	KAMPFE JOHN & MARY ANN	13 WASHINGTON AVENUE
1319-78-16.01	BACZKOWSKI ANDRZEJ	400 GROSMEYER AVENUE
1319-72-36	FLYNN COLLEEN	44 SWARTZEL DRIVE
1319-72-37	NESKE TIMOTHY C & MARA	34 SHREWSBURY AVENUE
1319-77-13	GIL PAUL J	13 WATERWITCH AVENUE
1319-78-10	RESILLIENCY LLC	1293 PO BOX 207
1319-78-2	OLSON BERTIL E.	16 BARBERIE AVENUE APT. B
1319-77-15	MARTIN BRUCE & MARIE	15 BARBARIE AVENUE
1319-78-7	ARJIKA PROPERTY INC	8 STRAWBERRY LANE

MARLBORO NJ	07746
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
SUSSEX NJ	07461
HIGHLANDS NJ	07732
ASTORIA NY	11105
ATLANTIC HIGHLANDS NJ	07716
BUDD LAKE NJ	07828
HOUSTON TX	77057
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
<hr/>	
UPPER ARLINGTON OH	43220
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
OLD BRIDGE NJ	08857
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
MYSTIC CT	06355
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
INTERLAKEN NJ	07712
MIDDLETOWN NJ	07748
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
TRENTON NJ	08602
HIGHLANDS NJ	07732
HIGHLANDS NJ	07732
MONROE NJ	08831

Paul Gil
Highlands, NJ 07732

11/19/2020

NOTICE OF HEARING
Borough of Highlands Zoning Board of Adjustment

Property Owner
Highlands, NJ 07732

RE: Case No. LUB 2020-6

Please take notice that the undersigned has appealed to the Zoning Board of Adjustment of the Borough of Highlands for a minor subdivision and a variance from the provisions of the Zoning Ordinance in the following particulars: minimum lot area; frontage; maximum building coverage, and any other variances deemed necessary by the Board.

So as to permit construction of a two new single family homes on the premises located at 1-3 Barbarie Avenue, Highlands, NJ, known as Block 77, Lot 13 on the Tax Map, which is located within 200 feet of property owned by you. This appeal is now scheduled for a Public Hearing on Thursday, December 3, 2020, at 7:30 PM prevailing time, at the Community Center, 22 Snug Harbor, Highlands, NJ, at which time you may appear either in person or by agent or attorney and present any comments, objections or questions which you may have to the granting of this appeal.

Due to the current Coronavirus Health Emergency, interested parties should closely monitor the Borough website to be alerted to changes related to the scheduled meeting. IF THE BOARD DETERMINES TO CONDUCT THIS MEETING VIA ZOOM, RATHER THAN IN PERSON, YOU MAY ACCESS THE BOROUGH WEBSITE THE DAY OF THE MEETING TO OBTAIN THE ZOOM CALL IN INFORMATION.

Copies of pertinent documents are available for inspection Monday through Friday, 9:00 AM to 4:00 PM at the Highlands Borough Hall, 42 Shore Drive, Highlands, NJ 07732.

This notice is served upon you by order of the Zoning Board of Adjustment of the Borough of Highlands.

Respectfully,

Paul Gil

RE: Paul Gil
1-3 Barbarie Avenue
Highlands, NJ 07732
Block 77, Lot 13

Affidavit of Proof of Service

State of New Jersey)

SS.

County of Monmouth)

I, Paul J. Gil, of full age, being duly sworn, upon oath depose and say:

On November 20, 2020, I mailed by certified mail a notice, a true copy of which is attached hereto, upon the attached list of property owners.

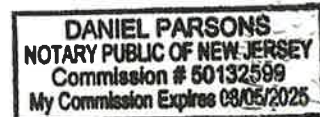
Paul J. Gil 12/1/2020
Paul J. Gil Date

Sworn and subscribed

Before me this 1st
day of November 2020
December

Notary Seal

Daniel Parsons
Signature or Notary



RECEIVED
NOV 25 2020
LAND USE BOARD

RECEIVED
DEC 2 2020
LAND USE BOARD

via email *[signature]*

OWNERS WITHIN 200 FT.

Block 72
Lot 9.011 BAKER'S MARINA ON THE BAY LLC.
33 HOLLEMBEAK, PHILIP N.
34 KAJIJI, SHAMA
35 CONNERTY, KIERA P.
36 FLYNN, COLLEEN
37 NESKE, TIMOTHY C. & MARA
38 CATCHERMAN, LLC.
39 HAMILTON, WAYNE T. & ANNE T.
41.01 SCARANO, GERARD D. & PATRICIA G.

Block 77
Lot 2.01 ROSSETTI, WILLIAM & TOMME JOY
Lot 3 HEBRANK, RONALD
Lot 4 OLIVEIRA, PAUL
Lot 5 D'ARRIGO, CLAUDETTE
Lot 6 GREEN, SAMUEL J.
Lot 7 GLADISH, MARY A.
Lot 8.01 GALLAGHER, DANIEL J. & PETER & JOHN
Lot 9.01 DIGALETOS, JOHN
Lot 10 GUENTHER, WALTER P. & LYNDA L.
Lot 11 GUENTHER, WALTER P.
Lot 12 SCHORK, EDWARD & BARBARA
Lot 13 CASCIA, FRANK & MARGARET
Lot 14 GARRISON, JACQUELINE
Lot 15 MARTIN, BRUCE & MARIE
Lot 16 ORCHARD, CHARLES R. & LYNN K.
Lot 17 ROSSETTI, TOMME J.

Block 78
1 KELLEHER, JOSEPH
2 OLSON, BERTIL E.
3 ARJKA PROPERTY INC.
5.01 ROWE, CRAIG & HOLLY
6 ROHRIG, LESLIE W. & ALICE ROSE
7 ARJKA PROPERTY INC.
9.01 ROSIAK, FREDERIC
10 BIERBACHER, GOTTFRIED
11 MONGILLO, ALBERT JR. & KATHRYN
13.01 HRM PROPERTIES, LLC.
14 GRAHAM, MARK S.
16.01 BACZKOWSKI, ANDRZEJ

Z O N E S C H E D U L E

R-2.01 Single Family Residential Zone District	Required Elements	current Lot 13	Proposed Elements		Comments
			Lot 13.01	Lot 13.02	
Lot Area, min.	SF	3750	6387	3217 *	3170 * Variances (2)
Lot frontage	Ft	50	129.18'	37.50 *	43.26' * Variances (2)
Lot Depth, min	FT	75	75	61.65 *	75.015'
Front yard, min	FT	20	6.7' **		Existing to be removed.
Prevailing Barberie	FT	10	N/A	N/A	6.0 * 5.5 prevailing, 10' min.
Prevailing Marine	FT	10	N/A	N/A	9.2 prevailing, 10' min
Side yard, min Marine	FT	4.5/6.0	2.8/10.6	5/5.5	N/A 75% of zone requirement 6/8'
Side yard, min Barberie	FT	5.2/7.0	2.8/10.6	N/A	6.2/8.8 87% of zone requirement 6/8'
Rear Yard, min	FT	20	27.0	35.9	26.0 Principal Structure
Coverage, Bldg	%	33	23.7	34.8 *	36.6 * Variances (2)
Lot Coverage	%	75	32.5	37.8	40.0
Building Height	FT	32.5	21.0	22.1	22.1 BFE to MP of roof (Ridge to eave)
Parking, off street	Spc	2	2 +	2	2

** Pre-existing non conformity
* Created deficiency, variance required.

BARBERIE AVENUE PREVAILING SETBACK (IN FT)

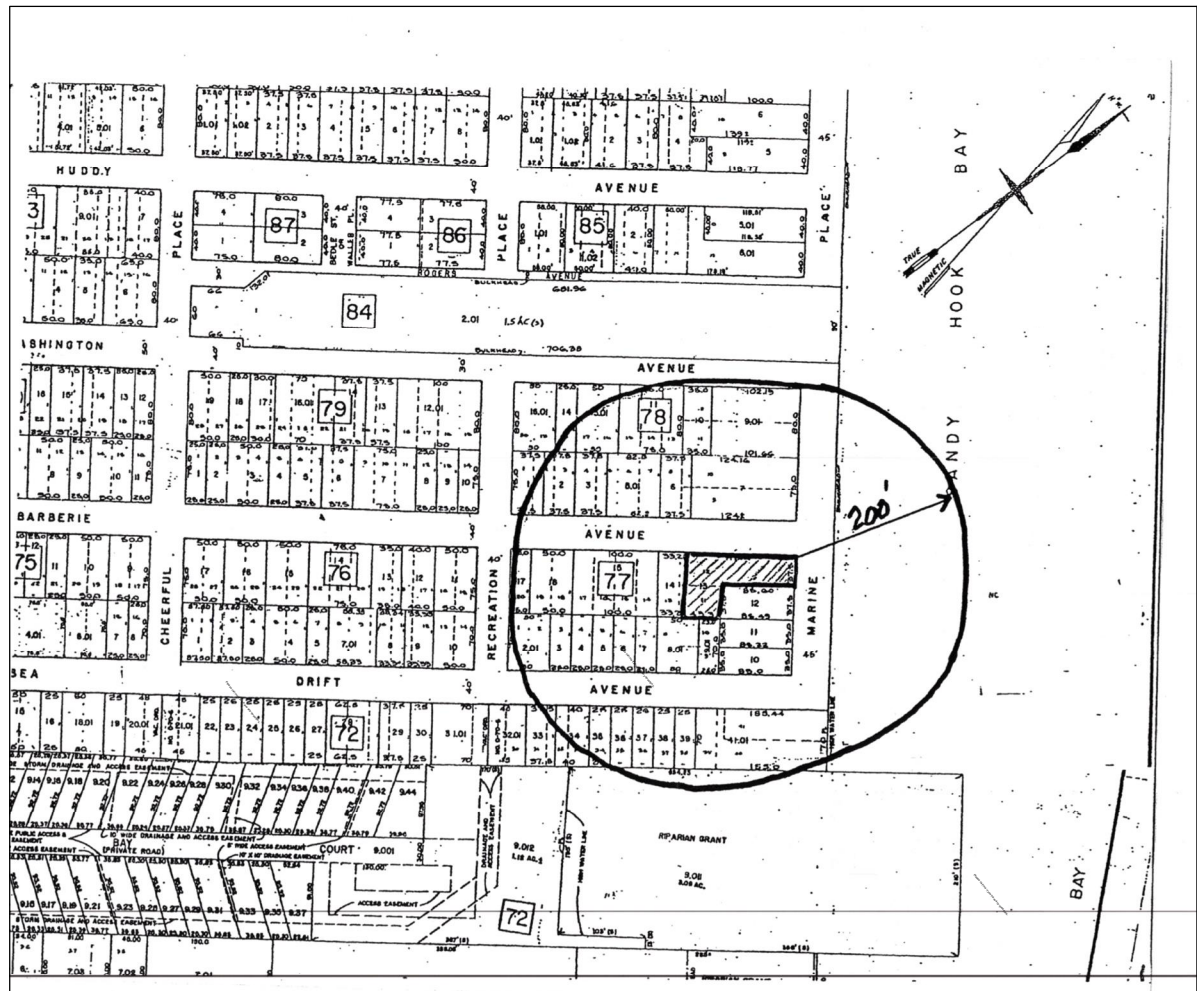
LOT 14	3.1
LOT 15	9.2
LOT 16	4.1
AVERAGE	5.5 10' min

MARINE PLACE PREVAILING SETBACK (IN FT)

LOT 11	16.2
LOT 12	2.2
AVERAGE	9.2 10' min

SITE SPECIFIC NOTES

- All utilities servicing the new homes on both lots shall be placed underground per RSIS standards.
- The applicant intends to construct 2 new homes that will be FEMA elevation compliant, in accordance with municipal regulations.
- The existing home & Garage facing Barberie Ave., will be demolished.
- The dwelling footprints shown for both proposed lots, are generic only. A fully executed grade plan and building plans will be submitted to the Municipality for review and approval of the building permit application.
- The existing services to the existing house, will be serviced and utilized for the new dwelling to be constructed on Lot 13.02.
- Any municipal infrastructure damaged during construction, shall be replaced or repaired to the satisfaction of the Borough Engineer.
- Any Object beneath the surface of the Ground has not been located, and no Guarantee as to existence or location is expressed or implied.
- Elevations refer to North American Vertical Datum 1988 (NAVD-88)
- THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL TITLE SEARCH AND IS SUBJECT TO SUCH FACTS THAT MIGHT BE REVEALED BY SAID TITLE SEARCH.



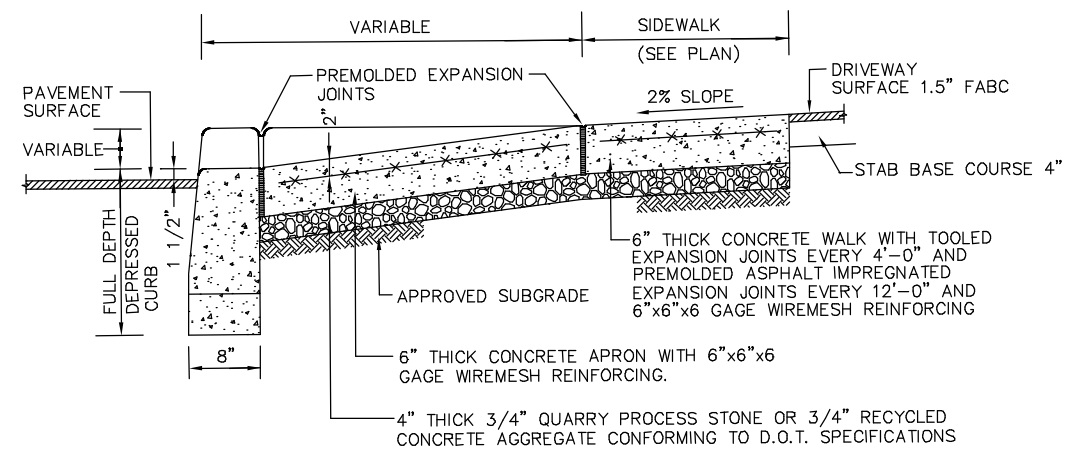
KEY MAP

GENERAL NOTES

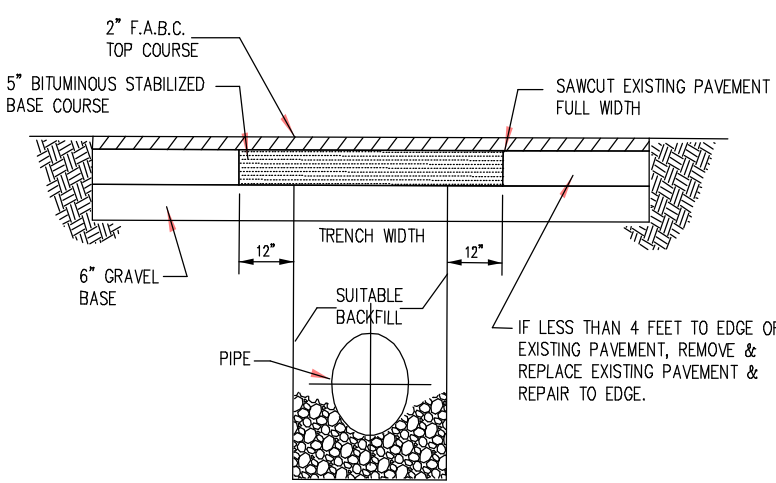
- The Applicant proposes to demolish the existing multi family dwelling and garage, subdivide the property into two nearly equal sized lots, creating one new building lot fronting on Marine Place, and building a new dwelling facing Barberie Ave.
- Known and designated as Lot 13 Block 77 as shown on the current tax assessment map of the Borough of Highlands, Monmouth Co., N.J. Sheet 16 Last revised 05-31-16.
- Current Data:

Lot 13	
Total tract area	6387 SF (0.147 Acres)
total bldg area	1513 SF
Impervious cover	2074 SF
Greenscape area	4313 SF
- Developmental Data:

LOT 13.01	LOT 13.02
Proposed Lot area	3217 SF
Proposed building area	1118 SF
Proposed Lot coverage	1217 SF
Proposed greenscape	2000 SF
Parking spaces, off street	2
- Utilities to the existing dwelling will be utilized for the new home Lot 13.02 if feasible. It is advised to contact the appropriate utility company before construction.
- The Entire tract is within a Coastal Flood Hazard Zone, Elevations refer to NAVD-88 datum. All New Construction must be in conformance with the Borough's requirements for construction in a flood zone. Flood Zone VE 14.0, Community 345297 Panel 34025C0088G 6-20-18
- Owner & Applicant:
Paul Gil
13 Water Witch Avenue
Highlands, NJ 07732



DEPRESSED CURB, APRON AND SIDEWALK DETAIL.



MUNICIPAL PAVEMENT REPAIR

CONSTRUCTION NOTES:

- SERVICE CONNECTION TRENCHES ARE TO BE REPAIRED AS ABOVE.
- ANY SUPERFICIAL SURFACE DAMAGE CAUSED BY THE CONTRACTOR OUTSIDE THE LIMIT SHOWN, SHALL BE PAVED WITH SURFACE COURSE. WHEN THE BASE COURSE OF THE EXISTING PAVEMENT IS DAMAGED BEYOND THE LIMIT SHOWN THE CONTRACTOR SHALL DCAVATE 6\"/>

THIS IS TO CERTIFY THAT THE LAND USE BOARD OF THE BOROUGH OF HIGHLANDS, MONMOUTH COUNTY NEW JERSEY, IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP ON THIS _____ DAY OF _____ 20____.

CHAIRMAN

DATE

SECRETARY

DATE

I (WE) HEREBY CERTIFY TO BE THE OWNER(S) OF THE LAND DELINEATED ON THIS MAP AND DO HEREBY CONSENT TO THE FILING OF THE MAP WITH THE MUNICIPALITY and/or COUNTY..

SIGNATURE(S)

DATE

LAND USE BOARD ENGINEER

DATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF THE ORDINANCES AND RESOLUTION CONDITIONS APPLICABLE THERETO.

I HEREBY CERTIFY THAT THE ABOVE MAP AND SURVEY HAVE BEEN MADE UNDER MY IMMEDIATE SUPERVISION, FROM ACTUAL MEASUREMENTS TAKEN AT THE SITE. Date of Survey: 07-24-19

RICHARD E. STOCKTON
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE 15102

2	7-22-20	Per completeness review 7-09-20	HS	RES
1	9-23-19	house sizes and driveway location updates	RLT	RES
REV	DATE	DESCRIPTION	BY	CHK

MINOR SUBDIVISION PLAN FOR:

PAUL GIL

LOT 13 BLOCK 77 SHEET 16
BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY

RICHARD E. STOCKTON & ASSOC., INC.
SURVEYING & MAPPING<> LAND PLANNING<>CONSTRUCTION SURVEYING
PO BOX 124, ATLANTIC HIGHLANDS,NJ 07716, 732-872-2827
Certificate of Authorization No. 24G27987100

RICHARD STOCKTON, PROFESSIONAL LAND SURVEYOR & PLANNER LS15102 PP2267

DATE: 7-24-19	FILE: 4065	DRAWN: RLT	JOB NO: 7859
SCALE: 1"=20'	CAD#: G-7859b.dwg	CHK: RES	DWG NO: D-1010 B