



RECEIVED

JUN 12 2020

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

FOR OFFICIAL USE

Case No: _____ Fee Paid: _____ Date Filed: _____

1. (I/we) Char. Ren Contracting Inc. the applicant(s), whose Post Office address is
PO Box 604 Atlantic Highlands NJ 07716
and whose phone number is 908 675 2428 (am/are) the (owner/contact purchaser) of
property located at 9 Shrewsbury Ave. and designated as Block 42
Lot(s) 2 on the Tax Map of the Borough of Highlands.
2. The property is in the R2.02 zone. It has a street frontage of 32 feet with an area of
1756.9 Square feet.
3. The proposed percentage of lot coverage by both the existing structure and proposed additions will be
33%.
4. The following structures, buildings or uses are located on the property
None
5. Application is hereby made for a variance to:
Build new single family dwelling.
6. The reasons for this request and the grounds urged for the relief are as follows:
To increase the beauty of downtown Highlands with a
new modern home construction w/water views, as well as to
generate more tax money for the town.
7. The section of the Borough Zoning Ordinance upon which this application is based is Section

8. Property taxes have been paid through 2/1/2020
The sewer bills have been paid through 2/1/2020
9. Has the property been separated from a larger tract of land? (Yes/No)*Circle One*
If so, when? _____ Has the Land Use Board approved a subdivision? (Yes / No)
When? _____ Attach copies of any approved map or approval resolution.



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10. Has there been any previous appeal involving these premises (Yes / No) *Circle One*

Date of Filing: _____

Character of Appeal: _____

Disposition and Date: _____

Attach copy of decision

11. By filing a second application, does applicant and owner, if other than applicant, waive any and all rights gained in the first application? (Yes /No) *Circle One*

12. Are there any outstanding building code or zoning violations or other violations of law on the property in question or on any other property in the Borough of Highlands in which the applicant has any interest, directly or indirectly? No

13. Is the applicant a corporation or a partnership? Yes X No _____
(If so, you must be represented by an attorney. If yes, please complete a Disclosure Statement and attach the same to the application.)

Signature

Date

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LAND USE BOARD



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42 Shore Drive, Highlands, NJ 07732
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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.

Charles Lika Ch Lika

Applicant's Signature

Date

6/11/2020

Sworn and subscribed
before me this 11th
day of June

DAVID R TRESTINI
Notary Public - State of New Jersey
My Commission Expires Oct 4, 2024

[Signature]

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:

_____ is hereby authorized to make this application.

Date: _____

Signature of Owner: _____

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

Instructions for Filing a Land Use Board Application

Applications for subdivision shall be made to the Secretary of the Land Use Board on the forms provided by the Borough. Each application should include the following documents:

1. Application form, 18 copies ✓
2. Plat or Plan, 18 copies ✓
3. Other Reports and Documents, 18 copies ✓/k
4. Completed Checklist Form, 18 copies ✓
5. Required Application & Escrow Fees – *to be submitted as two separate checks* ✓
6. Affidavit of Ownership ✓
7. Affidavit of Disclosure, if applicable
8. Certification of Payment from Tax Collector/Sewer Dept. ✓
9. Present/Proposed Easements, if any, 18 copies ✓/k
10. Zoning Officer Denial & Flood Plain Determination, 18 sets ✓

Prior to submission you must obtain a denial from the Borough Zoning Officer as well as a determination as to whether or not the subject property is located in a flood zone. This determination must be included in your application submission package.

**NOTE: Applicant has the option of submitting
4 large full sets of plans and 14 "half scale" sets of plans**

Upon submission of an application, Board Professionals have 45 days to review for Completeness. Once an application is deemed "complete", a hearing date will be given.

Notices to surrounding Property Owners within 200 feet should not be sent out until the application is deemed complete and a Hearing Date is given. The Municipal Land Use Law requires that notices be sent at least 10 days in advance of the hearing, by certified mail and by publication in either the Asbury Park Press or The Two River Times. *You do not count the day of the hearing as one of the 10 days.* Notices sent out prematurely could result in errors and could hold up the application process. Certified Lists of Property Owners can be obtained through the Borough Clerk's Office.

The Board recommends the applicant obtain an attorney, although it is not required for privately owned properties. ***The Applicant and/or Attorney should be acquainted with the Land Use Ordinance of the Borough Code (Part 3).*** Copies can be obtained at Borough Hall or by online at <http://clerkshq.com/highlands-nj>

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JUN 12 2020
LAND USE BOARD

June 10, 2020
02:20 PM

BOROUGH OF HIGHLANDS
Tax Account Detail Inquiry

Page No: 1

BLQ: 42. 2.
Owner Name: BARBETTA, PHILIP

Tax Year: 2020 to 2020
Property Location: 9 SHREWSBURY AVENUE

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	456.24	456.24	0.00	0.00	912.48
Payments:	456.24	456.24	0.00	0.00	912.48
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
Description										
Original Billed								912.48		912.48
10/17/19	1	Payment	001	1567	CK	6718	11 OCT 17	20.17	0.00	892.31
02/07/20	1	Payment	001	1586	CK	7216	13 FEB 07	436.07	0.00	456.24
02/07/20	2	Payment	001	1586	CK	7216	14 FEB 07	20.17	0.00	436.07
06/08/20	2	Payment	001	3783057140	CK	7698	1 TAX0608	436.07	3.59	0.00
WIPP PAYMENTS										

Total Principal Balance for Tax Years in Range: 0.00

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LAND USE BOARD



Application for Zoning Permit --- Z AE

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

2020-27

Note: All applications must be accompanied by a property survey showing the sizes of the structure(s) and their location. Applications involving businesses must show the scope of the business and include all activities that will be a part of the business.

The Following Fees Shall Apply:

Residential Applications: New Construction single or two-family- \$50 Fence - \$15
Renovations/Additions/Alterations/Repairs- \$10, Other Residential - \$100/unit Shed - \$25
Non-Residential Applications - New Construction - \$100, Renovations/Additions - \$25

OWNER/APPLICANT

Name: Cham Run Contracting, Inc.
Address: PO Box 604 Atlantic Highlands NJ 07716
Telephone: Home: 908.675 2478 Work: 732 872 4509
Date: 4/22/2020 Fee: \$ 50 Check # 3350 Cash _____

LOCATION OF THE WORK

Block: 42 Lot(s): 2 Zone: AE R-200
Street Address: 9 Shrewsbury Ave.

DESCRIPTION OF THE WORK TO BE PERFORMED (OR USE PROPOSED)

New Home Construction on Vacant Lot
Check one: ☒ New ☐ Addition ☐ Alteration ☐ Repair ☐ Other _____
I certify the attached survey is accurate relating to existing and proposed improvements. In addition, I grant permission to the Borough of Highlands and their Agents to come onto the subject property, for the purposes of conduction inspections, relating to the application.
☐ Yes ☐ No [Signature] Date: 4/21/2020

FLOOD HAZARD AREA DETERMINATION

Check Applicable Flood Zone: ☒ AE ☐ VE ☐ X
All applications within the AE and VE Flood Zoned, as indication upon the most recent FEMA Flood Maps, require submission to an applicably determination from the NJDEP.

FOR BOROUGH USE ONLY

Determination: ☐ APPROVED ☒ DENIED
If your application has been DENIED, it is due to the following:
Ordinance Section Allowed/Required Proposed
Emailed letter 5/6/20

Remarks:

Zoning Officer M. Dunn Date 5/6/20

Note: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Highlands; A building permit is required (per the requirements of the Uniform Construction Code of NJ) BEFORE beginning work. The Zoning Permit is valid for one year. If your application has been denied, you may appeal this denial to the Land Use Board as provided by the New Jersey Municipal Land Use Law. You must submit letter of appeal to Land Use Board secretary within 20 days.

Note: If the following box is checked, you must submit a Flood Review Application to the Borough Flood Administrator,

☐ Local Flood Review Required

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LAND USE BOARD

DENIAL OF DEVELOPMENT PERMIT

May 6, 2020

Char Ron Contracting
PO Box 604
Atlantic Highlands, NJ 07716

RE: 9 Shrewsbury Avenue
Block 42, Lot 2

Please be advised that the above referenced application to construct a new 2,000 (+/-) s.f. single family dwelling has been reviewed for compliance with the Borough of Highlands Zoning Ordinance. The property is located in the R-202 zone.

This application will require the following approvals:

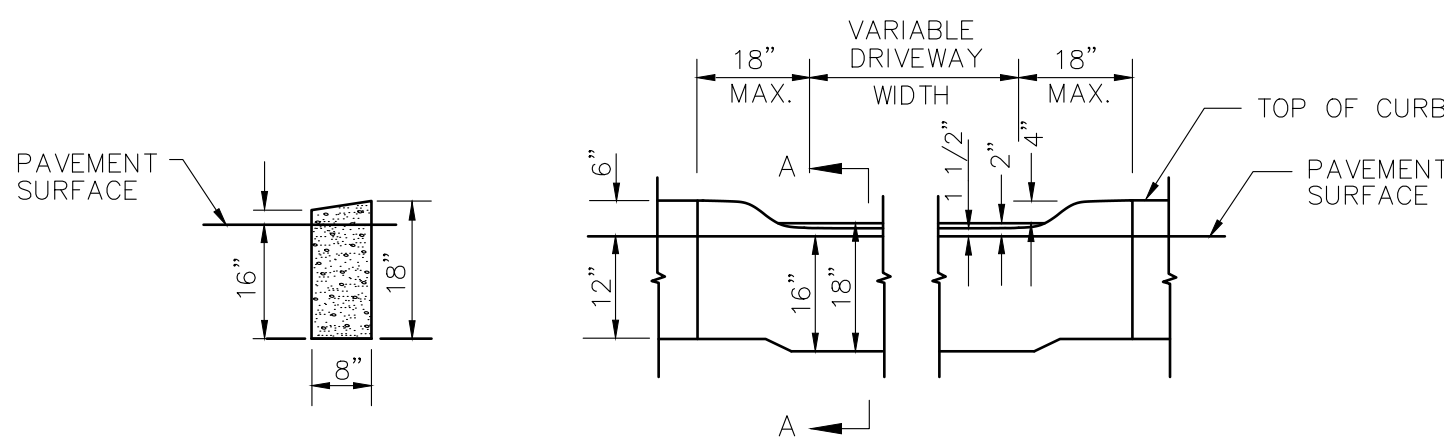
Submission of a Floodplain Certification is required.

#21-86B4 **Minimum lot area: 4,000 s.f. is required, 1,756.9 s.f. exists**
Frontage: 50' is required, 32' exists
Depth: 75' is required, 60' exists
Front setback: 20' is required, 7' is proposed
Side setbacks: 6'8" is required, 6'1" is proposed
Rear setback: 20' is required, 5' is proposed

Please contact the Land Use Board Secretary, Michelle Hutchinson, at 732-872-1224 to proceed with an application. Should you have any questions, feel free to contact me.

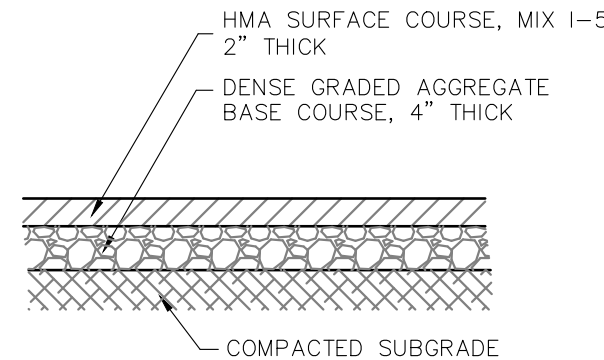
Sincerely,

Marianne Dunn
Zoning Officer



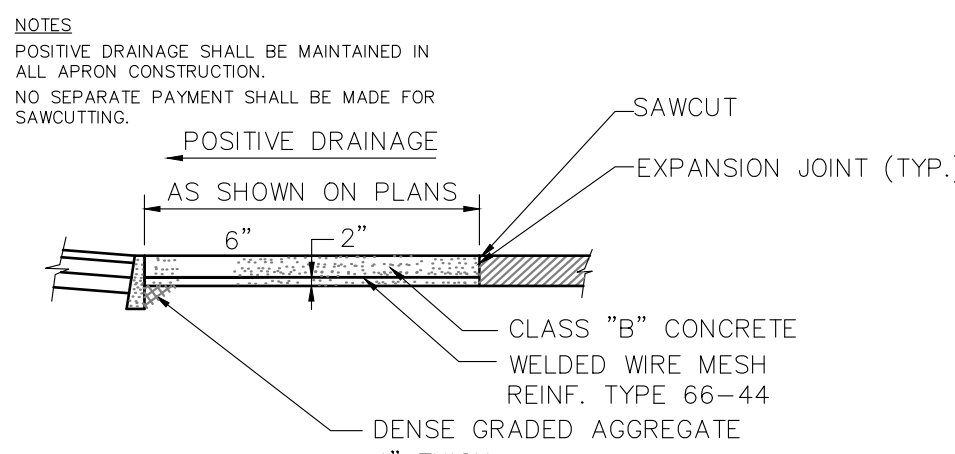
DEPRESSED CURB

N.T.S.



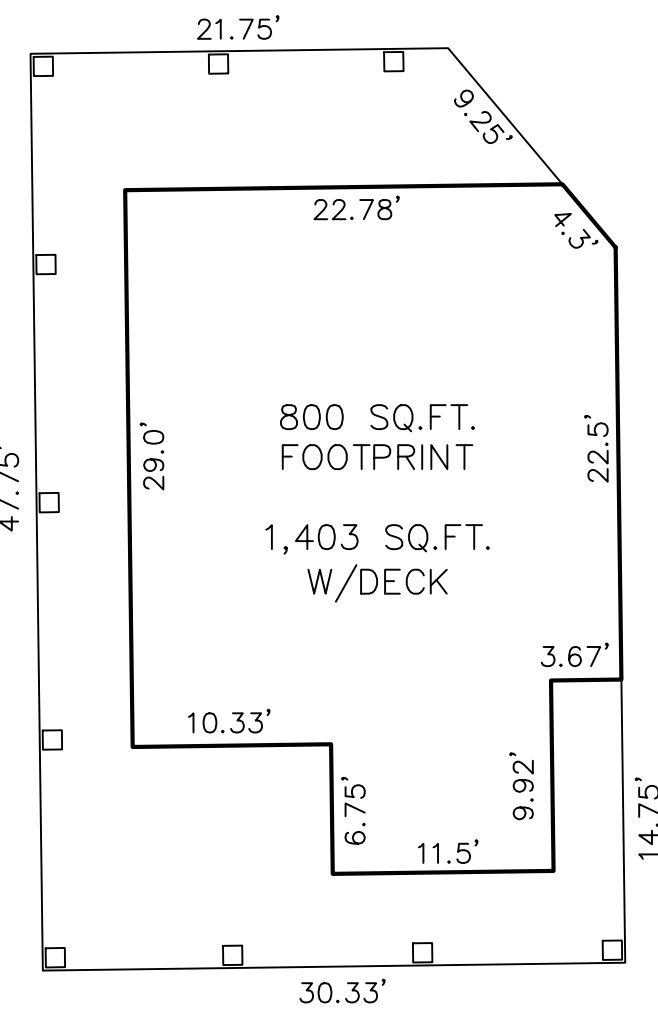
TYPICAL BIT. DRIVEWAY SECTION

N.T.S.



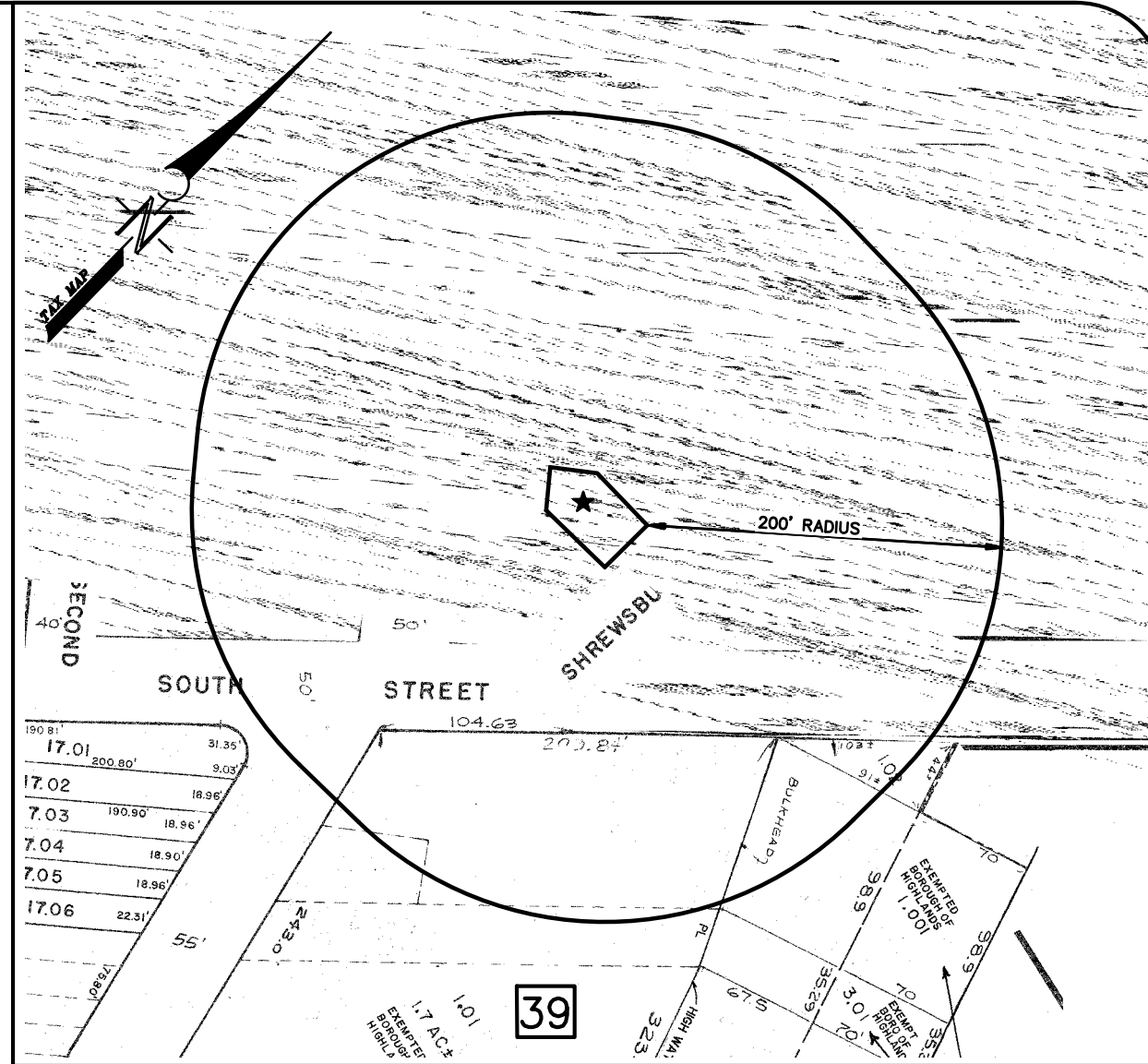
CONCRETE APRON, 6" THICK, REINFORCED

N.T.S.



PROPOSED BUILDING DIMENSIONS

SCALE: 1" = 10'



TAX MAP SHEET NO'S. 8 & 11

SCALE: 1" = 100' ±

GENERAL NOTES

- SITE IS KNOWN AS BLOCK 42, LOT 2 AS DEPICTED ON BOROUGH OF HIGHLANDS TAX MAP SHEET No. 11. TOTAL LOT AREA IS 1,756.9 S.F. (0.040 ± ACRES).
- OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY, No. 9 SHREWSBURY AVENUE, BLOCK 42, LOT 2, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY KENNETH P. FRANK, PLS, DATED APRIL 2, 2020.
- HORIZONTAL CONTROL BASED ON NAD '83. VERTICAL DATUM BASED ON NAVD 1988 DATUM.
- THE SITE IS LOCATED WITHIN F.E.M.A. FLOOD HAZARD ZONE AE AS DEPICTED ON FEMA FLOOD MAP No. 34025C00886, DATED JUNE 20, 2018. BASE FLOOD ELEVATION IS 12.0.
- REFERENCE ARCHITECTURAL BUILDING PLANS PREPARED BY TEKTON ARCHITECTURE STUDIO, LLC, ARCHITECT FOR HOUSE CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- HOUSE TO BE SERVED BY PUBLIC WATER & SEWER
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
- THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
- UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
- THESE PLANS DEPICT VARIOUS IMPROVEMENTS TO BE LOCATED ON THE PROPERTY IN QUESTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT SAID IMPROVEMENTS ARE STAKED OUT IN THE CORRECT LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, BY RUNNING A NEW JERSEY LICENSED LAND SURVEYOR. THE ENGINEER SHALL NOT BEAR ANY RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF BUILT IN LOCATIONS OTHER THAN THOSE DEPICTED, OR AT ELEVATIONS THAT DIFFER FROM THE PLAN.
- SILT FENCE SHALL BE PLACED AROUND THE AREA OF DISTURBANCE AND LEFT IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
- ROOF DOWNSPOUTS SHALL NOT BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
- AN AS-BUILT PLAN WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

UTILITY NOTES

- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC MAY BE OVERHEAD IF UNDERGROUND IS NOT AVAILABLE.
- ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM AND PROTECTED AND/OR COVERED WITH STEEL PLATES WHEN WORK IS NOT IN PROGRESS.

R-2.02 RESIDENTIAL ZONE DISTRICT (CH. 21.86)

	REQUIRED	PROVIDED	VARIANCE REQ.
LOT REQUIREMENTS			
MINIMUM LOT SIZE	4,000 S.F.	1,756.9 S.F.	*
MINIMUM LOT FRONTAGE	50 FT	32.5 FT	*
MINIMUM LOT WIDTH	50 FT	32.5 FT	*
MINIMUM LOT DEPTH	75 FT	47.3 FT	*
BUILDING SETBACKS			
FRONT YARD	20 FT +	0.6 FT	YES
SIDE YARD	6/8 FT	0.33 FT/1.85 FT	YES
REAR YARD	20 FT	1.4 FT	YES
BUILDING HEIGHT			
MAXIMUM PERMITTED	30 FT	37.33 FT	YES
BUILDING COVERAGE			
MAXIMUM PERMITTED	33%	79.9% (1,403 S.F.)	YES
LOT COVERAGE			
TOTAL COVERAGE	75%	80.8% (1,420 S.F.)	YES

* EXISTING NON-CONFORMITY
+ OR AVERAGE SETBACK 200' ALONG SAME BLOCK

APPLICANT/OWNER:
CHAR-RON CONTRACTING
P.O. BOX 604
ATLANTIC HIGHLANDS, NJ 07716

SIGNATURE BLOCKS

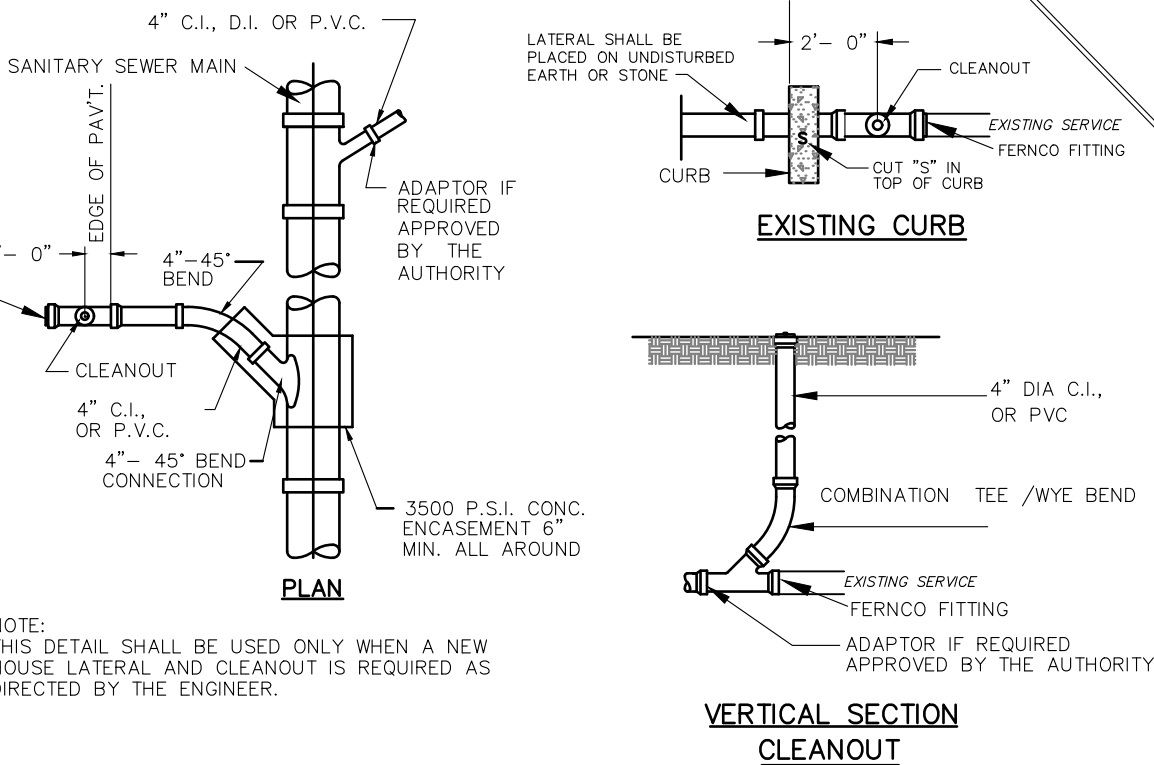
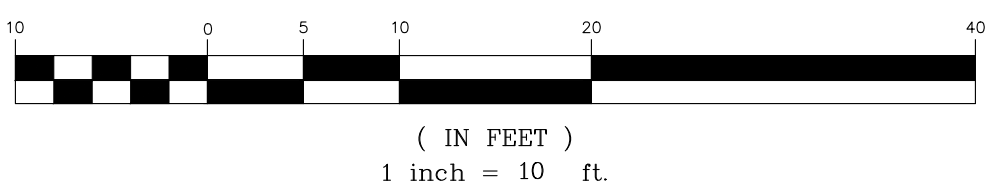
APPLICATION NO. _____ APPROVED
BY THE HIGHLANDS LAND USE BOARD
AS A MINOR SITE PLAN ON _____ DATE _____

BOARD CHAIRMAN

BOARD SECRETARY

BOARD ENGINEER

GRAPHIC SCALE



TYPICAL 4 INCH HOUSE
CONNECTION INSTALLATION
MAIN LESS THAN 8\"/>

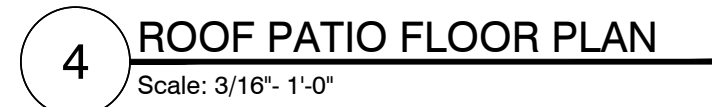
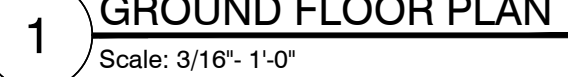
COPYRIGHT © 2020, EAST POINT ENGINEERING, LLC - ALL RIGHTS RESERVED
THE DRAWING OR ANY PART THEREOF IS THE PROPERTY OF EAST POINT ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EAST POINT ENGINEERING, LLC.

PROJECT:

Document Phase:
Design drawings not for construction
For zoning board submission only

Revision	Date	Remark
----------	------	--------

A 1.0



AREAS (NET) :

GROUND FLOOR	722 SQFT
FIRST FLOOR	775 SQFT
1ST FLR DECK	570 SQFT
SECOND FLOOR	1,135 SQFT
ROOFTOP LIVING SPACE	480 SQFT
ROOFTOP DECK	655 SQFT



APPROVED BY THE ZONING BOARD OF ADJUSTMENT BY THE TOWNSHIP OF HIGHLANDS,
COUNTY OF MONMOUTH, STATE OF NEW JERSEY ON _____ BY RESOLUTION

MUNICIPAL ENGINEER DATE



HGPB- R1820

July 15, 2020
Via Email

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

**Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
Review of Minor Site Plan, Plat Requirements (completeness)**

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 21-58D – Minor Site Plan.

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

1. Planning Board Application, dated June 4, 2020.
2. Zoning Denial, dated May 6, 2020.
3. Tax Payment History, dated June 10, 2020.
4. Architectural Plan prepared by Tekton Architecture Studio, dated, April 20, 2020, consisting of one (1) sheet.

The following information was reviewed for completeness purposes:

Preliminary Site Plan (Minor): The preliminary site plan shall be drawn at a scale of not more than one hundred (100) feet to the inch and shall include such details as may be necessary to properly evaluate the application and determine compliance with this chapter. The site plan shall be drawn by a licensed New Jersey professional engineer and land surveyor and, where applicable to the proposed use or construction, the following information shall be clearly shown.

1. Date, name, location of site, name of owner, scale and reference meridian. **Partially provided.**
2. Area of the lot and all lot line dimensions and bearings. **Not provided.**
3. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures and any other feature on the property and within seventy-five (75) feet of the property line. **Not provided.**
4. Location, use and ground floor area of all existing and proposed buildings, with the building setback, sideline and rear yard distance. **Not provided.**
5. Elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed. **Not provided.**
6. The location and widths of existing and proposed streets servicing the site plan. **Not provided.**
7. Specifications for and location of proposed surface paving and curbing. **Not provided.**
8. Location of all structures within seventy-five (75) feet of the property. **Not provided.**



Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
Review of Minor Site Plan, Plat Requirements (completeness)

9. Location of off-street parking areas, with dimensions, showing proposed parking and loading spaces, with dimensions, width of proposed access drives and aisles and traffic circulation. **Not provided.**
10. Storm water management and sanitary sewer reports, including proposed storm drainage and sanitary disposal facilities; specifically, the location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities plus all required design data supporting the adequacy of the existing or proposed facilities to handle future storm flows. **Not applicable.**
11. Existing and proposed contours of the property and for seventy-five (75) feet outside the property at one (1) foot intervals when new buildings or parking areas are proposed. Spot elevations for any development in a flood hazard area. **Not provided.**
12. The location and treatment of proposed entrances and exits to the public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration, and deceleration lanes, additional widths and any other devices necessary to traffic safety and/or convenience. **Not applicable.**
13. The location and identification of proposed open space, parks or other recreation areas. **Not applicable.**
14. The location and design of landscaping, buffer areas and screening areas showing size, species and spacing of trees and plants and treatment of unpaved areas. **Not applicable.**
15. The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. **Not applicable.**
16. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. **Not applicable.**
17. Specific location and design of traffic control devices, signs and lighting fixtures. The Board may require of the applicant expert testimony concerning the adequacy of proposed traffic control devices, signs and lighting fixtures. **Not applicable.**
18. Preliminary architectural plans for the proposed buildings or structures indicating typical floor plans, elevations, heights and general design or architectural styling. **Partially provided. Since the proposed structure is located within the AE-12 Flood Zone, and within the Limit of Moderate Wave Action (LiMWa), plans should be revised to include piling or column foundation in compliance with VE zone construction requirements. Additionally, the Base Flood Elevation should be shown on the Architectural Elevations, with height measurements noted in accordance with the Ordinance definition and FEMA requirements.**
19. The present and past status and use and contemplated use of the property and all existing buildings on the property. A cleanup plan where such is necessary because of the past or present use of the site. **Not applicable.**
20. A soil erosion and sediment control plan is required. Said plan shall be submitted to the Soil Conservation District and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the District. **Not applicable.**
21. Soil Borings, when required by the Board Engineer. **Not applicable.**
22. Certification statement for the required municipal signatures, stating: **Partially provided. References on the architectural plan should reflect "Borough" of Highlands, and "Land Use Board". Additionally, the bottom signature line should be "Board Engineer".**



Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
Review of Minor Site Plan, Plat Requirements (completeness)

- Application No. _____ approved/disapproved by the Highlands Land Use Board as a Minor Site Plan on _____.

(date)

Chairman

Secretary

23. Certification statement for the County Planning Board approval / disapproval, if required. **Not applicable.**

24. The Board may require any additional information which is reasonably necessary to ascertain compliance with the provisions of this chapter.

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 cannot be confirmed with the information provided. Therefore, at this time the application is deemed **INCOMPLETE**.

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

- A. A current survey and plot plan layout for the proposed dwelling shall be provided. This plan shall include a zoning chart documenting the Ordinance bulk requirements and the proposed conditions for the project. It shall also include all of the items noted above as “not provided”.
- B. The plan should note a compliant driveway width and confirm whether the minimum required two (2) off-street parking space demand will be met, or if an additional variance will be required.

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

cc: Kim Gonzales, Borough Administrator (via email)
Greg Baxter, Esq., Land Use Board Attorney (via email)
Andrew Stockton, Land Use Board Chairman (via email)
Rob Knox, Land Use Board Vice Chairman (via email)
CharRon Contracting, PO Box 604, Atlantic Highlands, NJ 07716



HGPB- R1820

January 15, 2021
Via Email

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

**Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
Review of Minor Site Plan, Plat Requirements (second completeness)**

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 21-58D – Minor Site Plan.

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

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3. Tax Payment History, dated June 10, 2020.
4. Architectural Plan prepared by Tekton Architecture Studio, dated April 20, 2020, consisting of one (1) sheet.
5. **Variance Plan / Building Permit Plot Plan prepared by East Point Engineering, dated October 30, 2020, consisting of one (1) sheet.**

The following information was reviewed for completeness purposes:

Preliminary Site Plan (Minor): The preliminary site plan shall be drawn at a scale of not more than one hundred (100) feet to the inch and shall include such details as may be necessary to properly evaluate the application and determine compliance with this chapter. The site plan shall be drawn by a licensed New Jersey professional engineer and land surveyor and, where applicable to the proposed use or construction, the following information shall be clearly shown.

1. Date, name, location of site, name of owner, scale and reference meridian. **Provided.**
2. Area of the lot and all lot line dimensions and bearings. **Provided.**
3. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures and any other feature on the property and within seventy-five (75) feet of the property line. **Provided.**
4. Location, use and ground floor area of all existing and proposed buildings, with the building setback, sideline and rear yard distance. **Provided.**
5. Elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed. **Provided.**
6. The location and widths of existing and proposed streets servicing the site plan. **Provided.**



Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
Review of Minor Site Plan, Plat Requirements (second completeness)

7. Specifications for and location of proposed surface paving and curbing. **Provided.**
8. Location of all structures within seventy-five (75) feet of the property. **Provided.**
9. Location of off-street parking areas, with dimensions, showing proposed parking and loading spaces, with dimensions, width of proposed access drives and aisles and traffic circulation. **Provided.**
10. Storm water management and sanitary sewer reports, including proposed storm drainage and sanitary disposal facilities; specifically, the location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities plus all required design data supporting the adequacy of the existing or proposed facilities to handle future storm flows. **Not applicable.**
11. Existing and proposed contours of the property and for seventy-five (75) feet outside the property at one (1) foot intervals when new buildings or parking areas are proposed. Spot elevations for any development in a flood hazard area. **Provided.**
12. The location and treatment of proposed entrances and exits to the public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration, and deceleration lanes, additional widths and any other devices necessary to traffic safety and/or convenience. **Not applicable.**
13. The location and identification of proposed open space, parks or other recreation areas. **Not applicable.**
14. The location and design of landscaping, buffer areas and screening areas showing size, species and spacing of trees and plants and treatment of unpaved areas. **Not applicable.**
15. The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. **Not applicable.**
16. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. **Not applicable.**
17. Specific location and design of traffic control devices, signs and lighting fixtures. The Board may require of the applicant expert testimony concerning the adequacy of proposed traffic control devices, signs and lighting fixtures. **Not applicable.**
18. Preliminary architectural plans for the proposed buildings or structures indicating typical floor plans, elevations, heights and general design or architectural styling. **Partially provided. Since the proposed structure is located within the AE-I2 Flood Zone, and within the Limit of Moderate Wave Action (LiMWa), plans should be revised to include piling or column foundation in compliance with VE zone construction requirements. Additionally, the Base Flood Elevation should be shown on the Architectural Elevations, with height measurements noted in accordance with the Ordinance definition and FEMA requirements.**
19. The present and past status and use and contemplated use of the property and all existing buildings on the property. A cleanup plan where such is necessary because of the past or present use of the site. **Not applicable.**
20. A soil erosion and sediment control plan is required. Said plan shall be submitted to the Soil Conservation District and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the District. **Not applicable.**
21. Soil Borings, when required by the Board Engineer. **Not applicable.**



Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
Review of Minor Site Plan, Plat Requirements (second completeness)

22. Certification statement for the required municipal signatures, stating: **Partially provided. References on the architectural plan should reflect “Borough” of Highlands, and “Land Use Board”. Additionally, the bottom signature line should be “Board Engineer”.**
- Application No. _____ approved/disapproved by the Highlands Land Use Board as a Minor Site Plan on _____.
(date)

Chairman

Secretary

23. Certification statement for the County Planning Board approval / disapproval, if required. **Not applicable.**
24. The Board may require any additional information which is reasonably necessary to ascertain compliance with the provisions of this chapter.
25. By inspection it appears that the applicant is only providing one parking space, therefore a variance is required.

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.**
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



Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
Review of Minor Site Plan, Plat Requirements (second completeness)

cc: Michael Muscillo, Borough Administrator (via email)
Ron Cucchiaro, Esq., Land Use Board Attorney (via email)
Rob Knox, Land Use Board Chairman (via email)
Annemarie Tierney, Land Use Board Vice Chairman (via email)
CharRon Contracting, PO Box 604, Atlantic Highlands, NJ 07716
Marc Leber, PE, PP; Applicant's Engineer (mleber@eastpointeng.com)

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HGPB- R1820

January 15, 2021
Via Email

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

**Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
Review of Minor Site Plan, Fee and Escrow Calculation**

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 21-58D – Minor Site Plan.

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

1. Planning Board Application, dated June 4, 2020.
2. Zoning Denial, dated May 6, 2020.
3. Tax Payment History, dated June 10, 2020.
4. Architectural Plan prepared by Tekton Architecture Studio, dated April 20, 2020, consisting of one (1) sheet.
5. **Variance Plan / Building Permit Plot Plan prepared by East Point Engineering, dated October 30, 2020, consisting of one (1) sheet.**

Please note the following fee calculations:

- | | |
|---------------------|-------------|
| 1. Application fee: | \$ 975.00 |
| 2. Escrow fee: | \$ 1,950.00 |

We will commence our technical review upon your notification that all fee and escrow balances have been duly posted.

If you have any questions or require 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

EWB

Enclosure



Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
Review of Minor Site Plan, Fee and Escrow Calculation

cc: Michael Muscillo, Borough Administrator (via email)
Ron Cucchiaro, Esq., Land Use Board Attorney (via email)
Rob Knox, Land Use Board Chairman (via email)
Annemarie Tierney, Land Use Board Vice Chairman (via email)
CharRon Contracting, PO Box 604, Atlantic Highlands, NJ 07716
Marc Leber, PE, PP; Applicant's Engineer (mleber@eastpointeng.com)

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HGPB-R1820

DETERMINATION OF FEES

9 Shrewsbury Avenue
Block 42, Lot 2

A. APPLICATION FEES (Ord. 21-107)

A. Variances

3. Residential "c" (lot area)	1	EA	\$	125.00	\$	125.00
Residential "c" (frontage)	1	EA	\$	125.00	\$	125.00
Residential "c" (depth)	1	EA	\$	125.00	\$	125.00
Residential "c" (front setback)	1	EA	\$	125.00	\$	125.00
Residential "c" (side setback)	1	EA	\$	125.00	\$	125.00
Residential "c" (rear setback)	1	EA	\$	125.00	\$	125.00
Residential "c" (off-street parking)	1	EA	\$	125.00	\$	125.00

C. Site Plans

1. Minor	1	EA	\$	100.00	\$	100.00
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B. ESCROW FEES (Ord. 21-108)

B. Escrow Deposits (twice Application Fee; Minimum \$750)	1	LS	\$	1,950.00	\$	1,950.00
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Application fees subtotal \$ 975.00

Escrow fee subtotal \$ 1,950.00

Total \$ 2,925.00



HGPB- R1820

March 9, 2021
Via Email

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

**Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
First Engineering 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 21-58D – Minor Site Plan.

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

1. Planning Board Application, dated June 4, 2020.
2. Zoning Denial, dated May 6, 2020.
3. Tax Payment History, dated June 10, 2020.
4. Architectural Plan prepared by Tekton Architecture Studio, dated April 20, 2020, consisting of one (1) sheet.
5. Variance Plan / Building Permit Plot Plan prepared by East Point Engineering, dated October 30, 2020, consisting of one (1) sheet.

A. Project Description

The subject property is a pre-existing non-conforming lot located in the R-2.02 Zone. The lot is oddly shaped, undersized, and currently vacant. The applicant is proposing to construct a single-family dwelling on the lot and is seeking relief for eight (8) bulk variances. The dwelling is proposed to have three (3) bedrooms and will consist of a ground floor (garage/storage only), two living space floors, and a rooftop deck with an enclosed great room.

B. Planning and Zoning

The bulk requirements are as shown on the chart below:



Re: **CharRon Contracting, Inc.**
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
First Engineering Review

R-2.02 Zone	Required	Existing	Proposed
Min. Lot Area (sf)	4,000	1,757 or 0.04 AC	1,757 or 0.04 AC (V)
Min. Lot Frontage (ft)	50	32.5 ft	32.5 ft (V)
Min. Lot Depth (ft)	75	47.3 ft	47.3 ft (V)
Min. Front Yard Setback (ft)	20*	NA	0.6 (V)
Minimum Rear Yard Setback (ft)	20	NA	1.4 (V)
Min. Side Yard Setback (ft)	6/8	NA	0.33 / 1.85 (V)
Maximum Building Height (ft)	32.5	NA	28.4 ft**
Lot Coverage	75%	NA	80.8% (V)
Building Coverage	33%	NA	79.9% (V)

E= Existing Condition V= Variance Required N/A= Not Applicable

* Or the average of the existing front yard setback within two hundred (200) feet in the same block and zone, per Section 21-79.B

**Building height measured from the grade plane, which is BFE+1', or 13' (NAVD88) to the midline of the highest roof. Bonus credit of 2.5' for parking underneath. Value scaled from architectural drawing.

To be entitled to bulk variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuant to N.J.S.A. 40: 55D-70c for the bulk variances:

- **Positive Criteria.** The applicant must prove either a hardship in developing the site in conformance to the zone standards due to exceptional narrowness, shallowness, or shape of the property; or due to exceptional topographic conditions or physical features uniquely affecting the property; or due to an extraordinary and exceptional situation affecting the property or its lawful existing structures. Alternatively, the applicant may satisfy the positive criteria by demonstrating that the variance relief will promote a public purpose as set forth in the Municipal Land Use Law (N.J.S.A. 40:55D-2) and thereby provide improved community planning that benefits the public and the benefits of the variance substantially outweigh any detriment.
- **Negative Criteria.** The applicant must also show that the bulk variances can be granted without substantial detriment to the public good or substantially impairing the intent and purpose of the zone plan. This requires consideration of the impact of the proposed variances on surrounding properties and a determination as to whether or not the variance would cause such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.



Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
First Engineering Review

C. Additional Comments

1. The proposed structure is located within the AE-12 Flood Zone, and within the Limit of Moderate Wave Action (LiMWa). The architectural plans should be revised to include piling or column foundations and breakaway walls in compliance with V zone construction requirements. Additionally, the Base Flood Elevation should be shown on the Architectural Elevations, with height measurements noted in accordance with the Ordinance definition and FEMA requirements.
2. The applicant notes a two-car garage, although it appears to be double-stacked (front to back). Typically, this arrangement would only count as one (1) parking space. The proposed driveway does not appear long enough to count as an additional space. The applicant requires a design waiver to not provide two (2) off-street parking spaces per the Ordinance.
3. A copy of the referenced property survey should be provided for record purposes.
4. The applicant shall provide testimony regarding the dimensions of the driveway, and whether the existing depressed curb will be retained.
5. The Board should consider the proposed dwelling's size and position on the lot to determine if the variance relief is warranted. It is noted that the side yard setback on the northwestern side is proposed at 0.33' (4") and will sit very close to the staircase on the adjacent lot (11 Shrewsbury Avenue, see photo at the end of this document).
6. If approved by the Board, the applicant shall be required to obtain any and all outside agency and department approvals, including but not limited to:
 - a. Construction Department
 - b. Floodplain Official
 - c. NJDEP
 - d. Any other agency or department having jurisdiction.

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



**Re: CharRon Contracting, Inc.
9 Shrewsbury Avenue
Block 42, Lot 2
R-2.02 Zone
First Engineering Review**

**cc: Michael Muscillo, Borough Administrator (via email)
Ron Cucchiaro, Esq., Land Use Board Attorney (via email)
Rob Knox, Land Use Board Chairman (via email)
Annemarie Tierney, Land Use Board Vice Chairman (via email)
CharRon Contracting, PO Box 604, Atlantic Highlands, NJ 07716
Marc Leber, PE, PP; Applicant's Engineer (mleber@eastpointeng.com)**

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Google Streetview Image, Photography dated September, 2019



Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: CHAR-RON CONTRACTING

Ad No.: 0004710417

Address: 9 SHREWSBURY AVENUE
HIGHLANDS NJ 07732
USA

Pymt Method Credit Card

Net Amt: \$62.00

Run Times: 1

No. of Affidavits: 1

Run Dates: 04/29/21

Text of Ad:

BOROUGH OF HIGHLANDS
Notice of Hearing Land Use Board

TAKE NOTICE that on Thursday evening at 7:30 p.m. on the 6th day of May, a hearing will be held before the Borough of Highlands Land Use Board via Zoom on the application of the undersigned that has been made to the Borough of Highlands Land Use Board, at which time and place all interested persons will be given an opportunity to be heard. Please be advised that due to the current Coronavirus/COVID-19 State Directives, the Board meeting is available via Zoom; For instructions and a link to join this meeting from your mobile device or computer please copy and paste the following URL into your browser:

<https://zoom.us/j/93550310853?pwd=cmxSVFdFUIQycUJ4RTBXdGVBRlhudz09>

To call into the meeting dial: 1- 929- 436- 2866.

Enter Meeting ID: 935 5031 0853

Passcode: 2021

The property in question is located at 9 Shrewsbury Ave. Highlands NJ 07732 also known as Block 42, Lot(s) 2, on the Highlands Tax Map. The property is located in the R 2.02 zone. The applicant is seeking: a variance particularly regarding the setbacks and the proposed lot coverage for this block for the purpose of constructing a custom built modern new home in downtown Highlands. A copy of the application and documents are on file with the Board Secretary, and may be inspected Monday through Friday, 9:00 a.m. to 4:00 p.m. This hearing has been applied for by Char-Ron Contracting, Inc.
(\$27.00)

0004710417-01



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

Affidavit of Proof of Service

State of New Jersey)

SS.

County of Monmouth)

I, Charles La Rue, of full age, being duly sworn, upon oath
depone and say:

On April 16th 2021 I () personally served or (☒) mailed by certified mail a
notice, a true copy of which is attached hereto, upon the attached list of property owners

Ch LR

Applicant's Signature

Date 4/16/21

Sworn and subscribed

before me this 16th

day of April, 2021

R Kane

Signature of Notary

Notary Seal

REBECCA JEAN KANE
NOTARY PUBLIC OF NEW JERSEY
I.D. # 2433134
My Commission Expires 4/25/20 23

RECEIVED

APR 26 2021

LAND USE BOARD

7020 0640 0001 9732 6067

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Belford, NJ 07718

Certified Mail Fee	\$3.60	<div style="text-align: center;">  <p>Postmark Here</p> </div>
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	04/16/2021
Sent To: <u>Monmouth County Bayshore Outfall Authority</u> Street and Apt. No., or PO Box No. <u>200 Harbor Way, PO Box 184</u> City, State, ZIP+4: <u>Belford NJ 07718</u>		

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Farmingdale, NJ 07727

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	04/16/2021
Sent To: <u>NSNG Attn: Joan Purceno</u> Street and Apt. No., or PO Box No. <u>PO Box 1464</u> City, State, ZIP+4: <u>Wall NJ 07719</u>		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Belford, NJ 07718

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	04/16/2021
Sent To: <u>Township of Middletown Sewerage Authority</u> Street and Apt. No., or PO Box No. <u>PO Box 205, 100 Beverly Way</u> City, State, ZIP+4: <u>Belford NJ 07718</u>		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Basking Ridge, NJ 07920

Certified Mail Fee	\$3.60	<div style="text-align: center;">  <p>Postmark Here</p> </div>
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	04/16/2021
Sent To: <u>Verizon Communications</u> Street and Apt. No., or PO Box No. <u>One Verizon Way</u> City, State, ZIP+4: <u>Basking Ridge NJ 07920</u>		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Shrewsbury, NJ 07702

Certified Mail Fee	\$3.60	<div style="text-align: center;">  <p>Postmark Here</p> </div>
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	04/16/2021
Sent To: <u>New Jersey American Water Attn: Construction Dept.</u> Street and Apt. No., or PO Box No. <u>441 Shrewsbury Ave.</u> City, State, ZIP+4: <u>Shrewsbury NJ 07702</u>		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Eatontown, NJ 07724

Certified Mail Fee	\$3.60	<div style="text-align: center;">  <p>Postmark Here</p> </div>
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	04/16/2021
Sent To: <u>Comcast Communications, Robert L. Foreman</u> Street and Apt. No., or PO Box No. <u>403 South St.</u> City, State, ZIP+4: <u>Eatontown NJ 07724</u>		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

APR 26 2021
 LAND USE BOARD

2020 0640 0001 9732 6185

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Montclair, NJ 07042

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **JCP**
Street and Apt. No., or PO Box No. **300 Madison Ave. PO Box 1911**
City, State, ZIP+4® **Murristown NJ 07960**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Rumson, NJ 07760

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **David Cahill**
Street and Apt. No., or PO Box No. **24 Oaks Rd.**
City, State, ZIP+4® **Rumson NJ 07760**

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Navasink, NJ 07752

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **Richard + Joseph Koepfel**
Street and Apt. No., or PO Box No. **PO Box 810**
City, State, ZIP+4® **Navasink NJ 07752**

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Highlands, NJ 07732

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **William Monahan**
Street and Apt. No., or PO Box No. **55A Bay Ave.**
City, State, ZIP+4® **Highlands NJ 07732**

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Montclair, NJ 07042

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **Murray T. Smith**
Street and Apt. No., or PO Box No. **224 Park St.**
City, State, ZIP+4® **Montclair NJ 07042**

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Far Hills, NJ 07931

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **Joseph Paullette Zazzara**
Street and Apt. No., or PO Box No. **303 Mount Prospect Rd.**
City, State, ZIP+4® **Far Hills NJ 07931**

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LAND USE BOARD

7020 0640 0001 9732 6209
7020 0640 0001 9732 6230
7020 0640 0001 9732 6278
7020 0640 0001 9732 6261

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Brooklyn, NY 11216

Certified Mail Fee \$3.60
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$7.00

0716
99

Postmark
Here

04/16/2021

Sent To Scott Levy

Street and Apt. No., or PO Box No.

4 Sant Francis Pl.

City, State, ZIP+4® Brooklyn NY 11216

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Highlands, NJ 07732

Certified Mail Fee \$3.60
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$7.00

0716
99

Postmark
Here

04/16/2021

Sent To Danie Kura Menza

Street and Apt. No., or PO Box No.

14 Shrewsbury Ave.

City, State, ZIP+4® Highlands NJ 07732

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Highlands, NJ 07732

Certified Mail Fee \$3.60
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$7.00

0716
99

Postmark
Here

04/16/2021

Sent To Kim Mazzella

Street and Apt. No., or PO Box No.

17 Shrewsbury Ave.

City, State, ZIP+4® Highlands NJ 07732

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Highlands, NJ 07732

Certified Mail Fee \$3.60
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$7.00

0716
99

Postmark
Here

04/16/2021

Sent To Mark + Alecia Stenseth

Street and Apt. No., or PO Box No.

15 Shrewsbury Ave.

City, State, ZIP+4® Highlands NJ 07732

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Highlands, NJ 07732

Certified Mail Fee \$3.60
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$7.00

0716
99

Postmark
Here

04/16/2021

Sent To Troy + JoyAnn Hertsgrare

Street and Apt. No., or PO Box No.

13 Shrewsbury Ave.

City, State, ZIP+4® Highlands NJ 07732

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Highlands, NJ 07732

Certified Mail Fee \$3.60
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$7.00

0716
99

Postmark
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04/16/2021

Sent To Michael + Swellen Behan

Street and Apt. No., or PO Box No.

59 Bay Ave.

City, State, ZIP+4® Highlands NJ 07732

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Highlands, NJ 07732

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Brian Ricciar done

Street and Apt. No., or PO Box No.

84 Bay Ave.

City, State, ZIP+4® Highlands NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Highlands, NJ 07732

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Hugh & Mary Sherkey

Street and Apt. No., or PO Box No.

US Bay Ave.

City, State, ZIP+4® Highlands NJ 07732

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7020 0640 0001 9732 6292

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Highlands, NJ 07732

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Lucrea Franson

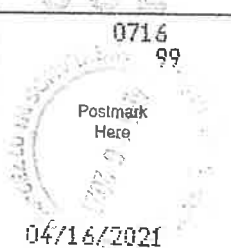
Street and Apt. No., or PO Box No.

20 Shrewsbury Ave.

City, State, ZIP+4® Highlands NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Highlands, NJ 07732

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Rose Marie Remas

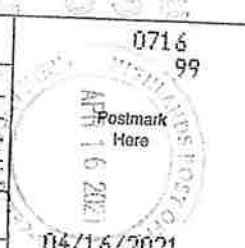
Street and Apt. No., or PO Box No.

22 Shrewsbury Ave.

City, State, ZIP+4® Highlands NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7020 0640 0001 9732 6339

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Highlands, NJ 07732

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Victor Lauritano

Street and Apt. No., or PO Box No.

18 Shrewsbury Ave.

City, State, ZIP+4® Highlands NJ 07732

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Highlands, NJ 07732

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Lawrence & Mary Alsen Harbes

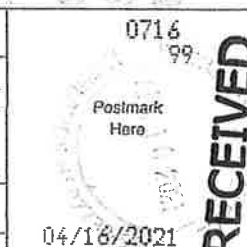
Street and Apt. No., or PO Box No.

8 Kay St.

City, State, ZIP+4® Highlands NJ 07732

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Highlands, NJ 07732

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Joseph Basket

Street and Apt. No., or PO Box No.

57 Bay Ave.

City, State, ZIP+4® Highlands NJ 07732

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7020 0640 0001 9732 6353

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Brooklyn, NY 11204

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To 30 South 2nd LLC

Street and Apt. No., or PO Box No.

4706 18th Ave.

City, State, ZIP+4® Brooklyn NY 11204

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7020 0640 0001 9732 6421

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Highlands, NJ 07732

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Carl West

Street and Apt. No., or PO Box No.

1 Portland Rd Unit 10

City, State, ZIP+4® Highlands NJ 07732

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Marlboro, NJ 07746

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To 61 Bay Ave. LLC

Street and Apt. No., or PO Box No.

7 Harvest Ct.

City, State, ZIP+4® Marlboro NJ 07746

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Highlands, NJ 07732

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Beverly P. Sano

Street and Apt. No., or PO Box No.

11 Shrewsbury Ave.

City, State, ZIP+4® Highlands NJ 07732

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Shrewsbury, NJ 07702

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$2.85

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Tri State Realty

Street and Apt. No., or PO Box No.

494 Syracuse Ave STE 100

City, State, ZIP+4® Shrewsbury NJ 07702

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New York, NY 10011

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **Philip Barbita**
 Street and Apt. No., or PO Box No. **71 Washington Pl. St-5A**
 City, State, ZIP+4® **New York, NY 10011**

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7202 0640 0001 9732 6407

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Highlands, NJ 07732

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **Douglas & Bayard Dauty**
 Street and Apt. No., or PO Box No. **88 Bay Ave.**
 City, State, ZIP+4® **Highlands NJ 07732**

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7202 0640 0001 9732 6391

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Atlantic Highlands, NJ 07716

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **Jane & Barbara Swanton**
 Street and Apt. No., or PO Box No. **37 Center Ave.**
 City, State, ZIP+4® **Atlantic Highlands NJ 07716**

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7202 0640 0001 9732 6384

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Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **Borough of Highlands Block 39 Lot 1.02**
 Street and Apt. No., or PO Box No. **171 Bay Ave.**
 City, State, ZIP+4® **Highlands NJ 07732**

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Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **Borough of Highlands Block 39 Lot 1.01**
 Street and Apt. No., or PO Box No. **171 Bay Ave.**
 City, State, ZIP+4® **Highlands NJ 07732**

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 APR 26 2021
 LAND USE BOARD

**IN THE MATTER OF THE APPLICATION OF NOTICE OF HEARING
(Char-Ron Contracting, Inc.) FOR PREMISES KNOWN Pursuant to NJSA 40:55D-12
AS LOT (2) IN BLOCK (42) ON THE OFFICIAL
TAX MAP OF THE BOROUGH OF HIGHLANDS**

PLEASE TAKE NOTICE that the Land Use Board of the Borough of Highlands will hold a virtual/remote public hearing on Thursday, May 6th, 2021 at 7:30 p.m., to further consider the application of (Char-Ron Contracting, Inc.) for premises known as Lot (2) in Block (42) as shown on the Official Tax Map of the Borough of Highlands and located at (9 Shrewsbury Ave.), Highlands, New Jersey 07732.

THE APPLICATION:

Char-Ron Contracting, Inc. is proposing to build a new single-family dwelling, with the purpose of increasing the beauty of downtown Highlands with a new modern home construction, with water views, as well as to generate more tax money for the town.

Due to the current Coronavirus/COVID-19 State Directives, this meeting is being held virtually/remotely through web-meeting, video conference communications via the Zoom platform. You are hereby notified that you are permitted to participate in the remote hearing and present any comments, and/or objections you may have to the granting of the relief sought.

HOW TO ATTEND/PARTICIPATE/VIEW/HEAR VIRTUAL REMOTE HEARING?

OPTION 1: JOIN ZOOM MEETING VIA COMPUTER:

For instructions and a link to join this meeting from your mobile device or computer please copy and paste the following URL into your browser:

<https://zoom.us/j/93550310853?pwd=cmxSVFdFUIQycUJ4RTBXdGVBRlhudz09>

To call into the meeting dial: 1- 929- 436- 2866.

Enter Meeting ID: 935 5031 0853

Passcode: 2021

- There will be a link to a 'Public Notice' document. Within this document there will be a link that will take you to the scheduled Zoom meeting.

OPTION 2: DIAL BY PHONE (If you do not have a computer or internet access or if your computer does not have a microphone and/or audio):

- To call into the meeting dial: 1- 929- 436- 2866.
- Enter Meeting ID: 935 5031 0853
- Passcode: 2021
- There will be a link to a 'Public Notice' document. Within this document there will be a phone number to the scheduled Zoom meeting.

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LAND USE BOARD

- Dial the phone number posted in the Public Notice document, call in to connect to the scheduled Zoom meeting.

It is recommended that Members of the public notify the Board Secretary in advance, via email or phone call of their intention to undertake cross-examination, introduce evidence and/or make public statements or comments to ensure technological needs are accommodated and documents that will be referenced are available for review by all participants.

PUBLIC INSPECTION OF APPLICATION:

The application and supporting documents are on file with the Borough of Highlands' Land Use Board, at the Borough Hall, 42 Shore Drive, Highlands, NJ 07732 and are available for inspection as outlined herein. Members of the public may contact the (Char-Ron Contracting, Inc.) at (908-675-2428) or (charroncontractinginc@gmail.com) to request a copy of the application documents including all exhibits and plans either as an electronic copy via email or hard copy by regular mail, subject to any standard fees or charges, or by appointment. Members of the public may also contact the Board Secretary via email or telephone as referenced below. The application and supporting documents will also be posted on the Borough website at:

<https://highlandsborough.org/departments/land-use-board/>.

PLEASE TAKE FURTHER NOTICE that you are permitted to attend this virtual/remote public hearing either by web conference or telephone as outlined above to present any and all comments you may have regarding this application. The hearing may be continued without further notice on such additional or other dates as the Board may determine.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, OR, IF AT THE TIME OF THE MEETING, YOU ARE HAVING DIFFICULTY ACCESSING THE MEETING OR NEED ASSISTANCE DOING SO, CONTACT Nancy Tran AT (732) 872-1224 x204 OR landuse@highlandsborough.org.

(4/12/21)

(Char-Ron Contracting, Inc.)

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APR 26 2021

LAND USE BOARD

ADDITIONAL NOTICE FOR HEARINGS DURING
COVID-19 PANDEMIC

Please be advised that due to the current Coronavirus/COVID-19 State Directives, the Board hearing referenced in this Notice will be conducted virtually/remotely via web meeting, video and telephone conference communications. This remote hearing is open to the public, and interested parties are permitted to participate in the hearing. The hearing will be conducted using the Zoom operating system, but interested parties do not need a computer to participate; they may also participate by calling in from a landline or cell phone.

Instructions for accessing/participating in this meeting are posted on the Borough of Highlands website at <http://www.highlandsborough.org/hnj/>. It is recommended that persons seeking to access/participate in this hearing should check the borough website for instructions no later than 48 hours in advance of the hearing. Application materials for each application will be on file and available for viewing no less than 10 days in advance of the meeting for which a particular application is scheduled; see the Borough website referenced above regarding same, and for further instructions for viewing or obtaining copies of application materials electronically or by way of a hard copy. Any interested person that has questions or requires assistance regarding accessing/participating in a meeting, or viewing or obtaining copies of application materials and exhibits, or presenting exhibits for consideration by the Board regarding a particular application, should contact Board Secretary Michelle Hutchinson via email landuse@highlandsborough.org or via telephone 732-872-1224 ext. 204 as soon as possible in advance of the meeting.

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LAND USE BOARD

THE OFFICE OF
CHAR~RON CONTRACTING, INC.

CHARLES LARUE SR



O - 7328724509 F - 8483002950

188 Bay Ave. Highlands, NJ 07732

"ALWAYS DONE RIGHT THE FIRST TIME"

4/15/2021

Hello,

In addition to the other documents included in this letter I wanted to touch base personally. My name is Charles LaRue, the sole owner and President of Char-Ron Contracting, Inc. I have been a life-long resident of Highlands New Jersey and love the town with everything I have. My business is located in town and my main goal is to stay in town and do work here that helps beautify the area and make our residents happy. We have been involved in several volunteer projects with the local school system and the Highlands Business Partnership and are always looking to get involved with more. I am also a volunteer firefighter as well as a youth coach in the town that I love so much.

This letter is in regards to the variance application that I am going through regarding 9 Shrewsbury Ave. It is my goal to build a beautiful modern home to beautify downtown Highlands even more! I am a very accessible person. My office is located on Bay Ave, and my cell phone number is (908) 675-2428. If at any point you would like to set up a meeting or a phone call to further discuss my vision, I would be more than happy to do that. I can also be reached at our company e-mail, charroncontractinginc@gmail.com. I look forward to hearing from you, and I look forward to hopefully getting this project approved and seeing the vision come to fruition.

Thank you sincerely,

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Charles LaRue