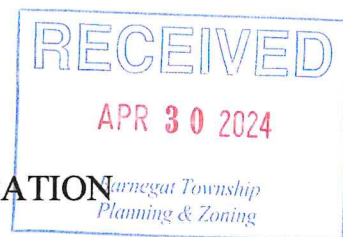


TOWNSHIP OF BARNEGAT
900 WEST BAY AVENUE
BARNEGAT, NJ 08005-1298
(609) 698-0080 x 155



LAND USE AND DEVELOPMENT APPLICATION

Planning Board _____ Zoning Board _____

THIS SECTION TO BE COMPLETED BY TOWNSHIP STAFF ONLY

Date Filed: _____ Docket No.: 2622-06

Application Fees: _____ Escrow Deposit: _____

Scheduled for: Review for Completeness _____ Hearing: _____

IMPORTANT NOTICE

A non-corporate applicant may represent his/her own matter. Corporate applicants must be represented by an attorney-at-law admitted to practice in the State of New Jersey. No case on behalf of any applicant may be presented by an engineer or any other person not admitted to law practice in the State of New Jersey.

Applicants are cautioned that the burden of proof showing justification for the requested development is upon the applicant under the Laws of the State of New Jersey. Applicants are further cautioned that particularly with applications involving requests for variances and conditional use permits, that there are specific legal requirements imposed by the Law of the State of New Jersey and applicants are, therefore, cautioned to consider seeking adequate legal advice.

TO BE COMPLETED BY APPLICANT:

1. APPLICANT

Name: Jerry Cernero, JMC Management Group, LLC

Address: 101 Prosper Way, Brick Township, NJ 08725

Telephone Number: Home: _____ Local: _____

Work: 908-489-5582 Fax: n/a

Applicant is a Corporation _____ Partnership _____ Individual _____

Other (Please specify) LLC

2. SUBJECT PROPERTY: (Attach additional sheets if necessary.)

Location: 30 Erin Way, Barnegat Township

Tax Map Page 82 Block 114 Lot (s) 9.02

Tax Map Page _____ Block _____ Lot (s) _____

Total Area 231,739.2 SF Zoning District: TC-CN (*Multi-Fam Age Rest)

<u>Lot Size</u>	<u>Width</u>	<u>Frontage</u>	<u>Depth</u>	<u>Square Feet</u>
Required	<u>80'</u>	<u>N/A</u>	<u>80'</u>	<u>12,000 sf</u>
Existing	<u>532.34'</u>	<u>50'</u>	<u>505.95'</u>	<u>231,739.2 sf</u>
Proposed	<u>532.34'</u>	<u>50'</u>	<u>505.95'</u>	<u>231,739.2 sf</u>

(*MFAR) Principal Building

<u>Setbacks</u>	<u>Front</u>	<u>Rear</u>	<u>One Side</u>	<u>Both Sides/Total</u>
Required	<u>40'(50') 35'(50') 25'(50') 50'(100')</u>	<u>50'(100')</u>	<u>5'(50')</u>	<u>50'(100')</u>
Existing	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Proposed	<u>123.4'</u>	<u>75'</u>	<u>75'</u>	<u>175'</u>

(*MFAR) Principal Building Height

	<u>Height</u>	<u>% Building (lot) Coverage</u>
Permitted	<u>35'/2.5St (50'/3St)</u>	<u>20% (60%)</u> %
Existing	<u>35'/2.5St (50'/3St)</u>	<u>20% (60%)</u> %
Proposed	<u>39'-4"</u>	<u>14.1%</u> %

Accessory Building *Refuse Enclosure

<u>Setbacks</u>	<u>Front</u>	<u>Rear</u>	<u>One Side</u>	<u>Both Sides/Total</u>
Required	<u>N/A</u>	<u>10' (50')</u>	<u>10' (50')</u>	<u>20' (100')</u>
Existing	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Proposed *R/E	<u>N/A</u>	<u>>190'</u>	<u>>50'</u>	<u>N/A</u>

Accessory Building Height

	<u>Height</u>	<u>% Building (lot) Coverage</u>
Permitted	<u>N/A</u>	<u>N/A</u> %
Existing	<u>N/A</u>	<u>N/A</u> %
Proposed	<u>N/A</u>	<u>N/A</u> %

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with J.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.)

Name Jerry Cernero Address 497 Princeton Ave Brick Nj 08724 Interest 50%
 Name Marlene Santariello Address 497 Princeton Ave Brick Nj 08724 Interest 50%
 Name _____ Address _____ Interest _____
 Name _____ Address _____ Interest _____

4. OWNERSHIP:

If the Owner(s) is other than the applicant, provide the following information on the Owner(s)
SEE ALSO ITEM # 18

Owner's Name: Kathy Anderson, Managing Partner PRP Barnegat, LLC

Address: 620 Tinton Ave., Tinton Falls, NJ 07724

Telephone Number Home: _____ Work: 732-389-9701 Local: _____

Relationship of the applicant to the property in question:

Owner _____ Lessee _____ Purchaser under Contract _____ Other _____

5. PROPOERTY INFORMATION:

Deed restrictions, covenants, easements, rights of way, association by-laws or other dedication existing or proposed on the property:

Yes (Attach copies) _____ No X _____ Proposed _____

Note: All deed restrictions covenants, easements, rights of way association by-laws, or other dedications existing and proposed must be submitted for review.

Site plan, and/or conditional use applicants:

Proposal for: New structure _____ Expanded area _____ Alteration _____

Expansion of structure _____ Change of Use _____ Sign _____

Other (please specify) USE VARIANCE TO PERMIT USE OF PROPERTY FOR MULTI-FAMILY AGE RESTRICTED APARTMENTS

Has this property been the subject of any prior application (s) to the Planning Board or Zoning Board of Adjustment? Yes X _____ No _____

If so, please attach a copy of the resolution (s).

Type of Application/Relief sought Use Variance for a Self Storage Facility

Date (s) July 12, 2017 Disposition Denial

Is the subject property located on:

A County road: Yes _____ No X; A State road: Yes _____ No X;

Within 200 feet of a municipal boundary: Yes _____ No X

Present use of the premises: VACANT WOODED LOT

6. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Minor subdivision approval
_____ Subdivision approval (Preliminary) [Phases (if applicable) _____]
_____ Subdivision approval (Final) [Phases (if applicable) _____]
_____ Amendment or Revision to an Approved Subdivision Plan
Number of lots to be created _____
Number of proposed dwelling units (if applicable) _____
Area and dimensions of each proposed lot _____

SITE PLAN:

_____ Minor site plan approval
_____ Preliminary site plan approval [Phases (if applicable) _____]
_____ Final site plan approval [Phases (if applicable) _____]
_____ Amendment or revision to an approved site plan
_____ Conditional use approval [N.J.S.A. 40:55D-67]
Area to be disturbed (square feet) _____
Total number of proposed dwelling units (if applicable) _____

APPEALS, VARIANCES, OTHER:

_____ Appeal decision of an Administrative Officer [N.J.S.A. 40:55d70a]
_____ Map or ordinance Interpretation/Special Question [N.J.S.A. 40:55D-70b]
_____ Variance relief (hardship) [N.J.S.A. 40:55-D70c (1)]
_____ Variance relief (substantial benefit) [N.J.S.A. 40:55-D70c (2)]
 Variance relief (use) [N.J.S.A. 40:55-D70d]
_____ Direct issuance of a permit for a structure in bed of a mapped street, public
drainage way, or flood control basin [N.J.S.A. 40:55D-34]
_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-35]

7. SECTION (S) OF ORDINANCE FROM WHICH A VARIANCE IS REQUESTED:

_____ SECTION 55-19 CN-NEIGHBORHOOD COMMERCIAL ZONE

8. WAIVERS REQUESTED OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach additional pages as needed)

_____ N/A

9. ATTACH A COPY OF THE PROPOSED NOTICE to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought if applicable.
ALL APPLICATIONS EXCEPT INFORMALS REQUIRE NOTICE.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. THE APPLICANT IS NOT TO GIVE PUBLIC NOTICE UNTIL SUCH TIME AS THE APPLICATION IS DEEMED COMPLETE BY THE ADMINISTRATIVE OFFICER AND THE BOARD ENGINEER.

An affidavit of service on all property owners and a proof of publication must be filed before the hearing date. These items must be submitted in advance for an application to be placed on the agenda and the hearing to proceed.

10. EXPLAIN IN DETAIL THE EXACT NATURE OF THE APPLICATION and the changes to be made at the premises, including the proposed use of the premises:
[attach pages as needed] This Application is submitted as a bifurcated application. The request is for a Use Variance to permit the construction of a Multi-Family Age-Restricted apartment community containing (2) 3-story buildings with a total of (74) 1 and 2 bedroom apartments with common facilities for the residents thereof. A Site Plan Application will be made upon the approval of the Use Variance following the Township's Multi-Family Age-Restricted zoning standards.

11. Is a PUBLIC WATER line available? Yes
12. Is public SANITARY SEWER available? Yes
13. Are any OFF-TRACT IMPROVEMENTS required or proposed? Yes, sewer/water extensions
14. Is the SUBDIVISION to be filed by DEED OR PLAT? N/A
15. Attach CERTIFICATION FROM THE TAX COLLECTOR that all taxes due on the subject property have been paid.
16. Attach executed DEVELOPER'S ESCROW AGREEMENT.
17. Attach a LIST OF PROFESSIONALS & CONSULTANTS (if applicable).

18. List of maps, reports and other materials accompanying the application (attach additional pages as required for complete listing).

QUANTITY	DESCRIPTION OF ITEM
<u>1</u>	Use Variance Plan (Conceptual Site Plan)
<u>6</u>	Architectural Floor Plans & Elevations
_____	_____
_____	_____
_____	_____

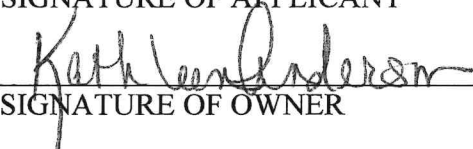
19. **CERTIFICATION:**

I certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of this application. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. [If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.] The applicant (or agent) hereby further certifies and allows that agents of the Township and affiliated agencies to enter onto the property which is the subject of this application.

4-29-24
DATE


SIGNATURE OF APPLICANT

4-29-24
DATE



SIGNATURE OF OWNER

20. **AUTHORIZATION BY OWNER:** (If anyone other than above owner is making this application, the following authorization must be executed.)

To the approving Board of the Township of Barnegat:

Jerry Cenero _____ is hereby
(name of designee)
authorized to make the within application.

4-29-24
DATE


SIGNATURE OF OWNER

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

COMPLETENESS CHECK LIST
for
USE VARIANCE
APPLICATION

Notice To Applicants: This form must be completed and returned to the Administrative Officer when a Use Variance Application is filed with the Zoning Board of Adjustment. The applicant is required to address all items set forth on this Completeness Check List. Failure to address each item will result in the application being deemed incomplete. *(Please type or print clearly.)*

Applicant: Jerry Cernero **Owner:** Kathy Anderson, Managing Partner
JMC Management Group, LLC PRP Barnegat, LLC
101 Prosper Way 620 Tinton Avenue
Brick Township, NJ 08725 Tinton Falls, NJ 07724

Name of Project: Residence Club at Barnegat

Location of Project:

Block: 114 **Lot(s):** 9.02

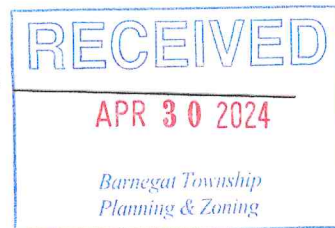
Street Address: 30 Erin Way **Zoning District:** TC-CN
Barnegat, NJ 08005

 4/2/2024
Signature of person who prepared Check List Date

Kenneth FX Schlatmann, PE, PP, Schlatmann Engineering Asso., LLC
Name and Title of person who prepared Check List (Please Type or Print)

For Zoning Board Use Only:

Docket No. 2B22-06 **Date Received by Board:**



<u>USE VARIANCE APPLICATION</u>	Provided or Shown	Waiver Requested
<u>I. General Requirements</u>		
Submission of completed Application Form and Check List (22 copies).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Payment of application fees and escrow deposit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification that the Applicant is the owner of the land, or his properly-authorized Agent, or that the Owner has consented in writing to the filing of this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Concerning Corporations or Partnerships, submission of a list of names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class as required by N.J.S.A. 40:55D-48.1, et. seq.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of written certification from Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of plats, plans or survey of property (22 sets) as necessary to show the use or uses which are proposed for the property in question. All plans submitted to the Board shall be signed and sealed by a N.J.P.L.S., N.J.P.E., N.J.P.P., N.J.R.A. or N.J.C.L.A. as required, and folded with title block revealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>II. Plat Details</u>		
The applicant shall submit to the Board a written statement which describes in detail the use or uses which are proposed at the site, and the reasons for which a use variance is requested.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant shall submit to the Board whatever plans are necessary to show the use or uses which are proposed at the site and to demonstrate that the proposed use is compatible with the existing uses in the surrounding neighborhood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All plans submitted to the Board shall comply with the following minimum requirements:		
Scale of not less than 1" = 100'.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Key Map at scale of 1" = 1,000'.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Title Block in accordance with the Rules governing Title Blocks for Professional Engineers (N.J.A.C. 13:40- 1 et seq.), including:		
Name, signature, address, and license number of the Professional(s) who prepared the Plan;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of original preparation and of each subsequent revision thereof, and a list of the specific revisions entered on each sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Tax Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>USE VARIANCE APPLICATION</u>	Provided or Shown	Waiver Requested
A schedule indicating the acreage of the tract, the approximate number of lots, the zone(s), minimum required lot areas, and the required and proposed setbacks, yards and dimensions and percentage of recreation area provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approximate location of wooded areas, streams, lakes, shoreline, flood plains, wetlands and existing and/or proposed buffer areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing lot lines to be eliminated, if any.	<input type="checkbox"/> N/A	<input type="checkbox"/>
If the use variance is requested for a residential subdivision, show the proposed street and lot layout, with dimensions, showing that portion proposed for development in relation to the entire tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the use variance is requested for commercial or industrial development of the property, show the proposed layout of the site including all existing and proposed buildings, driveways, parking areas, loading areas, buffers and landscaped areas.	<input type="checkbox"/> N/A	<input type="checkbox"/>