

STANDARD DEVELOPMENT APPLICATION FORM

Borough of Fair Haven
748 River Road
Fair Haven, NJ 07704

The application, with supporting documentation, must be filed with the Office of the Borough Clerk and must be delivered to the professionals for review at least fifteen (15) business days prior to the meeting at which the application is to be considered.

TO BE COMPLETED BY BOROUGH STAFF ONLY.

Date Filed _____	Application No. _____
Planning Board <input checked="" type="checkbox"/>	Application Fees _____
Zoning Board of Adjustment <input type="checkbox"/>	Escrow Deposit _____
Scheduled for: _____	
Review for Completeness _____	Hearing _____

1. SUBJECT PROPERTY

Location 37 Third Street

Tax Map	Page <u>6</u>	Block <u>38</u>	Lot(s) <u>2</u>
	Page _____	Block _____	Lot(s) _____

Dimensions Frontage 155.0 ft. Depth 163.5 ft. Total Area 25,224 s.f.

Zoning District R-10A

2. APPLICANT

Name Ilvento Builders, LLC Address Attn: Christopher C. Ilvento
542 Port au Peck Avenue, Oceanport, NJ 07757

Telephone 732-687-1200

Applicant is a Corporation Partnership Individual Limited Liability Company

3. DISCLOSURE STATEMENT

Pursuant to NJS 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 application must be disclosed. IN accordance with NJS 40:50D-48.2, that disclosure requirement applies to any 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 the 10% ownership criteria have been disclosed. (Attach pages as necessary to fully comply).

Name	<u>Christopher C. Ilvento</u>	Address	<u>54 Port au Peck Avenue</u> <u>Oceanport, NJ 07757</u>	Interest	<u>100%</u>
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

4. OWNER

Owner's Name Jakub and Hanna Segen Address 37 Third Street
Fair Haven, NJ 07704

Telephone _____

5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) _____ No X Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Residential

6. Applicant's Attorney Rick Brodsky, Esq.
Telephone 732-922-1000 Address Ansell Grimm & Aaron PC, 1500 Lawrence Avenue,
Fax 732-643-5266 CN 7807, Ocean, NJ 07712

7. Applicant's Engineer Charles Surmonte, P.E. & P.L.S.
Telephone 732-660-0606 Address 301 Main Street, 2nd Floor,
Fax 732-660-0404 Allenhurst, NJ 07711

8. Applicant's Planning Consultant Christine A. Nazzaro-Cofone, AICP/PP
Telephone 732-933-2715 Address Cofone Consulting Group, LLC, 125 Half Mile Road,
Fax _____ Suite 200, Red Bank, NJ 07701

11. Applicant's Traffic Engineer
Telephone _____ Address _____
Fax _____

11. List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)
Name Matthew T. Cronin, Architect Address PO Box 225
Field of Expertise Architecture Red Bank, NJ 07701
Telephone 732-747-6363 Fax _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- Minor Subdivision Approval
- _____ Subdivision Approval (Preliminary)
- _____ Subdivision Approval (Final)
- Number of Lots to be created TWO Number of proposed dwelling units TWO
(including remainder lots) (if applicable)

SITE PLAN:

- _____ Minor Site Plan Approval
- _____ Preliminary Site Plan Approval [Phases (if applicable) _____]
- _____ Final Site Plan Approval
- _____ Amendment or Revisions to an Approved Site Plan

Area to be disturbed (square feet) _____ Total number of proposed dwelling units _____

Request for Waiver from Site Plan Review and Approval
Reason for request: _____

- _____ Informal Review
- _____ Appeal decision of an Administrative Officer (NJS 40:55D-70a)
- _____ Map or Ordinance Interpretation of Special Question (NJS-40:55D-70b)
- Variance Relief (hardship) (NJS 40:55D-70c(1))
- Variance Relief (substantial benefit) (NJS 40:55D-70c(2))
- _____ Variance Relief (use) (NJS 40:55D-70d)
- _____ Conditional Use of Approval (NJS 40:55D-67)

_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin (NJS 40:55D-34)

_____ Direct issuance of a permit for a lot lacking street frontage (NJS 40:55D-35)

12. Section(s) of ordinance from which a variance is requested: Section 30-5.1 Table "C"
Minimum lot width of 100 feet required, where 155 feet exists and 77.5 feet is proposed for each new lot (two variances)

13. Waivers Requested of Development Standards and/or Submission Requirements:
(attach additional pages as needed) Waiver of Lighting Plan requirement requested

14. Attach a copy of the 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 possible. See attached

The publication and the services on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing: An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. 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) The Applicant proposes to subdivide the existing single family residential lot into two (2) single family residential lots, together with the construction of a new single family residence on each of the two (2) newly formed lots

16. Is public water supply available? Yes

17. Is public sanitary sewer available? Yes

18. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers?
TBD

19. Are any off-tract improvements required or proposed? No

20. Is the subdivision to be filed by Deed or Plat? Deed

21. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Two Rivers Water Reclamation Authority			
New Jersey American Water Company			
Monmouth County Planning Board	X		To be provided upon approval
Freehold Soil Conservation District	X		
New Jersey Department of Environmental Protection			
Sewer Extension Permit			
Stream Encroachment Permit			
Waterfront Development Permit			
Wetlands Permit			
Tidal Wetlands Permit			
Potable Water Construction Permit			
Other			
NJ Department of Transportation			

24. Attach certification from the Tax Collector that all taxes due on the subject property have been paid. Yes / No
See attached

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff (Engineer, Planning Consultant, Attorney for the Board to which the application is submitted) for their review. The documentation must be received by the professional staff at least fifteen (15) business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity	Description of Item
20	Minor Subdivision Plan prepared by Charles Surmonte, P.E. & P.L.S. and dated 7/25/21, consisting of one (1) sheet
20	Architectural Plans and Elevations for Proposed Lot 2.01 and Proposed Lot 2.02 prepared by Matthew T. Cronin, AIA, Architect and dated 7/15/21, consisting of six (6) sheets

26. The applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional	Reports Requested
Rick Brodsky, Esq.	All Reports (rb@ansellgrimm.com)
Charles Surmonte, P.E. & P.L.S.	All Reports (ct.surmonte@comcast.net)
Christine A. Nazzaro-Cofone, AICP/PP	All Reports (ccofone@cofoneconsulting.com)
Matthew T. Cronin, Architect	All Reports (mattcroninarch@gmail.com)

CERTIFICATIONS

27. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual application or that I am an Officer of the Corporate application 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 application 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.)

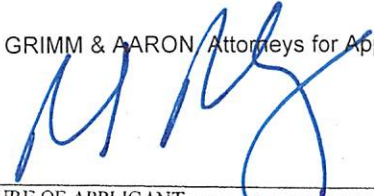
Sworn to and subscribed before me this

5th day of AUGUST, 20 21

ANSELL GRIMM & AARON, Attorneys for Applicant


NOTARY PUBLIC

ALISON H. NEARY
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES SEPT. 13, 2025


SIGNATURE OF APPLICANT Rick Brodsky, Esq.

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by this application, the representations made and the decision in the same manner as if I were the 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.)

_____ day of _____, 20 _____

NOTARY PUBLIC

SIGNATURE OF APPLICANT

29. I understand that the sum of \$ 2,800.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of Fair Haven, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and add that sum to the escrow account within fifteen (15) days.

ANSELL GRIMM & AARON, Attorneys for Applicant

Date 8/5/21

By: 
~~XXXXXXXXXXXX~~ Rick Brodsky, Esq.

**PLANNING BOARD
BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY**

TAKE NOTICE that on the _____ day of _____, 2021 at 7:30 PM, a hearing will be held before the Borough of Fair Haven Planning Board at the Municipal Building, 748 River Road, Fair Haven, New Jersey 07704 on the application of Ilvento Builders, LLC for minor subdivision approval, with variances or other relief so as to permit the subdivision of the existing residential lot into two (2) residential lots, and the construction of a new single family home on each of the two (2) new lots.

The following variances have been applied for:

§30-5.1 Table "C": Minimum Lot Width of 100 feet in the R-10A Zone required, where 155 feet exists and 75.5 feet for each of the two (2) new lots is proposed (2 variances).

In addition, the Applicant shall seek any and all variances, waivers and/or related relief which may be necessary to approve the application that is proposed.

On the premises located at 37 Third Street and designated as Block 38, Lot 2 on the Official Tax Map of the Borough of Fair Haven.

A copy of the application and all pertinent maps, drawings and documents have been filed with the Borough Clerk and may be inspected at the Municipal Building during regular business hours.

All interested parties may appear at said hearing and participate therein in accordance with the rules of the Planning Board.

ANSELL GRIMM & AARON
Attorneys for Applicant,
Ilvento Builders, LLC

Publication Date: _____, 2021

By: _____
RICK BRODSKY, ESQ.

NOTICE OF HEARING
PLANNING BOARD
BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

TO: All property owners within 200 feet of:

Block 38, Lot 2 on the Borough of Fair Haven Tax Map

Street Address: 37 Third Street

PLEASE TAKE NOTICE:

Ilvento Builders, LLC has filed an application for development with the Planning Board of the Borough of Fair Haven for the below stated variances from the requirements of the Zoning Ordinance to permit the minor subdivision of the existing residential lot into two (2) residential lots, and the construction of a new single family home on each of the two (2) new lots.

In addition, the Applicant shall seek any and all variances, waivers and/or related relief which may be necessary to approve the application that is proposed.

The following variances are applied for:

§30-5.1 Table "C": Minimum Lot Width of 100 feet in the R-10A Zone required, where 155 feet exists and 75.5 feet for each of the two (2) new lots is proposed (2 variances).

A public hearing will take place on _____, 2021 at 7:30 P.M. in the Municipal Building at 748 River Road, Fair Haven, New Jersey 07704, and when the case is called, you may appear either in person, or by attorney and present any objections or comments you may have for granting the relief sought by the Applicant.

A copy of the application and all pertinent maps, drawings and documents have been filed with the Borough Clerk and may be inspected at the Municipal Building during regular business hours.

This notice is sent to you by the Applicant, by order of the Planning Board.

ANSELL GRIMM & AARON
Attorneys for Applicant

By: _____
RICK BRODSKY, ESQ.

Dated: _____, 2021

BLQ: 38. 2.
Owner Name: SEGEN, JAKUB & HANNA

Tax Year: 2021 to 2021
Property Location: 37 THIRD ST

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,289.01	2,289.00	0.00	0.00	4,578.01
Payments:	2,289.01	2,289.00	0.00	0.00	4,578.01
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
								4,578.01		4,578.01
02/08/21	1	Payment	001	3798641048	CK	7594	6 INT0208	2,289.01	0.00	2,289.00
		ONLINE PAYMENT								
05/03/21	2	Payment	001	3806147306	CK	7819	9 INT0503	2,289.00	0.00	0.00
		ONLINE PAYMENT								

Total Principal Balance for Tax Years in Range: 0.00

*Taxes are current
Dubravka
7/12/21*