

ATLANTIC HIGHLANDS PLANNING BOARD
APPLICATION FOR VARIANCE

1. I/we John Corneliusen and Allyson Stoll, the applicant(s) herein, whose mailing address is 64 Bay Ave. Atlantic Highlands NJ 07716
and whose phone number is 732-687-8695 am/are the owner/contractor of property located at 64 Bay Ave. Atlantic Highlands NJ 07716
also designated as Block 129, Lot(s) 1 on the Tax Map of the Borough of Atlantic Highlands.
2. The Property is in the R-1 Zone, it has street frontage of 123' (Bay Ave) feet and an average depth of 125 feet and an area of 14,407 square feet.
3. The proposed percentage of lot coverage by both the existing structure and proposed additions will be 35.22%.
4. The following structures, buildings and/or uses are located on the property:
single family house, pool, and two sheds
5. Application is hereby made for a variance to:
Expand existing building on the North west corner.
6. The reason for this request and the grounds urged for the relief are as follows:
To continue existing non-conforming rear and side set back.
7. The section(s) of the Borough Zoning Ordinance upon which this application is based is: Section 150-49 B, section 5-2
8. Property Tax & Water Bills have been paid through the 2 quarter of 2023.
9. Has the property been separated from a larger tract of land? Yes No If yes, when?
Has the Planning Board approved the subdivision Yes No If yes, when? N/A
10. If there has been any previous appeal or application to the Planning Board involving the premises, state:
Date of Filing: N/A
Character of Appeal: N/A
Disposition: N/A

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

John M Corneliusen III
Applicant Signature

12/28/23
Date

Allyson Stoll
Applicant Signature

12/28/23
Date

Location sketch shall include the exact location of the property in question, giving the tax map lot and block numbers, the name of the street, the approximate distance to the nearest cross street and the direction of North. For a variance from the required minimum area or setbacks, the sketch should locate the buildings on the property. Show any other particulars that you would consider important for the Board to render its decision.

**CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT PROVIDED PURSUANT TO
SECTION 9-3.2k, OF THE REVISED GENERAL ORDINANCES OF
THE BOROUGH OF ATLANTIC HIGHLANDS**

COUNTY OF MONMOUTH :

: SS

STATE OF NEW JERSEY :

I, John Corneliusen & Allyson Stoll, of _____,

whose address is 64 Bay Avenue Atlantic Highlands NJ 07716

being of full age certify as follows:

1. I have not knowingly made any campaign contribution to or on behalf of any candidate, candidate committee, joint candidate's committee, political committee, continuing political committee or political party committee of, or pertaining to, the Borough of Atlantic Highlands, within one year prior to filing the variance application and/or during the pendency of the application process for a variance, and that I have not otherwise violated Chapter 9-3 of the General Ordinances of the Borough of Atlantic Highlands hereof.
2. I understand that I have a continuing duty to report immediately to the Borough of Atlantic Highlands any campaign contributions made in violation of Section 9-3 of the General Ordinances of the Borough of Atlantic Highlands.

I certify that the foregoing statements made by me are true. I understand that if any of the statements made by me are willfully false, I am subject to punishment.

Dated: 12/28/23 Signed: John Corneliusen III Allyson Stoll

I certify that on this ____ day of _____, 20____, the subscriber,
_____, personally appeared who I am satisfied is the person
named herein and who executed the within instrument and thereupon she/he
acknowledges that she/he signed, sealed and delivered as her/his act and deed, for the
uses and purposes therein expressed.

Notary Seal

My Commission expires on _____.

All developers, associates of developers and development professionals who apply for or provide testimony, plans or reports in support of a variance as listed below, and who have an enforceable proprietary interest in the property or development which is the subject of an application or whose fee in whole or in part, is contingent upon the outcome of the application, are required to provide this Contribution Disclosure Statement which shall be included as an element of the "Applicant Checklist" submitted with an application for variance pursuant to NJSA 40:55D-70(d) as well as for relief pursuant to NJSA 40:55-D-70(c) or NJSA 40:55D-51 in applications for site plan and subdivision approval not considered to be minor site plans or minor subdivisions pursuant to the Ordinances of the Borough of Atlantic Highlands. This requirement is pursuant to Section 9-3.2k, of the Revised General Ordinances of the Borough of Atlantic Highlands.



**BOROUGH OF
ATLANTIC HIGHLANDS**

100 FIRST AVENUE
ATLANTIC HIGHLANDS, NJ 07716
732-291-1444 FAX 291-9725
WWW.AHNJ.COM CLERK@AHNJ.COM

MICHELLE CLARK, ZONING OFFICER

To: John Corneliusen & Allyson Stoll
64 Bay Avenue
Atlantic Highlands, NJ 07716

From: Michelle Clark
Zoning Officer

Date: May 15, 2023

Re: Block 129, Lot 1, 64 Bay Avenue

I have reviewed your application for construction of an addition in the R-1 Zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary:

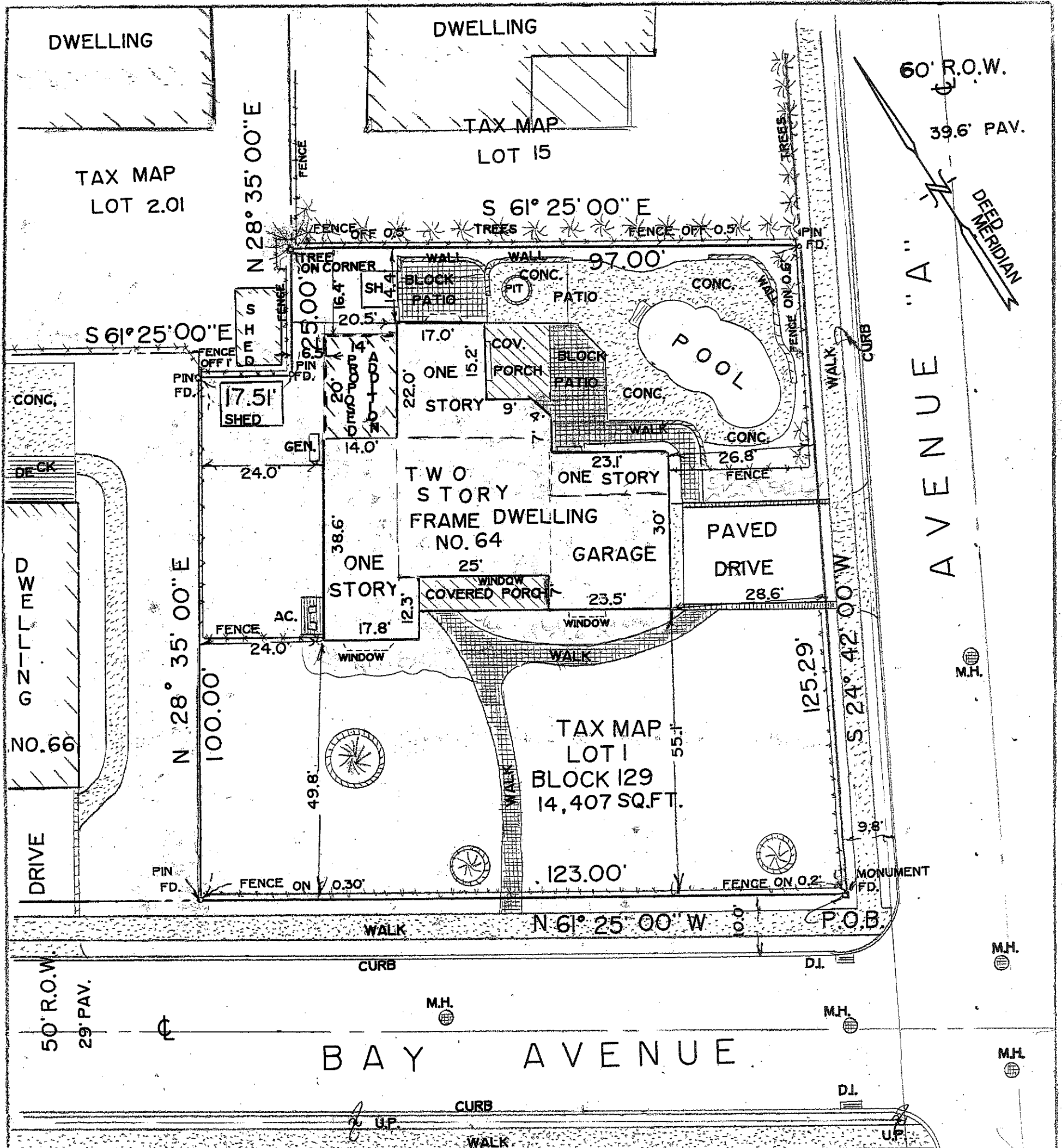
150-49 Nonconforming uses, building and structures
B. No nonconforming building or structure shall be enlarged, extended, or increased unless such enlargement, extension or increase is conforming.

Section 5-2 Minimum Side Yard Setback 20' req; 20'.5" exists; 6'.5" proposed
Minimum Rear Yard Setback 20' required; 14.4' exists
Accessory Building Side Yard 5' required; 2' exists
Accessory Building Rear Yard 5' required; 2' exists

To proceed with an application to the Planning Board please contact Nancy Tran At 731-291-1444 ext 3108 or by email at planningboard@ahnj.com

Should you have any questions, please feel free to contact me.

cc: Nancy Tran, Board Secretary



SUBJECT PROPERTY IS 14,407 SQ. FT.
 EXISTING LOT COVERAGE
 DWELLING = 2,407 SQ. FT. = 16.70% COV
 FRONT COV. P = 175 SQ. FT. = 1.21% COV.
 REAR COV. P = 160 SQ. FT. 1.11% COV.
 CONC. AND BLOCK PATIO
 WITH WALK IN POOL AREA = 800 SQ. FT. = 5.55% COV.
 POOL = 430 SQ. FT. = 2.98% COV.
 DRIVE = 550 SQ. FT. = 3.81% COV.
 SHEDS = 145 SQ. FT. = 1.00% COV.
 EXISTING TOTAL LOT COVERAGE = 33.80% COV.

PROPOSED ADDITION = 280 SQ. FT. = 1.94% COV.
 PROPOSED TOTAL = 35.74% COV.

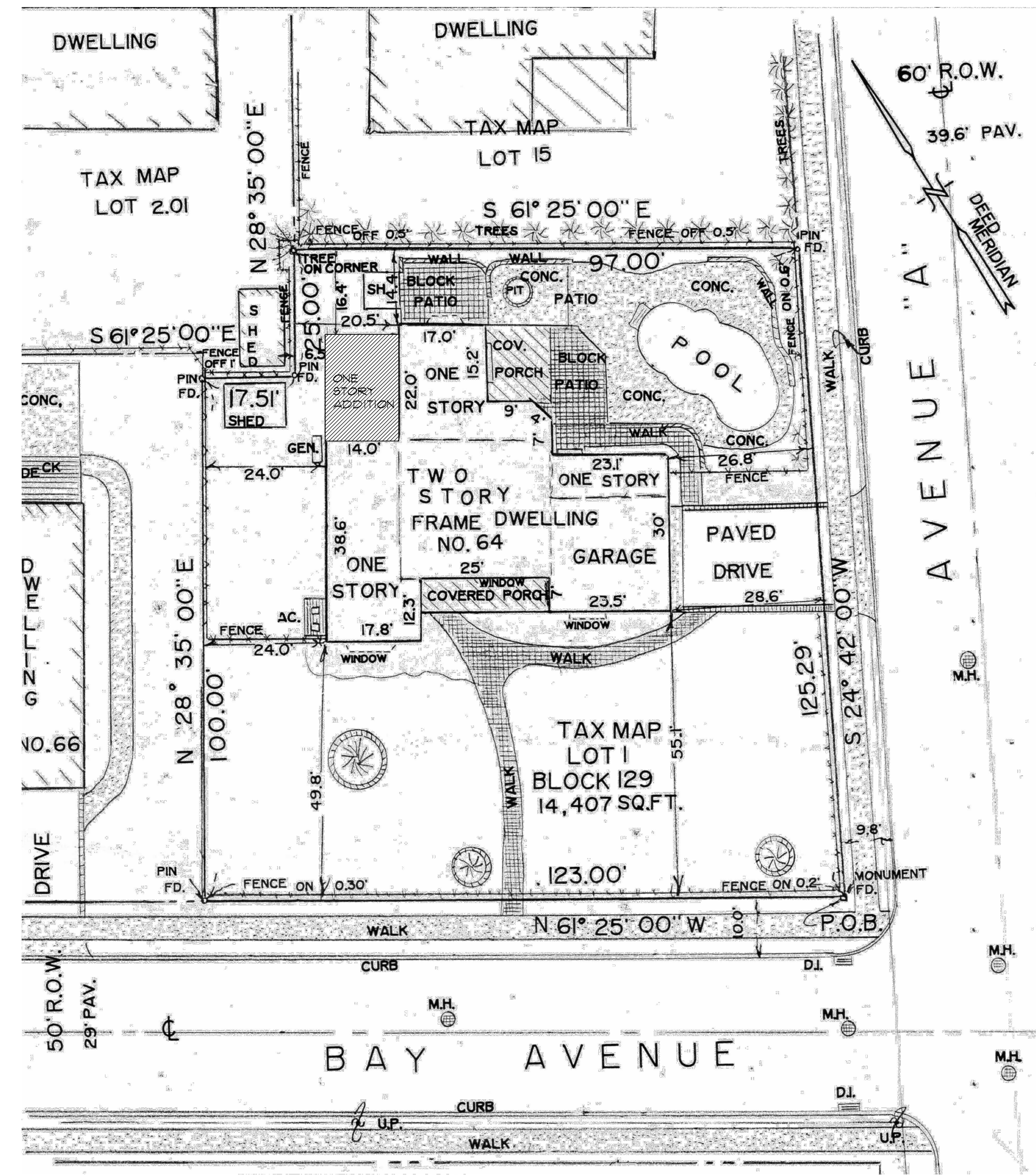
OWNER/APPLICANT:

JOHN CORNELIUSEN
 ANND
 ALLYSON STOLL
 64 BAY AVENUE
 ATLANTIC HIGHLANDS, N.J. 07716

SHOWING PROPOSED ADDITION ON
NO. 64 BAY AVENUE
 LOCATION LAND SURVEY OF LOT 1 IN
 BLOCK 129 ON THE OFFICIAL TAX MAP
 OF THE BOROUGH OF ATLANTIC HIGHLANDS,
 MONMOUTH COUNTY, NEW JERSEY
 TAX MAP PAGE 26
 THOMAS CRAIG FINNEGAN LAND SURVEYING, LLC
Thomas Craig Finnegan
 THOMAS CRAIG FINNEGAN P.L.S. LIC. # 38601
 PROFESSIONAL LAND SURVEYOR
 245 EAST END AVENUE, BELFORD, N.J. 07718
 Office 732-787-0318, Cell Ph. 732-856-282
 FAX # 732 495-6217, Thomascfinnegan@gmail.com
 SCALE 1" = 20'
 MARCH 8, 2023

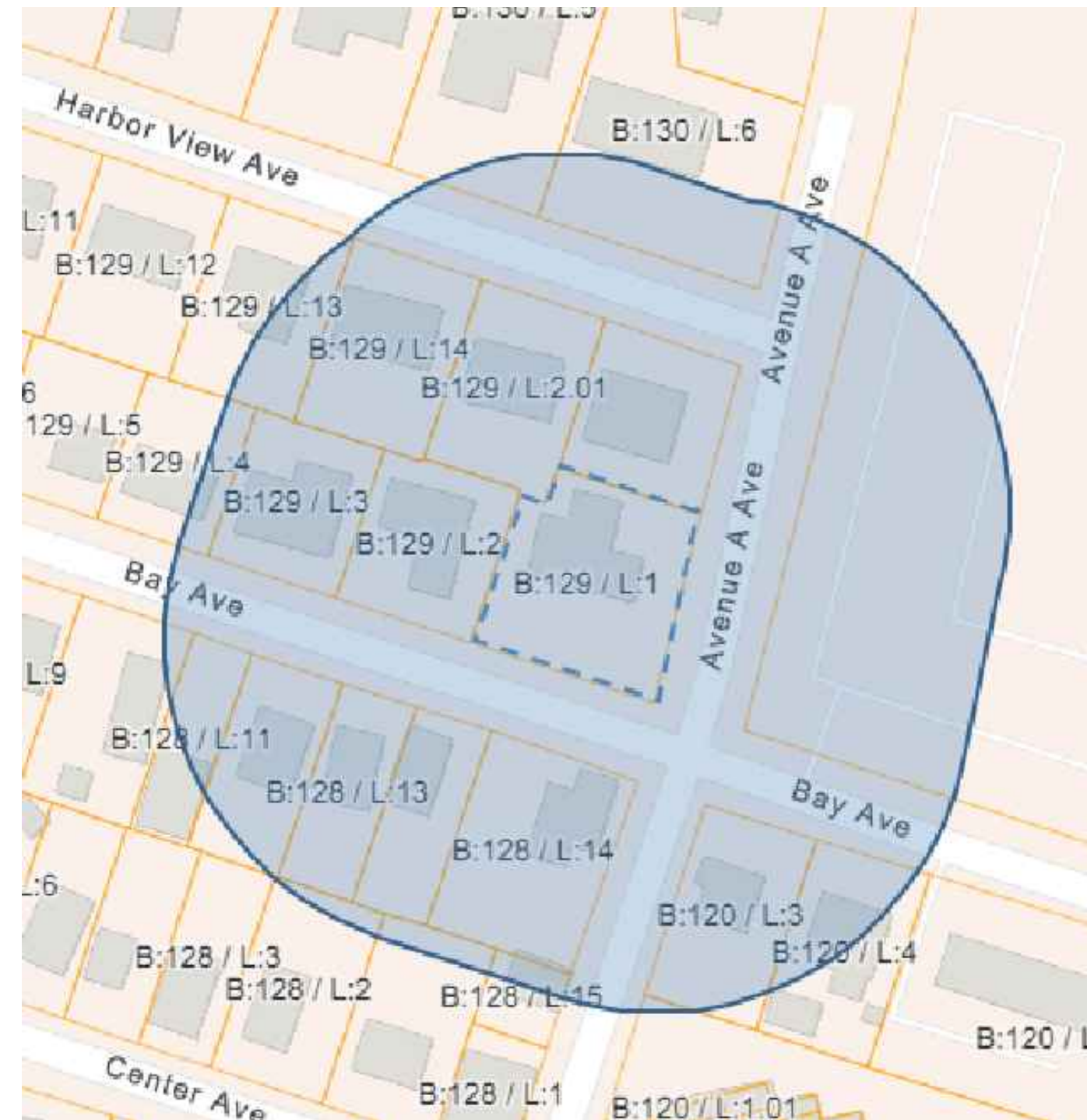
proposed variance for CORNELIUSEN RESIDENCE

64 BAY AVENUE
ATLANTIC HIGHLANDS, NEW JERSEY
BLOCK 129 ~ LOT 1



SITE PLAN
SCALE: 1" = 20'-0"

**SHOWING PROPOSED ADDITION ON
NO. 64 BAY AVENUE**
LOCATION LAND SURVEY OF LOT 1 IN
BLOCK 129 ON THE OFFICIAL TAX MAP
OF THE BOROUGH OF ATLANTIC HIGHLANDS,
MONMOUTH COUNTY, NEW JERSEY
TAX MAP PAGE 26
THOMAS CRAIG FINNEGAN LAND SURVEYING, LLC
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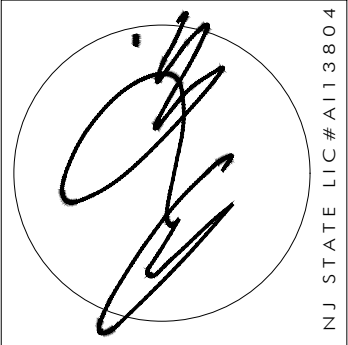
200 FT KEY MAP
SCALE: N.T.S.

SUBJECT PROPERTY IS 14,407 SQ. FT.
EXISTING LOT COVERAGE
DWELLING = 2,407 SQ. FT. = 16.70% COV
FRONT COV. P = 175 SQ. FT. = 1.21% COV.
REAR COV. P = 160 SQ. FT. = 1.11% COV.
CONC. AND BLOCK PATIO
WITH WALK IN POOL AREA = 800 SQ. FT. = 5.55% COV.
POOL = 430 SQ. FT. = 2.98% COV.
DRIVE = 550 SQ. FT. = 3.81% COV.
SHEDS = 145 SQ. FT. = 1.00% COV.
EXISTING TOTAL LOT COVERAGE = 33.80% COV.
PROPOSED ADDITION = 206 SQ. FT. = 1.42% COV.
PROPOSED TOTAL = 35.22% COV.

BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	2,023 SQ. FT.	206 SQ. FT.	2,229 SQ. FT.
SECOND FLOOR	1,380 SQ. FT.	0 SQ. FT.	1,380 SQ. FT.
TOTAL	3,403 SQ. FT.	206 SQ. FT.	3,609 SQ. FT.
OTHER SPACES			
GARAGE	460 SQ. FT.	0 SQ. FT.	460 SQ. FT.
COVERED DECKS / PORCHES	359 SQ. FT.	0 SQ. FT.	359 SQ. FT.
VOLUME	31,389 CU. FT.	1,854 CU. FT.	33,243 CU. FT.
CONSTRUCTION CLASS		5B	
USE GROUP		R-5	

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

ZONING DATA (R-1)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	7300 SQ. FT.	14,407 SQ. FT.	N/C	
MINIMUM LOT FRONTAGE	75 FT.	123 FT.	N/C	
LOT SHAPE	45 FT.	85 FT.		
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK	20 FT.	49.8/26.8 FT.	N/C	
MINIMUM REAR SETBACK	20 FT.	14.4 FT.	N/C	EXISTING NON CONFORMITY
MINIMUM SIDE SETBACK (ONE/BOTH)	10 FT.	24 FT.	24/6.5 FT.	VARIANCE REQUIRED
MAX. BUILDING HEIGHT (STORIES/FT.)	2.5/35 FT.	2/12.5 FT.	N/C	
MAXIMUM BUILDING COVERAGE	25 %	18.6 %	21.6 %	
MAXIMUM LOT COVERAGE	50 %	33.8 %	35.22 %	



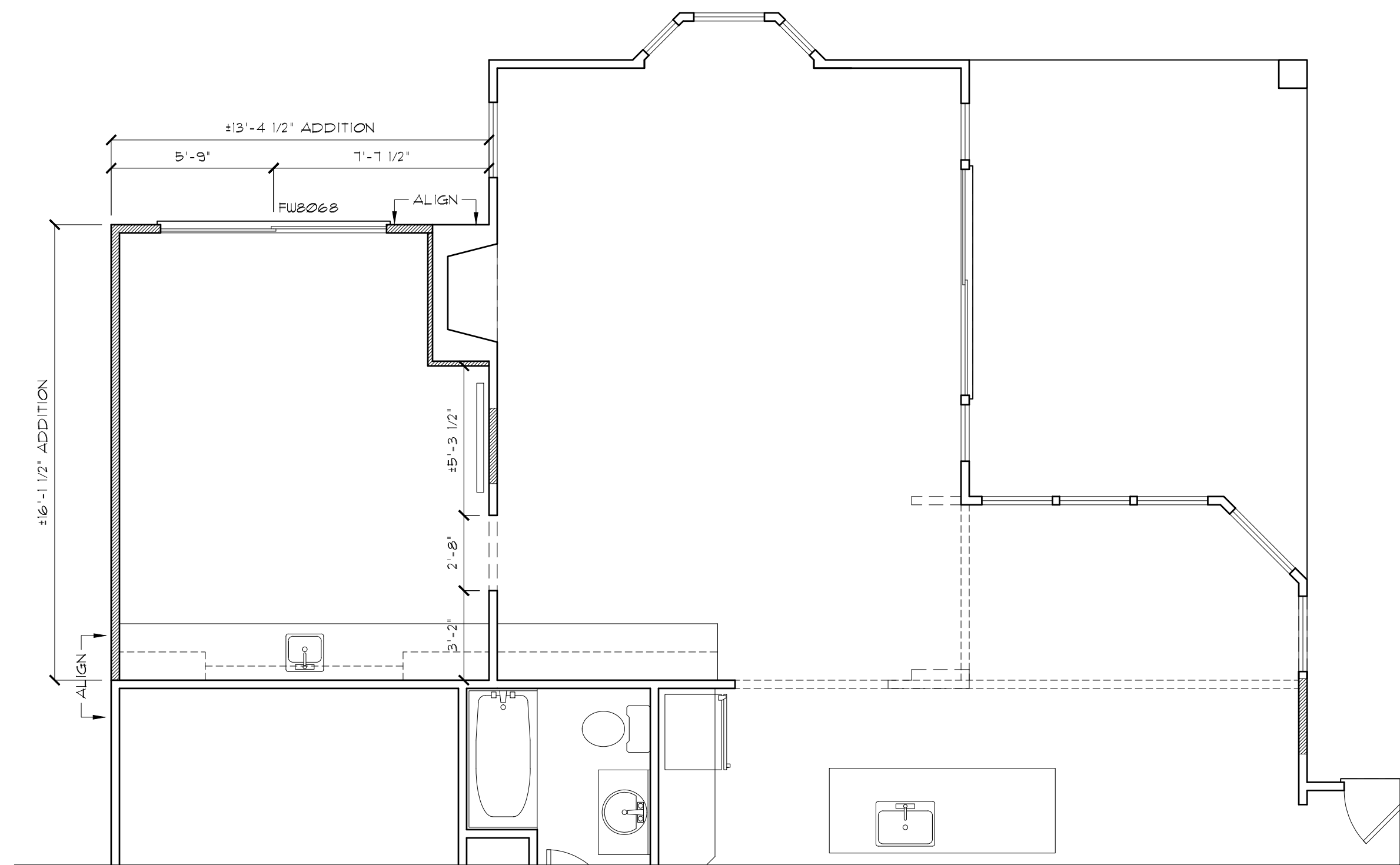
ANTHONY M. CONDOURIS
ARCHITECT
 20 BINGHAM AVENUE, RUMSON, NJ 07760
 PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE

CLIENT: CORNELIUSEN RESIDENCE
 ADDRESS: 64 BAY AVENUE, ATLANTIC HIGHLANDS, NEW JERSEY
 JOB NUMBER: 22-111
 BLOCK: 129
 LOT: 1

DATE: 4/11/23
 DRAWN BY: MB
 SHEET NO.: **V-1**

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

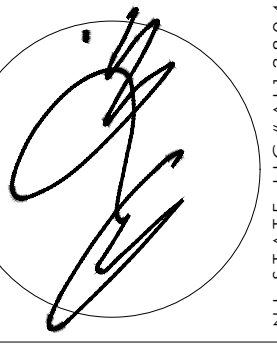
PARTITION LEGEND	
---	WALLS TO BE DEMOLISHED
---	EXISTING WALLS
---	NEW WALLS



REAR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ANTHONY M. CONDOURIS
ARCHITECT
 20 BINGHAM AVENUE, RUMSON NJ 07760
 Telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcatarchitect.com

REVISIONS	DATE

CLIENT	CORNELIUSEN RESIDENCE
ADDRESS	64 BAY AVENUE ATLANTIC HIGHLANDS, NEW JERSEY
JOB NUMBER	22-111
BLOCK	129
LOT	1

DATE	4/11/23
DRAWN BY	MB
SHEET NO.	V-2

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.