

**ATLANTIC HIGHLANDS PLANNING BOARD
APPLICATION FOR VARIANCE**

1. ~~XXX~~ Kalian Management, LLC, the applicant(s) herein, whose mailing address is 2 Hennessey Boulevard, Suite 1
Atlantic Highlands, NJ 07716
and whose phone number is 732-741-0054 is contract purchaser
located at 14 East Garfield Avenue ~~is the owner/contractor~~ of property
Atlantic Highlands, NJ 07716
also designated as Block 101, Lot(s) 3 on the Tax Map of the Borough of Atlantic Highlands.

2. The Property is in the R-1 Zone, it has street frontage of 266 feet and an average depth of 135/170 feet approximately
and an area of 40,300 square feet.

3. The proposed percentage of lot coverage by both the existing structure and proposed additions will be
WILL COMPLY.

4. The following structures, buildings and/or uses are located on the property:
1 1/2 story dwelling and shed. Current use of the property is a non-profit Masonic lodge.

5. Application is hereby made for a variance to:
Subdivide the existing residential lot into five (5) residential lots, and to construct five (5) single-family homes

6. The reason for this request and the grounds urged for the relief are as follows:
The benefits of granting the variances substantially outweigh any detriment, and granting the variances will have
no negative impact on the zone plan, zoning ordinance or public good.

7. The section(s) of the Borough Zoning Ordinance upon which this application is based is:
Section 150-26 (Major Subdivision); Section 5-2 (Minimum Frontage, Side Yard Setback and Total Side Yards)
See attached List of Variances

8. Property Tax & Water Bills have been paid through the 1st quarter of 2024 and Waivers.

9. Has the property been separated from a larger tract of land? Yes No X If yes, when?
Has the Planning Board approved the subdivision Yes No X If yes, when?

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
Disposition:

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.
ANSELL GRIMM & AARON, PC, Attorneys for Applicant

Applicant Signature By: RICK BRODSKY, ESQ.

2/26/24
Date

Applicant Signature

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.

Owner: Masonic Hall
 152 Maple Avenue
 Red Bank, NJ 07701-1716

Applicant: Kalian Management, LLC
 2 Hennessey Boulevard, Suite 1
 Atlantic Highlands, NJ 07716

Block 101, Lot 3
14 East Garfield Avenue
Borough Of Atlantic Highlands,
Monmouth County, NJ

December 18, 2023

List of Variances

1. Minimum lot frontage and lot width of 75 feet is required whereas 52.0 feet is proposed for New Lots 3.01, 3.03, and 3.04, 54.0 feet is proposed for New Lot 3.05, and 56.0 feet is proposed for New Lot 3.02.
2. Minimum side setback of 10 feet is required whereas 7 feet is proposed.
3. Minimum total side setback of 20 feet is required whereas 17 feet is proposed.

Submission Checklist Waivers

- L. Submission to Freehold Soil Conservation District will be provided at a later date.
- O. Submission to Monmouth County Planning Board will be provided at a later date.
- S. Submission to Atlantic Highlands Regional Sewerage Authority will be provided at a later date.

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

Date _____