## ATLANTIC HIGHLANDS PLANNING BOARD APPLICATION FOR VARIANCE

1.	. XXXX Kalian Management, LLC			the applicant(s) herein, whose mailing			
	address is	2 Hennessey Boulevar	d, Suite 1				
		Atlantic Highla	ands, NJ 07716		contract purchaser		
	and whose phone	number is 732-741-0	0054		is anyland the xxxxxxxxxxxxxxxx of property		
	located at	14 East Garfield Avenu	16		KANANA III MAKANAMAKA OI PROPERTY		
		Atlantic Highla	ands, NJ 07716				
	also designated as E Highlands.	3łock_101	Lot(s) 3	3	on the Tax Map of the Borough of Atlantic		
2.	The Property is in the R-1 Zone, it has street frontage of 266 feet and an average depth of 135/170 feet 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 hereb Subdivide the existing	y made for a variance of gresidential lot into five	to: (5) residential lots, a	nd to cor	nstruct five (5) single-family homes		
<u>_</u>	The						
о.	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 o	n the zone plan, zoning	ordinance or public g	good.			
<ol> <li>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 Yard</li> </ol>							
		**See attach	ed List of Variances*	*			
8.	Property Tax & Wate	r Bills have been paid	aivers through the1st	quai	rter of 20_ <sup>24</sup>		
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?						
	Date of Filing:	N/A	plication to the Pla	nning Bo	pard involving the premises, state:		
	Character of Appeal Disposition:	111	1				
/w	e the undersigned, co	estify that of all of the	statements contain	ned her	ein are true and correct to the best of my/our		
(no	wledge information ELL GRIMM & AAR	and belief. N, D, Attorneys for Ar	pplicant	neu ner			
\pn	licant Signature By R	RICK BRODSKY, ESQ.		_	2/26/24		
-44		JON BRODERT, ESQ.		Di	ate		
pp	licant Signature			Da	ate .		

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 regulred 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 Henessey 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.

## ATLANTIC HIGHLANDS PLANNING BOARD APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

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

1.	Applicant Name:	Kalian Management, LLC					
	Address:	2 Hennessey Boulevard, Suite 1					
		Atlantic Highlands, NJ 07716					
	Phone Number:	732-741-0054					
2.	2. Name & Address of Present Owner (if other than Applicant):						
	NAME: Navesink Lodge No. 9 F. & A.M.  ADDRESS: 152 Maple Avenue, Red Bank, NJ 07701  3. Applicant's Interest in Land, if other than owner: Contract purchaser						
3.							
4.	Location of Subdivi	sion: 14 East Garfield Avenue					
	Block: 101	Lot: 3 Zone: R-1					
5.	Number of Proposed	d Lots: Five (5) Filling Fee: \$					
6.	Area of Entire Tract: 40,300 sf Portion being Subdivided: Entire tract is being subdivided						
	Development Plans:						
	Sell Lots Only: Yes No X						
	Construct Homes for Sale: Yes X No No No						
	Other						
8.	8. ATTACH A COPY OF ANY DEED RESTRICTIONS OR RESTRICTIVE COVERING						
9.	Name and Address of	of person preparing Sketch Plat:					
	Fichter, PF, PP Phone:						
ANSELL GR	Address: Insite En	Attorneys for Applicant					
	1011	2/26/24					
Applicant Sig	nature By: RICK BR	ODSKY, ESQ. Date					
Applicant Sig	gnature	Date					