

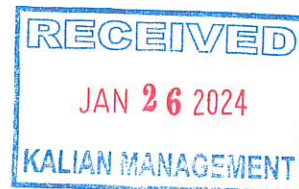


BOROUGH OF ATLANTIC HIGHLANDS

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

MICHELLE CLARK, ZONING OFFICER

To: Debbie Kramer Gregg
Vice President and General Counsel
Kalian Companies
2 Hennessey Boulevard, Suite 1
Atlantic Highlands, NJ 07716



From: Michelle Clark
Zoning Officer

Date: January 24, 2024

Re: Block 101, Lot 3, 14 East Garfield Avenue

I have reviewed your application for major subdivision and construction of five Single-Family Dwellings in the R-1 Zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary:

Section 150-26
Major Subdivision

Section 5-2	
Minimum Frontage	75' required; 52', 56' 52' 52' & 54' proposed
Side Yard Setback	10' required; 7', 10', 7', 7' & 7' proposed
Total Side Yards	20' required; 15', 20', 17', 17', 17' & 14' proposed

To proceed with an application to the Planning Board please contact Nancy Tran in the Planning Board office 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



BOROUGH OF ATLANTIC HIGHLANDS
APPLICATION FOR DEVELOPMENT PERMIT

Instructions: Submit this completed application, copy of property survey, (2) copies of related plans. Property survey cannot be reduced or enlarged or be taken by facsimile transmission. **\$140.00 NON REFUNDABLE FEE**

PROPERTY INFORMATION: BLOCK 101 LOT(S) 3 ZONE _____

PROPERTY ADDRESS: 14 E. Garfield Avenue, Atlantic Highlands, NJ 07716

Describe in detail the proposed development; include square footage, height, location, proposed use). If the application is for an addition, describe the purpose (ex: bedroom). If the application involves a change of use of the property, a separate narrative is suggested. **If the property contains slopes, a steep slope permit must be obtained prior to any development.**

Construction 5 single family homes. No more than 34 feet in height and approximately 2600 sq, ft,

Current use of property: Nonprofit Masonic Lodge

Is the property located on a corner lot or abut more than one street? Yes _____ No X
If yes, name of street(s) _____

Does the property contain any easements or other restrictions? Yes _____ No X

Is the property situated within 50' of the following: ponds, streams, brooks, marshes, rivers, creeks, etc, or other low lying areas; or is the property located within 500' of the mean high water line or any area regulated by the Department of Environmental Protection? Yes _____ No X
(If you answered yes, you must contact the NJDEP at 609-292-0060 to obtain clearance, prior to submitting this permit. Violations of the Wetlands could result in fines imposed by the State of New Jersey.)

PROPERTY OWNER Navesink Lodge No. 9 F&A.M.

Mailing Address 152 Maple Avenue, Red Bank, NJ 07701

APPLICANT (If different than owner) Kalian Management, LLC

Mailing Address 2 Hennessey Blvd, Suite 1, Atlantic Highlands, NJ 07716

PLEASE READ THE FOLLOWING: I hereby certify the (check one) _____ I am the owner of the subject property; or X I have permission from the property owner to submit this Application for Development. I certify, to the best of my knowledge all the information contained on this application is correct; and the survey provided is accurate and shows all structures located on the site. In addition, I grant permission to the Borough of Atlantic Highlands and their agents to come onto the subject property, for the purpose of conducting inspections, relating to this application.

DATE 1-12-24

SIGNATURE [Signature]

*****This permit is issued for the purpose of property zoning only. Permit expires one year from the date of approval*****

DEVELOPMENT PERMIT APPROVED - CONDITIONS _____

DEVELOPMENT PERMIT DENIED as per attached letter

DATE 1-24-2024 ZONING OFFICER Michelle Clark

24-01-04

CK# 1323