

ATLANTIC HIGHLANDS PLANNING BOARD
APPLICATION FOR VARIANCE

1. I/we JOSEPH PARRIS, the applicant(s) herein, whose mailing address is 22 PROSPECT CIRCLE and whose phone number is 973-202-1757 am/are the owner/contractor of property located at _____

also designated as Block 74, Lot(s) 2+3 on the Tax Map of the Borough of Atlantic Highlands.

2. The Property is in the R-2 Zone, it has street frontage of 273 feet and an average depth of 120 feet and an area of 22,726.5 square feet.

3. The proposed percentage of lot coverage by both the existing structure and proposed additions will be 30%.

4. The following structures, buildings and/or uses are located on the property:

The existing structure is a 2 1/2 story dwelling. Applicant proposes a building with a footprint of 1410' x 37' x 42.0'.

5. Application is hereby made for a variance to:

minimum lot area of 8637' where 15,000' is required; lot shape diameter of 48.0'

6. The reason for this request and the grounds urged for the relief are as follows:

applicant wishes to reside in new house,

7. The section(s) of the Borough Zoning Ordinance upon which this application is based is:

150-24 150-25

8. Property Tax & Water Bills have been paid through the 3rd quarter of 2024.

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?

10. If there has been any previous appeal or application to the Planning Board involving the premises, state:

Date of Filing: _____

Character of Appeal _____

Disposition: _____

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


Applicant Signature _____ 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.



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: Joseph Paris
22 Prospect Circle

From: Michelle Clark
Zoning Officer

Date: August 26, 2024

Re: Block 74, Lots 2 & 3, 22 Prospect Circle

I have reviewed your application for a subdivision and construction of a single family home in the R-2 Zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary:

Section 150-82
Subdivision

Section 5-2

Minimum Lot Area 15,000 sf required; **8,637.3** sf & 14,094.2 sf proposed
Minimum Lot Shape Diameter 65' required; **48'** & 80' proposed
Minimum Side Yard Setback 15' required; 17.3' & **4.2'** proposed
Minimum Rear Yard Setback 30' required; 68.6' & **14.5'** proposed
Maximum Building Height 35' permitted; 35' proposed & **39.19 exists**
Maximum Impervious Coverage for Lot 3 5,044.65 sf; 5,120.98 proposed
Maximum Building Coverage for Lot 3 15% permitted; 16.2% proposed

To proceed with an application to the Planning Board please contact Renee Frotton 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: Renee Frotton, Board Secretary

ATLANTIC HIGHLANDS PLANNING BOARD
APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

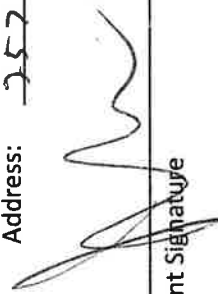
Application is hereby made for the classification of a Sketch Plat of a proposed subdivision of land hereinafter more particularly described:

1. Applicant Name: JOSEPH J PARIS
Address: 22 PROSPECT CIRCLE 107 Church St.
~~ATLANTIC HIGHLANDS PLANNING BOARD~~
Phone Number: 66 HENRY R. WOLFF Attorney 730-291-9000
2. Name & Address of Present Owner (if other than Applicant):
NAME: _____
ADDRESS: _____
3. Applicant's Interest in Land, if other than owner: _____
4. Location of Subdivision: 22 PROSPECT CIRCLE
Block: 74 Lot: 2+3 Zone: R-2
5. Number of Proposed Lots: Two Filing Fee: \$ _____
6. Area of Entire Tract: 22,731.5 Portion being Subdivided: 8627
7. Development Plans:
Sell Lots Only: Yes _____ No _____
Construct Homes for Sale: Yes _____ No _____
Other CONVERT PERSONAL RESIDENCE

8. ATTACH A COPY OF ANY DEED RESTRICTIONS OR RESTRICTIVE COVERING

9. Name and Address of person preparing Sketch Plat:

Name: Walter Hopkin Phone: 730-223-1313
Address: 257 Monmouth Rd, Bakersfield

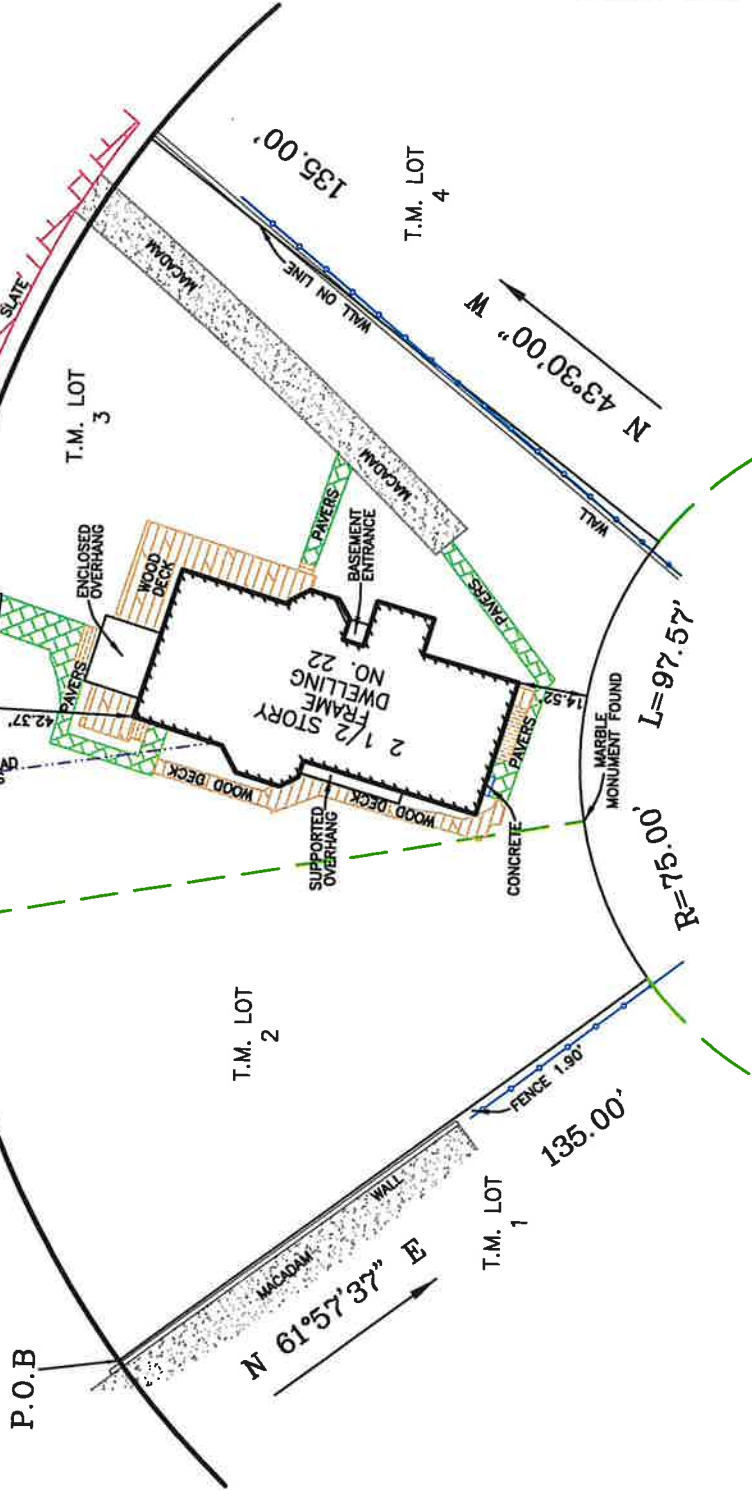

Applicant Signature
Date 5/18/24

Applicant Signature _____ Date _____

SURVEY OF TAX LOTS 2 & 3, BLOCK 74
BORO. OF ATLANTIC HIGHLANDS, MONMOUTH CO., N.J.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C458-36.3) AND N.J.A.C. 13:40-5.1(a)

PROSPECT AVENUE
(R.O.W. 50')



THIS SURVEY CERTIFIED TO:

JOSEPH PARIS
AARON S. LILLER, ESQ.
TOHICKON SETTLEMENT SERVICES, INC. (TSS-NJ-1062)
WFG NATIONAL TITLE INSURANCE COMPANY
GLENDEENING MORTGAGE CORPORATION

DEED BOOK OR-8802 PAGE 8226
USED IN THE PREPARATION OF THIS SURVEY

AREA=25,027 SQ. FT.

CERTIFICATE OF AUTHORIZATION: GA2B217600

KTJ ASSOCIATES, LLC
1019 OLD YORK ROAD, NESHANIC STATION, NJ 08853
ANDREW J. KIRTLAND
Professional Land Surveyor No. 24GS04333600
(908)754-7886 phone (908)755-7750 fax

TAX LOT	TAX BLOCK	MUNICIPALITY	CITY OF ATLANTIC HIGHLANDS	CHECKED BY: AK
2-3	74			
SCALE: 1"=40'	DATE: 6-11-2021	DRAFTED BY: BK	FILE: 62963	

THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE COMPANY MIGHT DISCLOSE. THIS OFFICE MAKES NO DETERMINATION AS TO THE EXISTENCE OF WETLANDS. NO IS MADE ONLY TO ABOVE NAMED PARTIES. NO LIABILITY IS ASSUMED BY SURVEYOR FOR USE FOR ANY PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFADAVIT, PROPERTY, OR CONSTRUCTION, INCLUDING FENCES.