



**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. **\$30.00 NON REFUNDABLE FEE**

PROPERTY INFORMATION: BLOCK 22 LOT(S) 9 ZONE R-2

PROPERTY ADDRESS: 2 Hill Road

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.

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

Current use of property: Residential

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

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 Two Hill Properties, LLC

Mailing Address 11 Indian Trail, Medford, New Jersey 08055

APPLICANT (If different than owner) Same as above

Mailing Address Same as above

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.

Mark R. Aikins, Attorney for Owner/Applicant

DATE Sept. 27, 2024 SIGNATURE MA

\*\*\*\*\*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

DATE 9-30-2024 ZONING OFFICER for steep slope approval

and Planning Board as per attached letter

Nichelle Clark CK# 1132

11.09.24



## 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: Two Hill Properties, LLC  
11 Indian Trail  
Medford, New Jersey 08055

From: Michelle Clark  
Zoning Officer

Date: September 30, 2024

Re: Block 22, Lot 9, 2 Hill Road

I have reviewed your application for construction of a new 2 ½ Story home and pool and in the R-2 Zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary:

150-78      **Application must be made to the Borough Engineer for Steep Slope Approval**

**Section 5-2 Construction of new home:**

Front yard setback (Hill Road) 25' required; 21.05' proposed

Side yard setback 15' required; 11.7' exists

Lot shape diameter 60' required; 54.87' exists

Max building height (stories) 2.5 permitted; 3.0 proposed

**Accessory Structure (Pool Equipment Enclosure)**

Min side yard setback 10' required; 1.81' proposed

Min rear yard setback 5' permitted; 1.80' proposed

Min Distance for principal structure 5' required; 3.97' proposed

**Patio**

Min side yard setback 10' required; 1.0' proposed

**Accessory Structure (Pool)**

No Accessory Structure is allowable in a front yard

Min side yard setback 10' required; 2.40' proposed

To proceed with an application to the Planning Board please contact Renee Frotton at 732-291-1444 ext 3108 or email [planningboard@ahnj.com](mailto:planningboard@ahnj.com)

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

cc: Renee Frotton, Planning Board Secretary

**ATLANTIC HIGHLANDS PLANNING BOARD  
APPLICATION FOR VARIANCE**

1. I/we 2 Hill Properties, LLC, the applicant(s) herein, whose mailing address is 2 Hill Road, Atlantic Highlands, New Jersey 07716

and whose phone number is c/o 732-280-2606 am/are the ~~owner~~/contractor of property located at 2 Hill Road

also designated as Block 22, Lot(s) 9 on the Tax Map of the Borough of Atlantic Highlands.

2. The Property is in the R-2 Zone, it has street frontage of 210.50 feet and an average depth of \_\_\_\_\_ feet and an area of 15,107 square feet.

3. The proposed percentage of lot coverage by both the existing structure and proposed additions will be 13.95% existing and 14.53% proposed.

4. The following structures, buildings and/or uses are located on the property:  
SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

5. Application is hereby made for a variance to:  
SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

6. The reason for this request and the grounds urged for the relief are as follows:  
SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

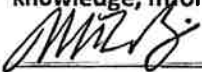
7. The section(s) of the Borough Zoning Ordinance upon which this application is based is: 150-78  
and Section 5-2

8. Property Tax & Water Bills have been paid through the 4<sup>th</sup> quarter of 2024.

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: No  
Date of Filing: \_\_\_\_\_  
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.



Applicant Signature  
Mark R. Aikins, Attorney for Owner/Applicant  
Two Hill Properties, LLC

December 4, 2024

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.*

**ADDENDUM TO APPLICATION**

**TWO HILL PROPERTIES, LLC**

**BLOCK 22, LOT 9**

**2 HILL ROAD, BOROUGH OF ATLANTIC HIGHLANDS**

Applicant seeks to demolish the existing single family residence and construct a new 3 story single family residence of approximately 2,989 square feet with proposed pool and patio at grade. The property is located in the R-2 zoning district and is irregularly shaped in the form of a triangle, creating several bulk dimension variances as a result of the lot shape and hardship condition. Steep slopes are also present at the property and Applicant will also need relief from the Steep Slopes Ordinance provisions. Applicants will show that there will not be a substantial detriment to the municipal zone plan or to the neighborhood as a result of the requested variances. Applicant will also show that the purposes of zoning will be advanced as a result of the requested variances.