

ATLANTIC HIGHLANDS PLANNING BOARD
APPLICATION FOR VARIANCE

1. I/we Edward + Gina Loud, the applicant(s) herein, whose mailing address is 86 Third Ave
AH, NJ
and whose phone number is 347 680 2938 am/are the owner/contractor of property located at 86 Third Ave
AH, NJ
also designated as Block 89, Lot(s) 3.02 on the Tax Map of the Borough of Atlantic Highlands.

2. The Property is in the 4th Zone, it has street frontage of 105 feet on Third Ave and an average depth of 73 feet and an area of 7,875 square feet. + 75 feet on Lincoln

3. The proposed percentage of lot coverage by both the existing structure and proposed addition will be
N/A

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

stairs and porch in front

5. Application is hereby made for a variance to:

Allow stair + porch reconstruction with
expanded ~~width~~ porch to meet depth/width
of new stairs

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

The front stairs were unsafe due to steep inclines
+ crumbling of the concrete. At construction of new
porch it was revealed the structure was on verge of collapsing into
a deep hole.

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

Minimum Yard Requirements

8. Property Tax & Water Bills have been paid through the 3 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 of all of the statements contained herein are true and correct to the best of my/our knowledge, information and belief.

Gina Loud
Applicant Signature

16 January 2025
Date

Edward P. Loud
Applicant Signature

16 January 2025
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.

PHONE 347-680-2938

METES AND BOUNDS DESCRIPTION
LOT 3.02, BLOCK 89
BOROUGH OF ATLANTIC HIGHLANDS
MONMOUTH COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Borough of Atlantic Highlands, County of Monmouth, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by a monument found, said point being the intersection of the northerly R.O.W. line of Lincoln Avenue (50' R.O.W.), and the easterly R.O.W line of Third Avenue (50' R.O.W.), and running; thence

- 1) N29°00'00"E, a distance of 105.00 feet to a point; thence
- 2) S60°54'00"E, a distance of 75.00 feet to a point; thence
- 3) S29°00'00"W, a distance of 105.00 feet to a point; thence
- 4) N60°54'00"W, a distance of 75.00 feet to the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being known and designated as Lot 3.2 in Block 89 as shown on a certain map entitled "Final Plat Showing Major Subdivision for Indian Head Home Improvements Inc." said map was filed in the Monmouth County Clerk's Office on July 29, 1976 as Filed Map No. 139-26.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, Service@MorganEngineeringLLC.com, dated April 17, 2018, marked project #18-02861.



DAVID J. VON STEENBURG, P.L.S.
N.J. LIC. NO. 34500

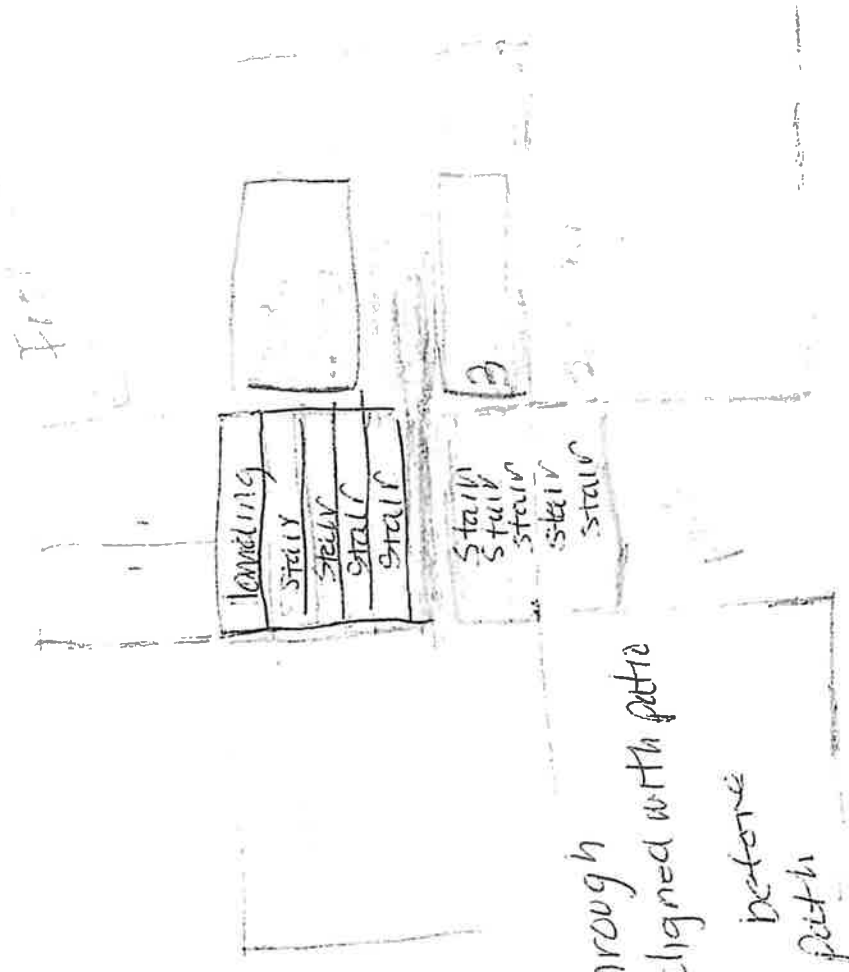


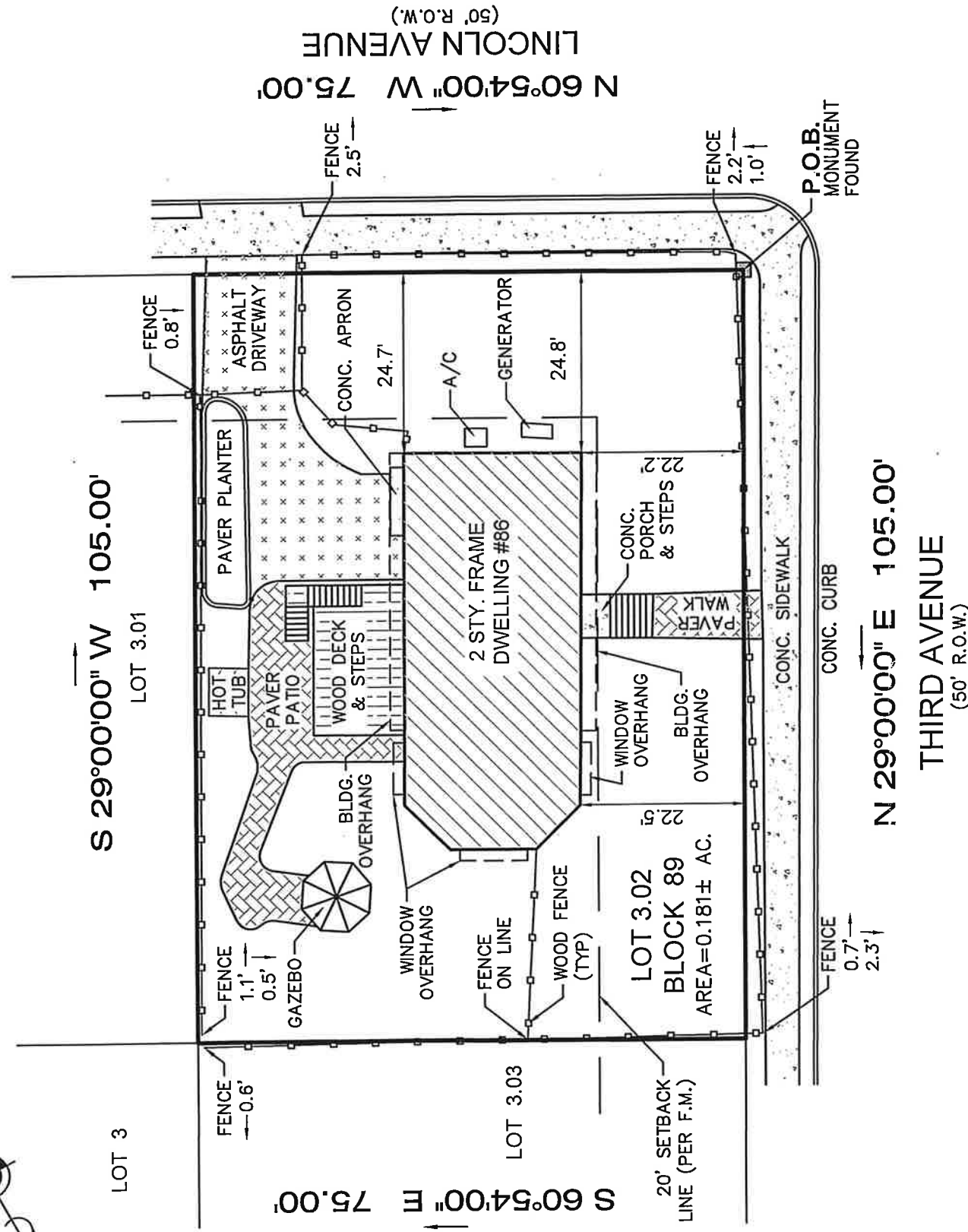
DATE

(Project No. 18-02861)ru

Wood Residence
86 Third Ave
Shaded Area - patio

Below is a
landing and 4
stairs
there is a pass through
3 more steps aligned with patio
depth and before
2 more stairs flat path
leading to the
landing to the
sidewalk





CLOSING ATTORNEY: *GERALDINE ALLEGRA, Esquire*

Filed Map Reference:	Filed Map Block:	Filed Map Lot:	Filing Date:	Filed Map No.
FINAL PLAT SHOWING MAJOR SUBDIVISION FOR INDIAN HEAD HOME IMPROVEMENTS INC.	89	3.2	JULY 29, 1976	139--26

• I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 4/17/18 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

• THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.

• OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.

• THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.

• BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.

• PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(d))

DB 8667 PG 83

DB 8667, PG 8354

MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

www.morganengineeringllc.com

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

COUNTY OF MONMOUTH
NEW JERSEY

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=20'	VS	4/17/18	18-02861	18-02861	1 OF 1



**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: Edward Loud and Gina Cioffi, Trustees
86 Third Avenue
Atlantic Highlands, NJ 07716

From: Michelle Clark
Zoning Officer

Date: September 24, 2024

Re: Block 89, Lot 3.02, 86 Third Avenue

I have reviewed your application for construction of a new front porch and stairs in the R-1 Zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary

Section 150-29.A(2) – 20' Minimum Front Yard Setback permitted; 10' exists

To proceed with an application to the Planning Board please contact Renee Frotton at planningboard@ahnj.com

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

cc: Renee Frotton, Planning Board Secretary



BOROUGH OF ATLANTIC HIGHLANDS

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

RICHARD COLANGELO, CODE ENFORCEMENT OFFICER

Notice

September 10, 2024

Edward Loud and Gina Cioffi, Trustees

86 Third Avenue

Atlantic Highlands, NJ 07716

Mr. Loud and Ms. Cioffi,

It was observed today that you are installing a large patio on the front of your property located at 86 Third Avenue, Atlantic Highlands, NJ. There appears to be NO RECORD of a review by the Zoning Officer for this project.

It is required that you go to Borough Hall with a copy of your survey and the plans for the work no later than September 18th, 2024 for a review of the project by the Zoning Officer. Failure to do so will result in a Court Complaint being issued for Violation of Section 150 of Borough Ordinances.

Sincerely,

Richard Colangelo

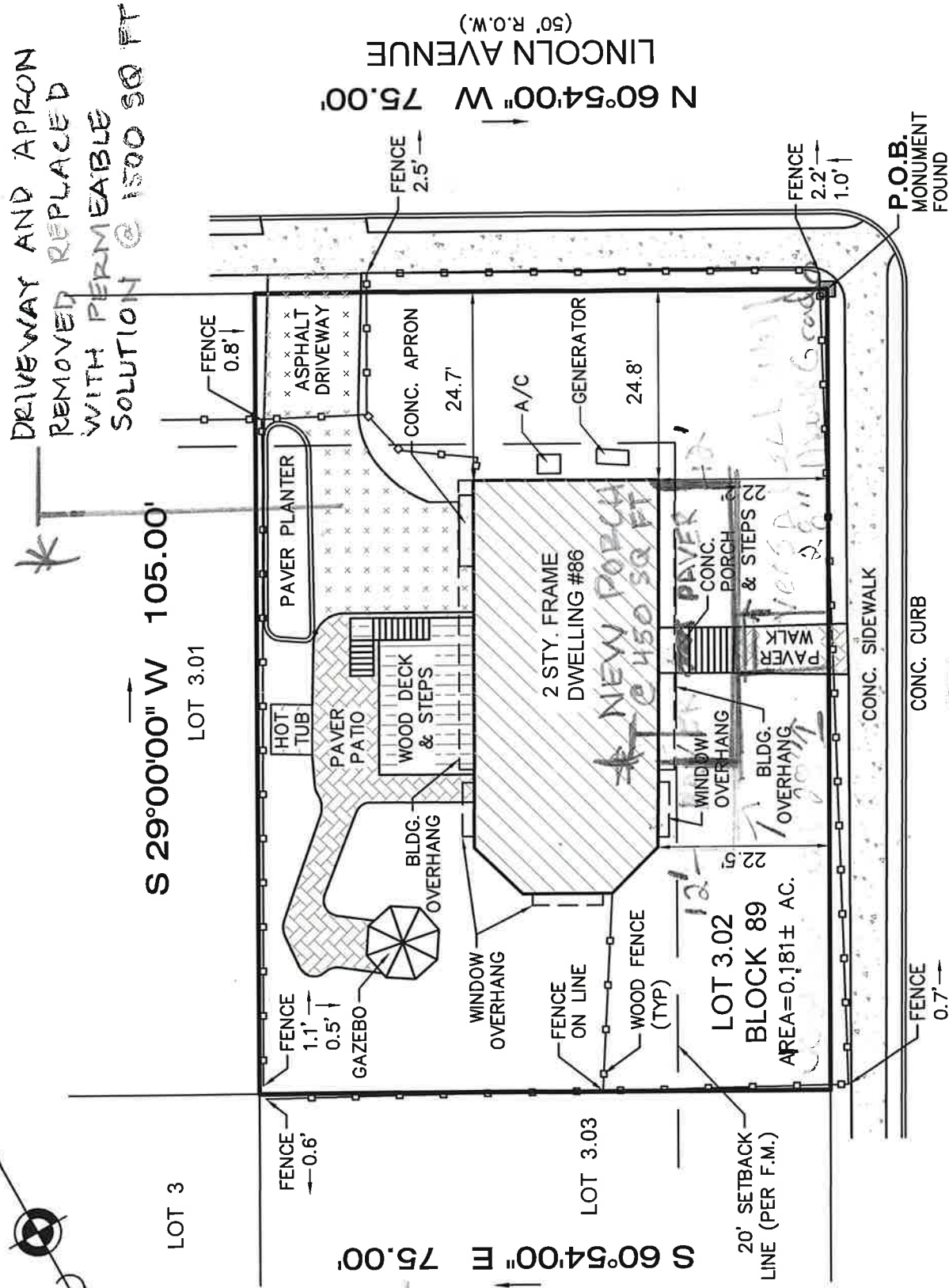
Richard Colangelo

Code Enforcement

732-904-5498

CodeEnforcement@AHNJ.com

F.M. 138-2269



PREPARED FOR: GINA CIOFFI and EDWARD P. LOUD

TITLE INSURER: RED BANK TITLE AGENCY (315-51810),
FIDELITY NATIONAL TITLE INSURANCE COMPANY

MORTGAGE HOLDER: FREEDOM MORTGAGE CORPORATION,
its successors and/or assigns, as their interest may appear.

CLOSING ATTORNEY: GERALDINE ALLEGRA, Esquire

Filed Map Reference: FINAL PLAT SHOWING MAJOR SUBDIVISION FOR INDIAN HEAD HOME IMPROVEMENTS INC.	Filed Map Block: 89	Filed Map Lot: 3.2	Filing Date: JULY 29, 1976	Filed Map No. 139-26
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IMPORTANT NOTES, PLEASE REVIEW:

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DB 8667, PG 8354

CERTIFICATE OF AUTHORIZATION: 24GA28229800



P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

www.morganengineeringllc.com

David J. Von Steenburg

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 3.02

BLOCK 89

BOROUGH OF ATLANTIC HIGHLANDS

COUNTY OF MONMOUTH

NEW JERSEY

Scale: 1"=20'	Drawn By: VS	Date: 4/17/18	JOB # 18-02861	CAD File # 18-02861vs	Sheet # 1 OF 1
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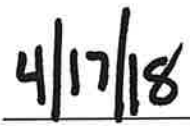
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