



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: Parker and Kristin Brown
53 Fourth Avenue
Atlantic Highlands, NJ 07716

From: Michelle Clark
Zoning Officer 

Date: April 11, 2022

Re: Block 94, Lot 20, 53 Fourth Avenue

I have reviewed your application for construction of an addition in the R-1 Zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary:

Section 150-49 (1) A nonconforming lot may not be used for any purpose unless (a) the proposed use and all existing uses is/are permitted principal or accessory uses. (b) **the lot conforms to the minimum lot area requirements of this chapter.**

Section 5-2 Minimum Lot Area 7,500 sf required; 5,000 sf exists
Minimum Front Yard Setback 20' required; 15' exists
Minimum Side Yard Setback 10' required; 6.2' & 9.8' exists
Max Building Coverage 25% permitted, 30% exists; 31% proposed
Max Usable FAR .40 permitted; .44 proposed

To proceed with an application to the Planning Board please contact Erin Uriarte 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: Erin Uriarte, Board Secretary
Maxine Giordano – Architect

RECEIVED

JUN 16 2022

PLANNING BOARD