

Public Notice

Please take notice that on January 5, 2022, at the Borough of Atlantic Highlands Municipal Building, 100 First Avenue, Atlantic Highlands, New Jersey 07716 the Atlantic Highlands Planning Board will hold a hearing on the application of the undersigned, at which time and place all interested persons will be given an opportunity to be heard. Said meeting will take place at 7 P.M. Please be advised that the Planning Board is now conducting its meeting in hybrid format both in person and virtually. When attending the session virtually please be advised that the Borough requires applicants and their witnesses to appear by both audio and video. Persons attending virtually must have both audio and video capability if they wish to provide testimony or show exhibits. Such persons must also contact the Planning Board in advance of the hearing date to arrange for the presentation of any exhibits that they wish the Planning Board to consider

PLANNING BOARD ZOOM MEETING LINK Passcode: 030016 Or One tap mobile :

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Or Telephone: Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 881 6984 2594 Passcode: 030016 International numbers available:
<https://us02web.zoom.us/j/keoCE7R0Qz>

THE PREMISES in question are in the HBD Zoning District, Tax Map Block 97, Lot 5, more commonly known as 96 First Avenue, Atlantic Highlands, Monmouth County New Jersey 07716.

THE APPLICANT IS SEEKING. The applicant will seek Bulk-Variance Approval, additional interior use to the first floor of the existing building. Activity center is ancillary to the principal use, rather than an additional use.

1. Relief from the following:

a.) **Section 150-29(A)(2)** –The minimum lot area required in the HBD zone is 4,000 sq-ft, whereas the existing lot area is 1,562 sq-ft.

b.) **Section 150-29(A)(2)** –The minimum lot frontage required for interior lots in the HBD zone is 35 feet, whereas the existing frontage is 25.07 feet.

c.) **Section 150-29(A)(2)** –The minimum lot shape diameter for interior lots in the HBD zone is 30 feet, whereas the existing lot shape diameter is 25 feet.

d.) **Section 150-29(A)(2)** –The minimum gross floor area for the first floor of a muti-story building in the HBZ zone is 1,500 square feet, whereas the existing first floor area is 1,296 square feet.

AND for such other variances and design waivers as may be required by the board.

A copy of this application and documents are on file at the Planning Board Office, Atlantic Highlands, Municipal Building, 100 First Avenue, Atlantic Highlands, New Jersey during normal business hours (8:30 A.M-4:30 P.M.) and may be inspected by all interested parties prior to said meeting.

Dated: December 9, 2022

Henry F. Wolff, III
Attorney for Applicant,
1st Cup, LLC