



**BOROUGH OF  
ATLANTIC HIGHLANDS**

100 FIRST AVENUE  
ATLANTIC HIGHLANDS, NEW JERSEY 07716  
732-291-1444 FAX 732-291-9725  
WWW.AHNJ.COM

**CERTIFICATION THAT PROPERTY TAXES AND  
WATER AND SEWER BILLS HAVE BEEN PAID**

(Must Accompany All Planning Board Applications)

BLOCK: 7 LOT(S): 5.03

NAME: Atlantic Highlands Yacht Club (above Shore Casino)

ADDRESS: 6 Simon Lake Drive, Atlantic Highlands, N.J. 07716

**RECEIVED**

NOV - 7 2022

Property taxes on the above property are paid to date.

Debra Marchetti  
Debra Marchetti, Tax Collector

**PLANNING BOARD**

10/20/2022  
Date

Water and Sewer Charges on the above property are paid to date.

Debra Marchetti  
Debra Marchetti, Tax Collector

10/20/2022  
Date

**ATLANTIC HIGHLANDS PLANNING BOARD  
APPLICATION FOR VARIANCE**

1. I/we Christopher J. Stone A.I.A., the applicant(s) herein, whose mailing address is 8 Garryford Drive, Middletown, N.J. 07748

and whose phone number is 201-602-8958 am/are the owner/contractor of property located at 6 Simon Lake Drive, Atlantic Highlands, N.J. 07716 (above Shore Casino)

also designated as Block 7, Lot(s) 5 on the Tax Map of the Borough of Atlantic Highlands.

2. The Property is in the MR Zone, it has street frontage of \_\_\_\_\_ feet and an average depth of \_\_\_\_\_ feet and an area of 23,000 square feet.

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

4. The following structures, buildings and/or uses are located on the property:  
The Shore Casino, Banquet Hall (First Floor) and The Atlantic Highlands Yacht Club (Second Floor) Bar and Dining Room

5. Application is hereby made for a variance to:  
The Addition of an Outdoor Dining Area on existing Roof

6. The reason for this request and the grounds urged for the relief are as follows:  
The Yacht Club is a significant contributor to the fabric and vitality of the town and the harbor. This addition would enable more capacity for additional members that would in turn benefit the harbor and the businesses in the town by increased interest and usage.

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

8. Property Tax & Water Bills have been paid through the \_\_\_\_\_ quarter of 20\_\_\_\_.

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 N/A No \_\_\_\_\_ If yes, when? \_\_\_\_\_

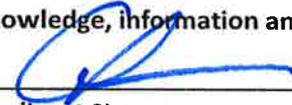
10. If there has been any previous appeal or application to the Planning Board involving the premises, state:

Date of Filing: N/A

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

10/17/2022  
\_\_\_\_\_  
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.*

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**PLANNING BOARD**



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WWW.AHNJ.COM CLERK@AHNJ.COM

MICHELLE CLARK, ZONING OFFICER

To: Atlantic Highlands Yacht Club  
c/o Chris Stone  
Simon Lake Drive

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NOV - 7 2022

From: Michelle Clark  
Zoning Officer

**PLANNING BOARD**

Date: October 20, 2022

Re: Simon Lake Drive - Block 7, Lot 5

I have reviewed your application for the addition of roof top dining deck in the MR zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary:

Minor Site Plan Approval

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

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

cc: Erin Uriarte, Board Secretary

**CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT PROVIDED PURSUANT TO  
SECTION 9-3.2k, OF THE REVISED GENERAL ORDINANCES OF  
THE BOROUGH OF ATLANTIC HIGHLANDS**

COUNTY OF MONMOUTH :

: SS

STATE OF NEW JERSEY :

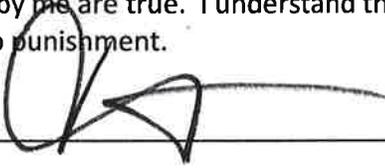
I, Christopher J. Stone A.I.A / IMMEDIATE PAST COMMODORE of The Atlantic Highlands Yacht Club  
whose address is 6 Simon Lake Drive, (above Shore Casino) Atlantic Highlands, N.J. 07716

being of full age certify as follows:

1. I have not knowingly made any campaign contribution to or on behalf of any candidate, candidate committee, joint candidate's committee, political committee, continuing political committee or political party committee of, or pertaining to, the Borough of Atlantic Highlands, within one year prior to filing the variance application and/or during the pendency of the application process for a variance, and that I have not otherwise violated Chapter 9-3 of the General Ordinances of the Borough of Atlantic Highlands hereof.
2. I understand that I have a continuing duty to report immediately to the Borough of Atlantic Highlands any campaign contributions made in violation of Section 9-3 of the General Ordinances of the Borough of Atlantic Highlands.

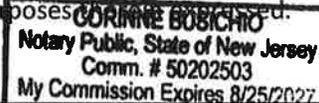
I certify that the foregoing statements made by me are true. I understand that if any of the statements made by me are willfully false, I am subject to punishment.

Dated: 11/07/2022

Signed: 

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I certify that on this 7<sup>th</sup> day of November, 2022, the subscriber,  
Chris Stone, personally appeared who I am satisfied is the person  
named herein and who executed the within instrument and thereupon she/he  
acknowledges that she/he signed, sealed and delivered as her/his act and deed, for the  
uses and purposes expressed.

  
CORINNE BOBICHIO  
Notary Public, State of New Jersey  
Comm. # 50202503  
My Commission Expires 8/25/2027

Notary Seal

My Commission expires on 8/25/2027



NOV - 7 2022  
PLANNING BOARD

***All developers, associates of developers and development professionals who apply for or provide testimony, plans or reports in support of a variance as listed below, and who have an enforceable proprietary interest in the property or development which is the subject of an application or whose fee in whole or in part, is contingent upon the outcome of the application, are required to provide this Contribution Disclosure Statement which shall be included as an element of the "Applicant Checklist" submitted with an application for variance pursuant to NJS 40:55D-70(d) as well as for relief pursuant to NJS 40:55-D-70(c) or NJS 40:55D-51 in applications for site plan and subdivision approval not considered to be minor site plans or minor subdivisions pursuant to the Ordinances of the Borough of Atlantic Highlands. This requirement is pursuant to Section 9-3.2k, of the Revised General Ordinances of the Borough of Atlantic Highlands.***

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AFFIDAVIT OF OWNERSHIP

NOV - 7 2022

STATE OF NEW JERSEY :  
: SS  
COUNTY OF :

PLANNING BOARD

Robert Ferragina, BA, being of full age, and being duly sworn according to law on oath deposes and says that the deponent <sup>leases</sup> resides at Shore Casino (Yacht Club) in the Borough of Atlantic Highlands, in the County of Monmouth and the State of NJ that <sup>The</sup> Borough of Atlantic Highlands is the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the municipality aforesaid, and known and designated as Block \_\_\_\_\_, Lot(s) \_\_\_\_\_.

Sworn to and subscribed before me this 14 day of October 2022.

Robert Ferragina  
Robert Ferragina, BA

Michelle Clark

Notary Seal

MICHELLE CLARK  
NOTARY PUBLIC OF NEW JERSEY  
ID #2368901  
My Commission Expires Jan. 22, 2023

**AUTHORIZATION**

(If anyone other than the above owner is making this application, the following authorization must be executed)

I hereby authorize \_\_\_\_\_ to make the within application.

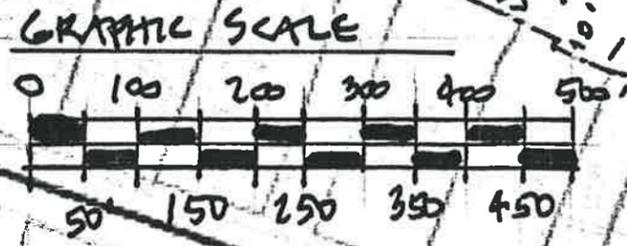
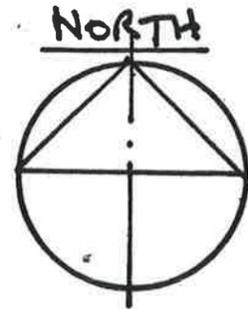
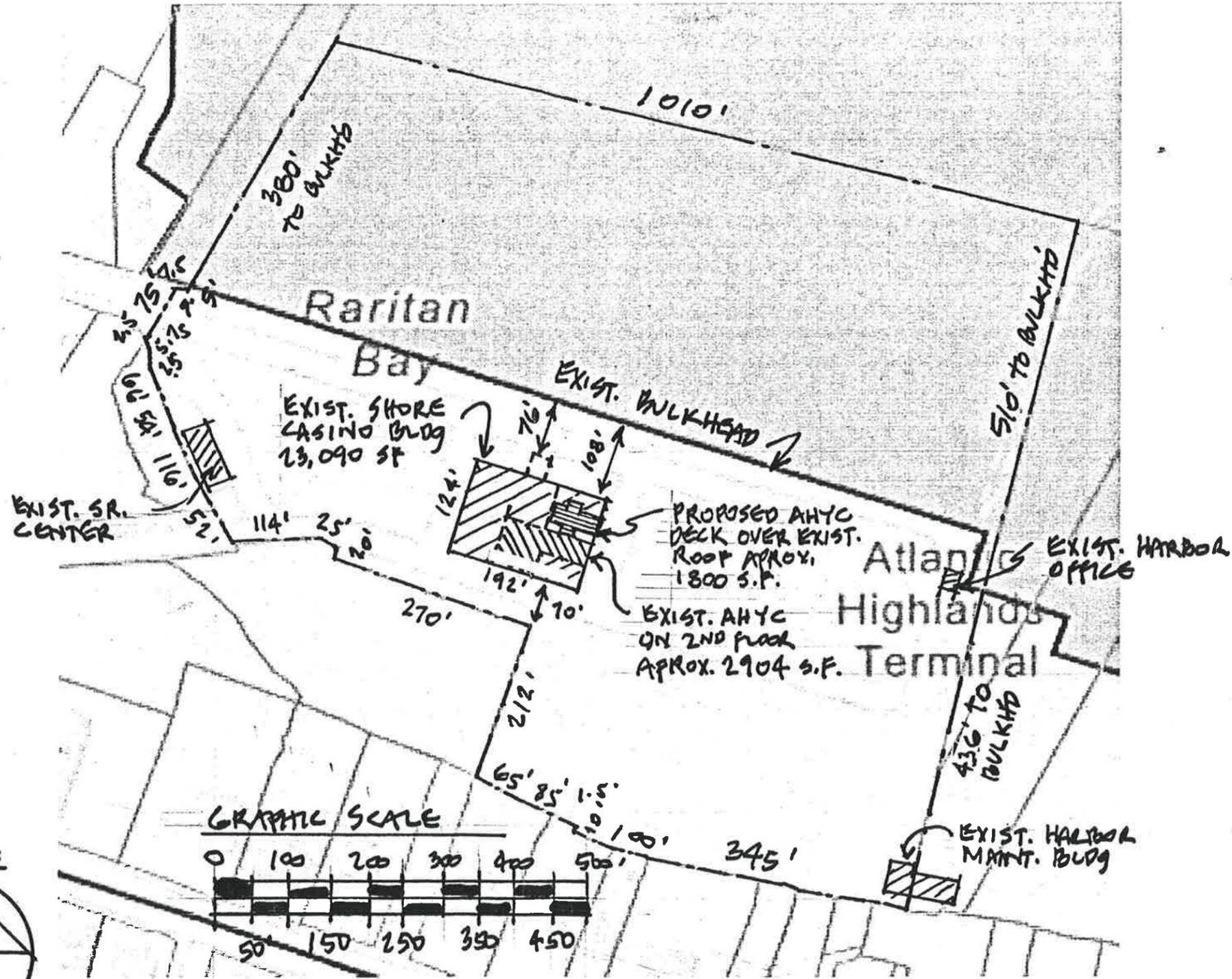
Robert Ferragina  
Signature

10-14-2022  
Date

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NOV -7 2022

PLANNING BOARD



GRAPHIC SITE PLAN

BLOCK 7 LOT 5

ALL DIMENSIONS APPROXIMATE. AS SCALED FROM  
PROPERTY VIEWER APPLICATION

20.9 ACRES

**C.J. Stone**

ARCHITECT AIA

RA NJ C 16950

RA VT C 2536

8 Garryford

Middletown, NJ 07748

201-602-8958

cstone@cjstoneaia.com

11/07/22

Christopher Stone

RA NJ C 16950 / VT C 2536

GRAPHIC SITE PLAN

for

**The Atlantic Highlands**

**Yacht Club**

6 Simon Lake Drive, Atlantic Highlands, NJ

**1 of 1**

11 07 22





**VIEW OF PROPOSED DECK FROM GROUND AT NE CORNER  
ATLANTIC HIGHLANDS YACHT CLUB DECK PROPOSAL**