

SURF CITY LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION

PLEASE NOTE: A signed, completed checklist must be received by the Land Use Board Clerk and attorney prior to deeming your application complete.

All applications and all required documents shall be submitted at least forty five (45) days prior to the regularly scheduled meeting of the Land Use Board at which consideration is sought.

NUMBER OF COPIES REQUIRED - ALL DOCUMENTS MUST BE SUBMITTED AT THE SAME TIME.

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED!!!!

- ☒ 15 Copies of Application
- ☒ 15 Copies of Variance Map, Site Plan, or Subdivision and all supporting documents
- ☐ 15 Copies of Tax Map sheet with Block and Lot highlighted
- ☐ 15 Copies of the Permit Refusal from the Zoning Officer
- ☐ 15 Color Copies of Property Photos (min. 4 color photos taken within past 30 days.)
- ☒ **1 copy of W-9 Form
- ☒ **1 copy of Affidavit of Ownership, Consent, Authorization and Non-Collission
- ☒ **1 copy of Signed Checklist (must be submitted with initial documentation. Application will not be accepted without signed Checklist.)

****These items are to be included in initial package to board secretary only.**

DISTRIBUTION

Please note it is the Applicant's responsibility to distribute completed applications

Kevin S. Quinlan, Esq., 207 W Main Street, Tuckerton, NJ 08087

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☐ 1 Copy of Color Photos
- ☐ 1 Copy of Tax Map with property Lot and Block highlighted
- ☒ 1 Copy of Checklist

Frank Little, P.E. P.P., Owen Little and Associates, Inc 443 Atlantic City Blvd. Beachwood, NJ 08722

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☐ 1 Copy of Color Photos
- ☐ 1 Copy of Tax Map with property Lot and Block highlighted

Surf City Fire Company 713 Long Beach Blvd, Surf City, NJ 08008

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☐ 1 Copy of Color Photos

Board Clerk 813 Long Beach Blvd, Surf City, NJ 08008

- ☒ 1 Original of each ☒ Application ☒ Variance Plat, Site Plan or Sub-division Plat ☐ Tax Map ☐ Zoning Denial
- ☐ Color Photos ☐ items marked with ** (Check all that apply)
- ☒ 12 Copies of Application
- ☒ 12 Copies of Variance Map, Site Plan or Sub-division map
- ☐ 12 Copies of Color Photos
- ☐ 12 Copies of Tax Map with property Lot and Block highlighted
- ☐ 12 Copies of the Zoning Denial Letter
- ☒ Check for Application Fee \$ 100 + \$200
- ☒ Check for Initial Escrow \$ 1500

Sign Name

Date: 11-12-2020

Print Name

HARLEY L. YORK, ATTORNEY FOR APPLICANT

APPLICATION TO THE SURF CITY LAND USE BOARD

Name: Joan Quigley Monnig
Block: 78 Lot(s): 2
Street Address: 1511 Sunset Avenue

Do not write below- for official use only	
Date Received:	
Application Fee:	\$
Escrow Fee:	\$
Collected By:	
Application #:	

CHECK AS MANY AS APPLY:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Bulk Variance | <input type="checkbox"/> Minor Subdivision (Exempt) |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Major Subdivision/Preliminary |
| <input type="checkbox"/> Interpretation | <input type="checkbox"/> Major Subdivision/Final |
| <input type="checkbox"/> Informal | <input type="checkbox"/> Major Site Plan/Preliminary |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Major Site Plan/Final |
| <input type="checkbox"/> Other _____ | |

1. Applicant's Name: Joan Quigley Monnig
Applicant's Address: c/o Clark 2229 N. Quincy St. Arlington, VA 22207
Phone: (202) 841-7885 Fax: () _____ e-mail: michael.clark@sap.com

Applicant is the ☒ Owner ☐ Agent
Applicant is ☐ Individual(s) ☐ Corporation ☐ Partnership/LLC

If applicant and/or owner is a corporation, LLC or Partnership, set forth the names and addresses of all stockholders or partners having 10% interest or more on a separate paper. Corporations must be represented by a New Jersey Licensed Attorney and provide a Resolution Authorizing the Application.

2. Owner's Name(s): Same as Above

Address: _____
Phone: () _____ Fax: () _____ e-mail: _____

All owners of the property must be identified and sign application. Use additional pages if necessary

3. Applicant's Attorney/Firm: Harvey L. York, Novins, York, Jacobus & Dooley
Address: 202 Main Street, Toms River, NJ 08753
Phone: (732) 349-7100 Fax: (732) 349-7794 e-mail: harvey.york@nyplaw.com

4. Applicant's Planner/Surveyor: Robert W. Bucco, Jr.
Firm Name and Address: Najarian Assoc. One Industrial Way W. Eatontown NJ 07724
Phone: (732) 389-0220 Fax: (732) 389-8546 e-mail: _____

Applicant's Architect/Engineer: Arnold E. Boyle AIA
Firm Name and Address: Walters Architecture, 500 Barnegat Blvd. Barnegat, NJ 08005
Phone: (609) 698-8295 Fax: () _____ e-mail: _____

Attach additional sheet sheets if necessary.

5. Location of Property: Tax Map Block 78 Lot(s) 2
Street Address: 1511 Sunset Avenue
Zone: RA Tract Area: 3,375 sq.ft. Lot Dimensions: 45 x 75
6. Current Use: 2-UNIT DUPLEX Number of Dwelling Units: _____
Proposed Use: single family Number of Proposed Lots: 1
7. Existing Restrictions:
(A) Deed Restrictions: n/a (attach copy) ☒ None
(B) Easements: n/a (attach copy) ☒ None
(C) Condominium or Cooperative: n/a (attach copy) ☒ None
8. Proposed Restrictions: _____
_____ ☒ None
9. Variance(s)/Waiver(s) Sought:
(A) List required variances: Minimum Lot area; minimum lot width; maximum building height; maximum building coverage. ☐ None
Provide on separate paper the ordinance number(s) for which a variance(s) is/are being requested and the legal theory supporting the relief sought.
(B) List Waiver(s) requested: _____ ☒ None
If waivers requested provide on a separate paper the basis for the request.
10. Briefly describe any prior or currently pending proceedings before this Land Use Board or any other Federal, State, County or local board or Agency involving this property which is the subject of this application and attach copies of any applications, supporting documentation and decisions of the relevant body including any denials. (Attach additional sheets if necessary).
Prior approval granted on January 22, 2020 ☐ None
11. List all material submitted with this application i.e. plans, drawings, photos, calculations, reports etc.
Variance plans and architectural plans

All owners of record must sign Application.

Dated: 11/11/2020

Jean Quigley Monnig
by Danielle Monnig Clark (Power of Attorney)
Jean A. Monnig, Owner
(Print name under signature)

Dated: _____

_____, Owner
(Print name under signature)

Rider to Variance Application for Block 78, Lot 2:

Variances Requested:

1. Variance for Lot Area- required 5000 sq. ft. provided 3,375 sq. ft.
2. Variance for Lot Width-required 50 ft. provided 45 ft.

THESE TWO VARIANCES WERE PREVIOUSLY GRANTED

3. Variance for maximum lot coverage requirement of 35%-provided 41.8%
THIS VARIANCE IS TO PROVIDE ADEQUATE DEVELOPMENT

4. Variance for maximum building height requirement of 33 ft. applicant proposes 35.7 ft.
THIS VARIANCE IS TO PROVIDE FOR KNEE WALL.

Waivers: Not required for residential dwellings.

RESOLUTION NO. 2020-

RESOLUTION OF THE LAND USE BOARD OF THE BOROUGH OF SURF CITY, COUNTY OF OCEAN, STATE OF NEW JERSEY GRANTING VARIANCES TO JOAN QUIGLEY MONNIG FOR PREMISES IDENTIFIED AS LOT 2, BLOCK 78.

WHEREAS, Joan Quigley Monnig is the owner of premises identified as Block 78, Lot 2 on the official tax maps of the Borough of Surf City and has standing to make the application.

WHEREAS, the applicant was not represented by an attorney.

WHEREAS, the applicant has applied to the Borough of Surf City Land Use Board for Variances to construct a new single family home on an undersized lot.

WHEREAS, the following exhibits and evidence were admitted by the board:

- A1. Application (amended).
- A2. Variance Plan prepared by Najarian Associates dated 12/5/19,
- A3. Architectural Plans prepared by Walters Architecture dated 10/17/18 last revised 8/22/19,
- A4. Color Photos (5),
- B1. Board Engineer Letter dated 1/14/20,

WHEREAS, the site is located in the RA Zone.

WHEREAS, all interested parties were given an opportunity to be heard.

NOW THEREFORE, be it resolved by the Land Use Board of the Borough of Surf City, County of Ocean, State of New Jersey, the Board makes the following findings of fact:

1. The applicant through her power of attorney is the owner of the premises and has standing to make the application.
2. The exhibits have been properly introduced and moved into evidence.
3. The application is deemed complete and jurisdiction lies within the Surf City Land Use Board.

4. The property is currently a duplex on an undersized lot.
5. The following variances are required:
 1. Lot Area of 3,375 S.F. where 5,000 S.F is required*
 2. Lot Width of 45 FT where 50 FT is required.*

*Pre-existing non-conformities which are not being increased.
6. Danielle M. Clark was sworn and testified that she is the Power of Attorney for her mother, Joan Quigley Monnig and is authorized to make this Application on behalf of her mother. Ms. Clark further testified that her mother is alive and the Power of Attorney has not been revoked.
7. Ms. Clark further testified that the existing duplex would be demolished and a new single family home would be constructed which will comply with all setback and height requirements.
8. John Freeman, P. E. of Najarian Associates was sworn and qualified an expert in engineering.
9. Mr. Freeman testified and the board took judicial notice that the adjacent properties are fully developed and there is no opportunity to acquire additional land to reduce and/or limit any of the pre-existing non-conformities.
10. Mr. Freeman further testified that the Variance Plan would be revised as follows:
 - a. Three nine foot by twenty foot stacked parking spaces will be provided on the southernly side of the lot.
 - b. The Zoning Table will be revised to remove the reference to combined side yard setbacks.
11. Arnold Boyle, Jr. A.I.A. of Walters Architecture was sworn and qualified as an

expert in architecture.

12. Mr. Boyle testified that the proposed building would be aesthetically appealing and fit in with the neighborhood scheme.
13. Mr. Boyle further testified that the plan would be revised to remove the knee wall on the roof and replace with a railing or lower said knee wall to comply with building height requirements. The building would comply with the height requirements of the borough ordinances and no variance was being sought nor granted for height.
14. Applicant shall comply with all applicable Flood Zone regulations.
15. The Board finds that the benefits of removing the pre-existing duplex and construction of an aesthetically appealing structure which will comply with current building and flood elevation requirements outweighs any detriment by granting the variances for the pre-existing lot size and width.

NOW, THEREFORE, BE IT RESOLVED that the Board grants the variances set forth above as being pre-existing non-conformities which are not intensified by the proposed improvements.

IT IS FURTHER RESOLVED that the comments and conditions set forth in the Board Engineer's Review Letter dated January 14, 2020 are incorporated herein.

IT IS FURTHER RESOLVED that the Variance Plan shall be amended to depict three (3) stacked parking spaces measuring nine feet by twenty feet along the southerly property line. The Variance Plan shall further be revised to remove the reference to 'combined side yards' in the Zoning Table. The Architectural plans shall be revised to remove the knee wall and replace with an open railing or lower knee wall to comply with the building height requirements.

IT IS FURTHER RESOLVED that the contents of the preamble is adopted and made part of this resolution.

IT IS FURTHER RESOLVED that this Approval is expressly contingent upon the applicant complying with the following, if applicable:

1. Proof of payment of real estate property taxes;
2. Payment of any outstanding professional fees;
3. Obtain any and all local building permits and pay all associated fees;
4. Posting of any performance guarantees and inspection fees,
5. Ocean County Planning Board approval,
6. Compliance with Flood Zone Regulations, and
7. Obtain any other outside agency approval as required.

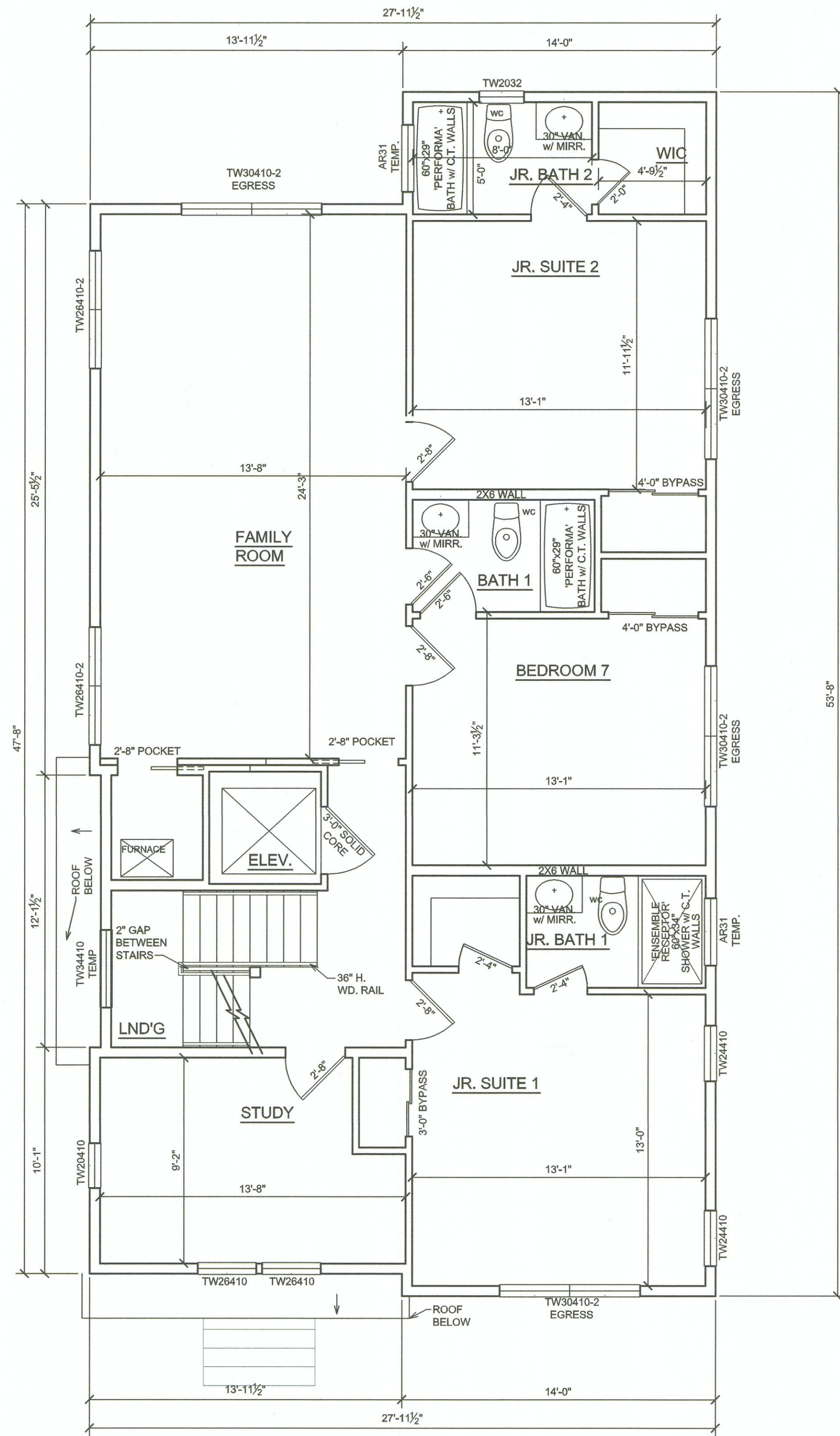
Notice of this decision shall be published in the official newspaper of the Borough of Surf City within 14 days of the date hereof and provide a copy to the Board Secretary.

AYES: 8

NAYES: 0

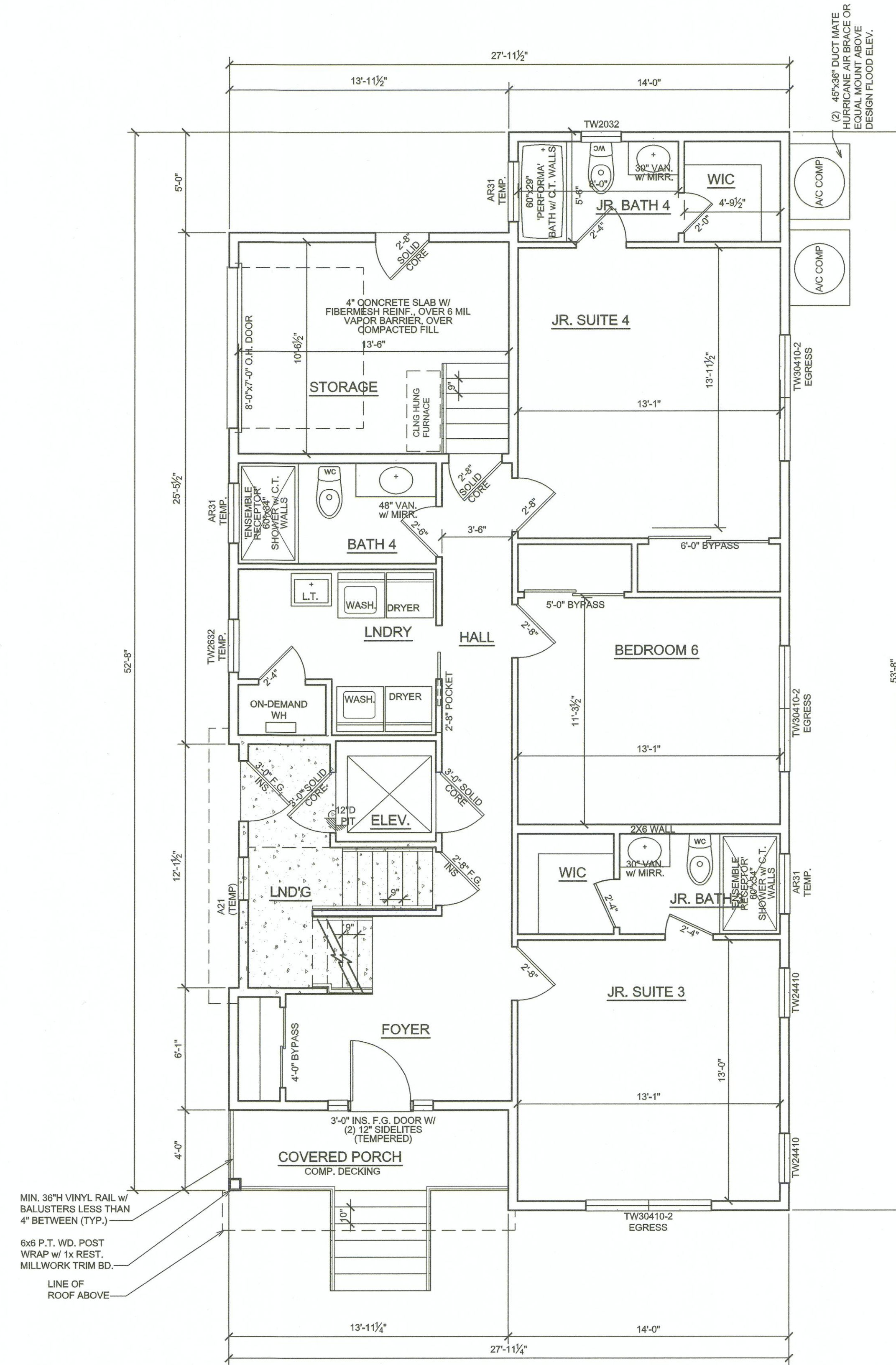
ABSTENTIONS: 0

Arnold E. Boyle
Arnold E. Boyle, AIA
Lic # N.J. AI19884
Not valid unless seal embossed



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

MONNIG RESIDENCE

1511 SUNSET AVENUE
LOT: 2 BLOCK: 78
BOROUGH OF SURF CITY

Q.S.

73-LBI-093

BD-1

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/17/18	PRELIM DESIGN	9	02/19/20	ELECTRICAL REDLINE
2	11/27/18	DESIGN DEV 1	10	03/27/20	CD PERMIT 2
3	1/29/19	DESIGN DEV 2	11	10/15/20	BOARD DOCUMENT 2
4	03/06/19	DESIGN DEV 3	12	10/16/20	BOARD DOCUMENT 2.1
5	05/22/19	DESIGN DEV 4	13	10/30/20	BOARD DOCUMENT 3
6	08/22/19	DESIGN DEV 5			
7	07/14/19	CD REVIEW SET			
8	02/11/20	CD FOR PERMIT SET			

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/17/18	PRELIM DESIGN	9	02/19/20	ELECTRICAL REDLINE
2	11/27/18	DESIGN DEV 1	10	03/27/20	CD PERMIT 2
3	1/29/19	DESIGN DEV 2	11	10/15/20	BOARD DOCUMENT 2
4	03/06/19	DESIGN DEV 3	12	10/15/20	BOARD DOCUMENT 2.1
5	09/22/19	DESIGN DEV 4	13	10/30/20	BOARD DOCUMENT 3
6	09/22/19	DESIGN DEV 5			
7	01/14/19	CD REVIEW SET			
8	02/11/20	CD FOR PERMIT SET			

1511 SUNSET AVENUE
LOT: 2 BLOCK: 78
BOROUGH OF SURF CITY

3-LBI-093

BD-2



BD-2



**AERIAL DRONE VIEW OF SUBJECT SITE (BROWN HOUSE IN CENTER) – NOTE SEPARATION OF THE HOMES IN FOREGROUND
(TAKEN BY JOHN MCDONOUGH ASSOCIATES ON JANUARY 14, 2021)**

NO.	DATE	DESCRIPTION
1	10/17/18	PRELIM DESIGN
2	11/27/18	DESIGN DEV 1
3	1/29/19	DESIGN DEV 2
4	03/06/19	DESIGN DEV 3
5	05/22/19	DESIGN DEV 4
6	09/22/19	DESIGN DEV 5
7	07/14/19	CD REVIEW SET
8	02/11/20	CD FOR PERMIT SET
9	02/19/20	ELECTRICAL REDLINE
10	03/27/20	CD PERMIT 2
11	10/15/20	BOARD DOCUMENT 2
12	10/16/20	BOARD DOCUMENT 2.1
13	10/30/20	BOARD DOCUMENT 3

MONNIG RESIDENCE
1511 SUNSET AVENUE
LOT: 2 BLOCK: 78
BOROUGH OF SURF CITY

Q.S.

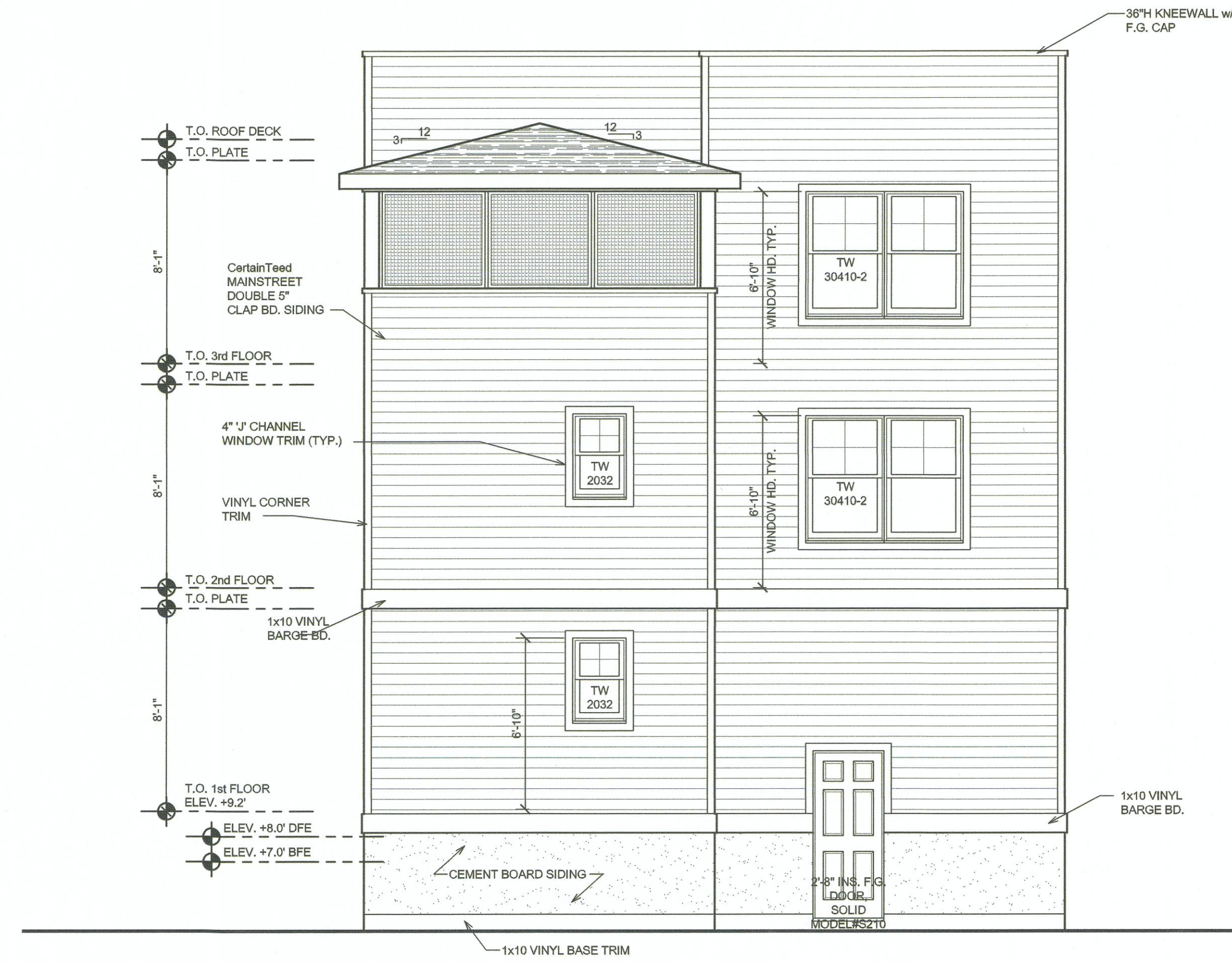
73-LBI-093

BD-3



RIGHT SIDE ELEVATION

1/4" = 1'-0"



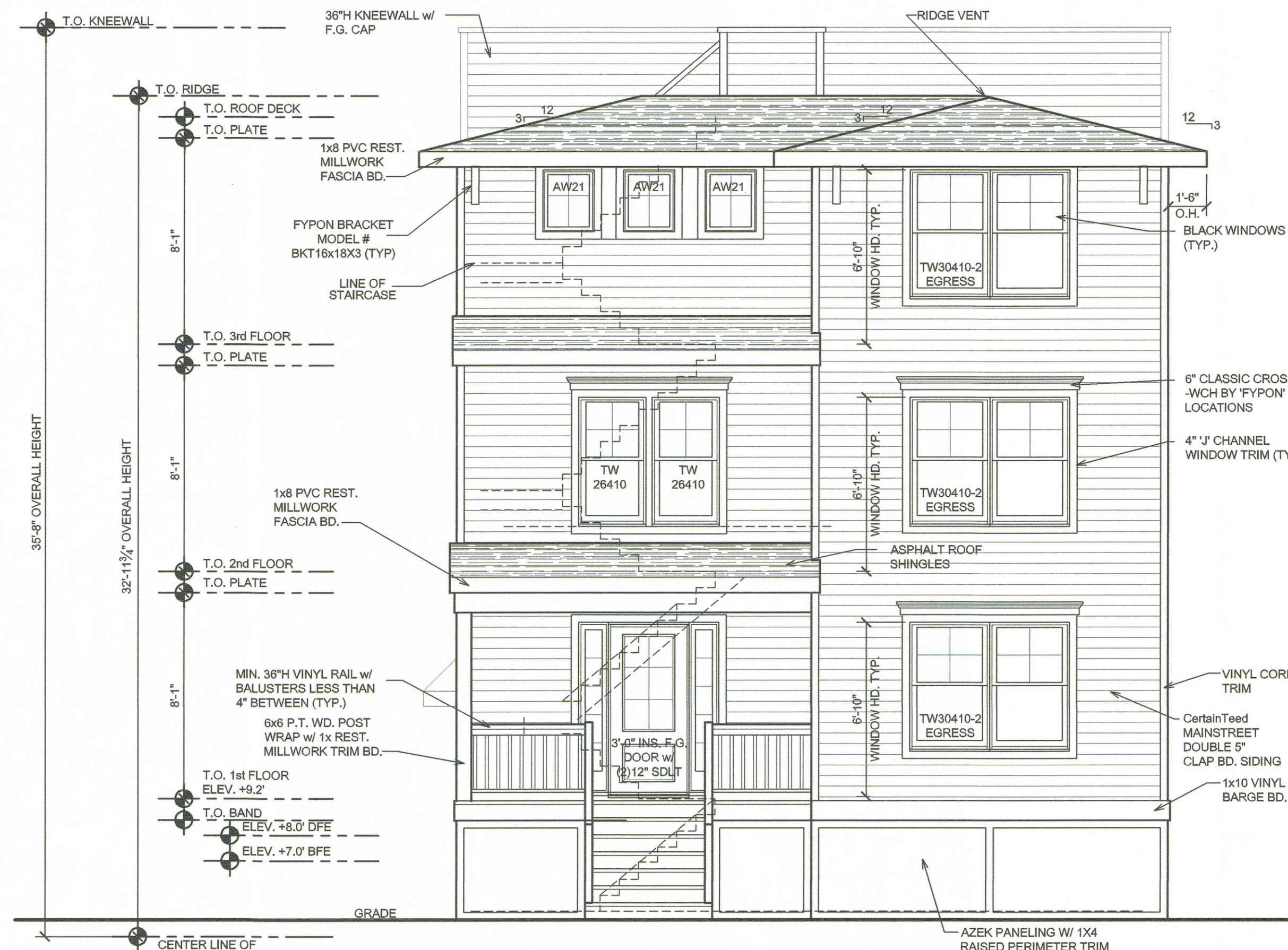
REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



**VIEW OF SUBJECT SITE (BROWN HOUSE) IN RELATION TO ADJACENT DWELLING
(TAKEN BY JOHN MCDONOUGH ASSOCIATES ON NOVEMBER 22, 2020)**



**VIEW OF BUILDING-TO-BUILDING SEPARATION OF HOMES ACROSS THE STREET
(TAKEN BY JOHN MCDONOUGH ASSOCIATES ON NOVEMBER 22, 2020)**



**STREET VIEW OF SUBJECT SITE IN RELATION TO ADJACENT DWELLINGS
(TAKEN BY JOHN MCDONOUGH ASSOCIATES ON NOVEMBER 22, 2020)**

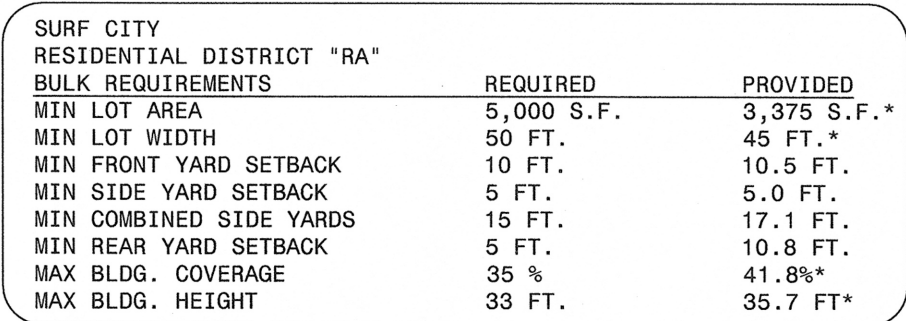
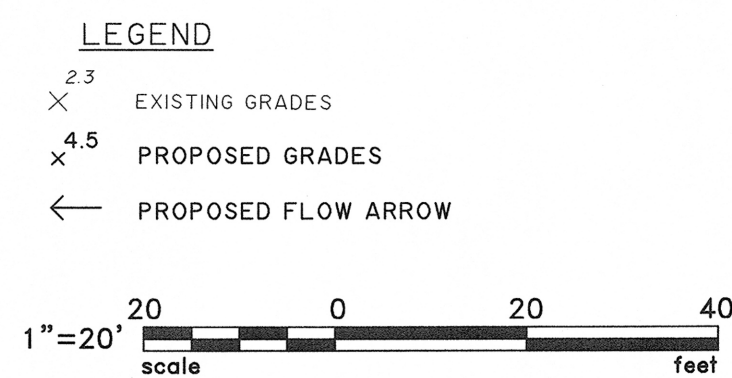
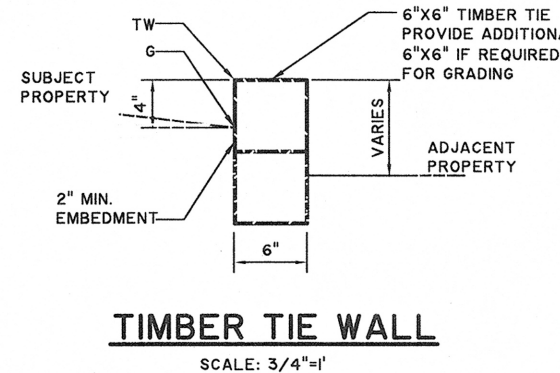


**AERIAL DRONE VIEW OF SUBJECT SITE (BROWN HOUSE IN CENTER) IN RELATION TO GENERAL BUILD-OUT OF AREA
(TAKEN BY JOHN MCDONOUGH ASSOCIATES ON JANUARY 14, 2021)**



**AERIAL DRONE VIEW OF SUBJECT SITE (CENTERED) – NOTE SEPARATION OF THE HOMES ACROSS THE STREET
(TAKEN BY JOHN MCDONOUGH ASSOCIATES ON JANUARY 14, 2021)**

FLOOR	LOOK	LOT	LOCATION	OWNER
			1418 SUNSET AVE	DUMASIAN, JOHN J JR PO BOX 180 SHEP BOTTOM, NJ 08068
77	4	254 N 15TH ST	RILEY, ROBERT 2 SHELL TURN HAMILTON, NJ 08890	
77	6	260 N 15TH ST	FORLAND, LISA & STEVEN E LAKE VIEW TERRACE COLUMBUS, NJ 08022	
77	7	265 N 15TH ST	WALTER, DENNIS C 6009 STERLING DRIVE FLORHAM PK, NJ 07932	
77	8	264 N 15TH ST	SEITZLER, JOHN R & JANE H 211 WOZZIER WALLOW ROAD LIBERTY, PA 16930	
77	9	269 N 15TH ST	RAMSWHALER, ROBERT J & BARBARA 266 16TH ST SURF CITY, NJ 08008	
77	10	270 N 15TH ST	KAMENSKAS, LESLIE 9 WEST HARVARD AVE STAMFORD, NJ 08054	
78	1	255 N 15TH ST	PATETTA, JOSEPH H & CAROLANNE 49 OLD OGDON RD BASKING RIDGE, NJ 07920	
78	2	1551 SUNSET AVE	HONGBO, JUAN C/O DANIELLE CE 2209 N GUNTRY ST ARLINGTON, VA 22207	
78	3	1115 SUNSET AVE	ROWAND & ASSOCIATES LLC 115 MOFFAT ROAD INGERSOLLTOWNVILLE, NY 10992	
78	4	1517 SUNSET AVE	NITAL, MADELINE R 1836 SPRING VALLEY ROAD ISSING, NY 10582	
78	5	259 N 15TH ST	KARBONK, M & E TRUST CO/L R 71 PILECH ST BLOOMFIELD, NJ 07003	
78	6	262 N 16TH ST	MC MAHON, DANIEL J 266 16TH ST SURF CITY, NJ 08008	
78	7	269 N 15TH ST	DEGORGE, ROBERT & VALETTE 236 N 15TH ST SURF CITY, NJ 08008	
78	8	268 N 16TH ST	RICCIARDO, DIANE & WOLANSKI, 268 16TH STREET SURF CITY, NJ 08008	
78	9	271 N 15TH ST	SHEWAN, MARGARET H 1016 EDS RESTAL ROAD ADDISON, PA 18403	
78	10	272 N 16TH ST	CATHARTY, LORI & ANDAHAYU, 2000 CAMBRIDGE AVENUE CARLSIFF, CA 92007	
78	11	275 N 15TH ST	OWENSBO, JOHN & SHAWN 13 CAMBRIDGE DR N CALDWELL, NJ 07006	
78	12	276 N 16TH ST	VETALE, VINCENT & MARIA E 28 JEFFERSON PL MONTVALE, NJ 07845	
78	13	1601 SUNSET AVE	LUSKY, MICHAEL E & THERESA 1601 SUNSET AVE SURF CITY, NJ 08008	
78	14	263 N 16TH ST	GREEN, AL & PAT 1723 OAK HILL DR NORTHINGTON VALLEY, PA 19006	
80	16	236 N 15TH ST	HEADSHAW, DEBORAH L 236 N 15TH STREET SURF CITY, NJ 08008	
80	21	1420 SUNSET AVE	GREENWOOD, JOHN J & JANINE 800 CAMP CIRCLE RHODINAVILLE, PA 19460	
80	23	229 N 15TH ST	PARISHALL, THOMAS & JOYCE 229 N 15TH ST SURF CITY, NJ 08008	
81	15	235 N 15TH ST	DINIZO, R IAC & MARQUADANT, 116 WATSON RD FAIRWOOD, NJ 07023	
81	16	234 N 16TH ST	ROBERTS, CHARLES F III & JAMIE 13 SIBERSIDE LA WHITEHOUSE STATION, NJ 08886	
81	17	236 N 15TH ST	CHAIKEN, CARL & SUSAN 20 DANIEL DR MOOREHILL LAKE, NJ 07875	
81	19	239 N 15TH ST	PALLANTE, JAMES & CHERYL 133 N UNION ST BURLINGTON, NJ 08076	
81	20	1504 SUNSET AVE	COMTEZ, JOSEPH J & HARPER, 14 BAYBERRY RD SHRIMM, MD 01450	
81	21	1514 SUNSET AVE	OWSON, SCOTT & KRISTA 27 HARVARD ROAD CRANFORD, NJ 07016	
81	22	1518 SUNSET AVE	MCCOLLAN, DREW & RACHAEL 31 TENARTH RD BLAIR COUNTY, PA 19004	
82	20	245 N 16TH ST	WIGMORE, BRIGADO & KATHARINE 12 KATAMAH WOOD RD KATAMAH, NY 10036	
ATLANTIC CITY ELECTRIC REAL ESTATE DEPT 150 HARDING HWY MAVS LANDNG, NJ 08330				VERIZON 46 OLD SOUTH BROOKWAY SPRINGFIELD, NJ 08090
CONCATI CASE 830 ROUTE 37 WEST TOMB REIVER, NJ 08792				NY NATURAL GAS CO ATTN: JOAN PURGARO, RIGHT OF WAY REPRESENTATIVE 1415 WOODCOFF RD PA 16446, INALL, NJ 07719
OCEAN COUNTY PLANNING BOARD PO BOX 2191 TOMS RIVER, NJ 08764-2191				



- NOTING NOTES:**
1. BUILDING HEIGHT IS MEASURED FROM CROWN OF ROAD TO THE TOP OF THE BUILDING.
- VARIANCE NOTES:**
1. LOT AREA RELIEF REQUESTED PER 30-6.1, 5,000 SQUARE FEET REQUIRED, 3,375 SQUARE FEET EXISTS.
 2. LOT FRONTAGE RELIEF REQUESTED PER 30-6.1, 50 FEET REQUIRED, 45 FEET EXISTS.
 3. LOT COVERAGE RELIEF REQUESTED PER 30-6.4e, 35% REQUIRED, 41.8% PROPOSED.
 4. BUILDING HEIGHT RELIEF REQUESTED PER 30-6.4d, 33 FT REQUIRED, 35.7 FT PROPOSED.
- WAIVER REQUESTS:**
1. WAIVER REQUESTED FOR CHECKLIST ITEM G, LOCATION OF BUILDINGS AND STRUCTURES TO REMAIN, AS THERE ARE NO EXISTING FEATURES TO REMAIN.
 2. WAIVER REQUESTED FOR CHECKLIST ITEM H, LOCATION OF ALL STORM DRAINAGE STRUCTURES AND UTILITY LINES AS NONE WILL BE DISTURBED WITH THIS PROJECT.
 3. WAIVER REQUESTED FOR CHECKLIST ITEM R, LOCATION AND DIRECTION OF ILLUMINATION, AS THERE IS NO ILLUMINATION PROPOSED WITH THIS APPLICATION.
 4. WAIVER REQUESTED FOR CHECKLIST ITEM S, SCREENING AND LANDSCAPING, AS THERE IS NO SCREENING AND LANDSCAPING PROPOSED WITH THIS APPLICATION.
 5. WAIVER REQUESTED FOR CHECKLIST ITEM T, STORM DRAINAGE SYSTEM, AS THERE IS NO STORM DRAINAGE SYSTEM PROPOSED WITH THIS APPLICATION.
- CONSTRUCTION NOTES:**
1. PROPOSED DWELLING ON PILE FOUNDATION
 2. FINISHED FLOOR ELEV. = 9.2
 3. ENCLOSURE SLAB ELEV. = 4.2
 4. DOWNSPOUTS TO BE DIRECTED TOWARD FRONT YARD OR PREVIOUS AREA OF REAR YARD
 5. EXISTING UTILITY CONDUITS ARE TO BE MAINTAINED.
- FRONT STEPS - PORCH ELEV. +8.9 / GRND. +4.4 USE 7 STEPS @ 0.67' RISERS
- GENERAL NOTES:**
1. BEING KNOWN AND DESIGNATED AS LOT 2 BLOCK 78 SITUATE IN THE BOROUGH OF SURF CITY, COUNTY OF OCEAN AND STATE OF NEW JERSEY AS ILLUSTRATED ON THE CURRENT TAX MAP OF THE BOROUGH OF SURF CITY.
 2. OFFSET DIMENSIONS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.
 3. THERE HAS BEEN NO INVESTIGATION AS TO THE EXISTENCE OF WETLANDS OR ANY ENVIRONMENTALLY UNSAFE CONDITIONS.
 4. THERE HAS BEEN NO INVESTIGATION AS TO THE RIGHTS OR CLAIMS OF THE STATE OF NEW JERSEY PERTAINING TO TIDELANDS.
 5. COMMONLY KNOWN AS 1511 SUNSET AVE, SURF CITY, NJ. 08008
 6. CURRENTLY IN F.T.E.M.A. F.T.R.N.M. FLOOD ZONE: AE-7
 7. PROPERTY IN F.T.E.M.A. PRELIMINARY F.T.R.N.M. FLOOD ZONE: AE-7.
 8. ELEVATIONS ARE BASED UPON NAVD83 DATUM.

JOAN QUIGLEY MONNIG
1511 SUNSET AVENUE
SURF CITY, NJ 08008

DATE _____

DRAWN BY: JMW	SCALE: SHOWN	DATE: 11/9/20	DRAWING NO: 7623	SHEET NO: 1 of 1
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Robert J. Buccia
N.J. PROFESSIONAL ENGINEER NO.38132

N.J. PROFESSIONAL ENGINEER NO.38132



**STREET VIEW OF NEIGHBORING HOME WITH SOLID PORCH BALUSTRADE
(TAKEN BY JOHN MCDONOUGH ASSOCIATES)**



Jan 14, 2021 12:33 PM

**STREET VIEW OF NEIGHBORING HOME WITH SOLID PORCH BALUSTRADE
(TAKEN BY JOHN MCDONOUGH ASSOCIATES)**



**STREET VIEW OF NEIGHBORING HOME WITH SOLID PORCH BALUSTRADE
(TAKEN BY JOHN MCDONOUGH ASSOCIATES)**

From: [Clark, Michael](#)
To: [Michael Clark](#)
Subject: Re: Carpe Photo - 1511 Sunset
Date: Friday, November 20, 2020 12:20:14 PM







Michael R. Clark
Global Account Director – Duke Energy
SAP America, Inc. | [Washington, DC](mailto:Michael.Clark@sap.com)
(202) 441-7885
Michael.Clark@sap.com

On Nov 20, 2020, at 12:04 PM, Harvey York <harvey.york@nyplaw.com> wrote:

He wanted 4 photos ???

Harvey L. York
Novins, York, Jacobus & Dooley
Attorneys at Law
202 Main Street
Toms River, NJ 08753
732.349.7100 ext 220

Bergen County Office
50 Tice Blvd. Suite 340
Woodcliff Lake, NJ 07677
201.690.5125

FRAUD ALERT: Disregard all emails from Harvey.York@Outlook.com<mailto:Harvey.York@Outlook.com>

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From: Clark, Michael <michael.clark@sap.com>
Sent: Friday, November 20, 2020 10:55 AM
To: Harvey York <harvey.york@nyplaw.com>
Subject: Color Photo - 1511 Sunset

[cid:image001.jpg@01D6BF35.47EE9BC0]

Michael R. Clark
Global Account Director – Duke Energy
SAP America, Inc. | Washington, DC <3-apple-data-detectors://1/1>
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RESOLUTION NO. 2020-

RESOLUTION OF THE LAND USE BOARD OF THE BOROUGH OF SURF CITY, COUNTY OF OCEAN, STATE OF NEW JERSEY GRANTING VARIANCES TO JOAN QUIGLEY MONNIG FOR PREMISES IDENTIFIED AS LOT 2, BLOCK 78.

WHEREAS, Joan Quigley Monnig is the owner of premises identified as Block 78, Lot 2 on the official tax maps of the Borough of Surf City and has standing to make the application.

WHEREAS, the applicant was not represented by an attorney.

WHEREAS, the applicant has applied to the Borough of Surf City Land Use Board for Variances to construct a new single family home on an undersized lot.

WHEREAS, the following exhibits and evidence were admitted by the board:

- A1. Application (amended),
- A2. Variance Plan prepared by Najarian Associates dated 12/5/19,
- A3. Architectural Plans prepared by Walters Architecture dated 10/17/18 last revised 8/22/19,
- A4. Color Photos (5),

- B1. Board Engineer Letter dated 1/14/20,

WHEREAS, the site is located in the RA Zone.

WHEREAS, all interested parties were given an opportunity to be heard.

NOW THEREFORE, be it resolved by the Land Use Board of the Borough of Surf City, County of Ocean, State of New Jersey, the Board makes the following findings of fact:

1. The applicant through her power of attorney is the owner of the premises and has standing to make the application.
2. The exhibits have been properly introduced and moved into evidence.
3. The application is deemed complete and jurisdiction lies within the Surf City Land Use Board.

4. The property is currently a duplex on an undersized lot.
5. The following variances are required:
 1. Lot Area of 3,375 S.F. where 5,000 S.F is required*
 2. Lot Width of 45 FT where 50 FT is required.*

*Pre-existing non-conformities which are not being increased.
6. Danielle M. Clark was sworn and testified that she is the Power of Attorney for her mother, Joan Quigley Monnig and is authorized to make this Application on behalf of her mother. Ms. Clark further testified that her mother is alive and the Power of Attorney has not been revoked.
7. Ms. Clark further testified that the existing duplex would be demolished and a new single family home would be constructed which will comply with all setback and height requirements.
8. John Freeman, P. E. of Najarian Associates was sworn and qualified an expert in engineering.
9. Mr. Freeman testified and the board took judicial notice that the adjacent properties are fully developed and there is no opportunity to acquire additional land to reduce and/or limit any of the pre-existing non-conformities.
10. Mr. Freeman further testified that the Variance Plan would be revised as follows:
 - a. Three nine foot by twenty foot stacked parking spaces will be provided on the southernly side of the lot.
 - b. The Zoning Table will be revised to remove the reference to combined side yard setbacks.
11. Arnold Boyle, Jr. A.I.A. of Walters Architecture was sworn and qualified as an

expert in architecture.

12. Mr. Boyle testified that the proposed building would be aesthetically appealing and fit in with the neighborhood scheme.
13. Mr. Boyle further testified that the plan would be revised to remove the knee wall on the roof and replace with a railing or lower said knee wall to comply with building height requirements. The building would comply with the height requirements of the borough ordinances and no variance was being sought nor granted for height.
14. Applicant shall comply with all applicable Flood Zone regulations.
15. The Board finds that the benefits of removing the pre-existing duplex and construction of an aesthetically appealing structure which will comply with current building and flood elevation requirements outweighs any detriment by granting the variances for the pre-existing lot size and width.

NOW, THEREFORE, BE IT RESOLVED that the Board grants the variances set forth above as being pre-existing non-conformities which are not intensified by the proposed improvements.

IT IS FURTHER RESOLVED that the comments and conditions set forth in the Board Engineer's Review Letter dated January 14, 2020 are incorporated herein.

IT IS FURTHER RESOLVED that the Variance Plan shall be amended to depict three (3) stacked parking spaces measuring nine feet by twenty feet along the southerly property line. The Variance Plan shall further be revised to remove the reference to 'combined side yards' in the Zoning Table. The Architectural plans shall be revised to remove the knee wall and replace with an open railing or lower knee wall to comply with the building height requirements.

IT IS FURTHER RESOLVED that the contents of the preamble is adopted and made part of this resolution.

IT IS FURTHER RESOLVED that this Approval is expressly contingent upon the applicant complying with the following, if applicable:

1. Proof of payment of real estate property taxes;
2. Payment of any outstanding professional fees;
3. Obtain any and all local building permits and pay all associated fees;
4. Posting of any performance guarantees and inspection fees,
5. Ocean County Planning Board approval,
6. Compliance with Flood Zone Regulations, and
7. Obtain any other outside agency approval as required.

Notice of this decision shall be published in the official newspaper of the Borough of Surf City within 14 days of the date hereof and provide a copy to the Board Secretary.

AYES: 8

NAYES: 0

ABSTENTIONS: 0

CERTIFICATION

I hereby certify that I, the undersigned, am the secretary to the Land Use Board of the Borough of Surf City, County of Ocean and State of New Jersey, and I am duly authorized to certify resolutions. I certify this Resolution was adopted at the January 22, 2020 regular meeting and memorialized at the February 26 regular meeting of the Surf City Land Use Board.

Secretary for the Land Use Board
Of the Borough of Surf City