

**BOROUGH OF SEA BRIGHT**  
 1099 Ocean Avenue, Sea Bright, NJ 07760  
 (732) 842-0099 x 128  
**APPLICATION FOR A ZONING PERMIT - Z** 2022-006  
**Fee \$25**

**Instructions:**

1. All applications must be accompanied by a property survey showing the location, size of all structures, and all setbacks to property lines.
2. Preliminary drawings must be provided indicating all existing and proposed floor elevations.
3. Commercial applications must indicate scope of business and include all activities that will be part of the existing or proposed business.

**OWNER / APPLICANT:**

Name Christopher Palladino  
 Address 12 Riverview Place, Sea Bright  
 Telephone (Home) \_\_\_\_\_ (Cell) 914-310-5965  
 Email: CHRISPAL6818@GMAIL.COM Date: 1/24/2022 Fee \$25  Check \_\_\_\_\_ Cash \_\_\_\_\_

**LOCATION OF THE WORK:**

Block 26 Lot(s) 1 Zone \_\_\_\_\_ Address 12 Riverview Pl

**DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED):** \_\_\_\_\_

Install new fence as per the attached survey

CHECK ONE: New  Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Repair \_\_\_\_\_

Signature: [Signature] Date: 1/24/2022

*For Borough Use Only:*

Determination: APPROVED \_\_\_\_\_ \*(see note below) DENIED

**\*NOTE: IF YOU CHANGE YOUR PLANS IN ANY WAY BETWEEN THIS APPROVAL AND SEEKING BUILDING PERMITS, YOU MUST APPLY FOR A REVISED ZONING APPROVAL. IT IS YOUR RESPONSIBILITY TO INFORM US OF ANY CHANGES TO YOUR PLANS.**

PRELIMINARY FLOOD REVIEW:  Check if N/A

FIRM Advisory Flood Zone \_\_\_\_\_ Advisory BFE \_\_\_\_\_ Sea Bright Required BFE \_\_\_\_\_ Proposed BFE \_\_\_\_\_

**LAND USE REVIEW:**

Ordinance Section	Allowed/Required	Existing	Proposed	Variance
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*§130-34A Fences in front yard shall not be over 4 ft in height*

4'	N/A	6'	V
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Remarks: *§130-5 defines front yard as "any yard facing a street"*

Zoning Officer [Signature] Date 01/26/22  
 John Mele

**NOTE:** A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Sea Bright; A building permit is required (per the requirements of the Uniform Construction Code of N.J.) BEFORE beginning work. This Zoning Permit is valid for one year, and may be extended to three years by action of the Planning/Zoning Board. If your application has been denied, you may appeal this denial to the Planning Board as provided by the NJMLUL. Appeal forms are available from the office of the Secretary to the Planning Board.  
 Building Dept. Forms\Zoning Permit Application

**BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD APPLICATION**

**1099 Ocean Avenue Sea Bright, New Jersey 07760  
732-842-0099 ext. 123**

The application with supporting documentation must be filed with the office of the Planning Board Secretary and must be delivered for review **at least ten (10) days** prior to the meeting at which the application is to be considered.

**NOTE: All plans must be folded. Any rolled plans will not be accepted.**

To be completed by Municipal staff only.

Date Filed \_\_\_\_\_ Application No. \_\_\_\_\_

Application Fees \_\_\_\_\_ Escrow Deposit \_\_\_\_\_

Reviewed for Completeness \_\_\_\_\_ Hearing \_\_\_\_\_

**1. SUBJECT PROPERTY**

Location: 12 Riverview Place  
Block 26 Lot 1  
Dimensions: Frontage 40' + 82.5' Depth 40' or 82.5' Total Area 3,300 SF or 0.075 AC  
Zoning District: R-2

**2. APPLICANT**

Name: Christopher Palladino  
Address: 12 Riverview Pl; Sea Bright, NJ 07760  
Telephone Number: 914-310-5965  
Applicant is a: Corporation\_\_ Partnership\_\_ Individual X

**3. DISCLOSURE STATEMENT:** Pursuant to J.J.S. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership, applicant must be disclosed. In accordance with N.J.S. 40:55D4-8.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.)

**4.** If owner is other than the applicant, provide the following information on the Owner(s).

**Owner's Name:** Jacqlyn Aloisi & Christopher Palladino  
**Address** 12 Riverview Pl; Sea Bright, NJ 07760  
**Telephone Number** 914-310-5965

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

(Attach copies)

No  Proposed \_\_\_\_\_

**Note: All deed restrictions, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.**

Present the use of the premises:

6. Applicant's Attorney: Not Applicable

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

7. Applicant's Engineer: Not Applicable

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

8. Applicant's Planning Consultant: Not Applicable

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

9. Applicant's Traffic Engineer: Not Applicable

Address: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email: \_\_\_\_\_

10. List any other Expert(s) who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary).

Name: Not Applicable

Field of Expertise: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email \_\_\_\_\_

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

**PLOT PLAN or VARIANCE PLAN APPROVAL**  
 **SUBDIVISION**

\_\_\_\_\_ Minor Subdivision Approval

\_\_\_\_\_ Subdivision Approval (Preliminary)

\_\_\_\_\_ Subdivision Approval (Final)

Number of lots to be created \_\_\_\_ (including remainder lot)

Number of proposed dwelling units \_\_\_\_\_ (if Applicable)

**SITE PLAN:**

- \_\_\_\_\_ Minor Site Plan Approval
- \_\_\_\_\_ Preliminary Site Plan Approval
- \_\_\_\_\_ Final Site Plan Approval
- \_\_\_\_\_ Amendment or Revision to an Approval Site
- \_\_\_\_\_ Plan Area to be disturbed (square feet)
- \_\_\_\_\_ Total number of proposed dwelling units
- \_\_\_\_\_ Request for Waiver from Site Plan Review and Approval
- \_\_\_\_\_ Request for Variance Approval

**Reason for request:**

Section 130-34A of ordinance states "Fences located in a front yard shall not be taller than four feet." The property is a corner lot and the owner would like to install 32' of six foot tall fence along eastern property line with frontage on Riverview Pl. A six foot fence is required for privacy, security, and appearance.

- \_\_\_\_\_ Informal Review
- \_\_\_\_\_ Appeal decision of an Administrative Officer  
(N.J.S.A 40:55D-70A)
- \_\_\_\_\_ Map or Ordinance Interpretation of Special Question  
(N.J.S.A.40:55D-70b)
- \_\_\_\_\_ Variance Relief (hardship)  
(N.J.S. A. 40:55D-70c (1))
- X \_\_\_\_\_ Variance Relief (substantial benefit)  
(N.J.SA.40:55D-70c (2))
- \_\_\_\_\_ Variance Relief (use)  
(N.J.S 40:55D-70d)
- \_\_\_\_\_ Conditional Use Approval  
(N.J.S 40:55D-67)
- \_\_\_\_\_ Direct issuance of a permit for a structure  
in bed of a mapped street, public drainage way, or flood control  
basin. (N.J.S 40:55D-334)
- \_\_\_\_\_ Direct issuance of a permit for a lot lacking street frontage  
(N.J.S 40:55D-35)

12. Section(s) of Ordinance from which a variance is requested 130-34A

13. Waivers requested of development standards and/or submission requirements: (attach additional pages as needed)

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14. Attach a copy of the Notice to Appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished **at least 10 days prior** to the date scheduled by the Administrative Officer for the hearing. An Affidavit of Service on all property owners and Proof of Publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises including the proposed use of the premises: (attach pages as needed)

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose a well and septic system? No

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? No

20. Are any off-tract improvements required or proposed? No

21. Is the subdivision to be filed by Deed or Plat? Not Applicable

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? Not Applicable

23. Other approvals, which may be required, and date plans submitted:

**MARK THE FOLLOWING WITH A YES OR NO AND DATES OF THE PLANS SUBMITTED**

- NE Regional Sewer Auth \_\_\_\_\_
- Monmouth County Board Of Health \_\_\_\_\_
- Monmouth County Planning Board \_\_\_\_\_
- Freehold Soil Conservation District. \_\_\_\_\_
- NJ DEP \_\_\_\_\_
- Sewer Extension Permit \_\_\_\_\_
- Sanitary Sewer Connection Permit \_\_\_\_\_
- Stream Encroachment Permit \_\_\_\_\_
- Waterfront Development Permit \_\_\_\_\_
- Wetlands Permit \_\_\_\_\_
- Tidal Wetlands Permit \_\_\_\_\_
- Potable Water Constr. Permit \_\_\_\_\_
- NJ Department of Transportation \_\_\_\_\_
- Public Service Electric & Gas \_\_\_\_\_
- Other \_\_\_\_\_

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. Certification from Sewer Collector that sewer utility charges due on the subject property have been paid.

**Note: It is the responsibility of the Applicant to mail or deliver copies of the Application form and all supporting documents to the Board Secretary, Borough Engineer and Board Attorney for their review at least ten (10) days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of those required to receive documents is attached to the application form.**

26. The Applicant hereby requests that copies of the reports of the Borough Engineer and Board Attorney reviewing the application be provided to the following of the applicant's professionals.

**Applicant's Professional Report Requested:**

**Attorney** \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer:** \_\_\_\_\_

Address: \_\_\_\_\_

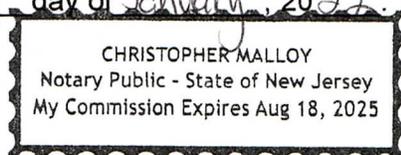
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**CERTIFICATION**

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Application and that I am authorized to sign. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this 31 day of January, 2022.

A Notary Public of NJ Owner  
My Commission Expires: 08-18-2025



*C Malloy*  
County: Monmouth  
State: NJ

I understand that the sum of \$ \_\_\_\_\_ has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of SeaBright, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials.

Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required amount and shall add that sum to the escrow account within fifteen (15) days.

Date: 1/31/22 Applicant: \_\_\_\_\_

**PLOT PLAN OR VARIANCE PLAN**

**BOROUGH OF SEA BRIGHT PLANNING/ZONING BOARD**

Application No. \_\_\_\_\_ Date 1/31/22  
Application Name Christopher Palladino  
Application Address 12 Riverview Pl  
Property Address 12 Riverview Pl Block 26 Lot 1

**CHECKLIST**

Prior to issuance of a Certificate of Completeness and assignment of a hearing date, the Administrative Officer shall determine that the following documents have been submitted:

To be completed by Applicant (C=complete, N=Not complete, NA=not-applicable)

- C 1. 17 copies of Zoning Permit Denial
- C 2. 17 copies of completed application and check list, signed, dated, and notarized, **plus one** marked "FOR PUBLIC INSPECTION"
- C 3. 17 sets of plot plan or variance plan signed, dated, and notarized, also **Show Base Flood Elevation, plus one** marked "FOR PUBLIC INSPECTION"
- C 4. 17 copies of Survey (unless Variance Plan states that it is based upon the survey). Must indicate mean high waterline, if pertinent to application)
- C 5. 17 (sets of) Photographs of property/dwelling as it currently exists
- C 6. Description of proposed operation (No. 15 in first part of application)
- C 7. Request for any variances (under No.11 in first part of application)
- C 8. Certificate of owner authorizing submission (after No. 26 in first part of application)
- C 9. Required application fees/check made payable to Borough of Sea Bright
- C 10. Required escrow fees/check made payable to Borough of Sea Bright
- C 11. Completed W-9 Form
- C 12. Certification that taxes and sewer utility charges are paid to date
- C 13. Completed Notice of Hearing
- C 14. Certified list of property owners within 200 feet

The following requirements must also be met before an application may be heard:

- \_\_\_\_\_ 15. Affidavit of Mailing and Service for Public Notice (Provide 7 days prior to hearing.)
- \_\_\_\_\_ 16. Affidavit of Publication for Public Notice (Provide 7 days prior to hearing.)

If Applicable:

- \_\_\_\_\_ 17. Proof of Application to Monmouth County
- \_\_\_\_\_ 18. Proof of application to NJDOT
- \_\_\_\_\_ 19. Application for CAFRA
- \_\_\_\_\_ 20. Application for Floodplain Encroachment Permit
- \_\_\_\_\_ 21. Application for Stream Encroachment Permit

After the application is deemed complete the Board Secretary will provide you with a hearing date so that you may notice property owners.

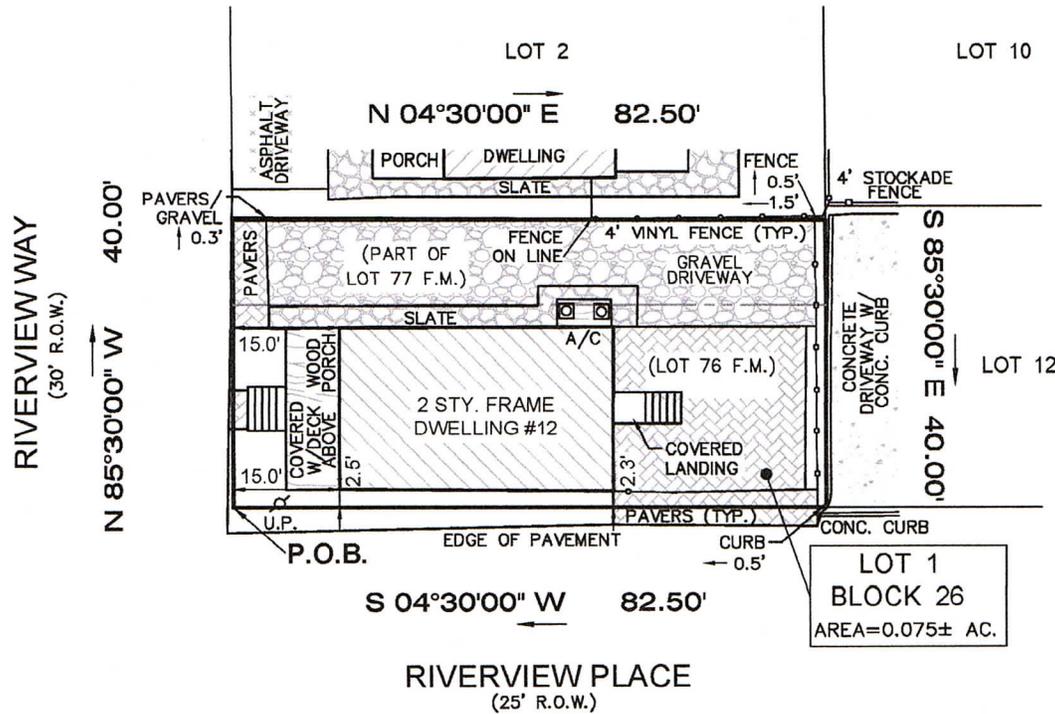
Certified mail receipts are to be provided **at least 7 days prior to hearing date.**

I certify the above information is accurate and complete.

DATED: \_\_\_\_\_ NAME: \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
SEAL: \_\_\_\_\_

**Description of proposed operation:**

Owner is requesting to install a six foot tall fence in what is considered a front yard. The proposal is to install 32 feet of fence at 12 Riverview Pl, along the eastern property line, from the northeast corner of the existing dwelling to the northeast corner of the property. Please see the attached existing survey and an additional survey with the proposal incorporated.



DISCUSSION TOPIC:  
PAVERS AND GRAVEL CROSS  
BOUNDARY LINE BETWEEN  
SUBJECT PROPERTY AND LOT 2.  
CURB CROSSES BOUNDARY  
LINE BETWEEN LOT 12 AND  
SUBJECT PROPERTY.

PREPARED FOR: *CHRISTOPHER PALLADINO AND JACQLYN ALOISI*  
 TITLE INSURER: *SEBER TITLE AGENCY (ST-1569-20)*  
*NORTH AMERICAN TITLE INSURANCE COMPANY*  
 MORTGAGE HOLDER: *CITIZENS BANK, N.A.,*  
*its successors and/or assigns, as their interest may appear.*  
 CLOSING ATTORNEY: *MICHAEL A. COSCIA, Esquire*  
*ABRAMS, FENSTERMAN, FENSTERMAN, EISMAN, FORMATO, FERRARA, WOLF & CARONE, LLP*

Filed Map Reference: MAP OF SECTION 3, NORMANDIE BY THE SEA, SEA BRIGHT BOROUGH, MONMOUTH COUNTY, .N.J.	Filed Map Block: 76 & PT 77	Filed Map Lot: 76 & PT 77	Filing Date: 11-16-1925	Filed Map No. 40-8
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**IMPORTANT NOTES, PLEASE REVIEW:**

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE 09/12/20 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.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 8343 PG 4938

CERTIFICATE OF AUTHORIZATION: 24GA28229800

**MORGAN**  
engineering & surveying

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

www.morganengineeringllc.com

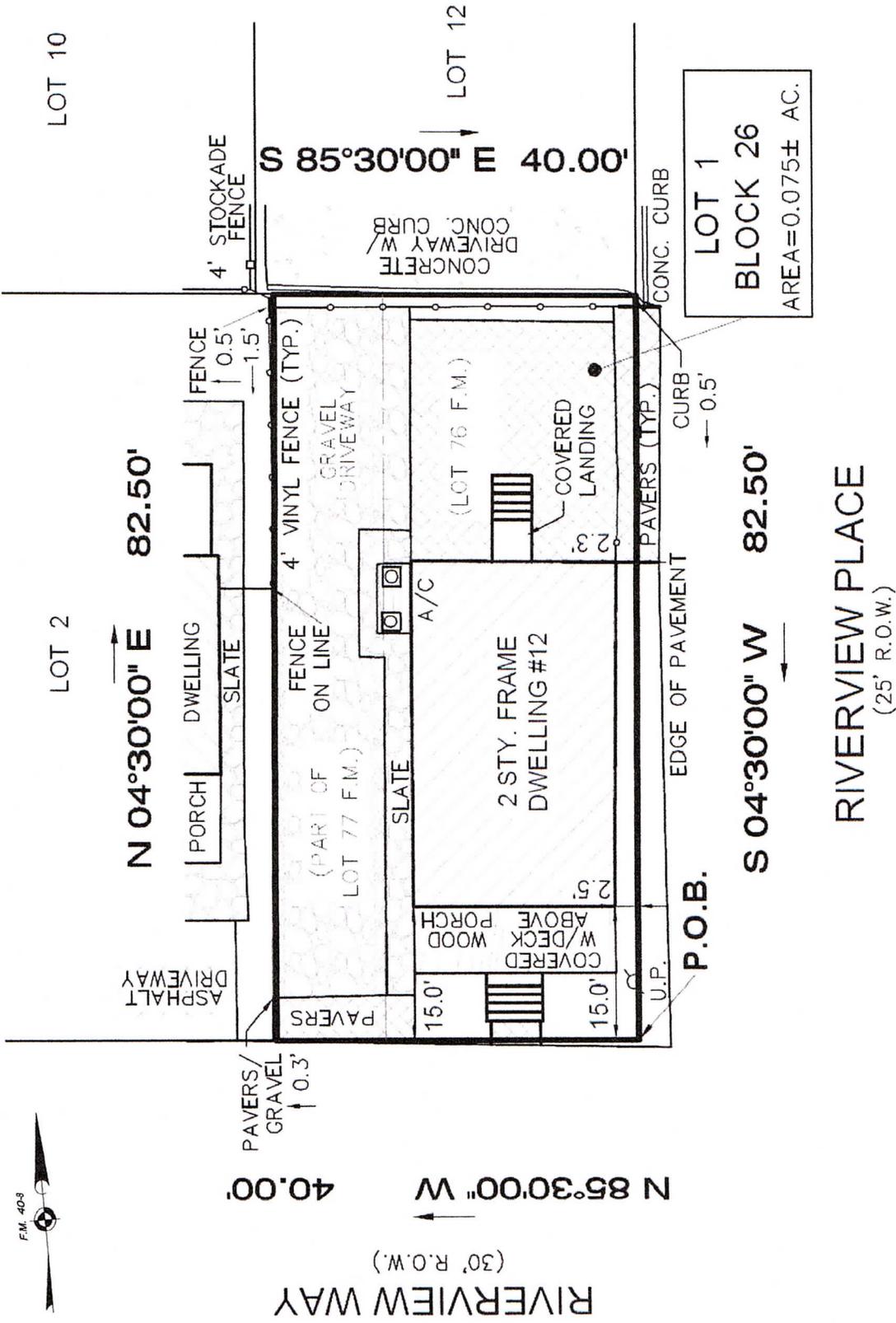
# SURVEY OF PROPERTY

LOT 1

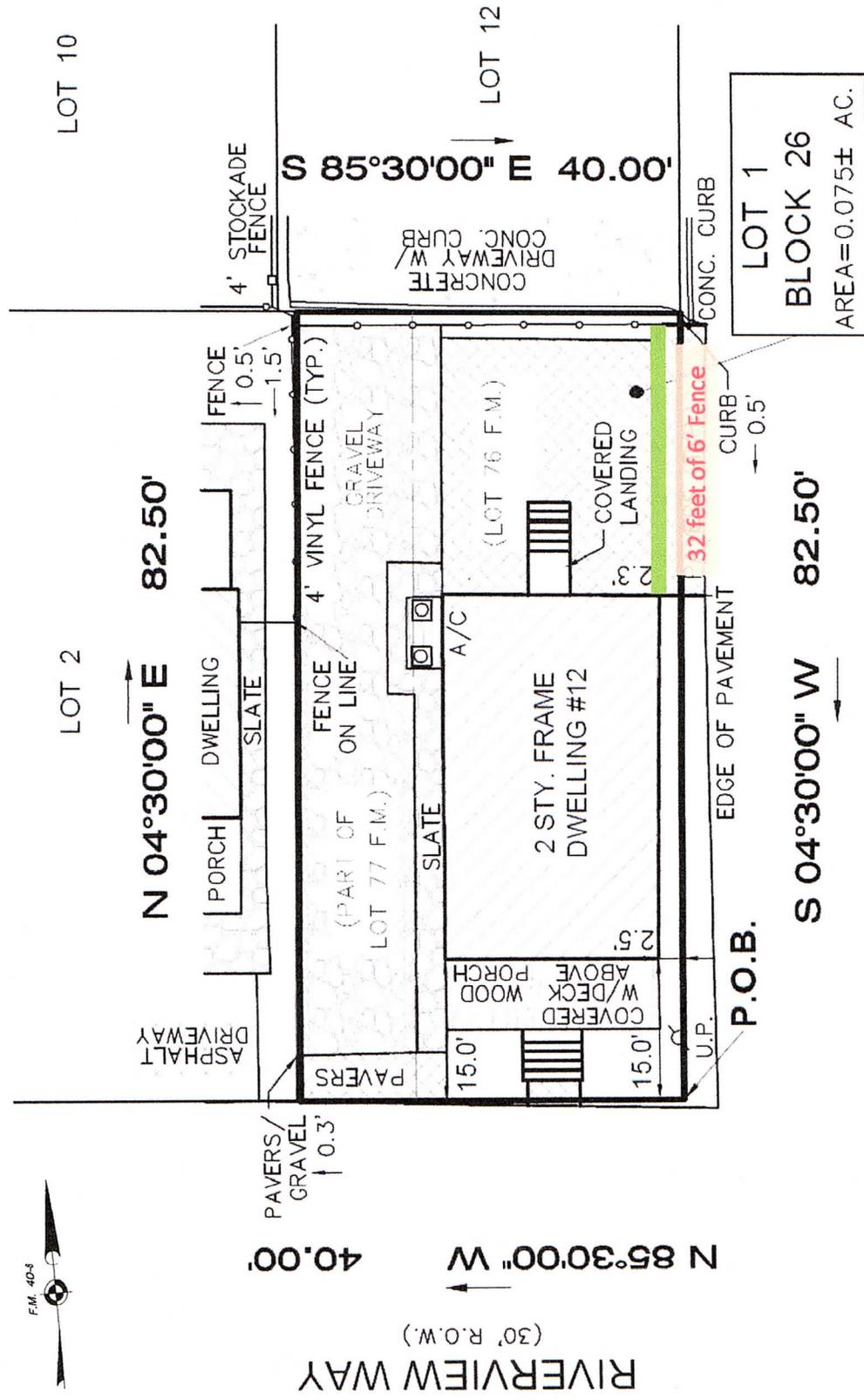
BLOCK 26

*Non*

# AS-IS Property Survey



# Property Survey with Proposal



GREEN = Install 32' of new 6' tall fence with gate. From NE corner of dwelling to existing fence post.

**JURAT WITH AFFIANT STATEMENT**

State of NJ } ss.  
County of Monmouth

- See Attached Document (Notary to cross out lines 1-7 below)
- See Statement Below (Lines 1-7 to be completed only by document signer[s], not Notary)

1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_  
5 \_\_\_\_\_  
6 \_\_\_\_\_  
7 \_\_\_\_\_

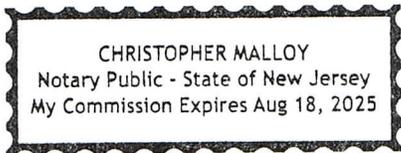
[Signature]  
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me  
this 31 day of January, 2022, by  
Date Month Year

Christopher Palladino  
Name of Signer No. 1

Name of Signer No. 2 (if any)  
C Malloy  
Signature of Notary Public



Place Notary Seal/Stamp Above

Any Other Required Information  
(Residence, Expiration Date, etc.)

**OPTIONAL**

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Property Survey with Proposal  
Document Date: 01/31/22 Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY, NEW JERSEY  
NOTICE OF HEARING

**TO ALL OWNERS OF PROPERTY LOCATED WITHIN A RADIUS OF TWO HUNDRED FEET FROM BLOCK 26, LOT 1.**

**PLEASE TAKE NOTICE** that Christopher Palladino has applied to the Planning/Zoning Board of the Borough of Sea Bright to consider an application to permit the installation of a new six foot tall fence, with respect to premises located in the R-2 zone and known as Block 26 Lot 1, on the Tax Map of The Borough of Sea Bright and commonly known as 12 Riverview Pl, Sea Bright, New Jersey. Applicant is seeking the following variance approval together with any and all other requirements which the Board may deem necessary.

- “c” variance: 130-34A - Front yard fence height of 6 feet proposed, where a maximum of 4 feet is permitted

A regular meeting will be held by the Planning/Zoning Board of the Borough of Sea Bright on Tuesday March 8, 2022 at 7:30 p.m. at the Sea Bright Beach Pavilion, 1097 Ocean Avenue, Sea Bright, New Jersey, at which time you may appear in person or by agent or attorney and present any objection which you may have to granting this application.

A copy of the maps and application documents have been filed in the office of the Board Secretary and are available for public inspection at the Borough Hall, 1099 Ocean Avenue, Sea Bright, New Jersey during normal business hours and are also available on the Borough website at [www.seabrightnj.org](http://www.seabrightnj.org).

This Notice is sent to you by the Applicant, by order of the Planning/Zoning Board of the Borough of Sea Bright.

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Christopher Palladino

Dated: \_\_\_\_\_



