



Borough of Highlands  
 42 Shore Drive  
 Highlands, NJ 07732  
 (732) 872-1224  
 www.highlandsborough.org

## LAND USE BOARD APPLICATION

<b>FOR OFFICIAL USE</b>		ck#172	ck#173
Date Rec'd: <u>June 28, 2023</u>	Application #: <u>LUB2023-04</u>	Fee: <u>\$125</u>	Escrow: <u>\$750</u>

### 1. APPLICANT

Name: Nicole Florit  
 Address: 357 Shore Drive  
 City: Highlands State: NJ Zip: 07732  
 Phone: 7325837474  
 Email: salfieri@cgajlaw.com  
 Relation to property: owner

### 2. OWNER

Name: SAME AS APPLICANT  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

### 3. TYPE OF APPLICATION (Check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Minor Subdivision<br><input type="checkbox"/> Major Subdivision – Preliminary<br><input type="checkbox"/> Major Subdivision – Final<br><input type="checkbox"/> Minor Site Plan<br><input type="checkbox"/> Major Site Plan – Preliminary<br><input type="checkbox"/> Major Site Plan – Final<br><input checked="" type="checkbox"/> Variance<br><input type="checkbox"/> Use Variance | <input type="checkbox"/> Appeal – Zoning Denial date _____<br><input type="checkbox"/> Appeal – Land Use Decision date _____<br><input type="checkbox"/> Informal Concept Plan Review<br><input type="checkbox"/> Extension of Approval<br><input type="checkbox"/> Revision/Resubmission of Prior Application<br><input checked="" type="checkbox"/> Other <u>Interpretation of Resolution</u> |
|---|---|

### 4. PROPERTY INFORMATION

Block 103 Lot(s) 8 Address: 357 Shore Drive, Highlands, NJ  
 Lot size 1,811 s.f. # of Existing Lots 1 # of Proposed Lots n/a  
 Zone R-2.03 Are there existing Deed Restrictions or Easements?  No  Yes – Please attach copies  
 Has the property been subdivided?  No  Yes If yes, when? \_\_\_\_\_  
 Attach copies of approved map or approved resolution  
 Property taxes paid through May 1, 2023 Sewer paid through May 1, 2023

### 5. ATTORNEY (A corporation, LLC, Limited Partnership, or S-Corp **must** be represented by a NJ attorney)

Name: Salvatore Alfieri, Esq., Cleary Jacobbe Alfieri Jacobs, LLC  
 Address: 955 Route 34; Suite 200, Matawan, NJ 07747  
 Phone: 7325837474 Email: salfieri@cgajlaw.com



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**6. APPLICANT'S OTHER PROFESSIONAL(S)** – Engineer, Planner, Architect, etc.

Name: Antonio Scalise, AIA  
 Address: 494 Broadway, Suite 3  
Long Branch, NJ 07740  
 Phone: 7322294400  
 Email: ascalise@parallelgrp.com

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**7. LAND USE**

**A. PROPERTY HISTORY** –Describe in detail, nature of prior use(s) on the site, start date of such use, any prior Land Use Board applications for this site (attach copy of resolution, if applicable), history of current ownership, etc.

The property received bulk variance relief on 10/1/2015 to clear the existing singly family dwelling with flood-damage to construct a new single family dwelling. Due to age of the dwelling and extent of the flood-damage, the then-owner sought to construct a new home with a similar footprint to the damaged home. The existing structure was approved with all associated variances.

**B. PROPOSED PLAN** –Describe in detail, proposed use for property, including, but not limited to: 1) portion to be subdivided; 2) sell lot only; 3) construct house(s) for sale; 4) how trash will be disposed; 5) landscaping; 6) hours of operation; 7) type of goods/services; 8) fire lane. Attach additional sheets if necessary.

Applicant seeks to construct an additional floor to the existing dwelling. Zoning permits and ancillary constructions permits were originally issued and Applicant commenced construction, pursuant to the issued permits for the expansion of the existing front porch, second story addition over existing first floor, proposed second floor balcony over first floor front porch.

The Borough Ordinance 21-98 allows the existing dwelling to be constructed without a variance due to the undersized nature of the subject lot. The STOP WORK ORDER was issued for VIOLATION OF PRIOR ZONING RESOLUTION.

Applicant is requesting the Board's interpretation of the resolution adopted on October 1, 2015. In the event the Board determines that the 2015 resolution imposed a use restriction on the property, the Applicant will require variance relief from the prior zoning resolution, in order to complete the construction for the second floor after the stop work order was issued on June 16, 2023.

**C. ADDITIONAL INFORMATION:**

	Existing	Proposed
<b>Residential:</b> How many dwelling units?	<u>1</u>	<u>1</u>
How many bedrooms in each unit?	<u>2</u>	<u>3</u>
How many on-site parking spaces?	<u>0</u>	<u>0</u>
<b>Commercial:</b> How many commercial uses on site?	<u>n/a</u>	<u>n/a</u>
How many on-site parking spaces?	<u>n/a</u>	<u>n/a</u>





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**8. VARIANCE REQUESTS** Complete section(s) related to the relief being requested.

	Req'd	Exist.	Prop'd
<b>Minimum Lot Requirements</b>			
Lot Area	5000	1811	same
Frontage	50	30	same
Lot Depth	100	61.5	same
<b>Minimum Yard Requirements</b>			
Front Yard Setback	20	15	7.17
2 <sup>nd</sup> Front Yard Setback	n/a	n/a	n/a
Rear Yard Setback	20	6.29	same
Side Yard Setback, right	see	zoning	chart
Side Yard Setback, left	see	zoning	chart
Building Height	30	6.83	32.42

	Req'd	Exist.	Prop'd
<b>Accessory Structures</b>			
Fence/Wall Height	n/a		
Garage/Shed Height	n/a		
Garage/Shed Area	n/a		
Pool Setback	n/a		
<b>Parking Requirements</b>			
On-site Parking Spaces			
<b>Other (please add)</b>			

**9. OTHER RELIEF REQUESTED** Please specify relief(s) and explain below.

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 Highlands, NJ 07732  
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**10. NOTARIZED SIGNATURE OF APPLICANT**

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 Applicant authorized to sign the application for the business organization. Additionally, I certify that the survey or plans submitted with this application shows and discloses the premises in its entirety, and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED to before me this  
23<sup>rd</sup> day of June 2023 (year)  
 \_\_\_\_\_ (notary)  
 \_\_\_\_\_ (Seal)  
 SALVATORE ALFIERI  
 ATTORNEY AT LAW OF N.J.

Nicole Florit 6/23/23  
 Signature Date  
 Nicole Florit  
 Print Full Name

**11. NOTARIZED CONSENT OF OWNER**

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this  
23<sup>rd</sup> day of June 2023 (year)  
 \_\_\_\_\_ (notary)  
 \_\_\_\_\_ (Seal)  
 SALVATORE ALFIERI  
 ATTORNEY AT LAW OF N.J.

Nicole Florit 6/23/23  
 Signature Date  
 Nicole Florit  
 Print Full Name

**12A. DISCLOSURE STATEMENT** Circle all that apply.

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

- Is this application to subdivide a parcel of land into six (6) or more lots? Yes  No
- Is this application to construct a multiple dwelling of 25 or more units? Yes  No
- Is this an application for approval of a site(s) for non-residential purposes? Yes  No
- Is this Applicant a corporation? Yes  No
- Is the Applicant a limited liability corporation? Yes  No
- Is the Applicant a partnership? Yes  No

If you circled **YES** to any of the above, please complete the following Ownership Discloser Statement (use additional sheets if necessary).





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**12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT**

Name of Corporation, Partnership, LLC, LLP, S-Corp:

n/a

Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above referenced business organization:

NAME	ADDRESS
n/a	

\*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or great interest in a partnership, that corporation or partnership shall list the names and address of its stockholders holding 10% or more of its stock or 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% ownership criterion established have been listed.

SWORN & SUBSCRIBED to before me this  
23<sup>rd</sup> day of June 2023 (year)  
 \_\_\_\_\_ (notary)  
 SALVATORE ALFIERI (Seal)  
 ATTORNEY AT LAW OF N.J.

Nicole Florit 6/23/23  
 Signature (Officer/Partner) Date  
 Nicole Florit  
 Print Full Name Title

FAY STREET VACATED BY ORDINANCE  
RECORDED IN DB OR-8483 PAGE 787  
SUBJECT TO EXISTING RIGHTS AND  
PRIVILEGES OF ANY PUBLIC UTILITIES

LOT 12.01

N 44°30'00" W  
30.00'

VINYL FENCE  
(TYP.)

FENCE  
← 1.3'  
↑ 2.0'

FENCE  
0.6' ←  
2.4' ↑  
MAG  
NAIL  
FOUND

DB OR-9255 PG 5462

LOT 7

DILAPIDATED  
WOOD  
TIE

FENCE  
← 0.7'

WOOD  
DECK

S 54°15'00" W → 61.07'

DWELLING

WOOD TIE  
ON LINE

A/C  
PLAT.

FENCE  
0.6' ←

LOT 9

N 54°15'00" E → 61.07'

DWELLING

A/C  
PLAT.

COV.  
WOOD  
PORCH &  
STEPS

WILLOW STREET  
(15' R.O.W.)

CONC.

LOT 8  
BLOCK 103

AREA=0.042± AC.

1 STY. FRAME  
DWELLING #357

WOOD  
DECK &  
STEPS

1.6'

WOOD DECK  
& STEPS

WOOD  
DECK

15.0'

CONC.

WOOD TIE  
ON LINE

81.70'

P.O.B.  
MAG  
NAIL  
FOUND

CONC. CURB

S 44°30'00" E  
30.00'

SHORE DRIVE  
(60' R.O.W.)

PREPARED FOR: NICOLE FLORIT

TITLE INSURER: BROAD STREET TITLE AGENCY, LLC (B2605)  
CHICAGO TITLE INSURANCE COMPANY  
A ABSOLUTE ESCROW SETTLEMENT CO., INC.

MORTGAGE HOLDER: LOANDEPOT.COM, LLC  
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: THE BURR LAW GROUP, LLC

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/04/21 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 DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB OR-9255 PG 5462

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 8

BLOCK 103

BOROUGH OF HIGHLANDS

COUNTY OF MONMOUTH

NEW JERSEY


**DAVID J. VON STEENBURG**

PROFESSIONAL LAND SURVEYOR  
N.J. LIC. No. 34500

Scale: 1"=10'	Drawn By: MS	Date: 10/04/21	JOB #: 21-12218	CAD File #: 21-12218	Sheet #: 1 OF 1
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ADDITIONS &  
ALTERATIONS TO:  
**TRUETT RESIDENCE**  
357 Shore Drive  
Highlands, NJ 07732  
Block: 103 Lots: 8

  
Anthony Esposito, AIA  
NJ 010693  
NY 031733-1  
PA RA409995  
Certificate of Authorization  
#AC000993

Title:  
SITE PLAN  
ZONING  
SCHEDULE

Comm. No. 1984.22.0069

Date: JULY 20, 2022

Drawn By: KW

Checked By: AS

Scale: As Shown

Revisions

No.	Date	Description

357 SHORE DRIVE  
HIGHLANDS, NJ

A=002

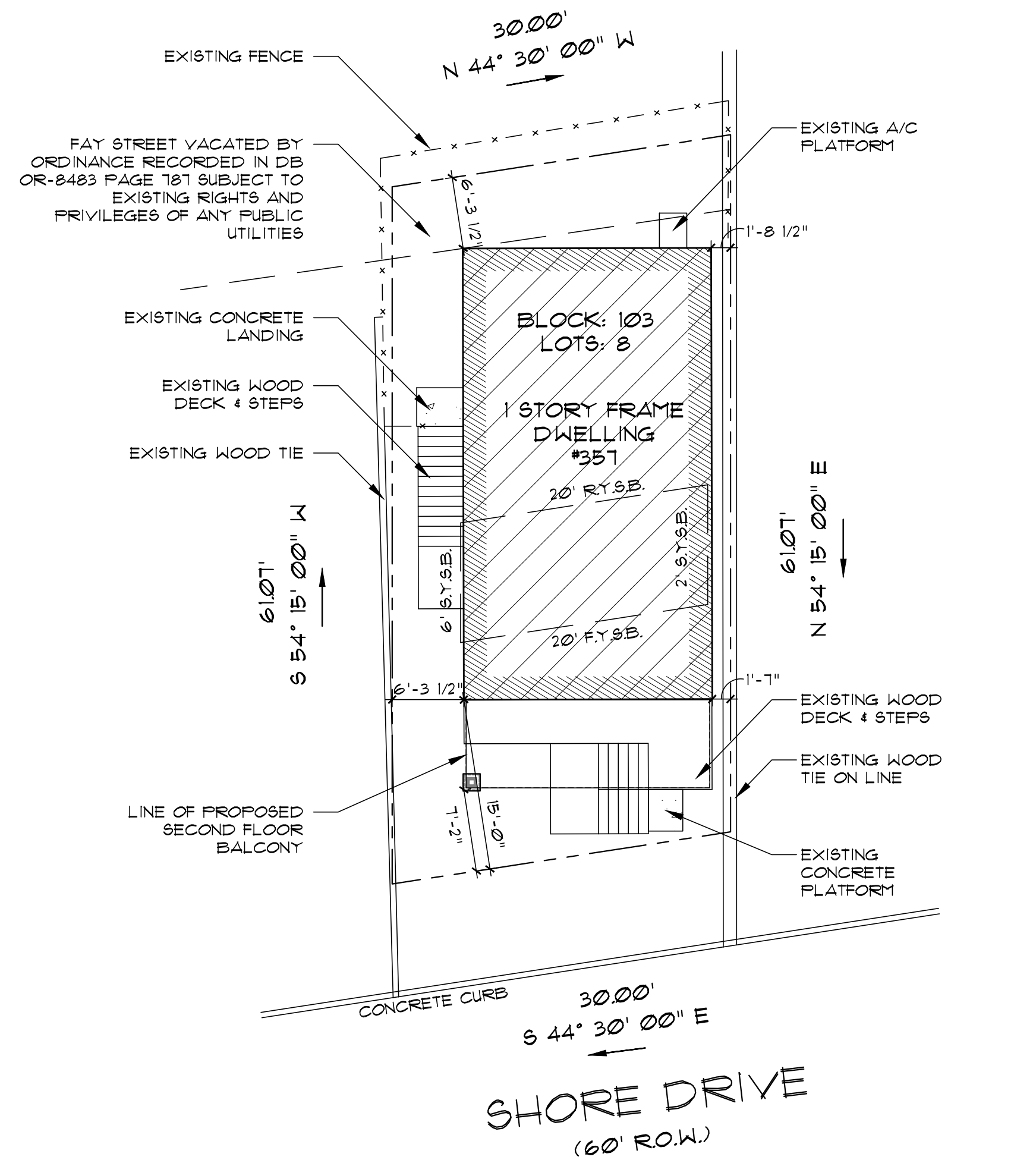
1 OF 4  
© 2022 Parallel Architectural Group LLC

ZONING REQUIREMENTS : R-2.03		BLOCK: 103		LOT: 8	
	REQUIRED	EXISTING	PROPOSED	CODE COMPLIANCE	REMARKS
				Y	N
MIN. LOT AREA	5,000 S.F.	1,811 S.F.	NO CHANGE	●	EXISTING
MIN. LOT WIDTH	50'	30'	NO CHANGE	●	EXISTING
MIN. LOT DEPTH	100'	61'-1/2"	NO CHANGE	●	EXISTING
MIN. PRINCIPAL FRONT YARD	20'	15'-0"	1'-2" (TO BALCONY)	●	PROPOSED
MIN. PRINCIPAL SIDE YARD	6' (ONE) 8' (BOTH)	6'-3 3/4" (1) 3'-0 1/2" (BOTH)	NO CHANGE	●	EXISTING
MIN. PRINCIPAL REAR YARD	20'	6'-3.5"	NO CHANGE	●	EXISTING
PRINCIPAL BUILDING HT.	30'	21'-10"	32'-5"	●	PROPOSED
MAX. IMPERVIOUS COVERAGE	75%	51%	60%	●	PROPOSED
MAX. BUILDING COVERAGE	30%	47%	57%	●	PROPOSED

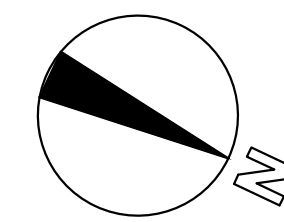
  

AREAS	EXISTING	PROPOSED	TOTALS
DWELLING FOOTPRINT	860 S.F.		860 S.F.
CONC. PLATFORMS	25 S.F.		25 S.F.
WOOD TIES	44 S.F.		44 S.F.
SECOND FLOOR BALCONY		165 S.F.	165 S.F.
<b>TOTALS</b>	<b>929 S.F.</b>		<b>1094 S.F.</b>

- SCOPE OF WORK:**
- EXPANSION OF EXISTING FRONT PORCH
  - SECOND STORY ADDITION OVER EXISTING FIRST FLOOR
  - PROPOSED SECOND FLOOR BALCONY OVER FIRST FLOOR FRONT PORCH



1 SITE PLAN  
SCALE: 1"=10'-0"



**SITE PLAN LEGEND**

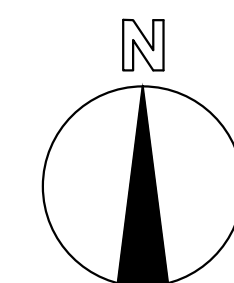
	PROPERTY LINE
	WALL ABOVE
	DEMO
	OVERHEAD WIRE
	SETBACK LINE
	FENCE LINE
	DRIVE/WALKS
	BUILDING FOOTPRINT
	CONCRETE

NOTE:  
SITE PLAN BASED ON SURVEY BY:  
MORGAN ENGINEERING & SURVEYING  
DAVID J. VON STNBURG  
N.J. PROFESSIONAL LAND SURVEYOR  
LICENSE #34500  
P.O. BOX 5232  
TOMS RIVER, NEW JERSEY, 08754  
DATED: OCTOBER 4, 2021  
PROJECT No. 21-12218




AVERAGE FRONT  
YARD SETBACK: 16'-9"

2 200' MAP  
SCALE: NTS



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ALTERATIONS TO:  
**TRUETT RESIDENCE**  
357 Shore Drive  
Highlands, NJ 07732  
Block: 103 Lots: 8



Anthony Scilise, AIA  
NJ 010693  
NY 03133-1  
PA RA409995  
Certificate of Authorization  
\*AC000553

Title:  
EXISTING FOUNDATION PLAN  
PRELIM FOUNDATION PLAN

Comm. No. 1984.22.0069

Date: JULY 20, 2022

Drawn By: K/W

Checked By: A/S

Scale: As Shown

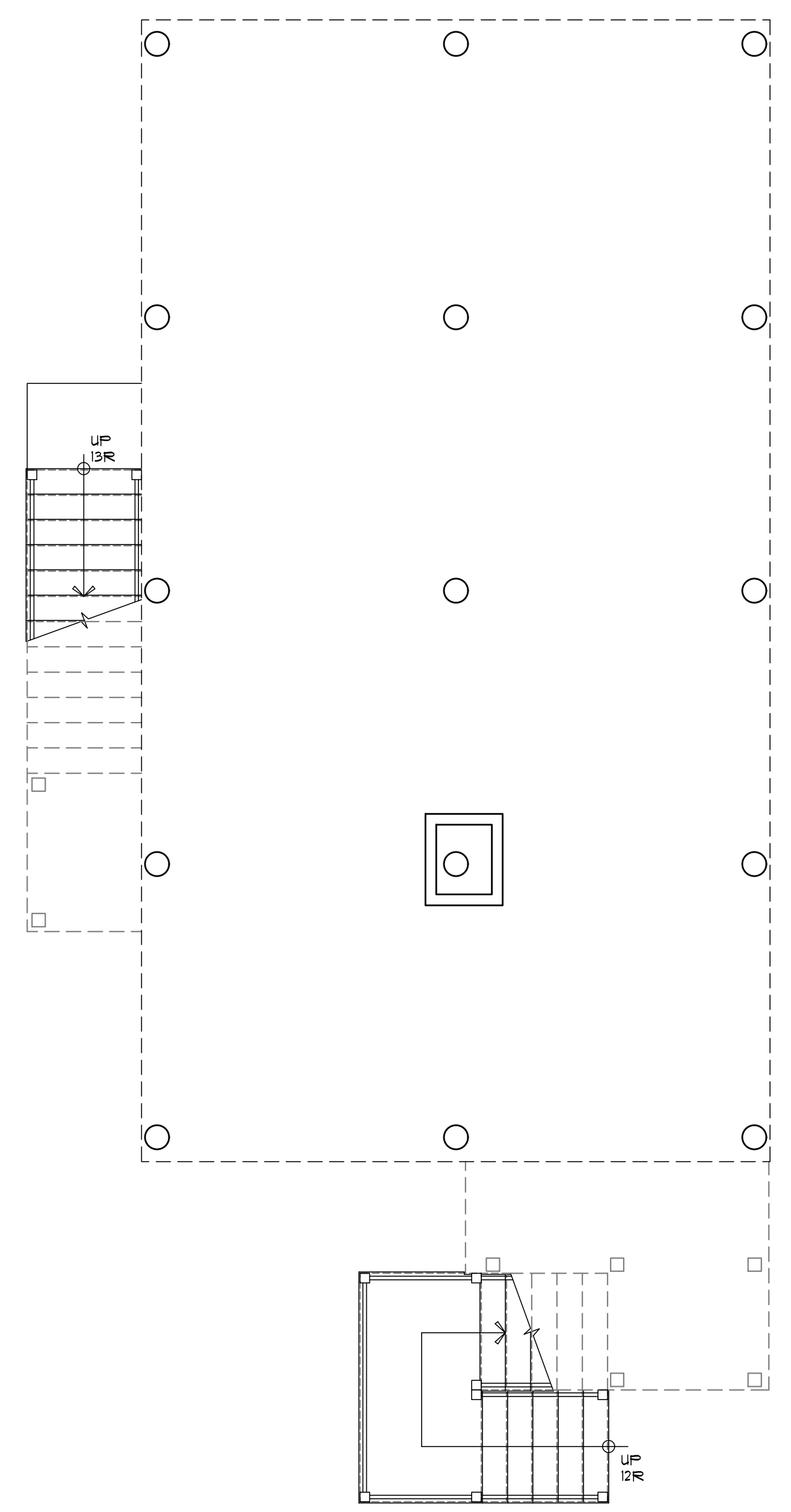
Revisions

No.	Date	Description

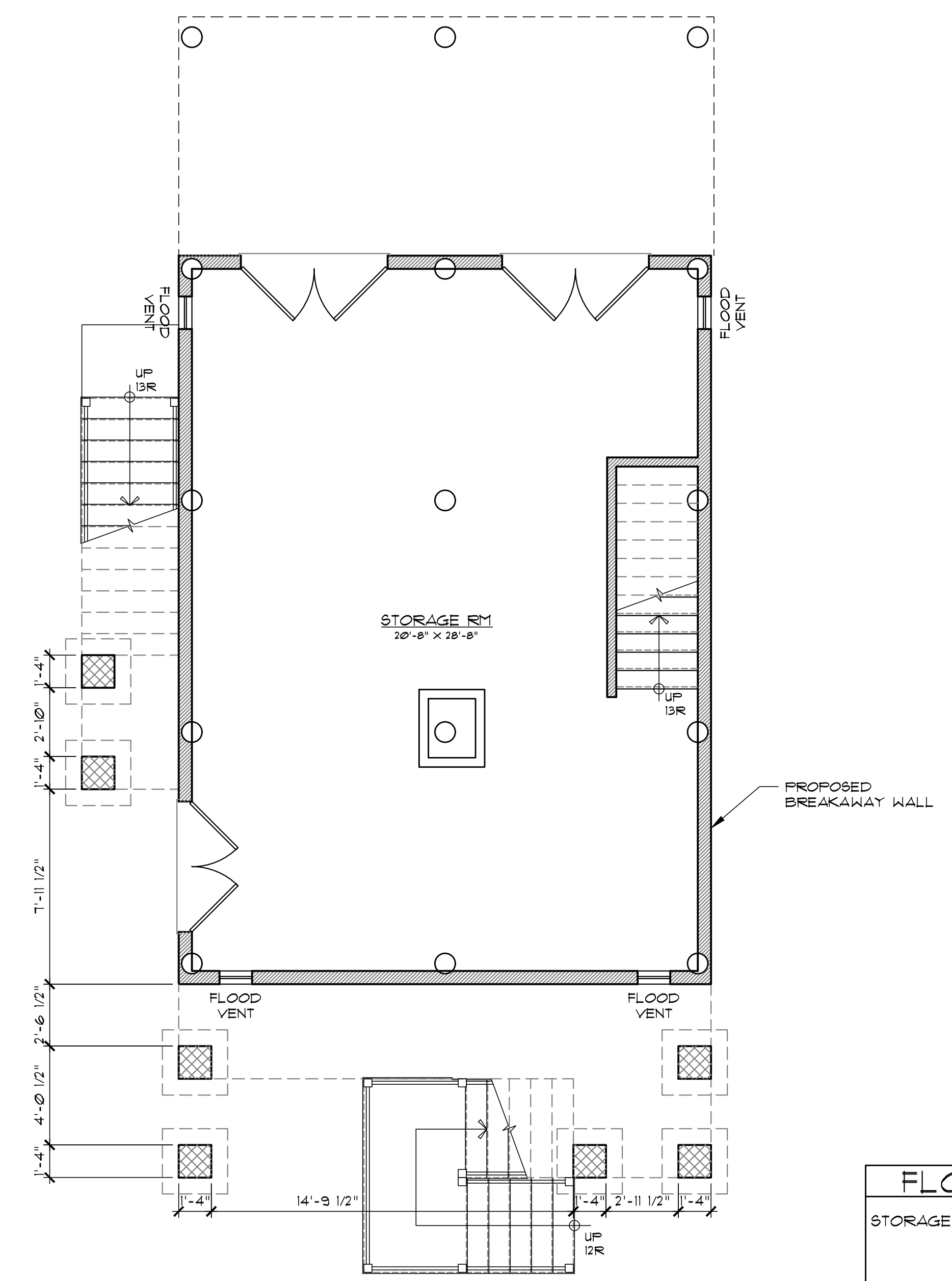
357 SHORE DRIVE  
HIGHLANDS, NJ

A-101

2 OF 4



1 EXISTING FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



2 PRELIM FOUNDATION PLAN  
SCALE: 1/8"=1'-0"

### FLOOD VENT CALCULATION

STORAGE RM: 648 SF.  
± 200 SF.  
324 ± 4

TOTAL OF FLOOD VENTS REQUIRED (MIN.): 4 UNITS

TOTAL OF FLOOD VENTS: 4 UNITS

### FLOOD VENT NOTES

1. INSTALL (1) "SMART VENT," MODEL # 1540-520 (16-1/4" X 8-3/4" FLOOD VENT PER 200 SQUARE FEET OF ENCLOSED CRAWL SPACE AND GARAGE AREAS.
2. BOTTOM OF FLOOD VENTS SHALL BE INSTALLED 12" OF FINISHED EXTERIOR GRADE.
3. INSTALL FLOOD VENTS IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.
4. MIN. 2 VENTS PER ROOM.

### FLOOR PLAN LEGEND

- LINE OF ITEM ABOVE
- ▬ NEW 5 1/2" WD. STUD EXTERIOR WALLS/  
3 1/2" WD. STUD INTERIOR WALLS (UNO.)



ADDITIONS &  
ALTERATIONS TO:  
**TRUETT RESIDENCE**  
357 Shore Drive  
Highlands, NJ 07732  
Block: 103 Lots: 8

*Anthony Scilise, AIA*  
NJ 101693  
NY 03133-1  
PA RA403995  
Certificate of Authorization  
\*AC000553

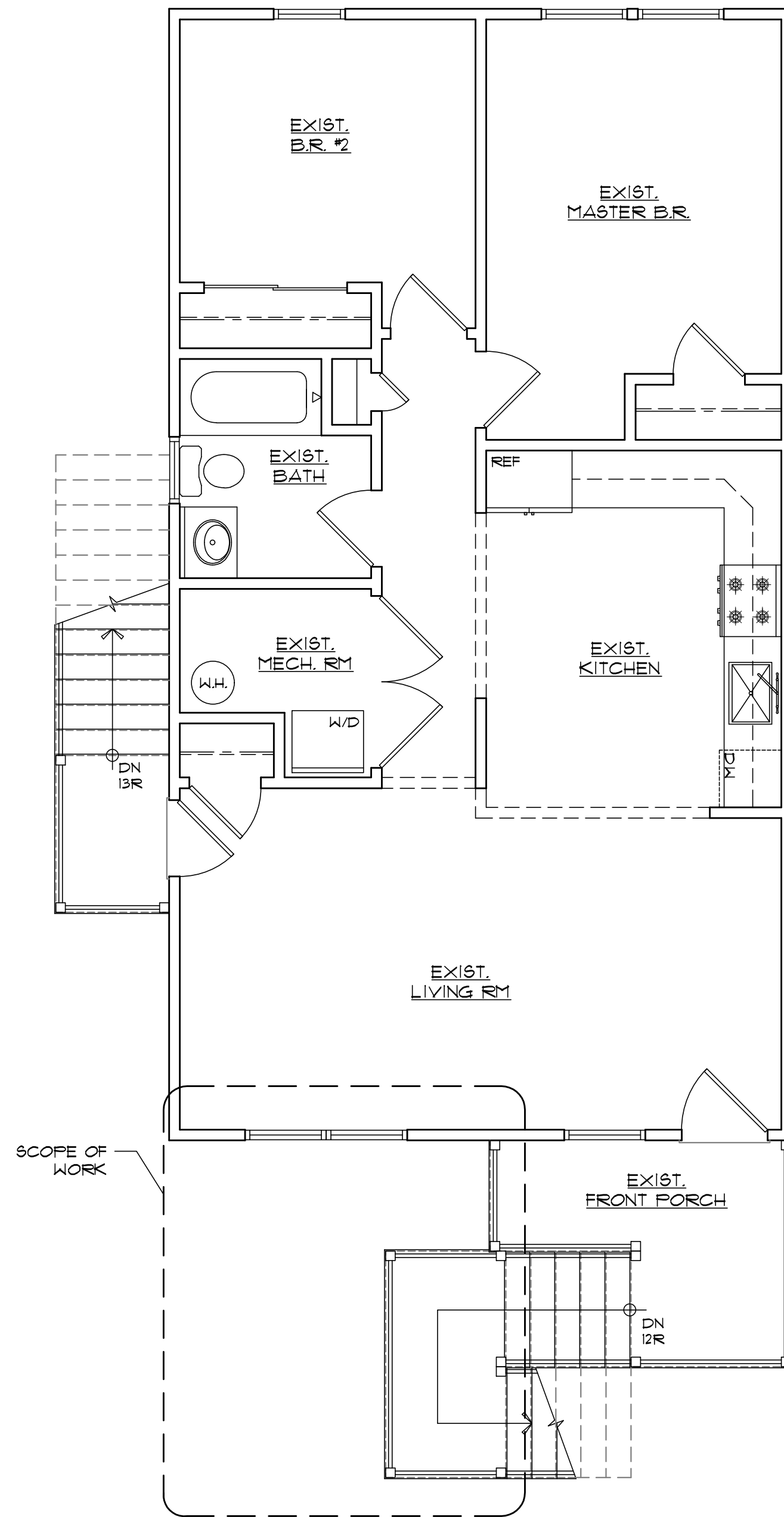
Title:  
EXISTING FIRST FLOOR PLAN  
PRELIM FIRST FLOOR PLAN  
PRELIM SECOND FLOOR PLAN

Comm. No. 1984.22.0069  
Date: JULY 20, 2022  
Drawn By: KW  
Checked By: AS  
Scale: As Shown

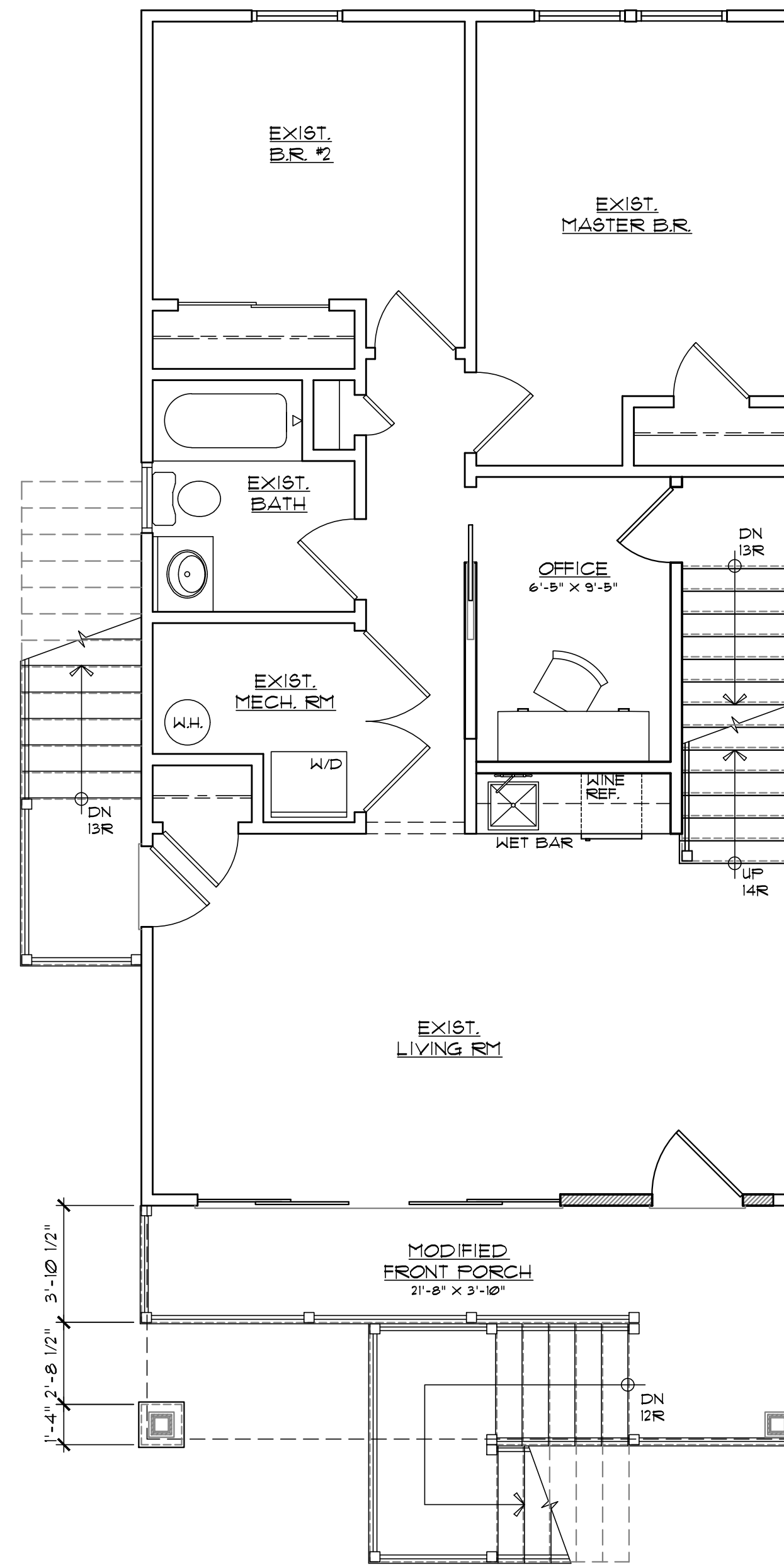
Revisions		
No.	Date	Description

357 SHORE DRIVE  
HIGHLANDS, NJ

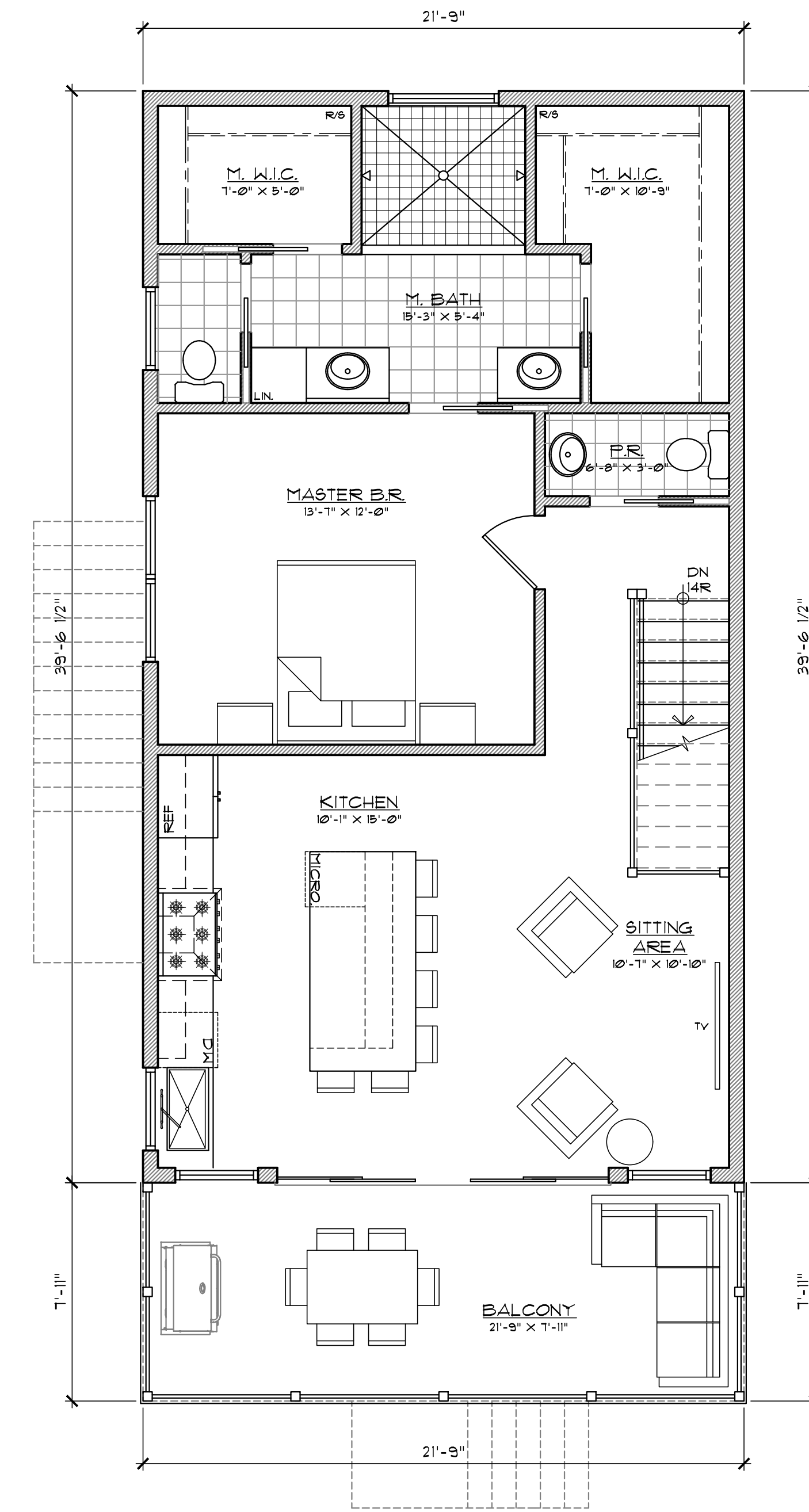
A-102  
3 OF 4



1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"




2 PRELIM FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



3 PRELIM SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"

FLOOR PLAN LEGEND	
- - - - -	LINE OF ITEM ABOVE
▬	NEW 5 1/2" WD. STUD EXTERIOR WALLS/ 3 1/2" WD. STUD INTERIOR WALLS (UNO.)

ADDITIONS &  
ALTERATIONS TO:  
**TRUETT RESIDENCE**  
357 Shore Drive  
Highlands, NJ 07732  
Block: 103 Lots: 8



Anthony Scilise, AIA  
NJ 07033  
NY 02133-1  
PA R4403995  
Certificate of Authorization  
\*AC000593

Title:  
ELEVATIONS

Comm. No. 1984.22.0069  
Date: JULY 20, 2022  
Drawn By: KW  
Checked By: AS  
Scale: As Shown

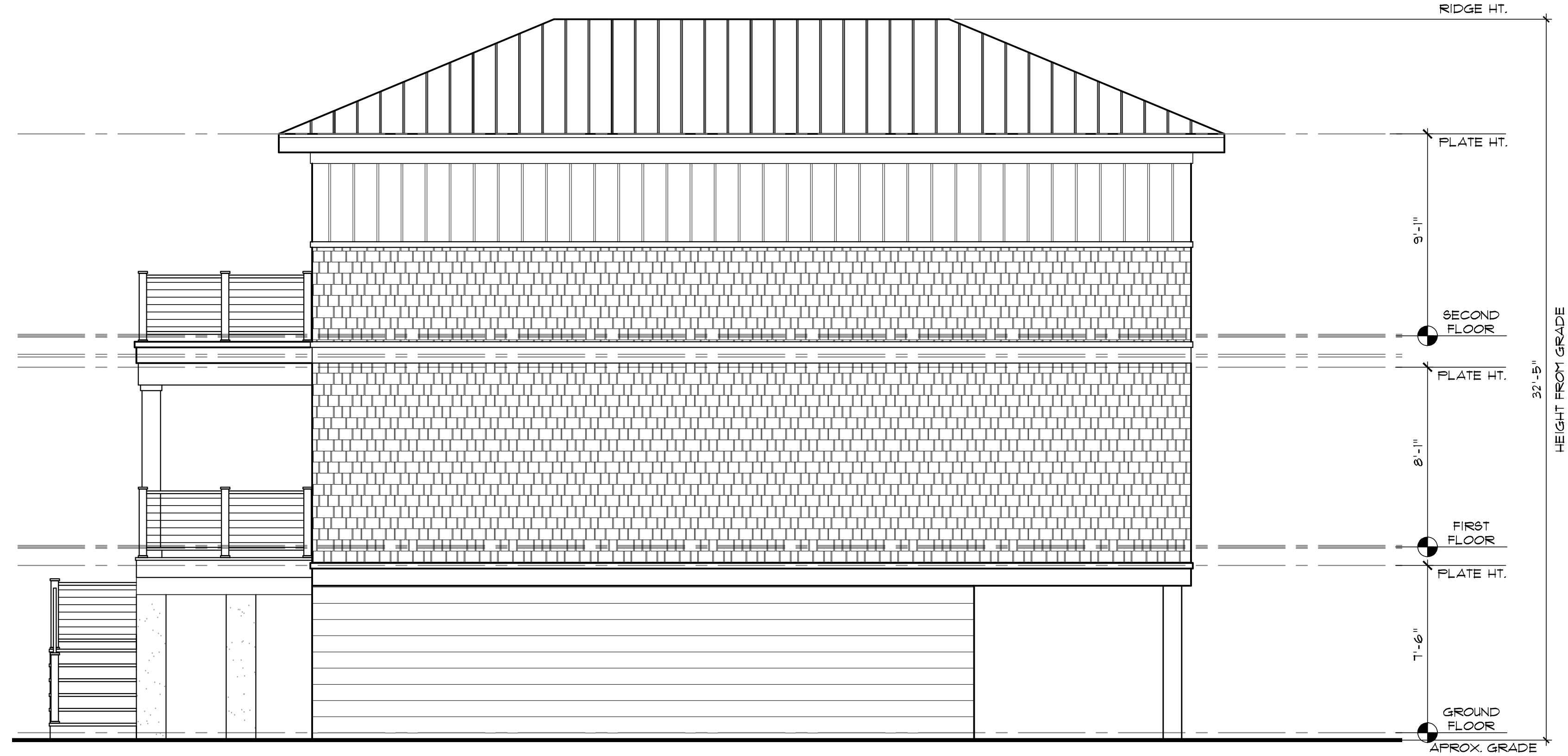
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No.	Date	Description

357 SHORE DRIVE  
HIGHLANDS, NJ

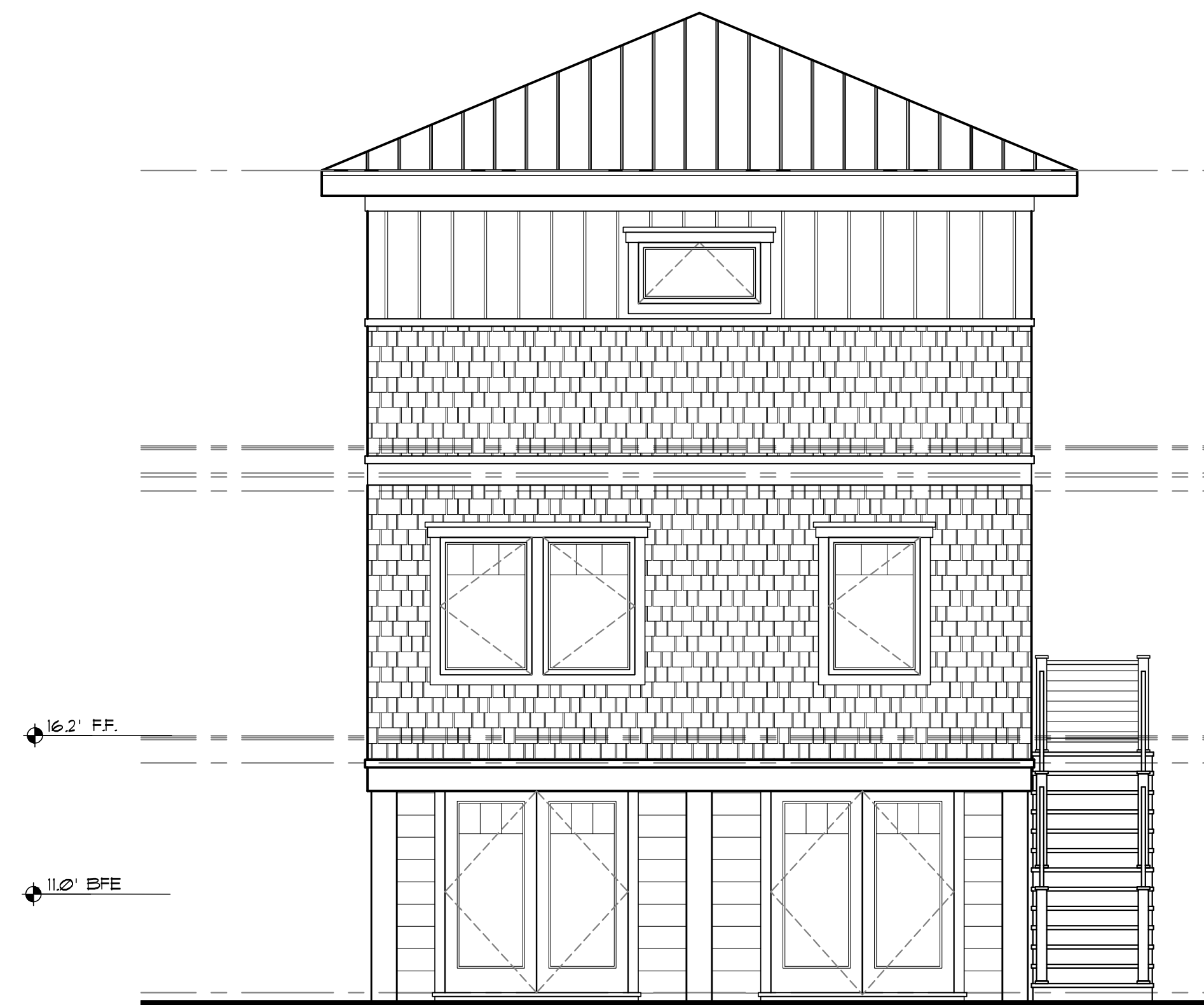
A-201  
4 OF 4



1 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



3 REAR ELEVATION  
SCALE: 1/4"=1'-0"



4 LEFT ELEVATION  
SCALE: 1/4"=1'-0"





Borough of Highlands  
 22700  
 20777  
 Phone: 201-722-2222  
 201-722-2270  
 Borough

## Notice to be Published in Official Newspaper

### Notice of Hearing

### Land Use Board

TAKE NOTICE that on Thursday evening at 7:00 p.m. on the TBD day of \_\_\_\_\_, a hearing will be held before the Borough of Highlands Land Use Board in the Community Center, 22 Snug Harbor, Highlands New Jersey on the application of the undersigned that has been made to the Borough of Highlands Land Use Board, at which time and place all interested persons will be given an opportunity to be heard.

The property in question is located at  
357 Shore Drive

also known as Block 103, Lot(s) 8, on the Highlands Tax Map.

The property is located in the R-2.03 zone.

The applicant is seeking: \_

zoning board approval to construct a second floor addition to the existing one-floor single family dwelling.

For the purpose of (list reasons for Zoning denial):

The proposed addition will require bulk variance relief for deficient lot area, deficient lot frontage, deficient lot depth, exceeding front yard, rear yard, and side yard setback. the Ordinance permits

A copy of the application and documents are on file with the Board Secretary, and may be inspected Monday through Friday, 9:00 a.m. to 4:00 p.m.

*Nicole Florit*

[Name of Applicant, and/or applicant's attorney]

[This notice must be published at least 10 days prior to the hearing  
 in the Asbury Park Press or the Two River Times.]



<b>Block/Lot/Qual:</b>	103. 8.	<b>Tax Account Id:</b>	2153
<b>Property Location:</b>	357 SHORE DRIVE	<b>Property Class:</b>	2 - Residential
<b>Owner Name/Address:</b>	FLORIT, NICOLE	<b>Land Value:</b>	57,500
	357 SHORE DRIVE	<b>Improvement Value:</b>	136,800
	HIGHLANDS, NJ 07732	<b>Exempt Value:</b>	0
		<b>Total Assessed Value:</b>	194,300
		<b>Additional Lots:</b>	None
<b>Special Taxing Districts:</b>		<b>Deductions:</b>	

**Balance Includes any Adjustments to Your Account**

**Taxes Utilities**

**Click on the Utility Account Id to see more information or to make a payment.**

Account	Service	Due Date	Current Bill	Current Balance	Delinquent Balance	Interest	Total
12230-0	Sewer	05/01/2023	140.00	0.00	0.00	0.00	0.00
	<b>Account Total</b>		<b>140.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

[\*\*Return to Home\*\*](#)



<b>Block/Lot/Qual:</b>	103. 8.	<b>Tax Account Id:</b>	2153
<b>Property Location:</b>	357 SHORE DRIVE	<b>Property Class:</b>	2 - Residential
<b>Owner Name/Address:</b>	FLORIT, NICOLE	<b>Land Value:</b>	57,500
	357 SHORE DRIVE	<b>Improvement Value:</b>	136,800
	HIGHLANDS, NJ 07732	<b>Exempt Value:</b>	0
<b>Special Taxing Districts:</b>		<b>Total Assessed Value:</b>	194,300
		<b>Additional Lots:</b>	None
		<b>Deductions:</b>	

**Balance Includes any Adjustments to Your Account**

**Taxes Utilities**

<div style="display: flex; justify-content: space-around;"> <span><a href="#">Make a Payment</a></span> <span><a href="#">View Tax Rates</a></span> <span><a href="#">View Current Bill</a></span> <span><a href="#">Project Interest</a></span> </div>									
Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status	
2023	02/01/2023	Tax	1,045.82	0.00	0.00	0.00	0.00	PAID	
2023	05/01/2023	Tax	1,045.82	0.00	0.00	0.00	0.00	PAID	
	<b>Total 2023</b>		<b>2,091.64</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		
2022	02/01/2022	Tax	324.39	756.09	0.00	0.00	0.00	PAID	
2022	05/01/2022	Tax	324.39	756.08	0.00	0.00	0.00	PAID	
2022	08/01/2022	Tax	1,011.17	0.00	0.00	0.00	0.00	PAID	
2022	11/01/2022	Tax	1,011.16	0.00	0.00	0.00	0.00	PAID	
	<b>Total 2022</b>		<b>2,671.11</b>	<b>1,512.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		
2021	02/01/2021	Tax	324.79	0.00	0.00	0.00	0.00	PAID	
2021	05/01/2021	Tax	324.78	0.00	0.00	0.00	0.00	PAID	
2021	08/01/2021	Tax	324.00	0.00	0.00	0.00	0.00	PAID	
2021	11/01/2021	Tax	323.99	6,052.34	0.00	0.00	0.00	PAID	
	<b>Total 2021</b>		<b>1,297.56</b>	<b>6,052.34</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		
Last Payment: 04/11/23									

[Return to Home](#)



**REQUEST FOR 200 FT.  
PROPERTY OWNERS LIST**

**PROPERTY KNOWN AS  
BLOCK: 103            LOT: 8  
ADDRESS OF PROPERTY:**

**357 SHORE DRIVE**

**REQUIRED FEE \$10.00 PER BLOCK & LOT**

**TO BE MAILED TO:**

Cleary Giacobbe Alfieri Jacobs LLC  
Attn: Catherine Kim, Esq.  
955 Route 34  
Suite 200  
Matawan, NJ 07747

June 27, 2023

**Via FedEx**

Borough of Highlands: Land Use Board  
Attn: Land Use Secretary  
42 Shore Drive  
Highlands, NJ 07732

**Applicant: Nicole Florit**  
**Application: Variance for Addition**  
**Property: Block 103, Lot 8**  
**357 Shore Drive**

Dear Sir/Madam:

By way of introduction, this office represents Nicole Florit, Applicant and Owner, of the above-captioned property. On or about August 4, 2022, my client received an approved zoning permit for the proposed second story addition to her home located at 357 Shore Drive, which is located within the R-2.03 Residential Zone. Subsequently, my client filed for construction permits for the addition to her new home. Copies of the zoning permit and construction permits are enclosed hereto.

On or about June 16, 2023, my client received a STOP CONSTRUCTION ORDER from the Borough Construction Official for "VIOLATION OF PRIOR ZONING RESOLUTION". We believe this STOP CONSTRUCTION ORDER was issued due to a complaint made by her neighbor, Neal Taber, who resides at 4 Fay Street, Highlands, NJ, also known as Block 103, Lot 12.01 in the official tax maps Borough of Highlands. Neal Taber alleges that the second story addition is in violation of the Borough of Highlands Zoning Board of Adjustment's "RESOLUTION APPROVING BULK VARIANCES FOR ANAOLIS AT 357 SHORE DRIVE" dated October 1, 2015 and enclosed hereto. There is no language provided in the resolution that restricts the future addition for the second story.

The proposed second story addition is a permitted use within the R-2.03 Zone and consistent with the neighboring homes along Shore Drive. Neal Taber seeks to misapply the one (1) sentence description regarding the proposed home from the 2015 Resolution to impose fictitious restrictions onto my client, contrary to the clear language provided in the resolution. Enclosed hereto is Neal Taber's Certification filed with his Complaint in the Monmouth County Superior Court with exhibits showing the various

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**Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753**

Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601

Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 908 524-0096

Haddonfield Office: 255 Kings Highway East, Haddonfield, NJ 08033 Tel 732 583-7474 Fax 732 290-0753

correspondences with Borough officials and staff confirming that there are no restrictions on the subject property and the proposed addition was in accordance with Borough Ordinances.

Based on the complaint filed by Neal Taber, my client seeks an interpretation of the October 1, 2015 Resolution to determine whether there are any restrictions on the property to prohibit future second story additions. In the event the Board determines that such restriction was imposed in the 2015 Resolution, my client will request variance relief from the restriction for the second story addition.

As part of our application for interpretation and variance relief (if applicable), we submit the following for the Board's review and consideration:

1. Three (3) copies of the Zoning and Construction Permits;
2. Three (3) copies of the Stop Construction Order;
3. Three (3) copies of Neal Taber Certification;
4. Three (3) copies of 2015 Resolution
5. Three (3) copies of the Land Use Board Application;
6. Three (3) copies of the Plot Plan;
7. Two (2) checks made payable to Freehold Township for the application and escrow fee.

Please place this matter on the next available agenda. Please mark your records to reflect representation and forward to this office any and all correspondence, professional reports, reviews, etc. as it relates to my client's application. Should you have any questions or concerns, please let me know.

Very truly yours,

*/s/ Salvatore Alfieri*  
Salvatore Alfieri  
Encl.





Building & Inspection  
 1 Kings Highway  
 Middletown, NJ 07748  
 732-615-2106

# STOP CONSTRUCTION ORDER

Application Date:  
 Application ID:  
 Permit Number:  
 Date Permit Issued:  
 Notice Date: 6/15/2023  
 Violation Number: 2023-00001

## IDENTIFICATION

Work Site Location: 357 SHORE DRIVE Block: 103 Lot: 8 Qual: \_\_\_\_\_  
 Owner in Fee: Nicole Florit Contractor/Agent: Elite Construction Services  
 Address: 357 Shore Dr. Address: 100 Main St., Suite 3  
Highlands NJ 07732 Allenhurst NJ 07711  
 Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

To:  Owner  Other  
 Contractor/Agent

Date of Inspection: 6/8/2023 Date of Notice: 6/15/2023

## ACTION

You are hereby **ORDERED** to STOP

Building  Electrical  Plumbing  Fire Protection  Mechanical  Elevator  All CONSTRUCTION

at the above Location as of 6/8/2023 until further notice from this enforcing agency.

This **ORDER** is entered pursuant to N.J.A.C. 5:23-2.31(d) for violation of 5:23-2.31 **Compliance** which provides: **VIOLATION OF PRIOR ZONING RESOLUTION**

Permission to resume construction may be obtained from this enforcing agency after the following conditions are met: **MUST ADDRESS ZONING RESTRICTION**

**Further, take NOTICE** that failure to comply with this **ORDER** may result in the assessment of penalties up to \$2,000.00 per day per violation, and a certificate of occupancy will *not* be issued until such penalty has been paid.

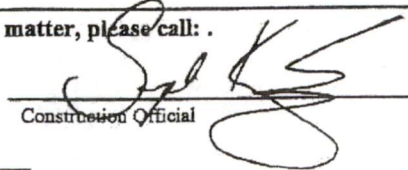
If necessary, the enforcing agency will concurrently seek the Order of a court of competent jurisdiction restraining further work at the above location.

If you wish to contest this **ORDER**, you may request a hearing before the Construction Board of Appeals of the Monmouth County Construction Board of Appeals within 15 days of receipt of this **ORDER** as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of the relief sought by you. You may append any documents that you consider useful.

The fee for an appeal is \$100.00 and should be forwarded with your application to the Construction Board of Appeals Office at: P.O. Box 1255 Freehold NJ 07728

If you have any questions concerning this matter, please call: .

By Order of:   
 Construction Official

Date: 6/16/23

Sent by Certified Mail: \_\_\_\_\_

U.C.C. F250



Borough of Highlands  
 42 Shore Drive, Highlands, NJ 07732  
 Phone: (732) 872-1224  
 www.highlandsborough.org

# Zoning Permit Application

Note: All applications must be submitted with a property survey showing the sizes of the structure(s) and their location. Applications involving businesses must show the scope of the business and include all activities that will be a part of the business.

The following NON-REFUNDABLE fees shall apply: Residential Single & Two-Family \$25  Check # 3016 Cash   
 Commercial/Other residential \$50  Check #  Cash

APPLICANT Name: Nicole Florit Date: 7/19/22  
 Address: 357 Shore Drive Highlands, NJ 07732  
 Phone#  Email:

**LOCATION OF PROPERTY**  
 Block: 103 Lot(s): 8 Zone: R-2.03  
 Street Address: 357 Shore Drive Highlands, NJ 07732

**DESCRIPTION OF THE WORK TO BE PERFORMED OR USE PROPOSED**  
Expansion of existing front porch. Second story addition over existing first floor. Proposed balcony over 1st floor porch.

Check one:  New\*  Addition\*  Alteration  Repair  Other

I certify the attached survey is accurate relating to existing and proposed improvements. In addition, I grant permission to the Borough of Highlands and their Agents to come onto the subject property, for the purposes of conducting inspections, relating to the application.

YES  NO   
 Signature: Nicole Florit Date: 7/19/22

**OUTWARD AREA DETERMINATION**  
 Check applicable Flood Zone:  AE  VE  X  
 All applications within the AE and VE Flood Zones, as indicated upon the most recent FEMA Flood Maps, require submission of a determination from the NJDEP.

**BOROUGH HALL USE ONLY**  
 Determination: Approved  Denied  Zoning Officer: Brian O'Brien  
 If your application has been DENIED, it is due to the following: Date: 8-4-22  
 Ordinance Section Allowed/Required Proposed Proposed

Remarks: AS PER MORGAN SURVEY AND PARALLEL PLANS

Note: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Highlands. A building permit is required (per the requirements of the Uniform Construction Code of NJ) BEFORE beginning work. The Zoning Permit is valid for one year. If your application has been denied, you may appeal this denial to the Land Use Board as provided by the New Jersey Municipal Land Use Law. You must submit letter of appeal to the Land Use Board Secretary within 20 days.

\* Note: Applications for New and Addition require a Flood Plain Review Application to the Borough Flood Administrator upon submission of this application.





Borough of Highlands  
 Construction Department  
 42 Shore Drive  
 Highlands, NJ 07732  
 Phone (32) 872-1224  
 www.highlandsborough.org

# Flood Development Permit Application

## Instructions

This application must be completed! Lack of information or details on plans will result in the application not being processed.

Submit two (2) site plans drawn to scale showing actual size, dimensions, and shape of the lot with corner pins shown, existing and proposed buildings or structures, their distance to lot lines and other information that is essential to the permit and property. NOTE: Projects altering lot grade shall provide existing and proposed grading plan showing cut and fill. New building, alteration or addition shall submit floor plan showing cut section details adequate to determine flood proofing method, including basement and crawl space. All grades shall be related to mean sea elevations. Submit equalized assessed value of structure to validate substantial improvement values.

**PLEASE PRINT**

## Construction Site Information

Street 357 Shore Drive Block 103 Lot 8 Flood Zone AE

Existing use of building or land:  Vacant  Residential  Business  Industrial

Please check all applicable:

### Proposed Construction

- New Home
- 1<sup>st</sup> Floor Addition
- 2<sup>nd</sup> Floor Addition
- Basement
- Shed  Grading
- Pool  Demolition
- Garage  Repair

### Permit Holder

- Owner
- Contractor
- Applicant

### Proposed Use

- Residential
- Business
- Industrial

### Proposed Conditions

- Slab
- Basement
- Crawl Space

Estimated Construction Value: \$ 275,000

## Owner Information

Name Nicole Florit Phone [REDACTED]

Email [REDACTED]

Address 357 Shore Drive City Highlands State NJ Zip 07732

## Contractor Information

Name \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## Applicant Information (if not owner)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I, the undersigned, do hereby certify that all of the above statements are true to the best of my knowledge, and understand the any deviation, change or alteration not included or shown on these plans will alter the approval so granted. I further understand that the permit, when issued, is valid for one (1) year.

Signature Nicole Florit

Date 7/23/2022





2022-0301  
Date Issued 4/21/23  
Control #  
Permit # 23-0076

# CONSTRUCTION PERMIT NOTICE

Block 103 Lot 8 Qualification Code \_\_\_\_\_

Work Site Location: 357 SHORE DR

## AUTHORIZED FOR:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> BUILDING | <input checked="" type="checkbox"/> ELECTRICAL      |
| <input checked="" type="checkbox"/> PLUMBING | <input checked="" type="checkbox"/> FIRE PROTECTION |
| <input type="checkbox"/> ELEVATOR DEVICES    | <input type="checkbox"/> DEMOLITION                 |
| <input type="checkbox"/> OTHER _____         |   |

Description of Work: ADDITION / RENOVATION

This notice shall be posted conspicuously at the work site and shall remain so until issuance of a certificate.





BUILDING SUBCODE TECHNICAL SECTION



Date Received Control #

Date Issued Permit #

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 103 Lot 8 Qualification Code

Work Site Location 357 Shore Drive Highlands

Owner in Fee: Nicole Florit

Tel. e-mail

Address 357 Shore Drive Highlands 07732

Contractor: Elite Constrction Services LLC Tel. (732) 204-7003

Address 100 Main Street Allenhurst, NJ 07711 e-mail josh@econscvs.com

Contractor License No. or Builder Registration No. 13VH09785800 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason

Federal Emp. ID No. 822144504 FAX:

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent or) owner of record and am authorized to make this application.

Sign here: Joshua Hall

Print name here: Joshua Hall

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK
Installation of breakaway wall at ground floor.
Renovation to existing 1st floor.
Construction of new 2nd floor.

Table with columns: PLAN REVIEW, Date, Initial, INSPECTIONS, Type, Failure, Dates (Month/Day), Approval, Initial. Includes rows for Footing, Foundation, Slab, Frame, Truss Sys./Bracing, Barrier-Free, Insulation, Finishes, Energy, Mechanical, TCO, Other, Final, Barrier-Free.

- TYPE OF WORK:
[ ] New Building
[X] Addition
[X] Rehabilitation
[ ] Roofing
[ ] Siding
[ ] Fence Height (exceeds 6')
[ ] Sign Sq. Ft.
[ ] Pool
[ ] Retaining Wall Sq. Ft.
[ ] Asbestos Abatement Subchapter 8
[ ] Lead Haz. Abatement NJAC 5:17
[ ] Radon Remediation
[ ] Other
[ ] Demolition

FEE (Office Use Only) table with rows for Administrative Surcharge, Minimum Fee, State Permit Surcharge Fee, and TOTAL FEE.

B. BUILDING CHARACTERISTICS

Use Group Present R-5 Proposed R-5 Constr. Class Present 5B Proposed 5B

No. of Stories 2

Height of Structure 32 ft.

Area — Largest Floor 860 sq. ft.

New Bldg. Area/All Floors 1,720 sq. ft.

Volume of New Structure 9,419 cu. ft.

Max. Live Load

Max. Occupancy Load

If Industrialized Building: State Approved HUD

Est. Cost of Bldg. Work:

1. New Bldg. \$

2. Rehabilitation \$

3. Total (1+ 2) \$ 146,000 0





# FIRE PROTECTION SUBCODE TECHNICAL SECTION



Date Received  
Control #  
  
Date Issued  
Permit #

**A. IDENTIFICATION—APPLICANT:** COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 1103 Lot 8 Qualification Code \_\_\_\_\_  
Work Site Location 357 Shore Drive

Owner in Fee: Nicole Florit

Tel. \_\_\_\_\_ e-mail \_\_\_\_\_

Address 357 Shore Drive Highland 07732

Contractor: Elite Electric & Lighting LLC municipality \_\_\_\_\_ Tel. (732) 204-7003 via code \_\_\_\_\_

Address 100 Main Street e-mail josh@econscvs.com

Allenhurst, NJ 07711

Fire Protection Equipment, NJ Div of Fire Safety Permit No. \_\_\_\_\_

Fire Protection Equipment, NJ Div of Fire Safety Installer No. \_\_\_\_\_

Fire Alarm Contractor No. 1727200 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason \_\_\_\_\_

Federal Emp. ID No. 814897796 FAX: \_\_\_\_\_

### B. FIRE PROTECTION CHARACTERISTICS

Use Group: Present R-5 Proposed R-5 Fuel Storage Tank: \_\_\_\_\_

Constr. Class: Present 5B Proposed 5B Fuel Type:  Flammable OR  Combustible Capacity \_\_\_\_\_

Heating System:  New OR  Modification to Existing OR  Conversion OR  Replacement Fire Alarm System:  New OR  Existing Location of Panel: \_\_\_\_\_

Fuel Type:  Gas  Oil  Electric  Solar  Other \_\_\_\_\_ Fire Suppression/Standpipe System:  New OR  Existing Location of Main Control Valve: \_\_\_\_\_

Location: \_\_\_\_\_

Total Cost of Fire Protection Work \$ 2200

### C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Applicant/Contractor sign here: [Signature]

Print name here: Joshua Hall

D. TECHNICAL SITE DATA  Certified Contractor  Exempt Applicant

DESCRIPTION OF WORK:  
Water Supply Source smoke & carbon detectors  
Method of Alarm/Suppression System Supervision

	NUMBER	FEE (Office Use Only)
Flammable/Combustible Tanks	_____	\$ _____
Alarm Systems	_____	_____
<input type="checkbox"/> System	_____	_____
<input type="checkbox"/> 110v Interconnected	_____	_____
<input type="checkbox"/> CO Detectors/110v	_____	_____
Alarm Devices (i.e., smoke, heat, pulls, water/flow)	<u>11</u>	_____
Supervisory Devices (i.e., tampers, low/high air)	_____	_____
Signaling Devices (i.e., horn/strobes, bells)	_____	_____
Other Devices	_____	_____
TOTAL	<u>11</u>	_____
Suppression Systems	_____	_____
Fire Pump _____ GPM Type _____	_____	_____
Dry Pipe/Alarm Valves	_____	_____
Pre-action Valves	_____	_____
Sprinkler Heads (Dry and Wet)	_____	_____
Standpipes	_____	_____
Pre-engineered Systems	_____	_____
Wet Chemical	_____	_____
Dry Chemical	_____	_____
CO <sub>2</sub> Suppression	_____	_____
Foam Suppression	_____	_____
FM200 Suppression	_____	_____
Other _____	_____	_____
Other Systems	_____	_____
Kitchen Hood Exhaust System	_____	_____
Smoke Control System	_____	_____
Fuel-Fired Appliances <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Solid	_____	_____
Fireplace Venting/Metal Chimney	_____	_____
Other _____	_____	_____

JOB SUMMARY (Office Use Only)		INSPECTIONS				
		Type:	Dates (Month/Day)			
			Failure	Failure	Approval	Initial
PLAN REVIEW						
<input type="checkbox"/> No Plans Required		Alarm System				
<input type="checkbox"/> Partial - Underslab Utilities Approved		Suppression Sys.				
Date: _____ Approved by: _____		Standpipe				
<input type="checkbox"/> Fire Protection Plans Approved		Fire Pump				
Date: _____ Approved by: _____		Pre-Eng. System				
Joint Plan Review Required:		Mechanical				
<input type="checkbox"/> Bldg. <input type="checkbox"/> Elec. <input type="checkbox"/> Plumb. <input type="checkbox"/> Elev.		Smoke Control				
SUBCODE APPROVAL for PERMIT		TCO				
Date: _____ Approved by: _____		Flam/Combust Tanks				
SUBCODE APPROVAL for CERTIFICATE		Fireplace Venting				
<input type="checkbox"/> CO <input type="checkbox"/> COO <input type="checkbox"/> CA		Finel				
Date: _____ Approved by: _____		Other				

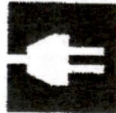
U.C.C. F140 (rev. 02/11) Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one Internet version original plus three photocopies.

Administrative Surcharge \$	_____
Minimum Fee \$	_____
State Permit Surcharge Fee \$	_____
TOTAL FEE \$	_____





**ELECTRICAL SUBCODE  
TECHNICAL SECTION**



**A. IDENTIFICATION—APPLICANT:** COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 103 Lot 8 Qualification Code \_\_\_\_\_

Work Site Location 357 Shore Drive  
Highlands, NJ 07732

Owner in Fee: Nicole Florit

Tel. \_\_\_\_\_ e-mail \_\_\_\_\_

Address 4357 Shore Drive Highlands 07732

Contractor: Elite Electric & Lighting LLC Tel. 7327495858

Address 100 Main Street e-mail josh@econs cvs.com.

Allenhurst, NJ 07

Contractor License No. 34EB01727200 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason \_\_\_\_\_

Federal Emp. ID No. 814897796 FAX: \_\_\_\_\_

**B. ELECTRICAL CHARACTERISTICS**

Use Group Present R-5 Proposed R-5

[ ] Pole/Pad # \_\_\_\_\_ [ ] Temporary [ ] Other \_\_\_\_\_

Building Occupied as Residence Utility Co. \_\_\_\_\_

Est. Cost of Elec. Work \$ 19,000

Date Received \_\_\_\_\_  
Control # \_\_\_\_\_  
Date Issued \_\_\_\_\_  
Permit # \_\_\_\_\_

**C. CERTIFICATION IN LIEU OF OATH**

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here: [Signature]

Print name here: Joshua Hall

Licensed Elec. Contractor [ ] Certif'd Landscape Irrigation Cont'r [ ] Exempt Applicant

**D. TECHNICAL SITE DATA**

DESCRIPTION OF WORK:  
New devices and fixtures.

QTY.	SIZE	ITEMS	FEE (Office Use Only)
47		Lighting Fixtures	
43		Receptacles	
24		Switches	
11		Detectors	
		Light Poles	
2		Motors—Fract. HP	
		Emergency & Exit Lights	
		Communications Points	
		Alarm Devices/F.A.C. Panel	
127		TOTAL NUMBERS	\$ _____
		Pool Permit/with UW Lights	
		Storable Pool/Spa/Hot Tub	
		KW Elec. Range/Receptacle	
		KW Oven/Surface Unit	
		KW Elec. Water Heater	
		KW Elec. Dryer/Receptacle	
		KW Dishwasher	
		HP Garbage Disposal	
		KW Central A/C Unit	
		HP/KW Space Heater/Air Handler	
		KW Baseboard Heat	
		HP Motors 1/+ HP	
		KW Transformer/Generator	
		AMP Service	
		AMP Subpanels	
		AMP Motor Control Center	
		KW Elec. Sign/Outline Light	

JOB SUMMARY (Office Use Only)	
<b>PLAN REVIEW</b>	<b>INSPECTIONS</b>
[ ] No Plans Required	Type: _____
[ ] Partial -Underslab Utilities Approved	Rough _____
Date: _____ Approved by: _____	Barrier-Free _____
[ ] Electric Plans Approved	Trench _____
Date: _____ Approved by: _____	Temp. Serv. _____
Joint Plan Review Required:	Constr. Serv. _____
[ ] Bldg. [ ] Plumb. [ ] Fire. [ ] Elev.	TCO _____
<b>SUBCODE APPROVAL for PERMIT</b>	Other _____
Date: _____	Service _____
Approved by: _____	Final _____
<b>SUBCODE APPROVAL for CERTIFICATE</b>	Barrier-Free _____
[ ] CO [ ] GCO [ ] CA	Temp. Cut-in-Card Date Issued _____
Date: _____	Final Cut-in-Card Date Issued _____
Approved by: _____	Annual Pool Inspection _____
	Date of Grounding and Bonding Certification _____

Administrative Surcharge \$ \_\_\_\_\_  
Minimum Fee \$ \_\_\_\_\_  
State Permit Surcharge Fee \$ \_\_\_\_\_  
**TOTAL FEE \$ \_\_\_\_\_**

U.C.C. F120 (rev. 11/09) Internet version  
Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.





**PLUMBING SUBCODE  
TECHNICAL SECTION**



Date Received  
Control #

Date Issued  
Permit #

**A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.**

Block 103 Lot 8 Qualification Code \_\_\_\_\_  
Work Site Location 397 SHORE DRIVE

Owner in Fee: HIDDLE FLORET

Tel. \_\_\_\_\_ e-mail \_\_\_\_\_

Address 397 SHORE DRIVE HIGHLANDS 07132  
municipality zip code

Contractor: PREFECTO PLUMBING Tel. \_\_\_\_\_

Address 1072 MADISON AVE e-mail OFFICE@PREFECTO.PLS  
LAKENWOOD, NJ 08701

Contractor License No. 12477 Exp. Date 6/30/23

Home Improvement Contractor Registration No. or Exemption Reason \_\_\_\_\_

Federal Emp. ID No. 824771985 FAX: \_\_\_\_\_

**B. PLUMBING CHARACTERISTICS**

Use Group Present P5 Proposed P5

Building Sewer Size \_\_\_\_\_ Public Sewer \_\_\_\_\_ Private Septic \_\_\_\_\_  
Water Service Size \_\_\_\_\_ Public Water \_\_\_\_\_ Private Well \_\_\_\_\_

Est. Cost of Plumbing Work \$ 7500

JOB SUMMARY (Office Use Only)						
PLAN REVIEW		INSPECTIONS		Dates (Month/Day)		
		Type:	Failure	Failure	Approval	Initial
<input type="checkbox"/>	No Plans Required	Slab				
<input type="checkbox"/>	Partial -Underslab Utilities Approved	Rough				
Date: _____	Approved by: _____	Water				
<input type="checkbox"/>	Plumbing Plans Approved	Sewer				
Date: _____	Approved by: _____	Fixtures				
Joint Plan Review Required:		Gas Equipment				
<input type="checkbox"/>	Bldg. <input type="checkbox"/>	Gas Piping				
<input type="checkbox"/>	Elec. <input type="checkbox"/>	LPGas Tank				
<input type="checkbox"/>	Fire. <input type="checkbox"/>	Fuel Oil Piping				
<input type="checkbox"/>	Elev. <input type="checkbox"/>	Solar				
SUBCODE APPROVAL for PERMIT		TCO				
Date: _____	Approved by: _____	Final				
SUBCODE APPROVAL for CERTIFICATE						
<input type="checkbox"/>	CO <input type="checkbox"/>					
<input type="checkbox"/>	CCO <input type="checkbox"/>					
<input type="checkbox"/>	CA <input type="checkbox"/>					
Date: _____	Approved by: _____					

**C. CERTIFICATION IN LIEU OF OATH**

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here: Gene Vonder Linden **GENE VONDERLINDEN**

Print name here: \_\_\_\_\_  
 Licensed Contractor  Exempt Applicant

**D. TECHNICAL SITE DATA**

DESCRIPTION OF WORK  
NEW WATER, WASTE & VENT FOR KITCHEN

QTY.	FIXTURE/EQUIPMENT	FEE (Office Use Only)
<u>3</u>	Water Closet	\$ _____
	Urinal/Bidet	_____
	Bath Tub	_____
<u>4</u>	Lavatory	_____
<u>1</u>	Shower	_____
	Floor Drain	_____
<u>2</u>	Sink	_____
<u>1</u>	Dishwasher	_____
	Drinking Fountain	_____
	Washing Machine	_____
	Hose Bibb	_____
	Water Heater	_____
	Fuel Oil Piping	_____
	Gas Piping	_____
	LPGas Tank	_____
	Steam Boiler	_____
	Hot Water Boiler	_____
	Sewer Pump	_____
	Interceptor/Separator	_____
	Backflow Preventer	_____
	Greasetrap	_____
	Sewer Connection	_____
	Water Service Connection	_____
	Stacks	_____
	Other	_____

Administrative Surcharge \$ \_\_\_\_\_  
Minimum Fee \$ \_\_\_\_\_  
State Permit Surcharge Fee \$ \_\_\_\_\_  
TOTAL FEE \$ \_\_\_\_\_





**PLUMBING SUBCODE  
TECHNICAL SECTION**



**1 OF 2**

Date Received 4/21/23  
Control # 2022-0301  
Date Issued 23-0076  
Permit #

**A. IDENTIFICATION—APPLICANT:** COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 103 Lot 8 Qualification Code \_\_\_\_\_  
Work Site Location 397 SHORE DRIVE

Owner in Fee: Nicole Florent  
Tel. \_\_\_\_\_ e-mail \_\_\_\_\_  
Address 397 Shore Drive \_\_\_\_\_  
street municipality zip code

Contractor: Profecto Plumbing Tel. \_\_\_\_\_  
Address 1070 W. 17th St \_\_\_\_\_  
e-mail ahalo@profecto.com

Contractor License No. 12477 Exp. Date 6/30/23  
Home Improvement Contractor Registration No. or Exemption Reason \_\_\_\_\_  
Federal Emp. ID No. 824771985 FAX: \_\_\_\_\_

**B. PLUMBING CHARACTERISTICS**

Use Group Present 2 Proposed 15  
Building Sewer Size \_\_\_\_\_ Public Sewer \_\_\_\_\_ Private Septic \_\_\_\_\_  
Water Service Size \_\_\_\_\_ Public Water \_\_\_\_\_ Private Well \_\_\_\_\_  
Est. Cost of Plumbing Work \$ 750

**C. CERTIFICATION IN LIEU OF OATH**

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here: [Signature]  
Print name here: Alex Vondra  
[X] Licensed Contractor [ ] Exempt Applicant

**D. TECHNICAL SITE DATA**

DESCRIPTION OF WORK  
New water, waste & vent for kitchen

QTY.	FIXTURE/EQUIPMENT	FEE (Office Use Only)
<u>3</u>	Water Closet	\$ _____
_____	Urinal/Bidet	_____
_____	Bath Tub	_____
<u>4</u>	Lavatory	_____
<u>1</u>	Shower	_____
_____	Floor Drain	_____
<u>2</u>	Sink	_____
<u>1</u>	Dishwasher	_____
_____	Drinking Fountain	_____
_____	Washing Machine	_____
_____	Hose Bibb	_____
_____	Water Heater	_____
_____	Fuel Oil Piping	_____
_____	Gas Piping	_____
_____	LPGas Tank	_____
_____	Steam Boiler	_____
_____	Hot Water Boiler	_____
_____	Sewer Pump	_____
_____	Interceptor/Separator	_____
_____	Backflow Preventer	_____
_____	Greasetrap	_____
_____	Sewer Connection	_____
_____	Water Service Connection	_____
_____	Stacks	_____
_____	Other	_____

**All work shall conform to the requirements of the code**

**JOB SUMMARY (Office Use Only)**

PLAN REVIEW	INSPECTIONS	Dates (Month/Day)			
		Failure	Failure	Approval	Initial
<input type="checkbox"/> No Plans Required	Type:				
<input type="checkbox"/> Partial -Under-slab Utilities Approved	Slab				
Date: _____ Approved by: _____	Rough				
<input checked="" type="checkbox"/> Plumbing Plans Approved	Water				
Date: _____ Approved by: _____	Sewer				
Joint Plan Review Required:	Fixtures				
<input type="checkbox"/> Bldg. <input type="checkbox"/> Elec. <input type="checkbox"/> Fire. <input type="checkbox"/> Elev.	Gas Equipment				
SUBCODE APPROVAL for PERMIT	Gas Piping				
Date: _____ Approved by: _____	LPGas Tank				
SUBCODE APPROVAL for CERTIFICATE	Fuel Oil Piping				
<input type="checkbox"/> CO <input type="checkbox"/> CCO <input type="checkbox"/> CA	Solar				
Date: _____ Approved by: _____	TCO				
	Final				

Administrative Surcharge \$ 275  
Minimum Fee \$ \_\_\_\_\_  
State Permit Surcharge Fee \$ \_\_\_\_\_  
TOTAL FEE \$ \_\_\_\_\_





**FIRE PROTECTION SUBCODE  
TECHNICAL SECTION**



Date Received 4/21/23  
Control # 2022-0301  
Date Issued  
Permit # 23-0076

**A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.**

Block 1103 Lot 8 Qualification Code \_\_\_\_\_  
Work Site Location 357 Shore Drive

Owner in Fee: Nicole Florit

Tel. \_\_\_\_\_ e-mail \_\_\_\_\_

Address 357 Shore Drive Highland 07732

Contractor: Elite Electric & Lighting LLC municipality \_\_\_\_\_ Tel. (732) 204-7003

Address 100 Main Street e-mail josh@econscvs.com

Allenhurst, NJ 07711

Fire Protection Equipment, NJ Div of Fire Safety Permit No. \_\_\_\_\_

Fire Protection Equipment, NJ Div of Fire Safety Installer No. \_\_\_\_\_

Fire Alarm Contractor No. 1727200 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason \_\_\_\_\_

Federal Emp. ID No. 814897796 FAX: \_\_\_\_\_

**B. FIRE PROTECTION CHARACTERISTICS**

Use Group: Present R-5 Proposed R-5

Constr. Class: Present 5B Proposed 5B

Heating System: [ ] New OR [ ] Modification to Existing  
OR [ ] Conversion OR [ ] Replacement

Fuel Type: [ ] Gas [ ] Oil [ ] Electric [ ] Solar  
[ ] Other \_\_\_\_\_

Location: \_\_\_\_\_  
Total Cost of Fire Protection Work \$ 2,200

**Fuel Storage Tank:**  
Fuel Type: [ ] Flammable OR [ ] Combustible  
Capacity \_\_\_\_\_

**Fire Alarm System:** [ ] New OR [ ] Existing

Location of Panel: \_\_\_\_\_

**Fire Suppression/Standpipe System:**

[ ] New OR [ ] Existing

Location of Main Control Valve: \_\_\_\_\_

**C. CERTIFICATION IN LIEU OF OATH**

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Applicant/Contractor sign here: [Signature]

Print name here: Joshua Hall

**D. TECHNICAL/SITE DATA**  Certified Contractor [ ] Exempt Applicant

**DESCRIPTION OF WORK:**  
Water Supply Source smoke & carbon detectors  
Method of Alarm/Suppression System Supervision \_\_\_\_\_

	NUMBER	FEE (Office Use Only)
Flammable/Combustible Tanks	_____	\$ _____
<b>Alarm Systems</b>		
[ ] System	_____	
[ ] 110v Interconnected	_____	
[ ] CO Detectors/110v	_____	
Alarm Devices (i.e., smoke, heat, pulls, water/flow)	<u>11</u>	
Supervisory Devices (i.e., tampers, low/high air)	_____	
Signaling Devices (i.e., horn/strobes, bells)	_____	
Other Devices _____	_____	
<b>TOTAL</b>	<u>11</u>	
<b>Suppression Systems</b>		
Fire Pump _____ GPM Type _____	_____	
Dry Pipe/Alarm Valves	_____	
Pre-action Valves	_____	
Sprinkler Heads (Dry and Wet)	_____	
Standpipes	_____	
<b>Pre-engineered Systems</b>		
Wet Chemical	_____	
Dry Chemical	_____	
CO <sub>2</sub> Suppression	_____	
Foam Suppression	_____	
FM200 Suppression	_____	
Other _____	_____	
<b>Other Systems</b>		
Kitchen Hood Exhaust System	_____	
Smoke Control System	_____	
Fuel-Fired Appliances [ ] Gas [ ] Oil [ ] Solid _____	_____	
Fireplace Venting/Metal Chimney	_____	
Other _____	_____	

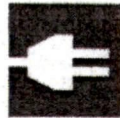
JOB SUMMARY (Office Use Only)	INSPECTIONS	Dates (Month/Day)			
		Type:	Failure	Failure	Approval
PLAN REVIEW					
[ ] No Plans Required	Alarm System	_____	_____	_____	_____
[ ] Partial -Underslab Utilities Approved	Suppression Sys.	_____	_____	_____	_____
Date: _____ Approved by: _____	Standpipe	_____	_____	_____	_____
[4] Fire Protection Plans Approved	Fire Pump	_____	_____	_____	_____
Date: <u>3/31/23</u> Approved by: <u>[Signature]</u>	Pre-Eng. System	_____	_____	_____	_____
Joint Plan Review Required:	Mechanical	_____	_____	_____	_____
[ ] Bldg. [ ] Elec. [ ] Plumb. [ ] Elev.	Smoke Control	_____	_____	_____	_____
SUBCODE APPROVAL for PERMIT	TCO	_____	_____	_____	_____
Date: <u>3/31/23</u>	Flam/Combust Tanks	_____	_____	_____	_____
Approved by: <u>[Signature]</u>	Fireplace Venting	_____	_____	_____	_____
SUBCODE APPROVAL for CERTIFICATE	Final	_____	_____	_____	_____
[ ] CO [ ] CCO [ ] CA	Other	_____	_____	_____	_____
Date: _____					
Approved by: _____					

Administrative Surcharge \$ 85  
Minimum Fee \$ \_\_\_\_\_  
State Permit Surcharge Fee \$ \_\_\_\_\_  
**TOTAL FEE \$ \_\_\_\_\_**





**ELECTRICAL SUBCODE  
TECHNICAL SECTION**



Date Received 4/21/23  
Control # 2022-030  
Date Issued  
Permit # 23-0076

**A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.**

Block 103 Lot 8 Qualification Code \_\_\_\_\_

Work Site Location 357 Shore Drive  
Highlands, NJ 07732

Owner in Fee: Nicole Florit

Tel. \_\_\_\_\_ e-mail \_\_\_\_\_

Address 4357 Shore Drive Highlands 07732

Contractor: Elite Electric & Lighting LLC Tel. 7327495858

Address 100 Main Street e-mail josh@econscvs.com.

Allenhurst, NJ 07

Contractor License No. 34EB01727200 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason \_\_\_\_\_

Federal Emp. ID No. 814897796 FAX: \_\_\_\_\_

**B. ELECTRICAL CHARACTERISTICS**

Use Group Present R-5 Proposed R-5

[ ] Pole/Pad # \_\_\_\_\_ [ ] Temporary [ ] Other \_\_\_\_\_

Building Occupied as Residence Utility Co. \_\_\_\_\_

Est. Cost of Elec. Work \$ 10,000

**C. CERTIFICATION IN LIEU OF OATH**

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here: [Signature]

Print name here: Joshua Hall

Licensed Elec. Contractor [ ] Certif'd Landscape Irrigation Cont'r [ ] Exempt Applicant

**D. TECHNICAL SITE DATA**

DESCRIPTION OF WORK:  
New devices and fixtures.

QTY.	SIZE	ITEMS	FEE (Office Use Only)
<u>47</u>		Lighting Fixtures	
<u>43</u>		Receptacles	
<u>24</u>		Switches	
<u>11</u>		Detectors	
		Light Poles	
<u>2</u>		Motors—Fract. HP	
		Emergency & Exit Lights	
		Communications Points	
		Alarm Devices/F.A.C. Panel	
<u>127</u>		<b>TOTAL NUMBERS</b>	\$ _____
		Pool Permit/with UW Lights	
		Storable Pool/Spa/Hot Tub	
		KW Elec. Range/Receptacle	
		KW Oven/Surface Unit	
		KW Elec. Water Heater	
		KW Elec. Dryer/Receptacle	
		KW Dishwasher	
		HP Garbage Disposal	
		KW Central A/C Unit	
		HP/KW Space Heater/Air Handler	
		KW Baseboard Heat	
		HP Motors 1/+ HP	
		KW Transformer/Generator	
		AMP Service	
		AMP Subpanels	
		AMP Motor Control Center	
		KW Elec. Sign/Outline Light	

JOB SUMMARY (Office Use Only)		INSPECTIONS		Dates (Month/Day)		
PLAN REVIEW		Type:	Failure	Failure	Approval	Initial
[ ] No Plans Required		Rough	_____	_____	_____	_____
[ ] Partial -Underslab Utilities Approved		Barrier-Free	_____	_____	_____	_____
Date: _____	Approved by: _____	Trench	_____	_____	_____	_____
[X] Electric Plans Approved		Temp. Serv.	_____	_____	_____	_____
Date: _____	Approved by: _____	Constr. Serv.	_____	_____	_____	_____
Joint Plan Review Required:		TCO	_____	_____	_____	_____
[ ] Bldg.	[ ] Plumb.	Other	_____	_____	_____	_____
[ ] Fire.	[ ] Elev.	Service	_____	_____	_____	_____
SUBCODE APPROVAL for PERMIT		Final	_____	_____	_____	_____
Date: _____	Approved by: _____	Barrier-Free	_____	_____	_____	_____
SUBCODE APPROVAL for CERTIFICATE		Temp. Cut-in-Card Date Issued	_____	_____	_____	_____
[ ] CO	[ ] CCO	Final Cut-in-Card Date Issued	_____	_____	_____	_____
[ ] CA		Annual Pool Inspection	_____	_____	_____	_____
Date: _____	Approved by: _____	Date of Grounding and Bonding Certification	_____	_____	_____	_____

Administrative Surcharge \$ 350  
Minimum Fee \$ \_\_\_\_\_  
State Permit Surcharge Fee \$ \_\_\_\_\_  
**TOTAL FEE \$ \_\_\_\_\_**





**BUILDING SUBCODE  
TECHNICAL SECTION**



4/21/23

Date Received  
Control # 2022-0201

Date Issued  
Permit # 23-0076

**A. IDENTIFICATION—APPLICANT:** COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 103 Lot 8 Qualification Code \_\_\_\_\_

Work Site Location 357 Shore Drive  
Highlands

Owner in Fee: Nicole Florit

Tel. \_\_\_\_\_ e-mail \_\_\_\_\_

Address 357 Shore Drive Highlands 07732

Contractor: Elite Construction Services LLC Tel. (732) 204-7003

Address 100 Main Street e-mail josh@econsrvs.com

Allenhurst, NJ 07711

Contractor License No. or Builder Registration No. 13VH09785800 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason \_\_\_\_\_

Federal Emp. ID No. 822144504 FAX: \_\_\_\_\_

**C. CERTIFICATION IN LIEU OF OATH**

I hereby certify that I am the (agent or) owner of record and am authorized to make this application.

Sign here: [Signature]

Print name here: Joshua Hall

**D. TECHNICAL SITE DATA**

**DESCRIPTION OF WORK**

Installation of breakaway wall at ground floor.  
Renovation to existing 1st floor.  
Construction of new 2nd floor.

All work shall conform to  
the requirements of the code

PLAN REVIEW		Date	Initial	INSPECTIONS		Dates (Month/Day)		
<input type="checkbox"/>	No Plans Required			Type:	Failure	Failure	Approval	Initial
<input checked="" type="checkbox"/>	All	4/19/23	[Signature]	Footing				
<input type="checkbox"/>	Footings/Foundations			Footing Bonding				
<input type="checkbox"/>	Structural/Framework			Foundation				
<input type="checkbox"/>	Exterior			Slab				
<input type="checkbox"/>	Interior			Frame				
				Truss Sys./Bracing				
				Barrier-Free				
<input type="checkbox"/>	Elec.			Insulation				
<input type="checkbox"/>	Plumb.			Finishes -Base Layer				
<input type="checkbox"/>	Fire			Finishes -Final				
<input type="checkbox"/>	Elevator			Energy				
				Mechanical				
				TCO				
				Other				
				Final				
				Barrier-Free				

**B. BUILDING CHARACTERISTICS**

Use Group Present R-5 Proposed R-5 Constr. Class Present 5B Proposed 5B

No. of Stories 2

Height of Structure 32 ft.

Area — Largest Floor 860 sq. ft.

New Bldg. Area/All Floors 1,720 sq. ft.

Volume of New Structure 9,419 cu. ft.

Max. Live Load \_\_\_\_\_

Max. Occupancy Load \_\_\_\_\_

If Industrialized Building:  
State Approved \_\_\_\_\_ HUD \_\_\_\_\_

**Est. Cost of Bldg. Work:**

1. New Bldg. \$ 100,000

2. Rehabilitation \$ 70,000

3. Total (1+ 2) \$ 170,000 0

**TYPE OF WORK:**

- New Building
- Addition
- Rehabilitation
- Roofing
- Siding
- Fence \_\_\_\_\_ Height (exceeds 6')
- Sign \_\_\_\_\_ Sq. Ft.
- Pool
- Retaining Wall \_\_\_\_\_ Sq. Ft.
- Asbestos Abatement Subchapter 8
- Lead Haz. Abatement NJAC 5:17
- Radon Remediation
- Other \_\_\_\_\_
- Demolition

**FEE (Office Use Only)**

\$ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Administrative Surcharge \$ 2217  
Minimum Fee \$ \_\_\_\_\_  
State Permit Surcharge Fee \$ \_\_\_\_\_  
TOTAL FEE \$ \_\_\_\_\_



BLOCK 103

LOT 8

QUALIFICATION CODE

ADDRESS (SITE)

PERMIT NO.



# CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

**I. IDENTIFICATION**

1. Proposed Work Site at: 357 Shore Drive

2. Name of Owner in Fee: Nicole Florit  
 Tel. \_\_\_\_\_ e-mail \_\_\_\_\_

Address 357 Shore Drive Highlands 07732  
street municipality zip code

3. Ownership in Fee: Public \_\_\_\_\_ Private  municipality

4. Principal Contractor: Elite Construction Services LLC Tel. (732) 204-7003  
 Address 100 Main Street, Suite 3 e-mail josh@econs cvs.com  
Allenhurst, NJ 07711

License No. OR, if new home, Builder Reg. No. 13VH09785800 Exp. Date 03/31/2023

Home Improvement Contractor Registration No. or Exemption Reason \_\_\_\_\_

Federal Emp. ID No. 822144504 FAX: \_\_\_\_\_

5. Architect or Engineer Parallel Architect Group Contact Antonio Scalise  
 Address 494 Broadway, Long Brancg e-mail ascalise@parallelgrp.com  
 Tel. (732) 229-4400 FAX: \_\_\_\_\_

6. Responsible Person in Charge once Work has Begun Joshua Hall  
 Tel. (732) 204-7003 FAX: \_\_\_\_\_

**V. FEE SUMMARY (for office use only)**

	Update	Update
1. Building		
2. Electrical		
3. Plumbing		
4. Fire Protection		
5. Elevator Devices		
6. Subtotal		
7. Less 20% for State Plan Review		
8. Subtotal		
9. State Permit Surcharge Fee		
10. Subtotal		
11. Cert. of Occupancy		
12. Other		
13. TOTAL		

**VI. BUILDING/SITE CHARACTERISTICS**

1. Number of Stories	<u>2</u>	(office use only)
2. Height of Structure	<u>32</u> ft.	
3. Area — Largest Floor	<u>860</u> sq. ft.	
4. New Building Area	<u>1,720</u> sq. ft.	
5. Volume of New Structure	<u>9,419</u> cu. ft.	
6. Max. Live Load		
7. Max. Occupancy Load		
8. If Industrialized Building: State Approved	<u>HUD</u>	
9. Total Land Area Disturbed		sq. ft.
10. Flood Hazard Zone		
11. Base Flood Elevation		ft.
12. Wetlands	yes _____ no _____	

**IIa. PROPOSED WORK**

Minor Work       New Building       Addition       Demolition

Repair       Alteration       Renovation       Reconstruction

Asbestos Abat. -Subch. 8       Lead Hazard Abatement       Radon Remediation       Annual Permit

**IIb. SUBCODES**  
(Check all that apply)

	Est. Cost	FOR OFFICE USE ONLY (Optional)							
		Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Re-viewer	Resubmission Dates Approval	Rejection	Re-viewer
<input checked="" type="checkbox"/> Building	<u>146000</u>								
<input checked="" type="checkbox"/> Electrical	<u>10000</u>								
<input checked="" type="checkbox"/> Plumbing	<u>7500</u>								
<input checked="" type="checkbox"/> Fire Protection	<u>2200</u>								
<input type="checkbox"/> Elevator									
<b>TOTAL COST</b>	<b><u>165700 \$0</u></b>								

**VII. DESCRIPTION OF BUILDING USE**

**A. RESIDENTIAL (primary use)**

1. State Specific Use: Residence

2. Use Group, Proposed: R-5

3. Change in Use Group, Indicate Present: R-5

4. No. of dwelling units: Total Units Income-restricted

Gained, Sale	
Gained, Rental	
Lost, Sale	
Lost, Rental	

**B. NON-RESIDENTIAL (primary use)**

1. State Specific Use: \_\_\_\_\_

2. Use Group, Proposed: Select Group Select Group

3. Change in Use Group, Indicate Present \_\_\_\_\_

**C. MIXED USE** -List secondary use(s): \_\_\_\_\_

**D. Construct. Classification:** Present \_\_\_\_\_ Proposed \_\_\_\_\_

**III. PLAN REVIEW** (optional)

DO YOU WANT:

1.  Partial Releases

2.  Prototype Processing

**IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?**

1. <input type="checkbox"/> Elevators/Escalators/Lifts/Dumbwaiters/Moving Walks	4. <input type="checkbox"/> Refrigeration Systems	8. <input type="checkbox"/> Smoke Control Systems in Open Wells	12. <input type="checkbox"/> Fire Alarm
2. <input type="checkbox"/> High Pressure Boilers	5. <input type="checkbox"/> Cross-Connections/Backflow Preventers	9. <input type="checkbox"/> Underground Storage Tanks	
3. <input type="checkbox"/> Pressure Vessels	6. <input type="checkbox"/> Hazardous Uses/Places of Assembly	10. <input type="checkbox"/> Swimming Pools, Spas and Hot Tubs	
	7. <input type="checkbox"/> Sprinklers/Standpipes	11. <input type="checkbox"/> LPGas Tanks	



OFFICE DATE RECEIVED: \_\_\_\_\_

VIII. PRIOR APPROVALS CHECKLIST (office use only)	LOCAL APPROVAL		COUNTY APPROVAL		REGIONAL APPROVAL		STATE APPROVAL		COMMENTS
	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	
<input type="checkbox"/> Zoning Officer									
<input type="checkbox"/> Planning Board									
<input type="checkbox"/> Zoning Board									
<input type="checkbox"/> Sewer Authority									
<input type="checkbox"/> Water Authority									
<input type="checkbox"/> Police Department									
<input type="checkbox"/> Health Department									
<input type="checkbox"/> Soil Conservation									
<input type="checkbox"/> N.J. Department of Community Affairs									
<input type="checkbox"/> N.J. Department of Transportation									
<input type="checkbox"/> N.J. Department of Environmental Protection									
<input type="checkbox"/> Utility Dig No.									
<input type="checkbox"/>									
<input type="checkbox"/>									

**IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE** (office use only—optional)

Name of Code & Edition		Name of Code & Edition	
Building _____	Energy _____	Barrier Free _____	Other _____
Electrical _____	Flood Hazard _____	As Built Elevation Cert. _____	
Plumbing _____	Other _____		
Fire Protection _____			
Mechanical _____			

**X. CERTIFICATES ISSUED** (office use only)

	No.	DATE ISSUED	DATE EXPIRED	DATE REISSUED	DATE EXPIRED
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	_____	_____	_____	_____
<input type="checkbox"/> Temporary Certificate of Compliance	_____	_____	_____	_____	_____
<input type="checkbox"/> Continued Certificate of Occupancy	_____	_____	_____	_____	_____
<input type="checkbox"/> Certificate of Compliance	_____	_____	_____	_____	_____
<input type="checkbox"/> Certificate of Occupancy	_____	_____	_____	_____	_____
<input type="checkbox"/> Certificate of Approval	_____	_____	_____	_____	_____
<input type="checkbox"/> Lead Abatement Clearance Certificate	_____	_____	_____	_____	_____



Mr. Mullen offered the following Resolution and moved on its adoption:  
10/1/15

**RESOLUTION APPROVING BULK VARIANCES  
FOR ANASOULIS AT 357 SHORE DRIVE**

WHEREAS, the applicant, SANDRA ANASOULIS is the owner of a single-family home at 357 Shore Drive, Highlands, New Jersey (Block 103, Lot 8); and

WHEREAS, the property owner filed an application to demolish her existing flood-damaged home and construct a new single-family dwelling; and

WHEREAS, all jurisdictional requirements have been met, and proper notice has been given pursuant to the Municipal Land Use Law and Borough Ordinances, and the Board has jurisdiction to hear this application; and

WHEREAS, the Board considered the application at a public hearing on September 3, 2015; and

WHEREAS, the following persons testified before the Board: The applicant, SANDRA ANASOULIS; her engineer, GREGORY BAKER; the board engineer, ROBERT KEADY, and the following neighbors: NEAL TABER, MARY RYAN and ELLEN WILLIAMS; and

WHEREAS, the applicant submitted the following documents in evidence:

- A-1: Variance application (3 pages);
- A-2: Elevation certificate by RICHARD E. STOCKTON dated 3/28/13 (2 pages);
- A-3: Zoning Officer denial email dated 6/15/15;

A-4 Topographic survey by MARK A. CONOVER dated 8/9/14 (2 pages);

A-5 Plot plan by GREGORY S. BAKER of Penn Valley Engineering, LLC dated 7/21/15;

A-6 Photo of existing house from street;

A-7 Photo of existing house from street, looking to right;

AND, WHEREAS, the following exhibit was also marked into evidence:

B-1: Board Engineer review letter dated 8/20/15 (4 pages with aerial photo).

WHEREAS, the Board, after considering the evidence, has made the following factual findings and conclusions:

1. The applicant is the owner of a single-family home located in the R-2.03 Zone.

2. This home was damaged during Super Storm Sandy. As a result of the damage, and considering the age of the structure and the cost of raising and rehabilitating it, the applicant felt it would be more prudent to demolish the existing structure and rebuild.

3. The applicant proposes a complete rebuild. None of the existing structure, including the foundation, will be retained. The footprint of the new structure, however, will be almost identical to the existing one.



4. The new structure will be raised in order to comply with the flood regulations and will be placed on pilings.

5. There will be only one floor of living space.

6. The current home does not meet the requirements of the zone. Neither will the new home; however, there will be some improvements to the existing setbacks.

7. There will be no roof on either porch.

8. There will be a slab under the house where parking will be provided.

9. The applicant intends to maintain the front yard (from the imaginary line of the front of the house forward to the street); however, the balance of the property will not have stone or any other pavement. It will be grass.

10. The new driveway will be stone.

11. Three neighbors (NEAL TABER, MARY RYAN and ELLEN WILLIAMS) testified and supported the application. They all felt that the applicant keeps her property very nicely, and that the raising of the house, with a new home, will be an improvement---both to the property and to the neighborhood.

12. All three neighboring residents, however, did raise questions regarding the large number of feral cats and raccoons that are on the property and, as a result, come on to their properties, a situation which all were concerned about. The Board determined that this was not an issue that the Board could address from a zoning standpoint, and referred the neighbors, as well as the property owner, to the Borough Administrator and Animal Control Board.

13. The applicant seeks the following bulk variances:

(a) Lot area of 1,811 s.f. where 5,000 s.f. are required (same as existing condition);

(b) lot frontage of 30 feet where 50 feet are required (same as existing condition);

(c) lot depth of 60 feet, where 100 feet are required (same as existing condition);

(d) front yard setback of 11.73 feet for the dwelling, where 20 feet are required (a very slight improvement over the existing setback of 11.65 feet);



(e) rear yard setback of 6.0 feet, where 20 feet are required (a slight improvement to the existing setback of 4.01 feet);

(f) side yard setback of 1.89 (left)/5.76 (right) feet, where 6/8 feet are required (these dimensions are very slightly less than the existing conditions of 3.98/4.38 feet);

(g) building coverage of 48.59%, where 30% is required (a slight improvement over the existing 49.64%);

(h) side yard setback for accessory structure (front stairs) of 1.89 feet where 3 feet are required;

(i) side yard setback for accessory structure (side stairs/deck) 1.5 feet, where 3 feet are required.

14. The proposed use as a single-family home is in conformance with the R-2.03 Zone requirements.

15. The prior dwelling encroached over the rear property line as a result of an existing shed. That shed, however, will be removed and not replaced, removing the encroachment.

16. This home has been approved by the REM Program because of the substantial damage to the home as a result of Superstorm Sandy and the need for reconstruction.

17. This property has a narrow width and narrow depth, creating a hardship for any single family home. According to the applicant's engineer, the applicant has selected an "off the shelf" modular home, which is conservative in size and very similar to the size of the existing structure. The home chosen by the applicant is approved by the REM Program.

18. The current layout does not provide the required off-street parking. As a result of the raising of the structure, there will be space for two vehicles, a significant improvement to the existing layout.

19. Height is not an issue.

20. Many homes in this neighborhood have undergone or are undergoing construction or reconstruction as a result of Superstorm Sandy.

21. Because of the dimensions of the property and the fact that this is an existing single-family home in a zone permitting single-family homes, the applicant has met the requirements of proving a hardship under N.J.S.A. 40:55D-70c(1)(a).



22. There will not be a substantial detriment to the public good, nor will the new home be out of character in the neighborhood. All three neighbors so testified.

23. The rebuilding of an old home, meeting new construction requirements, will be a significant improvement to the lot, as well as to the neighborhood and the borough as a whole. As a result, the applicant's plan will serve the purposes advanced by the Municipal Land Use Law, particularly (b) secure safety on the property from flood and other natural and manmade disasters; and (i) promoting a desirable visual environment. In addition, the positive and negative criteria have been met.

WHEREAS, the application was heard by the Board at its meeting on September 3, 2015, and this resolution shall memorialize the Board's action taken at that meeting;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Highlands that the application of SANDRA ANASOULIS to rebuild her existing flood-damaged single-family home and construct a new dwelling in accordance with the exhibits and testimony provided be and the same is hereby approved. Bulk variance relief is hereby given for lot area, lot frontage, lot depth, front yard setback, rear yard setback, side yard setback, building coverage, accessory structure side

setback for both the front stairs and side stairs, all as more specifically set forth in paragraph 13 and its subparagraphs herein.

AND BE IT FURTHER RESOLVED that this approval is subject to the following conditions:

A. The existing shed shall be removed and not replaced.

B. There will not be any stone or driveway-type surface beyond the imaginary line of the front of the house, going to the rear.

C. The fence at the rear of the property will be removed.

D. Any damage caused during construction to the existing pavement, sidewalk and curb will be repaired or replaced by the applicant, to the satisfaction of the Borough.

Seconded by Mr. Fox and adopted on the following roll call vote:

**ROLL CALL:**

**AYE:** Mr. Fox, Mr. Mullen, Mr. Braswell

**NAY:** None

**ABSTAIN:** None

**DATE:** October 1, 2015

\_\_\_\_\_  
Carolyn Cummins  
Board Secretary

I hereby certify this to be a true copy of the Zoning Board Resolution adopted by the Borough of Highlands Zoning Board on October 1, 2015.

\_\_\_\_\_  
Board Secretary



R.S. GASIOROWSKI, ESQ. ID#244421968  
GASIOROWSKI & HOLOBINKO  
54 Broad Street  
Red Bank, New Jersey 07701  
732-212-9930  
732-212-9980  
Attorneys for Plaintiff, Neal Tabor

---

NEAL TABER,	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
Plaintiff,	:	MONMOUTH COUNTY
v.	:	
	:	Docket No.: MON-C- 64-23
NICOLE FLORIT Individually and	:	
BOROUGH OF HIGHLANDS, a	:	
Municipal Corporation,	:	CERTIFICATION OF NEAL TABER
	:	
Defendants,	:	

---

1. I am the named Plaintiff in the above captioned matter. I also participated in the hearing which took place before the Zoning Board of Adjustment in October 2015.

2. As can be seen from the Resolution, I along with other neighbors attended that hearing and expressed our concerns. That was why this restriction was placed in the Resolution.

3. Subsequently, in 2020, when I learned that possibly the owner of the property was coming in for an approval to construct a house that was greater than one story, my attorney wrote to the Construction Official in the Highlands raising

that issue (**Exhibit A**) and received a response from that official that no application had been filed (**Exhibit B**). I note this only to express the fact that I was concerned about this and tried to monitor it.

4. Despite my attorney earlier writing, one day I observed construction starting on the premises. I immediately went to town hall and attempted to get a copy of the application for the Building Application and was rebuffed. I also attempted to get a copy of the Building Permit itself and was rebuffed.

5. I exchanged emails with Brian O'Callahan. His response was that despite the language of the Resolution, the property owner was permitted to construct the additional story. (**Exhibit C**).


6. I have made numerous requests from the staff in the Borough of Highlands and received a copy of a Zoning Permit Application that was filed for this property in 2020. On August 4, 2020 an Application was made to add 1 1/3 stories to the house in question. That Application was denied. (**Exhibit D**) The letter referred to by the Zoning Officer is also dated August 4, 2020. (**Exhibit E**)

7. I immediately sought assistance from an attorney and the within lawsuit has been filed.

8. I am also enclosing as a part of my Certification a photograph showing the ongoing construction and as can be seen, my house which is immediately adjacent will be impacted as far as my views of the water.



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

  
NEAL TABER

Dated: June 1, 2023

# EXHIBIT A



**GASIOROWSKI & HOLOBINKO**  
ATTORNEYS AT LAW  
54 BROAD STREET  
RED BANK, NEW JERSEY 07701  
(732) 212-9930  
FACSIMILE (732) 212-9980

R. S. GASIOROWSKI  
JOHN E. HOLOBINKO

CHRISTIE A. GASIOROWSKI  
CATHY S. GASIOROWSKI  
ALEXIS L. GASIOROWSKI

July 22, 2020

VIA EMAIL: [zoningfloodplain@highlandsborough.org](mailto:zoningfloodplain@highlandsborough.org)

Marianne Dunn, Zoning Officer  
1 Kings Highway  
Johnson Gill Anex  
Middletown, New Jersey 07748

**Re: Taber – Highlands ZBA (357 Shore Drive)**

Dear Ms. Dunn:

This office has a client named Neal Taber who lives in the immediate vicinity of property known as 357 Shore Drive. In 2015 by Resolution dated October 1, 2015 the Zoning Board of Adjustment/Planning Board gave approval for bulk variances on property known as 357 Shore Drive the owner being Anasoullis. That Resolution specifically stated in paragraph 5 "There will be only one floor of living space".

It is my understanding, that a new purchaser has acquired the property and has been advised by someone from the municipality, that they do not have to come back for a new variance for the additional stories being proposed but rather the old Resolution covers that.

Would you please be so kind as to review the Resolution in question and advise me whether or not anyone is filing for a building permit on the property in question.

If so, please treat this as an appeal of any decision from the Zoning Officer or other administrative person in the Borough of Highlands.

Page 2  
July 22, 2020  
Marianne Dunn, Zoning Officer

Would you please be so kind as to get back to me.

Very truly yours,

R.S. GASIOROWSKI

RSG/cb

cc: Gregory S. Baxter, Esq. (via email)  
Neal Taber (via email)

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# EXHIBIT B

7/24/2020

Gmail - RE: [EXTERNAL]Taber, Neal - Highlands ZBA (357 Shore Drive)



Gasiorowski & Holobinko <gasiorowsklaw@gmail.com>

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**RE: [EXTERNAL]Taber, Neal - Highlands ZBA (357 Shore Drive)**

1 message

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Dunn, Marianne <mdunn@middletownj.org>

Thu, Jul 23, 2020 at 11:14 AM

To: Gasiorowski & Holobinko <gasiorowsklaw@gmail.com>, "zoningfloodplain@highlandsborough.org" <zoningfloodplain@highlandsborough.org>

Cc: Gregory Baxter <gbaxterlaw@verizon.net>, Neal Taber <nmt6j@virginia.edu>

Mr. Gasiorowski,

There have been no permits issued for this property for any additions.

Marianne Dunn

Zoning Officer

From: Gasiorowski & Holobinko [mailto:gasiorowsklaw@gmail.com]

Sent: Thursday, July 23, 2020 9:52 AM

To: zoningfloodplain@highlandsborough.org

Cc: Gregory Baxter <gbaxterlaw@verizon.net>; Neal Taber <nmt6j@virginia.edu>

Subject: [EXTERNAL]Taber, Neal - Highlands ZBA (357 Shore Drive)

See attached letter.

R. S. Gasiorowski, Esq.

Gasiorowski & Holobinko

54 Broad Street

Red Bank, NJ 07701

Telephone: (732) 212-9930

Telefax: (732) 212-9980

gasiorowsklaw@gmail.com



# EXHIBIT C

6/2/23, 12:20 PM

Gmail - FW: FW: Taber, Neal - Highlands ZBA (357 Shore Drive)

**From:** Landuse Secretary  
**Sent:** Friday, May 19, 2023 11:23 AM  
**To:** O'Callahan, Brian <bocallahan@middletownnj.org>  
**Subject:** RE: [External] FW: Taber, Neal - Highlands ZBA (357 Shore Drive)

Thanks for following up, Brian 🙏

**From:** O'Callahan, Brian <bocallahan@middletownnj.org>  
**Sent:** Friday, May 19, 2023 11:11 AM  
**To:** Landuse Secretary <landuse@highlandsborough.org>; William F. Brunt, Jr. <code@highlandsborough.org>  
**Cc:** Mayor Carolyn Broullon <CBroullon@highlandsborough.org>  
**Subject:** RE: [External] FW: Taber, Neal - Highlands ZBA (357 Shore Drive)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Broullon,

The owners applied for a permit for the addition in August 2022. It was approved at that time, as there are no notes or attachments in the GovPilot program indicating any prohibitions, and it otherwise fits within the R2.03 guidelines.

That resolution included here only mentions the height of the building in two places.

**Factual finding 5. There will be only one floor of living space.** This refers to the submitted plans having one floor of living space. It does not specifically prohibit any additions in the future.

**Factual finding 19. Height is not an issue.** This obviously refers back to 5; but again, makes no prohibition for an addition in the future.

If the limiting the height in the future was any sort of condition or requirement, I do not see it there.

Therefore, it seems to me that if the addition was not prohibited, and meets R2.03 guidelines, it is allowable.

Sincerely,

Brian O'Callahan

**From:** Landuse Secretary <landuse@highlandsborough.org>  
**Sent:** Friday, May 19, 2023 10:37 AM  
**To:** O'Callahan, Brian <bocallahan@middletownnj.org>; William F. Brunt, Jr. <code@highlandsborough.org>  
**Subject:** [External] FW: Taber, Neal - Highlands ZBA (357 Shore Drive)

Howdy, can you please weigh in? I found a Land Use/Zoning Board application folder resulting in an approval in 2015. I also found another folder among the Land Use files for a 2020 Development



6/2/23, 12:20 PM

Gmail - FW: FW: Taber, Neal - Highlands ZBA (357 Shore Drive)

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Denial that included the 2015 adopted ZB resolution (attached). Current owners are not the same as the 2020 applicant.

PS – I don't know who gets the zoningfloodplain@highlandsborough.org emails?

Thanks.

**From:** Mayor Carolyn Broullon <CBroullon@highlandsborough.org>  
**Sent:** Thursday, May 18, 2023 9:16 PM  
**To:** Landuse Secretary <landuse@highlandsborough.org>  
**Subject:** Fw: Taber, Neal - Highlands ZBA (357 Shore Drive)

FYI



**Mayor Carolyn Broullon**  
Borough of Highlands  
42 Shore Drive  
Highlands, NJ 07732  
cbroullon@highlandsborough.org

www.highlandsborough.org Mobile:732-291-4009

---

**From:** Neal Taber <nmt6j@virginia.edu>  
**Sent:** Thursday, May 18, 2023 8:29 PM  
**To:** Zoningfloodplain <zoningfloodplain@highlandsborough.org>  
**Cc:** Gbaxterlaw@verizon.net <Gbaxterlaw@verizon.net>; Mayor Carolyn Broullon <CBroullon@highlandsborough.org>  
**Subject:** Taber, Neal - Highlands ZBA (357 Shore Drive)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Can you please advise status of this location? It seems to again be an issue so construction should be halted immediately if they intend to build any higher as a condition of the variance is that the location remains one story as contemplated in the plans.

# EXHIBIT D





# Zoning Permit Application

42 Shore Drive  
Highlands, N.J. 07732  
732-872-1224 Ext. 202

APPLICATION FOR ZONING PERMIT - Z RTU-03 72000-03

Note: All applications must be accompanied by a property survey showing the sizes of the structure(s) and their location. Applications involving businesses must show the scope of the business and include all activities that will be a part of the business.

### The Following Fees Shall Apply:

Residential Applications: New Construction single or two-family - \$50 Fence - \$15.00  
Renovations/Additions/Alterations/Repairs - \$10, Other Residential - \$100/unit Shed - \$25.00  
Non-Residential Applications - New Construction - \$100, Renovations/Additions - \$25

### OWNER/APPLICANT

Name: Casim Mahon  
Address: 357 Shore Drive Highlands NJ 07732  
Telephone: Home: \_\_\_\_\_ Work: \_\_\_\_\_  
Date: 7/23 Fee: \$ 50  Check  Cash

### LOCATION OF THE WORK

Block: 103 Lot(s): 2 Zone 2.03 Street Address 357 Shore Drive Highlands NJ 07732

### DESCRIPTION OF THE WORK TO BE PERFORMED (OR USE PROPOSED)

adding 1 1/3 story

CHECK ONE: New  Addition:  Alteration  Repair  Other

To the applicants knowledge, has this property ever been the subject of any prior application to the Planning Board of the Borough of Highlands?

Signature: [Signature] Date: 7/23/20  Yes  No

### FLOOD HAZARD AREA DETERMINATION

Check Applicable Flood Zone:: AE:  VE:  X:   
All applications within the AE and VE Flood Zoned, as indicated upon the most recent FEMA Flood Maps, require submission to an applicability determination from the NJDEP.

### FOR BOROUGH USE ONLY

Determination: APPROVED  DENIED

If your application has been DENIED, it is due to the following:

Ordinance Section Allowed/Required Proposed

see attached

Remarks:

Zoning Officer [Signature]

Date 8/4/20

NOTE: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Highlands; A building permit is required (per the requirements of the Uniform Construction Code of NJ) BEFORE beginning work. The zoning permit is valid for one year, and may be extended for three years by action of the Planning Board.

If your application has been denied, you may appeal this denial to the Planning Board as provided by the New Jersey Municipal Land Use Law. You must submit letter of appeal to Planning Board secretary within 20 days.

If your application has been denied, you may seek relief from the Highlands Planning Board.

Note: If the following box is checked, you must submit a Flood Review Application to the Borough Flood Administrator prior to submitting to the Planning Board.

Local Flood Review Required

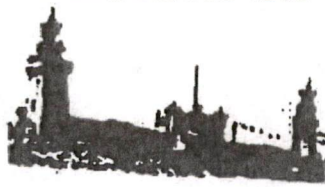
# EXHIBIT E



**BOROUGH OF HIGHLANDS, N.J.**

INCORPORATED 1900

42 SHORE DRIVE  
07732  
COUNTY OF MONMOUTH  
PHONE: 732-872-1224  
FAX: 732-872-0670  
WWW.HIGHLANDBOROUGH.ORG



HISTORIC "TWIN LIGHTS"

RICHARD W. O'NEIL  
MAYOR

KIMBERLY GONZALES  
ADMINISTRATOR

BONNIE BROOKES  
BOROUGH CLERK

**DENIAL OF DEVELOPMENT PERMIT**

August 4, 2020

Casey Mahon  
357 Shore Drive  
Highlands, NJ 07732

RE: 357 Shore Drive  
Block 103, Lots 8

Please be advised that the above referenced application to construct a 1 1/3 story addition to the existing dwelling has been reviewed for compliance with the Borough of Highlands Zoning Ordinance. The property is located in the R-203 zone and had received variances from the Zoning Board of Adjustment in 2015.

This application will require the following approvals:

#21-98F2b Minimum standard to enlarge a single family dwelling on an undersized lot: 2,500 s.f. is required, 1,811 s.f. exists

Please contact the Land Use Board Secretary, Michelle Hutchinson, at 732-872-1224 to proceed with an application. Should you have any questions, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Dunn".

Marianne Dunn  
Zoning Officer

COPY