

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 # 187 Cash
 Commercial/Other residential \$50 Check # Cash

APPLICANT Name: Michael Ross Date: _____
 Address: 6 Peninsula Ave Unit B, Sea Bright Block _____ Lot _____
 Phone# _____ Email: mike@coast2coastleather.com

LOCATION OF THE WORK
 Block: 26 Lot(s): 9.03 Zone: 1.01
 Street Address: Bay Street

DESCRIPTION OF THE WORK TO BE PERFORMED (OR USE PROPOSED)
Building residential home

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: _____ Date: _____

FLOOD HAZARD 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: E. Huertas
 If your application has been DENIED, it is due to the following: Date: 9/10/23
 Ordinance Section 21-85 Allowed/Required 30ft Height Proposed 35.7'
 Remarks: _____

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: If the following is checked, you must submit a Flood Review Application to the Borough Flood Administrator.
 Local Flood Review Required



↓ Vertical

CREST

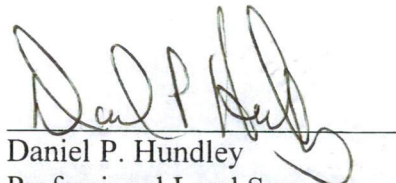
Engineering Associates Inc.

Crest# 15018

May 30, 2023

Prevailing Front Setback of Existing Dwellings Along the East Side of Bay Street Highlands Borough, Monmouth County

House Address	Block & Tax Lot	Front Setback to Right-of-Way
1 Bay Street	Block 26, Lot 18	6.1 Feet
4 Bay Street	Block 26, Lot 19	7.0 Feet
6 Bay Street	Block 26, Lot 20	1.4 Feet
8 Bay Street	Block 26, Lot 21	12.4 Feet
10 Bay Street	Block 26, Lot 11.02	26.6 Feet
12 Bay Street	Block 26, Lot 7.02	13.6 Feet
14A Bay Street	Block 26, Lot 6	over front property line
18 Bay Street	Block 26, Lot 2	36.2 Feet
20 Bay Street	Block 26, Lot 1	18.6 Feet
25 Bay Street	Block 26, Lot 3.01	4.35 Feet


Daniel P. Hundley
Professional Land Surveyor
N.J. License No. 33174

x 100 Rike Drive
Millstone Township, NJ 08535
Ph 609-448-5550 · Fax 609-448-2157

crestnj@crestengineering.net
www.crestengineering.net

□ 12 Robbins Parkway
Toms River, NJ 08753
Ph 732-244-0888 · Fax 732-244-0788

GENERAL NOTES

- PROPERTY BEING KNOWN AS BLOCK 26, TAX LOT 9.03, AS SHOWN ON SHEET 10 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF HIGHLANDS.
- OUTBOUND, TOPOGRAPHIC AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOT 9.03, BLOCK 26, BAY STREET, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY DPK CONSULTING, DATED 08/06/2021, LAST REVISED 6/9/2022. SITE TOPOGRAPHY IS BASED UPON NAVD 88 DATUM.
- THE PROPERTY LIES OUTSIDE OF THE 0.2% (500-YEAR) FLOOD HAZARD AREA (LIES WITHIN ZONE X UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 34025C008H, EFFECTIVE DATE JUNE 15, 2022.
- THERE ARE NO VERIFIED FRESHWATER WETLANDS WITHIN THE PROPERTY, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOWEB SERVICE.
- THE SITE IS CURRENTLY WOODED AND UNDEVELOPED.
- PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL DWELLING, PAVED DRIVEWAY AND ANCILLARY UTILITIES.
- THE PROPOSED DWELLING WILL BE SERVED BY THE EXISTING POTABLE WATER AND SANITARY SEWER SYSTEMS ALONG THE FRONTAGE OF THE PROPERTY WITHIN BAY STREET.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. LOCATION AND INSTALLATION OF NEW UTILITIES AND SERVICE CONNECTIONS NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF OTHERS.
- WASTE AND RECYCLABLES FROM THE PROPOSED DWELLING WILL BE REMOVED BY CURB-SIDE PICKUP.
- CLEARANCE BETWEEN UNTREATED WOOD SIDING/SHEATHING AND EARTH ON THE EXTERIOR OF THE BUILDING SHALL NOT BE LESS THAN 6 INCHES.
- THE GRADE ADJACENT TO THE BUILDING FOUNDATION SHALL SLOPE AWAY FROM THE DWELLING AT A SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET FROM THE FOUNDATION WALL. AT A DISTANCE OF 10 FEET FROM THE DWELLING FOUNDATION, THE GRADE MAY BE INCREASED TO A MAXIMUM SLOPE OF 33% WITH THE EXCEPTION OF THE DRIVEWAY, WHICH CAN BE NO STEEPER THAN 10%.
- THE CONTRACTOR SHALL FINISH GRADE THE PROPERTY IN A MANNER WHICH PROVIDES POSITIVE OVERLAND STORMWATER RUNOFF/FLOW AWAY FROM THE DWELLING TO AN APPROPRIATE RECEIVING AREA.
- ALL AREAS NOT DESIGNATED FOR THE DWELLING, DRIVEWAY, WALKWAYS, PATIOS AND OTHER ACCESSORY STRUCTURES SHALL BE STABILIZED IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE LOCAL SOIL CONSERVATION DISTRICT.
- BASEMENT CONSTRUCTION SHALL INCLUDE WATERPROOFING OF THE FOUNDATION WALL IN ACCORDANCE WITH IRC STANDARDS. THE CONTRACTOR SHALL PROVIDE A FOUNDATION PERIMETER DRAIN, SUMP AND SUMP PUMP WITH POSITIVE OUTLET TO THE EXTERIOR GRADE AWAY FROM THE DWELLING.
- ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE BOROUGH OF HIGHLANDS MUNICIPAL CODE.
- THE DWELLING FOOTPRINT IS BASED UPON INFORMATION PROVIDED BY JEREMIAH J. REGAN, A.I.A., ARCHITECT.
- NO SOILS INVESTIGATION HAS BEEN PERFORMED TO CLASSIFY SOIL CHARACTERISTICS OR DETERMINE SEASONAL HIGH GROUNDWATER ELEVATION.
- THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATIONS AND/OR DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
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- THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
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- THIS PLAN IS FOR VARIANCE REVIEW ONLY, AND NOT FOR CONSTRUCTION.

ZONE : RESIDENTIAL ZONE ~ R-1.01 (RESIDENTIAL)

	MINIMUMS:	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA	5,000 S.F.	8,155 S.F.	8,155 S.F.	8,155 S.F.
LOT FRONTAGE	50 FT.	50 FT.	89.58 FT.	94± FT.
LOT DEPTH	100 FT.	N/A	N/A	N/A
PRINCIPAL BUILDING				
FRONT SETBACK	35 FT. **	N/A	N/A	16.00 FT.
REAR SETBACK	25 FT.	N/A	N/A	39.06 FT.
SIDE SETBACK	8/12 FT.	N/A	N/A	11.50/23.32 FT.
ACCESSORY BUILDING				
SIDE SETBACK	3 FT.	N/A	N/A	N/A
REAR SETBACK	3 FT.	N/A	N/A	N/A
MAXIMUMS:				
BUILDING COVERAGE	30% *	N/A	N/A	17.3% ±
LOT IMPERVIOUS COVERAGE	70% *	N/A	N/A	24.5% ±
PRINCIPAL BUILDING HEIGHT	30 FT.	N/A	N/A	35.7± FT. ***

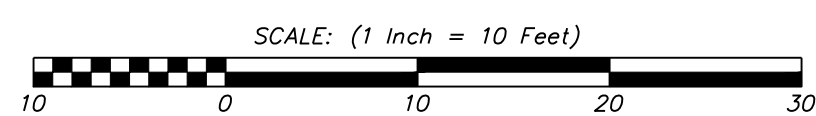
* SEE IMPERVIOUS COVERAGE CALCULATIONS

** OR THE AVERAGE OF THE EXISTING FRONT YARD SETBACK WITHIN TWO HUNDRED (200) FEET IN THE SAME BLOCK AND ZONE, PER SECTION 21-80
 6 BAY STREET, BLOCK 26, TAX LOT 20; EXISTING FRONT SETBACK=14 FEET
 8 BAY STREET, BLOCK 26, TAX LOT 21; EXISTING FRONT SETBACK=12.4 FEET
 10 BAY STREET, BLOCK 26, TAX LOT 11.02; EXISTING FRONT SETBACK=26.6 FEET
 12 BAY STREET, BLOCK 26, TAX LOT 7.02; EXISTING FRONT SETBACK=13.6 FEET
 14A BAY STREET, BLOCK 26, TAX LOT 6; EXISTING FRONT SETBACK=0 FEET
 25 BAY STREET, BLOCK 26, TAX LOT 3.01; EXISTING FRONT SETBACK=4.35 FEET
 AVERAGE SETBACK = 9.7± FEET

*** VARIANCE REQUIRED

IMPERVIOUS COVERAGE CALCULATION TABLES

PROPOSED IMPERVIOUS COVERAGE	
PROP. DWELLING WITH PORCH	= 1,413 SQUARE FEET
PROP. DRIVEWAY	= 312 SQUARE FEET
PROP. FRONT STEPS	= 69 SQUARE FEET
PROP. CONCRETE PADS	= 104 SQUARE FEET
PROP. REAR RETAINING WALL	= 75 SQUARE FEET
TOTAL =	1,973 SQUARE FEET



BAY STREET
(40' WIDE R.O.W.)

LEGEND

- 125 --- = EX. CONTOUR
- + 125.05 = EX. SPOT ELEVATION
- = EX. TREE LINE
- 150 --- = PROP. CONTOUR
- + 159.3 = PROP. SPOT ELEVATION
- = PROP. TREE CLEARING LIMITS
- = DIRECTION OF OVERLAND STORMWATER FLOW
- TW=118.90 GD=111.20 --- = TOP OF WALL ELEVATION GROUND ELEVATION AT FACE OF WALL

OWNER/APPLICANT

MICHAEL ROSS
1 CROSSMAN ROAD SOUTH
SAYREVILLE, NEW JERSEY 08872

NO.	DESCRIPTION	DATE	D/C

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE MILLSTONE TOWNSHIP, N.J. 08535 PH: (609) 448-5500
12 ROBENS PKWY. AT WATER STREET TOMS RIVER, N.J. 08753 PH: (732) 244-0888

ROBERT D. SIVE
PROFESSIONAL ENGINEER NJ LIC. NO. 43816

DATE	7/27/23
SCALE	1"=10'
DRAWN	CPG
CHECKED	RDS
SHEET	1 OF 1
POCKET	

PLAN TO ACCOMPANY VARIANCE APPLICATION

LOT 9.03
BLOCK 26
BAY STREET
BOROUGH OF HIGHLANDS
MONMOUTH COUNTY, NEW JERSEY

LAYOUT PLAN

DWG. NO. 15018
CAD FILE: PLOT PLAN

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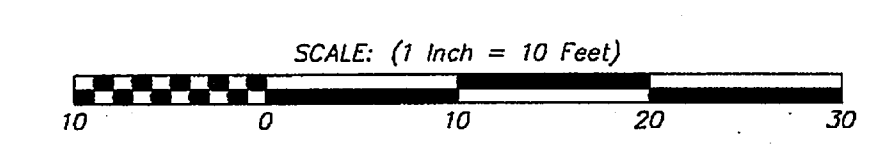
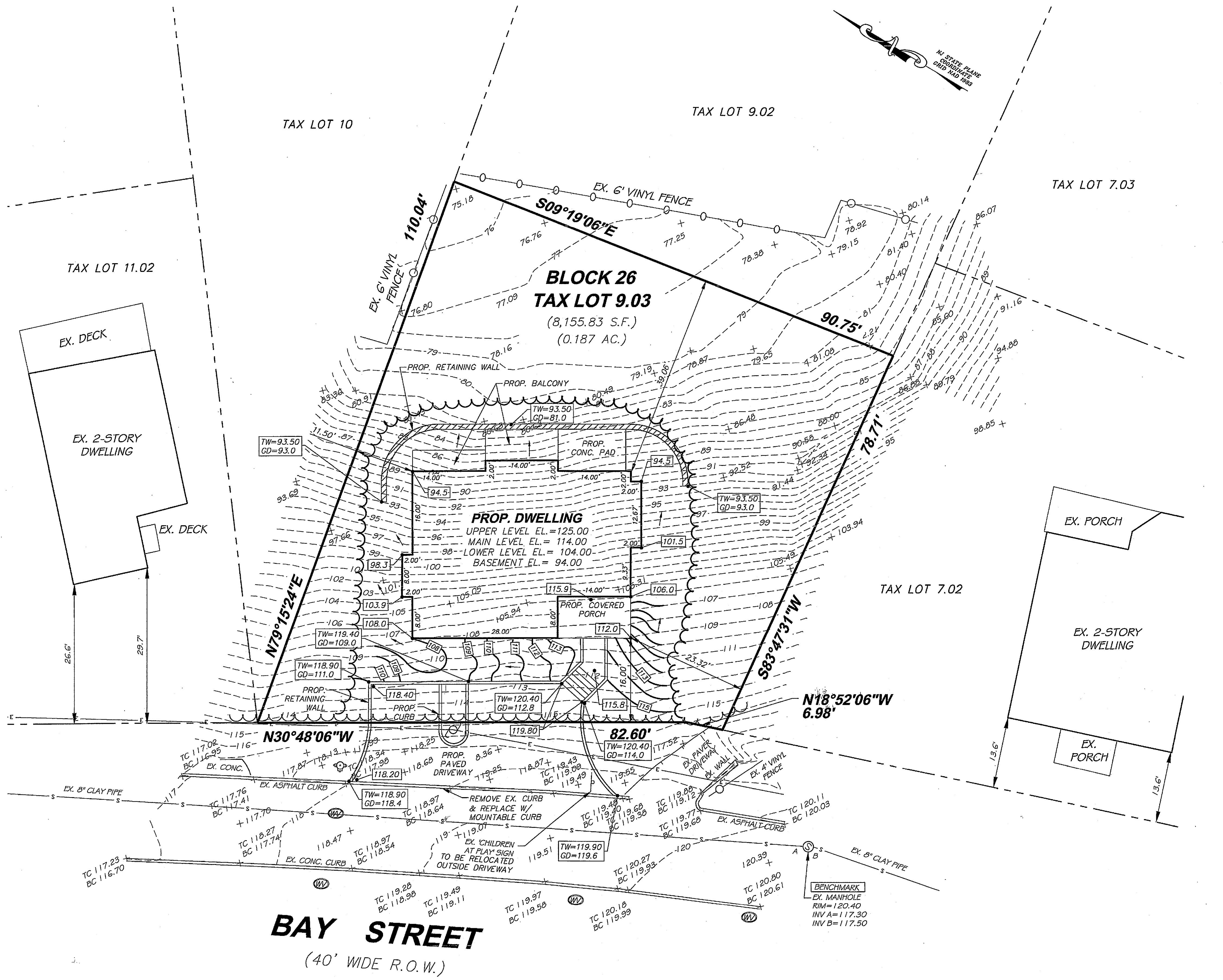
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- * SEE IMPERVIOUS COVERAGE CALCULATIONS
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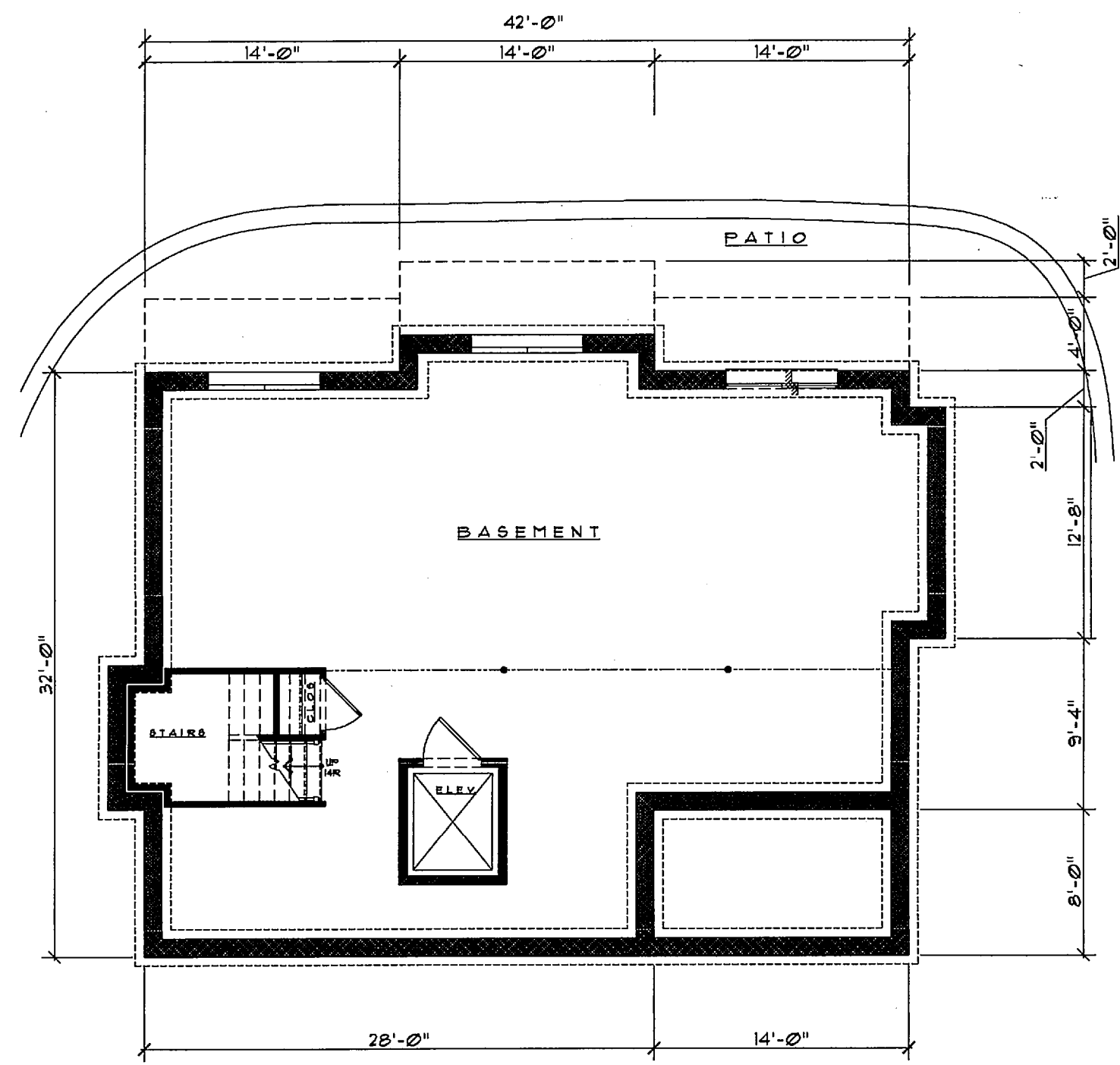
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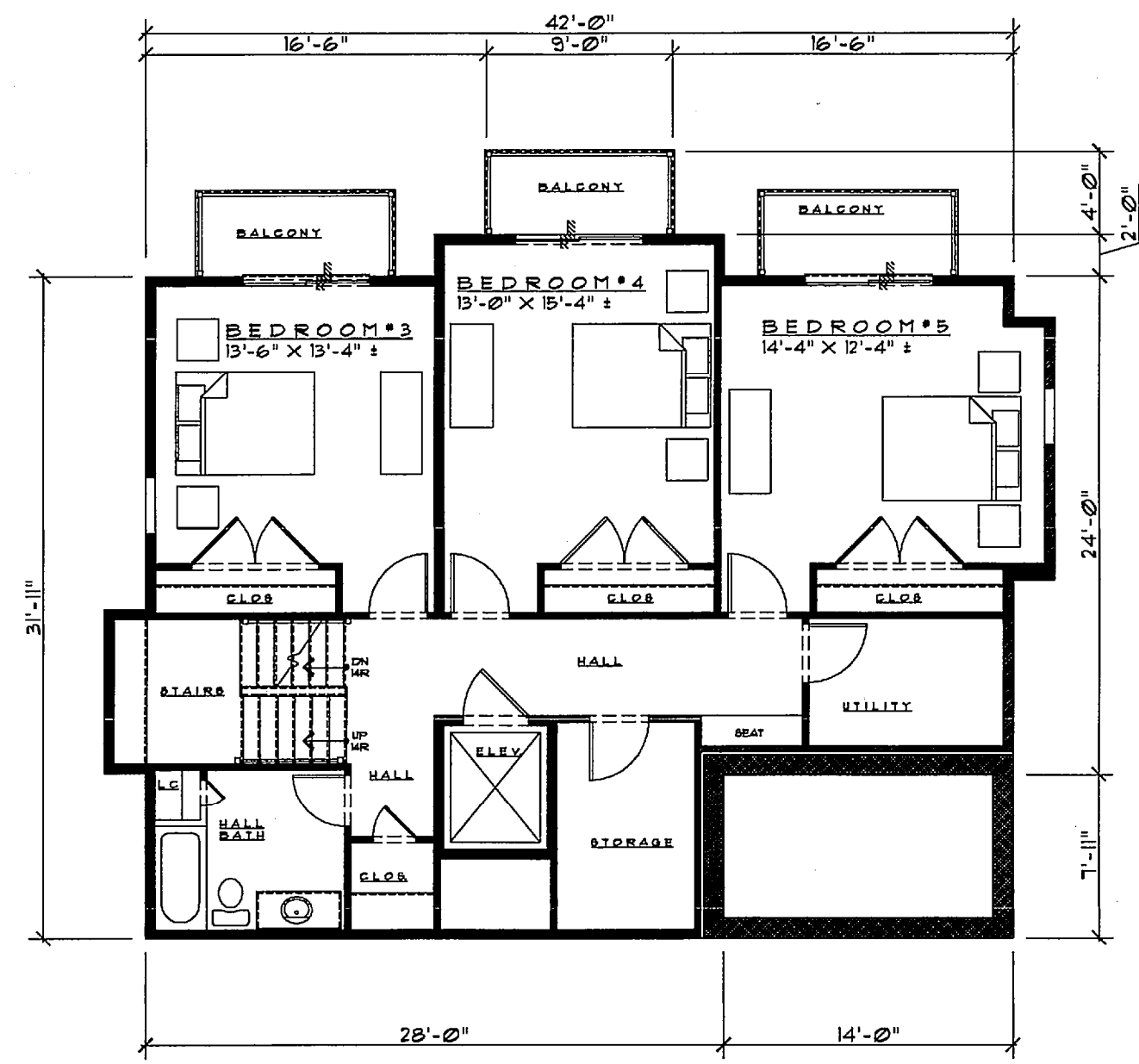
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 MONMOUTH COUNTY, NEW JERSEY

LAYOUT PLAN



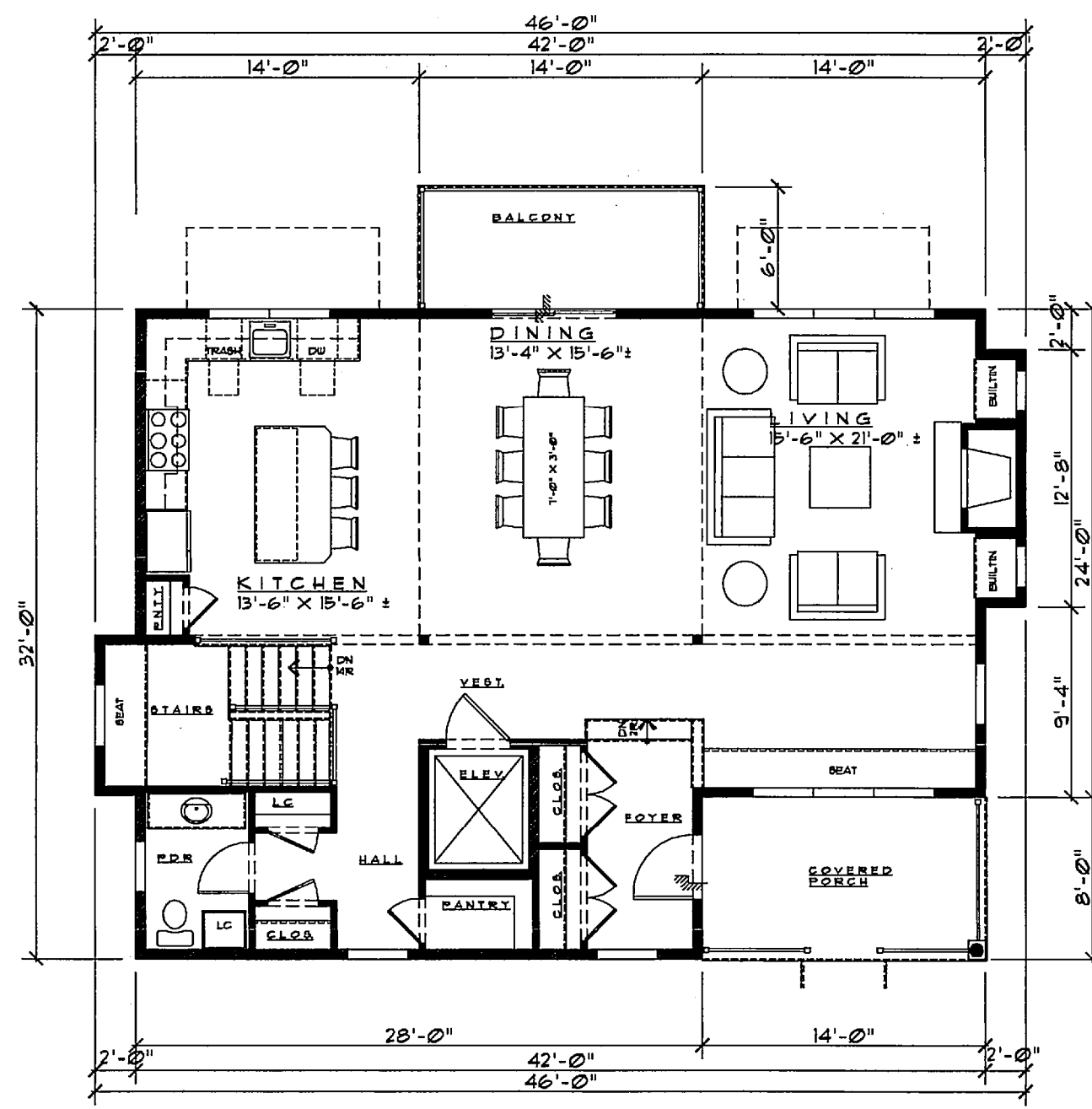
CELLAR LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



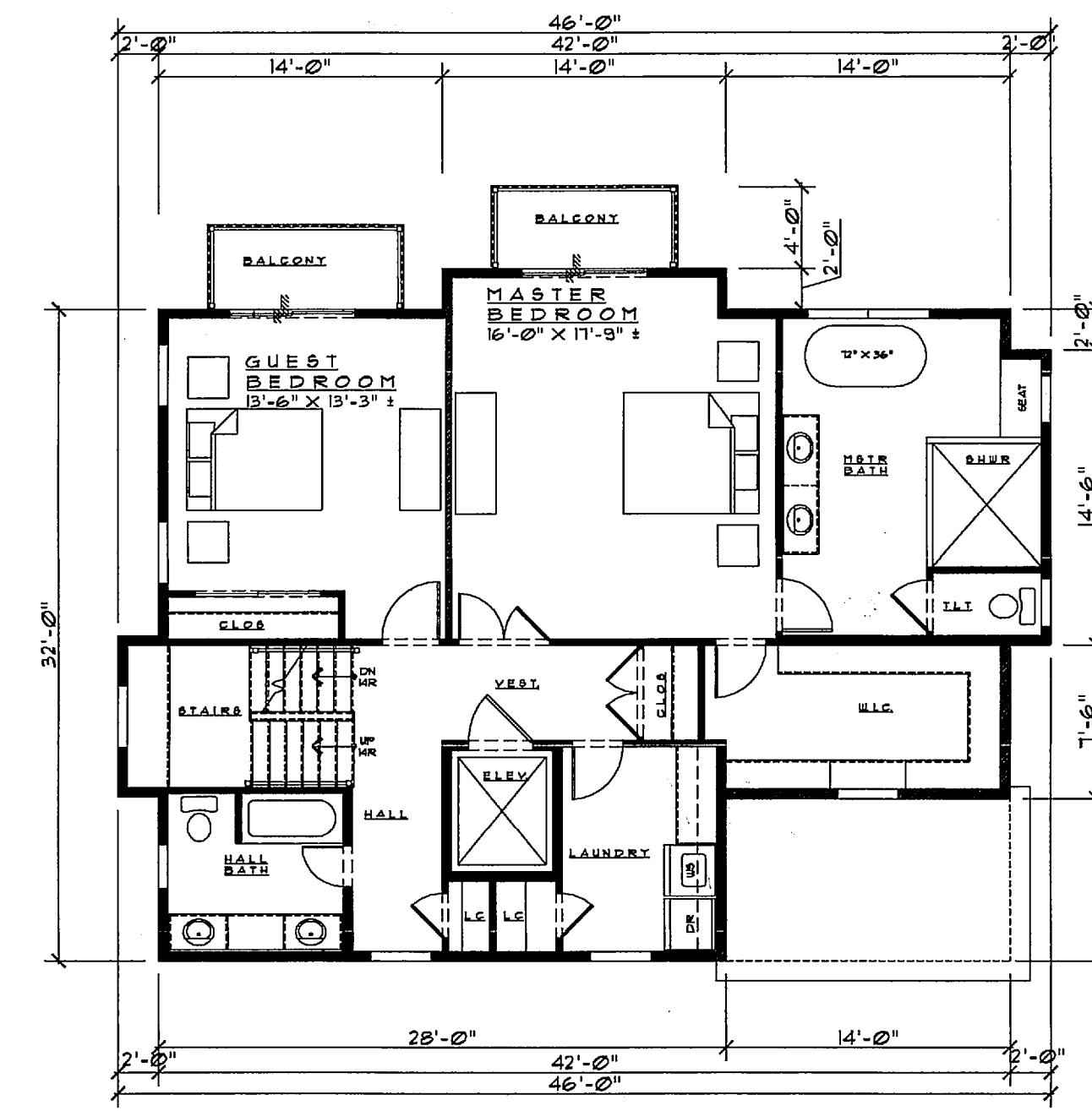
LOWER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



UPPER LEVEL FLOOR PLAN

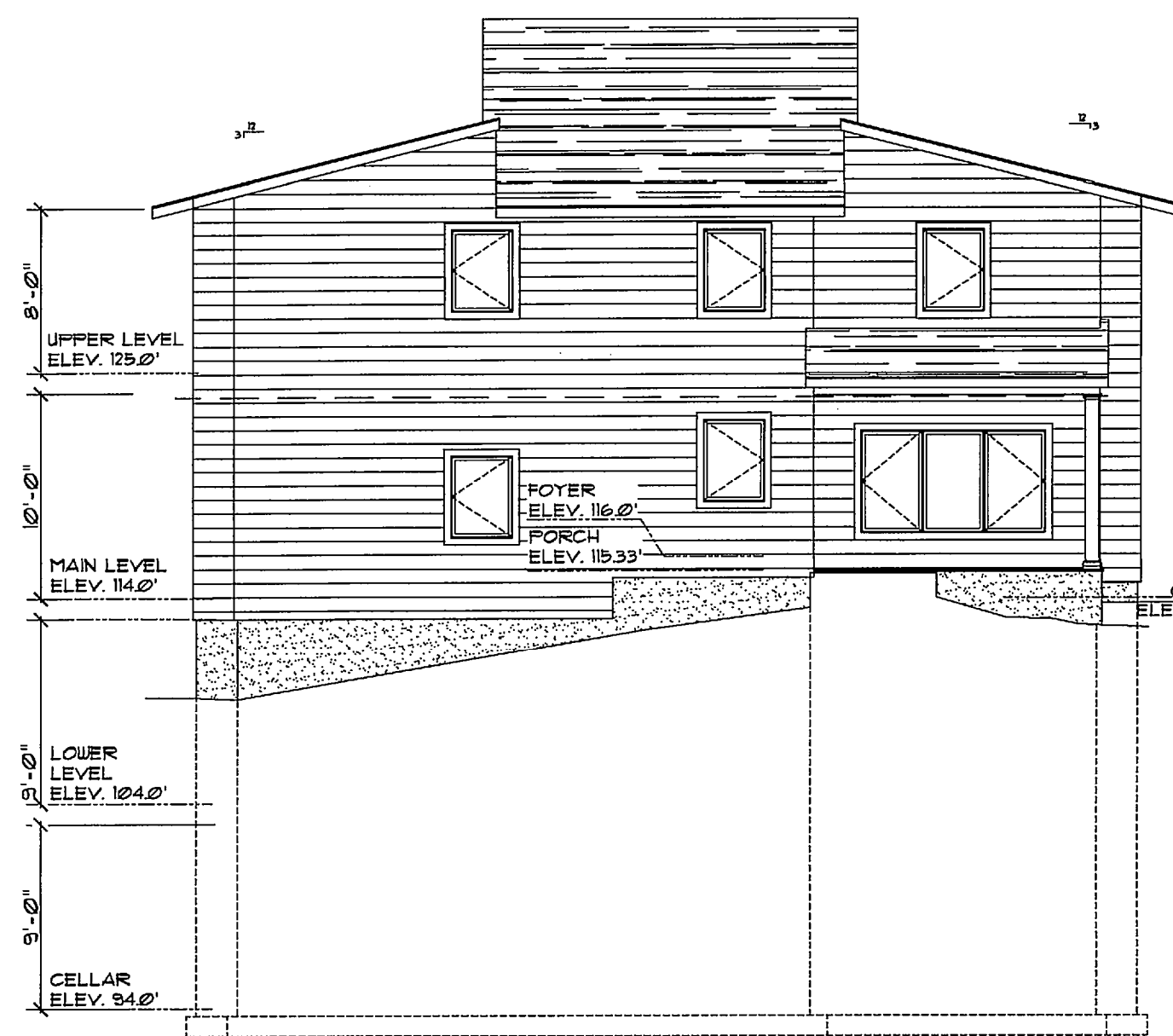
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AREA

MAIN LEVEL	1,273 SF
UPPER LEVEL	1,301 SF
LOWER LEVEL	1,301 SF
	3,875 SF
CELLAR	1,301 SF
FRONT PORCH	112 SF

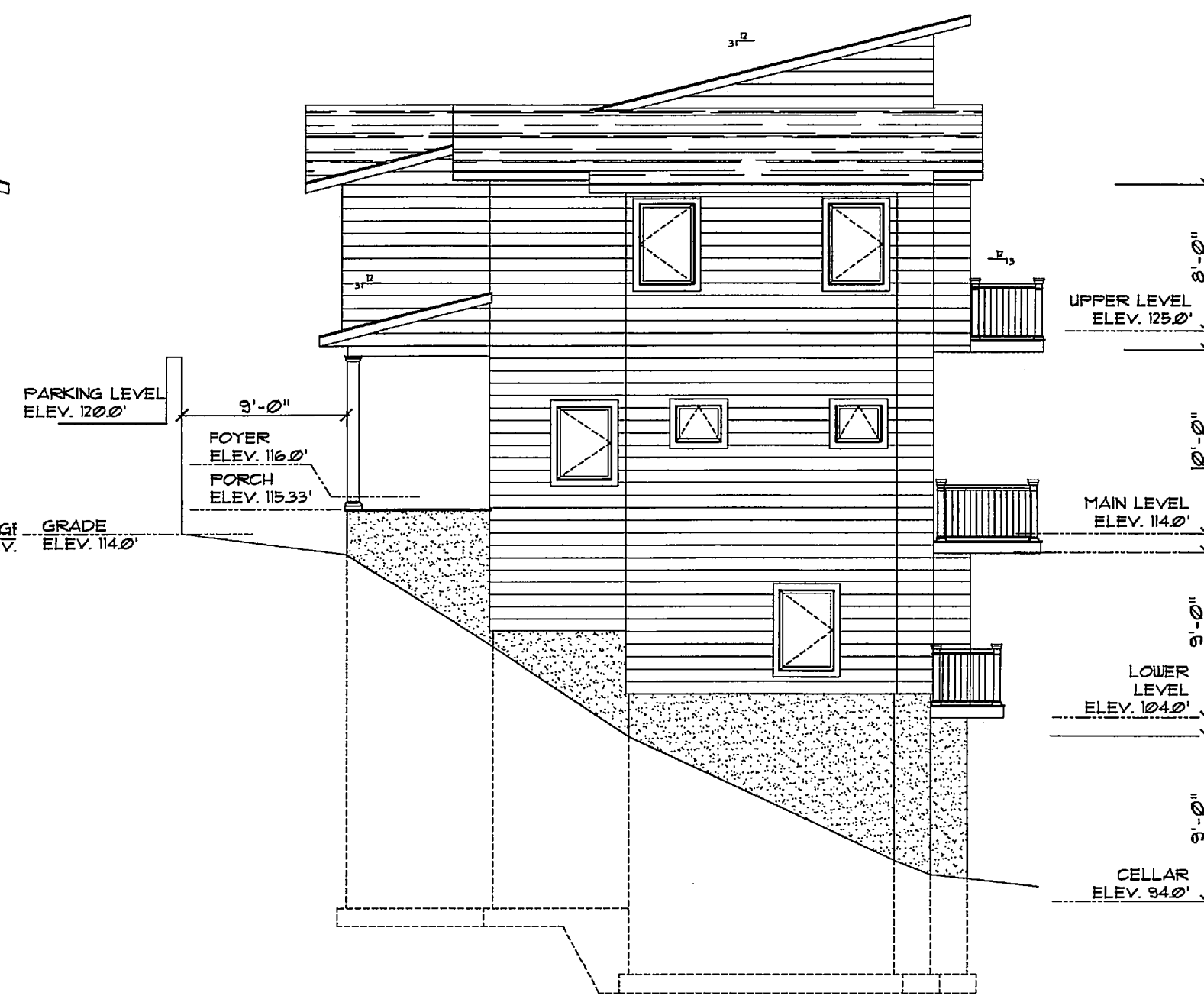
BUILDING HEIGHT

STORIES	3
HEIGHT	MEAN HEIGHT 137.67'
	GRADE PLANE 102.00'
	35.677' 35'-8"



FRONT ELEVATION

SCALE 1/8" = 1'-0"



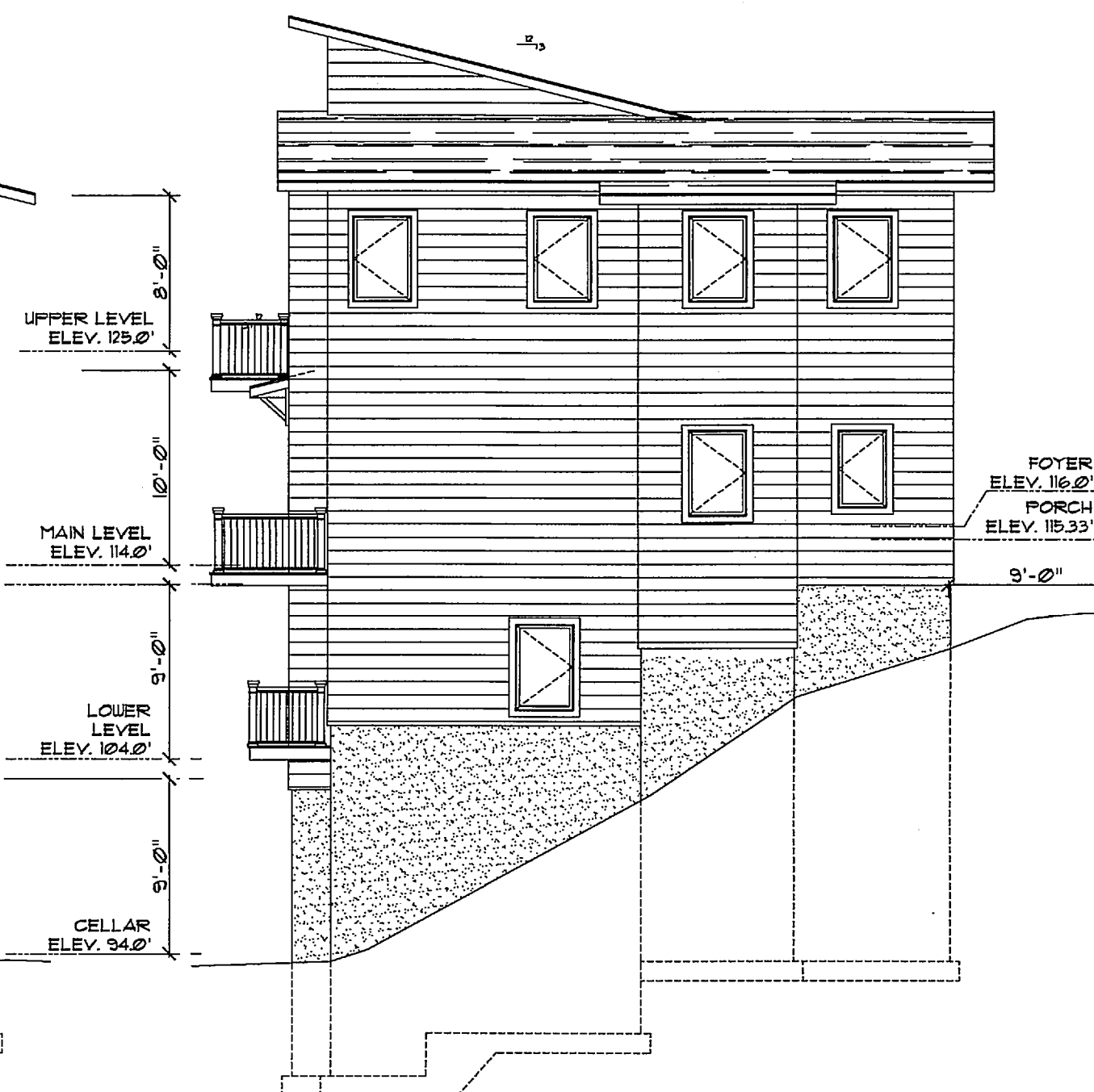
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"

JJ JEREMIAH J. REGAN, A.I.A.
 ARCHITECT
 147 BRIGHTON AVENUE • 2ND FLR • LONG BRANCH, NJ • 07740
 PH: (732) 870-2977 • FAX: (732) 870-1213 • EMAIL: jeremiahregan@aol.com
 NEW JERSEY LIC A-40726
 MARYLAND LIC 8600-A

PROJECT TITLE
 ADDITION • ALTERATION
 ROSS RESIDENCE

BAY STREET
 HIGHLANDS, NJ
 BLOCK-26 LOT-903

SUBJECT
 FLOOR PLANS
 ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION	BY

SCALE AS NOTED	DRAWN BY MH	CHECKED BY JJC
PROJECT NO. 2217	DATE 6/1/22	

DRAWING NO. **V-1**
 1 OF 1