

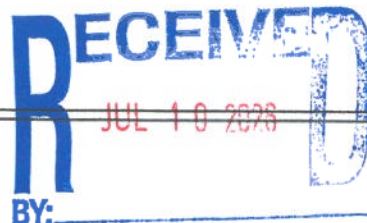
**BOROUGH OF SHIP BOTTOM**

GATEWAY TO LONG BEACH ISLAND

1621 Long Beach Boulevard

Ship Bottom, Ocean County, N.J. 08008

(609) 494-2171 or 2172 Fax (609) 361-8484

**LAND USE DEVELOPMENT APPLICATION**

-TO BE COMPLETED BY BOROUGH STAFF ONLY-

Date Filed _____	Docket No. <u>2020:08</u>
Application Fees _____	Escrow Deposit _____
Scheduled for: Review for Completeness _____	Hearing _____

1. SUBJECT PROPERTY – TO BE COMPLETED BY APPLICANT

Location: 287 West 27th Street

Tax Map: Page _____ Block 9 Lot(s) 29.01
Page _____ Block _____ Lot(s) _____

Dimensions: Frontage 64.54 Depth 175.92 Total Area 10,396

Zoning District: R-2 Residential Zone

2. APPLICANT

Name: STEVEN HEICKLEN AND JENNIFER HEICKLEN

Address: 287 West 27th Street, Ship Bottom, New Jersey 08008

Telephone No.: Home: _____ Local: _____

work: _____ Fax: _____

Applicant is a: Corporation _____ Partnership _____ Individual xx
Other (Please Specify) _____

3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1, the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (attach pages as necessary to fully comply).

NOT APPLICABLE

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

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

NOT APPLICABLE

Owner's Name _____

Address _____

Telephone No. Home: _____ Work: _____ Local: _____

Relationship of the applicant to the property in question:

Owner _____ Lessee _____ Purchaser Under Contract _____ Other _____

5. PROPERTY INFORMATION

Deed restrictions, covenants, easements, rights of way, association bylaws or other dedication existing or proposed on the property:

Yes (Attach copies) _____ No. X _____ Proposed _____

Note: All deed restrictions covenants, easement, rights of way association bylaws, or other dedications existing and proposed must be submitted for review.

Site Plan and/or conditional use applicants:

Proposal for: New structure _____ Expanded area _____ Alteration _____

Expansion of structure _____ Change of Use _____ Sign _____

Other (Please specify) Install additional 12 ft. curb cut to align with existing garage and to accomodate additional off-street parking.

Has this property been the subject of any prior application(s) to the Planning Board or Zoning Board of Adjustment? Yes _____ No X _____ If so, please attach the date(s), the relief sought, the disposition of the case and a copy of the resolution(s).

Is the subject property located on:

A county road: Yes _____ No X _____; A State Road: Yes _____ No X _____;

Within 200 feet of a municipal boundary: Yes _____ No X _____

Present use of the premises: Single family residence

6. **Applicant's Attorney** Richard P. Visotcky, Esq. of Kelly & Visotcky, LLC
Address P.O. Box 536, Manahawkin, New Jersey 08050
Telephone No. 609-713-6187 ~~XXXXX~~ Email: k _____

7. **Applicant's Engineer** Bruce Jacobs - Gravatt Consulting Group
Address 414 Lacey Road, Forked River, New Jersey 08731
Telephone No. 609-693-6126 ~~XXXXX~~ Email: _____

8. **Applicant's Planning Consultant** Bruce A. Jacobs of Gravatt Consulting Group
Address 414 Lacey Road, Forked River, New Jersey 08731
Telephone No. 609-693-6126 ~~XXXXX~~ Email: _____
Fax No. _____

9. **Applicant's Architect** _____
Address _____
Telephone No. _____ Fax No. _____

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

Name _____

Field of Expertise _____

Address _____

Telephone No. _____ Fax No. _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Minor subdivision Approval
_____ Subdivision Approval (Preliminary)
_____ Subdivision Approval (Final)
Number of lots to be created _____ Number of proposed dwelling units _____ (If applicable)
Area and dimensions of each proposed lot _____

SITE PLAN:

_____ Minor Site Plan Approval
_____ Preliminary Site Plan Approval [Phases (if applicable) _____]
_____ Final Site Plan Approval [Phases (if applicable) _____]
_____ Amendment or Revision to an Approved Site Plan Area to be disturbed (square feet) _____

_____ Total number of proposed dwelling units _____
_____ Request for Waiver from Site Plan Review and Approval
Reason for request: _____

_____ Informal Review
_____ Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]
_____ Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55D-70b]
xx _____ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]
xx _____ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]
_____ Variance Relief (use) [N.J.S.A. 40:55D-70d]
_____ Conditional Use Approval [N.J.S.A. 40:55D-67]
_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]
_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-35]

12. Section(s) of Ordinance from which a variance is requested:

Section 16.52.080 - Seeking an additional curb cut

13. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]

14. Attach a copy of the proposed Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application.

***The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.**

***The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.**

***An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and hearing can proceed.**

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

Additional 12 ft. curb cut requested for garage access and additional 3 vehicle parking on property. This will alleviate parking on the already over crowded street. This additional curb cut will be in conformity within the neighborhood.

16. Is a public water line available? existing
17. Is public sanitary sewer available? existing
18. Does the application propose any lighting? no
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block number? no
20. Are any off-tract improvements required or proposed? no
21. Is the subdivision to be filed by Deed or Plat? no
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? no
23. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Ship Bottom Fire Prevention Bureau		<u>XX</u>	
Ship Bottom Water & Sewer Department		<u>XX</u>	
Ship Bottom Public Works Department		<u>XX</u>	
Long Beach Island Health Department		<u>XX</u>	
Ocean County Planning Board		<u>XX</u>	
Ocean County Soil Conservation District		<u>XX</u>	
NJ Dept. of Environmental Protection		<u>XX</u>	
Sanitary Sewer Connection Permit		<u>XX</u>	
Sewer Extension Permit		<u>XX</u>	
Waterfront Development Permit		<u>XX</u>	
Wetlands Permits		<u>XX</u>	
Tidal Wetlands Permit			
FEMA		<u>XX</u>	
NJ Department of Transportation		<u>XX</u>	
Atlantic Electric		<u>XX</u>	
NJ Natural Gas		<u>XX</u>	
Other _____			

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

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

***The documentation must be received by the Board Secretary at least twenty one [21] days prior to the meeting at which the application is to be considered, or as otherwise required in Section 16.80.010 of the Land Development Ordinance. A list of the professional consultants is attached to the application form.**

Quantity	Description of Item
18	Variance plans of Bruce Jacobs, PE, of Gravatt Consulting

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application provided to the following of the applicant's professionals:

*Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional

Reports Requested

Attorney

Engineer

CERTIFICATIONS

27. I certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of this application. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. [If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner].

6/19/2026
DATE

[Signature]
SIGNATURE OF APPLICANT

6/19/2026
DATE

[Signature]
SIGNATURE OF OWNER

28. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited in an Escrow Account, in accordance with the Ordinances of the Borough of Ship Bottom. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and/or other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I, the Developer/Applicant, as signed below acknowledge familiarity with the procedures set forth in the Ship Bottom Borough Land Development Ordinance for submittals and required action and agree to be bound by it.

6/19/2026
DATE

[Signature]
SIGNATURE OF OWNER OR APPLICANT

BOROUGH OF SHIP BOTTOM PROFESSIONAL CONSULTANTS

Land Use Board Attorney

Joseph D. Coronato, Sr., Esq.
Coronato Law
121 Washington Street
Toms River, NJ 08753

Office: (732) 808-4600
Fax: (732) 808-0449

Land Use Board Engineer/Planner

Frank J. Little, Jr., P.E., P.P.
Owen Little & Associates
443 Atlantic City Blvd.
Beachwood, NJ 08722

Office: (732) 244-1090
Fax: (732) 341-3412

KELLY & VISOTCKY, LLC
ATTORNEYS-AT-LAW

P.O. Box 536
Manahawkin, New Jersey 08050
Phone: 609-713-6187
Email: kvlaw@kvlawfirm.com

RICHARD P. VISOTCKY

NOTICE OF HEARING

PLEASE TAKE NOTICE that **STEVEN HEICKLEN and JENNIFER HEICKLEN** have made application to the Borough of Ship Bottom Land Use Review Board, in the County of Ocean, for a bulk variance to add an additional 12 ft. curb cut to align with the Applicants' existing driveway, and a variance for an existing front yard setback, if necessary, having proposed 12.7 ft., existing, (15 ft. required), at their property located at 287 West 27th Street, Ship Bottom, New Jersey, a/k/a Lot 29.01, Block 9, on the Official Borough of Ship Bottom Tax Map.

Applicants will also seek any other variances that may be required by the Borough of Ship Bottom Land Use Review Board at the time this matter is heard without further notice.

This matter is on the Clerk's Docket, and a public hearing has been ordered for Tuesday, _____ at 6:30 p.m. at the Ship Bottom Municipal Building, 1621 Long Beach Boulevard, Ship Bottom, New Jersey, as soon thereafter as the matter is reached. Any person interested in this application may be present and be heard, at the time and place aforesaid.

This Notice is submitted in accordance with the requirements of the Municipal Land Use Law.

All plans and related papers are on file and available for inspection in the office of the Land Use Review Board, 1621 Long Beach Boulevard, Ship Bottom, New Jersey during normal business hours.

Kelly & Visotcky, LLC

Dated: _____

By: _____
Richard P. Visotcky, Esquire
Attorney for Applicants