

APPLICATION FOR PLANNING BOARD ACTION

Stone Harbor Planning Board FORM A-10

Case Number _____

Hearing Date _____

FOR OFFICE USE ONLY		
Date Received		By:
Review Deadline		By:
Incomplete		By:
Complete		By:
Hearing Deadline		By:

Property Information

Street Address 321 & 325 99th Street

Block & Lot No(s) Block 99.04 Lot 128, 130, 132

Zoning District Residential B

Dimensions 105' x 110'

Applicant's Name & Address* Brad and Lorin Wolfe and Wolfe Investment Properties LLC, Brad Wolfe, Sole/Managing Member

151 Channing Avenue, Malvern, PA 19355

Owner's Name & Address: Brad and Lorin Wolfe and Wolfe Investment Properties LLC, Brad Wolfe, Sole/Managing Member

151 Channing Avenue, Malvern, PA 19355

- * If Applicant is not Owner, attach authorization of owner or Agreement of Sale.
- * If applicant is a corporation or a partnership list on attached Form A-12 all stockholders or partners owning ten percent (10%) or more of the Applicant, and their respective addresses.

1. Specify which power(s) the Planning Board is required to exercise:

- Approval of Minor Subdivision N.J.S.A. 40-55D-47
- Approval of Major Subdivision N.J.S.A. 40-55D-48
- Granting of Conditional Use N.J.S.A. 40-55D-67
- Granting of Site Plan Approval N.J.S.A. 40-55D-37

- Granting of Variance(s) in conjunction with application for Subdivision, Site Plan, or Conditional Use Approval N.J.S.A. 40-55D-60(a)
- Hardship Variance N.J.S.A. 40:55D-70(c)(1)
- Broad "C" N.J.S.A. 40:55D-70(c)(2)
- Directing the issuance of Building Permit in Bed of Map Street, Public Drainage, Flood Control Basin, or Public Area, in conjunction with Application for Subdivision, Site Plan, or Conditional Use N.J.S.A. 40-55D-60(b)
- Directing the issuance of Permit for Building not Abutting Street in conjunction with Application for Approval of Subdivision, Site Plan or Conditional Use Approval pursuant to N.J.S.A. 40-55D-60(c).
- Other – Specify _____

2. List all drawings, plot plans, plats, maps, or other documents filed with this application pursuant to N.J.S.A. 40-55D-10(b):

Minor Subdivision Plat, dated May 27, 2021 by Dante Guzzi, Dante Guzzi Engineering Associates

3. Present use of Subject Property (describe) Residential 2 lots

4. Proposed use of Subject Property (describe) Residential 2 lots

5. If subdivision is proposed, is the subdivision to be filed by deed or plat? Plat

6. If subdivision is proposed, provide number of:

Existing Lots: 2

Proposed Lots: 2

7. Have any variances or zoning interpretations been obtained from the Zoning Board of Adjustment for the subject property? If so, explain and attach a copy of all resolutions, etc.

No

9. Have all other governmental approvals been obtained? No. If not, indicate what other governmental approvals have been, or are being applied for.

County Subdivision approval pending

10. Have any of the lands in question been classified as environmentally impacted or sensitive area? no Or wetlands? no

11. Are any variances requested as part of this application? Yes. If so, the applicant must attach a narrative identified as "Schedule A", setting forth (i) the specific ordinance requirements from which relief is sought; (ii) the basis for the variances pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-70; and (iii) the reasons why the requested variances should be granted, with specific reference to the basis upon which the applicant asserts both the "positive" and "negative" criteria have been established as required by N.J.S.A. 40:55D-70.

12. Are any waivers requested as part of this application? No. If so, the applicant must attach a list of requested waivers identified as "Schedule B", setting forth the specific provisions from which waivers are sought and the reasons why the requested waivers should be granted.

13. Provide the name, address and phone numbers of the following, if applicable:

Applicant's Attorney: Cory J. Gilman, 2699 Dune Drive, Avalon, NJ 08202, 609-368-4086, cory.gilman@lawjwg.com

Dante Guzzi, 203 Main Street, Cape May Court House, NJ 08210, 609-465-3357, dan@guzziengineering.com
Applicant's Engineer: _____

Applicant's Planner: _____

Other Professionals: _____

I hereby certify that all answers and information set forth herein are true to the best of my knowledge.

7/29/2006
Date
Brad Wolfe

Signature of Applicant Brad Wolfe

Wolfe Investment Properties LLC

BY Brad Wolfe, Sole Managing Member
Signature of Applicant Brad Wolfe, Sole/Managing Member

Lorin Wolfe
Signature of Applicant Lorin Wolfe

BOROUGH OF STONE HARBOR PLANNING BOARD NARRATIVE

#11. Schedule A

Applicants are the owners of the subject property located at 321 & 325 99th Street. The lots are currently 110 feet deep with Lots 128 & 130 being 70 feet wide and Lot 132 being only 35 feet wide. Applicant intends to remove the existing nonconforming improvements on Lots 128 & 130 and to subdivide the properties to create a vacant new 60 foot wide lot and a 45 foot wide lot, while retaining the existing single family residence and improvements on Lot 132. The 60 foot lot will not require variances as it will comply with all zoning requirements, while the 45 foot lot, although being 10 feet wider, will require variances as it will remain undersized.

Variances from Section 560-14 are required for Lot Size increased from 3,850 sf to 4,950 sf where 6,000 sf is required, for Lot Width increased from 35' to 45' where 60' is required, for pre-existing side yard setback to remain at 4.6' where 10' is required, for pre-existing accessory side yard setback to remain at 9.5' where 10' is required and for pre-existing accessory rear yard setback to remain at 4.6' where 5' is required.

Variance relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and ordinance because there will be no detrimental effect on surrounding properties or the neighborhood and in fact the plan improves same. The plan removes the uncentered and nonconforming structure on Lots 128 & 130 and eliminates the nonconforming side yard. The plan decreases the nonconformities on Lot 132 by increasing the overall lot size and width, which eliminate a side yard setback non-conformity and increases open air and space between buildings. The plan will also remove the older home on Lots 128 & 130 which does not meet current flood elevation, fire or building code requirements. Finally, the plan does not exacerbate or increase any nonconformities relative to the existing home which will remain on Lot 132.

Variance relief can also be granted because the benefits of the plan outweigh any detriments. As indicated above, there is no substantial detriment to the neighborhood, the Master Plan or the Zoning Ordinance, but there are benefits as follows: The plan removes the uncentered and nonconforming structure on Lots 128 & 130 and eliminates the nonconforming side yard. The plan decreases the nonconformities on Lot 132 by increasing the overall lot size and width, which eliminate a side yard setback non-conformity and increases open air and space between buildings. The plan will also remove the older home on Lots 128 & 130 which does not meet current flood elevation, fire or building code requirements. As a result, bulk variance approval may be granted per NJSA 40:55-70c(2).

#12. Schedule B

No waivers are being requested.

FINANCIAL DISCLOSURE STATEMENT
(Escrow Fees)

Stone Harbor Planning Board
FORM A-14

Pursuant to local ordinance, I understand that additional escrow fees may be charged at a later date: I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the Borough will also charge reasonable attorney's fees for the collection of these fees.

Brad Wolfe
(Please Print Name)

484-459-5308
(Daytime Phone)

151 Channing Ave
Malvern PA 19355
(Billing Address)

Brad Wolfe
(Signature) Brad Wolfe

7/29/2021
(Date)

[Signature]
(Signature) Lorin Wolfe

7/29/2021
(Date)

*Note: This application will be deemed **incomplete** if all information above is not fully completed.*

Wolfe Investment Properties LLC

BY: Brad Wolfe Sole Managing Member
(Signature) Brad Wolfe, Sole/Managing Member

7/29/2021
(Date)

**APPOINTMENT OF AGENT
(Optional)**

**Stone Harbor Planning Board
FORM A-11**

Applicant's Name & Address: Brad and Lorin Wolfe and Wolfe Investment Properties LLC, Brad Wolfe, Sole/Managing Member

151 Channing Avenue, Malvern, PA 19355

Owner's Name & Address: Brad and Lorin Wolfe and Wolfe Investment Properties LLC, Brad Wolfe, Sole/Managing Member

151 Channing Avenue, Malvern, PA 19355

Subject Property - Street Address: 321 & 325 99th Street

Block & Lot No(s): Block 99.04 Lot 128, 130, 132

The Applicant hereby appoints Cory J. Gilman, Esquire

as Applicant's Agent for all purposes concerning the above-referenced Planning Board Application, and does agree to accept, as Applicant's own act and deed, all acts performed by said Agent concerning the matter.

Date

7/29/2021

Brad Wolfe
Applicant Brad Wolfe

Date

7/29/2021

Lorin Wolfe
Applicant Lorin Wolfe

Wolfe Investment Properties LLC

BY:

Brad Wolfe, Sole Managing Member
Applicant Brad Wolfe, Sole/Managing Member