



**BOROUGH OF
ATLANTIC HIGHLANDS**

100 FIRST AVENUE
ATLANTIC HIGHLANDS, NEW JERSEY 07716
732-291-1444 FAX 732-291-9725
WWW.AHNJ.COM

**CERTIFICATION THAT PROPERTY TAXES AND
WATER AND SEWER BILLS HAVE BEEN PAID**

(Must Accompany All Planning Board Applications)

BLOCK: 7 LOT(S): 5.03

NAME: Atlantic Highlands Yacht Club (above Shore Casino)

ADDRESS: 6 Simon Lake Drive, Atlantic Highlands, N.J. 07716

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NOV - 7 2022

Property taxes on the above property are paid to date.

Debra Marchetti
Debra Marchetti, Tax Collector

PLANNING BOARD

10/20/2022
Date

Water and Sewer Charges on the above property are paid to date.

Debra Marchetti
Debra Marchetti, Tax Collector

10/20/2022
Date

**ATLANTIC HIGHLANDS PLANNING BOARD
APPLICATION FOR VARIANCE**

1. I/we Christopher J. Stone A.I.A., the applicant(s) herein, whose mailing address is 8 Garryford Drive, Middletown, N.J. 07748

and whose phone number is 201-602-8958 am/are the owner/contractor of property located at 6 Simon Lake Drive, Atlantic Highlands, N.J. 07716 (above Shore Casino)

also designated as Block 7, Lot(s) 5 on the Tax Map of the Borough of Atlantic Highlands.

2. The Property is in the MR Zone, it has street frontage of _____ feet and an average depth of _____ feet and an area of 23,000 square feet.

3. The proposed percentage of lot coverage by both the existing structure and proposed additions will be Unchanged.

4. The following structures, buildings and/or uses are located on the property:
The Shore Casino, Banquet Hall (First Floor) and The Atlantic Highlands Yacht Club (Second Floor) Bar and Dining Room

5. Application is hereby made for a variance to:
The Addition of an Outdoor Dining Area on existing Roof

6. The reason for this request and the grounds urged for the relief are as follows:
The Yacht Club is a significant contributor to the fabric and vitality of the town and the harbor. This addition would enable more capacity for additional members that would in turn benefit the harbor and the businesses in the town by increased interest and usage.

7. The section(s) of the Borough Zoning Ordinance upon which this application is based is: _____

8. Property Tax & Water Bills have been paid through the _____ quarter of 20____.

9. Has the property been separated from a larger tract of land? Yes _____ No X If yes, when? _____
Has the Planning Board approved the subdivision Yes N/A No _____ If yes, when? _____

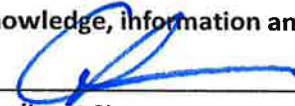
10. If there has been any previous appeal or application to the Planning Board involving the premises, state:
Date of Filing: N/A
Character of Appeal _____
Disposition: _____

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PLANNING BOARD

I/We the undersigned, certify that of all of the statements contained herein are true and correct to the best of my/our knowledge, information and belief.


Applicant Signature

10/17/2022
Date

Applicant Signature

Date

Location sketch shall include the exact location of the property in question, giving the tax map lot and block numbers, the name of the street, the approximate distance to the nearest cross street and the direction of North. For a variance from the required minimum area or setbacks, the sketch should locate the buildings on the property. Show any other particulars that you would consider important for the Board to render its decision.



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MICHELLE CLARK, ZONING OFFICER

To: Atlantic Highlands Yacht Club
c/o Chris Stone
Simon Lake Drive

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From: Michelle Clark
Zoning Officer

PLANNING BOARD

Date: October 20, 2022

Re: Simon Lake Drive - Block 7, Lot 5

I have reviewed your application for the addition of roof top dining deck in the MR zone for compliance with the Borough of Atlantic Highlands Zoning Code.

The following approvals are necessary:

Minor Site Plan Approval

To proceed with an application to the Planning Board please contact Erin Uriarte at 732-291-1444 ext 3108 or by email at planningboard@ahnj.com

Should you have any questions, please feel free to contact me.

cc: Erin Uriarte, Board Secretary

**CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT PROVIDED PURSUANT TO
SECTION 9-3.2k, OF THE REVISED GENERAL ORDINANCES OF
THE BOROUGH OF ATLANTIC HIGHLANDS**

COUNTY OF MONMOUTH :
: SS

STATE OF NEW JERSEY :

I, Christopher J. Stone A.I.A / IMMEDIATE PAST COMMODORE, of The Atlantic Highlands Yacht Club
whose address is 6 Simon Lake Drive, (above Shore Casino) Atlantic Highlands, N.J. 07716

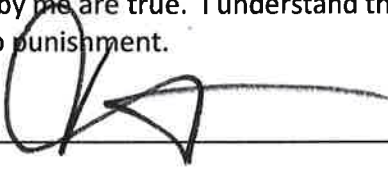
being of full age certify as follows:

1. I have not knowingly made any campaign contribution to or on behalf of any candidate, candidate committee, joint candidate's committee, political committee, continuing political committee or political party committee of, or pertaining to, the Borough of Atlantic Highlands, within one year prior to filing the variance application and/or during the pendency of the application process for a variance, and that I have not otherwise violated Chapter 9-3 of the General Ordinances of the Borough of Atlantic Highlands hereof.
2. I understand that I have a continuing duty to report immediately to the Borough of Atlantic Highlands any campaign contributions made in violation of Section 9-3 of the General Ordinances of the Borough of Atlantic Highlands.

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

Dated: 11/07/2022

Signed: _____



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I certify that on this 7th day of November, 2022, the subscriber,
Chris Stone, personally appeared who I am satisfied is the person
named herein and who executed the within instrument and thereupon she/he
acknowledges that she/he signed, sealed and delivered as her/his act and deed, for the
uses and purposes expressed.

CORINNE BOBICHIO
Notary Public, State of New Jersey
Comm. # 50202503
My Commission Expires 8/25/2027



Notary Seal

My Commission expires on 8/25/2027.

NOV - 7 2022

PLANNING BOARD

All developers, associates of developers and development professionals who apply for or provide testimony, plans or reports in support of a variance as listed below, and who have an enforceable proprietary interest in the property or development which is the subject of an application or whose fee in whole or in part, is contingent upon the outcome of the application, are required to provide this Contribution Disclosure Statement which shall be included as an element of the "Applicant Checklist" submitted with an application for variance pursuant to NJS 40:55D-70(d) as well as for relief pursuant to NJS 40:55-D-70(c) or NJS 40:55D-51 in applications for site plan and subdivision approval not considered to be minor site plans or minor subdivisions pursuant to the Ordinances of the Borough of Atlantic Highlands. This requirement is pursuant to Section 9-3.2k, of the Revised General Ordinances of the Borough of Atlantic Highlands.

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AFFIDAVIT OF OWNERSHIP

NOV - 7 2022

STATE OF NEW JERSEY :
: SS
COUNTY OF :

PLANNING BOARD

Robert Ferragina, BA, being of full age, and being duly sworn according to law on oath deposes and says that the deponent ^{leases} resides at Shore Casino (Yacht Club) in the Borough of Atlantic Highlands, in the County of Monmouth and the State of NJ that ^{The} Borough of Atlantic Highlands is the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the municipality aforesaid, and known and designated as Block _____, Lot(s) _____.

Sworn to and subscribed before me this 14 day of October 2022.

Robert Ferragina
Robert Ferragina, BA

Michelle Clark

Notary Seal

MICHELLE CLARK
NOTARY PUBLIC OF NEW JERSEY
ID #2368901
My Commission Expires Jan. 22, 2023

AUTHORIZATION

(If anyone other than the above owner is making this application, the following authorization must be executed)

I hereby authorize _____ to make the within application.

Robert Ferragina
Signature

10-14-2022
Date