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July 28, 2023

Hand Delivered

Nancy Tran
Atlantic Highlands Planning Board

Re: 42 First Avenue L.L.C. (Harborside)
Conceptual Review

Dear Ms. Tran:

Enclosed please find eighteen (18) Request forms requesting a conceptual review of the proposed development of Block 97, Lot 19.

Please list the matter on the first available Board agenda. Please note that a conceptual review does not require notice or publication. Enclosed please find my clients checks in the amount of \$200.00 (application fee) and \$300 (professional escrow).

Very truly yours,
GALE & LAUGHLIN, LLP

JEFFREY B. GALE

PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS

REQUEST FOR A CONCEPTUAL REVIEW PURSUANT TO N.J.S. A. 40:55D-10.1

Informal review of concept plan for development

At the request of the developer, the planning board shall grant an informal review of a concept plan for a development for which the developer intends to prepare and submit an application for development. The amount of any fees for such an informal review shall be a credit toward fees for review of the application for development. The developer shall not be bound by any concept plan for which review is requested, and the planning board shall not be bound by any such review.

42 First Avenue, L.L.C. (Michael Rosa), the applicant herein, whose mailing address is 40 First Avenue, Atlantic Highlands, New Jersey 07716, and whose phone number is 732-904- 0049 is the owner of property located at 40 First Avenue, Atlantic Highlands, New Jersey, also designated as Block 97, Lot 19 as appears o the tax Map of the Borough of Atlantic Highlands.

The Property is in the HBD Zone (Historic Business District), it has a street frontage of 151 feet.

The property is currently used a restaurant (Harborside) with adjacent parking.

The applicant will be seeking to develop the property as a mixed use, commercial/residential, which is a permitted use in the HBD Zone.

The purpose of the conceptual hearing is to review the consignment of the proposed use and the distribution of parking between the subject property and the existing public parking lots within 300 feet walking distance from the principle use.

I understand and certify that all of the statements contained herein are true and correct to the best of my knowledge, information and belief

42 First Avenue, L.L.C.



Michael Rosa, Sole Member

HARBORSIDE

PROPOSED MIX-USE RENOVATION AND ADDITION

40 FIRST AVENUE,
ATLANTIC HIGHLANDS, NJ 07716

ZONING SCHEDULE

REQD.	REQUIREMENT	EXISTING	PROPOSED
HEIGHT	MAX. BLDG. 55 FT. 3-STORIES	N/A 2-STORIES	55 FT. 3-STORIES
LOT	MIN. LOT FRONTAGE	55.00 L.F.	150.89 L.F.
	MIN. LOT WIDTH	35.00 L.F.	150.89 L.F.
	MIN. LOT AREA	4,000.00 SF	15,246.00 SF
	MIN. LOT SHAPE	50.00 FT.	52.00 FT.
	MAX. F.A.R.	46.75% (100%)	7.24% (148%)
MAX. LOT COVERAGE	15.24% (100%)	15.63% (89.26%)	14.49% (94.90%)

EXISTING LOT COVERAGE INCLUDES:	PROPOSED LOT COVERAGE INCLUDES:
EXISTING FIRST FLOOR (4,169 SF.)	EXISTING FIRST FLOOR TO BE MAN (4,169 SF.)
EXISTING COVERED PORCH (776 SF.)	EXISTING COVERED PORCH TO BE MAN (650 SF.)
EXISTING PARKING LOT (7,220 SF.)	EXISTING RETAINING WALLS TO BE MAN (26 SF.)
EXISTING EXTERIOR STAIR (78 SF.)	PROPOSED FIRST FLOOR (888 SF.)
EXISTING WALKWAYS (1,266 SF.)	PROPOSED SECOND FLOOR CANTILEVER (8,869 SF.)
EXISTING RETAINING WALLS (40 SF.)	PROPOSED PARKING LOT (NOT COVERED - 86 SF.)
	PROPOSED WALKWAYS (109 SF.)

OFF-STREET PARKING REQUIREMENTS PER ISO-B9

RESIDENTIAL PARKING REQUIREMENTS (PER UNIT) - ISO-B9 EXHIBIT 9-1:

1 BEDROOM UNITS:	1.8 SPACES (PER UNIT) X (3) UNITS =	5.4 SPACES
2 BEDROOM UNITS:	2.0 SPACES (PER UNIT) X (19) UNITS =	38.0 SPACES
TOTAL:		43.4 SPACES
TOTAL RESIDENTIAL PARKING REQUIRED:		44.0 SPACES
TOTAL RESIDENTIAL PARKING PROVIDED:		22.0 SPACES

COMMERCIAL PARKING REQUIREMENTS - ISO-B9 EXHIBIT 9-2:

RESTAURANT:	1 SPACE PER 3 SEATS OR 1 PER 50 SF. GFA, WHICH EVER IS GREATER	53.86 SPACES
	70 SEATS / 3 = 23.33 SPACES OR	
	2,690 SF / 50 = 53.86 SPACES	
BAR / TAVERN / GARBAGE:	1 SPACE PER 2 SEATS OR 1 PER 100 SF. GFA, WHICH EVER IS GREATER	24.5 SPACES
	49 SEATS / 2 = 24.5 SPACES OR	
	1520 SF / 100 = 15.2 SPACES	
TOTAL:		78.46 SPACES
TOTAL COMMERCIAL PARKING REQUIRED:		79.0 SPACES

OFF-STREET PARKING:

1. PER SECTION ISO-B9 9.5 (1) IN THE HDZ OR CHD ZONES, THE OFF-STREET PARKING REQUIREMENT MAY BE SATISFIED IN WHOLE OR IN PART BY EVIDENCE THAT THE REQUIRED AMOUNT OF PARKING HAS BEEN OR WILL BE PROVIDED IN PUBLIC PARKING LOTS AVAILABLE FOR USE OF THE GENERAL PUBLIC. SUCH PARKING SPACE FOR COMMERCIAL PURPOSES SHALL BE LOCATED WITHIN 500 FEET WALKING DISTANCE OF THE PRINCIPAL USE AS MEASURED FROM THE GEOMETRIC CENTER OF THE PARKING FACILITY LOCATED ON RAILROAD AVENUE, BUT IN NO CASE SHALL THE PARKING AREAS BE ON THE OPPOSITE SIDE OF STATE HIGHWAY 56 FROM THE PRINCIPAL USE. THE PUBLIC PARKING LOTS SHALL NOT BE USED FOR ANY SUCH CALCULATION FOR NEEDED RESIDENTIAL PARKING REQUIREMENTS.

2. PER SECTION ISO-B9 9.5 (1), PARKING FOR USES IN THE HDZ ZONE SHALL BE PROVIDED BY PUBLIC PARKING OR PRIVATE PARKING LOTS LOCATED OUTSIDE THE HDZ ZONE DISTRICT. NO SITE PLAN APPROVAL IN THE HDZ DISTRICT SHALL BE GRANTED UNLESS ADEQUATE PARKING CAPACITY OUTSIDE THE DISTRICT IS DEMONSTRATED.

UNIT SUMMARY

#	# OF BEDRM	# OF BATHS	AREA (2nd FLOOR)	AREA (3rd FLOOR)	AREA (TOTAL)	VARIANCE REQ.
#201	2	1	967 SF.	-	967 SF.	
#202	2	1	488 SF.	456 SF.	944 SF.	
#203	2	1	940 SF.	-	940 SF.	
#204	2	1	95 SF.	-	95 SF.	
#205	2	1	902 SF.	475 SF.	977 SF.	
#206	2	2	1190 SF.	-	1190 SF.	
#207	2	1	98 SF.	462 SF.	1,045 SF.	
#208	2	1	992 SF.	-	992 SF.	
#209	2	1	488 SF.	456 SF.	944 SF.	
#210	1	1	89 SF.	-	89 SF.	
#211	2	1	942 SF.	-	942 SF.	
#212	2	1	493 SF.	456 SF.	944 SF.	
#213	2	1	92 SF.	-	92 SF.	
#214	1	1	45 SF.	319 SF.	790 SF.	
#301	2	1	-	970 SF.	970 SF.	
#302	2	1	-	941 SF.	941 SF.	
#303	2	1	-	951 SF.	951 SF.	
#304	2	2	-	1,139 SF.	1,139 SF.	
#305	2	1	-	954 SF.	954 SF.	
#306	1	1	-	89 SF.	89 SF.	
#307	2	1	-	942 SF.	942 SF.	
#308	2	1	-	1,096 SF.	1,096 SF.	

MINIMUM VARIABLE FLOOR AREA PER ISO-42 A-4:
ONE-BEDROOM DWELLING UNIT: 750 SF.
TWO-BEDROOM DWELLING UNIT: 900 SF.

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SHEET #4:	FIRST FLOOR PLAN
SHEET #5:	SECOND FLOOR PLAN
SHEET #6:	THIRD FLOOR PLAN
SHEET #7:	FRONT ELEVATION (WEST) REAR ELEVATION (EAST)
SHEET #8:	PLOT PLAN

DESIGN LOADS

1ST FLOOR-	100 PSF LIVE LOAD,	100 PSF DEAD LOAD
2ND FLOOR-	50 PSF LIVE LOAD,	100 PSF DEAD LOAD
3RD FLOOR-	50 PSF LIVE LOAD,	100 PSF DEAD LOAD
ROOF-	40 PSF LIVE LOAD, SNOW LOAD 125 X	20 PSF DEAD LOAD

NOTE:
FOR ALL HORIZONTAL STRUCTURAL MEMBERS THE MAXIMUM ALLOWABLE DEFLECTION UNDER TOTAL LOAD, AT MID-SPAN, SHALL BE .39" MAXIMUM.

PROPOSED MIX-USE RENOVATION AND ADDITION FOR
HARBORSIDE
40 FIRST AVENUE
ATLANTIC HIGHLANDS, NJ 07716

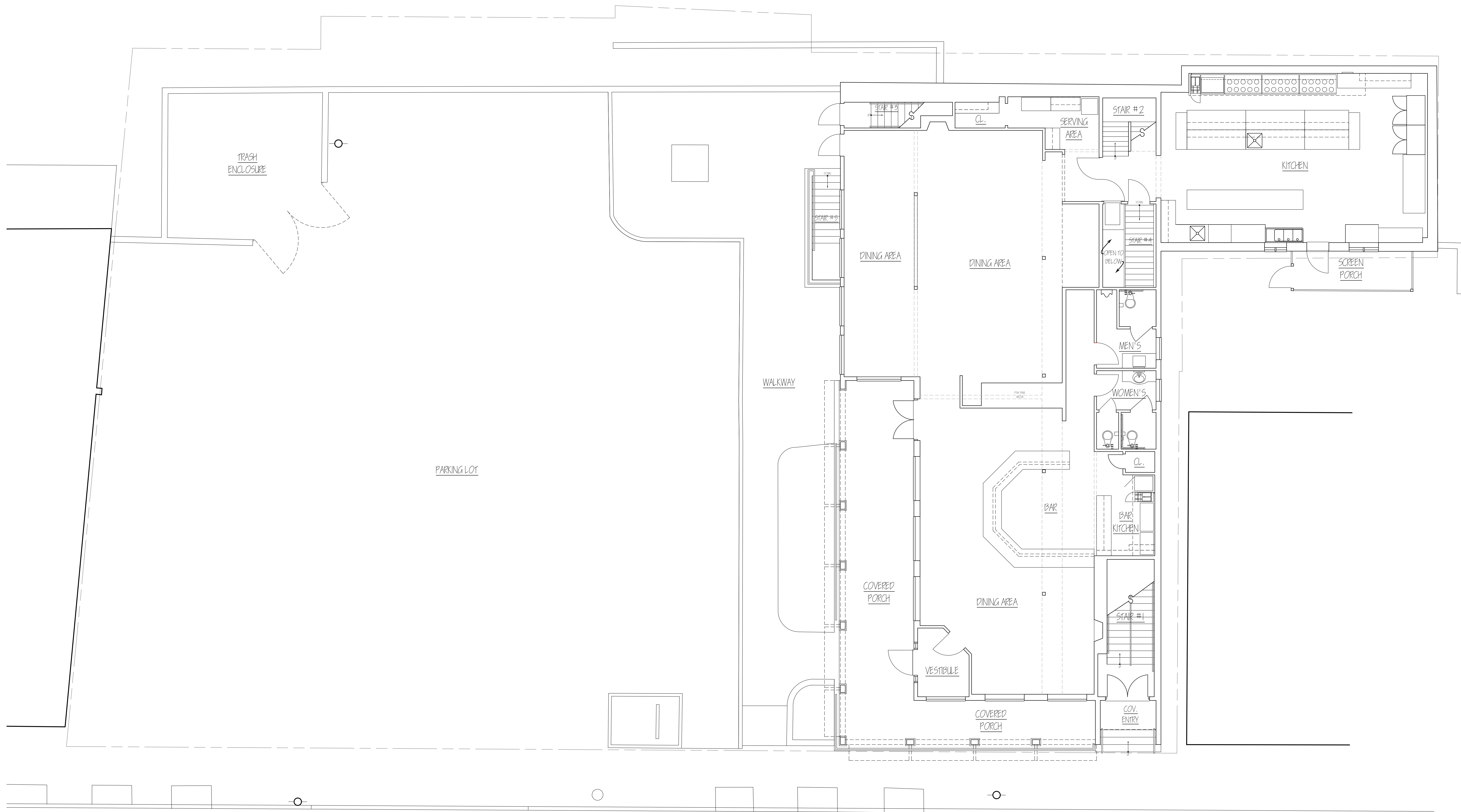
ROBERT W. ADLER
& ASSOCIATES, PA
ARCHITECTS
WWW.RWAADLERARCHITECTS.COM
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EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED MIXED-USE RENOVATION
OF AN EXISTING BUILDING
HARBORSIDE
40 WEST AVENUE
ATLANTIC HIGHLANDS, NJ 07716

ROBERT W. ADLER
— & ASSOCIATES, PA —
ARCHITECTS
WWW.RWAADLERASSOCIATES.COM

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1048 Broadway West Long Branch, NJ 07764 Tel: 732-571-1100

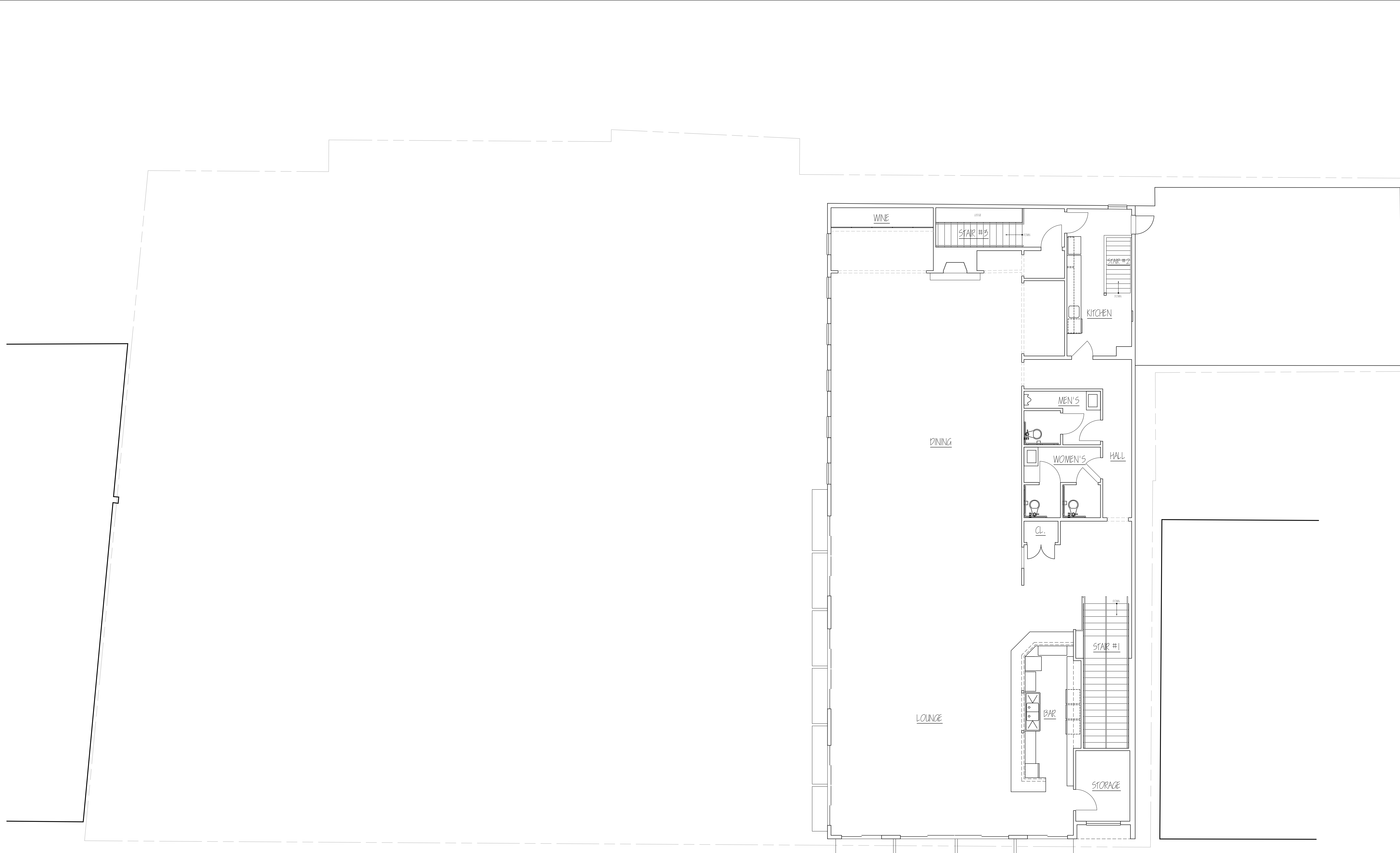
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EXISTING SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

PROPOSED THIRD FLOOR RENOVATION
 AND FOURTH FLOOR
HARBORSIDE
 40 PERSIMMON
 ATLANTIC HIGHLANDS, NJ 07716

ROBERT W. ADLER
 & ASSOCIATES, PA
ARCHITECTS
 WWW.ADLERASSOCIATES.COM
 1048 Broadway West Long Branch, NJ 07764 TEL: 732-577-1100

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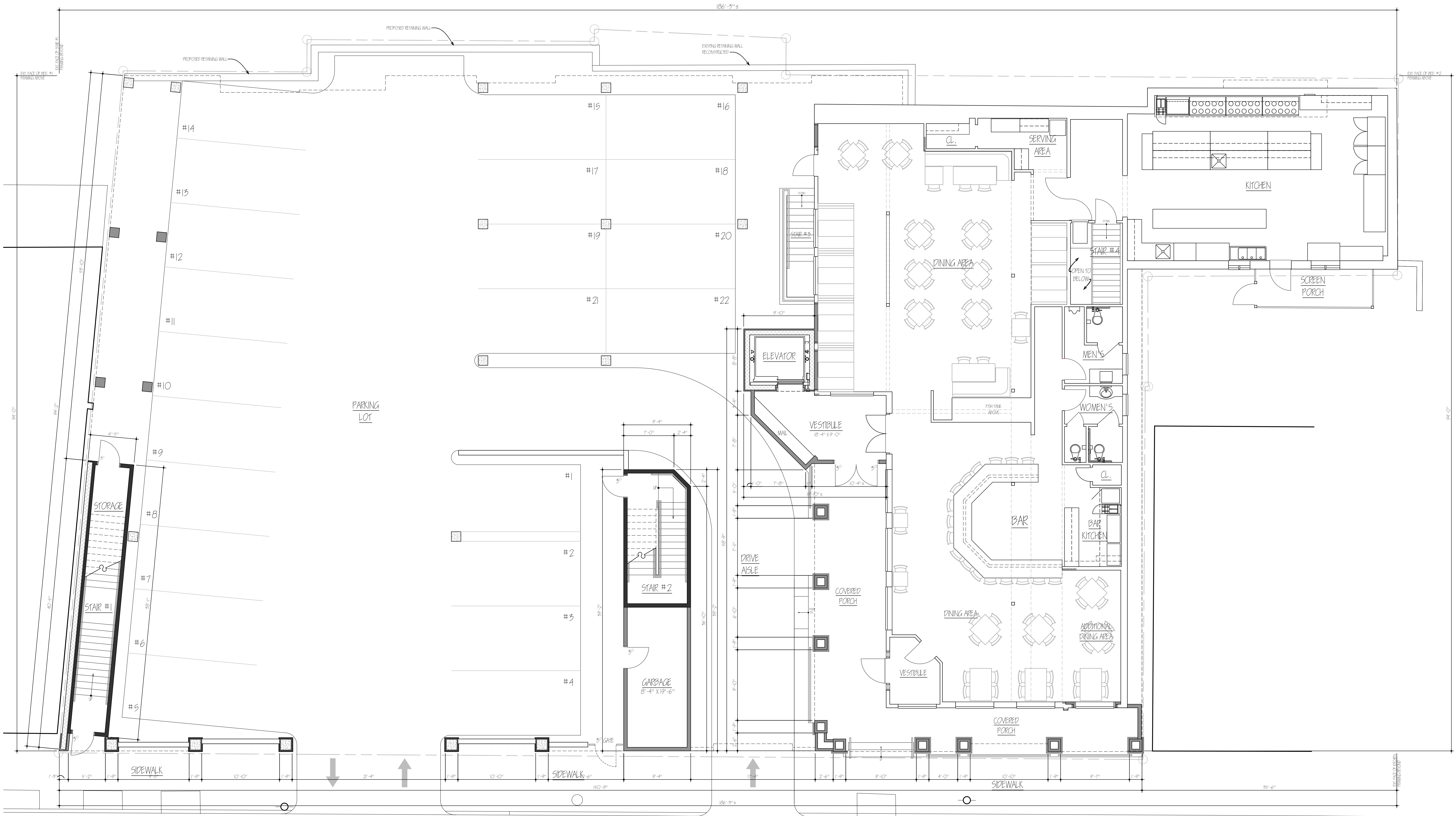
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FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED REPAIRS FOR RENOVATION
 HARBORESIDE
 40 WEST AVENUE
 ATLANTIC HIGHLANDS, NJ 07716

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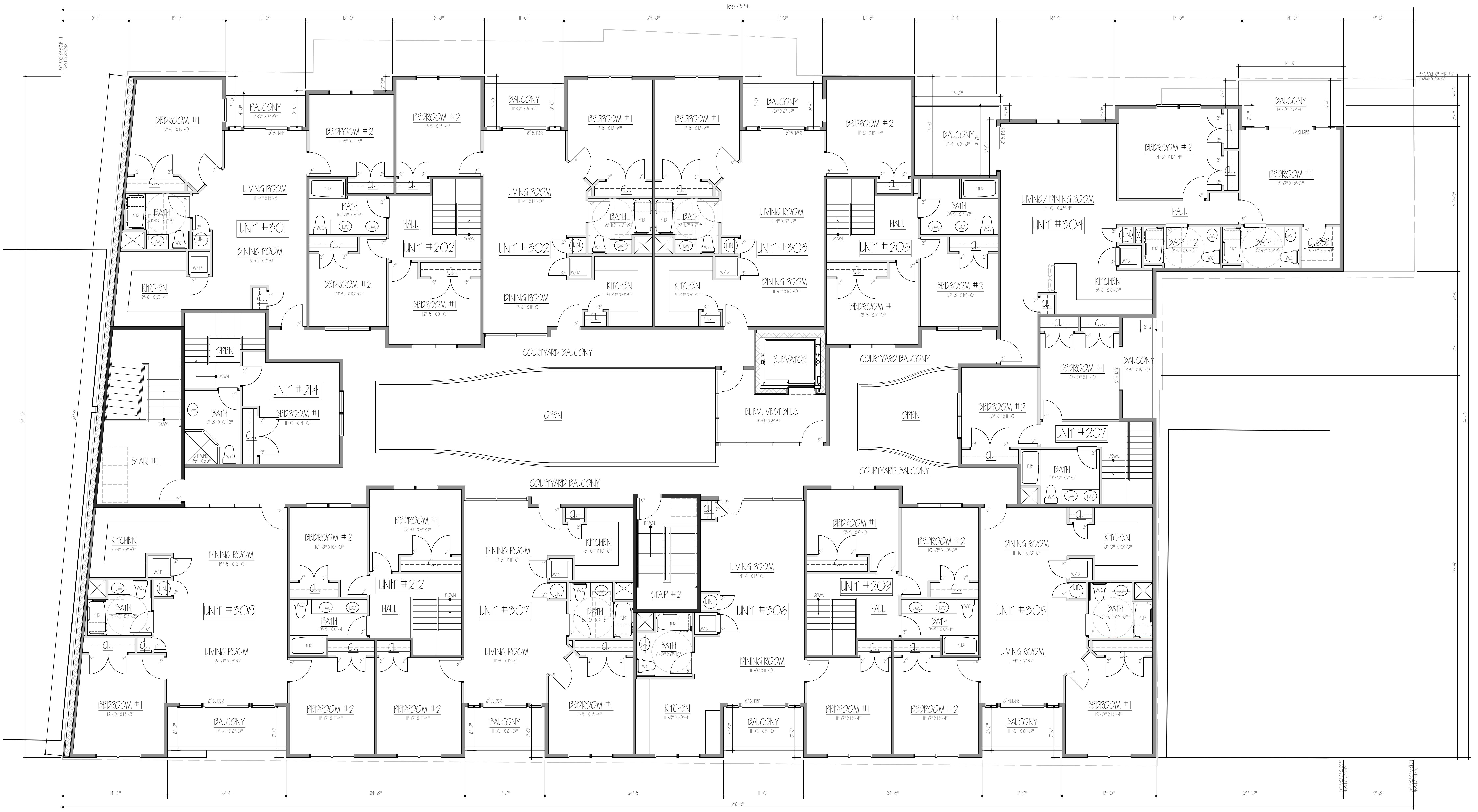
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 FIRST FLOOR PLAN

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THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROPOSED WING FOR RENOVATION
 HARBORESIDE
 40 WEST AVENUE
 ATLANTIC HIGHLANDS, NJ 07716

ROBERT W. ADLER & ASSOCIATES, PA ARCHITECTS
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THIRD FLOOR PLAN

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DRAWING TITLE:
 FRONT ELEVATION
 REAR ELEVATION

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FRONT ELEVATION (WEST)
 SCALE: 3/16" = 1'-0"

- METAL FASCIA WITH 3" MIN. DOWNTURN AND DRIP EDGE - WHITE
- E.I.F.S. FASCIA - WHITE
- FOAM TRIM WITH E.I.F.S. - WHITE
- FOAM BASE LAYER WITH E.I.F.S. - TAN
- FOAM TRIM AT WINDOWS WITH E.I.F.S. - WHITE
- WINDOWS AND DOOR AS SELECTED BY OWNER - BLACK FRAME
- 42" HIGH "AZEK" (OR EQUAL) RAILING - GREY

- METAL FASCIA WITH 3" MIN. DOWNTURN AND DRIP EDGE - GREY/GREEN
- E.I.F.S. FASCIA - GREY/GREEN
- DECORATIVE E.I.F.S. BRACKET - GREY/GREEN
- FOAM COVE AND TRIM WITH E.I.F.S. - GREY/GREEN
- FOAM BASE LAYER WITH E.I.F.S. - TAN
- DECORATIVE E.I.F.S. PLASTER - WHITE
- FOAM COVE WITH E.I.F.S. - GREY/GREEN

MAX PARAPET HEIGHT 5'-0"
 ABOVE MAX. ROOF.
 MAX ROOF HEIGHT 35'-0"
 FROM AVG. GRADE
 TOP OF PROPOSED ROOF
 HEAD HEIGHT 9'-7"
 6'-10"
 PROPOSED 3RD FLOOR
 (TOP OF PLUMB.)
 HEAD HEIGHT 9'-6"
 6'-10"
 EXIST. 2ND FLOOR
 (TOP OF PLUMB.)
 EXIST. HEAD HEIGHT 8'-9"
 19'-4 1/2" (EXIST.)
 EXIST. 1ST FLOOR
 (TOP OF PLUMB.)
 AVERAGE EXIST. GRADE (VARIABLE)
 54'-9"
 95'-0"
 (MAX. ROOF HEIGHT)

- COVE TRIM "AZEK" (OR EQUAL) - BLACK
- 5/4" X 4" "AZEK" (OR EQUAL) TRIM - BLACK
- 42" HIGH "AZEK" (OR EQUAL) RAILING - GREY
- MASONRY COLUMN WITH "AZEK" (OR EQUAL) TRIM - BLACK
- FOAM BASE LAYER WITH E.I.F.S. - WHITE
- MASONRY KNEE WALL
- DECORATIVE BRACKET "AZEK" (OR EQUAL) - BLACK
- 5/4" X 12" "AZEK" (OR EQUAL) TRIM - BLACK
- DECORATIVE PANEL "AZEK" (OR EQUAL) RAILING - BLACK
- 36" HIGH IRON RAILING/ GATE - GREY



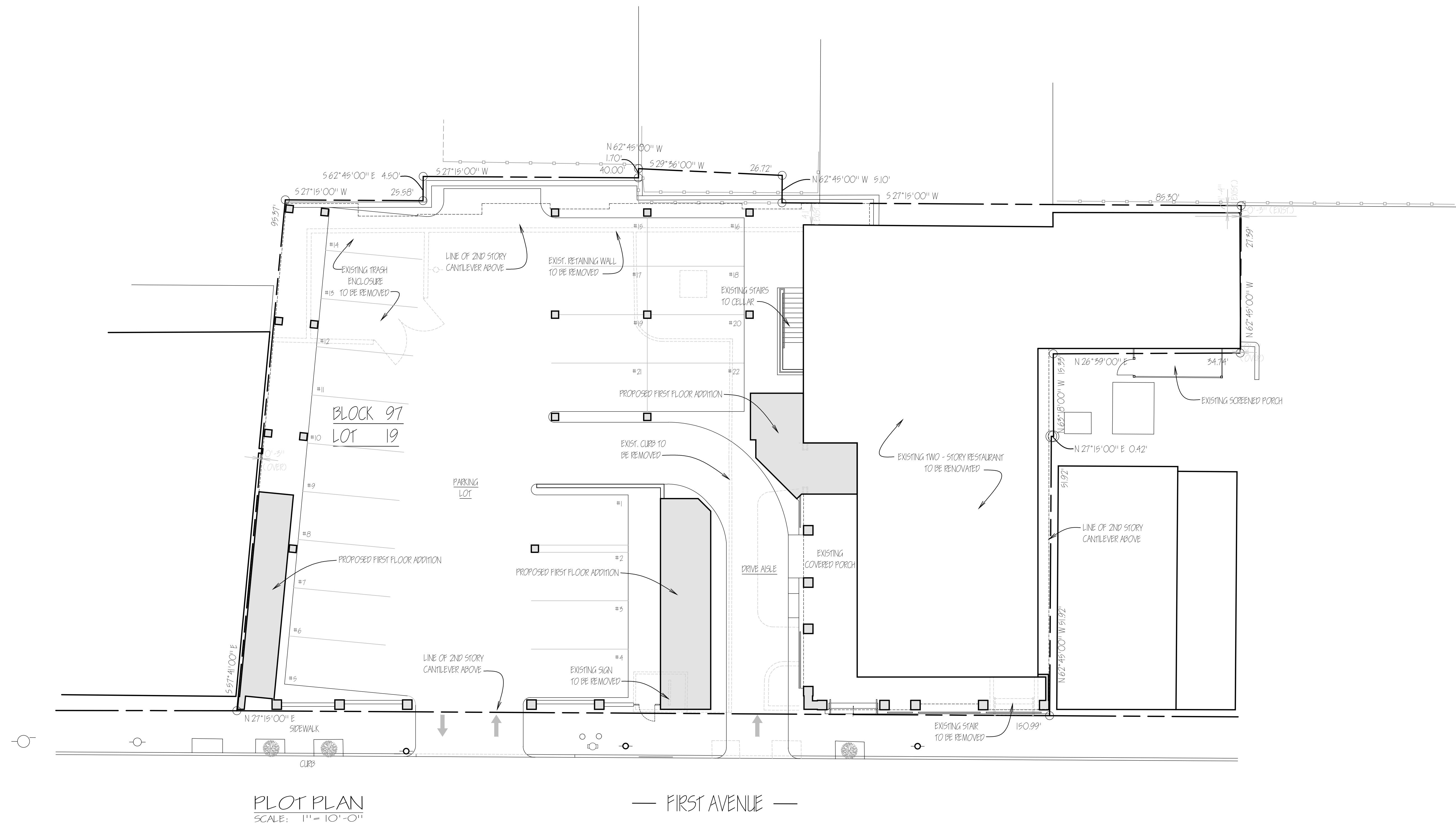
REAR ELEVATION (EAST)
 SCALE: 3/16" = 1'-0"

- METAL FASCIA WITH 3" MIN. DOWNTURN AND DRIP EDGE - TAN
- FOAM BASE LAYER WITH E.I.F.S. - TAN
- FOAM TRIM WITH E.I.F.S. - WHITE

- METAL FASCIA WITH 3" MIN. DOWNTURN AND DRIP EDGE - WHITE
- FOAM BASE LAYER WITH E.I.F.S. - TAN
- E.I.F.S. FASCIA - WHITE
- FOAM TRIM AT WINDOWS WITH E.I.F.S. - WHITE
- WINDOWS AND DOOR AS SELECTED BY OWNER - BLACK FRAME
- 42" HIGH "AZEK" (OR EQUAL) RAILING - GREY

MAX PARAPET HEIGHT 5'-0"
 ABOVE MAX. ROOF.
 MAX ROOF HEIGHT 35'-0"
 FROM AVG. GRADE
 TOP OF PROPOSED ROOF
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 HEAD HEIGHT 9'-6"
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 EXIST. 2ND FLOOR
 (TOP OF PLUMB.)
 EXIST. HEAD HEIGHT 8'-9"
 19'-4 1/2" (EXIST.)
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 (TOP OF PLUMB.)
 AVERAGE EXIST. GRADE (VARIABLE)
 54'-9"
 95'-0"
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- COVE TRIM "AZEK" (OR EQUAL) - BLACK
- 5/4" X 4" "AZEK" (OR EQUAL) TRIM - BLACK
- 42" HIGH "AZEK" (OR EQUAL) RAILING - GREY
- MASONRY COLUMN WITH "AZEK" (OR EQUAL) TRIM - BLACK
- FOAM BASE LAYER WITH E.I.F.S. - WHITE



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

— FIRST AVENUE —

NOTE:
INFORMATION TAKEN FROM SURVEY, PROVIDED BY OWNER, DONE BY "RICHARD E. STOCKTON & ASSOCIATES, INC.", ATLANTIC HIGHLANDS, NEW JERSEY AND DATED FEBRUARY 16, 2016. REFER TO THOSE DRAWINGS FOR ANY ADDITIONAL NOTES AND DIMENSIONS.

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DRAWING TITLE:
PLOT PLAN

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8 OF 8