

## NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that BT Development LLC has filed an application with the Planning Board of the Borough of Union Beach. Public Notice is hereby given that a hearing will be held before the Planning Board of the Borough of Union Beach on February 28<sup>th</sup> 2018. A Workshop meeting is held at 7:00 p.m., followed by a regular meeting at 7:30 p.m. in the Council Chambers located in the Municipal Building, 650 Poole Avenue, Union Beach, New Jersey on the application of BT Development LLC requesting preliminary and final Site Plan Approval to permit the construction of a new single-family home, a permitted use in the local R-8 Residential Zone, on vacant property located at 413 Prospect Avenue, Union Beach, New Jersey and designated as Block 152 Lot 8 on the Tax Map of the Borough of Union Beach, New Jersey requiring the following variances from the Union Beach Zoning Ordinance: (1) requesting a variance from Chapter XIII Section 10.4(11) F2(a) to permit the applicant to construct the proposed dwelling with a minimum lot width of 40 LF where 75 LF is required; (2) requesting a variance from Chapter XIII Section 10.4(11)F 3(a) to permit the Applicant to construct the proposed dwelling with a minimum lot frontage of 40 LF where 75 LF is required; (3) requesting a variance from Chapter XIII Sections 10.4(11) F 5(a) and/or 10.4(11)F 7(a) to permit the Applicant to construct the proposed dwelling with a minimum side yard setbacks of 6.5 feet where 8 feet is allowed per side, and/or; (4) allowing the Applicant to construct the proposed dwelling with a combined side yard setback of 13 feet where the local zone code allows for two combined side yards of not less than 20 feet; (5) requesting a variance from Chapter XIII Section 10.4(11) F8 to allow the Applicant to construct the proposed dwelling with a maximum building height of 32 feet where 30 feet is allowed; and, (6) any and all other variances deemed necessary by the Board and/or the Board's Professionals.

The Applicant's application and corresponding documents are on file in the Office of the Secretary of the above-named Board and are available for public inspection between the hours of 9:00 a.m. and 3:30 p.m. Monday through Friday (except legal holidays). All interested parties are invited to attend and be heard either in person or by agent or attorney and present any objections that you may have to granting this application.

PLEASE TAKE FURTHER NOTICE that the Board may, at its discretion, adjourn, postpone or continue said hearing from time to time and you are hereby notified that you should make diligent inquiry of the Board Office concerning such adjournments, postponements or continuations.

BT Development LLC, Applicant  
c/o Jeffrey Fishetti, Managing Member  
77 Pension Road, Suite 4  
Manalapan, NJ 07726