

- R E S O L U T I O N -

**Land Use Board of the Borough Of Tuckerton
County of Ocean, State of New Jersey**

**RE: Application for: Exempt Subdivision Approval and Preliminary and
Final Site Plan Approval with Use Variances
Applicant: Jon Miller Properties, LLC
Property: Block 63, Lots 10.04 and 19
Location: 330 East Main Street, Tuckerton, NJ 08087
Zone: B-2, R-50 and R-200
Resolution Number: 2016- 10**

WHEREAS, an application was made by Jon Miller, the owner of Jon Miller Properties, LLC, also known as 330 East Main Street, Tuckerton, NJ, for a minor subdivision, preliminary and final major site plan, a use variance that is for a preexisting and non-conforming use, a use variance to permit the sale of used vehicles and for various waivers; and

WHEREAS, the Applicant has submitted to the Board for consideration a preliminary and final major site plan consisting of five (5) sheets prepared by PDS, William Stevens, P.E. P.P, dated January 22, 2016, architectural drawings prepared by Joseph A. Courter, Jr., A.I.A, dated January 25, 2016 consisting of one (1) page, an environmental impact statement prepared by Professional Design Services, LLC, dated February 22, 2016 and an application of two (2) pages; and

WHEREAS, the Board had the benefit of a review letter from T & M Associates, dated March 17, 2016 and a follow-up letter from T & M Associates, dated April 14, 2016, which letter deemed the application complete, both letters prepared and signed by the Board Engineer, John J. Mallon, P.E., P.P., C.M.E; and

WHEREAS, the Applicant submitted testimony from William Stevens regarding the engineering aspects of the site, William Stevens having been accepted by the Board as an expert in the field of engineering; and

WHEREAS, the Board accepted the testimony of John J. Mallon, the Board's engineer; and

WHEREAS, the Applicant, Jon Miller, was sworn in as a witness and he advised that he is the owner of this property and is standing to bring this application before the Land Use Board; and

WHEREAS, all documents were marked and admitted into evidence in accordance with the attached document sheet and attached exhibits that are included in this resolution by reference; and

WHEREAS, the Applicant has provided notice to all property owners within 200 feet and published notice in accordance with the Land Use Act; and

WHEREAS, the Land Use Board has listened to the evidence, considered and weighed the evidence; and

WHEREAS, the Borough of Tuckerton Land Use Board, after carefully considering the evidence presented by the Applicant, the reports of the professionals, and having heard concerns from the public, hereby makes the following findings of fact:

1. The Land Use Board is aware that use variances are granted sparingly and are the exception, not the rule.
2. The Board heard testimony from the owner of the property that the property in question which he purchased in the year 2012, was in deplorable

condition when he purchased it and required substantial clean-up and modifications. The Applicant also testified as to his current use of the property and its present condition.

3. The Applicant testified that it is his desire is to create three (3) new lots from the existing lots but he is not proposing any development on proposal on Lots 19.02 and 19.03, which front on Admiral Drive. Those lots are vacant and there are no plans to develop those lots at this time. Proposed lot 19.03 is six (6) acres in size and the remainder lot 19.02 is 31.89 acres. The lot for which the use variance is requested is proposed lot 19.01 which includes lot 19 and a portion of lot 10.04 already has an existing building on it and the Applicant seeks to expand the building and business which requires this use variance. Proposed lot 19.01 will be 2.48 acres in size.
4. There presently exists a repair shop and used car sales business and the Applicant requests that he be allowed to expand 3,000 square feet to the existing garage by a way of an addition. The subdivision will add approximately one (1) acre to this lot. The Applicant further testifies that by permitting the subdivision, the Applicant meets all the requirements of the Borough of Tuckerton for the creation of these three (3) new lots.
5. The Applicant testified that the driveways will remain the same and that there is no additional ingress or egress to Route 9 proposed. The Applicant also testified that there is no request for any ingress or egress from any other roadway to that property.

6. The Applicant's professional, Mr. Stevens, testified that this will be an improvement for the Borough of Tuckerton. The Applicant intends to house the air compressors which are currently stored outside to be placed in the rear addition. This will reduce noise in the garage. The Applicant proposes three (3) new service bays for the service of vehicles and the Applicant also proposes a fence to the rear of the new building to end at the access easement. The Applicant's professional believes that this will be an aesthetically more pleasing view than as currently exists.
7. There is testimony that the use which is a non-conforming use was existing for a long period of time, and that this is a business zone and this location is appropriate for this use. The lot is in the business zone and there was testimony that the property in question is generally surrounded by commercial properties which offer the same types of services similar in the area.
8. There was testimony that the edge of the proposed lot with the Applicant's service bay is a little over 1,000 feet from Admiral Drive. Many neighbors from Admiral Drive came out to express concerns with respect to the proposed subdivision and development on the property. There was testimony that the subdivision and increased development to the site will not impact the residential development on Admiral Drive.
9. With respect to the affirmative criteria for the use variance, it is an expansion of a non-conforming use, and there are used car sales, but there

will not be very many cars and those cars will be unique. The Applicant testified that he restores Fierro's.

10. There was testimony that there will be a minimum impact on any residential zone, that there is sufficient space for a variety of uses, the fact that the facility does already exist, that it will be visually and environmentally better for the Borough, and that this is a good location since it fronts the Route 9 highway corridor. This will also create a better facility.
11. There was testimony that this will not cause a substantial detriment to the public good, does not substantially impair the intent and purpose of the zoning and ordinances, it does not violate the ordinance, the site already exists and this will make it a better site, and it is surrounded by the car facilities.
12. The Borough Engineer testified that this use would be a permitted use if there was also a gas station. In addition, used cars can be sold only if new cars are also sold. Since there is no gas station and the Applicant does not sell new cars, the Applicant requires a use variance.
13. There was a waiver request for curbs and sidewalks which was discussed at length by the Board. There was also a waiver request for a safety island. There was testimony that the refuse container would be behind the building.
14. There was testimony from the Applicant, assurances that there will be nothing stored and no vehicles parked in the right-of-way which is contiguous to the site. There was testimony that there is no need for a loading zone and that the lighting will only be existing in the proposed

buildings. There will be no change to the existing sign or the limited storing of the vehicles. The Applicant asked to be allowed to store cars along the front of the site. There will be no change to siding. There will be new pavement work around the new building.

15. There was testimony as to drainage and the storm water basin. The drainage basin will comply with all water flow for a 100 year storm. It will consist of a stone area in back of the building. Presently, there is no storm water runoff and the water goes into the ground. The storm basin will allow for all storm water to flow into the storm basin. Roof runoff will be collected into the drainage system and tied into the storm water system.
16. The Applicant testified that he bought the property in 2012 and it consisted of a steel building which was used for the storage of cars. There were car lifts in the ground with tanks that required removal. The Applicant testified he installed a 600 square foot waiting room, a glass door in the front, an ADA compliant door and bathrooms, he removed the in-ground lifts, and installed a modern lift for vehicles. He had to do environmental remediation to the site. The Applicant installed a split-rail fence to the neighboring property and installed a new sign. He testified to many other improvements he made to the site.
17. The Applicant testified his facility presently has four (4) auto repair bays. The Applicant testified that he currently has three (3) full-time auto service writers and four (4) full-time mechanics and his facility handles about ten

(10) cars per day. The Applicant has a tow truck but that tow truck is used minimally and he does not do commercial towing.

18. The Applicant furnished proof by way of documentation of the various approvals he has including approval to sell used cars. The Applicant also has a Tuckerton Zoning approval from 2012 to sell used cars. There is also a 2012 zoning permit, a permit for the sign, permit for the split-rail fence, a Motor Vehicle issued license for a new and used car dealer, and the Applicant is also emission repair facility, a state licensed used motor vehicle dealer, a New Jersey banking motor vehicle installment seller and a private inspector facility. There are other documents the Applicant presented which are incorporated herein by references on Exhibit A-16.

19. There is presently waste oil located at the site in a 175 gallon tank in the fenced area outside of the building. The Applicant proposes a 420 square foot building to house the waste oil so that it is not exposed to the elements. Waste oil, fresh oil and the air compressors will be housed in the same building.

20. The Applicant intends to install a 6 foot white solid fence behind the building to the right-of-way easement. The Applicant testified that this will not be a junkyard but would rather be a parking area for cars being worked on. The parking lot on the North side of the lot will be used for a car display area, exactly the same as it is now.

21. The Applicant testified that he intends to install six (6) more bays so there will be a total of ten (10) bays and he plans to hire two (2) more full-time

mechanics. There will be a 40' x 14' pole barn installed for additional storage of materials and vehicles.

22. On the portion of the lot zoned residential, there will be no storage on the right-of-way easement. The Applicant testified that he would like to leave the landscaping as it is, but there was discussion between the Board's professional and the Applicant's professional with respect to plantings. The professionals will work on requirements for these plantings as well as a requirement for paving and a sidewalk.

23. The matter was open to the public and a number of individuals from the public questioned the Applicant and the Applicant's professional. There were questions on drainage, questions on storage of vehicles, questions on the tow truck, and questions on the impervious coverage on the property.

24. The Applicant testified that he currently has no intention to do anything with the property along Admiral Drive and the new lots 19.02 and 19.03. He also testified that much of the property is restricted in its development as a result of wetlands. The Applicant testified that he may in the future donate the land to the adjacent refuge so that he no longer has to pay taxes on the land.

WHEREAS, the Borough of Tuckerton Land Use Board, after carefully considering the evidence presented by the Applicant, the reports of the professional, the testimony heard and the comments and questions from the public, hereby makes the following findings of fact:

1. The Land Use Board found the subdivision to be compliant with the Borough ordinances and the subdivision is approved.
2. The Land Use Board is aware that use variances are granted sparingly and are the exception, not the rule.
3. The Applicant will not store vehicles or block the easement adjacent to this site.
4. The Board found the proposed expansion of the nonconforming use to be beneficial to the Borough and not detrimental.
5. The Board determined the use is a preexisting use and the proposed expansion of the use is for the betterment of Tuckerton.
6. The Board agreed the Applicant will not be required to conform to the streetscape along Route 9 since there is no streetscape existing in the area of this property.
7. The Board accepted the testimony regarding the positive criteria for approving a use variance. The facility already exists, there is sufficient space, it is visually better, it will be environmentally better and it will be a better facility.
8. As to the negative criteria, the use would be permitted if the Applicant sold gasoline and sold new cars. There is no substantial detriment to the public good. The Board determined it did not violate the ordinance, the site already exists and it is surrounded by other similar facilities.
9. After approving the use variance, the Board also approved the site plan.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Tuckerton Land Use Board that the application is hereby approved subject to the following conditions:

1. The Applicants must post any bonds and guarantees as required and recommended by the Board and the Land Use Board Engineer or other Tuckerton entities. The Applicants must also post any required engineering inspection fees.
2. The representations and statements made by the Applicants, as well as the Applicants' representatives and witnesses, shall be deemed and considered to be relied upon by the Board in rendering its decision as an expressed condition of the Board's action in proving this use variance and hardship variance. Any misstatements or misrepresentations, whether mistake or change in circumstance, shall be deemed a breach of this condition of approval and may subject the application to further review on the Board's own motion.
3. In the event that the Land Use Board determines that a reasonably relied upon misstatements or misrepresentations, then in that case, any approvals previously given may be rescinded and any improvements in place on the premises in question, shall not be considered as being in compliance with the ordinances of the Borough of Tuckerton.
4. The Applicants must comply with all conditions contained in the Board Engineer's letter and report.

5. No building permit will be issued until all escrow accounts have sufficient monies to pay all outstanding Land Use Board professional fees, as well as any other fees to the Borough of Tuckerton professionals or the Borough of Tuckerton. In the event that a building permit is issued and there are outstanding escrow monies due to the Land Use Board for the Borough of Tuckerton professional fees, a stop work order may be filed against the Applicants/contractor until such escrow fees have been confirmed by the Board's secretary as paid in full.
6. The Applicants shall comply with all regulations and obtain all necessary permits required by outside agencies including local, county, state and federal.
7. All Exhibits presented will be attached to this Resolution as specifically adopted herein by reference.
8. There will be no storage of vehicles without tires.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Applicants request for a subdivision is granted. The request for a use variance is granted. The site plan is approved. All are subject to the terms and conditions of this Resolution and subject to the conditions set forth in the Land Use Board professional's letter and exhibits as well as any representations made at the time of the hearing.

NOW, THEREFORE, BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Applicants, the building department, the Borough clerk by the Land Use Board's secretary, including a copy of the exhibits moved

into evidence at the time of hearing, which exhibits are incorporated herein by reference.

NOW, THEREFORE, BE IT FURTHER RESOLVED that notification of this favorable resolution be published in the official newspaper of the Borough of Tuckerton by the Applicants within ten (10) days of its passage.

AYES: 7

NAYES: 0

ABSTENTIONS: 0

CERTIFICATION

I hereby certify that I, the undersigned, am Secretary to the Land Use Board of the Borough of Tuckerton, County of Ocean, State of New Jersey, and am duly authorized to certify Resolutions. I certify this Resolution was adopted by the Land Use Board of the Borough of Tuckerton at its regular meeting held on the 19th day of May, 2016.


CAROL SCEURMAN
SECRETARY FOR THE LAND USE BOARD
OF THE BOROUGH OF TUCKERTON



CONSTRUCTION PERMIT

Date Issued | - 14-21
Permit # 8-21-

IDENTIFICATION Block 63 Lot 19.01 Qualification Code
Work Site Location 330 E. MAIN ST. Contractor JOHN MUMER
Owner in Fee JOHN MUMER Prop. Address 330 E. MAIN ST.
Address TUCKERTON NJ 08087 Tel. (609) 713-9609
Tel. (609) 713-9609 Lic. No. or Bldrs. Reg. No.

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☒ PLUMBING ☐ LEAD HAZARD ABATEMENT
☒ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT ☐ OTHER
(Subchapter 8 only)

DESCRIPTION OF WORK:

OFFICE RENOVATION

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 11,000.00

JOHN MUMER Date 11-21
Construction Official

U.C.C. F170 (rev. 01/04)

- 1 WHITE—INSPECTOR 2 CANARY—OFFICE 3 PINK—TAX ASSESSOR 4 GOLD—APPLICANT (see reverse side)

To render call: Allegra Marketing Print Mail (609) 390-1400

PAYMENTS (Office Use Only)
Building 300
Electrical 175
Plumbing 175
Fire Protection
Elevator Devices
Other
DCA State Permit Fee 21
Cert. of Occupancy
Other
Total 871
Check No. 1192
Cash
Collected by AGM



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 63 Lot 19.01 Qualification Code _____
 Work Site Location 330 E. MYN ST.
TUCKERTON NJ 08087
 Owner in Fee: SON MILLER PROP.
 Tel. (609) 713-9609 e-mail SON@FIEROSERVICE.COM
 Address 330 EAST MAIN ST. TUCKERTON ZIP CODE 08087
 Contractor: SON MILLER Tel. 609 713-9609
 Address SAME e-mail SAME

Contractor License No. or Builder Registration No. _____ Exp. Date _____
 Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
 Federal Emp. ID No. _____ FAX: 609 296-4440

JOB SUMMARY (Office Use Only)			
PLAN REVIEW	Date	Initial	INSPECTIONS
☐ No Plans Required	<u>12/21</u>	<u>0</u>	Type: _____
☒ All			Footings _____
☐ Footings/Foundations			Footings Bonding _____
☐ Structural/Framework			Foundation _____
☐ Exterior			Slab _____
☐ Interior			Frame _____
Joint Plan Review Required:			Truss Sys./Bracing _____
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator			Barrier-Free _____
SUBCODE APPROVAL for PERMIT			Insulation _____
Date: <u>12/21</u>			Finishes -Base Layer _____
Approved by: <u>(Signature)</u>			Finishes -Final _____
SUBCODE APPROVAL for CERTIFICATE			Energy _____
☐ CO ☐ CCO ☐ CA			Mechanical _____
Date: _____			TCO _____
Approved by: _____			Other _____
			Final _____
			Barrier-Free _____

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed _____ Constr. Class Present _____ Proposed _____

No. of Stories _____ If Industrialized Building: State Approved _____ HUD _____

Height of Structure _____ ft.

Area — Largest Floor _____ sq. ft.

New Bldg. Area/All Floors _____ sq. ft.

Volume of New Structure _____ cu. ft.

Max. Live Load _____

Max. Occupancy Load _____

Est. Cost of Bldg. Work:

1. New Bldg. \$ 10,000.00

2. Rehabilitation \$ 10,000.00

3. Total (1+2) \$ 10,000.00

U.C.C. F110 (rev. 11/09)

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here: _____

Print name here: _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

INTERIOR RENOVATIONS OUTLINED
 IN PANS PROVIDED.
 *OFFICE SPACE REMAINS TO
 BETTER SAFETY MEASURES FOR
 COVID.

TYPE OF WORK:

- ☐ New Building
- ☐ Addition
- ☐ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence
- ☐ Sign
- ☐ Pool
- ☐ Retaining Wall
- ☐ Asbestos Abatement Subchapter 8
- ☐ Lead Haz. Abatement NJAC 5:17
- ☐ Radon Remediation
- ☐ Other
- ☐ Demolition

FEE (Office Use Only)

\$ 300

Administrative Surcharge \$ _____
 Minimum Fee \$ _____
 State Permit Surcharge Fee \$ _____
 TOTAL FEE \$ _____



ELECTRICAL SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS. NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 63 Work Site Location 330 E. MAIN ST. TUCKERON NJ 0887 Lot 19.01 Qualification Code _____

Owner in Fee: JON MURPHY e-mail JONMURPHY@GMAIL.COM
Tel. (609) 713-9609 Address 330 E. MAIN ST. TUCKERON NJ 0887

Contractor: ALBERT JACKSON ELECTRIC Tel. (609) 261-2158
Address 261-2158 e-mail ALBERT@ALBERTJACKSONELECTRIC.COM

Contractor License No. 9887 Exp. Date _____
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
Federal Emp. ID No. 73186989 FAX: () _____

B. ELECTRICAL CHARACTERISTICS

Use Group _____ Present _____ Proposed _____
[] Pole/Pad # _____ [] Temporary [] Other _____
Building Occupied as _____ Utility Co. _____
Est. Cost of Elec. Work \$ 1500

JOB SUMMARY (Office Use Only)

PLAN REVIEW		INSPECTIONS		Dates (Month/Day)	
		Types:	Failure	Approval	Initial
[] No Plans Required					
[] Partial -Underslab Utilities Approved		Rough			
Date: _____	Approved by: _____	Barrier-Free			
[] Electric Plans Approved		Trench			
Date: <u>1/12/01</u>	Approved by: <u>[Signature]</u>	Temp. Serv.			
Joint Plan Review Required:		Constr. Serv.			
[] Bldg. [] Plumb. [] Fire. [] Elev.		TCO			
SUBCODE APPROVAL FOR PERMIT		Other			
Date: _____	Approved by: _____	Service			
Approved by: <u>[Signature]</u>		Final			
SUBCODE APPROVAL FOR CERTIFICATE		Barrier-Free			
[] CO [] CCO [] CA		Temp. Cut-in-Card Date Issued			
Date: _____	Approved by: _____	Final Cut-in-Card Date Issued			
Approved by: _____		Annual Pool Inspection			
		Date of Grounding and Bonding Certification			

Administrative Surcharge	\$
Minimum Fee	\$
State Permit Surcharge Fee	\$
TOTAL FEE	\$

Administrative Surcharge	\$
Minimum Fee	\$
State Permit Surcharge Fee	\$
TOTAL FEE	\$

Administrative Surcharge	\$
Minimum Fee	\$
State Permit Surcharge Fee	\$
TOTAL FEE	\$

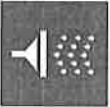
Administrative Surcharge	\$
Minimum Fee	\$
State Permit Surcharge Fee	\$
TOTAL FEE	\$

Administrative Surcharge	\$
Minimum Fee	\$
State Permit Surcharge Fee	\$
TOTAL FEE	\$

Recorder call: (732) 534-3000



PLUMBING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 63 Lot 13.01 Qualification Code _____
 Work Site Location TUCKERMAN 330 E. MAIN ST.
TUCKERMAN 25 6807
 Owner in Fee: JOHN MILLER PROP. LLC
 Tel. (609) 713-9609 e-mail JOHN@FIEROSERVICE.COM

Address _____
 Contractor: Larry Hoffman Plumbing municipality _____
 Address PO Box 923 Tel. (609) 705-1234 zip code _____
Forced River NJ 08731 e-mail lhoffman@nj.com
 Contractor License No. 12541 Exp. Date 6/30/21

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
 Federal Emp. ID No. 27350644 FAX: () _____

B. PLUMBING CHARACTERISTICS

Use Group Present Proposed _____
 Building Sewer Size 4" Public Sewer _____ Private Septic _____
 Water Service Size 1" Public Water _____ Private Well _____
 Est. Cost of Plumbing Work \$ 500

JOB SUMMARY (Office Use Only)

PLAN REVIEW		INSPECTIONS		Dates (Month/Day)	
Type:	Failure	Failure	Approval	Initial	
☒ No Plans Required					
☐ Partial - Underslab Utilities Approved					
Date: <u>6-11-21</u> Approved by: <u>LD</u>					
☐ Plumbing Plans Approved					
Date: _____ Approved by: _____					
Joint Plan Review Required:					
☐ Bldg. ☐ Elec. ☐ Fire. ☐ Elev.					
SUBCODE APPROVAL FOR PERMIT					
Date: <u>6-11-21</u>					
Approved by: <u>[Signature]</u>					
SUBCODE APPROVAL FOR CERTIFICATE					
☐ CO ☐ CCO ☐ CA					
Date: _____					
Approved by: _____					

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here: [Signature]

Print name here: Larry Hoffman
 HT Licensed Plumbing Contractor [] Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK	
<u>Sink, REFRIGERATION LINE,</u>	
QTY.	FIXTURE/EQUIPMENT
_____	Water Closet
_____	Urinal/Bidet
_____	Bath Tub
_____	Lavatory
_____	Shower
_____	Floor Drain
_____	Sink
_____	Dishwasher
_____	Drinking Fountain
_____	Washing Machine
_____	Hose Bibb
_____	Water Heater
_____	Fuel Oil Piping
_____	Gas Piping
_____	LPGas Tank
_____	Steam Boiler
_____	Hot Water Boiler
_____	Sewer Pump
_____	Interceptor/Separator
_____	Backflow Preventer
_____	Greasetrap
_____	Sewer Connection
_____	Water Service Connection
_____	Stacks
_____	Other <u>REF. LINE</u>
_____	FEE (Office Use Only)

Administrative Surcharge \$ 75.
 Minimum Fee \$ _____
 State Permit Surcharge Fee \$ _____
 TOTAL FEE \$ _____

1/2

5/9/19

190104

CONSTRUCTION PERMIT



IDENTIFICATION Block 63 Lot 1901 Qualification Code _____

Work Site Location 330 E MAIN ST Contractor FIERO SON'S LLC

TUCKERTON NJ 08087 Address 330 E MAIN ST

Owner in Fee FIERO SON'S LLC Tel. (609) 713-9609

TUCKERTON NJ 08087 Lic. No. or Bldrs. Reg. No. _____

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
 - ☐ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
 - ☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT ☐ OTHER _____
- (Subchapter 8 only)

DESCRIPTION OF WORK:

Commercial Garage Addition. MECHANICALS AS ORDER BY LICENSED CONTRACTORS

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$173,600 Date 5/9/19

QJ Raj Construction Official

PAYMENTS (Office Use Only)	
Building	3536
Electrical	
Plumbing	
Fire Protection	
Elevator Devices	
Other	
DCA State Permit Fee	328
Cert. of Occupancy	50
Other	
Total	3914
Check No.	449
Cash	
Collected by	22

BOROUGH OF TUCKERTON

COUNTY OF OCEAN

140 E. MAIN STREET
TUCKERTON, NEW JERSEY 08087

tuckertonborough.com

Zoning Office 609-296-4916

Zoning Application/Permit
400 Resolution Compliance

200 2011-12

Fee: 600

Applicant: FISCO JON'S LLC

Site: 330. EAST MAIN ST

Seaport District Landmarks District

Owner of Record: SON MILLER PROPERTIES LLC

Phone: 609-713-8609

Address of Owner: 330 EAST MAIN ST.

TUCKERTON NJ 08087

Description of proposed work or use. Please attach a copy of the site plan

4000 SQ FT ADDITION, LEARNING, GLASSING, PAINTING, DRAINAGE ETC. IN ACCORDANCE WITH FINAL SITE PLAN APPROVAL. Resolution 2016-10

Signature of Applicant

Official Use Permit Approved ☒ Permit Denied ☐ Date 5/9/2019

Remarks: As per Resolution 2016-10, Site Plan
Date January 22 2016

Signature Zoning Officer

R. P. Rao



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 63 Lot 19 Qualification Code 08087
Work Site Location 330 E. MAIN ST. TOWNSHIP NJ 08087

Owner in Fee: FIERO SONS LLC e-mail Jon@fiero-service.com
Tel. (609) 713-9609 Municipality NS Zip code 08087
Address 330 E. MAIN ST. TOWNSHIP NJ
Contractor: FIERO SONS LLC Tel. (609) 713-9609
Address 330 E. MAIN ST. e-mail Jon@fiero-service.com
Contractor License No. or Builder Registration No. 08087 Exp. Date _____
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
Federal Emp. ID No. 0-5555787 FAX: () _____

JOB SUMMARY (Office Use Only)

PLAN REVIEW	INSPECTIONS	Dates (Month/Day)
Type:	Failure	Approval
☒ No Plans Required	Initial	Initial
☒ All	Failure	Approval
☐ Footings/Foundations	Failure	Approval
☐ Structural/Framework	Failure	Approval
☐ Exterior	Failure	Approval
☐ Interior	Failure	Approval
Joint Plan Review Required:		
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator	Failure	Approval
SUBCODE APPROVAL FOR PERMIT		
Date: <u>5/14/11</u>	Failure	Approval
Approved by: <u>[Signature]</u>	Failure	Approval
SUBCODE APPROVAL FOR CERTIFICATE		
☒ CO ☐ CCO ☐ CA	Failure	Approval
Date: <u>10/20/11</u>	Failure	Approval
Approved by: <u>[Signature]</u>	Failure	Approval

B. BUILDING CHARACTERISTICS

Use Group	Present	Proposed	Constr. Class	Present	Proposed
No. of Stories	<u>1</u>	<u>1</u>	State	Approved	HUD
Height of Structure	<u>18'</u>	<u>18'</u>	Est. Cost of Bldg. Work:		
Area — Largest Floor	<u>4000</u> sq. ft.	<u>4000</u> sq. ft.	1. New Bldg.	<u>\$173,680</u>	
New Bldg. Area/All Floors	<u>4000</u> sq. ft.	<u>4000</u> sq. ft.	2. Rehabilitation	<u>\$</u>	
Volume of New Structure	<u>4420</u> cu. ft.	<u>4420</u> cu. ft.	3. Total (1+2)	<u>\$173,680</u>	
Max. Live Load	<u>40</u> psf	<u>40</u> psf			
Max. Occupancy Load	<u>88400</u> cu	<u>88400</u> cu			

U.C.C. F110
(rev. 11/09)

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here: _____

Print name here: Jon Fiero L.E.O.

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

ALL SITE WORK AS OUTLINED IN SET PLAN.
4000 SQ FT STEEL BOUNDING ADDITION.

FEE (Office Use Only)

\$ 3536

TYPE OF WORK:

- ☐ New Building
- ☒ Addition
- ☐ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence
- ☐ Sign
- ☐ Pool
- ☐ Retaining Wall
- ☐ Asbestos Abatement
- ☐ Lead Haz. Abatement
- ☐ Radon Remediation
- ☐ Other
- ☐ Demolition

Administrative Surcharge \$ _____
Minimum Fee \$ _____
State Permit Surcharge Fee \$ 328
TOTAL FEE \$ _____

1 White = Inspector Copy
3 Pink = Office Copy

2 Canary = Office Copy
4 Gold = Applicant Copy

Reorder call: (732) 534-3000



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 63 Lot 19.01 Qualification Code _____
 Work Site Location 330 E. MAIN ST
Tuckerton NJ 08087
 Owner in Fee: 302 MILLER
 Tel. (609) 296-4400 e-mail JON@FERROSERVIL.COM
 Address 330 E. MAIN ST Tuckerton NJ 08087
 Contractor: 302 MILLER Tel. ()
 Address 330 E. MAIN ST e-mail same
 Tuckerton NJ 08087
 Contractor License No. or Builder Registration No. _____ Exp. Date _____
 Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
 Federal Emp. ID No. _____ FAX: ()

JOB SUMMARY (Office Use Only)			
PLAN REVIEW	Date	Initial	INSPECTIONS
☐ No Plans Required	<u>10/24/07</u>		Type: Footing
☒ All			Footing Bonding
☐ Footings/Foundations			Foundation
☐ Structural/Framework			Slab
☐ Exterior			Frame
☐ Interior			Truss Sys./Bracing
Joint Plan Review Required:			Barrier-Free
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator			Insulation
SUBCODE APPROVAL FOR PERMIT			Finishes -Base Layer
Date: _____			Finishes -Final
Approved by: _____			Energy
SUBCODE APPROVAL FOR CERTIFICATE			Mechanical
☐ CO ☐ CCO ☐ CA			TCO
Date: _____			Other
Approved by: _____			Final
			Barrier-Free

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed _____

No. of Stories _____

Height of Structure _____ ft.

Area — Largest Floor _____ sq. ft.

New Bldg. Area/All Floors _____ sq. ft.

Volume of New Structure _____ cu. ft.

Max. Live Load _____

Max. Occupancy Load _____

Constr. Class Present _____ Proposed _____

If Industrialized Building: State Approved _____ HUD _____

Est. Cost of Bldg. Work:

1. New Bldg. \$ _____

2. Rehabilitation \$ _____

3. Total (1+2) \$ _____

U.C.C. F110 (rev. 11/09)

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here: _____

Print name here: Jon Miller

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

UPDATE PLANS

TYPE OF WORK:

- ☐ New Building
- ☐ Addition
- ☐ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence _____ Height (exceeds 6')
- ☐ Sign _____ Sq. Ft.
- ☐ Pool
- ☐ Retaining Wall _____ Sq. Ft.
- ☐ Asbestos Abatement Subchapter 8
- ☐ Lead Haz. Abatement NJAC 5:17
- ☐ Radon Remediation
- ☐ Other UPDATE
- ☐ Demolition

FEE (Office Use Only)

\$ _____

Administrative Surcharge \$

Minimum Fee \$

State Permit Surcharge Fee \$

TOTAL FEE \$



ELECTRICAL SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 63 Lot 1901 Qualification Code _____

Work Site Location 330 E. MAIN ST

Township 25 Ord 08057

Owner in Fee: JOHN MURPHY

Tel. (609) 713-9609 e-mail JOHN@ELECTRICSERVICE.COM

Address 330 E. MAIN ST

Contractor: AL JACKSON ELECTRIC municipality _____ zip code _____

Address 205 3RD BRYANT ST Tel. () _____ e-mail _____

P.O. Box 232 Ord 08053

Contractor License No. 9850

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____ Exp. Date _____

Federal Emp. ID No. 753186489 FAX: () _____

B. ELECTRICAL CHARACTERISTICS

Use Group Present _____ Proposed _____

[] Pole/Pad # _____ [] Temporary [] Other _____

Building Occupied as _____ Utility Co. _____

Est. Cost of Elec. Work \$ 3000

JOB SUMMARY (Office Use Only)

PLAN REVIEW

[] No Plans Required

[] Partial - Underslab Utilities Approved

Date: _____ Approved by: _____

[] Electric Plans Approved

Date: _____ Approved by: _____

Joint Plan Review Required:

[] Bldg. [] Plumb. [] Fire. [] Elev.

SUBCODE APPROVAL FOR PERMIT

Date: 10/8/19 9/11 9400

Approved by: _____

SUBCODE APPROVAL FOR CERTIFICATE

[] CO CCO CA

Date: 5/15/20

Approved by: _____

INSPECTIONS

Type:

Rough

Barrier-Free

French

Temp. Serv.

Constr. Serv.

TCO

Other

Service Final

Barrier-Free

Dates (Month/Day)

Failure

Approval

Initial

3/19/20

3/16/20

3/23/20

5/15/20

Temp. Cut-in-Card Date Issued

Final Cut-in-Card Date Issued

Annual Pool Inspection

Date of Grounding and Bonding

3/20/20

3/20/20

3/20/20

3/20/20

3/20/20

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Date Received 2-25-20
Control #
Date Issued
Permit # 411

CAL SUBCODE

MICAL SECTION

SECTION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING
NOTATORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Work Site Location _____ Lot 19.01



I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

Applicant sign/Contractor sign and seal here:

[Signature]

Print name here: AL Jackson

D. TECHNICAL SITE DATA

QTY	SIZE	ITEMS	DESCRIPTION OF WORK
			WIRE NEW Building to Print

Lighting Fixtures
Receptacles

Switches
Detectors

Light Poles
Motors—Fract. HP

Emergency & Exit Lights
Communications Points

Alarm Devices/F.A.C. Panel

TOTAL NUMBERS
Pool Permit with UW Lights

Storage Pool/Spa/Hot Tub	_____
KW Elec. Range/Receptacle	_____

_____	KW Oven/Surface Unit	_____
_____	KW Elec. Water Heater	_____

_____	KW Elec. Dryer/Receptacle	_____
_____	KW Dishwasher	_____

3 TDN
1/2
HP Garbage Disposal
KW Central A/C Unit
HP/200

HP/KW Space Heater/Air Handler
KW Baseboard Heat

HP Motors 1/4 HP
KW Transformer/Generator
AMD

AMP Service
AMP Subpanels
AMP N

AMF Motor Control Center	130
KW Elec. Sign/Outline Light	74

Administrative Services

46
 Administrative Surcharge \$ 425
 Minimum Fee \$
 State Permit Surcharge \$

Surcharge Fee \$	
TOTAL FEE \$	

WORK SITE LOCATION: Rock
 LOT: 19.01
 CALL UTILITY DIG NO: 1-800-272-1000.
 WHEN APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING
 OWNERS, NOTIFY THIS OFFICE.
 ELECTRICAL SECTION
 ELECTRICAL SUBCODE


Owner in Fee: 210 E. MAIN ST.
INDIANAPOLIS, IN 46202
Qualification Code 1

202 MILLER 2001
Tel. (609) 713-9609

Address 330 E. MAIN ST e-mail info@FIRESERVICE.COM
 Street A1 Telephone 714-761-1000

Contributor: _____
Address _____
City _____
State _____
Zip code _____
Tel. _____
Municipality _____
_____ 8887
_____ 609 236-1300

Contractor License No. 00803 e-mail P.O. Box 54

Exp. Date _____

Electrical Characteristics

Group	Present	Proposed
Pole/Pad #		

ing Occupied as _____ [] Temporary
Cost of Elec. Work \$ 97 Utility Co. _____
[] Other _____

210002

INSPECTIONS
Type: _____
Dates (Month/Day) _____

Initial	Approval	Failure	Barrier-Free	Approved by:

Electric Plans Approved	_____	Trench	_____
Approved by _____	_____	Temp. Serv.	_____

Approved by: _____ Constr. Serv.
TCO

Plan Review Required: _____

CODE APPROVAL FOR PERMIT

1/13

[] Fire. [] Elev. Other
[] Plumb. [] Service

Final Barrier-Free

DATE APPROVAL FOR CERTIFICATE _____
 [] CCO [] CA
 Temp. Cut-in-Card Date Issued _____
 Final Cut-in-Card Date Issued _____

Annual Pool Inspection _____
Date of _____
Card Date Issued _____
by: _____

Date of Grounding and Bonding Certification

20 (rev. 11/09) 1 White = Inspector Copy 2 Green =

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