

Ocean Beach Shores Club
PO Box 292
Lavallette, NJ 08735

House Raising (Current Footprint ONLY)

Owner Name		OBSC House#	
Home Address			
Telephone #		Email Address	
Description of Proposed Changes/Additions			
Sketch of Proposed Changes/Additions			
Please attach professionally sealed site survey and professional engineer or architect sealed plans for the raised foundation			
Est. Start date	/ /	Signature	Date:
To be completed by Buildings & Grounds/Developer			
OBSC Bldgs & Grounds Committee	Approved	Disapproved	Date
Ocean Beach Developer	Approved	Disapproved	Date
A \$200.00 check made out to the "Ocean Beach Shores Club" <u>must</u> accompany this application to begin review and approval process			

Please contact the Buildings & Grounds Chairman prior to starting any improvement project.

revised 09/2022

OBSC APPLICATION INSTRUCTIONS

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If the size of exterior of the house is to change (addition, reconstruction or new construction) please use the Addition and Reconstruction Application

1. Complete and submit one copy of the OBSC Application. In the sketch section, please note: "see attached plans".
2. In addition to the application page, please submit 3 copies of the architect/engineer plans with the professional seal. All plans should be to scale (1/4 inch preferred) and include:
 - a. Site/Plot plan including the proposed foundation location with setbacks, as well as the finished first floor height above sea-level CLEARLY marked and noted;
 - b. Front, side and back views (elevations) of home with the height of finished first floor above sea-level clearly indicated and noted;

OBSC APPLICATION INSTRUCTIONS

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Steps After Application Approval and After House Has Been Raised:

1. **Please have your builder contact, or give your builder's contact information to, the Buildings & Grounds Chairman/Trustee so that he/she can clarify the Club requirements directly. Permission to continue a dialogue with your builder would be appreciated to avoid issues that could be otherwise avoided with direct communication.**
2. Please provide a survey defining the height of top of first floor (or bottom or lowest structural member in V and X zones). This height should be in accordance with the Court Amended Court Order filed August 16, 2013. This survey should be performed and sealed by a licensed-surveyor. **Construction shall not proceed until this survey has been presented to Buildings & Grounds committee and APPROVED.**
3. No lifted houses will be allowed to be temporarily moved on Ocean Bay Blvd or Ocean Road past the curb on the front of lot (street side). Barrels, Cones or Temporary fencing must be put on corners of the raised and moved house for safety reasons.
4. Please NOTE that, according to OBSC By-laws, NO CONSTRUCTION SIGNS are to be placed on the property.
5. In addition, no construction storage containers/trailers are to be placed on the property or parked on the street overnight. All such construction containers/trailers need to be removed daily. This does not include dumpsters as cited in item 6. Please be advised that the Township of Toms River requires a permit for placement of a POD or storage container on your property. Please contact them for requirements
6. Please provide debris containment (onsite dumpster and fencing, at the Building & Grounds Chairman discretion.) for applicable projects such as roofing, siding, etc. In addition, portable toilets need to be provided on site for the duration of the project. These safety and decency provisions shall be observed for all projects, new and in currently in progress.

Fines

Failure to submit timely, PRE-Construction/Improvement applications to OBSC Buildings and Grounds shall result in a fine of **\$200 per week** for every week the application is delinquent up to \$1,000. This period shall commence two weeks after request for missing application by OBSC Buildings & Grounds Trustee has been made.

All exterior projects requiring applications must occur between the Labor Day and June 15th. Any project not completed by that time is subject to a **\$500 per day fine** for every day the project extends passed June 15th, or March 15 for Marina Lot placements, without written permission of the OBSC Buildings & Grounds Trustee and approval of the OBSC Board of Trustees. **Sunday construction is not permitted.**

Please read the CURRENT OBSC Rules & Regulations for a full list of steps, responsibilities and potential liabilities associated with your project. This document can be obtained by logging into the documents page of our website at www.obscnj.org and should be provided to you by the Buildings & Grounds Chairman.

Current OBSC Buildings & Grounds Chairman is Greg Canniff.

Email: buildinggrounds.obscnj@gmail.com

Telephone: 908-377-8591

Please send applications & plans to:

**Ocean Beach Shores Club
Attn;; Buildings & Grounds
PO Box 292
Lavallette, NJ 08735**