

TOWNSHIP OF BERNARDS **ZONING BOARD OF ADJUSTMENT**

REGULAR MEETING AGENDA v2

Warren Craft Meeting Room

December 9, 2020

7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. In addition, the public will be able to view the meeting live on Optimum/Cablevision TV – Channel 15 and Verizon FIOS TV – Channel 35 and the meeting will also be streamed live for those interested in watching on their computers. The link will be available at 7:30 PM by clicking on the “Watch the Meeting Live” icon on the Bernards Township homepage. During the meeting, questions and/or comments from the public will be accepted **only** during the public questions and /or comments periods of the meeting. Those questions/comments may be offered in person at the hearing or by calling 908-202-6426. Please use Google “Duo” for your call. You will be required to provide your name and address and be sworn in prior to making comments.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. OPEN PUBLIC MEETING STATEMENT**
- 4. ROLL CALL**
- 5. APPROVAL OF MINUTES**
 - A.** November 4, 2020 – Regular Session
- 6. APPROVAL OF RESOLUTIONS**
 - A.** Clarke, Seldon T. & Mary Louise; Block 304, Lot 2; 35 Old Farm Road; ZB20-020 (approved)
 - B.** A. Sposato Realty Company Inc. & Sposato Realty LP; Block 1608, Lots 10.02 & 11; 31 & 35 East Craig Street; Bulk Variances; ZB20-016 (approved)
- 7. COMPLETENESS HEARING**
 - A.** [Shaw, Adriane](#); Block 3301, Lot 3; 490 South Maple Avenue; Minor Subdivision, d-1 Variance, Bulk Variance; ZB20-021
- 8. COMPLETENESS AND PUBLIC HEARING**
 - A.** [Porcelli, Joseph J.](#); Block 709, Lot 5; 19 Southard Place; Bulk Variance; ZB20-019
 - B.** [Boyle, Joseph A. & Jennifer H.](#); Block 1002, Lot 16; 60 Walnut Circle; Bulk Variance; ZB20-022
 - C.** [Cohen, David/Patel-Cohen, Mital](#); Block 202, Lot 16; 154 Old Farm Road; Bulk Variance; ZB20-018
 - D.** [Raymond, Michael/Staub, Stacy A.](#); Block 1104, Lot 17; 22 Monroe Place; Bulk Variances; ZB20-023
- 9. COMMENTS FROM MEMBERS**
- 10. COMMENTS FROM STAFF**
- 11. ADJOURN**

12/01/2020v2 dssw

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OCT 13 2020

**TOWNSHIP OF BERNARDS
2020 ZONING BOARD OF ADJUSTMENT APPLICATION**

PLANNING/ZONING BOARDS

- | | |
|--|--|
| <input type="checkbox"/> Bulk or Dimensional ("c") Variance | <input type="checkbox"/> Appeal of Zoning Officer's Decision |
| <input checked="" type="checkbox"/> Use ("d") Variance | <input type="checkbox"/> Interpretation of Zoning Ordinance |
| <input type="checkbox"/> Conditional Use ("d") Variance | <input checked="" type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance | <input type="checkbox"/> Major Subdivision - Preliminary / Final |
| <input type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Other (specify): |

1. APPLICANT:

ADRIANE SHAW

Address: 16 FREDERICK COURT, BASKING RIDGE, NJ 07920

Phone: (home) 908 672-7512 (work) _____ (mobile) 908 672 7512

Email (will be used for official notifications): santore.law@gmail.com

2. OWNER (if different from applicant):

Address: _____

Phone: _____ Email (will be used for official notifications): lbams@att.net

3. ATTORNEY:

August N. Santore, Jr.

Address: 143 SUMMIT AVE., BERKELEY HTS, NJ 07922

Phone: 908 665-8004 Email (will be used for official notifications): santore.law@gmail.com

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):

Name: Murphy & Hollows Associates, LLC Profession: ENGINEER

Address: 192 CENTRAL AVE., STIRLING, NJ 07980

Phone: 908 580 1255 Email (will be used for official notifications): murphyhollows@gmail.com

5. PROPERTY INFORMATION: Block(s): 3301 **Lot(s):** 3 **Zone:** R-4

Street Address: 490 S. MAPLE AVENUE Total Area (square feet/acres): 5.19 AC

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain or attach Board resolution) _____

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☐ No ☒ Yes (if yes, explain) PRE-EXISTING NON-CONFORMITY FOR APARTMENT USE ABOVE BARN THAT HAS BEEN IN USE FOR OVER 50 YEARS.

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?

☒ No ☐ Yes (if yes, explain) _____

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:

EXISTING property is a large parcel that has areas of wooded and undergrowth present. There is an existing dwelling and improvements on the property including a barn with an apartment. A new lot is proposed in a nearly 100% conforming proposition with the exception of a pre-existing non-conforming set back for

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):

"D" VARIANCE - USE FOR THE APARTMENT IN THE EXISTING IMPROVEMENTS. NO VARIANCES ON THE SUBDIVISION OTHER THAN NOTATION OF PRE-EXISTING NON-CONFORMING FRONT YARD SETBACK ON DWELLING TO REMAIN.

The front yard of the dwelling to remain.

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:

This is a minor subdivision which is in compliance with ordinance. This will promote uniform development in character and scale with the surrounding homes. The pre-existing barn apartment pre-dates the familial ownership of this property which was acquired with

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN): The apartment in 1969 by applicant's parents.

APPLICANT(S) SIGN HERE:

I/we, Adriane Shaw and _____ hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): Adriane Shaw and _____

Sworn and subscribed before me, this 12th day of OCTOBER, 2020.

Notary Angela D. Santoro Jr.
ATTORNEY AT LAW OF NJ

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application,

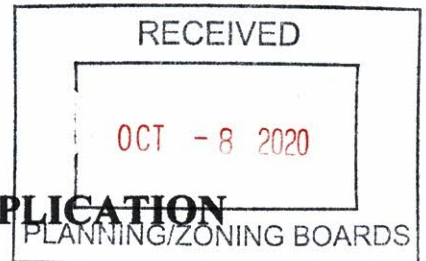
hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 2020.

Notary _____

**TOWNSHIP OF BERNARDS
2020 ZONING BOARD OF ADJUSTMENT APPLICATION**



- | | |
|--|--|
| <input type="checkbox"/> Bulk or Dimensional ("c") Variance | <input type="checkbox"/> Appeal of Zoning Officer's Decision |
| <input type="checkbox"/> Use ("d") Variance | <input type="checkbox"/> Interpretation of Zoning Ordinance |
| <input type="checkbox"/> Conditional Use ("d") Variance | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance | <input type="checkbox"/> Major Subdivision - Preliminary / Final |
| <input type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Other (specify): |

1. APPLICANT: Joseph J Porcelli Jr
Address: 19 Southard Pl Basking Ridge NJ 07920
Phone: (home) _____ (work) _____ (mobile) 732 713-2127
Email (will be used for official notifications): jjporcellijr@gmail.com
jjporcellijr@gmail.com
2. OWNER (if different from applicant): _____
Address: SAME
Phone: _____ Email (will be used for official notifications): _____
3. ATTORNEY: Gene Perrotta
Address: 16 Valley Rd Clark NJ 07066
Phone: 732-680-1400 Email (will be used for official notifications): ETPerrotta@pfHawfirm.com
4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):
Name: Courtney Lowry Architect LLC Profession: Architect
Address: 14 Marcus Street Parkin, NJ 08859
Phone: 732-835-8677 Email (will be used for official notifications): lowry.courtney@gmail.com
5. PROPERTY INFORMATION: Block(s): 709 Lot(s): 5 Zone: R-6
Street Address: 19 Southard Pl Total Area (square feet/acres): _____
6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain or attach Board resolution) _____
7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain) _____

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?

☒ No ☐ Yes (if yes, explain) _____

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: _____

Single family home - add 2 Car Garage

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.): _____

Do not meet Rear Set backs

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: _____

It would be nice to keep my cars in the Garage

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:

I/we, Joseph J. Porcelli Jr and _____ hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): _____ and _____

Sworn and subscribed before me, this 7th day of OCTOBER, 2020.

Notary

CYNTHIA KIEFER
Notary Public - New Jersey
Commission #2442187
Expires 01/10/24

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application,

hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 2020.

Notary

TOWNSHIP OF BERNARDS
2020 ZONING BOARD OF ADJUSTMENT APPLICATION

- ☐ Bulk or Dimensional ("c") Variance
☒ Use ("d") Variance
☐ Conditional Use ("d") Variance
☐ Floor Area Ratio, Density, or Height ("d") Variance
☐ Site Plan - Preliminary / Final

- ☐ Appeal of Zoning Officer's Decision
☐ Interpretation of Zoning Ordinance
☐ Minor Subdivision
☐ Major Subdivision - Preliminary / Final
☐ Other (specify):



1. APPLICANT: Joseph A. & Jennifer H. Boyle
Address: 60 Walnut Circle
Phone: (home) 908-872-5926 (work) 973-503-5920 (mobile) 201-978-0576
Email (will be used for official notifications): jboyle@kelleydrye.com

2. OWNER (if different from applicant): _____
Address: _____
Phone: _____ Email (will be used for official notifications): _____

3. ATTORNEY: Joseph A. Boyle
Address: 60 Walnut Circle, Basking Ridge, N.J. 07920
Phone: 973-503-5920 Email (will be used for official notifications): jboyle@kelleydrye.com

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):
Name: Tom SKRABLE Profession: Engineer
Address: SKRABLE ENGINEERING ASSOCIATES, 65 Ramapo Valley Rd. #13, Mahwah, NJ
Phone: 201-529-5010 Email (will be used for official notifications): TSKRABLE@SKRA 07430

5. PROPERTY INFORMATION: Block(s): 1002 Lot(s): 16 Zone: R-6
Street Address: 60 Walnut Circle Total Area (square feet/acres): 39,941.5 SF
Basking Ridge, NJ 07920

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain or attach Board resolution) _____

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain) _____

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?

☒ No ☐ Yes (if yes, explain) _____

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:

Single family dwelling, on Lot 16, Block 1002 which is 39,451.5 SF, seeks to install a pool, associated improvements and fencing.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):

An exceptional variance from the rule in Zoning Ordinance § 21-18.1 (Ord. # 585 § 506; Ord. # 1103 § 22) that the pool be located behind the rear building line of existing residential structures on adjoining lots.

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:

The pool and improvements are consistent with the neighborhood (every adjoining home/lot has or had a pool). The pool will be of modest size, well constructed and will improve the home. The pool project is not feasible given the location of at least one of the adjoining lots without a variance.

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:

I/we, Joseph A. Boyle and Jennifer H. Boyle hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): [Signature] and J.H. Boyle

Sworn and subscribed before me, this 14th day of October, 2020.

[Signature]
Notary Attorney at Law
State of New Jersey

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application,

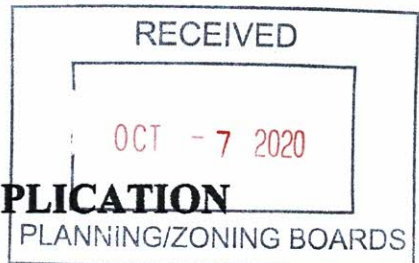
hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 2020.

Notary

**TOWNSHIP OF BERNARDS
2020 ZONING BOARD OF ADJUSTMENT APPLICATION**



- | | |
|--|--|
| <input checked="" type="checkbox"/> Bulk or Dimensional ("c") Variance | <input type="checkbox"/> Appeal of Zoning Officer's Decision |
| <input type="checkbox"/> Use ("d") Variance | <input type="checkbox"/> Interpretation of Zoning Ordinance |
| <input type="checkbox"/> Conditional Use ("d") Variance | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance | <input type="checkbox"/> Major Subdivision - Preliminary / Final |
| <input type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Other (specify): |

1. APPLICANT: DAVID COHEN
MITAL PATEL COHEN

Address: 154 OLD FARM ROAD, BASKING RIDGE, NJ 07920

Phone: (home) _____ (work) _____ (mobile) 323 828 5637

Email (will be used for official notifications): DACUNC@GMAIL.COM

2. OWNER (if different from applicant): _____

Address: _____

Phone: _____ Email (will be used for official notifications): _____

3. ATTORNEY: _____

Address: _____

Phone: _____ Email (will be used for official notifications): _____

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):

Name: JONATHAN E BOOTH Profession: ARCHITECT

Address: 33 BULLION ROAD, BASKING RIDGE, NJ 07920

Phone: 908 204 9527 Email (will be used for official notifications): JONBOOTHARC@GMAIL.COM

5. PROPERTY INFORMATION: Block(s): 202 Lot(s): 16 Zone: R-1

Street Address: 154 OLD FARM ROAD Total Area (square feet/acres): 3.01 AC
130,715 sq ft

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? ☐ No ☒ Yes (if yes, explain or attach Board resolution)

THIS PROPERTY WAS THE SUBJECT OF APPL# ZB16-029, NUOTAA INVESTMENTS AT A FEB 27, 2017 HEARING, THE APPL. WAS APPROVED, RELIEVING THE FRONT YARD SETBACKS

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain) _____

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?

[☒] No [☐] Yes (if yes, explain) _____

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:

THE PROJECT INVOLVES A 473 SQ. TWO STORY ADDITION TO AN EXISTING 4397 SQ SINGLE FAMILY RESIDENCE ON A 3 AC LOT IN THE R-1 ZONE. THE EXISTING RESIDENCE IS LOCATED ALMOST ENTIRELY IN THE REQ'D FRONT YARD. AN EXTERIOR DECK IS PROPOSED TO THE REAR AND SIDE OF THE PROPOSED ADDITION

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):

THE PROPOSED ADDITION, ALTHOUGH TO THE REAR OF THE EXISTING RESIDENCE, WILL RESULT IN A FRONT YARD SETBACK OF 77.5'. WHERE A MINIMUM OF 100' IS REQUIRED, ACCORDING TO SEC 21-11.2, 21-15.1 (A) AND TABLE 501 OF THE LAND USE ORDINANCE

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:

DUE TO THE NONCONFORMING LOCATION OF THE EXISTING STRUCTURE ON THE LOT, THERE ARE FEW IF ANY OPPORTUNITIES FOR A CONFORMING ADDITION. THE EXISTING RESIDENCE (CONSTR ABOUT 1954) PRE-DATES THE ESTABLISHMENT OF THE CURRENT FRONT YARD SETBACK REQUIREMENT.

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:

I/we, David Adam Cohen and Mital Patel-Cohen hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): _____

and _____

Sworn and subscribed before me, this 30th day of September, 2020.

Notary

MARGARET A. MORGAN
Notary Public of New Jersey
My Commission Expires Mar. 18, 2022

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application,

hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

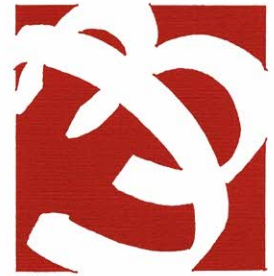
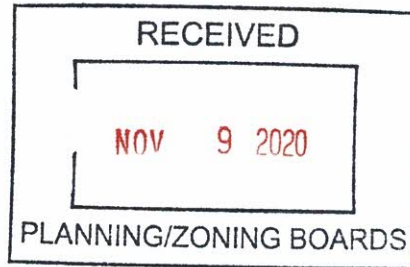
Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 2020.

Notary

9 Nov 20

David Schley, Township Planner
277 South Maple Avenue
Basking Ridge, New Jersey
07920



Jonathon E. Booth
Architect

T 908 204-9527
33 Bullion Road
Basking Ridge, New Jersey
07920
jebarc@verizon.net

Re: Cohen and Mital Patel-Cohen
Block 202, Lot 16 154 Old Farm Road
Variance Application #ZB20-018

Dear Mr. Schley,

The variance application and supporting materials originally submitted on this application sought variance relief to permit construction of an addition. The variance is to allow a front yard setback of 77.5', where a minimum of 100' is required, and 46.6' presently exists.

I wish to inform that in addition to this variance, a second variance request will be sought to permit construction of a swimming pool. The proposed pool will not satisfy the requirements of Section 21-18.1, which states that "the pool shall be located behind the rear building line of existing residential structures on adjoining lots".

Amended drawings and supporting documents describing the proposed pool were included in the variance package on Thursday, November 5th, 2020. Also at this time, a steep slope map and slope analysis in accordance with Section 21-14.2b, and as requested in your correspondence of October 13th, 2020, was provided.

Please contact me with any questions on this application as amended.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathon E. Booth".

Jonathon E. Booth, Architect

Cc David Cohen
Mital Patel Cohen

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**TOWNSHIP OF BERNARDS
2020 ZONING BOARD OF ADJUSTMENT APPLICATION**

PLANNING/ZONING BOARDS

- | | |
|--|--|
| <input checked="" type="checkbox"/> Bulk or Dimensional ("c") Variance | <input type="checkbox"/> Appeal of Zoning Officer's Decision |
| <input type="checkbox"/> Use ("d") Variance | <input type="checkbox"/> Interpretation of Zoning Ordinance |
| <input type="checkbox"/> Conditional Use ("d") Variance | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance | <input type="checkbox"/> Major Subdivision - Preliminary / Final |
| <input type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Other (specify): |

1. APPLICANT: Michael Raymond, Stacey A. Staub
Address: 22 Monroe Place Basking Ridge, NJ 07920
Phone: (home) 908-500-4550 (work) _____ (mobile) 908-500-4550
Email (will be used for official notifications): becette@optonline.net

2. OWNER (if different from applicant): _____
Address: _____
Phone: _____ Email (will be used for official notifications): _____

3. ATTORNEY: _____
Address: _____
Phone: _____ Email (will be used for official notifications): _____

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):
Name: Additional Attached Profession: _____
Address: _____
Phone: _____ Email (will be used for official notifications): _____

5. PROPERTY INFORMATION: Block(s): 1104 Lot(s): 17 Zone: R6
Street Address: 22 Monroe Place Total Area (square feet/acres): _____

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain or attach Board resolution) _____

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain) _____

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?

☒ No ☐ Yes (if yes, explain) _____

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: _____

Demolition of existing single family ranch

Proposing construction of new single family home

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):

Minimum lot size .75 acre, Existing .7308 acre, Proposed .7308 acre
Minimum lot width 187.5', Existing 169.21', Proposed 169.21'

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: _____

Proposed new construction will conform to building envelope requirements,
however the lot size is non-conforming in lot area and lot width

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:

I/we, Michael Raymond and Stacey A. Staub hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): Michael Raymond and Stacey A. Staub

Sworn and subscribed before me, this 30th day of October, 2020.

B. Manjy Sree
Notary

MANJUSREE R. REVURI
NOTARY PUBLIC OF NEW JERSEY
ID # 50001769
My Commission Expires 8/13/2024

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application,

hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 2020.

Notary

Engineer and Architect Contact Info

James J. Mantz, PE & LS
150 Brahma Avenue
Bridgewater, NJ 08807-2755
Telephone - 908-231-9664
Fax - 908-704-0319

NJ PE & LS Lic # 27843
NJ PP Lic # 4832
Certified Municipal Engineer
mantzengineering@yahoo.com

Richard Kyle, Architect
rktek@r-k-tek.com
908-575-7495 office