

ZB#: 20-13

FAIR HAVEN ZONING BOARD OF ADJUSTMENT

RECEIVED
OCT 13 2020
Per _____

APPLICANT: BLAKE CRAMSIE PROPERTY ADDRESS: 77 WILLOW STREET
BLOCK: 53 LOT: 11 ZONE: R-5 PHONE #: 732-801-0293
APPLICANT ADDRESS (IF DIFFERENT): SAME
ZONING BOARD ACCOUNT #: 20-13

APPLICATION GUIDELINES

In accordance with Borough requirements, the following items must be submitted with the application before it can be deemed complete.

- Letter from Zoning Office
- Compliance with Chapter 30.12 of the Fair Haven Land Development Code
- Original signed survey with raised seal, plus 15 copies
- Architectural plans containing the following information: *
 - Complete floor plans showing existing and proposed conditions with string dimensions
 - Elevations of all sides of structure(s) with string dimensions
 - Zoning Schedule: must include total habitable floor area and floor area ratio
 - Detail as to calculation of habitable floor area. All measurements must be from exterior perimeter of structure.
 - Detail as to lot coverage calculation
 - Location and type of proposed attic access
 - Site plan showing existing and proposed conditions and setbacks
 - Key Map showing all properties within 200'
- Photographs of the property and adjacent properties
- Statement of legal basis for granting variances sought
- List of property owners within 200' and all others required to be served
- Proof of payment of taxes for the current quarter
- Proposed Notice to Property Owners with copy of Zoning Officer's letter attached.
- Proposed Notice to be published in newspaper.
- Payment of application and escrow fees

THE FOLLOWING ARE TO BE SUBMITTED AFTER NOTIFICATION THAT APPLICATION HAS BEEN DEEMED COMPLETE

- ___ Affidavit of Publication from Newspaper
- ___ Affidavit of Service: Copy of Notice sent to property owners with copy of Zoning Officer's letter attached, must be attached to affidavit.

IF A WAIVER OF ANY OF THE ABOVE REQUIREMENTS IS REQUESTED, SUCH REQUEST MUST BE IN WRITING AND SUBMITTED WITH THE APPLICATION

* For applications involving variances only, 15 copies of the plans are required. Of those, 11 may be reduced size. For applications involving a site plan, 20 copies are required and 15 may be reduced size.

APPLICATION TO ZONING BOARD OF ADJUSTMENT

BOROUGH OF FAIR HAVEN

NOTICE TO APPLICANTS

Please complete and attach only the part(s) that relate to the relief you seek from the Zoning Board of Adjustment. These are set forth as PART I, PART II and/or PART III

X PART I relates solely to appeals of "...any order, requirement, decision or refusal made by an administrative officer based on or made in the enforcement of the zoning ordinance." PART I is *not* a request for a variance from the requirements of the zoning ordinance.

X PART II relates to requests to "...interpretation of the zoning map or ordinance or for Decisions upon other special questions upon which (the) board is authorized to pass by any zoning or official map ordinance..." PART II applications may also be combined with applications for relief under PART III applications.

✓ PART III relates to applications for variance(s) to allow departure from the requirements of the zoning ordinance for specific reasons and in particular cases set forth in the New Jersey Municipal Land Use Law (MLUL) and the local zoning ordinance. This is the most common application Part.

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT
OF THE BOROUGH OF FAIR HAVEN

PART I

FILL IN ONLY IF AN APPEAL IS TAKEN FROM A DETERMINATION OF THE
ZONING OFFICER OR BUILDING INSPECTOR.

Applicant's Name _____ Phone # _____
Applicant's Address _____
Owner's Name _____
Owner's Address _____
Relationship of applicant to owner (i.e. tenant, purchaser under contract, etc.) _____
Location of Premises: _____ Block _____ Lot _____
(Street) (Tax Map Reference)
The premises are located in the following Zone _____

(NOTICE OF APPEAL)

TAKE NOTICE that the undersigned, owner of premises in the Borough of Fair
Haven, designated on the Borough Tax Map as Block _____, Lot _____ and also known
and designated as (street address) _____, in said
Borough located in an _____ zoning district hereby appeals to the Zoning Board
of Adjustment from the order, determination, or decision of said enforcing official made
on the _____ day of _____, 20____ a building permit to _____
_____ permit construction of a
_____ on premises designated as
Block _____, Lot _____ on the Municipal Tax Map, owned by _____
_____ for the reason that the
appellant alleges error in the order, requirement, decision of refusal of said
Administrative Officer in that _____

TAKE FURTHER NOTICE that you are hereby required to immediately transmit
to the Secretary of the Zoning Board of Adjustment all papers constituting the record
upon which the action appealed from was taken, in accordance with the Rules of the
Zoning Board of Adjustment and the statute in such case made and provided.

Dated: _____

(Appellant name)

N/A

N/A

(NOTE: THIS NOTICE OF APPEAL MUST BE SERVED UPON THE ADMINISTRATIVE OFFICER FROM WHOM THE APPEAL IS TAKEN WITHIN 20 DAYS OF THE DATE OF THE ACTION WHICH IS APPEALED.)

APPLICATION TO ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF FAIR HAVEN

PART II

TO BE FILLED IN ONLY IF APPLICATION IS FOR INTERPRETATION OF ZONING MAP OR CONSTRUCTION OF ORDINANCE PURSUANT TO N.J.S. 40:55D-70b.

Applicant's Name _____ Phone # _____
Applicant's Address _____
Owner's Name _____
Owner's Address _____
Relationship of applicant to owner (i.e. tenant, purchaser under contract, etc.) _____

Location of Premises: _____ Block _____ Lot _____
(Street) (Tax Map Reference)

The premises are located in the following Zone _____

Applicant should attach statement of contentions as to such interpretation or construction to this application.

APPLICATION TO ZONING BOARD OF ADJUSTMENT
OF THE BOROUGH OF FAIR HAVEN

PART III

TO BE FILLED IN ONLY IF APPLICATION IS MADE DIRECTLY TO THE BOARD
OF ADJUSTMENT OR IF ALTERNATIVE RELIEF IS SOUGHT PURSUANT TO
N.J.S. 40:55D-70c or d. AND ARTICLE 4 OF THE LAND USE ORDINANCE AND
DEVELOPMENT REGULATIONS OF THE BOROUGH OF FAIR HAVEN

Phone# 732-801-0293

Applicant's Name BLAKE CRAMSIE
Applicant's Address 77 WILLOW STREET, FAIR HAVEN, NJ 07704
Owner's Name BLAKE CRAMSIE
Owner's Address 77 WILLOW STREET, FAIR HAVEN, NJ 07704
Relationship of applicant of owner (i.e. tenant, purchaser under contract, etc.)
Location of Premises 77 WILLOW STREET Block 53 Lot 11
(Street) (Tax Map Reference)

The premises are located in the following Zone R-5

Request is hereby made for permission to erect alter, convert, use, a SECOND FLOOR
ADDITION AND COVERED FRONT PORCH contrary to the
requirements of Article _____, Exhibit _____ of the Zoning Ordinance, or
for other relief as follows:

SEE ZONING PERMIT DENIAL LETTER FROM
ZONING OFFICIAL

1. Said property is 54.3' x 112.2' (IRREGULAR); 5,998 SQ. FT.
(give dimensions and area)
and has the following structures ① SINGLE-FAMILY DWELLING AND ② DETACHED 1-CAR
(dwelling, garage, shed, pool, etc.) GARAGE
2. Size of proposed building:
 - a) Total square footage of all stories (exclusive of attached garage & cellar), half stories
or any attic served by a fixed stairway 1965 square feet
 - b) Number of stories 2
 - c) Height of principal building 29.5
3. Setbacks of building: Front 31.0/ Rear 21.5 Side 7.5 Side N/A CORNER LOT
9.5

PAGE 2 of PART III

4. Has there been any previous appeal, request, or application to this or any other Borough Board or the Construction Official involving these premises? Yes ___ No

If YES, state the nature, date and the disposition of said matter: N/A

5. Attach a statement to this application stating what exceptional conditions exist preventing the Applicant from complying with the Zoning Ordinance. Also include a statement of facts showing why the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning plan and Zoning ordinance.

6. All applicants must attach to this application a schedule showing the following information (if applicable):

Type of construction (frame, stone, brick, etc.) FRAME

Present use of existing building(s) & premises SINGLE-FAMILY RESIDENTIAL

Describe any deed restrictions affecting the property. NONE

Total proposed dwelling units 1

Total proposed professional offices 0 - N/A

Total proposed parking spaces 2

A photograph or photographs of land & buildings involved in the application.

Name & addresses of all expert witnesses proposed to be used. →

Proof of payment of all property taxes due & owing on the premises.

ARCHITECT:

JOHN C. BROWER

DUGÁSZ + BROWER
ARCHITECTS, PC

24 EGAN AVENUE,
FORDS, NJ 08863

732-738-5066

7. A SEALED SURVEY made by a licensed Land Surveyor to scale (not less than 1" = 100' of the property). Scale drawings (of not less than .25" = 1' of the proposed building(s) of the existing structure(s) indicating the changes, alterations or additions contemplated, if relevant.

8. A copy of any conditional contract or agreement related to this application must be filed with the application or presented to the Board at the times of the hearing.

9. A signed copy of the attached checklist indicating the documents to be submitted with the application to conform to the requirements of the Fair Haven Land Use Ordinance with respect to applications for variances and as set forth in Article 12 of the Fair Haven Land Use Ordinance.

PAGE 3 of Part III

N/A

10. If the applicant is a corporation or partnership, the names and addresses of all stockholders or partners owning a 10% or greater interest in said corporation or partnership shall be set forth in accordance with P.L. 977 Ch. 336.

State of New Jersey, County of Middlesex ss

Nora D Brower being duly sworn according to law hereby certify that the information presented in this application to be true and accurate. If applicant is not the owner of the property, have the owner sign below, consent, or file with the application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this 9th day of October, 20 20.

[Signature]
(Owner(s) of property referred to)

(Applicant(s) other than owners)

77 WILLOW STREET, FAIR HAVEN, NJ
(Address of property referred to)

Sworn and subscribed to
before me this 9th day of
October 20 20

Nora D Brower
Signature of person authorized to take oaths

NORA D. BROWER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/9/20 25



BOROUGH OF FAIR HAVEN

748 River Road
New Jersey 07704

NICOLAS J. PORUCHYNSKY • ZONING OFFICER • MUNICIPAL BUILDING
telephone: 732-747-0241 ext. 217 • Email: nporuchynsky@fthboro.net

July 28, 2020

Mr. Blake Cramsie
77 Willow St.
Fair Haven, NJ 07704
(via email: blakecramsie@gmail.com)

**Re: 77 Willow St.
Fair Haven, New Jersey 07704
Block: 53, Lot: 11, R-5 Zone
Zoning Permit Application # 20-180**

Dear. Mr. Cramsie:

I am in receipt of your zoning permit application and supporting plans for the above-mentioned address including the following:

1. Zoning permit application form and fee received on July 21, 2020 by the Zoning Office.
2. Copy of existing survey of the subject lot dated 6-12-20 prepared by J Y Land Surveying, Inc.
3. Marked up copy of existing survey dated 6-12-20 prepared by J Y Land Surveying, Inc., showing proposed conditions signed and sealed by John C. Brower of Dugasz & Brower Architects.
4. Architectural plans entitled, "Cramsie Residence – Proposed Additions and Alterations 77 Willow Street, Fair Haven, NJ 078704. , prepared and signed by John C. Brower of Dugasz & Brower Architects, dated 07-17-20, no revisions.

It is my understanding that you are seeking approval to construct a new second story addition over an existing first floor and a new front porch and rear deck to you existing residential dwelling. After reviewing your application, it was found not to comply with the requirements set forth in the Fair Haven Land Use and Development Regulations. Your application is therefore **DENIED**, and the following variances will be required before zoning approval can be granted:

<i>Ordinance Section</i>	<i>Requirement</i>	<i>Proposed</i>
§ 30-5.1 Table "C"	The minimum Lot Area for a corner lot in the R-5 Zone is 7,000 SF.	The existing and proposed Lot Area is 5,998 SF, a <i>pre-existing non-conforming condition</i> .

Ordinance Section	Requirement	Proposed
§ 30-5.1 Table "C"	The minimum Accessory Structures setbacks in the R-5 Zone is 10' Rear and 5' Side Yard.	The existing garage has a 1.9' rear and 1.9' side yard setback, a <i>pre-existing non-conforming condition</i> .
§ 30-5.1 Table "C"	The minimum required Front Yard Setback in the R-5 zone for principal structures is 25'.	The existing Front Yard Setback on Oak St. is 8.7'. The proposed Front Yard Setback is 9.5' where 25' is required. – Variance Required
§ 30-5.1 Table "C"	The minimum required Rear Yard Setback in the R-5 zone for principal structures is 30'.	The existing Rear Yard Setback is 29.5'. The proposed Rear Yard Setback with the addition of the deck is 21.5' where 30' is required. – Variance Required

Please be advised that you have the option of amending this application to conform to the requirements set forth in the Borough's Land Use and Development Ordinance or you can apply for relief from this ordinance by submitting an application to the Borough's Zoning Board of Adjustment. You also have the option as per NJSA 40:55D-72a of appealing my ruling to the Borough's Zoning Board of Adjustment by filing a notice of appeal with my office within 20 days from the date of my letter.

If you choose to seek relief or want to file an appeal, please contact Ms. Judy Fuller in the Zoning and Planning Board Office at 732/747-0241 ext. 212 to obtain the required application forms and further information regarding the Zoning Board of Adjustment approval and appeal process. Ms. Fuller's office hours are on Tuesdays and Thursdays from 8 AM to 12 Noon. If you desire to amend your application, please submit an amended plan to my office.

If you have any questions regarding the denial of this application, please feel free to contact me at the number or e-mail address above.

Sincerely,



Nicolas J. Poruchynsky, PE, PP, CME
Assistant Director of Engineering and Public Works,
Code Enforcement Officer and Zoning Officer

CC: File
Richard Gardella, Director of Engineering and Public Works (via email)
Joe Mulé, Zoning Office (via email)
Jennifer Johnson, Zoning Board Secretary (via email)
Jim Kennedy, ZB Engineer (via email)

Applicant: Mr. and Mrs. Blake Cramsie

Address: 77 Willow Street (Block: 53; Lot: 11; Zone: R-5)

APPLICATION TO VARY OR MODIFY THE PROVISIONS OF THE ZONING ORDINANCE

STATEMENT OF LEGAL BASIS FOR GRANTING VARIANCES SOUGHT

The Zoning Board of Adjustment of the Borough of Fair Haven has been established pursuant to the authority of the Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-1 et seq.). Within the guidelines of that Statute, the Board shall have the power, under certain circumstances, to grant variances pursuant to Section 40:55D-70.

Hear and decide requests for interpretation of the zoning map or ordinance or for decisions upon other special questions upon which such board is authorized to pass by any zoning official map ordinance in accordance with this act; and,

c(1): Where by reason of exceptional narrowness, shape and size of a specific piece of property, the strict application of any regulation pursuant to article 8 of this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property, grant, upon an application or an appeal relating to the property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship;

c(2): Where in an application or appeal relating to a specific piece of property the purposes of this act would be advanced by a deviation from the zoning ordinance requirements and benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of this act; provided, however, that no variance from those departures enumerated in subsection d of this section shall be granted under this subsection; and provide further that the proposed development does not require approval by the planning board of a subdivision, site plan or conditional use in conjunction with which the planning board has power to review a request for a variance pursuant to subsection 47 a. (C. 40: 55D-60a.) of this act.

NOTICE OF HEARING

ZONING BOARD OF ADJUSTMENT
BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

TO: All property owners within 200 feet of:

Block: 53 Lot: 11 of the Borough of Fair Haven Tax Map

Street Address: 77 WILLOW STREET

PLEASE TAKE NOTICE:

That the undersigned has filed an appeal or application for development with the Zoning Board of Adjustment of the Borough of Fair Haven for a BULK Variance from the requirements of the Zoning Ordinance to permit THE CONSTRUCTION OF A PARTIAL SECOND FLOOR ADDITION OVER AN EXISTING ONE-STORY STRUCTURE AND THE REMOVAL AND RECONSTRUCTION OF AN ENLARGED WRAP-AROUND COVERED FRONT PORCH

In addition, the Applicant(s) seek any and all variances, waivers and/or related relief which may be necessary to approve the application that is proposed.


The Following variance(s) are applied for:

See attached denial of Zoning Officer. (MUST BE ATTACHED).

A public hearing will take place on _____, 20____, at 7:15 P.M. in the Municipal Building at 748 River Road, Fair Haven, New Jersey 07704, and when the case is called, you may appear either in person, or by attorney and present any objections or comments you may have for granting the relief sought by the applicant.

A copy of the application and all pertinent maps, drawings and documents have been filed with the Borough Clerk and may be inspected at the Municipal Building during regular business hours.

This notice is sent to you by the applicant(s), by order of the Board of Adjustment.



[Signature(s) of Applicant(s)]

Dated: OCTOBER 7, 20 20

NOTICE OF HEARING

ZONING BOARD OF ADJUSTMENT
BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

TO: All property owners within 200 feet of:

Block: 53 Lot: 11 of the Borough of Fair Haven Tax Map

Street Address: 77 Willow Street

PLEASE TAKE NOTICE:

That the undersigned has filed an appeal or application for development with the Zoning Board of Adjustment of the Borough of Fair Haven for Bulk Variances from the requirements of the Zoning Ordinance to permit the construction of a partial second floor addition over an existing one-story structure and the removal and reconstruction of an enlarged wrap-around covered front porch.

In addition, the Applicants seek any and all variances, waivers, and related relief which may be necessary to approve the application that is proposed.

The following variances are applied for:

1. Ordinance Section 30-5.1 Table "C": The Minimum Lot Area for a corner lot in the R-5 Zone is 7,000 SF. The existing and proposed Lot is 5,998 SF, a *pre-existing non-conforming condition*.
2. Ordinance Section 30-5.1 Table "C": The minimum Accessory Structure setback in the R-5 Zone is 10' Rear and 5' Side Yard. The existing Garage has a 1.9' Rear and 1.9' Side Yard setback, a *pre-existing non-conforming condition*.
3. Ordinance Section 30-5.1 Table "C": The minimum required Front Yard Setback in the R-5 Zone for principal structures is 25'. The existing Front Yard Setback on Oak St. is 8.7'. The proposed Front Yard setback is 9.5' where 25' is required. Variance Required.
4. Ordinance Section 30-5.1 Table "C": The minimum required Rear Yard Setback in the R-5 zone for principal structures is 30'. The existing Rear Yard Setback is 29.5'. The proposed Rear Yard setback with the addition of the deck is 21.5' where 30' is required. Variance Required.

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A copy of the application and all pertinent maps, drawings and documents have been filed with the Borough Clerk and may be inspected at the Municipal Building during regular business hours.

This notice is sent to you by the applicants, by order of the Board of Adjustment.

Blake & Amelia Cramsie, Applicants

Dated: _____, 2020



BOROUGH OF FAIR HAVEN

748 River Road
New Jersey 07704

NICOLAS J. PORUCHYNSKY • ZONING OFFICER • MUNICIPAL BUILDING
telephone: 732-747-0241 ext. 217 • Email: nporuchynsky@fthboro.net

July 28, 2020

Mr. Blake Cramsie
77 Willow St.
Fair Haven, NJ 07704
(via email: blakecramsie@gmail.com)

**Re: 77 Willow St.
Fair Haven, New Jersey 07704
Block: 53, Lot: 11, R-5 Zone
Zoning Permit Application # 20-180**

Dear. Mr. Cramsie:

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1. Zoning permit application form and fee received on July 21, 2020 by the Zoning Office.
2. Copy of existing survey of the subject lot dated 6-12-20 prepared by J Y Land Surveying, Inc.
3. Marked up copy of existing survey dated 6-12-20 prepared by J Y Land Surveying, Inc., showing proposed conditions signed and sealed by John C. Brower of Dugasz & Brower Architects.
4. Architectural plans entitled, "Cramsie Residence – Proposed Additions and Alterations 77 Willow Street, Fair Haven, NJ 078704, , prepared and signed by John C. Brower of Dugasz & Brower Architects, dated 07-17-20, no revisions.

It is my understanding that you are seeking approval to construct a new second story addition over an existing first floor and a new front porch and rear deck to you existing residential dwelling. After reviewing your application, it was found not to comply with the requirements set forth in the Fair Haven Land Use and Development Regulations. Your application is therefore **DENIED**, and the following variances will be required before zoning approval can be granted:

<i>Ordinance Section</i>	<i>Requirement</i>	<i>Proposed</i>
§ 30-5.1 Table "C"	The minimum Lot Area for a corner lot in the R-5 Zone is 7,000 SF.	The existing and proposed Lot Area is 5,998 SF, a <i>pre-existing non-conforming condition</i> .

Ordinance Section	Requirement	Proposed
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Please be advised that you have the option of amending this application to conform to the requirements set forth in the Borough's Land Use and Development Ordinance or you can apply for relief from this ordinance by submitting an application to the Borough's Zoning Board of Adjustment. You also have the option as per NJSA 40:55D-72a of appealing my ruling to the Borough's Zoning Board of Adjustment by filing a notice of appeal with my office within 20 days from the date of my letter.

If you choose to seek relief or want to file an appeal, please contact Ms. Judy Fuller in the Zoning and Planning Board Office at 732/747-0241 ext. 212 to obtain the required application forms and further information regarding the Zoning Board of Adjustment approval and appeal process. Ms. Fuller's office hours are on Tuesdays and Thursdays from 8 AM to 12 Noon. If you desire to amend your application, please submit an amended plan to my office.

If you have any questions regarding the denial of this application, please feel free to contact me at the number or e-mail address above.

Sincerely,



Nicolas J. Poruchynsky, PE, PP, CME
 Assistant Director of Engineering and Public Works,
 Code Enforcement Officer and Zoning Officer

- CC: File
 Richard Gardella, Director of Engineering and Public Works (via email)
 Joe Mulé, Zoning Office (via email)
 Jennifer Johnson, Zoning Board Secretary (via email)
 Jim Kennedy, ZB Engineer (via email)

PUBLIC NOTICE

ZONING BOARD OF ADJUSTMENT

BOROUGH OF FAIR HAVEN

MONMOUTH COUNTY, NEW JERSEY

TAKE NOTICE that on the _____ day of _____, 2020 at 7:15 P.M., a hearing will be held before the Borough of Fair Haven, Zoning Board of Adjustment at the Municipal Building, 748 River Road, Fair Haven, New Jersey 07704 on the appeal of the decision of the Zoning Officer, interpretation of the zoning map or construction of zoning ordinance(s) or application of the undersigned for a variance or other relief so as to permit the construction of a partial second floor addition over an existing one-story structure and the removal and reconstruction of an enlarged wrap-around covered front porch.

The following variances are applied for:

1. Ordinance Section 30-5.1 Table "C": The Minimum Lot Area for a corner lot in the R-5 Zone is 7,000 SF. The existing and proposed Lot is 5,998 SF, a *pre-existing non-conforming condition*.
2. Ordinance Section 30-5.1 Table "C": The minimum Accessory Structure setback in the R-5 Zone is 10' Rear and 5' Side Yard. The existing Garage has a 1.9' Rear and 1.9' Side Yard setback, a *pre-existing non-conforming condition*.
3. Ordinance Section 30-5.1 Table "C": The minimum required Front Yard Setback in the R-5 Zone for principal structures is 25'. The existing Front Yard Setback on Oak St. is 8.7'. The proposed Front Yard setback is 9.5' where 25' is required. Variance Required.
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On the premises located at 77 Willow Street and designated as Block: 53, Lot 11 on the Official Tax Map of the Borough of Fair Haven.

In addition, the Applicants seek any and all variances, waivers, and/or related relief which may be necessary to approve the application that is proposed.

A copy of the application and all pertinent maps, drawings and documents have been filed with the Borough Clerk and may be inspected at the Municipal Building during regular business hours.

All interested parties may appear at said hearing and participate therein in accordance with the rules of the Zoning Board of Adjustment.

Blake & Amelia Cramsie, Applicants

Publication Date: _____

(NOTICE TO BE PUBLISHED IN ASBURY PARK PRESS OR TWO RIVER TIMES, WHICH ARE OFFICIAL NEWSPAPERS FOR SUCH PUBLICATIONS)

ZONING BOARD OF ADJUSTMENT
BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

TAKE NOTICE that on the _____ day of _____, 20 _____ at 7:15 P.M., a hearing will be held before the Borough of Fair Haven, Zoning Board of Adjustment at the Municipal Building, 748 River Road, Fair Haven, New Jersey 07704 on the appeal of the decision of the Zoning Officer, interpretation of the zoning map or construction of zoning ordinance(s) or application of the undersigned for a variance or other relief so as to permit:

(describe) _____

The following variances have been applied for:

On the premises located at 77 WILLOW STREET

And designated as Block: 53, Lot: 11 on the Official Tax Map of the Borough of Fair Haven.

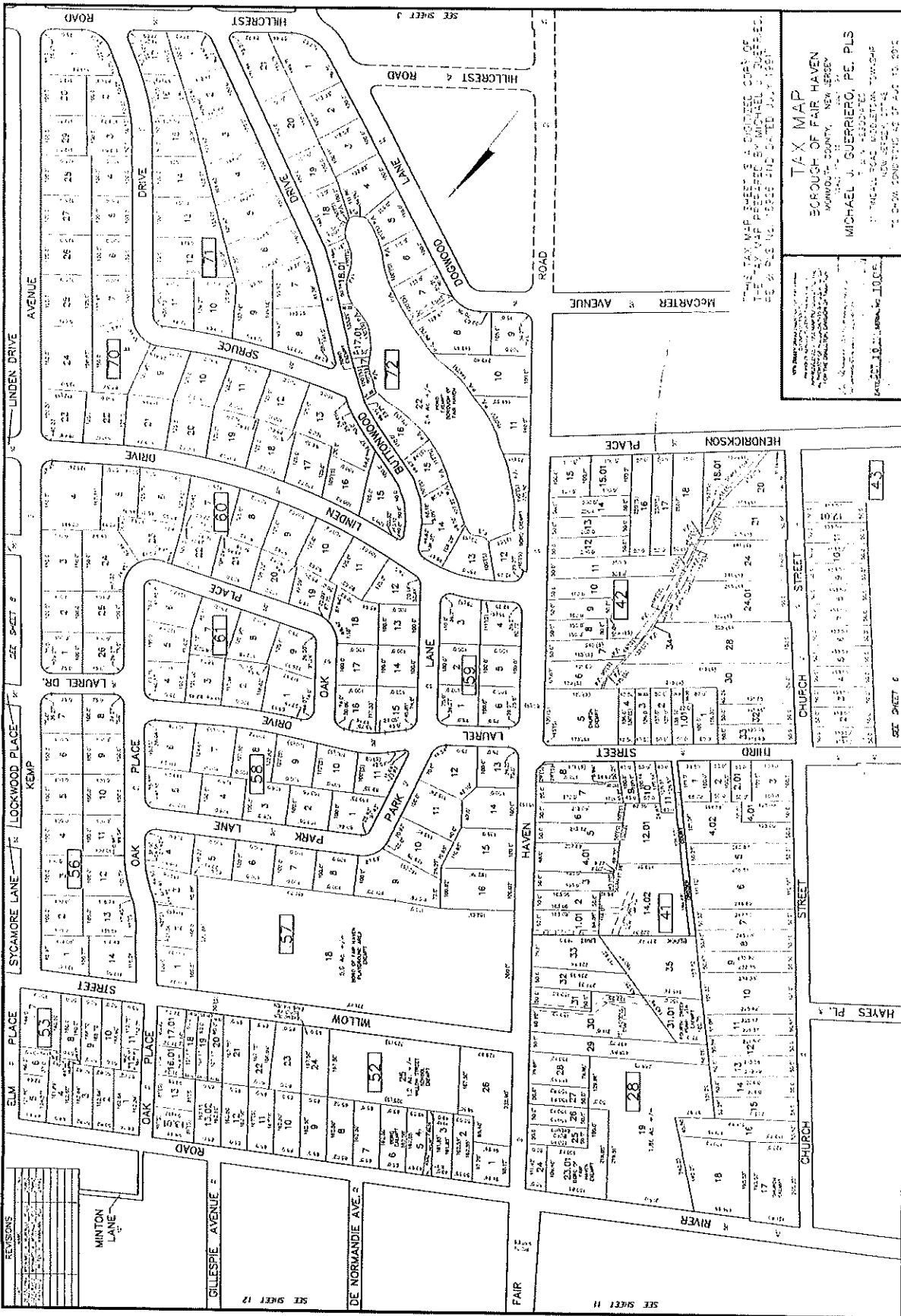
In addition, the Applicant(s) seek any and all variances, waivers and/or related relief which may be necessary to approve the application that is proposed.

A copy of the application and all pertinent maps, drawings and documents have been filed with the Borough Clerk and may be inspected at the Municipal Building during regular business hours.

All interested parties may appear at said hearing and participate therein in accordance with the rules of the Zoning Board Adjustment.

[Name(s) of Applicant(s)]

Publication Date: _____



THIS TAX MAP SHEET IS A DIGITIZED COPY OF THE TAX MAP PREPARED BY MICHAEL J. GUERRERO, P.E. PLS. AS SHOWN ON THE TAX MAP SHEET DATED JULY 1999.

TAX MAP
 BOROUGH OF FAIR HAVEN
 MONMOUTH COUNTY, NEW JERSEY
 MICHAEL J. GUERRERO, P.E. PLS
 11 MICHAEL ROAD, SUITE 200, FAIR HAVEN, NJ 08003
 PHONE: 908-833-1000
 FAX: 908-833-1001
 E-MAIL: MJO@MIGROUP.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	07/15/99	ISSUED
2	07/15/99	ISSUED
3	07/15/99	ISSUED
4	07/15/99	ISSUED
5	07/15/99	ISSUED
6	07/15/99	ISSUED
7	07/15/99	ISSUED
8	07/15/99	ISSUED
9	07/15/99	ISSUED
10	07/15/99	ISSUED
11	07/15/99	ISSUED
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15	07/15/99	ISSUED
16	07/15/99	ISSUED
17	07/15/99	ISSUED
18	07/15/99	ISSUED
19	07/15/99	ISSUED
20	07/15/99	ISSUED
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25	07/15/99	ISSUED
26	07/15/99	ISSUED
27	07/15/99	ISSUED
28	07/15/99	ISSUED
29	07/15/99	ISSUED
30	07/15/99	ISSUED
31	07/15/99	ISSUED
32	07/15/99	ISSUED
33	07/15/99	ISSUED
34	07/15/99	ISSUED
35	07/15/99	ISSUED
36	07/15/99	ISSUED
37	07/15/99	ISSUED
38	07/15/99	ISSUED
39	07/15/99	ISSUED
40	07/15/99	ISSUED
41	07/15/99	ISSUED
42	07/15/99	ISSUED
43	07/15/99	ISSUED
44	07/15/99	ISSUED
45	07/15/99	ISSUED
46	07/15/99	ISSUED
47	07/15/99	ISSUED
48	07/15/99	ISSUED
49	07/15/99	ISSUED
50	07/15/99	ISSUED
51	07/15/99	ISSUED
52	07/15/99	ISSUED
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81	07/15/99	ISSUED
82	07/15/99	ISSUED
83	07/15/99	ISSUED
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87	07/15/99	ISSUED
88	07/15/99	ISSUED
89	07/15/99	ISSUED
90	07/15/99	ISSUED
91	07/15/99	ISSUED
92	07/15/99	ISSUED
93	07/15/99	ISSUED
94	07/15/99	ISSUED
95	07/15/99	ISSUED
96	07/15/99	ISSUED
97	07/15/99	ISSUED
98	07/15/99	ISSUED
99	07/15/99	ISSUED
100	07/15/99	ISSUED

MINTON LANE

GILLESPIE AVENUE

DE NORMANDIE AVE.

FAIR

HAVEN

THIRD STREET

CHURCH STREET

HAYES PL.

SEE SHEET 11

SEE SHEET 12

SEE SHEET 6

SEE SHEET 10

BLQ: 53. 11.
Owner Name: CRAMSIE, BLAKE A & AMELIA

Tax Year: 2020 to 2020
Property Location: 77 WILLOW ST

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,116.55	2,116.54	2,200.43	2,167.76	8,601.28
Payments:	2,116.55	2,116.54	2,200.43	0.00	6,433.52
Balance:	0.00	0.00	0.00	2,167.76	2,167.76

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
								8,601.28		8,601.28
02/07/20	1	Payment	001	568	CK	6835	47 DEBBIE	2,116.55	0.00	6,484.73
		HO								
05/19/20	2	Payment	001	600	CK	7012	9 DEBBIE	2,116.00	0.00	4,368.73
		HO								
07/09/20	2	Payment	001	24121	CK	7103	2 DEBBIE	0.54	0.01	4,368.19
		NEW DAWN TITLE								
07/09/20	3	Payment	001	24121	CK	7103	3 DEBBIE	2,200.43	0.00	2,167.76
		NEW DAWN TITLE								

Total Principal Balance for Tax Years in Range: 2,167.76

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Borough of Fair Haven
Land Development Application Checklist

Name of Application: CRAMSIE, BLAKE + AMELIA Date: 10/ /2020
 Block: 53 Lot(s): 11 Address: 77 WILLOW STREET
 Individual Completing Checklist: JOHN BROWER Title: ARCHITECT

An application shall not be considered complete until all the materials and information specified below has been submitted, unless upon receipt of a written waiver request from the applicant, a specified requirement is waived by the municipal agency. The waiver request shall be granted or denied within 45 days of receipt of said request. If an item is considered by the applicant to be "Not Applicable", a waiver request should be made.

Item Number	Minor						Major		Variance	Item Description	Applicant Mark	Status	Borough Mark	Comments
							Prelim	Final	40:55D-70					
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)					
1	•	•	•	•	•	•	•	•	•	Completed Application Form	✓	Complies	✓	
												Waiver		
2	•	•	•	•	•	•	•	•	•	Calculation of the application fee and review escrow	✓	Complies	✓	
												Waiver		
3	•	•	•	•	•	•	•	•	•	Individual checks made out to the Borough of Fair Haven in the amount calculated for the application fee and review escrow	✓	Complies	✓	
												Waiver		
4	•	•	•	•	•	•	•	•	•	A completed Checklist (latest revision) with written explanations for all requested completeness waivers.	✓	Complies	✓	
												Waiver		



Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments		
			Prelim	Final	40:55D-70									
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)						(c)	(d)
5	•	•	•	•	•	•	•	•	•	Completed Escrow Agreement signed by owner and applicant.	✓	Complies	✓	
												Waiver		
6	•	•	•	•	•	•	•	•	•	Completed Ownership Disclosure Statement.	✓	Complies	✓	N/A
												Waiver		
7	•	•	•	•	•	•	•	•	•	Tax Collector Certification from the Borough Tax Collector that all current taxes and assessments on the property are paid to date.	✓	Complies	✓	
												Waiver		
8	•	•	•	•	•	•	•	•	•	Certified list of property owners within 200' of the property as prepared by the Borough Tax Assessor.	✓	Complies	✓	
												Waiver		
9	•	•	•	•	•	•	•	•	•	Completed Monmouth County Planning Board application. Copy of a check made payable to "Monmouth County."	✓	Complies		N/A
											✓	Waiver	✓	
10	•	•	•	•	•	•	•	•	•	Completed Freehold Soil Conservation District (FSCD) application. Copy of a check made payable to "FSCD."	✓	Complies		N/A
											✓	Waiver	✓	

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Item Number	Minor					Major		Variance		Item Description	Applicant Mark	Status	Borough Mark	Comments
	Prelim		Final			40:55D-70								
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)					
11	•	•	•	•	•	•	•	•	•	Completed Monmouth County Health Department application. Copy of a check made payable to "Monmouth County."	✓	Complies Waiver	✓	N/A
12	•	•	•	•	•	•				Public utility "will serve" letters.		Complies Waiver		
13			•	•	•	•				Environmental Impact Assessment		Complies Waiver		
14	•	•	•	•	•	•				Freshwater wetlands Letter of Interpretation.		Complies Waiver		
15	•	•	•	•	•	•				List of all Federal, State, regional, and/or municipal approvals or permits required.		Complies Waiver		
16	•	•	•	•	•	•	•	•	•	Copies of all easements, covenants and deed restrictions including metes and bounds descriptions, on or affecting the property in question.	✓	Complies Waiver	✓	N/A

Item Number	Major					Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Minor		Prelim	Final	40:55D-70	(a) & (b)	(c)	(d)					
	Subdivision	Site Plan											
17	•	•	•	•	•	•	•	•	Twenty (20) prints prepared by a New Jersey licensed Professional Engineer or Land Surveyor. Each sheet must be signed and sealed by the appropriate professional. (8 copies 24x36, 12 copies 11x17).	✓	Complies	✓	N/A
											Waiver		
18	•	•	•	•	•	•	•	•	A digital copy of the plan in .dwg format (ACAD 2007 or later) and .pdf format (Adobe).	✓	Complies	✓	
											Waiver		
19	•		•	•					Certification from the Borough Tax Assessor approving the block and lot designations.		Complies		
											Waiver		
20			•						Certification from the Borough approving the road names and subdivision name.		Complies		
											Waiver		
21	•		•						An affirmative statement in writing indication how all applicable conditional use standards are met.		Complies		
											Waiver		
22			•	•					An engineer's estimate of all the improvements identified on the approved preliminary plan, which remain to be completed at the time of final plat.		Complies		
											Waiver		

Item Number	Minor					Major		Variance		Item Description	Applicant Mark	Status	Borough Mark	Comments
	Subdivision		Site Plan		Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)					
23					•	•				An engineer's estimate of all the improvements identified on the approved preliminary plan, whether completed or remaining to be completed.	Complies			
											Waiver			
24					•	•				Deed descriptions including metes and bounds for all easements and right-of-way dedications, as identified on the approved preliminary plan.	Complies			
											Waiver			
25	•	•	•	•						Six (6) copies of the Stormwater Management Plans and Reports in accordance with N.J.A.C. 7:8, including pre- and post-development calculations and drainage area maps.	Complies			
											Waiver			
26		•				•				As-built drawing/survey depicting all proposed site improvements approved during the preliminary site plan application and any deviations noted in the actual constructed improvements. Include a .dwg format (ACAD 2007 or later) and .pdf format (Adobe).	Complies			
											Waiver			

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments			
			Prelim	Final	40:55D-70										
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)						(c)	(d)	
27	•	•	•	•	•	•	•	•	•	•	•	Photograph(s) of the subject property.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Waiver	<input checked="" type="checkbox"/>	
28	•	•	•	•	•	•	•	•	•	•	•	List of variances required or requested.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Waiver	<input checked="" type="checkbox"/>	
29	•	•	•	•	•	•	•	•	•	•	•	List of requested design waivers or exceptions.	<input type="checkbox"/> Complies <input type="checkbox"/> Waiver		
Plans shall show or include the following:															
30	•	•	•	•	•	•	•	•	•	•	•	Map scale not less than 1" = 100', showing the entire tract on one sheet not exceeding 24"x36."	<input type="checkbox"/> Complies <input type="checkbox"/> Waiver		
31	•	•	•	•	•	•	•	•	•	•	•	Key map at specified scale showing location to surrounding properties, streets, watercourses, municipal boundaries, etc., within 500' of property.	<input type="checkbox"/> Complies <input type="checkbox"/> Waiver		
32	•	•	•	•	•	•	•	•	•	•	•	Site or Subdivision name.	<input type="checkbox"/> Complies <input type="checkbox"/> Waiver		
33	•	•	•	•	•	•	•	•	•	•	•	Name, signature, license number, seal, address, phone number, web address, and email address of professional responsible for preparing the plans.	<input type="checkbox"/> Complies <input type="checkbox"/> Waiver		

LAND USE AND DEVELOPMENT REGULATIONS

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Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Subdivision	Site Plan	Prelim		Final		40:55D-70					
			Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
34	•	•	•	•	•	•			Complies			
								Title block denoting type of application, tax map sheet, County, name of municipality, block and lot, and street location		Waiver		
35	•	•	•	•	•	•			Complies			
								Name, address, and phone number of property owner and applicant.		Waiver		
36	•	•	•	•	•	•			Complies			
								North arrow and scale		Waiver		
37	•	•	•	•	•	•	•		✓	Complies	✓	
								Schedule of required zone district requirements. Include basis for building and lot coverage, building height, FAR, and habitable floor area.		Waiver		
38	•	•	•	•	•	•				Complies		
								Approval signature block for Board Chairman, Secretary, and Borough Engineer.		Waiver		
39	•		•		•					Complies		
								Certification blocks required by map filing law.		Waiver		
40	•		•		•					Complies		
								Monumentation as specified by map filing law.		Waiver		
41	•	•	•	•	•	•	•		✓	Complies	✓	
								Date of current property survey.		Waiver		

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
42	•		•		•					Complies		
								Metes and bounds description showing dimensions, bearings of original and proposed lots.		Waiver		
43	•		•		•	•				Complies		
								Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets.		Waiver		
44	•	•	•	•	•	•				Complies		
								Acreage of tract to the nearest tenth of an acre.		Waiver		
45	•	•	•	•	•	•	•	•	•	✓ Complies	✓	
								Date of original preparation and of each subsequent revision.		Waiver		
46	•	•	•	•	•	•	•	•	•	✓ Complies	✓	
								Size and location of any existing and proposed structures with all setbacks dimensioned.		Waiver		
47	•	•	•	•	•	•				Complies		
								Size and location of all existing structures within 200' of the site boundaries.		Waiver		
48	•		•							Complies		
								Tax lot and block numbers of existing and proposed lots.		Waiver		

LAND USE AND DEVELOPMENT REGULATIONS

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
49	•		•		•					Complies		
										Waiver		
50	•	•	•	•	•	•				Complies		
										Waiver		
51	•	•	•	•	•	•				Complies		
										Waiver		
52	•	•	•	•	•	•				Complies		
										Waiver		
53	•	•	•	•	•	•				Complies		
										Waiver		
54			•	•	•	•				Complies		
										Waiver		
55	•		•		•					Complies		
										Waiver		
56			•							Complies		
										Waiver		
57	•		•							Complies		
										Waiver		

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
58			•	•	•	•				Complies		
										Waiver		
59					•	•				Complies		
										Waiver		
60	•	•	•	•	•	•				Complies		
										Waiver		
61	•	•	•	•	•	•				Complies		
										Waiver		
62	•	•	•	•	•	•				Complies		
										Waiver		
63	•	•	•	•	•	•				Complies		
										Waiver		
64	•	•	•	•	•	•				Complies		
										Waiver		

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Item Number	Minor					Major		Variance		Item Description	Applicant Mark	Status	Borough Mark	Comments
	Prelim		Final		40:55D-70									
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)					
65	•	•	•	•	•	•				Lighting plan.	Complies			
											Waiver			
66	•	•	•	•	•	•				Construction details for any on-site and off-site improvement.	Complies			
											Waiver			

(2002 Code § 16.48.020; Ord. No. 2014-18)