

**FAIR HAVEN ZONING BOARD OF ADJUSTMENT**

APPLICANT: Shawn Gaierd PROPERTY ADDRESS: 8 Hendrickson Place  
BLOCK: 46 LOT: 12 ZONE: R-10 PHONE #: 917-620-2651  
APPLICANT ADDRESS (IF DIFFERENT): \_\_\_\_\_  
ZONING BOARD ACCOUNT #: # 20-05

**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 - *submitted request*
- 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

**RECEIVED**  
JUN 17 2020  
Per \_\_\_\_\_

**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.

Applicant: Shawn Gaiero  
Property Address: 8 Hendrickson Place  
Block / Lot 46, 12  
Statement of Legal Basis for Variance Application:

The applicant is seeking to convert a 1.5-story Cape into a 2-story Colonial and add an addition onto the rear of the house for an existing single family residence. The proposed renovation/addition will require three "C" variances & one "D" variance. One variance is for Single Side Yard Setback, 10' required, 5' existing, 5' proposed, which is an exacerbation of a pre-existing non-conformity. One variance is for Total Side Yard Setback, 24' required, 16.16' existing, 16.16' proposed, which is an exacerbation of a pre-existing non-conformity. One variance is for Front Yard Setback, 30' required, 21.5' existing (first floor unchanged), 26.31' proposed (second floor). Second Floor proposes 26.31' which is an exacerbation of a pre-existing non-conformity. One variance is for the maximum habitable floor area ratio, 28% required, 22% existing, 38% proposed.

The applicant feels justified in requesting variance relief for several reasons. First, the lot is undersized for the designated R-10 zone, thus Front, Single Side, and Total Side Yard Setbacks are pre-existing non-conforming conditions. Second, the house currently looks out of place among the surrounding houses in the neighborhood in style, size, and appearance. The proposed project would bring the house in line with the surrounding houses and enhance the existing character of the neighborhood. Third, the applicant proposes to use the existing foot print of the home for the second floor renovation while the rear addition will replace an existing rear deck. By doing so, the proposed project will achieve a balanced, cohesive, appearance and minimally affect existing lot coverage.

Because of these factors, the applicant feels that the proposed project would not negatively impact the public good nor the zoning plan, but would greatly increase the applicant's functional use of the property and enhance the character of the neighborhood.

Additional testimony to be provided at the hearing.

Applicant: Shawn Gaiero  
Property Address: 8 Hendrickson Place  
Block / Lot 46, 12

Explanation of concrete pad in the rear yard and setbacks of same:

The concrete pad in the rear yard existed prior to our purchase of this property and is included in the submitted Survey. The existing concrete pad is 10 feet wide by 20 feet deep. The distance from rear property line to concrete pad is 6.67 feet; the distance from left side property line to concrete pad is 5.5 feet.



**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@fborough.net](mailto:nporuchynsky@fborough.net)

May 4, 2020

Mr. Shawn Gaiero  
8 Hendrickson Place  
Fair Haven, NJ 07704  
(via email: [nyc.editor@gmail.com](mailto:nyc.editor@gmail.com))

**Re: 8 Hendrickson Place  
Fair Haven, New Jersey 07704  
Block: 46 Lot: 12, R-10 Zone  
Zoning Permit Application # 20-81**

Dear Mr. Gaiero:

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 April 29, 2020 by the Zoning Office.
2. Copy of Survey (not sealed), by Seneca Survey Co., Inc., dated 7-11-16, showing current conditions of the property.
3. Architectural plans entitled, "Alterations & Additions to The Gaiero Residence", prepared by Grammer Designs, LLC, dated 3.6.20, showing the proposed additions with site plan, no revisions.

It is my understanding that you are seeking approval to construct a building addition and internal renovations to 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:

<b><i>Ordinance Section</i></b>	<b><i>Requirement</i></b>	<b><i>Proposed</i></b>
§ 30-5.1 Table "C"	The minimum Lot Area for an interior lot in the R-10 Zone is 10,000 SF.	The existing and proposed Lot Area is 7,405 SF, a <i>pre-existing non-conforming condition</i> .
§ 30-5.1 Table "C"	The minimum lot frontage and width for an interior lot in the R-10 Zone is 75'.	The existing and proposed lot frontage and width is 50', a <i>pre-existing non-conforming condition</i> .

<b>Ordinance Section</b>	<b>Requirement</b>	<b>Proposed</b>
§ 30-5.1 Table "C"	The minimum required Single Side Yard Setback in the R-10 zone for principal structures is 10'.	The existing Single Side Yard Setback is 5', <i>a pre-existing non-conforming condition.</i>  The proposed rear addition maintains the Single Side Yard Setback <i>exacerbating a pre-existing non-conforming condition</i> – <b>Variance Required.</b>
§ 30-5.1 Table "C"	The minimum required Total Side Yard Setback in the R-10 zone for principal structures is 24'.	The existing and proposed Total Side Yard Setback is 16.16', <i>a pre-existing non-conforming condition being exacerbated by the rear addition - exacerbating a pre-existing non-conforming condition</i> – <b>Variance Required.</b>
§ 30-5.1 Table "C"	The minimum required Front Yard Setback in the R-10 zone for principal structures is 30'.	The existing Front Yard Setback is 21.5' and a <i>pre-existing non-conforming condition.</i>  The first floor maintains 21.5' and a second floor addition is proposed above <i>exacerbating a pre-existing non-conforming condition</i> – <b>Variance Required.</b>
§ 30-5.1 Table "C"	The maximum permitted Habitable Floor Area Ratio in the R-10 Zone is 28%.	The existing Habitable Floor Area Ratio is 22% and the proposed Habitable Floor Area Ratio is 38%. – <b>"D" Variance Required</b>

Please provide the following additional information as part of any future plan revisions or submissions of the Borough's Land Use and Development Code:

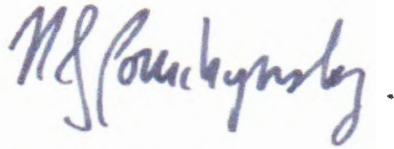
- Provide Signed and Sealed copy of Survey;
- Provide explanation of concrete pad in the rear yard and setbacks of same;

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 Jennifer Johnson in the Zoning and Planning Board Office at 732/747-0241 ext. \*215 to obtain the required application forms and further information regarding the Board approval and appeal process. Zoning Board office hours are on Tuesdays and Thursdays from 8 AM to 12 Noon.

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,

A handwritten signature in blue ink that reads "N.J. Poruchynsky". The signature is written in a cursive, flowing style.

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)*  
Jennifer Johnson, Board Secretary *(via email)*  
Jim Kennedy, ZB Engineer *(via email)*  
Grammer Designs LLC *(via email: DesignStudio@kgdarch.com)*

**TABLE C BOROUGH OF FAIR HAVEN; SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS**

ZONE	MINIMUM LOT REQUIREMENTS						MINIMUM YARD REQUIREMENTS							MAXIMUM ALLOTMENTS						
	Interior Lot			Corner Lot			Principal Building & Structures (3)					Accessory Building & Structures		% Maximum Lot Coverage (7)	Maximum Habitable Floor Area Ratio (4)	Maximum Habitable Floor Area Sq. Feet (5) (8)	Maximum Building Coverage (6) %	Maximum Principal Building or Structure Height (feet)	Maximum Stories	Maximum Accessory Building or Structure Height (feet)
	Area (sq. feet)	Frontage and Width (feet)	Depth (feet)	Area (Sq. feet)	Frontage & Width (feet)	Depth (feet)	Depth (feet)	Front (feet) (3)	Rear (feet)	One Side (feet)	Total Side Yards (9) (10)	Rear (feet)	Side (feet)							
R-40	40,000	150	150	40,000	150	150	150	50	30	25	50	10	25	30	0.15	6,900	20	35	2.5	15
R-30	30,000	125	200	33,500	140	200	200	50	30	20	40	10	10	30	0.15	5,180	20	35	2.5	15
R-20	20,000	100	150	25,000	125	150	150	50	30	14	35	10	10	35	0.18	4,140	25	35	2.5	15
R-15	15,000	100	120	18,000	120	120	120	35	30	12	30	10	10	35	0.2	3,450	30	32	2.5	15
R-10A	10,000	100	100	11,500	115	100	100	30	30	10	25	10	10	40	0.28	3,220	35	32	2.5	15
R-10B	10,000	100	100	11,500	115	100	100	25	30	10	25	10	10	45	0.28	3,220	35	32	2.5	15
R-10	10,000	75	100	11,500	95	100	100	30	30	10	24	10	8	45	0.28	3,220	35	32	2.5	15
R-7.5	7,500	60	100	10,000	80	100	100	30	30	7	16	10	8	45	0.35	3,020	35	30	2.5	15
R-5	5,000	50	100	7,000	70	100	100	25	30	7	16	10	5	50	0.4	2,200	35	30	2.5	15
B-1	5,000	50	100	7,000	70	100	100	35	10	5(1)	10(1)	3	3	80	0.4	2,200	50	35	2.5	15
B-2	7,500	60	100	10,000	80	100	100	35	30	15(2)	30(2)	10	10	70	0.4	3,020	30	35	2.5	15

(1) Within any B-1 zone, a building used only for residence purposes shall comply with the requirements of the R-5 zone. For any other Building, a side yard of not less than five feet wide is required along a boundary line of any other residential zone. In a B-1 zone, any building constructed on a corner lot, the side street line of the building shall be at least 30 feet from the center of the side street.

(2) Within any B-2 zone, a building used only for residence purposes shall comply with the requirements of the R-7.5 zone.

(3) Corner lots shall provide the minimum front yard for the respective zone for both intersecting streets.

(4) See the definition of "Habitable Floor Area Ratio"

(5) See the definition of "Habitable Floor Area".

(6) See the definition of "Building Coverage".

(7) See the definition of "Lot Coverage".

(8) This limitation applies to single family dwellings. The permitted habitable floor area for any single family dwelling shall be the lesser of the maximum habitable floor area or the maximum habitable floor area as calculated by applying the maximum habitable floor area ratio to the lot area. For other uses, the permitted habitable floor area is determined by the maximum habitable floor area ratio.

(9) Add 1.5 feet to the total side yard requirement for each full 5 feet that the lot width exceeds the minimum lot width for the zone.

(10) In the residential zones R-20, R-15, R-10A, R-10B and R-10, the distance between the principal structures on adjacent lots must be equal to the minimum required combined side yard for the zone in question. Where such compliance cannot be made due to the location of an existing non-conforming structure on an adjacent lot, the larger side yard will be placed abutting the least conforming adjacent structure,

(11) If an existing residential lot contains lot area, lot width and lot depth compliant with a zone above the zone in which the lot is located on the above table, a dwelling may be constructed on said lot under the zoning standards of the zone immediately above it on the table, provided that the front yard setback conforms to the zone standard in which the lot is located. Further provided that a lot in the R.10, R.10A and R. 10B zones which would otherwise be fully compliant with the bulk requirements of the R.15 zone, shall be permitted to be developed under the R.15 standards provided that the front yard setback conforms to the zone standard in which the lot is located.

**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**

**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.

**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.



RECEIVED  
JUN 17 2020  
Per \_\_\_\_\_

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

PART III

ZB 20-05

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# 917-620-2651

Applicant's Name Shawn Gaiera  
Applicant's Address 8 Hendrickson Place  
Owner's Name Shawn Gaiera & Lara Robby  
Owner's Address 8 Hendrickson Place  
Relationship of applicant of owner (i.e. tenant, purchaser under contract, etc.) (Self)  
Location of Premises 8 Hendrickson Place Block 46 Lot 12  
(Street) (Tax Map Reference)

The premises are located in the following Zone R-10

\*\*\*\*\*

Request is hereby made for permission to erect, alter, convert, use, a \_\_\_\_\_  
\_\_\_\_\_ contrary to the  
requirements of Article \_\_\_\_\_, Exhibit \_\_\_\_\_ of the Zoning Ordinance, or  
for other relief as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEE  
PLANS  
Attached

1. Said property is \_\_\_\_\_  
(give dimensions and area)  
and has the following structures \_\_\_\_\_  
(dwelling, garage, shed, pool, etc.)

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 \_\_\_\_\_ square feet
- b) Number of stories \_\_\_\_\_
- c) Height of principal building \_\_\_\_\_

3. Setbacks of building: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.) \_\_\_\_\_

Present use of existing building(s) & premises \_\_\_\_\_

Describe any deed restrictions affecting the property. \_\_\_\_\_

Total proposed dwelling units \_\_\_\_\_

Total proposed professional offices \_\_\_\_\_

Total proposed parking spaces \_\_\_\_\_

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.

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.

## 30-12 SPECIFICATIONS OF DOCUMENTS TO BE SUBMITTED.

### 30-12.1 Purpose.

The documents to be submitted are intended to provide the Municipal Agency with sufficient information and data to assure compliance with all municipal codes and specifications and to ensure that the proposed development meets the design and improvement requirements of this chapter. The specification of documents is based on the of development and particular stage of development application. (2002 Code § 16.48.010)

### 30-12.2 Requirements.

a. The documents to be submitted are shown in the Schedule of Required Documents and are indicated by the letter "X." In specific cases and for documented reasons, the Borough may waive the submission of a particular document or require the submission of additional documents. The reasons for the waiver shall be indicated in the minutes of the Municipal Agency. (2002 Code § 16.48.020)

Please read + initial pages 3281-3287

**(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 \_\_\_\_\_  
And designated as Block: \_\_\_\_\_, Lot: \_\_\_\_\_ 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.

\_\_\_\_\_  
*Shawn Gaierd*  
\_\_\_\_\_

[Name(s) of Applicant(s)]

Publication Date: \_\_\_\_\_

**NOTICE OF HEARING**

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

TO: All property owners within 200 feet of:

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ of the Borough of Fair Haven Tax Map

Street Address: \_\_\_\_\_

**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 \_\_\_\_\_ Variance from the requirements of the Zoning Ordinance to permit \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

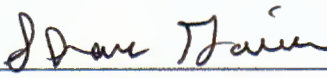
The Following variance(s) are applied for:

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: \_\_\_\_\_, 20 \_\_\_\_\_

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

PROOF OF SERVICE OF NOTICE OF APPLICATION AS REQUIRED BY NEW  
JERSEY STATUTE 40:55D-12

In the matter of the application of \_\_\_\_\_  
(Name(s) of Applicant(s))

COUNTY OF MONMOUTH)  
STATE OF NEW JERSEY) ss.

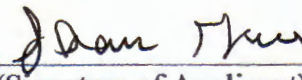
\_\_\_\_\_ of full age, being duly sworn according to law,  
desposes and says that he/she resides at \_\_\_\_\_ in the  
\_\_\_\_\_(municipality) of \_\_\_\_\_(county)  
State of \_\_\_\_\_

1. On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, I personally served by  
handing a copy of the attached notice of hearing to the following persons at the addresses  
shown on the attached list with the letter "H" marked next to their name, at least ten (10)  
days prior to hearing date,

2. On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, I served a true copy of the  
attached notice of hearing upon the following persons at the addresses shown on the  
attached list by Certified Mail (attach Certified Mail receipts) with the letter "M" marked  
next to their name, at least ten (10) days prior to hearing date,

being those owning property within 200 feet of the property affected by this application  
and such other entities entitled to notice as are set forth in the N.J.S. 40:55D-12.

Subscribed and sworn to  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_

  
\_\_\_\_\_  
(Signature of Applicant)

## Notice to applicants to the Planning Board or Zoning Board of Adjustment

Attached is a packet of forms and instructions to assist you in making application to the Planning Board or Zoning Board.

Property owners or their representative must obtain from the Borough Tax Collector a list of those property owners with 200 feet of the property in question and others entitled to notice. A form letter requesting that list is enclosed. By ordinance, your request must be in writing and accompanied by a check for \$10.00. The Tax Collector has 7 days to provide you with the list.

Service to those shown on the list provided by the Tax Collector may be made in person or by Certified Mail. No return receipt is required and the date of mailing of the Certified Mail is considered the date of service. The required notice must be completed at least 10 days prior to the Board meeting. You must provide the persons or organizations served with completed Notice of Hearing on Appeal or Application (A copy of this document is enclosed) with a copy of the Zoning Officer's Letter attached.

The notice to be published in either the Asbury Park Press or the Two River Times consists of a completed form, a copy of which is enclosed. This notice must be published at least 10 days before the scheduled Board meeting. The newspaper will provide you with an Affidavit of Publication which should be delivered to the Secretary of the Board, at Borough Hall.

The day of the meeting is NOT counted as one of the 10 days.

BLQ: 46. 12. Tax Year: 2020 to 2020  
 Owner Name: GAIERO, SHAWN & ROBBY, LARA Property Location: 8 HENDRICKSON PL

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,280.34	2,280.34	2,375.19	0.00	6,935.87
Payments:	2,280.34	2,280.34	0.00	0.00	4,560.68
Balance:	0.00	0.00	2,375.19	0.00	2,375.19

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
		Original Billed						6,935.87		6,935.87
01/09/20	1	Payment	001		CK	6726 18	DEBBIE	2,280.34	0.00	4,655.53
		WELLS FARGO Q1								
04/28/20	2	Payment	001		CK	6963 208	DEBBIE	2,280.34	0.00	2,375.19
		WELLS FARGO Q2								

Total Principal Balance for Tax Years in Range: 2,375.19



**Fair Haven Zoning Board of Adjustment**  
**Escrow Agreement**

I understand that the sum of \$ 1,900.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of Fair Haven. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and add that sum to the escrow account within fifteen (15) days.

6/15/2020  
Date

J Dan Quinn  
Signature of Owner

Borough of Fair Haven  
Land Development Application Checklist

Name of Application: Shawn Gafero Date: 6/15/20  
 Block: 46 Lot(s): 12 Address: 8 Hendricksan Place  
 Individual Completing Checklist: \_\_\_\_\_ Title: \_\_\_\_\_

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			
	Subdivision	Site Plan	Prelim		Final	40:55D-70									
			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	✓	

5.6.

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)
5	•	•	•	•	•	•	•	•	•	Completed Escrow Agreement signed by owner and applicant.	✓ Complies Waiver	✓	
6	•	•	•	•	•	•	•	•	•	Completed Ownership Disclosure Statement.	✓ Complies 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 Waiver	✓	
10	•	•	•	•	•	•	•	•	•	Completed Freehold Soil Conservation District (FSCD) application. Copy of a check made payable to "FSCD."	✓ Complies Waiver		TBD

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Item Number	Major						Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Minor						40:55D-70							
	Prelim		Final				(a) & (b)	(c)	(d)					
Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan									
11	•	•	•	•	•	•	•	•	•	Completed Monmouth County Health Department application. Copy of a check made payable to "Monmouth County."	✓	Complies Waiver	✓	
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.	✓ <del>WA</del>	Complies Waiver	✓	SEE SURVEY

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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)	(c)	(d)				
17	•	•	•	•	•	•	•	•	✓	Complies	✓	1 copy is signed & sealed
										Waiver		
18	•	•	•	•	•	•	•	•	WAV	Complies		Will Submit
									WAV	Waiver		
19	•		•						WAV	Complies	WAV	
										Waiver		
20			•							Complies		
										Waiver		
21		•		•						Complies		
										Waiver		
22				•	•					Complies		
										Waiver		

S.G.

Item Number	Major						Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Minor		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			

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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						
27	•	•	•	•	•	•	•	•	✓	Complies	✓	
										Waiver		
28	•	•	•	•	•	•	•	•	✓	Complies	✓	
										Waiver		
29	•	•	•	•	•			List of requested design waivers or exceptions.		Complies		
										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."		Complies		
										Waiver		
31	•	•	•	•	•			Key map at specified scale showing location to surrounding properties, streets, watercourses, municipal boundaries, etc., within 500' of property.		Complies		
										Waiver		
32	•	•	•	•	•			Site or Subdivision name.		Complies		
										Waiver		
33	•	•	•	•	•			Name, signature, license number, seal, address, phone number, web address, and email address of professional responsible for preparing the plans.		Complies		
										Waiver		

S.G.

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)					
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		

7-11-16

S.G.



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		
										Waiver		
43	•		•		•	•				Complies		
										Waiver		
44	•	•	•	•	•	•				Complies		
										Waiver		
45	•	•	•	•	•	•	•	•		Complies		
										Waiver		
46	•	•	•	•	•	•	•	•		✓ Complies	✓	
										Waiver		
47	•	•	•	•	•	•				Complies		
										Waiver		
48	•		•		•					Complies		
										Waiver		

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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)					
49	•		•		•					Complies		
								Area of proposed lots in square feet.		Waiver		
50	•	•	•	•	•	•				Complies		
								Any existing or proposed easement or land reserved for or dedicated to public use.		Waiver		
51	•	•	•	•	•	•				Complies		
								Property owners within 200 feet of subject property.		Waiver		
52	•	•	•	•	•	•				Complies		
								Location of streams, floodplains, wetlands or other environmentally sensitive areas on or within 200' of the project site (Note: variance applications need only show these features on site)		Waiver		
53	•	•	•	•	•	•				Complies		
								Preliminary architectural plans and elevations.		Waiver		
54			•	•	•	•				Complies		
								Site identification signs, traffic control signs, and identification signs.		Waiver		
55	•		•		•					Complies		
								Existing and proposed sight triangles.		Waiver		
56			•							Complies		
								Proposed street names when new road is proposed.		Waiver		
57	•		•							Complies		
								Parking plan.		Waiver		

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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						
58			•	•	•	•			Complies			
									Waiver			
59					•	•		Solid waste management and recycling plan showing holding location and provisions for waste and recyclables.		Complies		
										Waiver		
60	•	•	•	•	•	•		Site layout showing all roadways, circulation patterns, curb, sidewalk, buffers, structures, open space, recreation, etc., as applicable.		Complies		
										Waiver		
61	•	•	•	•	•	•		Grading and utility plan.		Complies		
										Waiver		
62	•	•	•	•	•	•		Profiles of existing and proposed roadways and including all utilities and stormwater facilities. Roadway cross section at 50' intervals.		Complies		
										Waiver		
63	•	•	•	•	•	•		Landscaping plan.		Complies		
										Waiver		
64	•	•	•	•	•	•		Soil erosion and sediment control plan prepared in accordance with the standards for soil erosion and sediment control standards in New Jersey.		Complies		
										Waiver		

S.G.

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)

S. G.