

FAIR HAVEN ZONING BOARD OF ADJUSTMENT

RECEIVED JUN 2 3 2020 Por Drive Jones Corp.

APPLICANT: Andrew Anderson PROPERTY ADDRESS: 81 Riverlawn Drive

BLOCK: 26 LOT: 7 ZONE: R-30 PHONE #: C/0 732-280-2606

APPLICANT ADDRESS (IF DIFFERENT):

ZONING BOARD ACCOUNT #:

APPLICATION GUIDELINES

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

- x Letter from Zoning Office
- X Compliance with Chapter 30.12 of the Fair Haven Land Development Code
- X Original signed survey with raised seal, plus 15 copies
- X Architectural plans containing the following information:*
 - L Complete floor plans showing existing and proposed conditions with string dimensions
 - L Elevations of all sides of structure(s) with string dimensions
 - 2 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.
 - **X** Detail as to lot coverage calculation
 - Location and type of proposed attic access
 - **F** Site plan showing existing and proposed conditions and setbacks
 - Key Map showing all properties within 200'
- x Photographs of the property and adjacent properties
- X Statement of legal basis for granting variances sought
- X List of property owners within 200' and all others required to be served
- X 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.
- X 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.

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

3280

	Borough of Fair Haven Popment Application Checklist	
Name of Application: Andrew A	nderson	Date: June 22, 2020
Block: 26 Lot(s): 7	Address: 81 River	awn Drive
Individual Completing Checklist:	Mark R. Aikins, Esquire	Title: Attorney

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.

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Item Number	M	nor	Pr	e	Josef	inal	40	:55]	D-70	Item Description	Applicant Mark	Status	Borough Mark	Comments
Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(p)					
1										Completed Application	x	Complies		
l	•	•	•	•		•	•	•	•	Form		Waiver		
										Calculation of the	х	Complies		
2		•	•	*	•	*	•	٠	•	application fee and review escrow		Waiver		
										Individual checks made out to the Borough of	x	Complies		
3					•		•	•	•	Fair Haven in the amount calculated for the application fee and review escrow	X	Waiver		
										A completed Checklist (latest revision) with	x	Complies		
4		•	•		•	•	*		•	written explanations for all requested completeness waivers.		Waiver		

30-12

### BOROUGH OF FAIR HAVEN CODE

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Item Number		inor	Pr	elin		inal	40	:55]	D-70	Item Description	Applicant Mark	Status	Borough Mark	Comments
Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(p)					
5									•	Completed Escrow	X	Complies		
3	•	•	•	•	•	•			•	Agreement signed by owner and applicant.		Waiver		
6	•	•			•	•				Completed Ownership Disclosure Statement.	X	Complies		
												Waiver		
										Tax Collector Certification from the	X	Complies		
7		•	-			•		•	•	Borough Tax Collector that all current taxes and assessments on the property are paid to date.		Waiver		
										Certified list of property owners within	X	Complies	41 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
8		٠	•		•	٠			•	200' of the property as prepared by the Borough Tax Assessor.		Waiver		
										Completed Monmouth County Planning Board		Complies		
9	•	٠	•	٠	•	•			•	application. Copy of a check made payable to "Monmouth County."		Waiver		
										Completed Freehold Soil Conservation		Complies		
10		•	*		•	•		*	•	District (FSCD) application. Copy of a check made payable to "FSCD."		Waiver		

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Item Number	Mi	inor	Pr	elin	n F	inal	40	:55	D-70	Item Description	Applicant Mark	Status	Borough Mark	Comments
Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(q)					
										Completed Monmouth County Health		Complies		
11		•	••••			•		٠	•	Department application. Copy of a check made payable to "Monmouth County."		Waiver		
12										Public utility "will		Complies		
12	•	•	•	•	٠	•				serve" letters.		Waiver		
												Complies		
13					•	•				Environmental Impact Assessment		Waiver		
****										Freshwater wetlands		Complies		
14	٠	*	٠	٠	٠	٠				Letter of Interpretation.		Waiver		
										List of all Federal,		Complies		
15	•	•		•	•					State, regional, and/or municipal approvals or permits required.		Waiver		
										Copies of all easements, covenants and deed	X	Complies		
16		•		•	٠	•		٠	•	restrictions including metes and bounds descriptions, on or affecting the property in question.		Waiver		

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### BOROUGH OF FAIR HAVEN CODE

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Item Number	Mi	inor	Pr	elim	H	inal	40	;55]	D-70	Item Description	Applicant Mark	Status	Borough Mark	Comments
Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(q)					
		9999-949-0200 <del>99</del>			*****					Twenty (20) prints prepared by a New Jersey licensed	X	Complies		
17		٠	2012 I TO		•		ANTONIO RE L OLI GUIRONI VIVIVIVIVIVIVIVIVIVIVIVIVIVIVIVIVIVIV			Professional Engineer or Land Surveyor. Each sheet must be signed and sealed by the appropriate professional. (8 copies 24x36, 12 copies 11x17).		Waiver		
										A digital copy of the	X	Complies		
18				•	•	٠		٠	٠	plan in .dwg format (ACAD 2007 or later) and .pdf format (Adobe).		Waiver		
					constant ^e r					Certification from the		Complies		
19	•				•					Borough Tax Assessor approving the block and lot designations.		Waiver		
										Certification from the		Complies		
20			٠							Borough approving the road names and subdivision name.		Waiver		
										An affirmative statement in writing		Complies		
21		•		•						indication how all applicable conditional use standards are met.		Waiver		
				and service and the service of the service service of the service						An engineer's estimate of all the improvements identified on the		Complies		
22					٠	•	A MARTIN A MARTIN A MARTIN A MARTIN A MARTIN A MARTIN A MARTINA A			approved preliminary plan, which remain to be completed at the time of final plat.		Waiver		

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Item Number	M	nor	Pro	elin	ı F	inal	40	:55	D-70	Item Description	Applicant Mark	Status	Borough Mark	Comments
Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(p)					
										An engineer's estimate of all the improvements identified on the		Complies		
23						•				approved preliminary plan, whether completed or remaining to be completed.		Waiver		
										Deed descriptions including metes and		Complies		
24					•		WYOPPOPPOPPOP			bounds for all easements and right-of- way dedications, as identified on the approved preliminary plan.	N N N I I I I I I I I I I I I I I I I I	Waiver	1994 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 199	
										Six (6) copies of the Stormwater		Complies		
25			•							Management Plans and Reports in accordance with N.J.A.C. 7:8, including pre- and post- development calculations and drainage area maps.		Waiver		
										As-built drawing/survey		Complies		
26			A A LONG A COMPANY AND A MANAGEMENT AND					n dela constanta della		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).	ne na substances and a substance and a substance of the	Waiver		

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Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(p)		A MANAGEMENT AND A MANAGEMENT AN			
										Photograph(s) of the	X	Complies		a Manu yana ya kutu ya Manu ya Kutu ya Kutu ya Mangi katu ya Manu ya Kutu ya Kutu ya Kutu ya Kutu ya Kutu ya Ku
27	•	٠		٠	٠	•	•	٠	•	subject property.		Waiver		
										List of variances	X	Complies		
28	٠	*		•	٠	٠		٠	•	required or requested.		Waiver		
										List of requested design		Complies		ο η χρηλαθή μαθέ ματο μή ής αλογουτηξειο έτις το η αυτολογιστικό αλο στο στο στο στο το το από το άλο στο αλοποτικά π Ο
29	٠	٠	٠	٠		•				waivers or exceptions.		Waiver		
Constant and	àr ann an A		à			â			P	lans shall show or include	the fo	flowing:	<u>.</u>	
										Map scale not less than $1'' = 100'$ , showing the	Mar of Marine Marine	Complies		
30		•	•		٠	•				entire tract on one sheet not exceeding 24"x36."		Waiver		
										Key map at specified scale showing location		Complies		
31		•		•	•					to surrounding properties, streets, watercourses, municipal boundaries, etc., within 500' of property.		Waiver	A DESCRIPTION OF A DESC	
2.2										Site or Subdivision		Complies		
32	•	•	•	•	•	•				name.		Waiver		
								and the fact to describe the state		Name, signature, license number, seal,		Complies		
33		•		•	•					address, phone number, web address, and email address of professional responsible for preparing the plans.		Waiver		

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Item Number	Miı	nor	Pr	elim	F	inal	40	:55	D-70	Item Description	Applicant Mark	Status	Borough Mark	Comments
Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(þ)					
										Title block denoting type of application, tax		Complies		
34	٠				•	٠				map sheet, County, name of municipality, block and lot, and street location		Waiver		
35	•				•	٠				Name, address, and phone number of property owner and applicant.		Complies Waiver		
36	•		٠		•	•				North arrow and scale		Complies Waiver		
										Schedule of required	X	Complies		
37	•	•	٠	•	•	•	na manga da ang mangangkana ang mangangkang ng mangangkang ng mangangkang ng mangangkang ng mangangkang ng man Ng mangang ng mangangkang ng mangangkang ng mangangkang ng mangangkang ng mangangkang ng mangangkang ng mangang		•	zone district requirements. Include basis for building and lot coverage, building height, FAR, and habitable floor area.		Waiver		
38	•	•		•	•	•				Approval signature block for Board Chairman, Secretary, and Borough Engineer.		Complies Waiver		
										Certification blocks		Complies		
39	•		•	A DE SANTA	•					required by map filing law.		Waiver		
40								and the second second		Monumentation as		Complies		
40			٠	-	•				18800000000	specified by map filing law.		Walver		
41										Date of current property	X	Complies		
71	•	•	-	-	-			-		survey.		Waiver		

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Item Number	Mi	inor	Pre	elim	n F	inal	40	:55	D-70	Item Description	Applicant Mark	Status	Borough Mark	Comments
Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(q)					
										Metes and bounds		Complies		
42			•		٠		anananan mananan mananan da da mananana da da da			description showing dimensions, bearings of original and proposed lots.		Waiver		
										Metes and bounds description showing		Complies		
43						•				dimensions, bearings, curve data, length of tangents, radii, ares, chords, and central angles for all centerlines and rights- of-way and centerline curves on streets.		Waiver		
44										Acreage of tract to the		Complies		
44										nearest tenth of an acre.		Waiver		
45										Date of original preparation and of each	X	Complies		
										subsequent revision.		Waiver		
										Size and location of any existing and proposed	X	Complies		
46	٠	•	•	٠	•	•		٠	٠	structures with all setbacks dimensioned.		Waiver		
										Size and location of all		Complies		
47	•	•	•	٠	•	•				existing structures within 200' of the site boundaries.		Waiver		
48										Tax lot and block numbers of existing and		Complies		
40	•		•							proposed lots.		Waiver		

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Item Number	Mi	nor	Pri	elin	n F	inal	40	:55	D-70	Item Description	Applicant Mark	Status	Borough Mark	Comments
Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(p)					
		nigini si sandalar								Area of proposed lots in		Complies	40	
49	•		•		٠					square feet.		Waiver		
										Any existing or proposed easement or		Complies		
50	•	*		•	٠					land reserved for or dedicated to public use.		Waiver		
51										Property owners within 200 feet of subject		Complies		
21	•				-					property.		Waiver		
										Location of streams, floodplains, wetlands or other environmentally		Complies		
52		•	•		•					sensitive areas on or within 200° of the project site (Note: variance applications need only show these features on site)		Waiver		
										Preliminary		Complies		
53	•	•	٠	•	•	•		77 JMARAAN, 1847, 1940		architectural plans and elevations.		Waiver		
~ .	and the second second			Contract on the second						Site identification signs,		Complies		
54	al que an el acontad		•	•	•	•	e	and support of the state of		traffic control signs, and identification signs.		Waiver		
55			_	Contraction of the second						Existing and proposed		Complies		
22	•		•		•					sight triangles.		Waiver		
56	de cost ne ad all connece			and a new spectrum of the					1 / 21 4 10 1 10 1 10 10 10 10 10 10 10 10 10 10	Proposed street names when new road is		Complies		
										proposed.		Waiver		
57			100000 0000 00000000000000000000000000							Parking plan.		Complies		
			Su and a superior of a state of the							- The Provide		Waiver		

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## BOROUGH OF FAIR HAVEN CODE

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Item Number	M	inor	Pro	elim	F	inal	40	:55]	D-70	Item Description	Applicant Mark	Status	Borough Mark	Comments
Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(p)					
58										Phasing plan as		Complies		
36										applicable.		Waiver		
							ner verster ver			Solid waste		Complies		
59			ADDRESS OF A CONTRACTOR AND A CONTRACTOR A		•	•				management and recycling plan showing holding location and provisions for waste and recyclables.		Waiver		
										Site layout showing all roadways, circulation		Complies		
60		•	٠	•	•	٠				patterns, curb, sidewalk, buffers, structures, open space, recreation, etc., as applicable.		Waiver		
11										Grading and utility		Complies		ουντατού ματα μάτοματα τη χάτο τη πολογια το ποιο ποτο ποτο ποτο το ποριστρα τη Πρωτική Από το το Το Το Το Το Τ Το Το Τ
61	•	•	•	•		٠				plan.		Waiver		
										Profiles of existing and proposed roadways and		Complies		
62	•	•	•	•	•	٠		51354994 Ph. 679 A		including all utilities and stormwater facilities. Roadway cross section at 50' intervals.		Waiver		
6.3		_		-	-	_				T and a sector star		Complies		
63	•		•	•	•	•				Landscaping plan.		Waiver		
										Soil erosion and sediment control plan prepared in accordance		Complies		
64	•			•		•				with the standards for soil erosion and sediment control standards in New Jersey.	restantan in su a su	Waiver		

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Item Number		nor	Pro	elim	E.	inal	40	:55]	D-70	Item Description	Applicant M	Status	Borough Mark	Comments
Item	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(þ)				na n	
										¥ ` L . `		Complies		
65	•	•	•	٠	*	•				Lighting plan.		Waiver		
										Construction details for		Complies		
66	•	•	٠	•	٠	•				any on-site and off-site improvement.		Waiver		

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

Supp. No. 8

App Fee & Escrow received Glasfacao

# 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 #: c/o 732-280-2606

Applicants' Name: ANDREW ANDERSON

Applicants' Address: c/o Mark R. Aikins, Esquire, 3350 Rt. 138, Bldg, 1, Ste 113, Wall, N.J. 07719

Owner's Name: SAME AS ABOVE

Owner's Address: SAME AS ABOVE

Relationship of Applicant/Owner: (i.e. tenant, purchaser under contract, etc).

ZB# 20-06

Location of Premises: 81 RIVERLAWN DRIV	E BLOCK 26, LOT 7
(Street)	(Tax Map Reference)
The premises are located in the following Zone	R-30

Request is hereby made for permission to construct additions and internal renovations to the existing residential dwelling, contrary to the requirements of Articles 30-5.1 Table C of the Zoning Ordinance, or for other relief as follows:

<u>The Applicant seeks a variance for single side yard setback for principal structures where 20</u> feet is required and 9.6 feet exists on the south side (a pre-existing non-conforming condition). The proposed front porch creates a new single side yard setback of 8.2 feet, exacerbating a pre-existing non-conforming condition; Combined side yard setback is 40 feet, where the existing combined side yard setback is 19.2 feet (a pre-existing non-conforming condition). The proposed additions on the north side, new covered entry, new front porch and pergolas on garage creates new combined side yard setbacks of 17.7 feet, exacerbating a pre-existing non-conforming condition.

1. Said property is 27,680 square feet

(give dimensions and area)

and has the following structure ______two (2) story dwelling_____

(dwelling, garage, shed, pool, etc.)

- 2. Size of proposed building: 2,025 sq.ft. exists; 631 sq.ft. (new); 2,656 sq.ft. (total).
- a) Total square footage of all stories (exclusive of attached garage & cellar), half stories
- b) Number of stories : 2 ¹/₂ story dwelling
- c) Height of principal building: 35ft./2.5 st. required;  $\leq 35$ ft./2.5 st. exists (no change)
- 3. Setbacks of building: Front: 50 ft. required; 84.5+ ft. exists; 78.6+ ft. proposed

Rear: 30 ft. required; 140.8+ ft. exists; (no change)

Side Yard: (total): 40 ft. required; 20.2+ ft. exists; 18.8+ ft. proposed____

#### PAGE 2 OF PART III

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

IF YES, state the nature, date and the disposition of said matter: **Building Permit issued on May 22, 2020 for home renovations.** 

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.

#### **SEE ATTACHED ADDENDUM 1**

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

Type of construction (frame, stone, brick, etc) - See Plans attached
Present use of existing building(s) and premises Residential
Describe any deed restrictions affecting the property: None
Total proposed dwelling units: one (1)
Total proposed parking spaces - See Plans attached
A photograph or photographs of land and buildings involved in the application: Attached
Name and address of all expert witnesses proposed to be used:
(1) Steven R. Krog, Landscape Architect, 19 Harris Park, Red Bank, N.J. 07701
(2) James C. Anderson, Architect, 120 East River Road, Rumson, N.J. 07760
Proof of payment of all property taxes due and owing on the premises. Attached

- 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 buildings) of the existing structures indicating the changes, alterations or additions contemplated, if relevant. Attached
- 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 time of the hearing. Not Applicable
- **9.** A signed copy of the 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. **Attached**

#### PAGE 3 of PART III

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. Not Applicable

State of New Jersey :

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County of Monmouth

MARK R. AIKINS, ESQUIRE, Attorney for the Applicant, Andrew Anderson, being duly sworn according to law hereby certify that the information 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 this Application.

The foregoing Application is hereby consented to this 22nd day of June, 2020.

MARK R. AIKINS, ESQUIRE Attorney for Owner/Applicant, Andrew Anderson

Address of Property: 81 Riverlawn Drive

Sworn and Subscribed to before me this **239** day of June, 2020

Notary Public, State of New Jersey MILLICENT I. BHALAI A Notary Public of New Jersey My Commission Expires 1/13/24

#### **ADDENDUM I**

# BLOCK 26, LOT 7 BOROUGH OF FAIR HAVEN (81 RIVERLAWN DRIVE)

Section 30-5.1 Table "C":

The minimum required single side yard setback in the R-30 Zone for principal structures is 20 feet. The existing and proposed single side yard setback is 9.6 feet to the principal structure on south side, a preexisting non-conforming condition. The proposed front porch creates a new single side yard setback to the principal structure of 8.2 feet exacerbating a preexisting non-conforming condition.

Section 30-5.1 Table "C": The minimum required Combined Side Yard Setbacks in the R-30 Zone for principal structures is 40 feet. The existing and proposed Combined Side Yard Setbacks is 19.2 feet to the principal structure, a pre-existing non-conforming condition. The proposed additions on north side of the house, new covered entry, new front porch and pergolas on garage creates new Combined Side Yard Setbacks to the principal structure of 17.7 feet, exacerbating a pre-existing non-conforming condition.

Section 30-5.1 Table "C": The minimum Single Side Yard setback in the R-30 Zone is 20 feet. There is an air conditioning unit in the side yard with a Single Side Yard Setback of 8 feet, a pre-existing non-conforming condition.

#### **ADDENDUM II**

### BLOCK 26, LOT 7 BOROUGH OF FAIR HAVEN (81 RIVERLAWN DRIVE)

#### **Statement of Legal Basis**

Applicant seeks approval to finish the second floor above the garage and add an exterior pergola to the garage, convert existing rear living space to a patio with exterior pergola and to an enclosed porch, add a projecting breakfast nook with exterior pergola, add a new covered entry on the east side of the residence and add a front porch with roof at the subject property. The benefits of granting the requested variances will outweigh the detriments and there is no significant detriment to the zone plan or to the neighborhood if the variances are granted. MARK R. AIKINS, L.L.C. COUNSELORS AT LAW AUTUMN RIDGE OFFICE PARK 3350 ROUTE 138, BUILDING 1, SUITE 113 WALL, NEW JERSEY 07719

#### MARK R. AIKINS

E-MAIL: maikins@aikinslaw.com WEBSITE: www.aikinslaw.com TELEPHONE: 732-280-2606 FACSIMILE: 732-280-8084

June 23, 2020

#### Hand Delivered

Ms. Jennifer M. Johnson Zoning/Planning Board Secretary Borough of Fair Haven,748 River Road Fair Haven, New Jersey 07704

RE: Andrew Anderson Block 26, Lot 7 81 Riverlawn Drive, Fair Haven

Dear Ms. Johnson:

The undersigned represents the Applicant, Andrew Anderson, in connection with the above matter. Enclosed please find the following documents:

- Original + 15 copies of Development Application
- 16 copies of Land Use & Development Regulations Checklist
- Copy of Denial Letter dated June 15, 2020 from the Zoning Officer of the Borough of Fair Haven
- 16 sets of architectural renderings prepared by Anderson Campanella, Architects dated 5/14/20
- 16 sets of Site Plans prepared by Steven R. Krog, L.A., dated 5/14/20
- 16 copies of Survey prepared by Charles Surmonte, P.E. & P.L.S., dated 12/16/16
- Copy of certified list of property owners within 200 ft. of the above property from the Borough of Fair Haven Tax Assessor
- Certification of Taxes provided by the Borough of Fair Haven
- Statement of Legal Basis
- Digital copy of Plans
- Photographs
- Check #158 payable to the Borough of Fair Haven in the amount of \$325.00 representing the application fee
- Cashier's Check #079028207 payable to the Borough of Fair Haven in the amount of \$1,800.00 representing the escrow fee
- W-9 Form
- Escrow Agreement



Page 2 June 23, 2020

Kindly advise as to when this matter is deemed complete for hearing before the Board. Thank you.

Very truly yours,

Mark R. Aikins

MRA:mb

Enclosures

cc: Mr. Andrew Anderson w/o/attachments (via e-mail) Anderson & Campanella, Architects, w/o/attachs. (via e-mail) Steven R. Krog, L.A., w/o/encs. (via e-mail)