

ZB# 20-14

FAIR HAVEN ZONING BOARD OF ADJUSTMENT

RECEIVED
OCT 23 2020
Per _____

APPLICANT: Scott Feminello PROPERTY ADDRESS: 2 Holly Ln
BLOCK: 79 LOT: 32 ZONE: R-30 PHONE #: 917-364-3747
APPLICANT ADDRESS (IF DIFFERENT): _____
ZONING BOARD ACCOUNT #: Zoning Permit Application # 20-188 ZB# 20-14

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 *pd 10/23/2020 JK*

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.

OCTOBER 10, 2020

**STATEMENT OF EXCEPTIONAL CONDITIONS AND
REASON FOR GRANTING THE REQUESTED VARIANCES**

FOR

**FEMINELLO RESIDENCE
2 HOLLY LANE
FAIR HAVEN, NEW JERSEY**

THE REQUESTED VARIANCES ARE PRIMARILY THE RESULT OF EXISTING AND PROPOSED CONDITIONS WHICH ARE EXCEPTIONAL ENOUGH TO JUSTIFY THE VARIANCES REQUESTED. THE HOME IS PROPOSED TO BE RENOVATED AND EXPANDED AND BELOW ARE THE REQUESTED VARIANCES WITH JUSTIFICATIONS.

MINIMUM LOT AREA

THE MINIMUM LOT AREA IS REQUIRED TO BE 30,000 SQUARE FEET IN THE R-30 ZONE. THE SUBJECT LOT IS UNDERSIZED AT 14,562 SQUARE FEET. THIS IS AN EXISTING NONCONFORMITY THAT CANNOT BE CHANGED AND IS NOT EXACERBATED BY THE PROPOSED IMPROVEMENTS.

MINIMUM LOT DEPTH

THE EXISTING LOT DEPTH IS REQUIRED TO BE 200 FEET IN THE R-30 ZONE. THE SUBJECT LOT IS UNDERSIZED AT 118 FEET. THIS IS AN EXISTING NONCONFORMITY THAT CANNOT BE CHANGED AND IS NOT EXACERBATED BY THE PROPOSED IMPROVEMENTS.

FRONT SETBACK

THE REQUIRED FRONT SETBACK IN THE R-30 ZONE IS 50 FEET AND THE EXISTING AND PROPOSED COVERED PORCH IS AT 45.58 FEET FROM THE FRONT PROPERTY LINE. THIS PORCH IS PROPOSED TO BE RENOVATED AND IMPROVED IN ITS DETAILS BUT IS ESSENTIALLY AN EXISTING NONCONFORMITY THAT IS NOT EXACERBATED BY THE PROPOSED IMPROVEMENTS.

THE GARAGE IS PROPOSED TO HAVE AN EXTENSION TOWARD THE STREET OF 3 FEET - 8 INCHES. THIS WOULD PLACE THE FRONT OF THE GARAGE AT 47 FEET FROM THE FRONT PROPERTY LINE. THE EXISTING GARAGE IS VERY SHALLOW AND BEHIND THE GARAGE IS EXISTING, HABITABLE SPACE WITH SUBGRADE SPACE BELOW SO EXPANSION TO THE REAR IS NOT PRACTICAL. FURTHER, THE PROPOSED GARAGE DOES NOT ENCROACH

UPON THE FRONT YARD AS MUCH AS THE EXISTING PORCH AND SO IS CONSISTENT WITH AND SLIGHTLY GREATER THAN THE EXISTING SETBACK CONDITIONS THAT ARE ALREADY ON THE PROPERTY.

SINGLE, SIDE YARD SETBACK

THE REQUIRED SINGLE, SIDE YARD SETBACK IN THE R-30 ZONE IS 20 FEET AND THE EXISTING SIDE YARD SETBACK IS 11 FEET – 10 INCHES. THIS CONDITION IS NOT PROPOSED TO BE CHANGED. THE LOT LINE IS ON A SEVERE ANGLE TO THE SIDE OF THE HOUSE AND THE ADDITION IN THE REAR IS PROPOSED WITH JOGS TO ATTEMPT TO MAINTAIN THAT SAME SIDE YARD SETBACK. USING STANDARD CONCRETE BLOCK UNITS WILL FORCE ONE CORNER OF THE ADDITION TO ENCROACH ONE INCH MORE THAN THE EXISTING CONDITION. THIS IS MINIMAL IN ITS DIFFERENCE AND THE ADDITION IS CONSISTENT WITH THE EXISTING NATURE OF THE HOME BUT IN A LESS IMPACTING MANNER. THE ADDITION IS ONLY ONE-STORY IN HEIGHT WHEREAS THE EXISTING CONDITIONS ARE TWO STORIES IN HEIGHT.

COMBINED SIDE YARD SETBACK

THE REQUIRED, COMBINED, SIDE YARD SETBACK IN THE R-30 ZONE IS 40 FEET AND THE EXISTING, COMBINED, SIDE YARD SETBACK IS 38 FEET – 5 INCHES. THE LEFT SIDE YARD IS CONSIDERABLE IN SIZE AND NEARLY ACCOMMODATES THE SHORTFALL ON THE RIGHT SIDE. THE PROPOSED COMBINED, SIDE YARD SETBACK IS ONE INCH SMALLER THAN THE EXISTING CONDITION FOR THE EXACT SAME REASON AS THE SINGLE, SIDE YARD SETBACK NOTED ABOVE.

FLOOR AREA RATIO

THE REQUIRED FLOOR AREA RATIO FOR THE R-30 ZONE ON A LOT OF THIS SIZE IS 15% OF THE LOT AREA OR 2,184.3 SQUARE FEET. THIS WOULD BE COMPLETELY OUT OF CHARACTER FOR THE NEIGHBORHOOD AS THE OTHER HOMES ARE LARGER. THE EXISTING HOME IS 2,905 SQUARE FEET (19.95% OF THE LOT AREA). WE ARE PROPOSING TO ADD MODERATE ADDITIONS TO THE HOME TO MAKE IT CONSISTENT WITH THE STANDARDS OF FAMILY LIFESTYLES TODAY AND MORE CONSISTENT WITH THE VOLUME AND AREA OF THE OTHER HOMES IN THE NEIGHBORHOOD. THE PROPOSED TOTAL FAR IS REQUESTED TO BE 3,610 SQUARE FEET OR 24.79% OF THE LOT AREA. THIS REPRESENTS A TOTAL ADDED FLOOR AREA INCLUDING ALL FLOORS OF 705 SQUARE FEET.

FOR REFERENCE, CONSIDER THE ZONES IN WHICH THIS LOT WOULD BE COMPLIANT. THE AREA OF THIS LOT WOULD SITUATE IT INTO ZONES R-10, R-10A AND R-10B. THE ZONING ORDINANCE ALLOWS THE FAR ON THIS LOT SIZE IN THOSE ZONES AT 28%. THE BURDEN OF A LOT OF THIS SIZE, SITUATED WITHIN THE R-30 ZONE PLACES AN UNDUE HARDSHIP OF COMPLYING WITH SUCH A RESTRICTIVE FAR AND THEN FORCES THE HOME TO BE TOO UNDERSIZED FOR CONTINUITY WITH THE NEIGHBORHOOD.

LOT COVERAGE

THE REQUIRED LOT COVERAGE FOR THE R-30 ZONE ON A LOT OF THIS SIZE IS 30% OF THE LOT AREA OR 4,368 SQUARE FEET. THE EXISTING CONDITION IS 4,398 SQUARE FEET OR 30.20% OF THE LOT AREA. THE PROPOSED CONDITIONS WOULD INCREASE THAT NONCONFORMING CONDITION TO 5,554 SQUARE FEET OR 38.14%

JUST AS NOTED FOR THE FAR ABOVE, THE R-10A ZONE PERMITS 40% LOT COVERAGE AND THE R-10 AND R-10B ZONES BOTH ALLOW THE MAXIMUM LOT COVERAGE TO BE 45% OF THE LOT AREA. AGAIN, THIS CONDITION OF A COMPARATIVELY SMALL LOT IN THIS ZONE PLACES AN UNDUE HARDSHIP FOR COMPLIANCE WITH HIGHLY RESTRICTIVE LIMITS THAT ARE CONTEMPLATED SPECIFICALLY FOR THE LOTS OF GREATER AREA.

PARKING

BASED UPON THE HOME'S FOUR BEDROOMS, THE PROPERTY IS REQUIRED TO HAVE THREE PARKING SPACES BEHIND THE FRONT SETBACK LINE. THE TWO CAR GARAGE WILL ACCOMMODATE TWO OF THESE CARS ACCORDINGLY BUT A THIRD CAR WILL NEED TO PARK IN THE DRIVEWAY, IN THE FRONT SETBACK AREA. THIS IS A PRE-EXISTING NONCONFORMITY AND IS NOT CHANGED BY THIS PROPOSED IMPROVEMENT TO THE HOME AND PROPERTY. DESPITE THE ADDED AREA, THE HOME MAINTAINS THE SAME BEDROOM COUNT OF FOUR AND THE REQUIREMENTS AND LACK OF ACCOMMODATION DON'T CHANGE IN THE NEW, PROPOSED DESIGN.

CONCLUSION

IT IS OUR SINCERE OPINION THAT THESE VARIANCES ARE REASONABLE DUE TO THE FACT THAT MANY ARE PRE-EXISTING AND NOT CAUSED BY THIS PROPOSAL, THE OTHERS ARE JUSTIFIED BY THE HARDSHIPS NOTED AND DO NOT CREATE ANY NEGATIVE IMPACT ON THE NEIGHBORHOOD WHILE ADVANCING THE INTENT AND SPIRIT OF THE ZONING ORDINANCE AND MASTER PLAN OF FAIR HAVEN.

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.

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# 917-364-3747

Applicant's Name Scott Feminello

Applicant's Address 2 Holly Ln., Fair Haven, NJ

Owner's Name Scott Feminello

Owner's Address 2 Holly Ln., Fair Haven, NJ

Relationship of applicant of owner (i.e. tenant, purchaser under contract, etc.)

Location of Premises 2 Holly Ln. Block 79 Lot 32

(Street)

(Tax Map Reference)

The premises are located in the following Zone R-30

Request is hereby made for permission to erect, alter, convert, use, a residential renovation & addition contrary to the requirements of Article 30-5.1, Exhibit Table "C" of the Zoning Ordinance, or for other relief as follows:

1. Said property is Lot: 117.55 FT, 158 FT IRR / Area: 14,562 SF

(give dimensions and area)

and has the following structures Dwelling & attached garage

(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 3,581 square feet

b) Number of stories 2

c) Height of principal building 27.83

3. Setbacks of building: Front 45.58 Rear 30.08 Side 11.75 Side 26.67

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 X

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.) wood frame, masonry
Present use of existing building(s) & premises Residential

Describe any deed restrictions affecting the property. None

Total proposed dwelling units 1

Total proposed professional offices None

Total proposed parking spaces attached two car garage, one driveway off street space

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.

Not Applicable

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.

State of NEW JERSEY, County of MONMOUTH ss

Scott Feminello 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 23 day of October, 2020.

Scott A Feminello
(Owner(s) of property referred to)

(Applicant(s) other than owners)

(Address of property referred to)

Sworn and subscribed to before me this 23rd day of OCTOBER, 2020

Allyson M. Cinquegrana
Signature of person authorized to take oaths



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

TO: Tax Collector
Borough of Fair Haven
748 River Road
Fair Haven, NJ 07704

FROM: Scott Feminello
2 Holly Ln
Fair Haven, NJ 07704

RE: Property address 2 Holly Ln, also known as
Block 79, Lot 32 on the Tax Map of the Borough of Fair Haven.

Dear Sir or Madam:

Please make and certify a list from current tax duplicates of the names and addresses of owners to whom I am required to give notice pursuant to Article 3 of the Fair Haven Land Use Ordinance which, I understand, will be provided to me within seven days of the date of this request. I am enclosing my check for \$10.00 made payable to the "Borough of Fair Haven" as your fee.

I will arrange to pick up this list at your offices in seven days.

Please mail this list to me in the enclosed, stamped addressed envelope.

Thank you,

Scott Feminello

Tel: 917-364-3747

Dated: 10/21/2020

(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

*Will send
Zoom template*

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.

[Name(s) of Applicant(s)]

Publication Date: _____

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

*Will send
Zoom template*

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.

Borough of Fair Haven
Land Development Application Checklist

Name of Application: 2 Holly Ln Renovation Date: 10/23/2020

Block: 79 Lot(s): 32 Address: 2 Holly Ln, Fair Haven NJ 07704

Individual Completing Checklist: Scott Feminello Title: Owner

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)
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	✓	In the application last page.	
6	•	•	•	•	•	•	•	•	•	Completed Ownership Disclosure Statement.	✓ Complies Waiver	✓	p 3 part 3 / write NA #10 per Jen	
7	•	•	•	•	•	•	•	•	•	Tax Collector Certification from the Borough Tax Collector that all current taxes and assessments on the property are paid to date.	✓ Complies Waiver	✓	Jen will check	
8	•	•	•	•	•	•	•	•	•	Certified list of property owners within 200' of the property as prepared by the Borough Tax Assessor.	✓ Complies Waiver	✓	Application within applica to tax collector, \$10 fee to get certified list	
9	•	•	•	•	•	•	•	•	•	Completed Monmouth County Planning Board application. Copy of a check made payable to "Monmouth County."	✓ Complies Waiver	✓	Waiver	
10	•	•	•	•	•	•	•	•	•	Completed Freehold Soil Conservation District (FSCD) application. Copy of a check made payable to "FSCD."	✓ Complies Waiver	✓	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)									
11	•	•	•	•	•	•	•	•	•				Completed Monmouth County Health Department application. Copy of a check made payable to "Monmouth County."	✓	Complies Waiver	✓	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.	✓	Complies Waiver	✓		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)		
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	✓	Complies
												Waiver				
18	•	•	•	•	•	•	•	•	•	•	•	A digital copy of the plan in .dwg format (ACAD 2007 or later) and .pdf format (Adobe).	✓	Complies	✓	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
	Prelim		Final		40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
23					•	•				Complies		
										Waiver		
24					•	•				Complies		
										Waiver		
25	•	•	•	•						Complies		
										Waiver		
26		•				•				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	(a) & (b)					
27	•	•	•	•	•	•	•	•	Photograph(s) of the subject property.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Waiver	<input checked="" type="checkbox"/>	Complies
28	•	•	•	•	•	•	•	•	List of variances required or requested.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Waiver	<input checked="" type="checkbox"/>	Complies
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

30-12

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											
34	•	•	•	•	•	•				Complies		Complies	
										Waiver			
35	•	•	•	•	•	•				Complies			
										Waiver			
36	•	•	•	•	•	•				Complies			
										Waiver			
37	•	•	•	•	•	•	•	•		Complies	✓		
										Waiver			
38	•	•	•	•	•	•				Complies			
										Waiver			
39	•		•		•					Complies			
										Waiver			
40	•		•		•					Complies			
										Waiver			
41	•	•	•	•	•	•	•	•		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						
					(a) & (b)	(c)	(d)					
42	•		•		•			Metes and bounds description showing dimensions, bearings of original and proposed lots.	Complies	Waiver		
43	•		•		•	•		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.	Complies	Waiver		
44	•	•	•	•	•	•		Acreage of tract to the nearest tenth of an acre	Complies	Waiver		
45	•	•	•	•	•	•	•	Date of original preparation and of each subsequent revision.	Complies	Waiver	✓	Complies
46	•	•	•	•	•	•	•	Size and location of any existing and proposed structures with all setbacks dimensioned.	Complies	Waiver	✓	Complies
47	•	•	•	•	•	•		Size and location of all existing structures within 200' of the site boundaries.	Complies	Waiver		
48	•		•		•			Tax lot and block numbers of existing and proposed lots.	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)					
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		

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)

Property Owners within 200'
Required to be Served

**FEMINELLO RESIDENCE
2 HOLLY LANE
FAIR HAVEN, NEW JERSEY**

BLOCK	LOT	Owners Name	Address	City, State Zip
79	30	TORCIVIA, BONNIE	115 BATTIN RD	FAIR HAVEN, NJ 07727
79	24	DEMCSAK, THOMAS J. & GAIL	28 HOLLY LANE	FAIR HAVEN, N J 07704
79	26	LEVINE, DANIEL I, TRUSTEE, ETAL	23 HOLLY LANE	FAIR HAVEN, NJ 07704
79	27	UNSINN, TIMOTHY & ANN	11 HOLLY LANE	FAIR HAVEN, NJ 07704
79	1	RINKO, JUSTIN & TROTTA, LAUREN	105 BATTIN ROAD	FAIR HAVEN, NJ 07704
79	28	DONNELLY, BRIAN D & MEGHAN F	5 HOLLY LANE	FAIR HAVEN, NJ 07704
79	29	GRAVINA, THOMAS J & NANCY	111 BATTIN ROAD	FAIR HAVEN, NJ 07704

Fair Haven Zoning Board of Adjustment

Escrow Agreement

I understand that the sum of \$ 1,800 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.

10/23/20

Date

Scott A Ferrell

Signature of Owner