

May 10, 2021

Borough of Fair Haven
748 River Road
Fair Haven, New Jersey 07704

RE: Completeness Review Response
Block 22 - Lot 53
137 Grange Avenue

Dear Borough of Fair Haven Zoning Board of Adjustment:

The following has been provided in response to the HGA memorandum dated 4-27-21 for the sections of Completeness Review and Application Guidelines on the above referenced project.

1. The Land Use Application Checklist has been provided with comments.
2. The applicant request a waiver from submitting complete floor plans showing existing conditions as this project does not propose any changes to the existing residential dwelling or detached garage on the site.
3. The applicant requests a waiver from submitting building elevations as this project does not propose any changes to the existing residential dwelling or detached garage on the site.
4. The applicant requests a waiver from submitting habitable floor area and habitable floor area ratio as this project does not propose any changes to the existing residential dwelling or detached garage on the site.
5. The applicant requests a waiver from submitting habitable floor area calculations as this project does not propose any changes to the existing residential dwelling or detached garage on the site.
6. The applicant requests a waiver from submitting the location and type of attic access as this project does not propose any changes to the existing residential dwelling or detached garage on the site.
7. Photographs of the site and adjacent properties have been enclosed, which were provided by the applicant.
8. The list of property owners within 200 feet has been enclosed, which was provided by the attorney.
9. The proof of payment of taxes has been enclosed, which was provided by the applicant.
10. The applicant will provide notice of publication to the newspaper once a meeting date has been provided.

The following has been provided in response to the Zoning Officer's letter dated March 1, 2021 for the above referenced project.

1. The breakdown of the lot coverage calculations has been submitted.



2. The detailed front yard lot coverage calculations have been provided below which indicates the existing coverage is 14.6% and the proposed coverage is 42.2%.
3. The applicant requests a waiver from submitting stormwater management calculations at this time but will submit the required information once feedback from the board members have been received.

The following has been provided in response to the HGA memorandum dated 4-27-21 for the Planning Comments on the above referenced project.

1. This letter shall address all completeness requirements so that the application can be scheduled for a hearing.
2. Testimony will be provided for the requested variance for this project.
3. Testimony will be provided regarding the 2016 Master Plan.
4. The applicant requests a waiver from revising the bulk chart on the plans at this time as the plan will be revised to indicate a lot width of 101.5 feet once feedback from the board members has been received as this is an existing condition on the property and will not change as part of this application.
5. The applicant requests a waiver from revising the setback dimensions on the plan and chart at this time as the plan will be revised once feedback from the board members has been received. Additionally, this is an existing condition on the property and will not change as part of this application.
6. The applicant requests a waiver from revising the building coverage calculations on the plan at this time as the plan will be revised once feedback from the board members has been received. Additionally, this is an existing condition on the property and will not change as part of this application.
7. The percent of the front yard (approximate area of 5,162 s.f.) that is proposed to be utilized for parking and the new driveway is calculated at approximately 2,176 s.f. which is 42.2% of the front yard. It should be noted that the existing front yard percentage is calculated at approximately 755 s.f. which is 14.6% of the front yard.
8. These questions will be addressed by the applicant at the variance meeting.
9. The entire driveway area is accounted for in the cover calculations which will be confirmed by the applicant at the variance meeting.
10. These questions will be addressed by the applicant at the variance meeting.
11. The note of 'install step as required' pertains to the proposed patio in relationship to the existing paver and grass area that are slightly higher than the pool. The applicant may want to install steps in a specific area or have the entire area step down.
12. The applicant will get detailed information of the decorative pillars which will be shown at the variance meeting.
13. The applicant is proposing all gravel for the entire driveway and no asphalt is proposed as the applicant wants to promote the opportunity for stormwater recharge through the stones of the driveway to help mitigate stormwater on the property.
14. There are no changes proposed to the dwelling or detached garage as part of this application which is why submission waivers have been requested for various items on the checklist.
15. The applicant is not proposing any tree removal as part of this application and typical decorative landscaping will be provided around the proposed driveway and front yard areas.
16. It is not anticipated that and NJDEP permit will be required for this project as the property is located beyond 300 feet of the Navesink River. Additionally, a Freehold Soil



Conservation District permit is not anticipated to be required as the improvements would disturbed less than 5,000 s.f.

17. Any comments from the Board Engineer will be address as required.

We believe the provided information and above responses have address the Boards concerns which will allow the application to be deemed complete and schedule for the next available variance meeting.

If you should have any further questions, or require additional information, please feel free to call.

Sincerely,

JENSEN DESIGN GROUP, LLC

William E. Jensen, Jr., PE
New Jersey Professional Engineer License #44521
WJensen@JensenDG.com

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Borough of Fair Haven
Land Development Application Checklist

Name of Application: CADY Date: 5-10-21

Block: 22 Lot(s): 53 Address: 137 GRANGE AVENUE

Individual Completing Checklist: WILLIAM E. JENSEN, JR. Title: PROFESSIONAL ENGINEER

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

Item Number	Minor						Major		Variance		Item Description	Applicant Mark	Status	Borough Mark	Comments
							Prelim	Final	40:55D-70						
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)		(d)					
1	•	•	•	•	•	•	•	•	•	•	Completed Application Form	X	Complies		Submitted
												Waiver			
2	•	•	•	•	•	•	•	•	•	•	Calculation of the application fee and review escrow	X	Complies		Submitted
												Waiver			
3	•	•	•	•	•	•	•	•	•	•	Individual checks made out to the Borough of Fair Haven in the amount calculated for the application fee and review escrow	X	Complies		Submitted
												Waiver			
4	•	•	•	•	•	•	•	•	•	•	A completed Checklist (latest revision) with written explanations for all requested completeness waivers.	X	Complies		Enclosed
												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.	X	Complies		Submitted
												Waiver		
6	•	•	•	•	•	•	•	•	•	Completed Ownership Disclosure Statement.	X	Complies		Submitted
												Waiver		
7	•	•	•	•	•	•	•	•	•	Tax Collector Certification from the Borough Tax Collector that all current taxes and assessments on the property are paid to date.	X	Complies		Enclosed
												Waiver		
8	•	•	•	•	•	•	•	•	•	Certified list of property owners within 200' of the property as prepared by the Borough Tax Assessor.	X	Complies		Enclosed
												Waiver		
9	•	•	•	•	•	•	•	•	•	Completed Monmouth County Planning Board application. Copy of a check made payable to "Monmouth County."		Complies		Property is not located on a County road
											X	Waiver		
10	•	•	•	•	•	•	•	•	•	Completed Freehold Soil Conservation District (FSCD) application. Copy of a check made payable to "FSCD."		Complies		Will be provided during building permit process (if required)
											X	Waiver		

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			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
11	•	•	•	•	•	•	•	•	•	X	Complies	Project does not involved Health Department Approval
											Waiver	
12	•	•	•	•	•	•					Complies	
											Waiver	
13			•	•	•	•					Complies	
											Waiver	
14	•	•	•	•	•	•					Complies	
											Waiver	
15	•	•	•	•	•	•					Complies	
											Waiver	
16	•	•	•	•	•	•	•	•	•	X	Complies	Survey was submitted
											Waiver	

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			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).	X	Complies		Submitted
											Waiver		
18	•	•	•	•	•	•	•	•	A digital copy of the plan in .dwg format (ACAD 2007 or later) and .pdf format (Adobe).		Complies		Will provided when file drawing s are approved
										X	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		

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments	
			Prelim	Final	40:55D-70								
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)				
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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			Prelim	Final	40:55D-70								
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)				
27	•	•	•	•	•	•	•	•	•	Photograph(s) of the subject property.	X	Complies	Enclosed
											Waiver		
28	•	•	•	•	•	•		•	•	List of variances required or requested.	X	Complies	Submitted
											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		

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			Prelim	Final	40:55D-70								
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)				
34	•	•	•	•	•	•				Title block denoting type of application, tax map sheet, County, name of municipality, block and lot, and street location	Complies		
											Waiver		
35	•	•	•	•	•	•				Name, address, and phone number of property owner and applicant.	Complies		
											Waiver		
36	•	•	•	•	•	•				North arrow and scale	Complies		
											Waiver		
37	•	•	•	•	•	•	•	•		Schedule of required zone district requirements. Include basis for building and lot coverage, building height, FAR, and habitable floor area.	X Complies		Lot coverage calculations provided, however a waiver is required for building requirements as no changes are requested as part of this project
											X Waiver		
38	•	•	•	•	•	•				Approval signature block for Board Chairman, Secretary, and Borough Engineer.	Complies		
											Waiver		
39	•		•		•					Certification blocks required by map filing law.	Complies		
											Waiver		
40	•		•		•					Monumentation as specified by map filing law.	Complies		
											Waiver		
41	•	•	•	•	•	•	•	•		Date of current property survey.	X Complies		Submitted
											Waiver		

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			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
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.	X	Complies	Submitted
											Waiver	
46	•	•	•	•	•	•	•	•	Size and location of any existing and proposed structures with all setbacks dimensioned.	X	Complies	Submitted
											Waiver	
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	

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			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
49	•		•		•				Area of proposed lots in square feet.	Complies		
										Waiver		
50	•	•	•	•	•	•			Any existing or proposed easement or land reserved for or dedicated to public use.	Complies		
										Waiver		
51	•	•	•	•	•	•			Property owners within 200 feet of subject property.	Complies		
										Waiver		
52	•	•	•	•	•	•			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)	Complies		
										Waiver		
53	•	•	•	•	•	•			Preliminary architectural plans and elevations.	Complies		
										Waiver		
54			•	•	•	•			Site identification signs, traffic control signs, and identification signs.	Complies		
										Waiver		
55	•		•		•				Existing and proposed sight triangles.	Complies		
										Waiver		
56			•						Proposed street names when new road is proposed.	Complies		
										Waiver		
57	•		•						Parking plan.	Complies		
										Waiver		

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			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)			
58			•	•	•	•				Complies		
										Waiver		
59						•	•			Complies		
										Waiver		
60	•	•	•	•	•	•				Complies		
										Waiver		
61	•	•	•	•	•	•				Complies		
										Waiver		
62	•	•	•	•	•	•				Complies		
										Waiver		
63	•	•	•	•	•	•				Complies		
										Waiver		
64	•	•	•	•	•	•				Complies		
										Waiver		

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)			

65	•	•	•	•	•	•				Lighting plan.	Complies		
											Waiver		
66	•	•	•	•	•	•				Construction details for any on-site and off-site improvement.	Complies		
											Waiver		

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

BLQ: 22. 53. Tax Year: 2021 to 2021
Owner Name: CADY, JAMES L & STEPHANIE V Property Location: 137 GRANGE AVE

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	9,051.44	9,051.43	0.00	0.00	18,102.87
Payments:	9,051.44	0.00	0.00	0.00	9,051.44
Balance:	0.00	9,051.43	0.00	0.00	9,051.43

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
		Description								
		Original Billed						18,102.87		18,102.87
02/10/21	1	Payment	001	3798928922	CK	7616	2 INT0210	9,051.44	0.00	9,051.43
		ONLINE PAYMENT								

Total Principal Balance for Tax Years in Range: 9,051.43

Notification List

Prior to certain actions taking place on a property, notice must be served to all property owners within 200 feet.

Below are the properties along with owner information that are within 200 feet of 137 GRANGE AVE (/property/1314/22/53).

Your use of this list is at your own risk. This is a quick view to determine likely candidates for notification. Always confirm with your municipal clerk. This list does not include other entities, such as county, state, or regional agencies that would also need notification.

The rate for USPS certified mail with signature confirmation is approximately \$6.75. To send the 13 certified letters to the list below will cost about \$87.75.

	BUY NOW	





The dashed red line denotes 200 feet from the property.

Properties within 200 feet of 137 GRANGE AVE

137 GRANGE AVE is Block 22, Lot 53.

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 22, Lot 51	111 GRANGE AVE (/property/1314/22/51)	LEASOR, GARY D, TRUSTEE	111 GRANGE AVE	FAIR HAVEN, NJ 07704
Block 23, Lot 15	114 GRANGE AVE (/property/1314/23/15)	BRENNER, JOHN F & LYDIA S	114 GRANGE AVE	FAIR HAVEN, N J 07704
Block 22, Lot 52	123 GRANGE AVE (/property/1314/22/52)	COLE, CHRISTOPHER S & TRACY	123 GRANGE AVE	FAIR HAVEN, NJ 07704
Block 23, Lot 16	128 GRANGE AVE (/property/1314/23/16)	HARRINGTON, GEORGE & KERRI	128 GRANGE AVENUE	FAIR HAVEN, NJ 07704
Block 23, Lot 17	136 GRANGE AVE (/property/1314/23/17)	HINCHLIFFE, ROBERT & JANICE D'AMBRA	136 GRANGE AVE	FAIR HAVEN, NJ 07704
Block 23, Lot 18	140 GRANGE AVE (/property/1314/23/18)	CANAVAN, CHRISTOPHER M & KRISTEN	140 GRANGE AVE	FAIR HAVEN, NJ 07704
Block 22, Lot 54	143 GRANGE AVE (/property/1314/22/54)	ROMANO, CHESTER & CATHERINE	143 GRANGE AVE	FAIR HAVEN, NJ 07704
Block 23, Lot 19	148 GRANGE AVE (/property/1314/23/19)	FREEMAN, ANDREW & NANCY	148 GRANGE AVENUE	FAIR HAVEN, NJ 07704
Block 22, Lot 54.1	149 GRANGE AVE (/property/1314/22/54.1)	PADNES, KEVIN R & HAWKINS, LISA M	149 GRANGE AVE	FAIR HAVEN, NJ 07704
Block 22, Lot 54.2	155 GRANGE AVE (/property/1314/22/54.2)	KOMERY, ANDREW & MONICA DEFABIO	155 GRANGE AVE	FAIR HAVEN, NJ 000000000
Block 23, Lot 20	156 GRANGE AVE (/property/1314/23/20)	MELELEO, SALVATORE & ANTONIA	156 GRANGE AVE	FAIR HAVEN, NJ 000000000

More Information

In New Jersey, applications for a permit or zoning variance typically require notifying neighboring property owners. These requirements are set in laws such as the Municipal Land Use Law (<https://law.justia.com/codes/new-jersey/2009/title-40/40-55d/>) (NJSA 40-55D), the Flood Hazard Area Control Act (https://www.nj.gov/dep/landuse/download/58_16a_50.pdf) (NJSA 58:16A-50), and others. A significant part of this process is notifying neighboring properties and other stakeholders prior to a planning or zoning board meeting.

NJParcels.com can provide you with a preview of your notification obligations; contact your municipal clerk for an official list of property owners.

A significant part of this process is notifying neighboring properties and other stakeholders prior to a planning or zoning board meeting.

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The property information displayed here is obtained from public records.

NJParcels.com make no guarantees on the validity of the data presented.

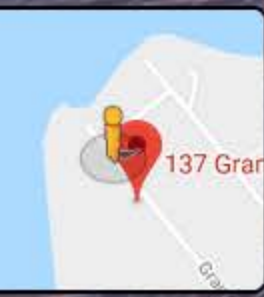
Information should be independently confirmed and you use the information displayed here at your own risk.













149 Grange Ave
Fair Haven, New Jersey
Google
Street View - Jul 2013



Google





148 Grange Ave
Fair Haven, New Jersey



Street View



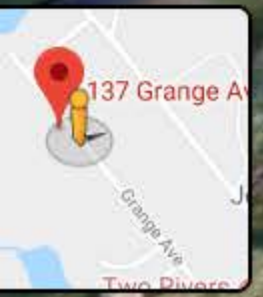
Google



Image capture: Jul 2013 © 2021 Google United States Terms Privacy Report a problem

10:07 AM
4/28/2021



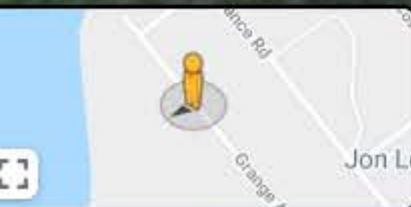




123 Grange Ave
Fair Haven, New Jersey

Google

Street View - Jul 2013



Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a street view pegman icon.