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

Borough of Fair Haven Land Development Application Checklist

Name of Application	n:CADY			5-10-21 Date:
Block: 22	Lot(s):	53	Address: 137 GRA	NGE AVENUE
Individual Completi	ng Checklist:	WILLIAN	M E. JENSEN, JR.	Title: PROFESSIONAL
8	~			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.

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50	•	•	•	٠	•	*				proposed easement or land reserved for or dedicated to public use.		Waiver		
										Property owners within		Complies		
51		9	•	•	*	٠				200 feet of subject property.		Waiver		
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52		•	٠			•		obodocopendo la calcada de la Calcada (a calca antico de la des o contramentamenta de la calcada (a calcada de la		sensitive areas on or within 200' of the project site (Note: variance applications need only show these features on site)		Waiver		
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53	*	*	٠	*	•	*	A To be de promision and a second a second and a second a	selection of the select		architectural plans and elevations.		Waiver		
destampe and the second of						in an		,,,,,,,,	400,141_00.00\dots\dots\dots\dots\dots\dots\dots\dots	Site identification signs,		Complies		
54		1	•	*	*	•		discontinue		traffic control signs, and identification signs.		Waiver		
									nga na arawayan na kama ka k	Existing and proposed		Complies	***************************************	
55	٠	1	*	NAMES OF TAXABLE PARTY.	*			100000000000000000000000000000000000000		sight triangles.		Waiver		
										Proposed street names		Complies		
56		Odder de de la companya de la compan	*		000000000000000000000000000000000000000			Sideri Augustinia ance	001011001000000000000000000000000000000	when new road is proposed.		Waiver		
al my						enia ateminala ance		-				Complies		
57			and the second		eros manufastino			due Hidadio nata	and the same	Parking plan.		Waiver		

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Item Number	The state of the s	inor	Pro	elin		inal	40	:55)	D-70	Item Description	Applicant Mark	Status	Borough Mark	Comments
101	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(3)	9)		Polymbily i form i o'd vanovalamoninamoni i rosalli mino unimadoninamon			
* /-										Phasing plan as		Complies		умунундары - на приприя наколоров урождур он до изартом чили подного на наколодом до наколодом д
58				*		•				applicable.		Waiver		
					*****				aa lan ausaa kommuuri (naki	Solid waste		Complies		
59	веренция выполнения в полительной одновной веренция в полительной одновной одновной одновной одновной одновной				•	٠	Avvenor data and open detailed decimal and a model decimal control of the control	edito pri min anti mare construente della constr		management and recycling plan showing holding location and provisions for waste and recyclables.		Waiver		
										Site layout showing all roadways, circulation		Complies		
60	•		• Control of the Cont	•	•	•				patterns, curb, sidewalk, buffers, structures, open space, recreation, etc., as applicable.		Waiver		
t			_			e de la composition della comp				Grading and utility		Complies		Bipinah kanundunah kupudah didi didi didi didi didi didi didi d
61	•	•		•	*			ah dinomeno a ada	in the second	plan.		Waiver		
								and the second s		Profiles of existing and proposed roadways and		Complies		Addition resistant dataset
62	*	**) Perti Calaba, kanda bijada kepidi Andrewa ya mana kanda kenonari		*	**				n usalah kan-hajiyi qiyana ban na amanoo ibo na oo ama	including all utilities and stormwater facilities. Roadway cross section at 50' intervals.		Waiver	erenamente de la composition de la constanta d	
23								- Andrews		Landanainanlan		Complies		
63	-89	ক	*	S		*		-		Landscaping plan.		Waiver		
	The second secon		divinish sikera, i ferdusek diskusida	hitherisches annun annun annun grann gliebe			1000	obliqued and classes are an ex-		Soil erosion and sediment control plan		Complies		
64		•		*		***	add Sydbadach dan ann am Bann can mg digit ng Labana as		қанда назаналарақууда (үй, түс т. қалайдайда дейдерейде kandan	prepared in accordance with the standards for soil erosion and sediment control standards in New Jersey.		Waiver	And the state of t	

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Item Number	M	nor	Pro	alim	ш.	inal	40	:55	D-70	Item Description	Applicant N	Status	Borough Mark	Comments
len	Subdivision	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(3)	(4)					
					al-al-little-te-	granus and						Complies	***************************************	
65	٠		•	*	•					Lighting plan.		Waiver		
						-				Construction details for		Complies		
66	•			•		•				any on-site and off-site improvement.		Waiver		

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

April 28, 2021 12:14 PM BOROUGH OF FAIR HAVEN
Tax Account Detail Inquiry

Page No: 1

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

Tax Y	ear: 2	1021	Qtr 1	Qtr 2)	Qtr 3		Qtr 4	Total		
Origina	Original Billed:		9,051.44	9,051.43		0.00	0.00		18,102.87		
	Paymer	its:	9,051.44	0.	.00	0.00		0.00	9,051.44		
	Balar	ice:	0.00	9,051	43	0.00		0.00	9,051.43		
Date	Qtr	Type Descri		Check No	Mthd	Reference		Batch Id	Principal	Interest	2021 Prin Balance
			ginal Billed						18,102.87		18,102.87
02/10/2	1 1	Paymer	•	3798928922	CK	7616	2	INT0210	9,051.44	0.00	9,051.43

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).

entities, such as county, state, or regional agencies that would also need notification. 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

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.





https://njparcels.com/property/notice/1314_22_53

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 54.03	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

Use Law (https://law.justia.com/codes/new-jersey/2009/title-40/40-55d/) (NJSA 40-55D), the Flood Hazard Area Control Act 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

prior to a planning or zoning board meeting. (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

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.



















