

RECEIVED

NOV 18 2020

Per: *[Signature]*

ZB# 20-15

FAIR HAVEN ZONING BOARD OF ADJUSTMENT

APPLICANT: CHRIS BUDGE PROPERTY ADDRESS: 7 HILLSIDE PLACE
BLOCK: 606 LOT: 9 ZONE: R-10A PHONE #: 732-233-0528
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.

- 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 *pa 11/18/2020*
- 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 ✓

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.

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# 732.233.0528

Applicant's Name CHARIS BUJGE

Applicant's Address 7 HILLSIDE PLACE

Owner's Name CHARIS BUJGE

Owner's Address 7 HILLSIDE PLACE

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

Location of Premises 7 HILLSIDE PLACE Block 66 Lot 9

(Street)

(Tax Map Reference)

The premises are located in the following Zone R-10A

Request is hereby made for permission to erect, alter, convert, use, a FRONT COVERED PORCH 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 100' x 100' x 125' x 75' AREA: 12,366 S.F.
(give dimensions and area)

and has the following structures _____
(dwelling, garage, shed, pool, etc.)

2. Size of proposed building: 91 S.F. (SIZE OF PORCH)

a) Total square footage of all stories (exclusive of attached garage & cellar), half stories or any attic served by a fixed stairway _____ square feet

b) Number of stories _____

c) Height of principal building _____

3. Setbacks of building: Front 21' Rear N/A Side N/A Side N/A
34'-6"

PAGE 2 of PART III

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

If YES, state the nature, date and the disposition of said matter: _____

5. Attach a statement to this application stating what exceptional conditions exist preventing the Applicant from complying with the Zoning Ordinance. Also include a statement of facts showing why the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning plan and Zoning ordinance.

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

Type of construction (frame, stone, brick, etc.) N/A

Present use of existing building(s) & premises N/A

Describe any deed restrictions affecting the property. N/A

Total proposed dwelling units N/A

Total proposed professional offices N/A

Total proposed parking spaces N/A

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.

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

CHRIS BUNGE 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 6TH day of NOVEMBER, 20 20.

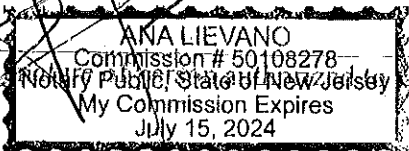
Chris Bunge
(Owner(s) of property referred to)

Type text here

(Applicant(s) other than owners)

(Address of property referred to)

Sworn and subscribed to
before me this November day of
13 20 20


ANA LIEVANO
Commission # 50108278
Notary Public, State of New Jersey
My Commission Expires
July 15, 2024
I take oaths

Applicant: Chris Bunge
Property Address: 7 Hillside Place
Block: 66 Lot: 9

Statement of Legal Basis for Variance Application:

The applicant is seeking to cover and expand the existing front porch. The proposed front porch will require one variance. The variance is for the minimum required Front Yard Setback in the R-10A Zone which is 30 feet. Existing Front Yard Setback of the subject lot in R-10A Zone is 25 feet. The proposed Front Yard Setback to the new Covered Porch is 21 feet, which exacerbates a pre-existing non-conforming condition.

The applicant feels justified in requesting variance relief for several reasons. First, the existing front porch is not covered which exposes a person entering the home to inclement weather. Second, the new front covered porch adds aesthetic value to the home.

Additional testimony to be provided at the hearing.



BOROUGH OF FAIR HAVEN

748 River Road
New Jersey 07704

NICOLAS J. PORUCHYNSKY • ZONING OFFICER • MUNICIPAL BUILDING
telephone: 732-747-0241 ext. 217 • Email: nporuchynsky@fhboro.net

September 1, 2020

Mr. Chris Bunge
7 Hillside Place
Fair Haven, NJ 07704
(via email: bunge26@gmail.com)

**Re: 7 Hillside Place
Fair Haven, New Jersey 07704
Block: 66, Lot: 9, R-10A Zone
Zoning Permit Application # 20-238B – Front Covered Porch**

Dear Mr. Bunge:

I am in receipt of your letter of transmittal and zoning permit application and supporting plans for the above-mentioned address including the following:

1. Zoning permit application form and fee received on August 28, 2020 by the Zoning Office.
2. Copy of property survey of the subject lot by Charles Surmonte P.E. & P.L.S., dated 04-04-19.
3. Architectural plans titled "Additions & Alterations to Bunge Residence – 7 Hillside Place, Fair Haven, NJ, Block 66 Lot 9", prepared by Parallel Architectural Group, dated August 26, 2020.

It is my understanding that you are seeking approval to construct first and second story additions, internal renovations and a front covered porch to existing residential dwelling. After reviewing your application, the additions and internal renovations comply and were approved through ZPA #20-238A. However, ZPA#20-238B (the front covered porch) does NOT comply with the requirements set forth in the Fair Haven Land Use and Development Regulations. This portion of your application is therefore **DENIED** and the following variances will be required before zoning approval can be granted:

<i>Ordinance Section</i>	<i>Requirement</i>	<i>Proposed</i>
§ 30-5.1 Table "C"	The minimum required Lot Frontage and Lot Width in the R-10A Zone for a Corner Lot is 115 feet.	The existing and proposed Lot Frontage and Lot Width of the subject lot in the R-10-A Zone on the Buena Vista Ave. side is 100 feet, a pre-existing non-confirming condition.

<i>Ordinance Section</i>	<i>Requirement</i>	<i>Proposed</i>
§ 30-5.1 Table "C"	The minimum required Front Yard Setback in the R-10A Zone is 30 feet.	The existing Front Yard Setback of the subject lot in the R-10A Zone is 25 feet. The proposed Front Yard Setback to the new Front Covered Porch is 21 feet, <i>exacerbating a pre-existing non-confirming condition – Variance Required.</i>

Please be advised that you have the option of amending this application to conform to the requirements set forth in the Borough's Land Use and Development Ordinance or you can apply for relief from this ordinance by submitting an application to the Borough's Zoning Board of Adjustment. You also have the option as per NJSA 40:55D-72a of appealing my ruling to the Borough's Zoning Board of Adjustment by filing a notice of appeal with my office within 20 days from the date of my letter.

If you choose to seek relief or want to file an appeal, please contact Jennifer Johnson in the Zoning and Planning Board Office at 732/747-0241 ext. *215 during normal business hours to obtain the required application forms and further information regarding the Board approval and appeal process.

If you have any questions regarding the denial of this application, please feel free to contact me at the number or e-mail address above.

Sincerely,



Nicolas J. Poruchynsky, PE, PP, CME
Assistant Director of Engineering and Public Works,
Code Enforcement Officer and Zoning Officer

CC: File

Richard Gardella, Director of Engineering and Public Works *(via email)*
Jennifer Johnson, Board Secretary *(via email)*
Joe Mulé, Planning and Zoning Code Compliance *(via email)*
Jim Kennedy, ZB Engineer *(via email)*

Borough of Fair Haven
Land Development Application Checklist

Name of Application: CHARIS BUNGE Date: 11.6.20

Block: 66 Lot(s): 9 Address: 7 HILLSIDE PLACE

Individual Completing Checklist: CHARIS BUNGE Title: HOMEOWNER

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

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Subdivision	Site Plan	Prelim	Final	40:55D-70							
					Subdivision	Site Plan	Subdivision					
1	•	•	•	•	•	•	•	•	•	Complies	✓	
										Waiver		
2	•	•	•	•	•	•	•	•	•	Complies	✓	
										Waiver		
3	•	•	•	•	•	•	•	•	•	Complies	✓	
										Waiver		
4	•	•	•	•	•	•	•	•	•	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)					
5	•	•	•	•	•	•	•	Completed Escrow Agreement signed by owner and applicant.	•	Complies Waiver	✓	
6	•	•	•	•	•	•	•	Completed Ownership Disclosure Statement.	•	Complies Waiver	✓	
7	•	•	•	•	•	•	•	Tax Collector Certification from the Borough Tax Collector that all current taxes and assessments on the property are paid to date.	•	Complies Waiver	✓	
8	•	•	•	•	•	•	•	Certified list of property owners within 200' of the property as prepared by the Borough Tax Assessor.	•	Complies Waiver	✓	
9	•	•	•	•	•	•	•	Completed Monmouth County Planning Board application. Copy of a check made payable to "Monmouth County."	✓	Complies Waiver	✓	DOES NOT APPLY TO APPLICATION
10	•	•	•	•	•	•	•	Completed Freehold Soil Conservation District (FSCD) application. Copy of a check made payable to "FSCD."	✓	Complies Waiver	✓	

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Item Number	Minor						Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Subdivision		Site Plan		Subdivision		Site Plan		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		<i>DDENOT Apply to Application</i>	
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	✓		

Item Number	Minor						Major		Variance		Item Description	Applicant Mark	Status	Borough Mark	Comments
	Prelim		Final		40:55D-70		(a) & (b)	(c)	(d)						
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan									
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	✓		
												Waiver			
18	•	•	•	•	•	•	•	•	•	A digital copy of the plan in .dwg format (ACAD 2007 or later) and .pdf format (Adobe).	•	Complies	✓	PDF	
												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)	(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		

Item Number	Minor						Major		Variance	Item Description	Applicant Mark	Status	Borough Mark	Comments
	Prelim		Final		40:55D-70	(a) & (b)	(c)	(d)						
	Subdivision	Site Plan	Subdivision	Site Plan					Subdivision					
27	•	•	•	•	•	•	•	•	Photograph(s) of the subject property.	•	Complies	✓		
											Waiver			
28	•	•	•	•	•	•	•	•	List of variances required or requested.	•	Complies	✓		
											Waiver			
29	•	•	•	•	•	•	•	•	List of requested design waivers or exceptions.		Complies			
											Waiver			
Plans shall show or include the following:														
30	•	•	•	•	•	•	•	•	Map scale not less than 1" = 100', showing the entire tract on one sheet not exceeding 24"x36."	•	Complies	✓	Added	
											Waiver			
31	•	•	•	•	•	•	•	•	Key map at specified scale showing location to surrounding properties, streets, watercourses, municipal boundaries, etc., within 500' of property.	•	Complies	✓	Shows Properties within 200'	
											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	✓	Title Block	
											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		(a) & (b)	(c)	(d)						
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan									
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.	•	Complies	✓		
												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.	•	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	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			
46	•	•	•	•	•	•	•	•		Size and location of any existing and proposed structures with all setbacks dimensioned.	•	Complies	✓		
												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			

LAND USE AND DEVELOPMENT REGULATIONS

30-12

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)			
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
	Subdivision	Site Plan	Prelim		Final		40:55D-70					
			Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
58			•	•	•	•		Phasing plan as applicable.	Complies			
									Waiver			
59					•	•		Solid waste management and recycling plan showing holding location and provisions for waste and recyclables.	Complies			
									Waiver			
60	•	•	•	•	•	•		Site layout showing all roadways, circulation patterns, curb, sidewalk, buffers, structures, open space, recreation, etc., as applicable.	Complies			
									Waiver			
61	•	•	•	•	•	•		Grading and utility plan.	Complies			
									Waiver			
62	•	•	•	•	•	•		Profiles of existing and proposed roadways and including all utilities and stormwater facilities. Roadway cross section at 50' intervals.	Complies			
									Waiver			
63	•	•	•	•	•	•		Landscaping plan.	Complies			
									Waiver			
64	•	•	•	•	•	•		Soil erosion and sediment control plan prepared in accordance with the standards for soil erosion and sediment control standards in New Jersey.	Complies			
									Waiver			

LAND USE AND DEVELOPMENT REGULATIONS

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

BOROUGH OF FAIR HAVEN 200 FOOT LIST

DATE: October 29, 2020

TO: Nikki Schumann
Parallel Architectural Group
Long Branch, NJ 07740

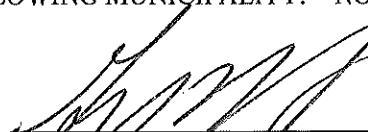
FROM : Gregory T. Hutchinson, CTA
ASSESSOR
BOROUGH OF FAIR HAVEN
748 RIVER ROAD
FAIR HAVEN, N J 07704

RE : FAIR HAVEN PROPERTY WITHIN 200 FEET OF
BLOCK 66 LOTS 9
BOROUGH OF FAIR HAVEN

IN ACCORD WITH YOUR REQUEST, ENCLOSED PLEASE FIND A LIST OF
PROPERTIES WITHIN 200 FEET OF THE FOOT OF FAIR HAVEN ROAD, BOROUGH
OF FAIR HAVEN. THIS LIST CONSISTS OF 1 PAGE(S) AND CONTAINS
THE NAMES AND ADDRESSES FOR 18 PARCELS.

PLEASE NOTE THAT, APART FROM THE PARCELS NOTED ABOVE,
A LIST OF UTILITIES IS ALSO INCLUDED AND REQUIRES NOTIFICATION.

IN ADDITION, A REVIEW OF OUR TAX MAP INDICATES THAT YOU NEED
ADDITIONAL INFORMATION FROM THE FOLLOWING MUNICIPALITY: NONE



Gregory T. Hutchinson, CTA
Assessor

FEE \$10 PAID DUE

200' list Block 66 Lot 9 7 Hillside Place

Bl-lot-qual	Owner	Mailing address	City, State, Zip	
1314-66-9	BUNGE CHRIS & ERINN	7 HILLSIDE PL	FAIR HAVEN NJ	07704
1314-66-10	REDDY MICHAEL W & KAREN A	57 S WOODLAND DR	FAIR HAVEN NJ	07704
1314-66-11	MOREA EDWARD J & CYNTHIA W	49 S WOODLAND DR	FAIR HAVEN NJ	07704
1314-66-6	BUNT JOHN & MARY ELLEN	172 BUENA VISTA AVE	FAIR HAVEN NJ	07704
1314-67-1	HARRIS CODY & WENDY	220 BUENA VISTA AVE	FAIR HAVEN NJ	07704
1314-67-7	BURKE SANDRA F	35 HILLSIDE PL	FAIR HAVEN NJ	07760
1314-67-3	PHELAN JOHN BARRY & LYNN B	24 HILLSIDE PL	FAIR HAVEN NJ	07704
1314-67-4	WERTH HERBERT J & ADRIANA	34 HILLSIDE PL	FAIR HAVEN NJ	07704
1314-67-8	BYREN JOHN F.	58 S WOODLAND DRIVE	FAIR HAVEN NJ	07704
1314-66-7	BAUER MICHAEL & ROBIN	184 BUENA VISTA AVE	FAIR HAVEN NJ	07704
1314-66-12	REHDER WILLIAM T & TRACEY L	41 S WOODLAND DR	FAIR HAVEN NJ	07704
1314-66-13	CONHAGEN ALFRED & SANDRA	33 S WOODLAND DRIVE	FAIR HAVEN NJ	07704
1314-66-8	RODRIGUES ROY & MAMTA	202 BUENA VISTA AVENUE	FAIR HAVEN NJ	07704
1314-67-2	SCANNIELLO ROCCO & TANYA LEE	16 HILLSIDE PL	FAIR HAVEN NJ	07704
1314-67-38.6	NEUMANN BENJAMIN R & JACQUELYN	226 BUENA VISTA AVENUE	FAIR HAVEN NJ	07704
1341-16-8	MONTALBANO RUSSELL J & SARAH ORSAY	33 BUENA VISTA AVE	RUMSON NJ	07760
1341-15-10	MEMMOTT DAVID J & DEBORAH G	29 BUENA VISTA AVE	RUMSON NJ	07760
1341-16-7	SCHULTZ MARK & KATIE ANN	31 BUENA VISTA AVE.	RUMSON NJ	07760

Borough of Fair Haven Utilities list

Water - NJ American Water Company,

c/o Scott Segal.

One Water Street

Camden, NJ 08102

856-549-8606

Water - Borough of Red Bank, Department of Public Utilities,

Joseph E. Buonacquista

75 Chestnut Street,

Red Bank, NJ 07701 (people on Lake Avenue, Haddon Park, Harrison Avenue,

Chestnut Street, Beekman Place, etc are connected to the Red Bank water main)

Electric - JCP&L,

Manager- Real Estate

300 Madison Ave.

Morristown, NJ 07962

Gas - NJ Natural Gas Company,

Joan Purcara, Right of Way and Claims Representative

P.O. Box 1464

Wall, New Jersey 07719

Monmouth County Planning Board,

Director

PO BOX 1255

Freehold, NJ 07728

Two Rivers Water Reclamation Authority

1 Highland Ave.

Monmouth Beach, NJ 07757

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

TAKE NOTICE that on the _____ day of _____, 2020 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:

A FRONT COVERED PORCH, ORDINANCE SECTION 30-5.1 TABLE "C", THE MINIMUM REQUIRED FRONT YARD SETBACK IN THE R-10A ZONE IS 30 FEET, THE FRONT YARD SETBACK OF THE SUBJECT LOT IN THE R-10A ZONE IS 25 FEET. THE PROPOSED FRONT YARD SETBACK TO THE NEW FRONT COVERED PORCH IS 21 FEET.

The following variances have been applied for:

Ordinance section 30-5.1 Table "C"

Requirement: The minimum required front yard setback in the R-10A zone is 30 feet.

Proposed: The existing front yard setback of the subject lot in the R-10A zone is 25 feet. The proposed front yard setback to the new front covered porch is 21 feet, *exacerbating a pre-existing non-conforming condition.*

On the premises located at 7 Hillside Place

And designated Block: 66, Lot: 9 on the official Tax Map of the Borough of Fair Haven.

A copy of the application 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.

Chris Bunge,
7 Hillside Place, Fair Haven, NJ

Publication Date: _____

NOTICE OF HEARING

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

To Whom It May Concern:

Block: 66 Lot: 9 of the Borough of Fair Haven Tax Map

Street Address: 7 Hillside Place, Fair Haven, NJ

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 30-5.1 Table "C" Variance from the requirements of the Zoning Ordinance to permit **A FRONT COVERED PORCH, THE MINIMUM REQUIRED FRONT YARD SETBACK IN THE R-10A ZONE IS 30 FEET, THE FRONT YARD SETBACK OF THE SUBJECT LOT IN THE R-10A ZONE IS 25 FEET. THE PROPOSED FRONT YARD SETBACK TO THE NEW FRONT COVERED PORCH IS 21 FEET.**

In addition, the Applicant 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

A public hearing will take place on _____, 2020, 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 objects 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.

Chris Bunge,
7 Hillside Place, Fair Haven, NJ

Dated: November 6th, 2020

Fair Haven Zoning Board of Adjustment

Escrow Agreement

I understand that the sum of \$1,500 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.

11.6.20

Date

Chris Bunge

Signature of Owner