

FAIR HAYEN ZONING BOARD OF ADJUSTMENT

APPLICANT: James Cady PROPERTY ADDRESS: 137 Grange Avenue
 BLOCK: 22 LOT: 53 ZONE: R-30 PHONE #: 908-309-0183
 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
- _____ 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

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# 908-309-0183

Applicant's Name James Cady

Applicant's Address 137 Grange Avenue

Owner's Name James Cady

Owner's Address 137 Grange Avenue

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

Location of Premises 137 Grange Avenue

Block 22

Lot 53

(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
circular driveway

contrary to the requirements of Article Sections 30-5.1, Exhibit 30-9.2.b.6(d) and 30-7.8(g) of the Zoning Ordinance, or for other relief as follows:

Applicant seeks to construct a circular driveway, and seeks the following relief:

Section 30-5.1 Table C - Proposed lot coverage with driveway and patio additions is 41.97%, where 30% is permitted.

Section 30-9.2.b.6(d) - Proposed number of driveway accesses to street is two, where only one is allowed.

Section 30-7.8(g) - Not more than 25% of the front yard area shall be used as driveway or for off-street parking, and more is requested.

1. Said property is 22,513 sq. ft. in area; Lot Frontage = 104.87 ft.; Lot Depth = 239 ft.

(give dimensions and area)

and has the following structures dwelling, garage, pool, small pool shed

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

2. Size of proposed building: *Proposal is for a driveway, not a building

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 Rear Side Side

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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 X No

If YES, state the nature, date and the disposition of said matter: Applicant applied for a similar variance in 2020, but the application was withdrawn from consideration.

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.) Belgian Block, gravel, pavers

Present use of existing building(s) & premises Single-family residence

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.

Application of James Cady

137 Grange Avenue

Block 22, Lot 53, R-30 Zone

ZONING BOARD APPLICATION QUESTION #5

STATEMENT OF LEGAL BASIS FOR GRANTING VARIANCES SOUGHT

Applicant, Mr. James Cady, proposes to construct a circular driveway on the front yard of the above-captioned property. Applicant requests that the Board grant certain 'c' variances to permit this project to move forward.

The variances requested are as follows:

- Section 30-5.1 Table "C" – The maximum permitted lot coverage in the R-30 Zone is 30%. The proposed lot coverage, with driveway and patio additions, is 41.97%.
- Section 30-9.2.b.(6)(d) – The number of driveways provided from a site to any one street, where the length of frontage is 150 feet or less, is one. Applicant proposes to construct an additional outlet onto Grange Avenue.
- Section 30-7.8(g) – For single-family zone districts, not more than 25% of the front yard area shall be used as a driveway or for off-street parking. Applicant proposes to exceed the 25% limit.

As an important initial matter, if the proposed variances were granted, the increase in impervious surface as a result of the expanded driveway and the patio in the rear yard would not have a negative impact with regard to stormwater management for Applicant, or for his neighbors.

This site formerly had a circular driveway, photographs of which will be provided for the Board's review. Additionally, many of the neighboring properties have circular driveways, photographs of which will also be provided for the Board's review. Applicant requests 'c' bulk variances to return the property to its former state, and to align it with other residential properties in the vicinity.

The proposed variances advance certain purposes of the Municipal Land Use Law (N.J.S.A. 40:55D-2), namely:

1. N.J.S.A. 40:55D-2(a) – "Promote the public health, safety, morals and general welfare." The addition of a second curb-cut will allow vehicles to safely exit the property without having to back out of the driveway.
2. N.J.S.A. 40:55D-2(i) – "To promote a desirable visual environment through creative development techniques and good civic design and arrangement." A number of other properties in the neighborhood have circular driveways. With the addition of a second

curb cut, the site will function more harmoniously and will promote adequate circulation on the property, and onto the street.

The grant of the requested variance relief would not result in any substantial detriment to the public good and would not substantially impair the intent and purpose of the municipal zoning plan. Rather, the requested variance relief would promote safer ingress and egress to the subject property, and it would have no effect on neighboring properties.

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

Janet G Bate 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 10th day of march, 2021.

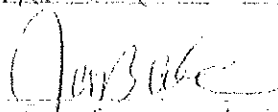
Janet G Bate
Notary Public, State of New Jersey
Reg. No. 50072836
My Commission Expires 12/05/2022


(Owner(s) of property referred to)

(Applicant(s) other than owners)

(Address of property referred to)

Sworn and subscribed to
before me this 10th day of
march, 2021


Signature of person authorized to take oaths



LAND USE AND DEVELOPMENT REGULATIONS

30-12

Borough of Fair Haven Land Development Application Checklist

Name of Application: _____ Date: _____

Block: _____ Lot(s): _____ Address: _____

Individual Completing Checklist: _____ Title: _____

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)					
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		
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		
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	
			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			
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							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
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		
										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

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			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							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
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		
									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			

LAND USE AND DEVELOPMENT REGULATIONS

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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)				
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
			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

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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	•		•		•				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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	Subdivision	Site Plan	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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				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)



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@fhhboro.net

March 1, 2021

Mr. James Cady (via email: james.cady@navesinkwa.com)
137 Grange Avenue
Fair Haven, NJ 07704

**Re: 137 Grange Avenue
Fair Haven, New Jersey 07704
Block: 22, Lot: 53, R-30 zone
Zoning Permit Application # 21-63**

Dear Mr. Cady:

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

1. Zoning permit application form and fee received on February 17, 2021 by the Zoning Office.
2. Final As-Built Survey of the subject lot prepared by InSite Surveying; dated 11/14/21, last revised 12/3/20, showing the existing conditions.
3. Driveway Variance Plan prepared by Jensen Design Group; dated 1-18-21, no revisions.

It is my understanding that you are seeking approval to expand your existing driveway, forming a circular driveway in the front yard with a second curb cut to the street as well as adding an additional Paver Patio in the rear yard. After reviewing your application it was found not to comply with the requirements set forth in the Fair Haven Land Use and Development Regulations. 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 maximum permitted lot coverage in the R-30 Zone is 30%.	The existing lot coverage is 29.98% and the proposed lot coverage with the driveway and patio additions, is 41.97% where 30% is permitted. Variance Required

<i>Ordinance Section</i>	<i>Requirement</i>	<i>Proposed</i>
§ 30-9.2. b. 6(d)	Number of driveways to street permitted from lot with less than 150' of lot frontage is limited to one.	The existing lot frontage is 104.87' where 125' is required is an <i>existing non-conforming condition</i> and the proposed number of driveway accesses to street is two where only one is allowed. Variance Required.
§ 30-5.1 Table "C"	The minimum lot area in the R-30 Zone is 30,000 SF.	The existing lot area of subject property is 22,513 SF and an <i>existing conforming condition</i> .
§ 30-5.1 Table "C"	The minimum lot frontage in the R-30 Zone is 125'.	The existing lot frontage of subject property is 104.87 ft and an <i>existing conforming condition</i> .
§ 30-7.8(g).	In a single-family zone district ... not more than twenty-five (25%) percent of the front yard area shall be used as a driveway or for off-street parking.	The driveway area in the front yard exceed 25%. Variance Required.

Please provide the following additional information as part of any future plan revisions or submissions of the Borough's Land Use and Development Code:

- Provide detailed breakdown of calculations regarding lot coverage, showing items to be removed and those being added;
- Provide calculations for the allowable coverage of 25% of the front yard area as detailed in §30-7.8(g).
- Provide information regarding driveways and a subsequent Street Opening Permit for review and approval.
- Provide information and calculation for proposed stormwater management at the subject property for increased impervious coverage as well as collection and treatment of stormwater prior to exiting onto Grange Ave.

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 the Zoning and Planning Board Office at 732/747-0241 ext. 215 to obtain the required application forms and further information regarding the Zoning Board of Adjustment approval and appeal process. If you desire to amend your application, please submit an amended plan to my office.

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,

A handwritten signature in black ink, appearing to read "N. J. Poruchynsky".

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)*
Zoning Board Secretary *(via email)*
Joe Mulé, Planning and Zoning Code Compliance *(via email)*

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Lot Area:	
Impervious Coverage Allowed:	Impervious Coverage Allowed:
22,519 ± s.f.	22,519 ± s.f.
6,253 ± s.f. (30.9%)	6,253 ± s.f. (30.9%)
Excluding Impervious Lot Coverages from Total Grading Plan:	
Declining & Porches	
2,029 ± s.f.	2,029 ± s.f.
557 ± s.f.	557 ± s.f.
1,466 ± s.f.	1,466 ± s.f.
Stairs, Driveway:	
30 ± s.f.	30 ± s.f.
10 ± s.f.	10 ± s.f.
1,171 ± s.f. (5.3%)	1,171 ± s.f. (5.3%)
1,000 ± s.f.	1,000 ± s.f.
240 ± s.f.	240 ± s.f.
900 ± s.f.	900 ± s.f.
40 ± s.f.	40 ± s.f.
43 ± s.f.	43 ± s.f.
6,790 ± s.f. (30.9%)	6,790 ± s.f. (30.9%)
Total Excluding:	
Proposed Impervious Lot Coverage:	
Rear Patio	515 ± s.f.
Rear Porch	1,064 ± s.f.
Front Porch	1,064 ± s.f.
Front Driveway	1,466 ± s.f.
Front Driveway	2,029 ± s.f.
2,029 ± s.f.	2,029 ± s.f.
Total Proposed:	
Total Lot Coverage Proposed:	
9,440 ± s.f. (41.97%)	9,440 ± s.f. (41.97%)

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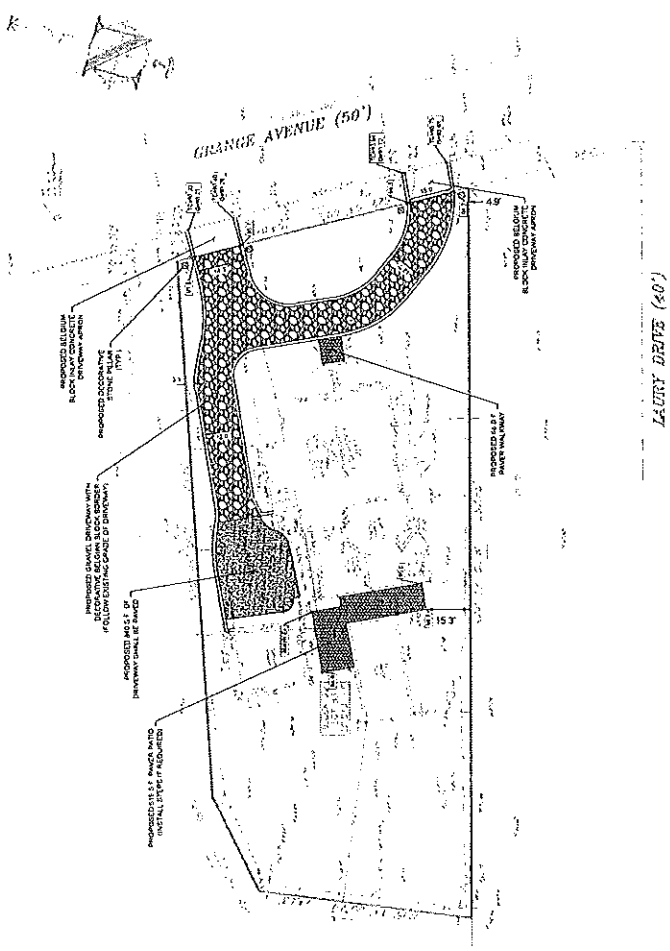
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137 GRANGE AVENUE
DRIVEWAY VARIANCE PLAN
FOR
LOT 53 - BLOCK 22
BOROUGH OF FAIR HAVEN
MONMOUTH COUNTY, NEW JERSEY

LEGEND

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---	EXIST.
---	PROPO.
---	PROPO.

WILLIAM E. JENSEN, JR., PE
N.Y.C. PROFESSIONAL ENGINEER NO. 4



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