

ZB# 20-16

RECEIVED

DEC 09 2020

Per _____

FAIR HAVEN ZONING BOARD OF ADJUSTMENT

APPLICANT: Patrick McElduff PROPERTY ADDRESS: 31 Heights Terrace
BLOCK: 68 LOT: 06 ZONE: R-10B PHONE #: c/o 732-280-2606
APPLICANT ADDRESS (IF DIFFERENT): _____
ZONING BOARD ACCOUNT #: 20-16

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.



LAND USE AND DEVELOPMENT REGULATIONS

30-12

Borough of Fair Haven
Land Development Application Checklist

Name of Application: Patrick McElduff Date: December 4, 2020

Block: 68 Lot(s): 06 Address: 31 Heights Terrace

Individual Completing Checklist: Mark R. Aikins, Esquire Title: Attorney-at-Law

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 | ✓ | |
| | | | | | | | | | | | | Waiver | | |
| 2 | • | • | • | • | • | • | • | • | • | Calculation of the application fee and review eserow | X | Complies | ✓ | |
| | | | | | | | | | | | | Waiver | | |
| 3 | • | • | • | • | • | • | • | • | • | Individual checks made out to the Borough of Fair Haven in the amount calculated for the application fee and review eserow | X | Complies | ✓ | |
| | | | | | | | | | | | | Waiver | | |
| 4 | • | • | • | • | • | • | • | • | • | A completed Checklist (latest revision) with written explanations for all requested completeness waivers. | X | Complies | ✓ | |
| | | | | | | | | | | | | Waiver | | |

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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) | | | | | | | |
| 5 | • | • | • | • | • | • | • | • | • | Completed Escrow Agreement signed by owner and applicant. | X | Complies | ✓ | | | |
| | | | | | | | | | | | | Waiver | | | | |
| 6 | • | • | • | • | • | • | • | • | • | Completed Ownership Disclosure Statement. | X | Complies | ✓ | | | |
| | | | | | | | | | | | | 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 | ✓ | | | |
| | | | | | | | | | | | | Waiver | | | | |
| 8 | • | • | • | • | • | • | • | • | • | Certified list of property owners within 200' of the property as prepared by the Borough Tax Assessor. | X | 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 | | | |

11

| Item Number | Major | | | | | | Variance | | | Item Description | Applicant Mark | Status | Borough Mark | Comments |
|-------------|-------------|-----------|-------------|-----------|-------------|-----------|-----------|-----|---|------------------|----------------|--------|--------------|----------|
| | Minor | | 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 | ✓ | | |
| | | | | | | | | | | | Waiver | | | |
| 18 | • | • | • | • | • | • | • | • | A digital copy of the plan in .dwg format (ACAD 2007 or later) and .pdf format (Adobe). | X | 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

| 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 | | |

11

| Item Number | Minor | | Major | | Variance | | | Item Description | Applicant Mark | Status | Borough Mark | Comments |
|--|-------------|-----------|-------------|-----------|-------------|-----------|-----------|--|----------------|----------|--------------|----------|
| | Subdivision | Site Plan | Subdivision | Site Plan | Subdivision | Site Plan | 40:55D-70 | | | | | |
| | | | | | | | | | | | | |
| 27 | • | • | • | • | • | • | • | Photograph(s) of the subject property. | X | Complies | ✓ | |
| | | | | | | | | | | Waiver | | |
| 28 | • | • | • | • | • | • | • | List of variances required or requested. | X | 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

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) |
| 34 | • | • | • | • | • | • | | | | Complies | | | |
| | | | | | | | | | | Waiver | | | |
| 35 | • | • | • | • | • | • | | | | Complies | | | |
| | | | | | | | | | | Waiver | | | |
| 36 | • | • | • | • | • | • | | | | Complies | | | |
| | | | | | | | | | | Waiver | | | |
| 37 | • | • | • | • | • | • | • | • | | X | Complies | ✓ | |
| | | | | | | | | | | Waiver | | | |
| 38 | • | • | • | • | • | • | | | | | Complies | | |
| | | | | | | | | | | Waiver | | | |
| 39 | • | | • | | • | | | | | | Complies | | |
| | | | | | | | | | | Waiver | | | |
| 40 | • | | • | | • | | | | | | Complies | | |
| | | | | | | | | | | Waiver | | | |
| 41 | • | • | • | • | • | • | • | • | | X | Complies | ✓ | |
| | | | | | | | | | | Waiver | | | |

Handwritten signature

| 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) | | | | | |
| 42 | • | | • | | • | | | | | Complies | | |
| | | | | | | | | | | Waiver | | |
| 43 | • | | • | | • | • | | | | Complies | | |
| | | | | | | | | | | Waiver | | |
| 44 | • | • | • | • | • | • | | | | Complies | | |
| | | | | | | | | | | Waiver | | |
| 45 | • | • | • | • | • | • | • | • | X | Complies | ✓ | |
| | | | | | | | | | | Waiver | | |
| 46 | • | • | • | • | • | • | • | • | X | Complies | ✓ | |
| | | | | | | | | | | Waiver | | |
| 47 | • | • | • | • | • | • | | | | Complies | | |
| | | | | | | | | | | Waiver | | |
| 48 | • | | • | | • | | | | | Complies | | |
| | | | | | | | | | | Waiver | | |

ADDENDUM

**BLOCK 68, LOT 06
BOROUGH OF FAIR HAVEN
(31 HEIGHTS TERRACE)**

MC ELDUFF APPLICATION

Statement of Legal Basis

Applicant seeks approval for the renovation and addition to the existing residence at the subject property. The benefits of granting the requested variances will outweigh the detriments and there is no significant detriment to the zone plan or to the neighborhood if the variances are granted.

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 #: c/o 732-280-2606

Applicants' Name: PATRICK & MELANIE MC ELDUFF

Applicants' Address: c/o Mark R. Aikins, Esquire, 3350 Rt. 138, Bldg. 1, Ste 113, Wall, N.J. 07719

Owner's Name: SAME AS ABOVE

Owner's Address: SAME AS ABOVE

Relationship of Applicant/Owner: (i.e. tenant, purchaser under contract, etc).

Location of Premises: 31 HEIGHTS TERRACE BLOCK 68, LOT 06
(Street) (Tax Map Reference)

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

.....
Request is hereby made for permission to renovate and construct an addition to the existing residential dwelling, contrary to the requirements of Articles 30-5.1 Table C of the Zoning Ordinance, or for other relief as follows:

The Applicant seeks a variance for combined side yard setback for principal for principal structures where 58 feet is required and 43.9 feet exists (a pre-existing non-conforming condition) and 38.06 is proposed; maximum permitted habitable floor area is 3,220 square feet where 2,068 square feet exists and 3,780.8 square feet is proposed.

1. Said property is 13,837 square feet
(area)
and has the following structure two (2) story dwelling
(dwelling, garage, shed, pool, etc.)
2. Size of proposed building: 3,780.8 square feet
 - a) Total square footage of all stories (exclusive of attached garage & cellar), half stories
 - b) Number of stories : 2 story dwelling
 - c) Height of principal building: 32' 2 1/2 stories required; 20.5' 1 1/2 stories exists; 31.5' 2 stories proposed.
3. Setbacks of building: Front: 25 ft. required; 36.53 ft. exists; 29.73 feet proposed
Rear: 30 ft. required; (no change)
Side Yard: (total): 58 ft. required; 43.9 ft. exists; 38.06 ft.. proposed
Side Yard: 10 ft. required; 20.93 ft. exists; 17.65 feet proposed to
south line; 10 ft. required; 22.57 ft. exists; 204.41 ft. proposed to east line,

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 x 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.

SEE ATTACHED ADDENDUM

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

Type of construction (frame, stone, brick, etc) - **See Plans attached**

Present use of existing building(s) and premises **Residential**

Describe any deed restrictions affecting the property: **None**

Total proposed dwelling units: **one (1)**

Total proposed parking spaces – **See Plans attached**

A photograph or photographs of land and buildings involved in the application: **Attached**

Name and address of all expert witnesses proposed to be used:

(1) **Paul Lawrence, c/o 1 House Architecture, 1600 Hwy 71, Ste 3, Belmar, NJ 07719**

Proof of payment of all property taxes due and owing on the premises. **Attached**

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 buildings) of the existing structures indicating the changes, alterations or additions contemplated, if relevant. **Attached**
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 time of the hearing. **Not Applicable**
9. A signed copy of the 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. **Attached**

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. **Not Applicable**

State of New Jersey :
County of Monmouth : SS

MARK R. AIKINS, ESQUIRE, Attorney for the Applicant, Andrew Anderson, being duly sworn according to law hereby certify that the information 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 this Application.


The foregoing Application is hereby consented to this 8th day of December, 2020.



MARK R. AIKINS, ESQUIRE
Attorney for Owner/Applicant, Patrick McElduff

Address of Property: 31 Heights Terrace

Sworn and Subscribed to before
me this 8th day of December, 2020



Notary Public, State of New Jersey
A Notary Public for the State of New Jersey
My Commission Expires 1/13/24
My Commission Expires 1/13/24



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@fthboro.net

October 26, 2020

Mr. Patrick McElduff
31 Heights Terrace
Fair Haven, NJ 07704
(via email: ryan.mcelduff@gmail.com)

Re: **31 Heights Terrace**
Fair Haven, New Jersey 07704
Block: 68, Lot: 06, R-10B Zone
Zoning Permit Application # 20-325

Dear Mr. McElduff:

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 October 16, 2020 by the Zoning Office.
2. Copy of Site Plan and Architectural Plans titled "Proposed Additions & Renovations to the Residence of: Mr. & Mrs. Patrick R. McElduff", prepared by I House Architecture, dated 10/6/20, showing the existing and proposed conditions.

It is my understanding that you are seeking approval to renovate and add to an existing home. 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", note #9 | The minimum required Combined Side Yard Setback for principal buildings in the R-10B zone is 25'. However, ordinance requires the addition of 1.5 feet to the total side yard requirement for each full 5 feet that the lot width exceeds the minimum lot width for the zone. (Table C - Note #9) | The existing Combined Side Yard Setback is 43.9' and a <i>pre-existing non-conforming condition</i> . The proposed addition decreases the one side yard from 20.93' to 17.65' decreasing the total Combined Side Yard Setback to |

| | | |
|--------------------|--|--|
| | Due to unique property shape the existing Lot Frontage/Width of 210.64'; an additional +33' is added the 25' required for a total combined sideyard requirement of 58'. ($210.64' - 100 = 110.64 / 5 = 22.1 * 1.5 = 33.2'$) | 38.06' – <i>exacerbating a pre-existing non-conforming condition.</i> Variance Required. |
| § 30-5.1 Table "C" | The maximum permitted Habitable Floor Area in the R-10B zone is 3,220 sq. ft. | The existing Habitable Floor Area is 2,068.8 sq. ft. and the proposed Habitable Floor Area is 3,780.8 sq. ft. where 3,220 sq. ft. is permitted. Variance Required. |

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 Ms. Jennifer Johnson in 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,



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, Planning and Zoning Board Secretary (*via email*)
Jim Kennedy, ZB Engineer (*via email*)
Joe Mulé, Planning and Zoning Code Compliance (*via email*)


Fair Haven Zoning Board of Adjustment

Escrow Agreement

I understand that the sum of \$ 1,800.00 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.

December 3, 2020

Date



Signature of Owner
Patrick McElduff