

COVER SHEET

(Please attach this sheet to your application)

APPLICANT JEAN ROGALA & STEPHEN ROGALLA

BLOCK 3504 LOT(S) 9

ADDRESS OF PROPERTY 40 PAYSON ROAD PEQUANNOCK

BRIEF NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT:

ADD-A-LEVEL WITH ADDITION &
FRONT PORCH

Check Application
Requested at this time

Type of Application
(Notice requirements)*

Appeal of Administrative Decision
Interpretation or Statutory Referral (A&B)

X

Dimensional Bulk Variance (A&B)

Sign Variance (A&B)

Flood Variance (A&B)

Use Variance (A&B)

Conditional Use (A&B)

Minor Subdivision (none)

Major Subdivision Preliminary (A&B)

Major Subdivision Final (none)

Minor Site Plan (none)

Site Plan Preliminary (A&B)

Site Plan Final (A&B)

- * (A) Personal notice or notice by certified mail to owners of property within 200 feet of the boundary of the property at least 10 days prior to the hearing date set by the Board.
- (B) Notice of a public hearing to be published in the official newspaper at least 10 days prior to the public hearing.

ALL PLANS MUST BE FOLDED TO NO LARGER THAN 9" X 12" IN SIZE. ALL PLANS MUST BE NUMBERED CONSECUTIVELY AND STAPLED TOGETHER INTO SEQUENTIAL SETS. PLANS WILL NOT BE ACCEPTED UNLESS THEY MEET THE ABOVE CRITERIA.

PEQUANNOCK TOWNSHIP
APPLICATION FOR VARIANCE

Intake Date: _____
Completeness Date: _____

Applicant's Name: JEAN ROGALA & STEPHEN ROGALLA

Fee Paid: _____ Date Received: _____

Escrow Paid: _____ Date Received: _____

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address, Telephone Number & Email: JEAN ROGALLA
40 PAYSON ROAD, PEQUANNOCK, NJ
973-652-6279 JEANNIE.ODD@GMAIL.COM

2. Present Owner's Name, Address and Telephone Number: _____
SAME

3. Attorney's Name, Address, Telephone Number & Email: _____
N/A

4. N.J.S.A. 40:55D-70

- _____ (a) Review of Order _____ (b) Interpretation
X _____ (c) Hardship or C(2) Variance _____ (d) Use Variance

5. Permission to: _____ (a) Alter or add to an existing building
(Check applicable) _____ (b) Construct a new building on vacant land
_____ (c) Change from existing use
_____ (d) Subdivide land creating one or more nonconforming lots
_____ (e) Other

6. Proposed building or use is contrary to the following sections of the Zoning Ordinance:

Section	Brief Description
<u>189.03.040.B.4</u>	<u>FRONT YARD SETBACK</u>
<u>189.03.040.B.7</u>	<u>BLDG. COVERAGE</u>
_____	_____
_____	_____

7. Location of Lot: Number and Street: 40 PAYSON ROAD
 Block 3504 Lot 9 Zoning R15
8. Dimensions of Lot .3 acres 14,553 square feet
 Front yard setback 50' Rear yard setback 40'
Adv. APPLIES
 Side yard setback 15' and 20'
 Lot depth 150' Lot width 106'
9. Do lots have frontage on a public street or ROW?
 Yes X No _____
 Property is located on a X Municipal, _____ County or
 _____ State Road. (Check all that apply)
10. Has tract been involved in a prior application before the Zoning Board of
 Adjustment or the Planning Board? Yes _____ No X
 If Yes, name of Board N/A
 Type of Application N/A
 Action Taken N/A
11. Number of buildings or structures existing 1, proposed 1
 Ground floor area of all structures 2,351 S.F.
 Dimensions of proposed addition 728 square feet.
12. Have efforts been made to acquire additional land to be joined with the
 subject premises? Explain: NOT AVAILABLE
13. Are there any existing covenants or deed restrictions on the property?
 Yes _____ No X If Yes, Describe: _____
14. Is the property located in the 100 year Floodplain or Floodway as shown
 on the FEMA Maps dated July 3, 1986? Yes _____ No X
15. Name, Address and Title of person preparing the plats and exhibits
 presented: RICHARD TRAUTWEIN, ARCHITECT

16. List all the plans and other exhibits submitted with this application:

DRAWINGS A1, A2, A3

17. Explain reasons why relief should be granted (attach narrative giving complete factual and legal contentions)

- 1) FRONT YARD SETBACK IS COMPROMISED DUE TO CUL-DE-SAC
- 2) THE LOT IS UNDERSIZED, NON CONFORMING.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

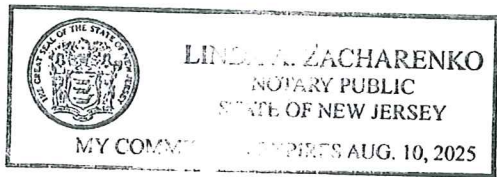
S. Royalla
Signature of Applicant

Sworn to and Subscribed

Before me this 30th day

of July 20 21

Linda A. Zacharenko
Notary



TOWNSHIP OF PEQUANNOCK

SUPPLEMENT TO VARIANCE APPLICATION

The following questions are necessary for the Health Department's review of your application. The completed form will also be made available to the Board of Adjustment prior to the hearing date. Filling out this form completely and accurately will facilitate the application process and is required for your application to be deemed complete.

Property Owner(s) JEAN ROGALA & STEPHEN ROGALA

Address: 40 PAYSON ROAD, PEQUANNOCK

Block 3504 Lot 9

Property to Sewered () Property is on Septic ()

Number of bedrooms presently in structure (4)

Number of bedrooms to be added (1)

Number of bedrooms to be deleted (0)

Total number of bedrooms when project is completed (5)

Size of Septic (if known) SEWER

Type and size of disposal field (if known) N/A

(Converting to Sewer Aug '21)

Please enclose an up to date plot plan or survey with this form. This survey should include all structures located on the property as well as any easements. The location of all septic system components must also be shown on the survey. The Health Department may have information that will assist you. Please contact them with your inquiries.

PEQUANNOCK TOWNSHIP
VARIANCE CHECKLIST

APPLICANT'S NAME: JEAN ROGALA & STEPHEN ROGALA

1. _____ 2 complete applications (once the application has been deemed complete the applicant shall submit 18 additional copies of the application).
2. 2 copies of the plat (an additional 18 copies will be required once the application has been deemed complete).
3. _____ Payment of the administrative and escrow review deposits.
4. _____ Proof of payment of taxes signed by the Tax Collector.
5. _____ Names and address of: (a) holders of 10% or more of stock in applicant and/or owner, if either is a corporation; or (b) holders of 10% or more of interest in applicant if partnership (per N.J.S.A. 40:55D-48.1).
6. _____ In the case where a building or structure is to be built on a vacant parcel of land, the applicant shall submit Health Department approval of a septic system where sanitary sewers are not available.
7. _____ ~~Completed flood plain development application (where required by ordinance)~~
8. _____ Each submission shall be drawn at an appropriate scale not less than 1" equals 100' and shall be submitted on the following standard sheet size 24"x 36".
9. _____ ALL USE VARIANCE applications shall submit a report prepared by a licensed professional planner indicating the special reasons, zoning impacts and similar data under which the application is being prepared.

In addition, the following information shall appear on all plans in order to be deemed complete:

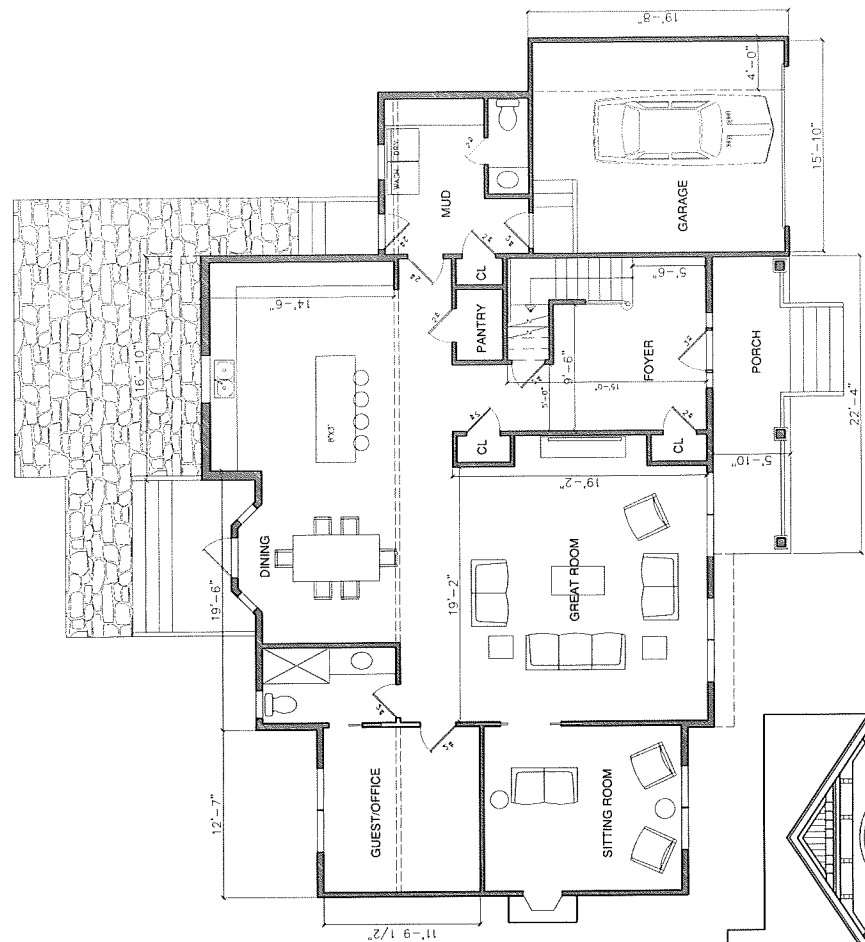
- A. A key map showing the entire tract, the zone in which the subject property and all property within 200' radius of the subject property including the tax map block and lot numbers and owners name. Said map to be drawn at a scale of 1" = 100'.
- B. Title Block in accordance with the rules governing title blocks for professional engineers (N.J.S.A. 45:8-36);
 1. Name, title, address and license number of the professional or professionals who prepared the plat or plan.
 2. Scale (both graphic and written).
 3. Date of original preparation and of each subsequent revision thereof and a list of the specific revisions entered on each sheet.
 4. Existing block and lot numbers as they appear on the Township Tax Map.

- C. 1. North Arrow.
 2. Name, title, address and telephone number of the applicant.
 3. Name, title and address of the owner or owners of record.
 4. Graphic Scale.
- D. _____ Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
- E. Approval Signature lines:
 1. Chairman
 2. Secretary
- F. Acreage to the nearest hundredth of an acre and a computation of the area of the tract to be disturbed.
- G. _____ Identification of wetlands per NJ Freshwater Wetlands Act. (Affidavit of compliance required). Or permit from Army Corps of Engineers.
- H. _____ Identification of the Flood Hazard Area per FEMA maps dated July 3, 1986 as revised or submission of a perfected LOMA.
- I. _____ The location of all existing water courses, wooded areas, and major trees (trees with a six inch or greater caliper as measured three feet above ground shall be individually identified if they are to be disturbed during construction), easements, right-of-ways and streets.
- J. All existing lot lines per Township Tax Map; setbacks and yard dimensions as proposed, together with a table listing the required bulk areas for the zone, the proposed bulk dimensions and clearly identifying all variances required.
- K. Preliminary architectural plans for the proposed building or structures, indicating typical floor plans, elevations, height and general design or architectural styling.
- L. _____ The location of the septic system if the structure is not served by sanitary sewer.
- M. The location of all existing and proposed principle buildings or structures and the location of all existing and proposed accessory structures or buildings and the distance to the nearest property line for each.
- N. _____ The location, quantity and type of off-street parking where prohibited.

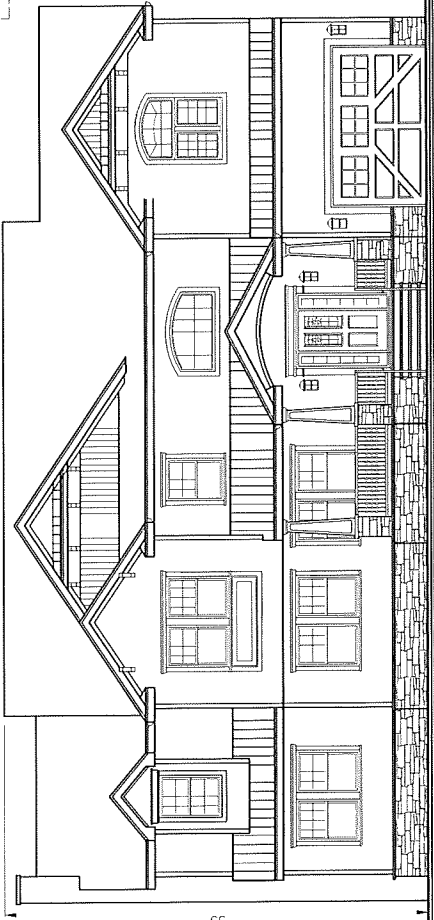
ONCE THE APPLICATION HAS BEEN DEEMED COMPLETE THE APPLICANT SHALL PROVIDE EIGHTEEN COPIES OF ALL MATERIALS RELATING TO THE PENDING APPLICATION.

IN THE CASE OF BIFURCATED APPLICATIONS, THE APPLICANT SHALL SUBMIT THE APPROPRIATE SITE PLAN OR SUBDIVISION PLANS TO THIS BOARD FOR REVIEW FOLLOWING THE APPROVAL OF A USE VARIANCE. THE SITE PLAN OR SUBDIVISION APPLICATION SHALL BE DEEMED COMPLETE ONCE THEY ARE IN CONFORMANCE WITH THE APPROPRIATE CHECKLIST.

WHERE THE APPLICANT IS REQUESTING THE SIMULTANEOUS REVIEW OF THE USE VARIANCE AND THE SITE PLAN OR SUBDIVISION, NEITHER APPLICATION WILL BE DEEMED COMPLETE UNTIL ALL ITEMS ON THE APPROPRIATE CHECKLIST ARE SATISFIED.



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"