

PEQUANNOCK ZONING REVIEW FORM

DATE FILED: _____

APPLICANT: Jennifer Esposito TELEPHONE: 973-650-4748
 ADDRESS: 6 Virginia BLOCK: 2603 LOT: 3
 PROJECT: Pool, Pavilion, Patio, Kitchen Fireplace ZONE: _____

ZONING DETAIL INSTRUCTIONS AND NOTES: Complete the table below; some entries require both a number and percent. Attach a copy of the current survey, showing the location of the proposed construction.

ON AN ATTACHED PAGE, SHOW ALL CALCULATIONS USED TO DERIVE YOUR FIGURES

1. Building coverage is the area covered by all buildings on the lot excluding cantilevers, bay window, chimney, and roof overhangs projecting up to 18". It shall include any deck, terrace, or porch with a vertical face higher than 30" above the average grade expressed as a percentage of the total lot area.
2. Impervious coverage is the area covered by all buildings, paving, paving stones, sidewalks, swimming pools, patios, and similar structures expressed as a percentage of the total lot area.
3. Building height is the vertical distance of a structure measured from the average finished grade measured from at least 12 points (3 on each side) to the highest point in the structure excluding chimneys.
4. Accessory structure located in rear yard? YES NO (circle one)
 If yes, is it a minimum of five feet from side and rear property lines? YES NO (circle one)
5. Is your property located within the New Jersey Flood Hazard Area? YES NO (circle one)
 If yes, is the footprint of your project 300 square feet or more?

TABLE ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS	VAR?
Lot Area (sq. ft.)	11250	11718	11718		NO
Lot Width (at setback line)		70	70		NO
Front Yard	50	46.2	46.2		
Rear Yard	30				
Side Yard	10				
Cumulative Side Yard	25				
Bldg. Coverage %	16	17.3	17.9		NO
Imp. Coverage %	40	32.1	41.5		YES
Building Height (feet/stories)	25 stories 32 feet				

*** FOR OFFICE USE ONLY *** DO NOT WRITE BELOW THIS LINE ***

ZONING OFFICER COMMENTS:

APPLICATION APPROVED/DENIED

FURTHER APPLICATION(S) REQUIRED:

____ Site Plan (major/minor)

____ Subdivision (major/minor)

____ Variance (see VAR column above)

Zoning Officer _____ Date _____

COVER SHEET

(Please attach this sheet to your application)

APPLICANT Jennifer Esposito

BLOCK 2603 LOT(S) 3

ADDRESS OF PROPERTY 6 Virginia Ave.

BRIEF NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT:

Pool, Pavilion, Patio, Kitchen, & Fireplace

Check Application
Requested at this time

Type of Application
(Notice requirements)*

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

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: Jennifer Esposito

Fee Paid: _____ Date Received: _____

Escrow Paid: _____ Date Received: _____

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address, Telephone Number & Email: _____

Jennifer Esposito 6 Virginia Ave

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

Jennifer Esposito 6 Virginia Ave

3. Attorney's Name, Address, Telephone Number & Email: NA

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

_____ (a) Review of Order _____ (b) Interpretation

(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>36D-13(B)(7)</u>	<u>Impervious Surface Coverage</u>
_____	_____
_____	_____
_____	_____

7. Location of Lot: Number and Street: 6 Virginia Ave
 Block 2603 Lot 3 Zoning _____
8. Dimensions of Lot .269 acres 11718 square feet
 Front yard setback 48.1 Rear yard setback _____
 Side yard setback 12.0' and 12.8'
 Lot depth 128.65 Lot width 90
9. Do lots have frontage on a public street or ROW?
 Yes No
 Property is located on a 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
 If Yes, name of Board _____
 Type of Application _____
 Action Taken _____
11. Number of buildings or structures existing 2, proposed 2
 Ground floor area of all structures House & shed (Shed to be removed)
 Dimensions of proposed addition Pavilion _____ square feet.
12. Have efforts been made to acquire additional land to be joined with the
 subject premises? Explain: NA
13. Are there any existing ~~covenants~~ or deed restrictions on the property?
 Yes _____ No 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
15. Name, Address and Title of person preparing the plats and exhibits
 presented: DJ Egarian & Assoc.

Variance Application

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

Pool Location & Grading Plan, Survey

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

Attached -

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

Jenifer Esposito
Signature of Applicant
Jenifer Esposito

Sworn to and Subscribed

Before me this 07 day

of 03 2022

[Signature]
Notary
Woudeline Chery
Notary Public of New Jersey
Commission ID# 2467871
Commission Expires 6/18/23

Variance Application

17. Answer to Variance Application Question.

We plan to create a pool and pool area that will optimize the use and value of our property. Our original plan called for much larger space. We have substantially reduced both pavilion and patio areas per multiple conversations with the zoning official. We have a large extended family and wish to create a space for all to gather particularly for our relatives with travel difficulties. We are asking 1.5% over the maximum allowable impervious coverage.

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) Jennifer Esposito

Address: 6 Virginia Ave

Block 2603 Lot 3

Property to Sewered ()

Property is on Septic

Number of bedrooms presently in structure 4

Number of bedrooms to be added 0

Number of bedrooms to be deleted 0

Total number of bedrooms when project is completed 4

Size of Septic (if known) 1250 gal septic 1250 gal dosing tank

Type and size of disposal field (if known) _____

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.

COVER SHEET

(Please attach this sheet to your application)

APPLICANT Jennifer Esposito

BLOCK 21003 LOT(S) 3

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(Notice requirements)*

X _____

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Block 2603 Lot 3
Application _____
P.B. ZBA

TAX AND ASSESSMENT PAYMENT REPORT

Under provisions of New Jersey Statutes, N.J.S.A. 40:55D-39C and N.J.S.A. 4:55D-65h, an applicant for development of land must submit proof that no taxes or assessments for local improvements or municipal liens are due to delinquent on the property, stated below.

Applicant will complete Section 1 of this form and submit it with his application for development. The Administrative Officer will forward the forms to the Tax Collector for verification that no delinquent taxes or assessments are due. One signed copy of this form will be returned to the applicant by the Administrative Officer, one copy retained by the Tax Collector, and one copy will be placed in the applicant's file.

Developers are cautioned that agreement on payment of taxes for the current year must be reached between the interested parties. Apportionment of taxes is NOT the concern of the Tax Office. If apportionment is desired, application is made to the Township Clerk. There is a \$5.00 fee for apportionment.

Applicant is also cautioned that additional assessments may be levied where a structure is present.

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Section I (to be completed by Applicant)

I Jennifer Esposito of 6 Virginia Ave
(address)
am making application to the Planning Board/Board of Adjustment for the development of
Lots(s) 3 in Block 2603 in the _____ zone, located at
_____ whose owners of record is Jennifer Esposito
(street/s) (name)
of 6 Virginia Ave Pequannock Township NJ
(address)

This tract was formerly subdivided on _____
Original Lot(s) No. _____ Block(s) _____. I acquired interest in this
Property on _____
(date)

I request the Tax Collector determine whether there are any delinquent taxes and/or assessments due.

Date: 3/7/22

Signature of Applicant: Jennifer Esposito

Block 2603 Lot 3
P.B. _____ ZBA _____

Section II (to be completed by Tax Collector)

- I find that All taxes due have been paid.
 All assessments due have been paid.
 The following are delinquent and past due:

Date: 3/7/25 Tax Collector: *Kristin Roane*

September 21, 2000