

PLANNING BOARD APPLICATION

CASE # _____

FOR OFFICIAL USE ONLY

Date of Application Received: _____

Date: _____ Date of Deposit

Fee Paid _____

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date _____

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name JOSE F. SINCLAIR

Applicant's Mailing Address 107 W. FRANKLIN AVENUE, NORTHFIELD, NJ 08221

Applicant's Phone Number 609-233-4847 e-mail address SINCLAIRREALTOR@GMAIL.COM

Applicant is a: Corporation

Partnership

Individual

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list.

NATURE OF APPLICATION, check appropriate items:

☐ Appeal of action of administrative officer

☐ Interpretation of development ordinance or map

☒ Variance: "C" Variance (Hardship)

☐ "D" Use Variance

☐ "D" Non-Conforming Use

☐ Conditional use

☐ Subdivision - Minor

☐ Subdivision - Major

☐ Site Plan - Walver

☐ Site Plan - Minor

☐ Site Plan - Major

☐ Other _____

Proposed use, Building, or Subdivision is contrary to:
List Article and Section of the Ordinance from which Variance is sought:

215-612

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 107 W. FRANKLIN AVENUE

Tax Map BLK 143 LOT(S) 2 Dimension of Property 109' x 131' x 103' x 131'
(13,989.47 SF)

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R-2

Location approximately _____ feet from intersection of _____

and _____

Last Previous Occupancy APPLICANT OCCUPIED

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	_____	<u>NO CHANGE</u>
Deep (feet)	_____	<u>''</u>
Square (feet)	<u>2,380 SF</u>	<u>''</u>
Height (feet)	<u>1 STORY</u>	<u>''</u>
Story	<u>1 1/2</u>	<u>''</u>
Building Coverage	<u>1790</u>	<u>''</u>
	<u>2380 SF</u>	<u>''</u>

SET BACKS ZONING REQ.

Present

Proposed

Frontage

Y or N

Front Yard

17.7

17.7 - ENC Corner Lot:

Front Yard

Side (SINGLE / TOTAL)

12.5 / 37.5

12.5 / 37.5

Side - ACCESSORY

3.8 / 1.2

3.8 / 1.2

Rear / ACCESSORY

57.7 / 4.2, 4.3, .6

57.7 / 4.2, 4.3, .6

Lot Size Area

13,989.47

13,989.47

Prevailing Setbacks of Building within one Block _____ ft.

Present use RESID proposed use RESID

Has there been any previous appeal or application involving these premises?

Yes or (No)

If yes, when _____

and to whom _____

Nature of appeal or application _____

Disposition _____ Date _____

Application for Subdivision _____ site plan - conditional use approval _____

The relationship of the applicant to the property in questions is:

Owner X Tenant _____

Purchaser under Contract (submit copy) _____ Other _____

If the applicant is not the owner of the property, the applicant must obtain and submit a copy of this application signed by the owner in the space provided.

Application Narrative

The Applicant, as the owner of the subject property made several improvements to the rear of the property that is parallel to Franklin Avenue. Those improvements were a shed, a paver walkway area, a pergola and another pergola with a roof overhang.

These improvements were placed within the rear and side yard setback areas (the property abuts the bike path).

These additions have beautified the property and do not adversely affect adequate light, air, and open space.

At this time, the applicant respectfully seeks relief from the Northfield Planning Board in the form of variances for side yard setback (10 ft required -- 3.8 ft & 1.2 ft proposed) and for rear yard setback (5 ft required -- 4.2 ft & 4.3 ft & 0.6 ft proposed).

Owner's Authorization: I hereby certify that I reside at: 107 W. FRANKLIN AVENUE, NORTHFIELD

In the County of ATLANTIC State of NEW JERSEY

and that I am the owner of all that certain lot, _____; Piece or parcel of land known as

Block 143 Lot(s) 1 commonly known as 107 W. FRANKLIN AVENUE

which property is the subject of the applicant, and said application is hereby authorized by me.

Owner's Signature _____

Applicant's Attorney STEVEN M. ABRAMOFF, Esq. Phone # 609-484-1119

Address 1555 ZION RD, SUITE 102, NORTHFIELD, NJ 08221

Applicant's Engineer JON J. BARNHART Phone # 609-344-8194

Address 400 N. DOVER AVENUE, ATLANTIC CITY, NJ 08401

Applicant's Architect _____ Phone # _____

Address _____

Applicant's Planner _____ Phone # _____

Address _____

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

Applicants Signature _____

Notice: The applicant is responsible to publish and serve notice of this application after receiving a hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for Board review. Applicant should check off each item to ensure that it is included on the plan. **ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD.** Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets. (Return this list with your application)

- ☒ Name and title of applicant and owner, if other than applicant.
- ☒ Name and seal of person preparing plans, etc.
- ☒ Place for signature of Chairman and Secretary of Planning Board.
- ☒ Place for signature of City Engineer.
- ☒ Place for signature of County Engineer and Secretary of County Planning Board.
- ☒ Tax map lot and block numbers.
- ☒ Date, scale and "north" sign.
- ☒ Key map of the site with reference to surrounding areas and to existing street locations.
- ☒ Zone district in which property is located, and zone district of all properties within a 200-foot radius of the property line of the applicant's site, including properties in adjacent municipality, where applicable.
- ☒ All properties within 200 feet uses of said properties.
- ☒ Names of owners of all of above properties.
- ☒ N/A Approximate number of employees who will be using the proposed site on a full-time basis shifts, if the operation is non-residential.
- ☒ Entire property in question, even though only a portion of said property is involved in the site plan; provided however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.
- ☒ Dimensions of lot, setbacks, front yard, side yards, and rear yard.
- ☒ Bearing and distances of property lines.
- ☒ Dimensions of existing and/or proposed principal building(s) and all accessory structures.
- ☒ Size and location of fences.
- ☒ All proposed parking and loading facilities, showing location and dimensions of individual parking spaces and loading areas, aisles, traffic patterns and driveways for ingress and egress, all drawn to scale.

- ☒ All existing and proposed curbs and sidewalks; and all proposed curb cuts.
- ☒ All driveways and streets within 200 feet of site.
- N/A Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.
- N/A Location of all signs and exterior lighting, accompanied by a brief narrative explanation of types of standards to be used, radius of light and intensity, etc., plus sketches to scale indicating design, color, material of things to be utilized.
- N/A Water supply system.
- N/A Existing and proposed sanitary sewerage disposal system.
- N/A Draining Plans as approved by City Engineer.
- N/A Solid waste disposal and storage. Method of treating manufacturing wastes and byproducts.
- N/A Location of all existing trees or tree masses, indicating general size and species.
- N/A Landscaping and buffering plans, showing what will remain and what will be planted, and specifying types, size and location of trees and shrubs.
- N/A Significant existing physical features including streams, water courses, swampy soil, etc.
- N/A Perspective drawing of all proposed structures as well as front and side elevations at a scale which clearly indicates the design objectives of the applicant. [The perspective drawings should clearly indicate the color, material and overall design of the proposed structure(s).]
- N/A Existing and proposed spot elevations based on U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.
- N/A Existing and proposed contours of site at 2-foot intervals for areas less than 5 percent grade and 1-foot intervals above 5 percent grade.
- ☒ Any other pertinent information as may be required by the Board.