

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 Vincent M. Mazzeo and Gerri L. Mazzeo

Applicant's Mailing Address 2001 Shepherd Drive, Northfield, NJ 08225

Applicant's Phone Number c/o Attorney e-mail address c/o Attorney
609-572-7544 ntalvacchia@cooperlevenson.com

Applicant is a: ~~XXXXXX~~ ~~XXXXXX~~ 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. N/A

NATURE OF APPLICATION, check appropriate items:

- ☐ Appeal of action of administrative officer
- ☐ Interpretation of development ordinance or map
- ☒ Variance: "C" Variance (~~XXXXXX~~) (c-2 Substantial Benefit)
- ☐ "D" Use Variance
- ☐ "D" Non-Conforming Use
- ☐ Conditional use
- ☒ Subdivision - Minor
- ☐ Subdivision - Major
- ☐ Site Plan - Waiver
- ☐ 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:

ART. VI Section 215-61 Required * Proposed *

ART. V Section 215-34 Required * Proposed *

ART. XI Section 215-152 Required * Proposed *

If additional space is needed, attach list to the application

* See zoning schedule on Minor Subdivison Plan

INFORMATION REGARDING PROPERTY:

Address: 2001 Shepherd Drive

Tax Map BLK 84 LOT(S) 18 Dimension of Property _____ (approx. 0.60 acres)

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R-1

Location ~~approximately~~ at the ~~section~~ intersection of Shepherd Drive
and Wabash Avenue

Last Previous Occupancy _____

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	_____	_____
Deep (feet)	_____	_____
Square (feet)	<u>3,553 sq. ft.</u>	<u>Same/Existing.</u>
Height (feet)	_____	_____
Story	<u>1-story</u>	<u>Same/Existing.</u>
Building Coverage	<u>21.8%</u>	<u>41.4% on</u> <u>Proposed Lot A</u>

SET BACKS ZONING REQ.**Present****Proposed** Lot A

Proposed Lot B

Frontage

31.6 ft.31.6 ft.

Corner Lot

~~Yxxxx~~

Front Yard

49.9 ft.49.9 ft.Existing
Improvements
on Proposed
Lot "B" to be
demolished

Front Yard

Side

5 ft.5 ft.

Side

77.71 ft.30.9 ft.

Rear

N/AN/A

Lot Size Area

28.005 sq. ft.16.263 sq. ft.
0.37 acres9,741.7 sq. ft.
0.22 acres

Prevailing Setbacks of Building within one Block _____ ft.

Present use Single-family home proposed use Single-family home on each lot.

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

~~XXXXXX~~ NoIf yes, when N/Aand to whom N/ANature of appeal or application N/ADisposition N/A Date N/AApplication for Subdivision N/A site plan - conditional use approval N/A

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.

Owner's Authorization: I hereby certify that I reside at:

In the County of _____ State of _____

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

Block _____ Lot(s) _____ commonly known as _____

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

Owner's Signature _____

Applicant's Attorney Nicholas F. Talvacchia, Esquire Phone # 609-572-7544

Address Cooper Levenson, P.A., 1125 Atlantic Avenue, Third Floor, Atlantic City, NJ 08401

Applicant's Engineer N/A Phone # _____

Address _____

Applicant's Architect N/A Phone # _____

Address _____

Applicant's Planner Arthur Ponzio Co. Phone # 609-344-8194

Address 400 North Dover Avenue, Atlantic City, NJ 08401

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 _____


Nicholas F. Talvacchia, Esquire
Attorney for Applicants

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.

CERTIFICATION OF OWNER

N/A - Applicant and owner are same individuals

This is to certify that the plans and/or survey plans with the measurements shown have been drawn by me as the owner of the property regarding BLOCK _____ LOT(S) _____

Commonly known as _____
(address)

Have been drawn as accurately as possible to the best of my knowledge.

Owner's Name _____

Address _____

City _____

Notary _____

Date _____

WAIVER OF SITE PLAN REQUEST

Property is residential - no site plan required.

In applying for a waiver for MINOR SITE PLAN the following must be followed:

Submit a minimal site plan in order to show the board what the proposed use will consist of and the general location of building, parking areas, etc.

A Detailed Sketch Plat must be filed. Plat shall be based upon a recent survey drawn by a licensed land surveyor in New Jersey. The plat will show the following:

Locations of streets, block and lot numbers, locations of all building on site and setbacks, exits and entrances of new business, signage (if applicable), required parking on site, new paving of parking lot (if required), and or drainage and any easements, if applicable.

Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the applicant is entitled to such a waiver.

FEE IS \$500.00

SITE PLAN CHECKLIST

Property is residential - no site plan required.

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.
- _____ 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.

Property is residential - no site plan required.

_____ All existing and proposed curbs and sidewalks; and all proposed curb cuts.

_____ All driveways and streets within 200 feet of site.

_____ Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.

_____ 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.

_____ Water supply system.

_____ Existing and proposed sanitary sewerage disposal system.

_____ Draining Plans as approved by City Engineer.

_____ Solid waste disposal and storage. Method of treating manufacturing wastes and byproducts.

_____ Location of all existing trees or tree masses, indicating general size and species.

_____ Landscaping and buffering plans, showing what will remain and what will be planted, and specifying types, size and location of trees and shrubs.

_____ Significant existing physical features including streams, water courses, swampy soil, etc.

_____ 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).]

_____ 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.

_____ 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.

PROJECT NARRATIVE

2001 Shepherd Drive
also known as Block 84, Lot 18
City of Northfield, County of Atlantic, State of New Jersey

Vincent M. Mazzeo and Gerry L. Mazzeo ("Applicants") are the owners of 2001 Shepherd Drive, also known as Block 84, Lot 18, in the City of Northfield, County of Atlantic, State of New Jersey (the "Property"). Applicants seek minor subdivision approval to create two (2) lots and variance relief for side yard setback and lot coverage for proposed Lot A and lot area and lot width for proposed Lot B. Proposed Lot A will contain the existing 1-story, single-family home and proposed Lot B will be vacant land that will be developed in the future with a single-family home.

The Property is located in the Residential-1 Zoning District (R-1) where single family residential dwellings are a permitted use.

Applicant also requests any variances, waivers, exceptions or other relief that the Winslow Township Planning Board may deem necessary and/or appropriate.