



Borough of Bradley Beach
ZONING OFFICER
701 MAIN STREET
BRADLEY BEACH, NJ 07720
(732) 776-2999 EXT 1038 FAX(732) 775-8168
ZONINGOFFICER@BRADLEYBEACHNJ.GOV

Application Date: 7/13/2020
Application Number: ZA-20-0126
Permit Number:
Project Number:
Fee: \$45

Denial of Application

Date: 7/20/2020

To: ISGETT, SCOTT & ENZA
56 DOMINIC DRIVE
ROCKAWAY, NJ 07866

CC: APP TELE:(201) 317-5592
APP EMAIL:OVRSPPEED@AOL.COM /
ENZAIDGETT@AOL.COM

RE: 412 LAREINE AVE
BLOCK: 35 LOT: 25 QUAL: ZONE: R-1

DEAR ISGETT, SCOTT & ENZA,

APPLICANT PROPOSES TO DEMOLISH EXISTING NON-CONFORMING SINGLE FAMILY DWELLING AND CONSTRUCT NEW 2 1/2 STORY SINGLE FAMILY DWELLING THAT CONFORMS TO ALL SETBACKS FOR FRONT YARD TO DWELLING AND FRONT YARD TO PORCH BASED ON AVERAGE OF DWELLINGS WITHIN TWO HUNDRED FEET AS SHOWN ON THE PLOT PLAN. THE SECOND FLOOR COVERED BALCONY CONFORMS TO THE FRONT AND SIDE BUILDING SETBACK, AND THE SIDE YARD AND REAR YARD SETBACKS CONFORM. THE REAR COVERED PORCH DOES NOT VIOLATE ORD. SEC. 450-13 AS IT IS NOT CONSTRUCTED WITHIN ANY SIDE OR REAR YARD SETBACK AREA. THE PROPOSAL CONFORMS TO HEIGHT AND STORY LIMITATIONS. THE LOT AREA IS 4,704 +/- SQ.'. LOT FRONTAGE IS 47.04' AND DEPTH 100'. THE NEW STRUCTURE WILL MAKE A NON-CONFORMING DWELLING CONFORMING, AND A LOT SIZE REDUCTION IS NOT PROPOSED. SEE SECTION 450-12(F), INCLUDING SUBSECTIONS (1), (2), AND (7), WHICH ALLOWS THE CONTINUANCE OF A LOT IN EXISTING PRIOR THE ORDINANCE ADOPTION. SEE ALSO SECTION 412(A) WHICH ALLOWS A LOT, WHICH MAY BE CONTINUED AS LONG AS NOT FURTHER REDUCED IN SIZE.

Your request is hereby denied based upon the following requirements:

The following comments were made during the denial process:

This zoning permit application submitted on 07-13-2020 consists of:

- One (1) copy of a letter of Correspondence from Jeffrey Beekman
- One (1) copy of the Zoning Permit Application
- Three (3) copies of a Tax Assessors record
- Three (3) copies of the Survey of Property by Lakeland Surveying, dated 05-20-14
- Three (3) copies of the Plot Plan For Zoning Appl. By Landmark Surveying And Engineering, Inc., dated 02-18-2020
- Three (3) copies of the Front Yard Setback Survey By Landmark Surveying And Engineering, Inc., dated 02-18-2020
- Three (3) copies of the Boundary + Topography Survey By Landmark Surveying And Engineering, Inc., dated 02-18-2020
- Three (3) copies of the Final Design Drawings by Blueline Architecture, L.L.C., dated 06-16-2020

The property is located within the R-1 Zone. The present zoning use of the property is a Single Family Dwelling.

The applicant describes the proposed work in detail:

"Applicant proposes to demolish existing non-conforming single family dwelling and construct new 2 ½ story single family dwelling that conforms to all setbacks for front yard to dwelling and front yard to porch based on average of dwelling within the block and within two hundred feet as shown on the Plot Plan. The second floor covered balcony conforms to the front and side building setback, and side yard and rear yard setbacks conform. The rear covered porch does not violate Ord. Sec. 450-13 as it is NOT constructed within any side or rear yard setback area. The proposal conforms to height and story limitations. The lot area is 4,704 +/- sq/'. Lot frontage is 47.04' and depth 100'. The new structure will make a non-conforming dwelling conforming, and a lot size reduction is not proposed. See section 450-12(F), including subsections (1), (2), and (7), which allows the continuance of a lot in existing prior

ordinance adoption. See also Section 412(A) which allows a lot, which may be continued as long as not further reduced in size."

The applicant's descriptive summary does not identify and clearly describe the proposed work in accordance with the Land Development Ordinance requirements.

In reviewing the submitted documents, it appears the applicant is proposing work in reference to:

- Definitions (Ordinance section 450-4)
- Nonconforming Uses, Structures, and Lots (Ordinance section 450-12)
- R-1 Residential Single-Family Zone: Area, Yard And Building Requirements
- Half Story (Ordinance section 450-4)
- Dormer (Ordinance section 450-4)
- Permitted Yard Encroachments: Open, Unscreened Entrance Porch (Ordinance section 450-13)
- Prohibited Uses In All Zones: "balcony"
- Prohibited Uses In All Zones: "rear covered porch" or "Cov. Porch"
- Permitted Yard Encroachments: Patio (Ordinance section 450-13)
- Driveway Requirements (Ordinance section 450-40)
- Residential Parking And Driveway Requirements (Ordinance section 450-41)
- Performance Standards For All Uses: Ventilation

DEFINITIONS:

Ordinance section 450-4 states:

DORMER = A gable projecting from a sloping roof that does not exceed 10 feet in width and contains one or more window set vertically a minimum of two feet from the exterior wall surface of the story below.
[Added 12-29-2006 by Ord. No. 2006-22]

DWELLING, SINGLE-FAMILY = A structure containing one dwelling unit, designed for or occupied by one family.

HALF STORY = A story under a sloping roof, which may have dormers with windows, having a floor area not exceeding 50% of the floor area below it. The roof rafters shall intersect the exterior wall within one foot of the floor of said half story.
[Amended 12-29-2006 by Ord. No. 2006-22; 10-27-2009 by Ord. No. 2009-12]

NONCONFORMING LOT = A lot, the area, dimension or location of which was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.
[Amended 1-8-2019 by Ord. No. 2018-24]

NONCONFORMING STRUCTURE OR BUILDING = A structure or building, the size, dimension or location of which was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning ordinance.
[Amended 1-8-2019 by Ord. No. 2018-24]

PATIO = A level paved surface normally or customarily used as an exterior sitting area, being not more than 12 inches above the adjacent ground level at any point and having no integral structural connection to any building.

NONCONFORMING USES, STRUCTURES, AND LOTS:

Ordinance section 450-12 states:

The following provisions shall apply to valid nonconforming uses structures and lots at the time of adoption of this section:

A Any noncompliant use, structure, and/or lot, which is lawfully in existence prior to the effective date of these Land Development Ordinance revisions,[1] shall be deemed nonconforming at the passage of this section, or any applicable amendment thereto, and may be continued as otherwise provided in this section.

[1] Editor's Note: Ord. No. 2018-24, adopted 1-8-2019, became effective 20 days after passage by the Mayor and Council and publication according to law.

ZONING NOTES:

- The existing lot is nonconforming. It does not meet the minimum lot area requirement. It does not meet the minimum lot width requirement.

- The existing Principal Structure is Nonconforming.

B No existing use, structure or premises devoted to a nonconforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure except as

follows:

- (1) Any nonconforming structure or use partially destroyed by fire or other natural calamity may be restored, reconstructed or used as before; provided, that neither the volume such use or structure nor the floor area shall exceed that which existed prior to such damage; and, provided further, that such restoration shall be in accordance with the following:
 - (a) it shall be completed within two years of such damage.
 - (b) Except for the previous nonconformance, it shall be in accordance with all other requirements of this chapter.
- (2) Normal maintenance and repair of a structure containing a nonconforming use is permitted, provided that it does not extend the area or volume of space occupied by the nonconforming use or structure and does not increase the intensity of use. Nothing in this section shall prevent the restoring to a safe or lawful condition any part of any structure declared unsafe by the Construction Official.
- (3) A building containing a residential nonconforming use may be altered in any way to improve interior livability. No structural alterations shall be made which would increase the number of bedrooms or dwelling units.

ZONING NOTES:

- N/A

C Nonconforming uses and structures are considered terminated and shall not be revived in any way except as a conforming use or structure in accordance with the following:

- (1) A nonconforming use or structure abandoned in accordance with this section and accompanied by an intent on the part of the owner to abandon such use as evidenced by some act or failure to act which carries with it a sufficient implication that the owner neither claims nor retains any interest in the subject matter of the abandonment shall be considered a termination thereof. Such implication shall be rebuttably presumed by nonuse for any period of two or more years. Nonuse by successive owners shall be considered continuous nonuse.
- (2) The change of a nonconforming use or structure to a more or entirely conforming use for any period of time shall be considered an abandonment of the previous nonconforming use, and a reversion to the previous nonconforming use shall not be permitted.
- (3) Abandonment of nonconforming use. A nonconforming use shall be deemed to be abandoned where there is an intention to abandon as well as an external act (or omission to act) by which such intention is carried into effect.
- (a) It shall be prima facie evidence that a nonconforming use shall be deemed to be abandoned when there occurs a cessation of such use on the part of a tenant or owner for a continuous period of at least two years.

ZONING NOTES:

- The applicant is proposing to demolish the Nonconforming Principal Structure.

D A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms, unless such structure is changed to a structure conforming to the requirements of this chapter, except that an existing one- to four-family dwelling may be rebuilt, enlarged, extended or added to provided:

- (1) The enlargement, extension or addition conforms to all zone requirements.
- (2) Any existing one- to four-family dwelling located in a residential zone destroyed by wind, fire, water incursion, exposure or other act of God or public enemy or other natural calamity may be rebuilt on the same footprint, but need not comply with minimum lot width, depth and area requirements where the existing condition is nonconforming.

ZONING NOTES:

- N/A

E The prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply for, in writing, the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The applicant shall have the responsibility of affirmatively proving the preexisting nonconforming use or structure.

Application pursuant hereto may be made to the Zoning Board of Adjustment Administrative Officer within one year of the adoption of the ordinance which rendered the use or structure nonconforming or at any time to the Zoning Board of Adjustment.

ZONING NOTES:

- N/A

F Existence and continuance. At the date of adoption of this chapter any lot, building or structure which has been and is still being used for a purpose which does not conform to the requirements of the particular zone where the lot, building or structure is situated and which use is lawful and properly licensed, if required, and is not prohibited by any other existing ordinance of the Borough or any statute of the State of New Jersey or the United States of America, the use may be continued, subject to other provisions contained in this section and any change of title or possession shall not affect the continuance of such existing use. The existing use may be continued as aforesaid, provided further however, that:

- (1) No nonconforming lot shall be further reduced in size.
- (2) No nonconforming building shall be enlarged, extended or increased, unless such enlargement would tend to reduce the degree of nonconformance.

- (3) No nonconforming use may be expanded.
- (4) No structural alterations or changes shall be made to any building, accessory building, garage or structure containing a nonconforming use.
- (5) No structural alterations shall be made in any building or structure containing a nonconforming use, to change such a building or structure to another or an additional nonconforming use.
- (6) No building shall be constructed upon a conforming lot which lot contains a nonconforming building or use.
- (7) Any existing lot on which a building or structure is located and which lot does not meet the minimum lot size, or a structure which violates any yard requirements, may have additions to the principal building and/or construction of an accessory building without an appeal for variance relief provided the existing use(s) on the lot are conforming to the permitted use(s) stipulated in this chapter for the lot in question; the permitted building coverage is not exceeded; the accessory building and/or addition do not violate any other requirements of this chapter, such as, but not limited to, height, setback and parking; the property owner has filed a zoning permit application with the Building Department which the zoning reviewer has determined meets the requirements in this chapter; the property owner files for an informal hearing to the Bradley Beach Planning Board accompanied by a check in the amount of \$125 made payable to the Borough of Bradley Beach.

(8) Neither the volume or the floor area shall be greater than existed prior to the damage.

ZONING NOTES:

- In the detailed description the applicant states: "... The lot area is 4,704 +/- sq/". Lot frontage is 47.04' and depth 100'. The new structure will make a non-conforming dwelling conforming, and a lot size reduction is not proposed. See section 450-12(F), including subsections (1), (2), and (7), which allows the continuance of a lot in existing prior ordinance adoption..." Per the Borough Engineer since the removal of the asterisk from Attachment 1 – Schedule of Height, Area and Yard Requirements, any proposed residential additions or new construction on properties not meeting the minimum lot width requirement, requires Zoning Board of Adjustment approval. The applicant is proposing new construction on a lot that does not meet the minimum lot width requirement. Zoning Board of Adjustment approval is required.

R-1 RESIDENTIAL SINGLE-FAMILY ZONE: AREA, YARD AND BUILDING REQUIREMENTS

Ordinance section 450-26-D states:

D Area, yard and building requirements. The following standards are established hereafter and are further set forth in the Schedule of Height, Area and Yard Requirements[2] of this chapter.

[Amended 8-8-2006 by Ord. No. 2006-12]

(1) Area, yard and building limitations:

(a) Minimum lot area: 5,000 square feet.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The applicant indicates the lot area to be 4,704 square feet.

(b) Minimum lot width: 50 feet.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The applicant indicates the lot width to be 47.04 feet.

- In the detailed description the applicant states: "... The lot area is 4,704 +/- sq/". Lot frontage is 47.04' and depth 100'. The new structure will make a non-conforming dwelling conforming, and a lot size reduction is not proposed. See section 450-12(F), including subsections (1), (2), and (7), which allows the continuance of a lot in existing prior ordinance adoption..." Per the Borough Engineer since the removal of the asterisk from Attachment 1 – Schedule of Height, Area and Yard Requirements, any proposed residential additions or new construction on properties not meeting the minimum lot width requirement, requires Zoning Board of Adjustment approval. The applicant is proposing new construction on a lot that does not meet the minimum lot width requirement. Zoning Board of Adjustment approval is required.

(c) Minimum lot depth: 100 feet.

ZONING NOTES:

- The applicant indicates the lot depth to be 100 feet.

(d) Minimum front yard: 15 feet and 25 feet. The front yard depth shall be a minimum of 15 feet on north-south streets and 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts. When the prevailing setback of the existing buildings along a block front is less than the setback requirements, the front yard set back distance may be reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor. The average depth will be from the front wall of the structure, provided that such setback is not less than 10 feet. Front porches shall also be averaged within 200 feet on each side of the lot and within the same block front.

[Amended 2-28-2017 by Ord. No. 2017-10]

ZONING NOTES:

- The applicant indicates the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by Landmark Surveying And Engineering, Inc., dated 02-18-2020 to be 20.54'
- The applicant indicates the proposed front yard setback to be 22.33'

(e) Minimum side yards: five feet and 10 feet.

ZONING NOTES:

- The applicant indicates the proposed side yard setback to be 5.66' and 14.46'.

(f) Minimum rear yard: 25 feet.

ZONING NOTES:

- The applicant indicates the rear yard setback to be 27.46'.

(g) Maximum building height: 35 feet (2 1/2 stories).

ZONING NOTES:

- The applicant indicates the proposed building height to be 34.85' (2 1/2 stories)

(h) Maximum building coverage: 35%.

ZONING NOTES:

- The applicant indicates the proposed building coverage to be 34.56%

(i) Maximum impervious coverage: 60%.

ZONING NOTES:

- The applicant indicates the existing and proposed impervious coverage to be 55.55%

(j) Minimum off-street parking: two spaces per dwelling unit.

ZONING NOTES:

- The applicant indicates the number of off-street parking spaces to be two (2).

(k) Minimum side yard (accessory structure): five feet.

ZONING NOTES:

- The applicant indicates that there shall be no accessory structures on the property.

(l) Minimum rear yard (accessory structure): five feet.

ZONING NOTES:

- The applicant indicates that there shall be no accessory structures on the property.

(m) Minimum distance from primary structure: 20 feet.

ZONING NOTES:

- The applicant indicates that there shall be no accessory structures on the property.

(n) Maximum building area (accessory structure): 600 square feet.

ZONING NOTES:

- The applicant indicates that there shall be no accessory structures on the property.

(o) Maximum building height (accessory structure): 28 feet (two stories).

ZONING NOTES:

- The applicant indicates that there shall be no accessory structures on the property.

HALF STORY:

Ordinance section 450-4 states:

HALF STORY = A story under a sloping roof, which may have dormers with windows, having a floor area not exceeding 50% of the floor area below it. The roof rafters shall intersect the exterior wall within one foot of the floor of said half story.

[Amended 12-29-2006 by Ord. No. 2006-22; 10-27-2009 by Ord. No. 2009-12]

ZONING NOTES:

- The applicant indicates the proposed half story to be unfinished.

DORMER:

Ordinance section 450-4 states:

DORMER = A gable projecting from a sloping roof that does not exceed 10 feet in width and contains one or more

window set vertically a minimum of two feet from the exterior wall surface of the story below.
[Added 12-29-2006 by Ord. No. 2006-22]

ZONING NOTES:

- The applicant indicates the proposed construction of a gable projecting from a sloping roof that does not exceed 6 feet in width and contains one window set vertically a minimum of 3 feet from the exterior wall surface of the story below.

PERMITTED YARD ENCROACHMENTS: OPEN, UNSCREENED ENTRANCE PORCH

Ordinance section 450-13-A states:

No building or part thereof shall be erected within or project into any required yard area except in accordance with the following provisions:

- A. An open, unscreened entrance porch leading to the basement, cellar or first floor, projecting not more than eight feet in depth, not exceeding the width of the existing or proposed structure, not including steps, into a required front yard area, provided there is no side yard encroachment. If it is a wraparound porch, it will not encroach the side yard setback. Said front porch is to have open rails or spindles.

ZONING NOTES:

- The applicant indicates the proposed construction of one open, unscreened entrance porch leading to the first floor, projecting not more than 6.25' in depth, not exceeding the width of the proposed structure, not including steps, into a required front yard area, there is no side yard encroachment. The proposed is not a wraparound porch.

PROHIBITED USES IN ALL ZONES: "balcony"

Ordinance section 450-10-A-(38) states:

- A. The following uses are not permitted in any zone in the Borough:

(38) Any use of land or buildings or any activity not specifically permitted in a zone.

[Added 6-13-2006 by Ord. No. 2006-15]

ZONING NOTES:

- In the detailed description, the applicant states "... The second floor covered balcony conforms to the front and side building setback, and side yard and rear yard setbacks conform..." The Ordinance does not define or provide requirements for what the applicant identifies as "balcony". Zoning Board of Adjustment approval is required.

PROHIBITED USES IN ALL ZONES: "rear covered porch" or "Cov. Porch"

Ordinance section 450-10-A-(38) states:

- A. The following uses are not permitted in any zone in the Borough:

(38) Any use of land or buildings or any activity not specifically permitted in a zone.

[Added 6-13-2006 by Ord. No. 2006-15]

ZONING NOTES:

- In the detailed description, the applicant states "... The rear covered porch does not violate Ord. Sec. 450-13 as it is NOT constructed within any side or rear yard setback area..." The Ordinance does not define or provide requirements for what the applicant identifies as "rear covered porch" or "Cov. Porch". The Ordinance does not define or provide requirements for what the applicant identifies as "rear covered porch" or "Cov. Porch". Zoning Board of Adjustment approval is required.

PERMITTED YARD ENCROACHMENTS: PATIO

Ordinance section 450-13-E states:

- E. An open and uncovered and unroofed deck or patio not more than three feet above ground level may extend into a required side or rear yard to within five feet of a side or rear property line. This restriction shall not apply to such patios if constructed at ground level.

ZONING NOTES:

- Per the submitted Plot Plan For Zoning Appl. By Landmark Surveying And Engineering, Inc., dated 02-18-2020, the applicant indicates the proposed construction of a patio in the rear yard area.

DRIVEWAY REQUIREMENTS:

Ordinance section 450-40 states:

The following specific regulations apply to the installation of driveways accessing surface or structured parking facilities in the Borough of Bradley Beach:

- A. Prior to the installation of any driveway, a curb cut permit shall be obtained. A permit survey or diagram accurately depicting the proposed driveway shall be submitted to the Zoning Officer and shall clearly indicate the proposed location, width and length of driveway. Information sufficient to determine the type of materials to be used,

as well as any markings or signage, shall also be submitted. The Zoning Officer shall provide the applicant with a design detail for the construction of a concrete apron, as provided by the Borough Engineer, and the applicant shall construct such apron in accordance with the specifications thereon.

ZONING NOTES:

- A copy of the design detail for the construction of a concrete apron, as provided by the Borough Engineer, shall be provided with this Zoning Determination.

B Except as otherwise specified in this section, no driveway shall enter any public road, street or highway at a point closer than 50 feet from any street intersection, measured from the face of the curb of the intersecting street, to the center line of the proposed driveway.

ZONING NOTES:

- The applicant indicates the proposed driveway shall enter any public road, street or highway at a point closer than 50 feet from any street intersection, measured from the face of the curb of the intersecting street, to the center line of the proposed driveway.

C As currently existing, a driveway that provides common access to two adjoining properties shall be considered as a single driveway for the purpose of this section. Common driveways shall not be permitted within the Borough of Bradley Beach.

ZONING NOTES:

- N/A

RESIDENTIAL PARKING AND DRIVEWAY REQUIREMENTS:

Ordinance section 450-41-A states:

A One- and two-family uses.

(1) Driveways and parking areas installed for one- and two-family dwellings shall be a minimum of eight feet in width inside the property lines and shall be located a minimum of three feet from a side lot line.

ZONING NOTES:

- The applicant indicates the proposed construction of a 10' wide driveway inside the property lines located 3' from a side lot line.

(2) Curb cuts shall be a maximum of 12 feet in width. Driveway aprons shall be a maximum of 10 feet in width at the property line and 12 feet in width at the curbline. The portion of a sidewalk forming part of a driveway and the driveway apron shall be constructed of concrete, six inches thick, reinforced with six by six 10/10 WWM. Each lot shall have no more than one driveway and curb cut.

[Amended 5-9-2006 by Ord. No. 2006-3]

ZONING NOTES:

- To be reviewed and approved by the Code Enforcement Department.

(3) Driveways and parking areas located in the front yard shall not exceed a width of 12 feet, which area shall consist of impervious pavement to be used for off-street parking.

ZONING NOTES:

- The applicant indicates the proposed driveway and parking areas located in the front yard do not exceed a width of 12 feet.

(4) No driveway less than 20 feet in length shall be permitted as measured from the property line to the end of the driveway.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The applicant indicates the proposed driveway to be 69.5' in length.

(5) Driveways on corner lots shall be installed on the side of the lot farthest from the intersection. On corner lots less than 50 feet in width, the driveway shall be installed on the side of the lot with the longest street frontage.

ZONING NOTES:

- The applicant indicates the property is not located on a corner lot.

(6) Driveways and parking areas shall be improved with a dust-free durable, all-weather material, said material is deemed to include concrete, asphalt, brick or concrete pavers but shall exclude gravel, stone or other similar material. The area between the end of the driveway and the street, inclusive of the sidewalk, shall be concrete with a minimum depth of six inches reinforced with welded wire mesh, designed and constructed in accordance with details and specifications provided by the Borough Engineer. The surface of the apron shall be at the same elevation as the sidewalk sections, which are joined to each side so that the sidewalk continues uninterrupted where it crosses the driveway.

ZONING NOTES:

- The applicant indicates the driveway to consist of pavers and asphalt.

(7) Driveways and parking areas shall be graded and installed to effect positive drainage to the gutter and/or away from the nearest property line and into the lawn area of the front, rear or side yards. No driveway or apron shall obstruct the flow of stormwater in the gutter or otherwise cause water to collect or pond.

ZONING NOTES:

- Borough Engineer review and approval is required.

PERFORMANCE STANDARDS FOR ALL USES: VENTILATION

Ordinance section 450-58-H states:

The following performance standards shall be considered as minimum standards under which any use or operation may be commenced or continued in any part of the Borough.

H Ventilation. No use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no HVAC or mechanicals, which present with any type of exterior ventilation for properties which include new construction or residential additions shall require a five-foot setback. All other properties shall not be permitted to ventilate toward an adjacent uses unless set back five feet from the property line(s), or constructed and maintained to deflect the ventilation 90° away from the adjacent use.

ZONING NOTES:

- The applicant indicates the proposed installation of two A/C Condenser units on 2'X2' concrete pads.

- The applicant indicates the proposed to be setback 6.5' from the proximal side yard property line and 21.5' from the rear yard property line.

The applicant does not display compliance with the Ordinance.
Zoning Board of Adjustment approval is required.

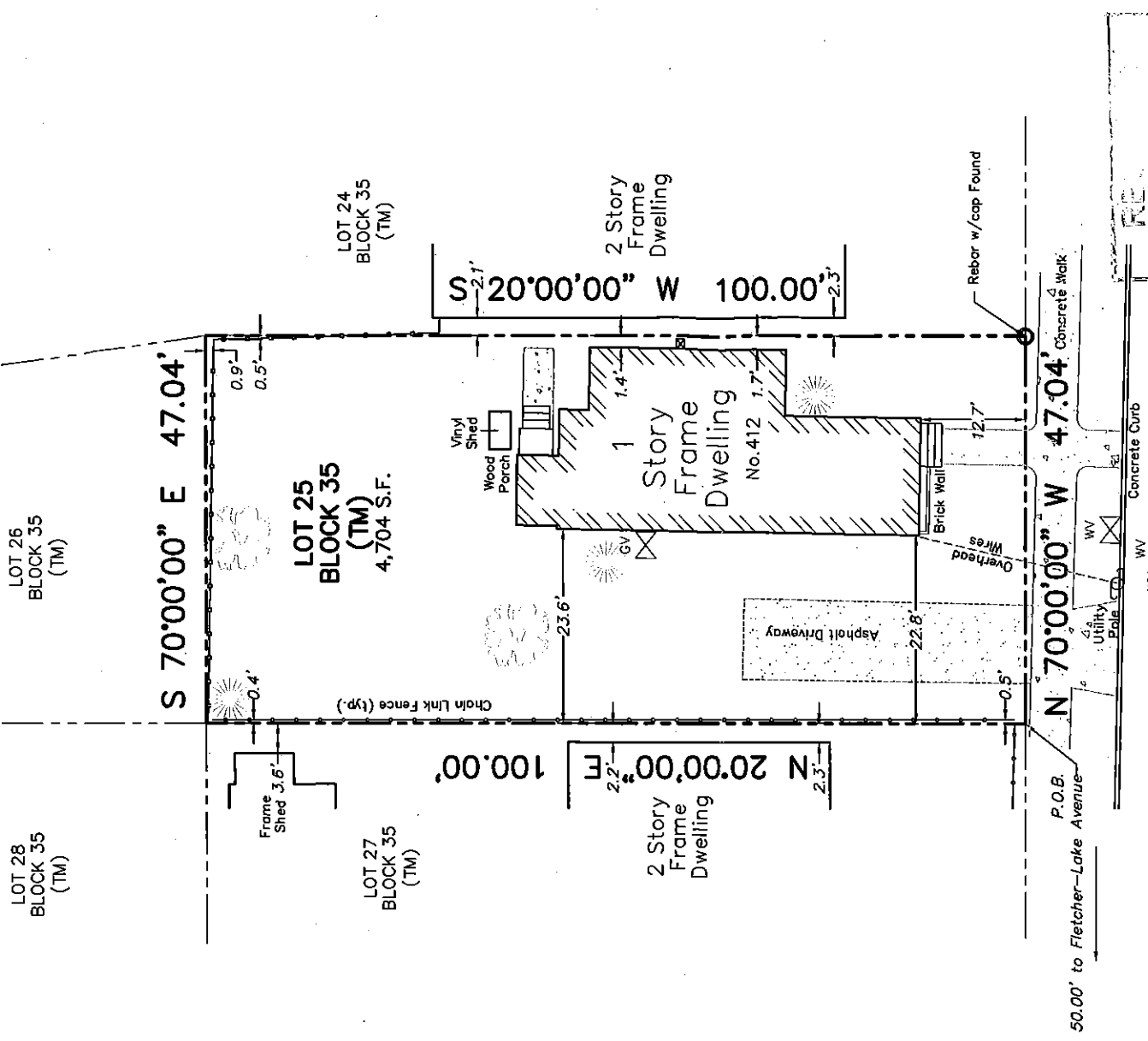
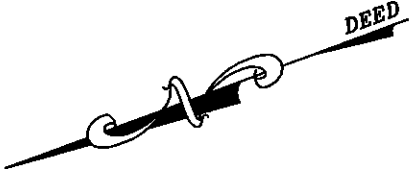
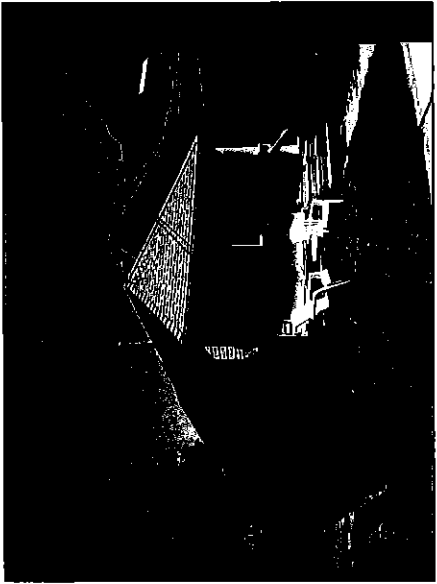
*Returned to the applicant:

- One (1) copy of the Zoning Determination
- Two (2) copies of a Tax Assessors record
- Two (2) copies of the Survey of Property by Lakeland Surveying, dated 05-20-14
- Two (2) copies of the Plot Plan For Zoning Appl. By Landmark Surveying And Engineering, Inc., dated 02-18-2020
- Two (2) copies of the Front Yard Setback Survey By Landmark Surveying And Engineering, Inc., dated 02-18-2020
- Two (2) copies of the Boundary + Topography Survey By Landmark Surveying And Engineering, Inc., dated 02-18-2020
- Two (2) copies of the Final Design Drawings by Blueline Architecture, L.L.C., dated 06-16-2020

Sincerely,



GEORGE WATERMAN, ZONING OFFICIAL



JUL 13 2020

COMMUNITY

LaREINE AVENUE

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c. 14 (C4528-36.3) and M.J.A.C. 13-40-5.1 (d).

Block 35 Land Desc 46 X 100
 Lot 25 Bldg Desc
 Qual Addl Lots
 Acct# 2.A Acreage 0.106 Class 2

Owners Name ISGETT, SCOTT & ENZA
 Street Address 56 DOMINIC DRIVE
 City & State ROCKAWAY, NJ
 Property Location 412 LAREINE AVE

Land 386,100 Exemption Net Taxable Value Deductions
 Bank 00000 Impr 131,100 Code Cd No-Ow
 Zip 07866 Total 517,200 Value 0
 Zone R-1 5

DESCRIPTION

SKETCH

SITE INFORMATION

Sewer: SEW/WATER
 Water: SEWER ONLY
 Gas: SEWER ONLY
 Topography: LEVEL
 Road: PAVED

BUILDING INFORMATION

Type and Use: N.A.
 Story Height: ONE STORY
 Style: BUNGALOW
 Exterior Fin: ALUM/VINYL
 Roof Type: HIP
 Roof Material: SHINGLE
 Foundation: CONCRETE BLOCK
 Condition: NORMAL
 Quality: 17
 Source: OWNER
 Bath: Mod: Avg: 1 Old:
 Kitchen: Mod: 1 Avg: Old:
 Room Count: Tot: 4 Bed: 1 Bth: 1
 Year Built: 1944
 Eff Age (Years): 35
 Livable Area: 769

BASEMENT 192 SF
 FIRST STORY 769 SF
 1
 FORCED HOT AIR 769 SF
 AC (COMB DUCTS) 769 SF
 3 FIXTURE BATH 1
 SINGLE FIXTURE 1
 DECK 57
 GLAZED PORCH 84
 SHED 1STY 25 100 SF

SALE DATE 00/00/00
 SALE PRICE 0

