

21-20

BOROUGH OF SAYREVILLE
STANDARD DEVELOPMENT APPLICATION

(Page 1 of 3)

GENERAL INSTRUCTIONS: To the extent possible, Applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if and application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must be accompany the application.
Do not advertise for a public hearing until you are advised to do so by the Board.

Indicate to which Board application is being made:

- Planning Board Board of Adjustment

Indicate all approvals and variances being sought:

- | | | |
|---|---|---|
| <input type="checkbox"/> Informal Review | <input type="checkbox"/> Prelim. Major Site Plan | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Bulk Variance(s) | <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Fill or Soil Removal Permit |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Prelim. Major Subdivision | <input type="checkbox"/> Waiver of Site Plan Requirements |
| <input type="checkbox"/> Conditional Use Variance | <input type="checkbox"/> Final major Subdivision | <input checked="" type="checkbox"/> Certificate of Non-Conformity |
| <input type="checkbox"/> Minor Site Plan | <input checked="" type="checkbox"/> Appeals from Decision of Admin. Officer
(attach the denial/decision) - See attached. | |
| <input type="checkbox"/> Minor Site Subdivision | | |

1. APPLICANT:

Name Steven McCutcheon and Shannon Smith (Contract Purchasers)		Address 1304 Klimek Place S. Amboy, NJ 08879		
City S. Amboy	State NJ	Zip 08879	Fax ---	Telephone 908-907-4049

2. PROPERTY OWNER (If other than applicant)

Name Philip R. McCutcheon as Trustee of the Philip Richard McCutcheon Revocable Trust		Address 2203 Redwood Ave.		
City Melbourne Beach	State FL	Zip 32951	Fax	Telephone 321-723-3484

3. APPLICANT'S ATTORNEY (If applicable)

Name Jay A. Weiner, Esq. Weiner & Weiner, P.C.		Address 385 Cranbury Road, Suite 7		
City E. Brunswick	State NJ	Zip 08816	Fax 732-565-0090	Telephone 732-565-9400

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed:	Application No.
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4. SUBJECT PROPERTY (attach additional sheets if necessary)

Street Address <i>105 Washington Road</i>	Block(s) and Lot(s) Numbers <i>Lot 17, Block 168.10</i>
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Site Acreage (and Square Footage) <i>50' x 100' / .1148 acres</i>	Zone District(s) <i>R-7</i>	Tax Sheet Nos.
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Present Use:

Proposed Development Name and Nature of Use
Two Family Home

Number of Buildings <i>1</i>	Sq. Ft. of New Bldg(s) <i>1508 sf</i>	Height <i>N/A</i>	% of Lot to be covered by Buildings <i>N/A</i>
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% of Lot to be Covered by Pavement <i>N/A</i>	Number of Parking Spaces and Dimensions <i>N/A</i>	Dimensions of Loading Area(s) <i>N/A</i>
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Exterior Construction Material/Design

Total Cost of Building and Site Improvements <i>N/A</i>	Number of Lots Before Subdivision <i>N/A</i>	Number of Lots After Subdivision <i>N/A</i>	Are Any New Streets or Utility Extensions Proposed? <i>N/A</i>
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Number of Existing Trees, Two Inch Caliper or Greater, to be Removed? <i>N/A</i>	Are Any Structures to be Removed? <i>N/A</i>	Number of Proposed Signs and Dimensions <i>N/A</i>
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Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards <i>NO</i>	Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which? <i>NO</i>
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5. Are there any existing or proposed deed restrictions or covenants? Please Detail
NO

6. HISTORY OF PAST APPROVALS Check here if none *UNKNOWN*

	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>			
<i>Variance(s)</i>			
<i>Building Permit</i>			

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7. NAMES OF PLAN PREPARERS *N/A*

Engineer's Name		Address		
City	State	Zip	Telephone	License #
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Landscape Architect or Architect's Name		Address		
City	State	Zip	Telephone	License #

8. FEES SUBMITTED

Application Fees	
Variance Fees	
Escrow Fees	
Total Fees	

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Borough officials to inspect my property in conjunction with this application.

Steven McCutcheon
 Signature of Applicant - Steven McCutcheon

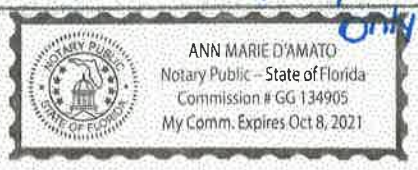
Shannon Smith
 Signature of Applicant - Shannon Smith

Philip F. McCutcheon
 Property Owner Authorizing Application if Other Than Applicant

Sworn to and subscribed before me this date
August 10, 2021
 by *Steven McCutcheon & Shannon Smith*

Jay A. Wagner, Esquire
 Attorney at Law, State of New Jersey

Ann Marie D'Amato 7/29/21
 Notary Public
 NOTARY IS FOR Philip McCutcheon



Sorry, Jay, I can not issue a cert of NON Conformity. The Zoning BD could.

From: Weiner & Weiner <weinerandweiner@comcast.net>
Sent: Friday, June 11, 2021 12:15 PM
To: Andy Mashanski <andym@sayreville.com>
Subject: 105 Washington Road

Mr. Mashanski,

Please see my attached letter on behalf of the Contract Purchasers of the subject property. Thank you.

Jay A. Weiner, Esq.
Weiner & Weiner, PC
385 Cranbury Road, Ste. 7
East Brunswick, NJ 08816
732-565-9400 - Phone
732-565-0090 - Facsimile
weinerandweiner@comcast.net

WARNING – FRAUDULENT WIRING INSTRUCTIONS

Email hacking and fraud are on the rise to fraudulently misdirect funds. Our Law Firm, Weiner & Weiner, P.C., will NEVER request you wire funds through an email communication. If you ever receive an email communication appearing to possibly be from our Law Firm (Weiner & Weiner, P.C.) or any representative of our Law Firm requesting you to wire funds to either us or a third-party (i.e. settlement agent, title company, bank, another attorney, etc.) DO NOT wire any funds and call us immediately using contact information found from an independent source, such as the other non-email correspondence or internet, to verify any request you received. WE ARE NOT RESPONSIBLE FOR ANY WIRES SENT BY YOU TO AN INCORRECT BANK ACCOUNT.

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Please be advised that our office observes and is closed on the following Holidays: New Year's Day; Martin Luther King, Jr. Day; Presidents' Day; Good Friday; Memorial Day; Independence Day; Labor Day; Rosh Hashanah (both days); Yom Kippur; Columbus Day; Veterans' Day; Thanksgiving Day and the Friday thereafter; Christmas Eve; Christmas Day; and New Year's Eve.

In light of COVID-19, we ask that clients schedule an appointment prior to visiting our office.

WEINER & WEINER, P.C.

Attorneys at Law

385 Cranbury Road, Suite 7

East Brunswick, NJ 08816

Phone: (732) 565-9400 Fax: (732) 565-0090

weinerandweiner@comcast.net

weinerandweiner.net

MARK B. WEINER (1992-2009)
JAY A. WEINER *

* Also admitted in NY

June 11, 2021

Via email: andym@sayreville.com

Andrew Mashanski, Zoning Officer

Borough of Sayreville

49 Dolan Street

Sayreville, NJ 08872

Re: 105 Washington Road, Sayreville, NJ

Dear Mr. Mashanski:

Please be advised that the law firm of Weiner & Weiner, P.C. represents Steven McCutcheon and Shannon Smith as Contract Purchasers of 105 Washington Road, Sayreville, NJ. It is our clients' understanding that the subject Property is a two (2) family home in a Zone District where same is not permitted (R-7). Our clients advise that they have recently been in communication with Ken Kelly (Assessing Clerk) and yourself and have been told that the municipality recognizes this property as an existing two (2) family home. Therefore, this letter shall serve as a formal request for a Certificate of Non-Conformity consistent with N.J.S.A. 40:55D-68. You may send same to our office at the address above.

If you wish to discuss this matter further, kindly contact me at your earliest opportunity. Thank you for your attention and cooperation in this matter.

Very truly yours,

WEINER & WEINER, P.C.

By: Jay A. Weiner, Esq.
Jay A. Weiner

Cc: Clients