

2122

16-75.5 Standard Development Application

BOROUGH OF SAYREVILLE
STANDARD DEVELOPMENT APPLICATION

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GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must 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:

PROPOSED 24'x46' GARAGE EXCEEDS MAX ALLOWED FOR ACCESSORY BUILDING, 140 SF MAX AND 11'0" HGT PROPOSED
PROPOSED 16'x17' AND 13'x18' DECK ENCROACH FRONT SETBACK ALONG JAMES ST. 20' MIN R-7 ZONE AND 12'
PROPOSED
PROPOSED 16'x17' ADDITION 24'x46' GARAGE EXCEED MAX BUILDING COVERAGE FOR R-7 ZONE 20% MAX AND 27% PD

<input checked="" type="checkbox"/> Informal Review	<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Interpretation
<input checked="" 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"/> Preliminary Major Subdivision	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Conditional Use Variance	<input type="checkbox"/> Final Major Subdivision	
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Administration Officer (Attach the denial/decision)	
<input type="checkbox"/> Minor Subdivision		

1. Applicant

Name: PHILLIP BAILEY		Address: 14 ROSE ST		
City: SAYREVILLE	State: NJ	Zip: 08872	Phone: 848 702 3403	Fax:

2. Property Owner (if other than applicant)

Name:		Address:		
City:	State:	Zip:	Phone:	Fax:

3. Applicant's Attorney (if applicable)

Name:		Address:		
City:	State:	Zip:	Phone:	Fax:

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4. Subject Property (attach additional sheets if necessary)

Street Address: 14 ROSE ST SAYREVILLE, NJ 08872 Block(s) Lot(s) Number(s): 155 14, 15, 16

Site Acreage (and Sq. Ft.): .28 ACRES 12275 SQ FT Zone District(s): R-7 Tax Sheet Numbers

Present Use
RESIDENTIAL

Proposed Development Name and Nature of Use:
USE OF NEW GARAGE - CAR STORAGE
USE OF ADDITION + DECK - EXPAND EXISTING LIVING AREA

Number of New Buildings: <u>1</u>	Sq. Ft. of New Building(s): <u>1104</u>	Height <u>14'-6"</u>	% of Lot to be covered by Building(s): <u>23</u> % <small>EXISTING BLDGS + NEW WORK</small>
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% of Lot to be Covered by Pavement: <u>CONCRETE, 18%</u>	Number of Parking Spaces and Dimensions: <u>NA</u>	Dimensions of Loading Area(s): <u>NA</u>
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Exterior Construction Material/Design:
NEW GARAGE - WOOD FRAME CONSTRUCTION, METAL ROOF + SIDING, COLORS WILL MATCH HOUSE.
ADDITION - WOOD FRAME, VINYL SIDING + ARCHITECTURAL SHINGLES

Total Cost of Bldg. And Site Improvements: <u>UNKNOWN</u>	Number of Lots Before Subdivision: <u>NA</u>	Number of Lots After Subdivision: <u>NA</u>	Are any new streets or utility extensions Proposed: <u>NA</u>
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Number of existing trees 2" caliper or greater to be removed: <u>NA</u>	Are any structures to be removed? <u>NA</u>	Number of Proposed Signs and Dimensions: <u>NA</u>
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Is soil removal or fill proposed? Specify total in cubic yards: <u>NA</u>	Is the property within 200 ft. or an adjacent municipality? If so, which? <u>NA</u>
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5. Are there any existing or proposed deed restrictions or covenants? Please detail.
NA

6. HISTORY OF PAST APPROVALS Check here if none

	APPROVED	DENIED	DATE
SUBDIVISION			
SITE PLAN			
VARIANCE(S)			
BUILDING PERMIT	<u>X</u>		<u>SEPT 2017</u> <u>CR. PUB.</u>

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7. NAMES OF PLAN PREPARERS *SELF*

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

8. FEES SUBMITTED

Application Fees	<i>150</i>
Variance Fees	
Escrow Fees	
Total Fees	

CERTIFICATION:

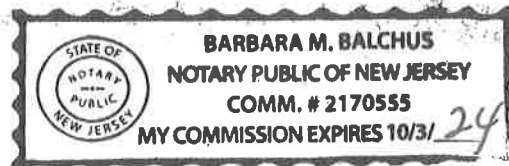
I certify that the foregoing statements and the materials submitted are true. I further testify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership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

Sworn and subscribed before me this date:

Barbara M. Balchus

Rachel King

Signature of Applicant



Notary Public

Property Owner Authorizing Application if Other than Applicant

REFUSAL OF PERMIT
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
BOROUGH OF SAYREVILLE

Date:
Re:Application#: 33221
To:
Phillip Bailey
14 ROSE ST.
Sayreville NJ 08872

Voucher/Receipt#
Check #:
Amount collected \$ 0.00

Your application for a permit to:
16' x 17' addition, 13' x 18' deck , 13' x 52' driveway, 24' x 46 garage

on the property at 14 ROSE ST. Sayreville Block : 155 Lot : 14
has been denied for noncompliance with provisions of Article (s) : Sections :26-81.5/ 26-82. of the Municipal Zoning Ordinance for the following reasons:

- 1) Proposed 24' x 46' garage exceeds max allowed for accessory structure. 150sf max and 1104sf proposed.
- 2) Proposed 16' x 17' addition with 13' x 18' deck encroach front setback along James street. 20' min R-7 Zone and 12' proposed.
- 3) Proposed 16' x 17' addition and 24' x 46 garage exceed max building lot coverage for R-7 Zone. 20% max and 23% proposed.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms .

The permit which you submitted has been placed in the inactive files in the Community Development Office / Construction Code Department / Zoning Department. Please contact this office to reactivate the permit.

Denied by: 
Andrew Mashanski Zoning Official

CC: Secretary, Board of Adjustment
Per: Letter
Andrew Mashanski, Zoning Official

NOTE: THIS CERTIFICATION APPLIES ONLY TO PERSON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELIVERED INDIRECTLY BY THE NAME PURCHASER, NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY ADJOINING TO SALE OF PROPERTY OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION EITHER INDIVIDUALLY OR COLLECTIVELY.

NOTE: UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED.

NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF ANY TITLE RECORD AND/OR SEARCH. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, ENCUMBRANCES AND/OR RIGHTS OF OTHERS. THIS SURVEY IS SUBJECT TO REVISIONS AS WITH A REENTRY AND/OR SEARCH MAY REVEAL.

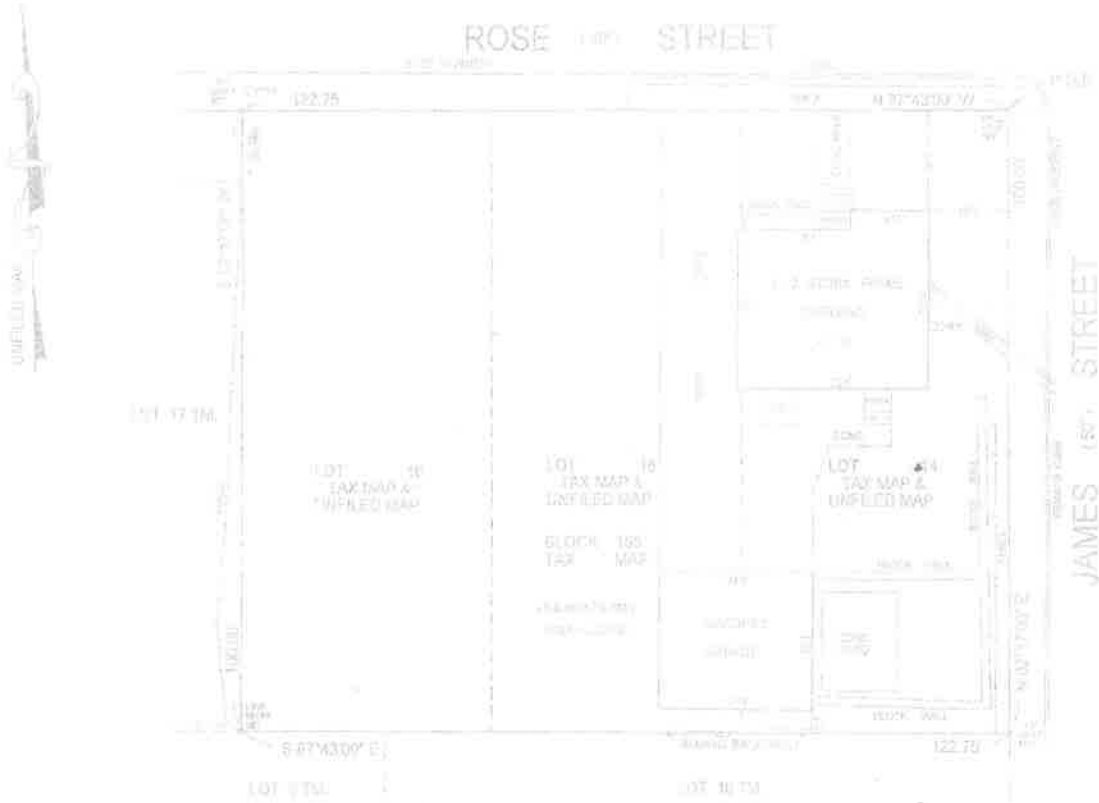
THIS SURVEY DOES NOT OFFER ANY THE EXISTENCE, NONEXISTENCE OR LOCATION OF FRESHWATER WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS.

NOTE: SURVEY SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

ADJACENT CORNER MARKERS HAVE BEEN SET IN ACCORDANCE WITH N.J.A.C. 17:28, 17.12.

EXISTING SITE PLAN

SCALE: 1" = 20'



PROPERTY OF DIAMOND REALTY COMPANY, SITUATED IN BOROUGH OF BAYREVILLE, MIDDLESEX COUNTY, N.J. DATED NOV. 1929 1240 UNFILED

SURVEY OF PROPERTY FOR PHILIP MICHAEL BAILEY and JESSICA DORA NATHANSON SITUATED IN BOROUGH OF BAYREVILLE, MIDDLESEX COUNTY, N.J. PREPARED BY: THOMAS M. ERNST & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, INC. 457 SPOTSWOOD-ENGLISH TOWN ROAD P.O. BOX 221 JAMESBURG, N.J. 08521 CERTIFICATE NUMBER 24G427987000 PHONE 732-251-1001 FAX 732-251-9470 DATE JULY 01, 2017 SCALE: 1" = 20'

CERTIFIED TO: PHILIP MICHAEL BAILEY and JESSICA DORA NATHANSON, WEICHERT FINANCIAL SERVICES, (BACAJATMA), FIRST AMERICAN TITLE INSURANCE COMPANY, ZWIRN TITLE AGENCY, INC. and RACHEL BARKER, ERNER, ESQUIRE

Thomas M. Ernst
 THOMAS M. ERNST
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LIC # 10000

NOTE: THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAME PROVIDED. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.

NOTE: UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED.

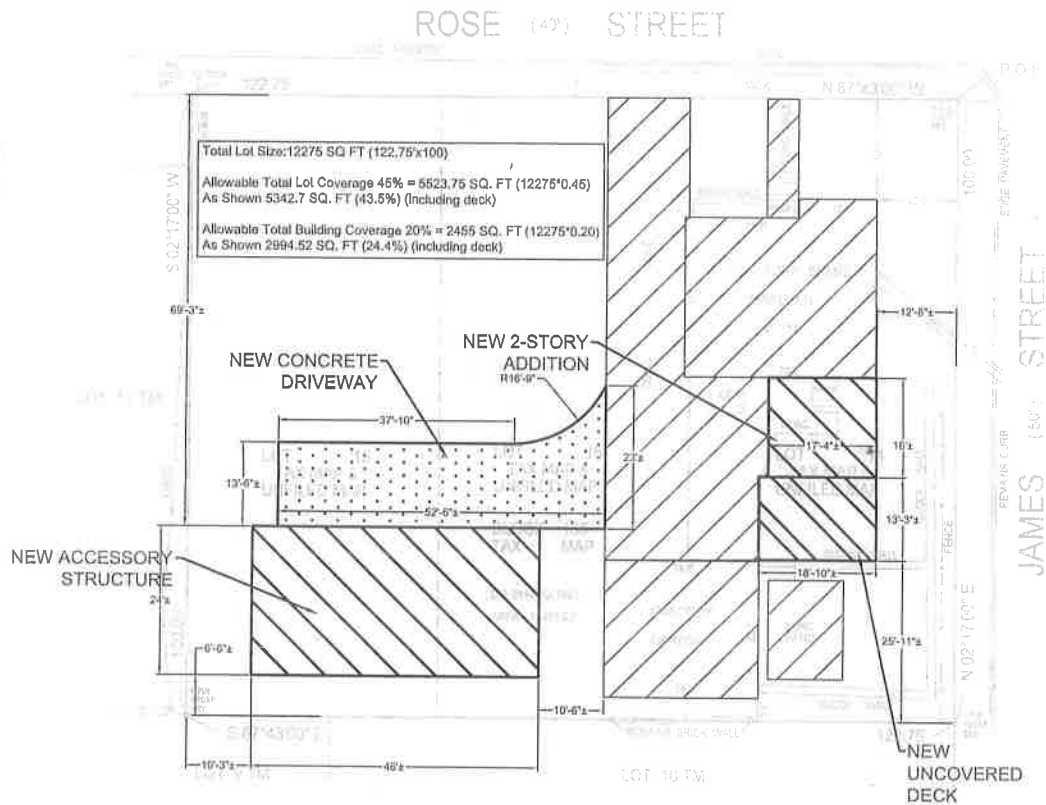
NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF ANY TITLE REPORT AND/OR SEARCH. THE PROPERTY SHOWN HEREON, MAY BE SUBJECT TO VARIOUS EASEMENTS AND/OR RIGHTS OF OTHERS. THIS SURVEY IS SUBJECT TO REVISIONS AS SUCH A REPORT AND/OR SEARCH MAY REVEAL.

THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE, OR LOCATION OF FRESHWATER WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS.

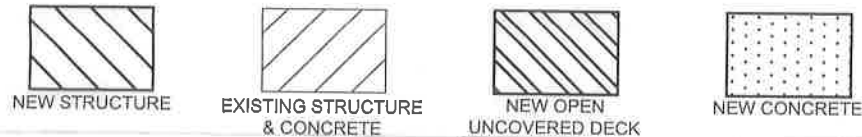
NOTE: SURVEY SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

PROPERTY CORNER MARKERS HAVE BEEN SET IN ACCORDANCE WITH N.J.C. 13:40-5.1 (b).

PROPOSED SITE PLAN SCALE: 1" = 20'



PROPERTY ALSO KNOWN AS LOTS 14, 15 & 16 ADJACENT TO PART OF DIAMOND PARK, PROPERTY OF DIAMOND REALTY COMPANY, SITUATED IN BOROUGH OF DAYREVILLE, MIDDLESEX COUNTY, N.J., DATED NOV. 1929, MAP 5 UNFILED.



SURVEY OF PROPERTY FOR PHILLIP MICHAEL BAILEY and JESSICA DORA NATHANSON
SITUATED IN BOROUGH OF DAYREVILLE, MIDDLESEX COUNTY, N.J.
PREPARED BY: THOMAS M. ERNST & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, INC.
457 SPOTSWOOD ENGLISHTOWN ROAD, P.O. BOX 221 JAMESBURG, N.J. 08153.
CERTIFICATE NUMBER 24GA2/967001 PHONE 732-251-1081 FAX 732-251-0470
DATE: JULY 21, 2017 SCALE: 1" = 20'

CERTIFIED TO: PHILLIP MICHAEL BAILEY and JESSICA DORA NATHANSON,
WEICHERT FINANCIAL SERVICES (SADAJATIMA),
FIRST AMERICAN TITLE INSURANCE COMPANY,
ZWARFEN TITLE AGENCY, INC.
BY: RACHEL WARLEY LERNER ESQUIRE

THOMAS M. ERNST
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. #19000

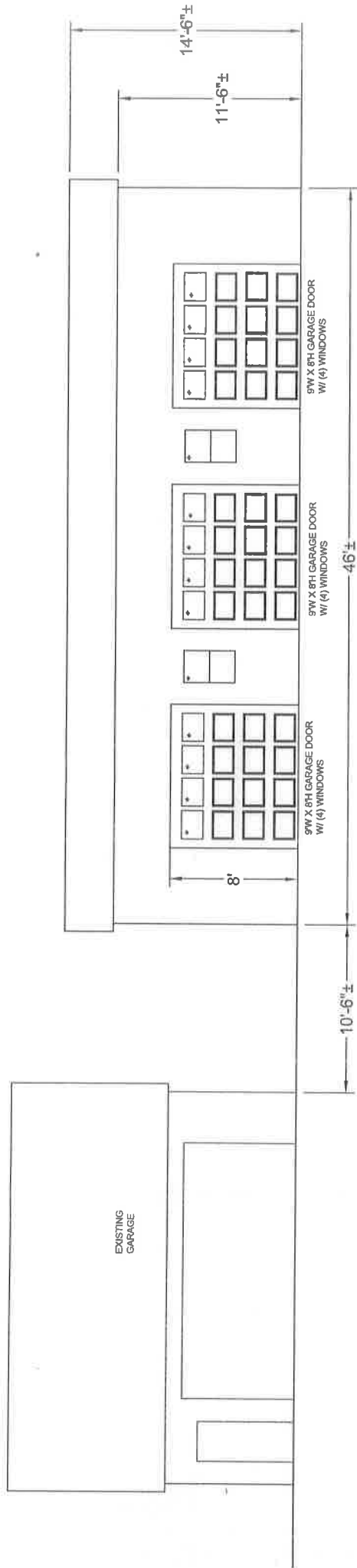


EXHIBIT A
 PROPOSED GARAGE FRONT ELEVATION
 NOT TO SCALE

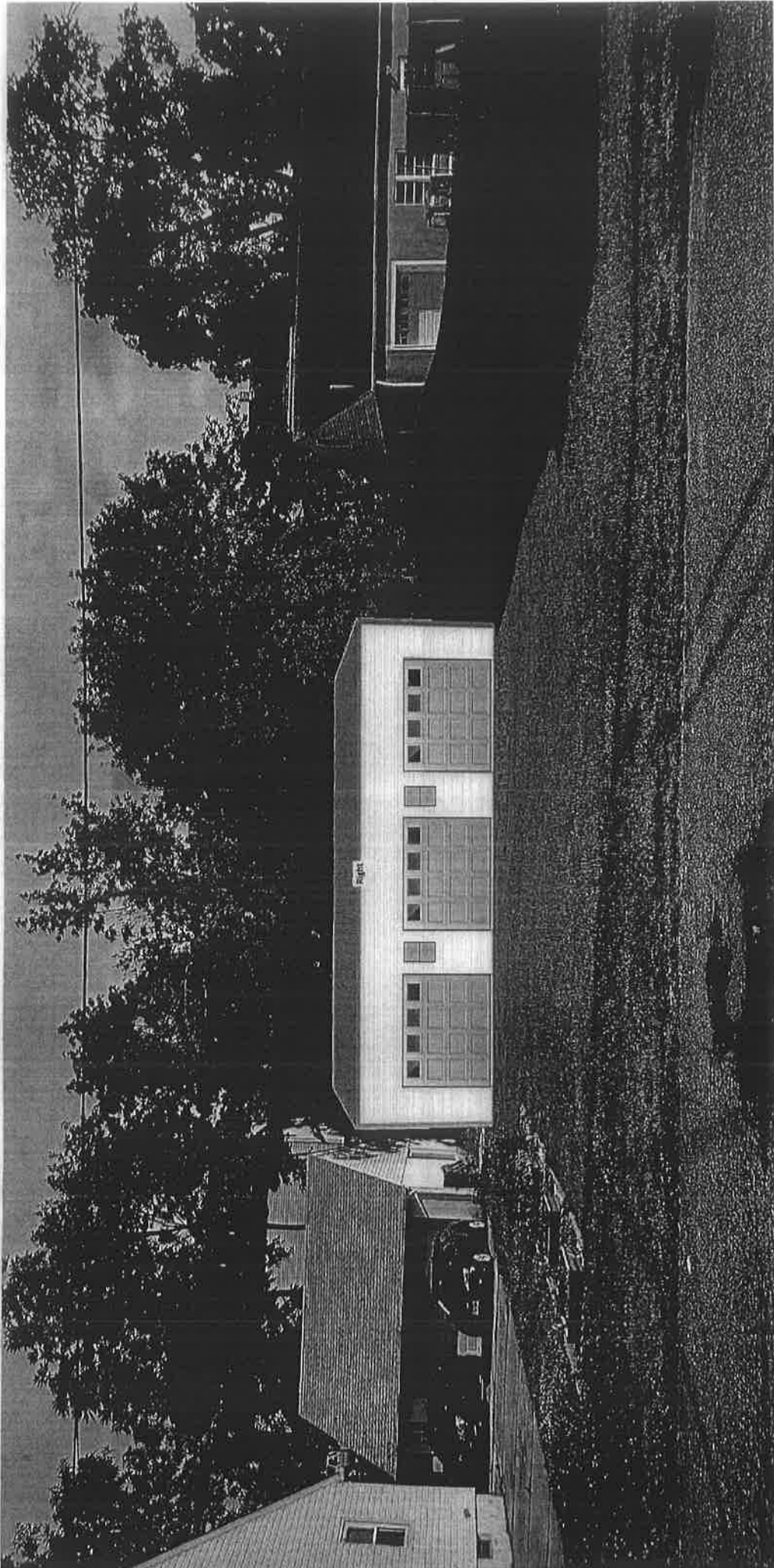


EXHIBIT B
PROPOSED GARAGE RENDERING
NOT TO SCALE

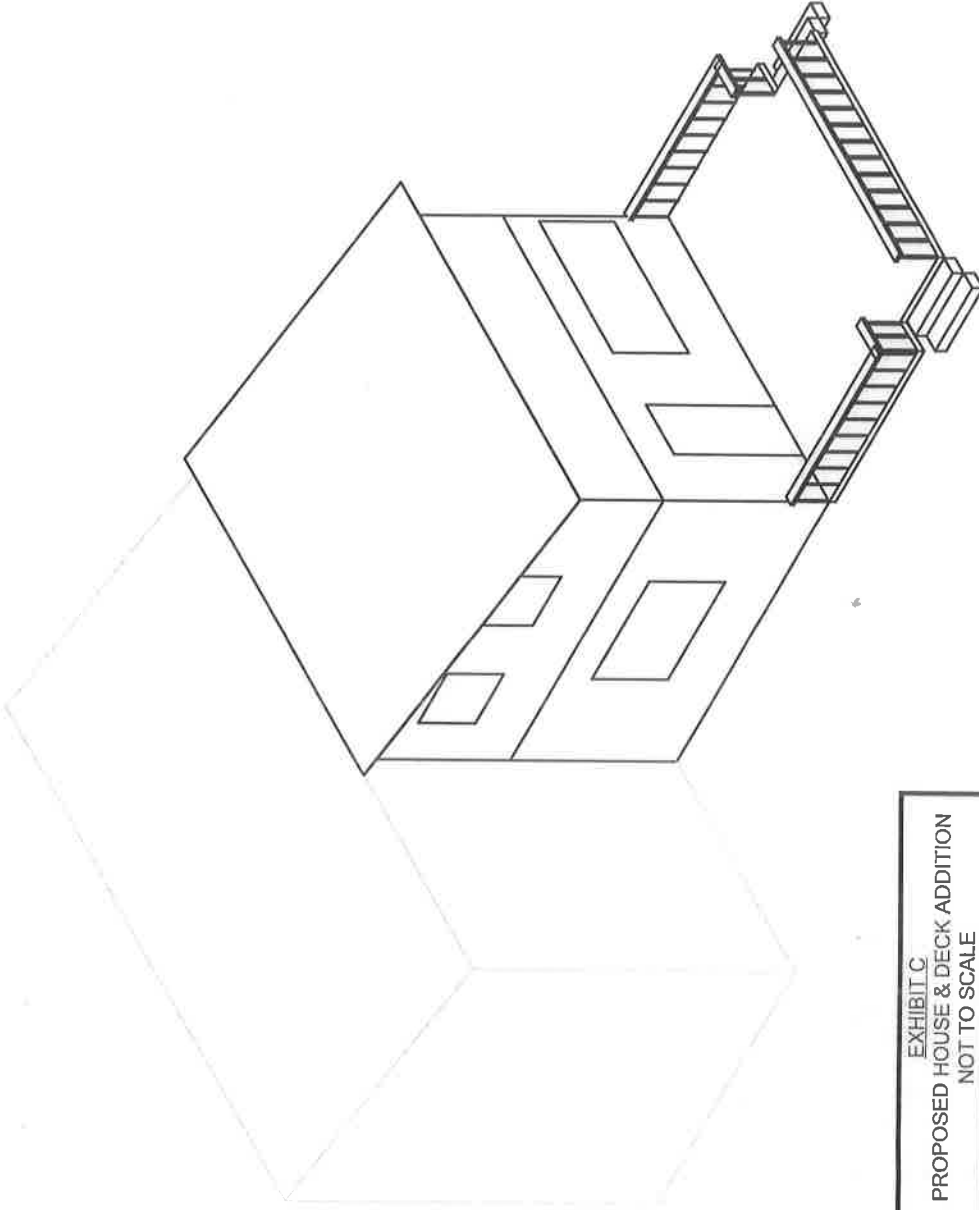


EXHIBIT C
PROPOSED HOUSE & DECK ADDITION
NOT TO SCALE