

21-02

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:

1 Proposed 20' x 24' Garage 480 sq. Ft.

2 Proposed 20' x 24' Garage exceeding lot coverage to 26%

3 Proposed 20' x 24' Garage Driveway coverage to 50%

Proposed Driveway within 5' set back

<input 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: Jonathan D. Magaw		Address: 49 Dane St.			
City: Sayreville	State: NJ	Zip: 08872	Phone: 732-690-0412	Fax: N/A	

2. Property Owner (if other than applicant)

Name: Same as above		Address:			
City:	State:	Zip:	Phone:	Fax:	

3. Applicant's Attorney (if applicable)

Name: N/A		Address:			
City:	State:	Zip:	Phone:	Fax:	

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4. Subject Property (attach additional sheets if necessary)

Street Address: 49 Dane St Block(s) Lot(s) Number(s): Block 146 Lot 17

Site Acreage (and Sq. Ft.) _____ Zone District(s) R-7 Tax Sheet Numbers _____

Present Use
Single Family Home

Proposed Development Name and Nature of Use:
Same

Number of New Buildings: 1 Garage Sq. Ft. of New Building(s): 480 sq. ft. Height: 13 % of Lot to be covered by Building(s): 26 %

% of Lot to be Covered by Pavement: 24 % Number of Parking Spaces and Dimensions: N/A Dimensions of Loading Area(s): N/A

Exterior Construction Material/Design:
Wood Frame Garage, White Siding

Total Cost of Bldg. And Site Improvements: _____ Number of Lots Before Subdivision: N/A Number of Lots After Subdivision: N/A Are any new streets or utility extensions Proposed: None

Number of existing trees 2" caliper or greater to be removed: None Are any structures to be removed? Original Garage Damaged by a tree Number of Proposed Signs and Dimensions: None

Is soil removal or fill proposed? Specify total in cubic yards: None Is the property within 200 ft. or an adjacent municipality? If so, which? None

5. Are there any existing or proposed deed restrictions or covenants? Please detail.
None

6. HISTORY OF PAST APPROVALS Check here if none

	APPROVED	DENIED	DATE
SUBDIVISION	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
SITE PLAN	<u>↓</u>	<u>↓</u>	<u>↓</u>
VARIANCE(S)	<u>↓</u>	<u>↓</u>	<u>↓</u>
BUILDING PERMIT	<u>↓</u>	<u>↓</u>	<u>↓</u>

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7. NAMES OF PLAN PREPARERS

Engineer's Name: 84 Lumber Brunswick West, Inc.		Address: 1410 River Ave.		
City: Lakewood	State: NJ	Zip: 08701-5629	Phone: 732-370-0084	License #:
Surveyor's Name: Brunswick West, Inc.		Address:		
City: Flemington	State: NJ	Zip: 08822-1763	Phone: 908-284-0222	License #: 34888
Landscape Architect or Architect's Name: None		Address:		
City:	State:	Zip:	Phone:	License #:

8. FEES SUBMITTED

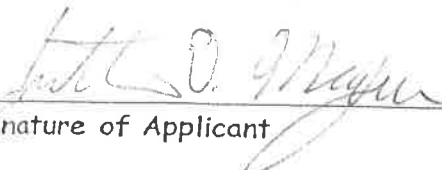
Application Fees	
Variance Fees	
Escrow Fees	
Total Fees	

CERTIFICATION:

I certify that the foregoing statements and the materials submitted are true. I further 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:

March 9, 2021


 Signature of Applicant

RICHARD DUDAS
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Oct. 12, 2021



Notary Public

Property Owner Authorizing Application if Other than Applicant

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

Date: 03/01/2021
Re:Application#: 32917

To:
John Magaw
49 Dane St
Sayreville NJ 08872

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

Your application for a permit to:

20' x 24' garage and 10' x 40 driveway expansion

on the property at 49 Dane St Sayreville Block : 146 Lot : 17

has been denied for noncompliance with provisions of Article (s) : Sections :**26-82.6** of the Municipal Zoning Ordinance for the following reasons:

- 1) Proposed 20' x 24' deattached garage exceeds max size for accessory structure . Max size 150 sf and 480 sf proposed.
- 2) Proposed 20 x 24' deattached garage exceeds max building lot coverage for R-7 Zone. Max 20% and 26 % proposed.
- 3) Proposed 20' x 24' garage and 10' x 40' Driveway extension exceeds overall total lot impervious coverage R-7 Zone. 45% max and 50 % proposed.
- 4) Proposed 10' x 40' driveway extension encroaches sideyard setback. 5' minimum and 1' foot 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

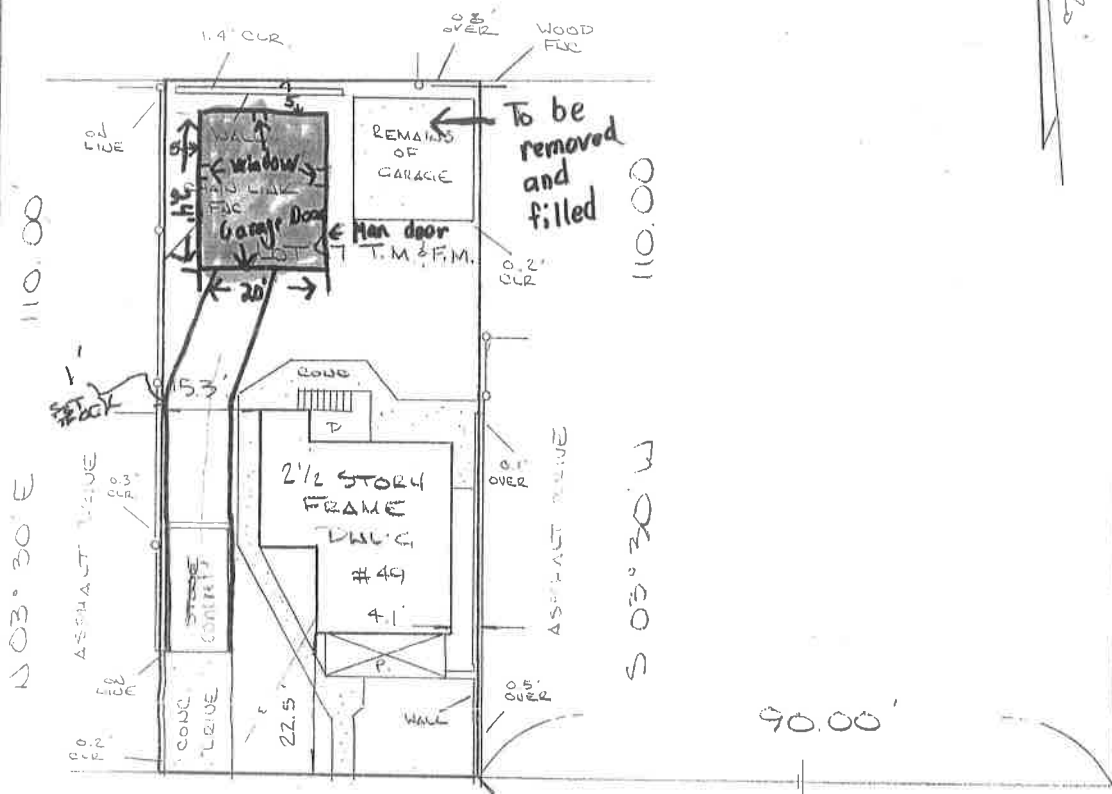
Zoning Official

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

BLOCK 146 T.M.

S 86° 30' E 50.00'

DEED 1"=20'



N 86° 30' W 50.00'

P.O.B.

DANES 40' R.O.W. STREET

SMULLEN 40' R.O.W. STREET

REFERENCES:

"MAP OF LANDS, ESTATE OF JOHN HART, DEC'D", FILED 8/28/1957, MAP NO. 2157, FILE NO. 945; DEED BOOK 6777, PAGE 774; BOROUGH OF SAYREVILLE TAX MAP SHEET NO. 51

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, C.14c (C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

	BRUNSWICK WEST, INC. <small>LICENSED LAND SURVEYORS 219 1/2 SOUTH MAIN STREET FLEMINGTON, NEW JERSEY 08822-1763 PHONE (908) 284-0888 FAX (908) 284-2818</small>	I HEREBY CERTIFY THIS SURVEY TO: JONATHAN MAGAW; QUALITY TITLE & ABSTRACT AGENCY, INC.; WESTCOR LAND TITLE INSURANCE COMPANY; FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR 	
	PLAN OF SURVEY JONATHAN MAGAW BOROUGH OF SAYREVILLE MIDDLESEX COUNTY, NEW JERSEY BLOCK 146, LOT 17		
	C.A. #246A28022700 Drawn by <u>JH</u> Job No. <u>20.2149</u> Date <u>9/10/2020</u> Checked by <u>HP</u> Drawing No. <u>HP</u> Scale <u>1"=20'</u>		

TITLE #12-0046611

RICHARD S. ZINN