## COVER SHEET (Please attach this sheet to your application)

APPLICANT FITORI	E AND SHPEND SABANI				
BLOCK 120	4 LOT(S) 3				
ADDRESS OF PROPERTY_	7 LEVERIDGE LANE				
BRIEF NARRATIVE DESCRI	PTION OF PROPOSED DEVELOPMENT:				
REAR YAR	DSETBACK				
Check Application Requested at this time	Type of Application (Notice requirements)*				
	Appeal of Administrative Decision Interpretation or Statutory Referral (A&B)				
X	Dimensional Bulk Variance (A&B)				
	Sign Variance (A&B)				
	Flood Variance (A&B)				
	Use Variance (A&B)				
	Conditional Use (A&B)				
	Minor Subdivision (none)				
	Major Subdivision Preliminary (A&B)				
	Major Subdivision Final (none)				
	Minor Site Plan (none)				
	Site Plan Preliminary (A&B)				
	Site Plan Final (A&B)				

ALL PLANS MUST BE FOLDED TO NO LARGER THAN 9" X 12" IN SIZE. ALL PLANS MUST BE NUMBERERED CONSECUTIVELY AND STAPLED TOGETHER INTO SEQUANTIAL SETS. PLANS WILL NOT BE ACCEPTED UNLESS THEY MEET THE ABOVE CRITERIA.

<sup>\* (</sup>A) Personal notice or notice by certified mail to owners of property within 200 feet of the boundary of the property at least 10 days prior to the hearing date set by the Board.

<sup>(</sup>B) Notice of a public hearing to be published in the official newspaper at least 10 days prior to the public hearing.

# PEQUANNOCK TOWNSHIP APPLICATION FOR VARIANCE

Intake Date:	
Completeness Date:	

Applicant's Name: FITORE AND SHPEND SABANI	
Fee Paid: Date Received:	
Escrow Paid: Date Received:	
DO NOT WRITE ABOVE THIS LINE	
1. Applicant's Name, Address, Telephone Number & Email:  FIT OPE AND SHPEND SABANI  7 LEVELEDGE LANE, 973-234-9686  POMPTON PLAINS, NJ FITORE, EL MANZIE 9ma  2. Present Owner's Name, Address and Telephone Number:	L.com
SAME AS ABOVE	
3. Attorney's Name, Address, Telephone Number & Email: N/A	
4. N.J.S.A. 40:55D-70	
(a) Review of Order(b) Interpretation	
(c) Hardship or C(2) Variance (d) Use Variance	
5. Permission to: (Check applicable)  (Change from existing use  (Day of the property	
6. Proposed building or use is contrary to the following sections of the Zoning Ordinance: Section Brief Description	
189,03.030,B.5 REAR YARD SETBACK	

7.	Location of Lot: Number and Street: 7 LEVERIDGE LA
	Block 1704 Lot 3 Zoning P22
8.	Dimensions of Lot 675 acres 29,400 square feet
	Front yard setback 50° Rear yard setback 50°
	Side yard setback 15 and 75
	Lot depth 200' Lot width 110'
9.	Do lots have frontage on a public street or ROW? Yes No
	Property is located on aMunicipal,County orState Road. (Check all that apply)
10.	Has tract been involved in a prior application before the Zoning Board of Adjustment or the Planning Board? Yes No
	If Yes, name of Board
	Type of Application
	Action Taken
1.	Number of buildings or structures existing
	Ground floor area of all structures 7, 212 S.F.
	Dimensions of proposed addition square feet.
2.	Have efforts been made to acquire additional land to be joined with the subject premises? Explain:
	NOT AVAILABLE
3.	Are there any existing covenants or deed restrictions on the property?  Yes No If Yes, Describe:
4.	Is the property located in the 100 year Floodplain or Floodway as shown
4.	on the FEMA Maps dated July 3, 1986? YesNo
5.	Name, Address and Title of person preparing the plats and exhibits
	presented: RICHARD TRAUTWEIN, AIA
'ariar	CE Application 32 HEARLE DR.  PEQUANNOCK NJ

List all the plans and other exhibits submitted with this application: 16.

DRAWING A1, AZ, A3

17. Explain reasons why relief should be granted (attach narrative giving complete factual and legal contentions)

THE EXISTING LOT DEPTH 19
88' AND THE LOT IS NON-CONFORMING
BY ADDING A LEVEL, THE ADDITION
ENCROACHES ON THE REAR SETERCK.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECDT TO THE BEST OF MY KNOWLEDGE.

ture of Applicant Fitore Sabari Shpend Sabani

Sworn to and Subscribed

Before me this 29 th

DEBORAH MAJER Notary Public - State of New Jersey My Commission Expires Jan 5, 2026

#### TOWNSHIP OF PEQUANNOCK

### SUPPLEMENT TO VARIANCE APPLICATION

The following questions are necessary for the Health Department's review of your application. The completed form will also be made available to the Board of Adjustment prior to the hearing date. Filling out this form completely and accurately will facilitate the application process and is required for your application to be deemed complete.

Property Owner(s) FITORE AND SHPEND SABANT						
Address: 7 LEVERIDGE LANE, POMPION PLAINS, NJ						
Block 1204 Lot 3						
Property to Sewered ( ) Property is on Septic (♥)						
Number of bedrooms presently in structure (2-)						
Number of bedrooms to be added (   )						
Number of bedrooms to be deleted ( )						
Total number of bedrooms when project is completed (3)						
Size of Septic (if known) 1,000 gallon						
Type and size of disposal field (if known)						

Please enclose an up to date plot plan or survey with this form. This survey should include all structures located on the property as well as any easements. The location of all septic system components must also be shown on the survey. The Health Department may have information that will assist you. Please contact them with your inquiries.



### METES AND BOUNDS DESCRIPTION LOTS 3 & 4, BLOCK 1204 TOWNSHIP OF PEQUANNOCK MORRIS COUNTY, NEW JERSEY

All that certain lot, parcel or tract of land situated and lying in the Township of Pequannock, County of Morris, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point on the southerly R.O.W. line of Leveridge Lane (Also known as Arthur Avenue, 38' R.O.W.), said point being a distance of 193.30 feet from its intersection with the westerly R.O.W. line of West End Avenue (R.O.W. Varies), and running; thence

- 1) N85°19'06"W, a distance of 330.00 feet to a point marked by a cap found; thence
- 2) S04°40'53"W, a distance of 89.57 feet to a point marked by a pipe found; thence
- 3) S85°29'03"E, a distance of 330.00 feet to a point; thence
- 4) N04°40′53″E, a distance of 88.62 feet to the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

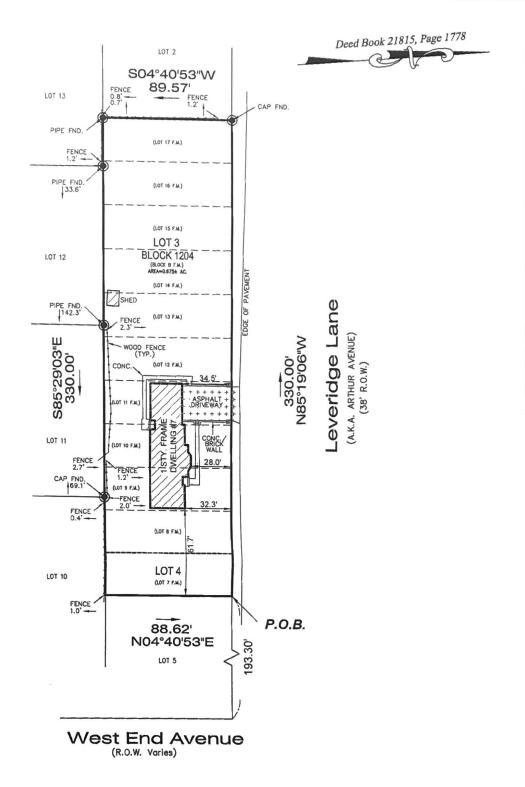
Being known and designated as Lot 7 through 17 in Block B as shown on a certain map entitled "Map of Pompton Lawns, Situate at Pompton Plains, Morris Co., N.J." said map was filed in the Morris County Clerk's Office on March 12, 1914 as Filed Map No. 479-B

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, <a href="mailto:Service@MorganEngineeringLLC.com">Service@MorganEngineeringLLC.com</a>, dated December 5, 2016, marked project #16-09126

FRANK R. DeSANTIS, P.L.S. N.I. LIC. NO. 42001

(Project No. 16-09126)svs

12/3/16 DATE



PREPARED FOR: FITORE SABANI AND SHPEND SABANI

TITLE INSURER:

WEICHERT TITLE AGENCY (W504595) FIDELITY NATIONAL TITLE INSURANCE COMPANY

MORTGAGE HOLDER: JPMORGAN CHASE BANK, N.A.,

its successors and/or assigns, as their interest may appear.

CLOSING ATTORNEY: JAMIE L. McMAHON, Esquire

3/12/1914 7 THROUGH 17 MAP OF POMPTON LAWNS, SITUATE AT POMPTON PLAINS, MORRIS CO., N.J. В 479-B

ulations promutgoted by the STATE orien rights. Offset 12/5/16 DB 21815 PG 1778



P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691

### SURVEY OF PROPERTY

**LOTS 3 & 4** 

**BLOCK 1204** 

TOWNSHIP OF PEQUANNOCK

**COUNTY OF MORRIS** 

**NEW JERSEY** 

CAD File # 12/5/16 15-09126 16-09126 RICH

DeSANTIS PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 42001

# PEQUANNOCK TOWNSHIP VARIANCE CHECKLIST

	SNAME: Fitors + Shorm Sabari								
APPLICANT'	SNAME: THOIC STORY								
	2 complete applications (once the application has been deemed complete the applicant shall submit 18 additional copies of the application).								
2	2 copies of the plat (an additional 18 copies will be required once the application has been deemed complete).								
3	Payment of the administrative and escrow review deposits.								
1	Proof of payment of taxes signed by the Tax Collector.								
5	Names and address of: (a) holders of 10% or more of stock in applicant and/or owner, if either is a corporation; or (b) holders of 10% or more of interest in applicant if partnership (per N.J.S.A. 40:55D-48.1).								
6	In the case where a building or structure is to be built on a vacant parcel of land, the applicant shall submit Health Department approval of a septic system where sanitary sewers are not available.								
7	Completed flood plain development application (where required by ordinance)								
8	Each submission shall be drawn at an appropriate scale not less than 1" equals 100' and shall be submitted on the following standard sheet size 24"x 36".								
9	ALL USE VARIANCE applications shall submit a report prepared by a licensed professional planner indicating the special reasons, zoning impacts and similar data under which the application is being prepared.								
In addition, the	e following information shall appear on all plans in order to be deemed complete:								
A	A key map showing the entire tract, the zone in which the subject property and all property within 200' radius of the subject property including the tax map block and lot numbers and owners name. Said map to be drawn at a scale of 1" = 100'.								
В	Title Block in accordance with the rules governing title blocks for professional engineers (N.J.S.A. 45:8-36);								
	<ol> <li>Name, title, address and license number of the professional or professionals who prepared the plat or plan.</li> <li>Scale (both graphic and written).</li> <li>Date or original preparation and of each subsequent revision thereof and a list of the specific revisions entered on each sheet.</li> </ol>								
	4. Existing block and lot numbers as they appear on the Township Tax								

Мар.

C	<ol> <li>North Arrow.</li> <li>Name, title, address and telephone number of the applicant.</li> <li>Name, title and address of the owner or owners of record.</li> <li>Graphic Scale.</li> </ol>
D	Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
E	Approval Signature lines: 1.Chairman 2. Secretary
F	Acreage to the nearest hundredth of an acre and a computation of the area of the tract to be disturbed.
G	Identification of wetlands per NJ Freshwater Wetlands Act. (Affidavit of compliance required). Or permit from Army Corps of Engineers.
Н.	Identification of the Flood Hazard Area per FEMA maps dated July 3, 1986 as revised or submission of a perfected LOMA.
I	The location of all existing water courses, wooded areas, and major trees (trees with a six inch or greater caliper as measured three feet above ground shall be individually identified if they are to be disturbed during construction), easements, right-of-ways and streets.
J	All existing lot lines per Township Tax Map; setbacks and yard dimensions as proposed, together with a table listing the required bulk areas for the zone, the proposed bulk dimensions and clearly identifying all variances required.
K	Preliminary architectural plans for the proposed building or structures, indicating typical floor plans, elevations, height and general design or architectural styling.
L	The location of the septic system if the structure is not served by sanitary sewer.
М	The location of all existing and proposed principle buildings or structures and the location of all existing and proposed accessory structures or buildings and the distance to the nearest property line for each.
N	The location, quantity and type of off-street parking where prohibited.

ONCE THE APPLICATION HAS BEEN DEEMED COMPLETE THE APPLICANT SHALL PROVIDE EIGHTEEN COPIES OF ALL MATERIALS RELATING TO THE PENDING APPLICATION.

IN THE CASE OF BIFURCATED APPLICATIONS, THE APPLICANT SHALL SUBMIT THE APPROPRITE SITE PLAN OR SUBDIVISION PLANS TO THIS BOARD FOR REVIEW FOLLOWING THE APPROVAL OF A USE VARIANCE. THE SITE PLAN OR SUBDIVISION APPLICATION SHALL BE DEEMED COMPLETE ONCE THEY ARE IN CONFORMANCE WITH THE APPROPRIATE CHECKLIST.

WHERE THE APPLICANT IS REQUESTING THE SIMULTANEOUS REVIEW OF THE USE VARIANCE AND THE SITE PLAN OR SUBDIVISION, NEITHER APPLICATION WILL BE DEEMED COMPLETE UNTIL ALL ITEMS ON THE APPROPRIATE CHECKLIST ARE SATISFIED.

Block_	1204	_ Lot	3
P.B.		ZBA	

Section II (to be completed by Tax Collector)

I find that: [X] All taxes due have been paid.

[ ] All Assessments due have been paid.

[ ] The following are delinquent and past due:

Date: 7/22/31 Tax Collector: Evely Rossman

## PEQUANNOCK TOWNSHIP ASSESSOR'S OFFICE

### **PROPERTY OWNER INFORMATION**

Sabani, Fitore & Spend
7 Leveridge Lane
Pompton Plains, NJ 07444

BLOCK: 1204

LOTS: 3 & 4

The following appear on the Pequannock Township <u>2021</u> tax duplicate as owners of property located within 200 feet of the above described property:

Block, Lot, Name, Address
See attached utility list for possible notification as per Chapter 245, PL 1991
Shade Tree Commission; 530 Newark Pompton Turnpike; Pompton Plains, NJ 07444
See attached list of names – [2] page(s)
Newark Water Supply Pipe Line; 1294 McBride Avenue; Little Falls, NJ 07424
I, Robert I. Sweepey Assessor, certify the above list of names within 200 feet of

Date: July 15, 2021

### OWNER & ADDRESS REPORT

#### PEQUANNOCK TOWNSHIP

07/20/21 Page 1 of 2

8LOCK 1204	LOT	QUAL CL	TARRETT OFFICE	07444	PROPERTY LOCATION 7 LEVERIDGE LN	Add'i Lots
1201	11	2	AZRAK, FREDRIC F & KATH P O BOX 471 POMPTON PLAINS N J	07444	125 WEST END AVE	
1201	12	2	COOK, BARBARA 123 WEST END AVE POMPTON PLAINS N J	07444	123 WEST END AVE	
1201	13	2	JONES, ROBIN & LISA A 4 LEVÉRIDGE LN POMPTON PLAINS N J	07444	4 LEVERIDGE LN	
1201	14	2	MULHAL, SEAN 6 LEVERIDGE LN POMPTON PLAINS, NJ	07444	6 LEVERIDGE LN	
1201	15	2	WARREN, ROBERT/CYNTHIA/ B LEVERIDGE LN POMPTON PLAINS, NJ	07444	8 LEVERIDGE LN	
1201	16	2	VERDON, ANDREW/MARISSA 10 LEVERIDGE LN POMPTON PLAINS, NJ	07444	10 LEVERIDGE LN	
1201	17	2	WILBERTON, DAVID & BREN 2 MISTY CT POMPTON PLAINS NJ		2 MISTY CT	
1204	10	2	CIFELLI, WILLIAM A/JOANI 2 SADDLE DR POMPTON PLAINS, NJ	07444	2 BADDLE DR	
1204	12	2	HUNT, LEROY B & LORRAINE 996 E POLO GROUNDS DR VERO BEACH FL		4 SADDLE DR	
1204	13	2	FRIEDRICH, HENRY P & NAM 6 SADDLE DR POMPTON PLAINS NJ	07444	6 SADDLE DR	
1204	14		MAIMONE, LINDA R 8 SADDLE DR POMPTON PLAINS NJ	07444	8 SADDLE DR	
1204	15	2	FLORIO, JOSEPH & CAROL 10 SADOLE DR POMPTON PLAINS NJ	07444	10 SADDLE DR	
1204		2	MOLICA, THOMAS J & ELLEN 12 SADDLE DR POMPTON PLAINS NJ	07444	12 SADDLE DR	
1204	2	2	RAMIREZ, ALVARO/BENILDA 9 LEVERIOGE LN POMPTON PLAINS, NJ	07444	9 LEVERIDGE LN	
1204	3	2	SABANI, FITORE/SHPEND 7 LEVERIDGE LN POMPTON PLAINS, NJ	07444	7 LEVERIDGE LN	4
1204	5	2	ECKERT, TIMOTHY G/LAUREN 119 WEST END AVE POMPTON PLAINS, NJ	07444	119 WEST END AVE	
1204	4	2	SABINI, FITORE/SHPEND 7 LEVERIDGE LN POMPTON PLAINS NJ	07444	7 LEVERIDGE LN	
1204	6	2	ECKERT, TIMOTHY G/LAUREN 119 WEST END AVE POMPTON PLAINS, NJ	07444	119 WEST END AVE	

### OWNER & ADDRESS REPORT

#### PEQUANNOCK TOWNSHIP

07/20/21 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add') Lots
1204	7		2	ECKERT, TIMOTHY G/LAUREN		119 WEST END AVE	15,6 & 8
1204	8		2	POMPTON PLAINS, NJ ECKERT, TIMOTHY G/LAUREN 119 WEST END AVE		119 WEST END AVE	
1204	9		2	POMPTON PLAINS, NJ RAFFO, DENNIS/SHARON 115 WEST END AVE POMPTON PLAINS, NJ	07444	115 WEST END AVE	