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

APPLICANT Diana ? P	atrick Connghan				
BLOCK 2505	LOT(S) 5				
ADDRESS OF PROPERTY 11 Harmon Place					
BRIEF NARRATIVE DESCRIPTION	ON OF PROPOSED DEVELOPMENT:				
FRONT VARUSET	BACK 2ND STORY BUMP OUT				
ENGROACHING ON	FRONT SET BACK				
Check Application Requested at this time	Type of Application (Notice requirements)*				
	Appeal of Administrative Decision Interpretation or Statutory Referral (A&B)				
V	Dimensional Bulk Variance (A&B)				
	Sign Variance (A&B)				
	Flood Variance (A&B)				
<u> </u>	Use Variance (A&B)  Conditional Use (A&B)  Minor Subdivision (none)  Major Subdivision Preliminary (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: Diana s	Patrick Connahan				
Fee Paid:	Date Received:				
Escrow Paid:	Date Received:				
DO NOT	WRITE ABOVE THIS LINE				
1. Applicant's Name, Address	Telephone Number & Email: <u>Diana ? Patrick</u>				
Connahan, Il Harma	on P1, 201-218-0035, dandriulli@gmail.com				
	dress and Telephone Number: Diana & Patrick				
Connahan, 11 Harmor	P1. 201-218-0035				
3. Attorney's Name, Address,	Telephone Number & Email:				
4. N.J.S.A. 40:55D-70					
(a) Review of O	rder(b) Interpretation				
(c) Hardship or	C(2) Variance(d) Use Variance				
5. Permission to: (Check applicable)	(a) Alter or add to an existing building(b) Construct a new building on vacant land				
	(c) Change from existing use				
	nonconforming lots				
	(e) Other				
6. Proposed building or use is Ordinance:	contrary to the following sections of the Zoning				
Section	Brief Description				
360-13.B(4)	FRONT YARD SET BACK				
	Proposed 2nd Story Bumpout				
ENCROCKING ON FRONT SET BACK					
	50++ required; 45.5 ft proposed				
	49.5 ft existing				

7.	Location of Lot: Number and Street: 11 Harmon Pl.
	Block 2505 Lot 5 Zoning RII
8.	Dimensions of Lot 0.31 acres 13503 square feet
	Front yard setback Rear yard setback
	Side yard setback 10.2 and 24.6
	Lot depth 137.5 Lot width 100
9.	Do lots have frontage on a public street or ROW?  Yes No
	Property is located on a Municipal, County or State 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
11.	Number of buildings or structures existing, proposed
	Ground floor area of all structures 1928
	Dimensions of proposed addition 73.559 FT square feet.
12.	Have efforts been made to acquire additional land to be joined with the subject premises? Explain:
13.	Are there any existing covenants or deed restrictions on the property?  Yes No If Yes, Describe:
14.	Is the property located in the 100 year Floodplain or Floodway as shown on the FEMA Maps dated July 3, 1986? Yes No
15.	Name, Address and Title of person preparing the plats and exhibits
	presented: JOHN E GIAMMARINO ARCHITECT
Varia	presented: NOTAN E GLATVIPTAICTION FRECTION  327 MAPIE AVE RAMSEY NJ 01444  nce Application

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

Drawings Survey

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

WITHOUT HAVING THE EXTRA AREA THE ADDITIONAL BEDECOM AREA WOULD BE compromised Our family is growing and we would like this to be our forever nouse. The addition will also serve as protection from the Weather as it is only a second story cantilever

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

19 ann

Sworn to and Subscribed

Before me this 28 H

day

MICHELE M. LEVINE NOTARY PUBLIC OF NEW JERSEY Comm. # 2419987 My Commission Expires 4/18/2022

### 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) Diana & Patrick Connahan
Address: 11 Harmon Place
Block 2505 Lot 5
Property to Sewered ( ) Property is on Septic ( \sqrt{)}
Number of bedrooms presently in structure ( )
Number of bedrooms to be added ( )
Number of bedrooms to be deleted ( )
Total number of bedrooms when project is completed ( )
Size of Septic (if known)
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.

# PEQUANNOCK TOWNSHIP VARIANCE CHECKLIST

### APPLICANT'S NAME: Diana & Patrick Connahan

THE DIOLES								
1.	2 complete applications (once the application has been deemed complete the applicant shall submit 18 additional copies of the application).							
2	copies of the plat (an additional 18 copies will be required once the application as been deemed complete).							
3	Payment of the administrative and escrow review deposits.							
4	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</li> </ol>							
	<ol> <li>Date or original preparation and of each subsequent revision thereof and a list of the specific revisions entered on each sheet.</li> <li>Existing block and lot numbers as they appear on the Township Tax Map.</li> </ol>							

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.
Е	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.

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

APPLICANT Diana & Patrick Connahan				
вьоск 2505	LOT(S) 5			
ADDRESS OF PROPERTY	Harmon Place			
BRIEF NARRATIVE DESCRIPT	TION OF PROPOSED DEVELOPMENT:			
FRONT YARD SET ?	ACK PROPOSED 2ND STORY			
	ACHTING ON FRONT SET BACK			
Check Application Requested at this time	Type of Application (Notice requirements)*			
	Appeal of Administrative Decision Interpretation or Statutory Referral (A&B)			
<u> </u>	Dimensional Bulk Variance (A&B)			
	Sign Variance (A&B)			
	Flood Variance (A&B)			
	Use Variance (A&B)			
	Conditional Use (A&B)			
<u> </u>	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)			

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

## TOWNSHIP OF PEQUANNOCK PLANNING BOARD OR BOARD OF ADJUSTMENT

#### REQUIREMENT FOR PUBLIC HEARING

WHEN REQUIRED – Public notice of a public hearing is required to be given for hearings on bulk variances, use variance, appeals or decision of an administrative officer, preliminary and final major subdivisions, preliminary and final site plans and conditional uses.

**METHODS OF NOTICE** - The applicant for any of the above noted application is responsible for serving the notice by:

- A. Publication in the **official newspaper** SUBURBAN TRENDS telephone 1-877-314-0030; fax 973-569-7441; publicnotices@northjersey.com
- B. Serving all property owners within 200' of the site of the application and any other persons or officials required by law by personal service or by certified mail, and

**LIST OF PROPERTY OWNERS** - A list of all property owners who must be notified (including the property owners within 200 feet of the site and the State, County and officials of adjacent municipalities) shall be furnished by the Township to the applicant within seven days of the date of receipt of a \$10.00 fee for the list.

WHEN NOTICE SERVED - Notice must be served at least ten days prior to the scheduled public hearing (not counting the hearing date). The Administrative Officer should be consulted for the date and time of the public hearing.

**COMBINED APPLICATIONS** – Where an application is made for more than one approval, such as a use variance and site plan, all requested approvals must be stated on the notice forms.

**TAXES PAID** - Any application for development must be accompanied by a statement from the Township Tax Collector that there are no taxes or local assessments due on the property which application is made.

QUESTIONS – If you have any questions on filling out the forms or on the notice you may contact the Planning Department at 973-835-8558. It is extremely important that the notice be made out and filed properly, as the application and hearing may be voided if not done properly.

\*Secondary Paper - Daily Record - telephone 973-428-6200; www.dailyrecord.com

### TOWNSHIP OF PEQUANNOCK INSTRUCTIONS FOR FILING OF APPLICATIONS

### BOARD OF ADJUSTMENT PLANNING BOARD

Please review the following instructions carefully before you file your application. A failure to follow the checklist or to provide required documentation will delay your application and hearing.

Your initial submission must include your **original** signed application plus one copy along with two signed and sealed site plans, be sure that all owners and applicants sign where requested.

Your filing fees shall be submitted on a separate check from your escrow review fees. Any unused escrow funds will be refunded to you after your application is completed; you may be asked to deposit additional funds to your account should it become depleted during the application process. County filing fees should be mailed directly to the County.

You must obtain tax certification from the Tax Collector and the list of property owners within 200 feet of your site from the Tax Assessor. All taxes and assessments on the subject property must be paid up to date.

The Planning Department will review your application after submission. Within forty-five (45) days you will receive a written notification advising you of your application status. If your application is deemed incomplete, the notice will advise you in what manner it is deficient. When all missing items are submitted or necessary corrections are made, the application will be scheduled with the Board.

You will find attached to this instruction sheet the specific checklist for your application, information about legal notices and a sample format. We hope that this information is helpful but recognize that you may have many questions. Please do not hesitate to contact the Planning Office at 973-897-0325 for any further information or clarification, and I will be happy to assist you in any way possible.

Linda Zacharenko Planning/Zoning Coordinator

Block 2505	Lot 5	_
Application		_
P.B.	ZBA	

#### TAX AND ASSESSMENT PAYMENT REPORT

Under provisions of New Jersey Statues, N.J.S.A. 40:55D-39C and N.J.S.A. 4:55D-65h, an applicant for development of land must submit proof that no taxes or assessments for local improvements or municipal liens are due to delinquent on the property, stated below.

Applicant will complete Section 1 of this form and submit it with his application for development. The Administrative Officer will forward the forms to the Tax Collector for verification that no delinquent taxes or assessments are due. One signed copy of this form will be returned to the applicant by the Administrative Officer, one copy retained by the Tax Collector, and one copy will be placed in the applicant's file.

Developers are cautioned that agreement on payment of taxes for the current year must be reached between the interested parties. Apportionment of taxes is **NOT** the concern of the Tax Office. If apportionment is desired, application is made to the Township Clerk. There is a \$5.00 fee for apportionment.

Applicant is also cautioned that additional assessments may be levied where a structure is present. Section I (to be completed by Applicant) & Patrick I Diana Connanan of 11 Harmon Place (address) am making application to the Planning Board/Board of Adjustment for the development of Lots(s) 5 in Block 2505 in the zone, located at Harmon Place whose owners of record is Diana Connahan of 11 Harmon Place (address) This tract was formerly subdivided on\_\_\_\_\_\_\_. Original Lot(s) No.\_\_\_\_\_\_\_\_. I acquired interest in this Property on\_\_\_\_\_ (date) I request the Tax Collector determine whether there are any delinquent taxes and/or assessments due. Date: 9/4/21 Signature of Applicant: Dan

Block 2505	Lot 5
P.B	ZBA

Section	TT	(to	he	comp	leted	by	Tax	Col	lector)
Dection		(10	UU	оошр.	10000	0			,

I find that

All taxes due have been paid.

All assessments due have been paid.

The following are delinquent and past due:

Tax Collector: Lordy Koro

September 21, 2000

# PEQUANNOCK TOWNSHIP DEVELOPMENT FEES ORD 2010-02

Application Fee/Minor Subdivision	
Lot Line Adjustment	\$200.00
Minor Subdivision	\$200.00 + \$50.00/lot
Amendment to minor s/d	\$200.00
*Escrow Fee/Minor Subdivision	
Lot Line Adjustment	\$1,000.00
Minor Subdivision	\$2,000
Amendment to minor s/d	\$1,000
	,-
Application Fee/Major Subdivision	\$250.00
Concept or sketch plat	\$400.00 +\$100.00/lot
Preliminary Plat Final Plat	\$300.00 +\$50.00/lot
Amendment or Extension	\$250.00
	Ψ230.00
*Escrow Fee/Major Subdivision	\$500.00
Concept or sketch plat	\$4,000
Preliminary Plat Final Plat	\$2,000
	\$1,500
Amendments	\$500.00
Extension	ψ300.00
Application Fee/Site Plan	\$500.00
Minor Site Plan	\$500.00 \$500.00 +\$50.00/unit
Preliminary Major Residential Site Plan	\$500.00 +\$75.00/1000 sq.ft.
Preliminary Major Nonresidential Site Plan	50% Preliminary
Final Major Residential/Nonresidential Site Plan	\$250.00
Amendment or Extension	\$250.00
Flood Plain Development	φ230.00
*Escrow Fee/Site Plan	\$1,500.00
Minor Site Plan	\$2,000.00 +\$100.00/unit
Preliminary Major Residential Site Plan	\$2,000.00 +\$100.00/diff: \$2,000.00 +\$150.00/1000 sq.ft.
Preliminary Major Nonresidential Site Plan	50% Preliminary
Final Major Residential/Nonresidential Site Plan	\$1,000.00
Amendment	\$1,000.00
Flood Plain Development	\$500.00
Extension	\$250.00
Application Fee/Conditional Use	\$1,000.00
*Escrow Fee/Conditional Use	\$1,000.00
Application Fee/Variance	Φ500 00
Appeal	\$500.00
Interpretation	\$300.00
Dimensional (bulk)	\$100.00/ea variance
Use	\$750.00
Zone Change	\$500.00
*Escrow Fee/Variance	Φ750 00
Appeal/Z.O.	\$750.00
Dimensional (bulk)	→\$800.00/first - \$200/subsequent
Use	\$1,000.00 \$750.00
Interpretation	\$750.00 \$750.00
Zone Change	\$750.00
Application Fee/Signs	\$4.00/sq.ft.
*Escrow Fee/Signs	\$750.00
Special Meeting Fee	\$1,000.00
Manual Control of the	

TO:

**Escrow Depositor** 

FROM:

Finance Department, Township of Pequannock

An escrow deposit is taken to pay for certain expenses associated with the review of your application as permitted under N.J.S.A. 40:55D-53. These expenses normally include legal advertisement, attorney, engineering and planning review fees dealing solely with your application. The size of the escrow is dependent upon the anticipated complexity of the application process. For example, escrow fees are used for but not limited to application review, site inspections, report preparation, office meetings with applicants and/or their representatives, Board meeting attendance, drafting and preparation of resolutions, etc. When you make the original escrow deposit you are required to submit a completed W-9 form. The Township will open an account in your name with Columbia Savings, Newark Pompton Turnpike, Pompton Plains, New Jersey, and will hold the money in trust for you.

All or part of the interest earned on your deposit is kept by the Township to offset administrative costs associated with maintaining your account as permitted under N.J.S.A. 40:55-53.1. The Township retains all interest on deposits less than \$5,000.00. On deposits that exceed \$5,000, 67% is credited to the escrow depositor's account and 33% is retained by the Township. Those depositor's who are credited with interest will receive a 1099 form at the end of the year.

Once your application is no longer active you should put a request in writing to the Township Planning Office for the refund of your balance. Upon verification that all bills have been paid, the Township Council must pass a resolution authorizing the release of your deposit. Then your balance, including any interest will be sent to you.

#### FORM FOR PROOF OF SERVICE

(Attach additional sheet if necessary)

STATE OF NEW JE	ERSEY) SS:			
COUNTY OF MOR				
		beir	ng duly sworn upon his oat	h according
to law, says:				
Township of Peguan	nock of all own upon whom due	ers of property within notice in the form set	ar on the official tax record 200 feet of the property af forth in this application wi	fected by
being all of the owner. Either personally upon	ers of property won those who are	vithin 200 feet of Lot _ e residents of Pequann	personally served the foll—and Block ock, or by certified mail, r of the notice set forth belo	eturn receipt
Method of Service	Name	Address	Lot & Block	Date
				•
Sworn to and Subscribefore me this	day			·
Notary			Owner or Agent's Signat	ture

Utilities only have to be notified by law in the case of Major Subdivision and Major Site Plans.

All other applications do not require notification.

Per Anthony Wahl and Robert Michaels 6/24/97

### REQUEST FOR LIST OF CERTIFIED NAMES AND ADDRESSES

I hereby request a certified list of names and add is required to give notice pursuant to the Munici	resses of property owners to v pal Land Use Law for property	vhom the applicant y located at:			
Il Harmon Place					
know as Block 2505 Lot Township. I understand that the Township sh	5 on the Tax M all supply me with such list	aps of Pequannock within 7 days.			
Date: 9/4/21 Signature	Dam	Diana Connahan			
Telephone 201-218-0035					
Check One: List will be picked up  Please mail list to:	Dand Riu Ui Qg	mail: com			
Paid: Cash	RECEIVED				
CheckNo,	SEP 3 0 2021				
Gave to Township Clerk (date)	TOWNSHIP CLERK PEQUANNOCK TOWNSHIP, NJ				