

COVER SHEET

(Please attach this sheet to your application)

APPLICANT Scott Dabice

BLOCK 3201 LOT(S) 9

ADDRESS OF PROPERTY 55 West Parkway

BRIEF NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT:

Backup Generator install

Check Application  
Requested at this time

Type of Application  
(Notice requirements)\*

X

Appeal of Administrative Decision  
Interpretation or Statutory Referral (A&B)

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)

\* (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.

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

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

PEQUANNOCK TOWNSHIP  
APPLICATION FOR VARIANCE

Applicant's Name: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

Escrow Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

DO NOT WRITE ABOVE THIS LINE

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1. Applicant's Name, Address and Telephone Number: \_\_\_\_\_

Scott Dabice, 55 West Parkway, Pompton Plains, NJ 07444  
(973) 513-2533 sdabice@optonline.net

2. Present Owner's Name, Address and Telephone Number: Same

3. Attorney's Name, Address and Telephone Number: N/A

4. N.J.S.A. 40:55D-70

\_\_\_\_\_ (a) Review of Order \_\_\_\_\_ (b) Interpretation

X (c) Hardship or C(2) Variance \_\_\_\_\_ (d) Use Variance

5. Permission to: \_\_\_\_\_ (a) Alter or add to an existing building  
(Check applicable) \_\_\_\_\_ (b) Construct a new building on vacant land  
\_\_\_\_\_ (c) Change from existing use  
\_\_\_\_\_ (d) Subdivide land creating one or more  
nonconforming lots  
X (e) Other

6. Proposed building or use is contrary to the following sections of the Zoning Ordinance:

Section	Brief Description
<u>189.03.030B</u>	<u>Install generator in secondary front yard (corner lot)</u>
_____	<u>Setback for secondary front yard is 50 ft. Unit to be</u>
_____	<u>placed with 26 foot setback. Existing approved</u>
_____	<u>variance at 25 feet for front porch.</u>

7. Location of Lot: Number and Street: 55 West Parkway


Block 3201 Lot 9 Zoning R22

8. Dimensions of Lot 0.59 acres 25,592 square feet  
 Front yard setback 50 Rear yard setback 150  
 Side yard setback 15 and \_\_\_\_\_  
 Lot depth 190.7 Lot width 135
9. Do lots have frontage on a public street or ROW?  
 Yes X No \_\_\_\_\_  
 Property is located on a X 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 X No \_\_\_\_\_  
 If Yes, name of Board Zoning Board  
 Type of Application Variance for secondary front yard setback  
 Action Taken Approved (for front porch)
11. Number of buildings or structures existing 2, proposed 2  
 Ground floor area of all structures 2,821  
 Dimensions of proposed addition N/A – adding generator only 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 X 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 X
15. Name, Address and Title of person preparing the plats and exhibits  
 presented: Scott Dabice - homeowner
16. List all the plans and other exhibits submitted with this application:  
Survey, site plan and generator specifications

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

Installing Generator in side yard designated as secondary front yard due to corner lot. Typically side yard setback on the Jacksonville Road side of property would be 25 feet, but considering corner lot, 50 foot standard setback applies. Generator requested to be installed in this location as it is furthest from bedrooms and best location to access gas lines for running the generator. While it is non-confirming to the 50 foot setback, the house currently is approved and sits at 30 feet and the recently constructed front porch was approved to just over 25 feet. The generator will not create further non-conformity, as it will be further than 25 feet from the property line. Generator will be behind a fence as required for blocking. Requesting variance due to hardship caused by the irregular corner lot and diagonal positioning of the house.

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

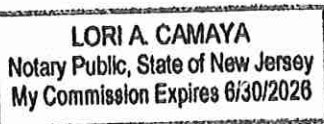
  
\_\_\_\_\_  
Signature of Applicant

Sworn to and Subscribed

Before me this 11 day

of February 2022

  
\_\_\_\_\_  
Notary



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) Scott and Donna Dabice

Address: 55 West Parkway, Pompton Plains, NJ 07444

Block 3201 Lot 9

Property to Sewered (  ) Property is on Septic (  )

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.