

# APPLICATION FOR A ZONING PERMIT

TOWNSHIP OF SPARTA, 65 MAIN STREET

Tel: (973) 729-8093 Fax: (973) 726-3653

MAUREEN DONNELLY, ZONING OFFICER, JANICE STEVENS, ZONING COORDINATOR

*Please Print or Type*

|                                                                                    |              |         |                |
|------------------------------------------------------------------------------------|--------------|---------|----------------|
| Date:                                                                              | Block: 16009 | Lot: 14 | Zone:          |
| Property Location: 60 trafilgar ct Sparta N.J.                                     |              |         |                |
| Name of Applicant: Joe Kohnas                                                      |              |         |                |
| Address of Applicant: 60 trafilgar ct Sparta 07871 973-886-2891                    |              |         |                |
|                                                                                    | Street       | Town    | Zip Code Phone |
| Name of Owner (if different from Applicant):                                       |              |         |                |
| Address of Owner:                                                                  |              |         |                |
|                                                                                    | Street       | Town    | Zip Code Phone |
| Description of Proposed Use or Structure (what is it you want to do and/or build?) |              |         |                |
| build new Deck 16x24                                                               |              |         |                |

\*Please attach a Site Plan showing: Distances to all property lines, septic tank & field locations, impervious coverage calculation, type and location of existing and proposed structures, fences, or signs where applicable. A letter of approval from your Homeowners' Association, if applicable.

Prior Approvals on Subject Premises:

Planning Board: \_\_\_\_\_ Date of Approval: \_\_\_\_\_  
Zoning Board: \_\_\_\_\_ Date of Approval: \_\_\_\_\_

Contractor or Person Doing Work (if different than Owner): Shatlat home + property Inv LLC.

Address: 29 Beaver Run Rd Lafayette 07848 973-534-7066

\* I hereby certify that I am the (agent of) owner of record and am authorized to make this application and give permission for the Sparta Township Zoning Official to come upon and inspect these premises with respect to this application.

Date: 10/14/19 Print Name: Stephen Shatlat Signature: *Stephen Shatlat*

\$30.00 Fee for Residential Properties and \$60.00 Fee for Commercial Properties **MUST** Accompany this Application: Paid 10-14-19 30.00 Check No. 1438 Receipt No. 14885

\*Failure to provide all requested documents will halt the processing of this application and will be deemed incomplete.  
\* It is the responsibility of the applicant to obtain any permits required by NJDEP.

☒ DENIED DATE: 10-14-19 REASON: HOA approval. Deck not drawn to scale, no setbacks provided

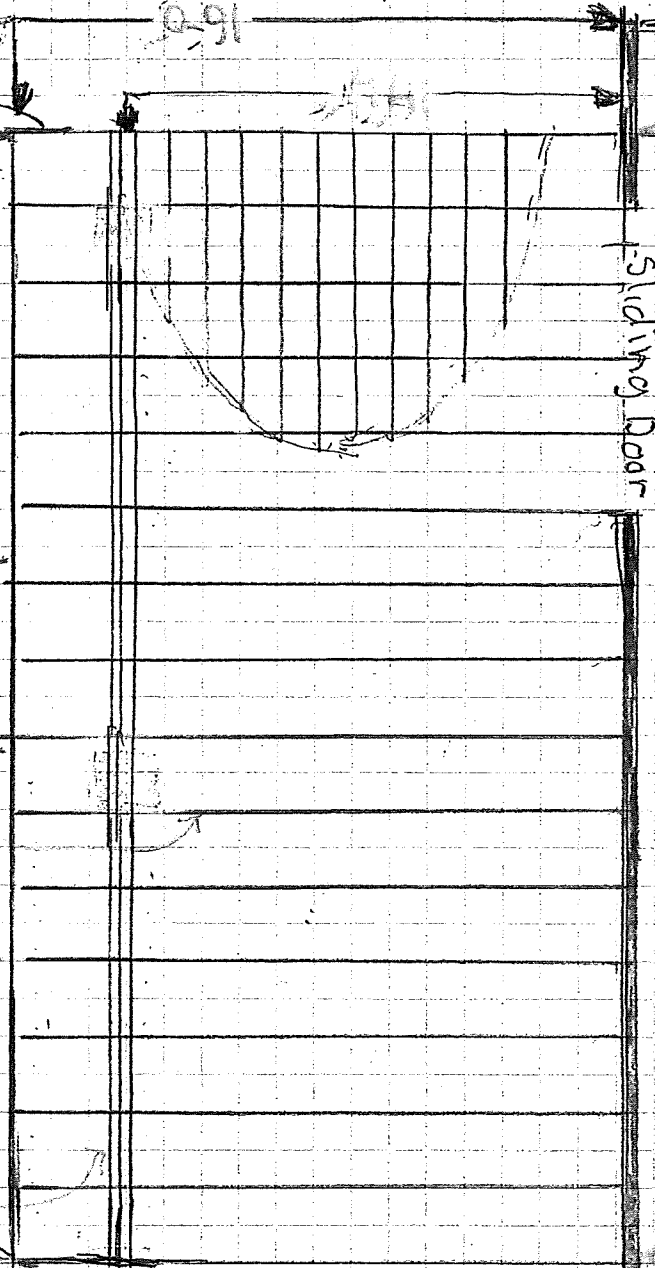
☒ APPROVED DATE: 10-22-19 SPECIAL CONDITIONS: HOA to provide HOA approval.  
Must maintain side yd setback of 8ft and rear yd. of 15 ft w/ deck placement.  
Deck cannot be covered. Any deviation from the plan submitted will require further approval by the Zoning Dept. No other improvements are permitted under this approval.

ZONING PERMIT # 19-449

*Janice Stevens*  
JANICE STEVENS  
ZONING COORDINATOR

24'-0"

Sliding Door



Rim Joist

2x10

2x10

Beam

Joist 2x10

GIRDER  
6X6 P.T.  
COLUMN

(2)-2X12 PT

match post  
@ 1/2 in. thru  
Bolts

EXISTING HOUSE

16"x42" CONCRETE PIERS  
USE ABE66Z COL ANCHORS  
FOR POST CONNECTION

2X6 PT LEDGER FASTENED TO HOUSE  
W/ 5" LEDGER LOK BOLTS 16" O.C. STAGGERE  
PROVIDE WYCOR FLASHING @ SIDING  
USE TECO HANGERS FOR JOISTS ATTACHMENT

2X6 SUPPORT BRACE FOR  
GIRDER TO POST CONNECTION  
USE TRUSS LOKS TO FASTEN

2x10 PT JOISTS 16" O.C.

5/4X6 PT TOP RAIL  
2X4 UPPER RAIL  
2X2 PT SPINDLES  
2X4 LOWER RAIL  
5/4X6 PT DECKING  
SPACING LESS THAN 4"

Joe KORNAS  
60 W. 4th St. Sparta, NJ  
Block 16009 Lot 14  
NOT TO SCALE - 4-19  
SKETCH BY  
OWNER

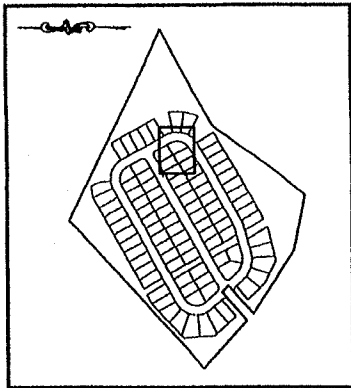
# **LEGEND:**

AS-BUILT SPOT ELEVATION  
(DOUBLE ELEVATIONS INDICATE TOP/BOTTOM OF CURB)  
PROPERTY LIMIT LINE

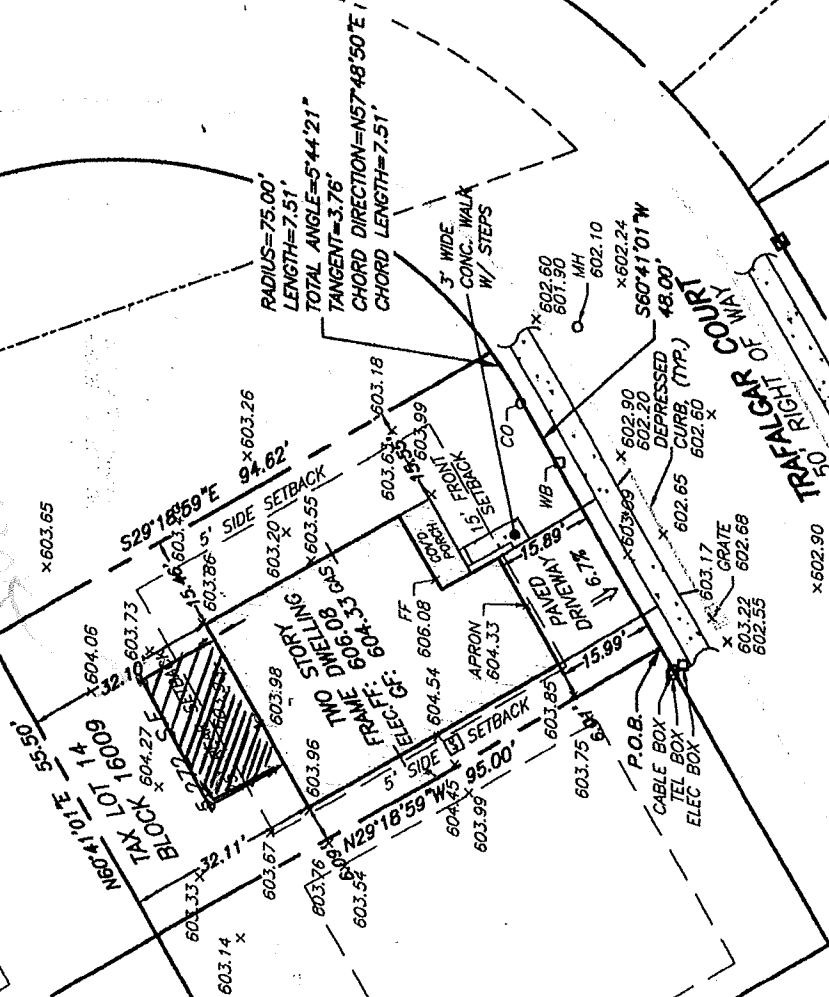
x 63.81

30' 15' 0' 30' 60'

1"=30'



KEY MAP  
SCALE: 1"=1,000'



## **REFERENCES:**

1. PRELIMINARY MAJOR SUBDIVISION "NORTH VILLAGE AT SPARTA", PORTIONS OF TAX LOT 4 AND 90, BLOCK 16001 (APPROVED TAX LOTS 4, 02, AND 89, BLOCK 16001), SPARTA TOWNSHIP, SUSSEX COUNTY, NJ, AS PREPARED BY DOWE DYKSTRA ASSOCIATES, P.C., DATED 7/25/2017. LAST REVISED 5/14/2016.
2. FINAL PLAT OF NORTH VILLAGE CROSSING, PHASE 1, TAX LOT 89, BLOCK 16001, SPARTA TOWNSHIP, SUSSEX COUNTY, NJ, AS PREPARED BY DOWE DYKSTRA, P.E., P.L.S., OF DYKSTRA ASSOCIATES, P.C., DATED 7/25/2017. LAST REVISED 4/23/2018.

## **NOTES:**

1. OFFSETS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
2. THE SURVEY DOES NOT PURPORT TO IDENTIFY ENCROACHMENT, UTILITIES, SERVICE LINES, OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
3. THE CERTIFICATION, IF APPLICABLE, IS MADE ONLY TO PARTIES NAMED HEREON FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY THE SURVEYOR FOR THE USE OF THE SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, USE OF THE SURVEY FOR A SURVEY AFFIDAVIT, THE RESALE OF PROPERTY, OR CERTIFICATION TO ANY OTHER PERSON, NOT LISTED IN THE CERTIFICATION SHOWN HEREON EITHER DIRECTLY OR INDIRECTLY.
4. REFER TO FINAL MAP REFERENCED BELOW FOR EASEMENT DESCRIPTIONS.

## **CERTIFICATIONS:**

STEWART TITLE GUARANTY COMPANY AND LEGACY TITLE AGENCY, LLC  
NVR MORTGAGE FINANCE, INC. ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR  
NVR-CENTRAL  
NVR, INC. A VIRGINIA CORPORATION  
3349 HIGHWAY 138, BLDG. B, SUITE D  
WALL TOWNSHIP, NJ 07719  
JOSEPH C. KORNAS AND JILL S. KORNAS, HUSBAND AND WIFE

## **CAUTION:**

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

| PROJENGR.   | BY     |
|-------------|--------|
| DESIGNED    |        |
| CHECKED     |        |
| FILE        |        |
| FS - B014   |        |
| CHECKED(PM) |        |
| R.C.        |        |
| CHECKED(PE) |        |
| R.C.        |        |
| DRAWING #   | 1 of 2 |

## **FINAL SURVEY**

BLOCK 16009, LOT 14

60 TRAFALGAR COURT - RYAN LOT B014

PREPARED FOR

"NORTH VILLAGE AT SPARTA"

TOWNSHIP OF SPARTA

SUSSEX COUNTY

NEW JERSEY



Civil & Environmental  
Engineering, Inc.

CERTIFICATE OF AUTHORIZATION  
PROFESSIONAL

Michael T. Armstrong, P.L.S.

N.J. PROFESSIONAL LAND SURVEYOR  
Lic. No. GS 35820

*Michael T. Armstrong*

DATE: 6/19/2019

# TOWNSHIP OF SPARTA



65 Main Street  
Sparta, New Jersey 07871-1986  
Fax: (973) 729-0063

October 14, 2019

Joe Kornas  
60 Trafalgar Court  
Sparta, NJ 07871

Re: Zoning Permit – 16' x 24' Deck  
60 Trafalgar Court, Sparta Township  
Block 16009, Lot 14

Dear Mr. Kornas:

Following a review of your Zoning Permit application and associated documentation, it was noted that the deck was not drawn to scale on the site plan and no setbacks were provided. Additionally, there was no approval provided from your Homeowner's Association provided for the project. In order to accurately determine that your project conforms to the zone requirements, these documents will need to be provided.

Once I am in receipt of the requested information, I can proceed with my review of your application request. If you have any questions regarding this matter, I can be reached at (973) 729-8093.

Sincerely,

A handwritten signature in cursive script that reads "Janice Stevens".

Janice Stevens  
Zoning Coordinator

Cc: Shufat Home & Property Improvement, LLC, 29 Beaver Run Road, Lafayette, NJ 07848

JS/