

Borough of Spring Lake

Zoning Approval

Sent Regular Mail to:

Barry Construction Company
601 Warren Avenue
Spring Lake Heights, NJ 07762

Permit Number: 2013-169

Date: December 2, 2013

Block: 78

Lot: 8

Zone: R-1

Property Address: 17 Washington Avenue

Owner in Fee: Matt Sagui

Phone: N/A

Applicant: Barry Construction Company

Phone: 732-449-4416

Use: Single Family Dwelling with Detached Garage Appartment

Proposed Construction: Pool Cabana per Board Approval.

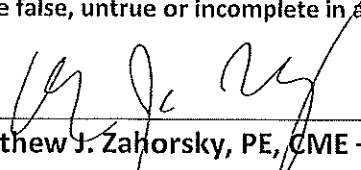
Conditions:

Applicant must comply with application, building plans, approved grading plan and all other applicable Borough Ordinances and approvals. All construction per Plans and Resolution of Approval. No Certificate of Occupancy to be issued unless:

1. Inspection by Zoning Review Agent recommending issuance of CO.
2. Negative impacts during and after construction must be mitigated. Measure shall include but not limited to the installation of silt fence and haybales as well as re-grading of the property or installation of additional drywells, if necessary.

Please note that Building Permits are ALSO required prior to any construction activity.

This permit shall be null, void and of no effect if any of the facts contained in the application upon the basis of which this permit was granted are false, untrue or incomplete in any respect.



Matthew J. Zahorsky, PE, CME – Zoning Officer

423 Warren Avenue * Spring Lake * New Jersey * 07762 * 732-449-0800

2013-169

Application for Zoning Approval Borough Of Spring Lake

All applications for Zoning Approval must be accompanied by a signed copy of a recent survey

Property Street Address: 17 WASHINGTON AVE

Block: 78

Lot: 8

Zone: R1

Name of Applicant: BARRY CONSTRUCTION CO INC

Tel. # 732-449-4416

Address of Applicant: 601 WARREN AVE SPRING LAKE 07762

P.O. Box 569 SPRING LAKE, NJ 07762

Name of Prop. Owner: MR. + MRS SAGNI

Tel. # 908-439-4300

Address of Owner: 17 WASHINGTON AVE

Spring Lake, NJ 07762

Description of Proposed Work: NEW 10'x 18'4" POOL HOUSE

Lot Size:	Required	Existing	Proposed	Variance Required	
Area				Yes	No
Width	<u>100'</u>	<u>237.5</u>	<u>SAME</u>	Yes	No
Depth	<u>150</u>	<u>150</u>		Yes	No
Frontage	<u>100</u>	<u>237.5</u>		Yes	No

Principal Structure	Required	Existing	Proposed	Variance Required	
Front Yard				Yes	No
Rear Yard				Yes	No
Side Yard				Yes	No
Comb. Side				Yes	No
Bldg. Hght.				Yes	No
(measured from mean top of curb elevation)					

Access. Structure:	Required	Existing	Proposed	Variance Required	
To Princ. Str.			<u>67.54</u>	Yes	No
Rear Yard			<u>67.8</u>	Yes	No
Side Yard			<u>55.18</u>	Yes	No
Bldg. Hght.			<u>10' MAX</u>	Yes	No
(measured from mean perimeter grade)					

Coverage:	Permitted	Existing	Proposed	Variance Required	
Principal Str.				Yes	No
Pool				Yes	No
Garage				Yes	No
Access. Str.				Yes	No
Driveway				Yes	No
Walks/ Patio				Yes	No

* WAS APPROVED BY PLANNING Bd. IN SEPTEMBER 2013

Current Use: _____ Proposed Use: _____

Does owner own adjoining property? Yes _____ No ☒

If so, indicate: Block: _____ Lot: _____

Are there any easements or deed restrictions on the property? Yes _____ No ☒

If so, attach a copy of the deed of easement or restriction.

Have there been any prior applications for zoning approval or appeals for variances from the Planning Board? Yes ☒ No _____

If so, attach a copy of the zoning letter or Planning Board resolution.

Does the application include new outdoor lighting? Yes _____ No ☒

If so, lighting cannot be directed toward an adjoining property.

Does the application include a new curb cut? Yes _____ No ☒

If so, the maximum permitted curb cut width is 12 feet.

Does the application include a new electric, tel. or cable service? Yes ☒ No _____

If so, the new service must be placed underground.

Does the application include outdoor mechanical equipment? Yes ☒ No _____

If so, equipment must be in the rear yard, behind the principal structure.

Date: 10-18-13 Applicant: *J. M. A.*

Date: _____ Borough: _____
Zoning Review Agent

Zoning Application Fee Schedule:

- (☒) Minor additions and incidental structures such as fences, driveways, walks, patios, sheds, decks, A/C units etc. \$50
- () New structures or major additions and renovations to existing structures not greater than 750 sq. ft., commercial use/occupancy approvals. \$100

Applications for the following require submittal of an engineering plot and grading plan, and payment of a separate fee in the amount of \$500 for review of the plan and inspection of improvements.

- () New structures or major additions to existing structures greater than 750 sq. ft. \$200
- () Swimming pools, spas or hot tubs more than 175 sf. or 36" deep. \$200

Payment Received:

Zoning: Check # 3153 Amount: \$ 50 Date: 10/18/13

Engineering: Check # _____ Amount: \$ _____ Date: _____

RESOLUTION NO. 24 – 2013
(Cal 9-2013)

RESOLUTION OF THE PLANNING BOARD OF THE
BOROUGH OF SPRING LAKE, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY.

WHEREAS, Matthew and Elizabeth Sagui (hereinafter referred to as the "applicants") have applied to the Planning Board of the Borough of Spring Lake for variance relief pursuant to N.J.S.A. 40:55D-70(c), from the provisions of the Spring Lake Zoning Ordinances, for permission to restore and renovate an existing dwelling at property located at 17 Washington Avenue, Spring Lake, New Jersey, and known as Block 78, Lot 8 on the Spring Lake Tax Map, and

WHEREAS, a public hearing was held at the regularly scheduled meeting of September 11, 2013, in the Municipal Building, and testimony having been presented on behalf of the applicants and objectors to the application having been given an opportunity to be heard; and,

WHEREAS, such proof of service as may be required by New Jersey Statutes and Municipal Ordinances has been furnished; and,

WHEREAS, the Board, having considered the application, testimony, and exhibits submitted, makes the following findings:

1. The property is located in an R-1 Zone.
2. The property consists of a rectangular lot that has 237.5 feet of frontage on Washington Avenue, 150 feet of frontage on First Avenue and totals 35,625 square feet in lot area. Presently the property contains a 2 ½-story frame dwelling, a 1 ½ story garage apartment with driveway access to First Avenue, an in-ground pool and miscellaneous accessory structures, walkways and drives.
3. The applicants propose to conduct an extensive restoration of the principal structure, to construct an accessory structure to house pool equipment and a generator for the principal structure and to decrease the overall impervious surfaces on the property. The applicants provided testimony that they intend to replace substantial

portions of the foundation of the property so to preserve the existing structure and to make other restorations and additions as shown on the plans prepared by Robert J. Ignarri, AIA, dated June 7, 2013 and signed and seal on July 3, 2013. The plans provided show the applicants' plans in greater detail and were submitted to and relied upon by the Board.

4. The applicant appealed to the Board the Zoning Official's determination wherein the Zoning Official opined that a variance under N.J.S.A. 40:55D-70 (d) was necessary to make the additions to the property in question based upon the existence of the garage apartment. The Board finds that a use variance is not necessary because the garage apartment is determined to be an accessory use to the existing principal dwelling in this instance and not a second principal dwelling. The Board further finds that the renovations to the principal structure and the other proposed additions and construction do not implicate the garage apartment under the plans proposed. The Board finds therefore that because there will be no expansion of the garage apartment, no such variance to expand a nonconforming use is necessary. The Board found that the matter therefore should be considered under the requirements of N.J.S.A. 40:55D-70 (c) and heard the matter accordingly.

5. The proposal requires a number of variances. First, the applicants propose to construct a basement structure underneath the existing porch in the front yard along First Avenue at a distance of 21.86 feet where 25 feet is required for front yard setbacks. The applicants are also proposing to build an accessory structure at 183.3 square feet where 100 square feet is permitted. The applicants also require a variance for the height of the new dormer structures where said height was said to be 38.5 feet and 35 feet is permitted. The applicants also noted that they were dropping the coverage of their driveway structure from 3,235 square feet to 2,444 square feet where 1,650 square feet is permitted, and dropping the coverage of their walkways from 4,165 square feet to 2,922 square feet where 350 square feet is permitted and requested variances for said design where and as necessary.

6. The Board finds that the variances can be granted and the plans approved as proposed and conditioned. The Board finds that the applicants are renovating, restoring and preserving an architecturally significant older Spring Lake dwelling which is a tremendous benefit to the community and meets a principal purpose

of the Borough's Master Plan. The Board finds that the lot in question is more than twice as large as is required in the zone and by allowing the property to remain a single lot preserves a tremendous amount of air, light and open space in the area. The Board finds that the extraordinary and unique size of the lot permits the applicants to construct a slightly larger accessory structure without violating the sense of proportion that the zoning ordinances strive to ensure and maintain and therefore will not be a substantial impairment of the zone plan, and, given the size and location of the accessory structure, there will be no encroachment on any neighbors and therefore the structure will not be a detriment to the public good. The Board finds that the applicants propose to use the accessory structure to house their mechanical equipment for the pool and to house a generator for the principal dwelling. The Board finds that to the extent that this extra size is necessary to provide the principal dwelling with emergency power, the extra size will be beneficial to the preservation of the principal dwelling and therefore a benefit to the zone plan. The Board finds that the front yard encroachment will not be greater than what presently exists and will not be noticeable to the public. The Board finds that as it is previously existing in nature there will be no substantial impairment of the zone plan and as it is not apparent to the viewing public, nor will it present the public with a sense of increased bulk, nor will it impede any sight lines necessary for public safety, the front yard variance may be granted without any detriment to the public good. The Board further finds that the height variances may be granted. The Board finds that the dormers provide an aesthetically pleasing renovation of the structure and are less in height than the existing height of the house. The Board finds that the additions are modest and will not substantially increase any sense of bulk of the dwelling. The Board finds because the proposed dormers are less than the existing height there will be no substantial impairment of the zone plan and because the increase is modest there will be no detriment to the public good. The Board finds that the walkway and driveway scheme may be approved. The Board finds that the applicant is decreasing the coverage for both and that that the size of the property requires a relaxation of the zoning ordinances for both walkways and driveways. The Board finds that the scheme proposed adequately and appropriately serves the property in question and finds that the decrease in coverage is a benefit which supports the granting of the variances as required. The Board notes that the applicants have reduced the overall impervious

coverage to a level that meets the requirement of the zone which the Board also relies upon as a benefit permitting the granting of the relief herein sought.

7. The application as proposed is in keeping with sound planning and zoning and does not present a substantial detriment to the public good nor does it represent a substantial impairment of the intent and purpose of the zoning plan. The variance relief may be granted because the aesthetic benefits and other benefits to be gained by the community substantially outweigh any detriments and the new restoration of the dwelling will advance the purpose of Zoning.

WHEREAS, The Board has determined that the relief requested by the Applicants can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinances of the Borough of Spring Lake and the benefits of this application do substantially outweigh the detriments and that a certain hardship exists.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Spring Lake on this 9th day of October, 2013, that the application be and is hereby granted subject to the following conditions.

1. That all existing taxes, water and sewer assessments be paid current prior to the issuance of a certificate of occupancy.
2. That all construction be completed in accordance with Borough Ordinances, the Building Codes, and Uniform Construction Codes.
3. That all legal fees, engineering fees, inspection fees, or performance bonds set by the Board Engineer be paid by the applicants prior to the issuance of a building permit.
4. That a copy of this Resolution be given to any subsequent owner of this property.
5. That the applicants shall amend their plans to show the actual conditions of the property as it presently exists.
6. That the applicants shall conform the plans as may be necessary to comply with the Borough's Half-Story Ordinance and provide such amended plan to the

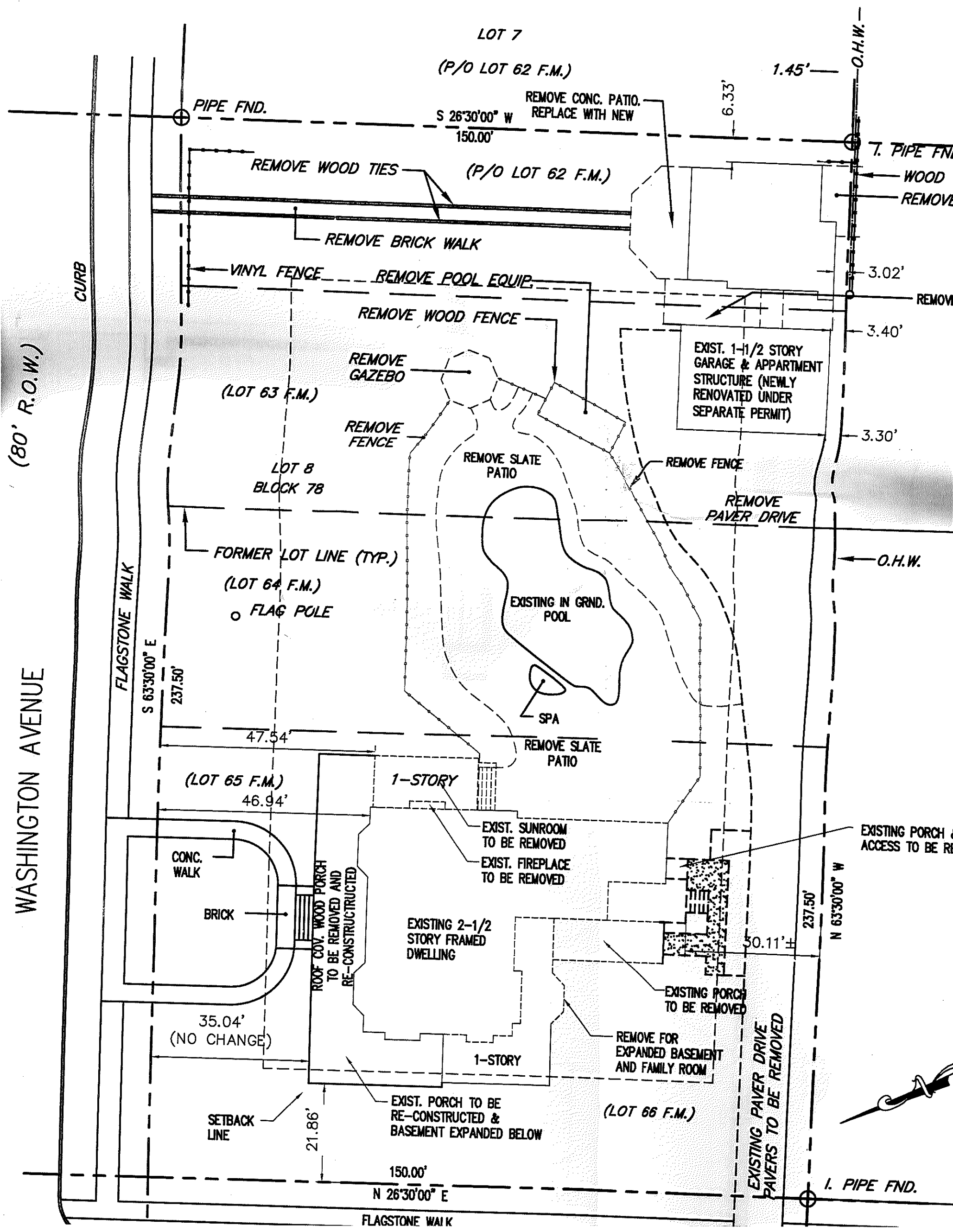
Board engineer as may be necessary for approval.

CERTIFICATION

I, Dina Partusch, Secretary of the Planning Board of the Borough of Spring Lake, in the County of Monmouth, State of New Jersey, do hereby CERTIFY that the foregoing is a true copy of a resolution adopted by the Planning Board at its regular meeting held on October 9, 2013.

DINA PARTUSCH

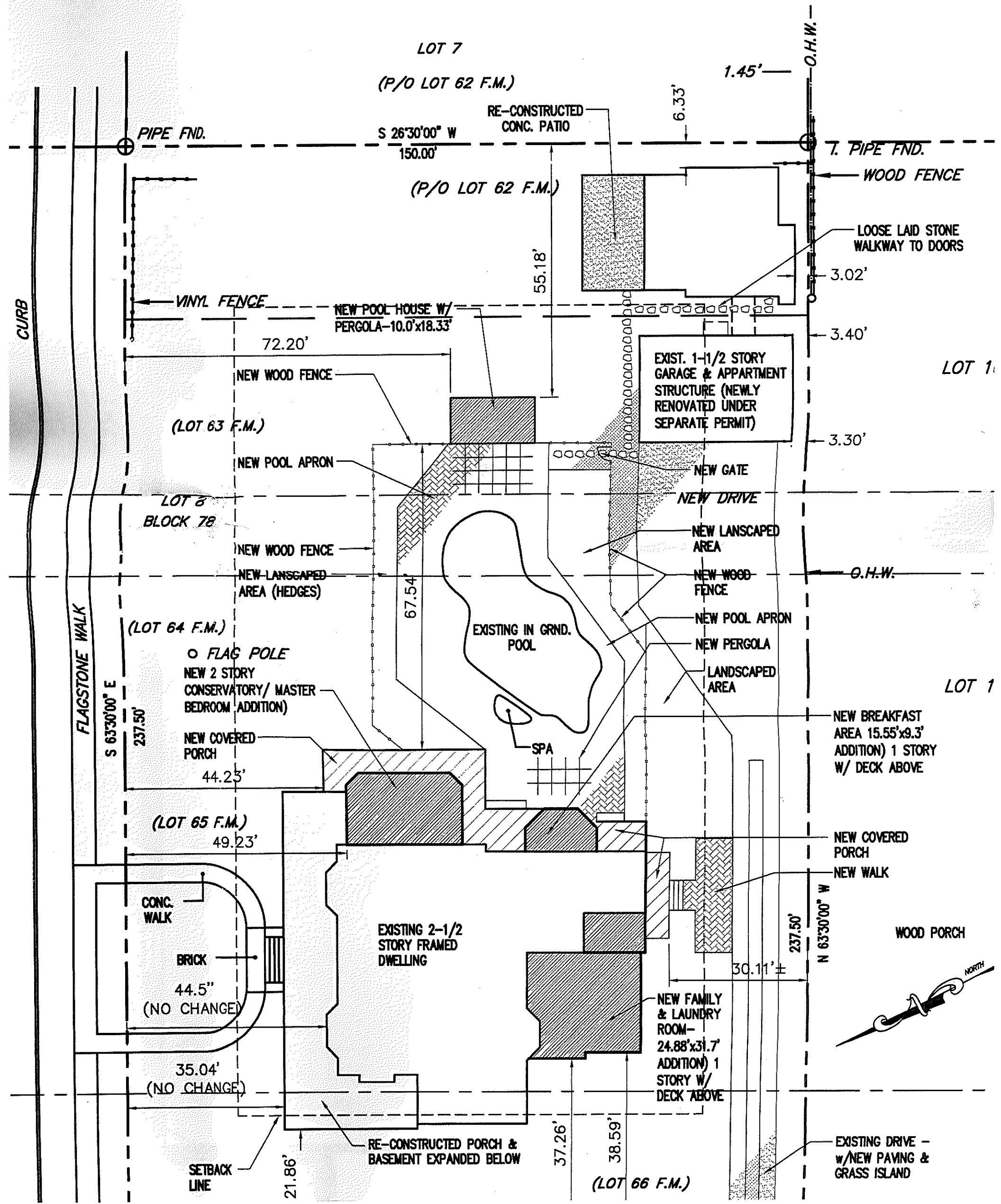
WASHINGTON AVENUE



0.86 FT (**)	NON-BUILDINGS:			DIST. FR PRINCIPAL BLDG	87	7
132 FT	SWIMMING POOL	7%	1,096 SF (3%)	1,096 SF (3%)		
0.11 FT (20 %)	DRIVEWAYS:	1,650 SF	3,235 SF	2,444 SF (**)		
	WALKWAYS	350 SF	4,165 SF	2,922 SF (**)		
	NON-BUILDINGS TOTAL:		8,496 SF	6,462 SF		
	IMPERVIOUS	40%	42.6%	39.9%		
	COVERAGE TOTAL:	(14,250 SF)	(15,184 SF)	(14,240 SF)		
				ACCESSORY STRUCTURE-POOL HOUSE		
				STORIES/HEIGHT	1/15	1/10
				SIDE SETBACK	6	50
				REAR SETBACK	6	77
				DIST. FR PRINCIPAL BLDG	70	6

ZONING SUMMARY

REF.: SOURCE:



Borough of Spring Lake

Zoning Approval

Sent Regular Mail to:

G&H Electric
2411 Atlantic Avenue
Manasquan, NJ 08736

Permit Number: 2013-168

Date: December 2, 2013

Block: 78

Lot: 8

Zone: R-1

Property Address: 17 Washington Avenue

Owner in Fee: Matt Sagui

Phone: N/A

Applicant: G&H Electric

Phone: N/A

Use: Single Family Dwelling

Proposed Construction: Generator in pool house.

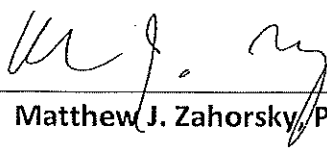
Conditions:

Applicant must comply with application, building plans, approved grading plan and all other applicable Borough Ordinances and approvals. All construction per Plans and Resolution of Approval. No Certificate of Occupancy to be issued unless:

1. Inspection by Zoning Review Agent recommending issuance of CO.
2. Generators shall be located within the rear yard or side yard, 10 feet from any propertyline and within 12 feet of the dwelling or accessory structure. Generators located in any side yard shall be screened with solid fencing or evergreen buffer.

Please note that Building Permits are ALSO required prior to any construction activity.

This permit shall be null, void and of no effect if any of the facts contained in the application upon the basis of which this permit was granted are false, untrue or incomplete in any respect.



Matthew J. Zahorsky, PE, CME – Zoning Officer

423 Warren Avenue * Spring Lake * New Jersey * 07762 * 732-449-0800

2013-168

Application for Zoning Approval
Borough Of Spring Lake

All applications for Zoning Approval must be accompanied by a signed copy of a recent survey

Property Street Address: 17 Washington Ave
Block: 78 Lot: 8 Zone: R-1

Name of Applicant: G&H Electric Tel. # _____

Address of Applicant: 2411 Atlantic Ave
Margasquan, NJ 08736

Name of Prop. Owner: Matt Scovi Tel. # _____

Address of Owner: 17 Washington Ave
Spring Lake, NJ 07762

Description of Proposed Work: Generator

Lot Size:	Required	Existing	Proposed	Variance Required	
Area	_____	_____	_____	Yes _____	No _____
Width	_____	_____	_____	Yes _____	No _____
Depth	_____	_____	_____	Yes _____	No _____
Frontage	_____	_____	_____	Yes _____	No _____

Principal Structure	Required	Existing	Proposed	Variance Required	
Front Yard	_____	_____	_____	Yes _____	No _____
Rear Yard	_____	_____	_____	Yes _____	No _____
Side Yard	_____	_____	_____	Yes _____	No _____
Comb. Side	_____	_____	_____	Yes _____	No _____
Bldg. Hght. (measured from mean top of curb elevation)	_____	_____	_____	Yes _____	No _____

Access. Structure:	Required	Existing	Proposed	Variance Required	
To Princ. Str.	_____	_____	_____	Yes _____	No _____
Rear Yard	_____	_____	_____	Yes _____	No _____
Side Yard	_____	_____	_____	Yes _____	No _____
Bldg. Hght. (measured from mean perimeter grade)	_____	_____	_____	Yes _____	No _____

Coverage:	Permitted	Existing	Proposed	Variance Required	
Principal Str.	_____	_____	_____	Yes _____	No _____
Pool	_____	_____	_____	Yes _____	No _____
Garage	_____	_____	_____	Yes _____	No _____
Access. Str.	_____	_____	_____	Yes _____	No _____
Driveway	_____	_____	_____	Yes _____	No _____
Walks/ Patio	_____	_____	_____	Yes _____	No _____
Total	_____	_____	_____	Yes _____	No _____

Current Use: _____ Proposed Use: _____

Does owner own adjoining property? Yes _____ No _____

If so, indicate: Block: _____ Lot: _____

Are there any easements or deed restrictions on the property? Yes _____ No _____

If so, attach a copy of the deed of easement or restriction.

Have there been any prior applications for zoning approval or appeals for variances from the Planning Board? Yes _____ No _____

If so, attach a copy of the zoning letter or Planning Board resolution.

Does the application include new outdoor lighting? Yes _____ No _____

If so, lighting cannot be directed toward an adjoining property.

Does the application include a new curb cut? Yes _____ No _____

If so, the maximum permitted curb cut width is 12 feet.

Does the application include a new electric, tel. or cable service? Yes _____ No _____

If so, the new service must be placed underground.

Does the application include outdoor mechanical equipment? Yes _____ No _____

If so, equipment must be in the rear yard, behind the principal structure.

Date: 11/15/13

Applicant: [Signature]

Date: _____

Borough: _____

Zoning Review Agent

Zoning Application Fee Schedule:

- ☒ Minor additions and incidental structures such as fences, driveways, walks, patios, sheds, decks, A/C units etc. \$50
- ☐ New structures or major additions and renovations to existing structures not greater than 750 sq. ft., commercial use/occupancy approvals. \$100

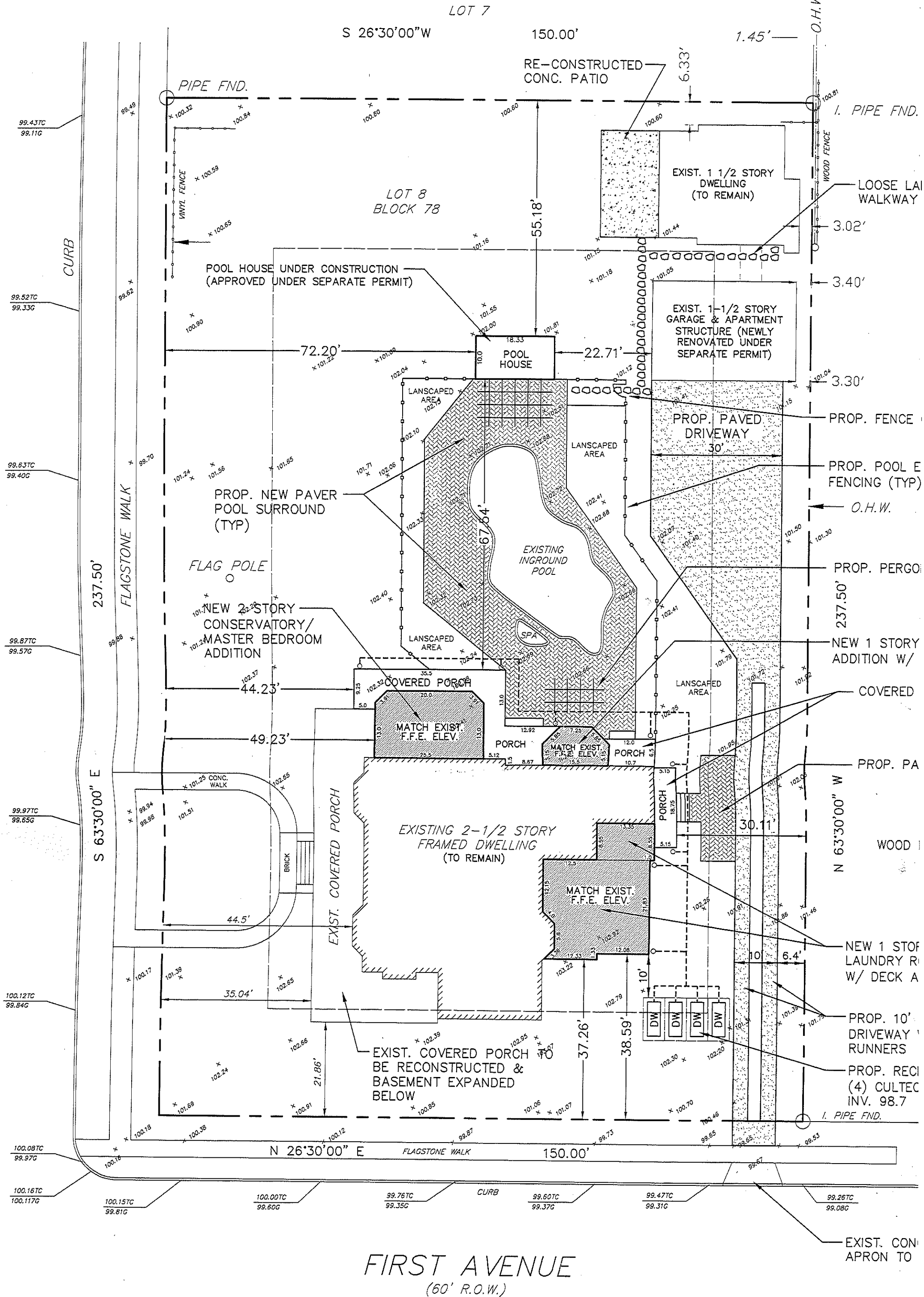
Applications for the following require submittal of an engineering plot and grading plan, and payment of a separate fee in the amount of \$500 for review of the plan and inspection of improvements.

- ☐ New structures or major additions to existing structures greater than 750 sq. ft. \$200
- ☐ Swimming pools, spas or hot tubs more than 175 sf. or 36" deep. \$200

Payment Received:

Zoning: Check # 8960 Amount: \$ 50 Date: 11/15/13

Engineering: Check # _____ Amount: \$ _____ Date: _____



1/16/15

Borough of Spring Lake

Zoning Approval

Sent Regular Mail to:

Matthew Sagui
17 Washington Avenue
Spring Lake, NJ 07762

Permit Number: 2015-19

Date: March 6, 2015

Block: 78

Lot: 8

Zone: R-1

Property Address: 17 Washington Avenue

Owner in Fee: Matthew Sagui

Phone: 908-489-4300

Applicant: Same

Phone: Same

Use: Single Family dwelling with two separate detached non-conforming dwellings.

Proposed Construction: Additions and renovation to existing dwelling, paver patio and pool fencing.

Conditions:

Applicant must comply with application, building plans, approved grading plan and all other applicable Borough Ordinances and approvals. All construction per Plot Plan and Architectural Plans submitted with Application. No Certificate of Occupancy to be issued unless:

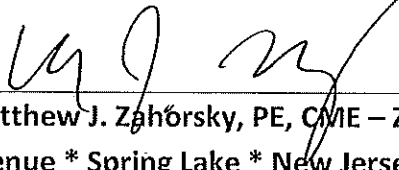
1. At time of foundation installation, sealed foundation survey w/TOB shall be submitted.
2. Inspection by Zoning Review Agent recommending issuance of CO.
3. Two (2) copies of sealed final as-built survey w/ as-built grading, driveway, drywell location and all structures shown. As-built Plan shall include an as-built zoning chart.
4. Final affordable house fee submitted
5. FSCD compliance letter submitted.
6. Engineering Certification signed and sealed indicating that the drywall/recharge system has been installed per approved plan and is functioning properly.
7. A/C units and generators shall be located within the rear yard or side yard, 10 feet from any propertyline and entirely within 8 feet (12 feet for generators) of the dwelling or accessory structure. A/C units and generators located in any side yard shall be screened with solid fencing or evergreen buffer. Pool equipment shall meet the above requirements and shall be located only in the rear yard.
8. Final driveway location must be two (2) feet from any side property line.
9. Fence shall be installed on subject property, shall have a maximum height of 4 feet in the side yard and 5 feet in the rear yard. Fence shall be installed with finished side facing adjacent properties.

10. Final grading of the property shall ensure pitch away from the foundation at all locations. Change in grade from existing conditions shall not exceed 18 inches. Side yard swales shall be constructed to mitigate impacts on adjacent properties.

11. Negative impacts during and after construction must be mitigated. Measure shall include but not limited to the installation of silt fence and haybales as well as re-grading of the property or installation of additional drywells, if necessary.

Please note that Building Permits are ALSO required prior to any construction activity.

This permit shall be null, void and of no effect if any of the facts contained in the application upon the basis of which this permit was granted are false, untrue or incomplete in any respect.

A handwritten signature in black ink, appearing to read 'M. J. Zahorsky', is written over a horizontal line.

Matthew J. Zahorsky, PE, CME – Zoning Officer

423 Warren Avenue * Spring Lake * New Jersey * 07762 * 732-449-0800

**Application for Zoning Approval
Borough Of Spring Lake**

All applications for Zoning Approval must be accompanied by a signed copy of a recent survey

Property Street Address: 17 WASHINGTON AVE
Block: 28 Lot: 8 Zone: R-1

Name of Applicant: MATHEW SAGUT Tel. # 908-489-4300

Address of Applicant: 17 WASHINGTON AVE
Spring Lake, NJ 07762

Name of Prop. Owner: _____ Tel. # _____

Address of Owner: _____

Description of Proposed Work: REHAB AND ADDITION, plus new foundation.

Lot Size:	Required	Existing	Proposed	Variance Required	
Area	<u>15000</u>	<u>35,625</u>	<u>35,625</u>	Yes ☐	No ☐
Width	<u>100</u>	<u>150</u>	<u>150</u>	Yes ☐	No ☐
Depth	<u>125</u>	<u>237.5</u>	<u>237.5</u>	Yes ☐	No ☐
Frontage	<u>100</u>	<u>237.5</u>	<u>237.5</u>	Yes ☐	No ☐

Principal Structure	Required	Existing	Proposed	Variance Required	
Front Yard	<u>25</u>	<u>35.04</u>	<u>35.04</u>	Yes ☐	No ☐
Rear Yard	<u>35</u>	<u>21.86/41</u>	<u>14.1</u>	Yes ☐	No ☐
Side Yard	<u>25</u>	<u>14.1/21.86</u>	<u>21.86</u>	Yes ☐	No ☐
Comb. Side	_____	_____	_____	Yes ☐	No ☐
Bldg. Hght.	<u>35</u>	<u>41.5</u>	<u>41.5</u>	Yes ☐	No ☐
(measured from mean top of curb elevation)					

Access. Structure:	Required	Existing	Proposed	Variance Required	
To Princ. Str.	_____	<u>70</u>	<u>67</u>	Yes ☐	No ☐
Rear Yard	<u>6</u>	<u>77</u>	<u>59</u>	Yes ☐	No ☐
Side Yard	<u>6</u>	<u>50</u>	<u>55</u>	Yes ☐	No ☐
Bldg. Hght.	_____	<u>10</u>	<u>10</u>	Yes ☐	No ☐
(measured from mean perimeter grade)					

Coverage:	Permitted	Existing	Proposed	Variance Required	
Principal Str.	<u>25%</u>	<u>4650</u>	_____	Yes ☐	No ☐
Pool	<u>7%</u>	<u>3%</u>	<u>3%</u>	Yes ☐	No ☐
Garage	<u>600 SQ FT</u>	<u>1920 SF</u>	_____	Yes ☐	No ☐
Access. Str.	<u>100 SQ FT</u>	<u>118 SF</u>	_____	Yes ☐	No ☐
Driveway	<u>1650 SQ FT</u>	<u>3235</u>	<u>2444</u>	Yes ☐	No ☐
Walks/ Patio	<u>350 SF</u>	<u>4165</u>	<u>2922</u>	Yes ☐	No ☐
Total	_____	_____	_____	Yes ☐	No ☐

Current Use: Single Family Proposed Use: Single Family

Does owner own adjoining property? Yes ☐ No ☐

If so, indicate: Block: Lot:

Are there any easements or deed restrictions on the property? Yes ☐ No ☒

If so, attach a copy of the deed of easement or restriction.

Have there been any prior applications for zoning approval or appeals for variances from the Planning Board? Yes ☒ No ☐

If so, attach a copy of the zoning letter or Planning Board resolution.

Does the application include new outdoor lighting? Yes ☒ No ☐

If so, lighting cannot be directed toward an adjoining property.

Does the application include a new curb cut? Yes ☒ No ☒

If so, the maximum permitted curb cut width is 12 feet.

Does the application include a new electric, tel. or cable service? Yes ☒ No ☐

If so, the new service must be placed underground.

Does the application include outdoor mechanical equipment? Yes ☐ No ☒

If so, equipment must be in the rear yard, behind the principal structure.

Date: 12-5-14

Applicant: MATTHEW & ELIZABETH SAGGE

Date: _____

Borough: _____

Zoning Review Agent

Zoning Application Fee Schedule:

() Minor additions and incidental structures such as fences, driveways, walks, patios, sheds, decks, A/C units etc. \$50

() New structures or major additions and renovations to existing structures not greater than 750 sq. ft., commercial use/occupancy approvals. \$100

Applications for the following require submittal of an engineering plot and grading plan, and payment of a separate fee in the amount of \$500 for review of the plan and inspection of improvements.

() New structures or major additions to existing structures greater than 750 sq. ft. \$200

() Swimming pools, spas or hot tubs more than 175 sf. or 36" deep. \$200

Payment Received:

Zoning: Check # _____ Amount: \$ _____ Date: _____

Engineering: Check # _____ Amount: \$ _____ Date: _____

AND USE DEVELOPMENT APPLICATION
BOROUGH OF SPRING LAKE
MUNICIPAL BUILDING
FIFTH & WARREN AVENUES
SPRING LAKE, NEW JERSEY

CAL g - 2013

SECTION ONE: APPLICANT/OWNER

1. Applicant

Name: Matthew and Elizabeth Sagui
Address: 17 Washington Ave., Spring Lake NJ
Phone # 908-489-4300
Fax # _____
E-Mail Address: _____

(also include winter address and phone # if applicable)

2. Owner

Is the Applicant the owner of the property? yes

If Applicant is NOT the owner of the property, please provide
the following:

Owner's Name: N/A
Address: _____
Phone Number: _____
Fax # _____
E-Mail Address: _____

If the applicant is not the owner of the property, state the applicant's
interest in the property. N/A

3. Disclosure

- (A) Is the Applicant a corporation or a partnership? No
- (B) If the Applicant is either a corporation or a partnership, pursuant to N.J.S.A. 40:55D-48.1 and N.J.S.A. 40:55D-48.2, please list the names of all individuals with a 10% or greater interest in the entity which is making application.

<u>NAME</u>	<u>ADDRESS</u>	<u>INTEREST</u>
1. <u>N/A</u>		
2. _____		
3. _____		
4. _____		
5. _____		

4. Applicant's Attorney

Name: Thomas J. Hirsch, Esq.

Address: 3350 Route 138, Bldg 1, Ste 214, Wall NJ 07719

Phone #: 732/280-2100

Fax # 732/280-2104 E-Mail thomasjhirsch@aol.com

SECTION TWO: PROPERTY INFORMATION

1. Street Address of Property: 17 Washington Ave.
2. Tax Map Location: Block 78 Lot(s) 8
3. Zone in Which Property is Located: R-1
4. Property Characteristics:

Exist

Proposed

Pursuant to Code

A. Lot Area:	35,625 SF	No change	15,000 SF
B. Lot Frontage	237.5	"	100
C. Lot Width	150.0	"	100
D. Lot Depth	237.5	"	125
E. Lot Coverage: %	13%	15.8%	25%
F. Impervious Surface Coverage: (%)	42.6% - 39.9%		40%
Swimming Pool (%)	3%	3%	7%
Driveways (sq.ft.)	3235 SF	2444 SF	1650 SF
Walkways (sq.ft.)	4165 SF	2922 SF	350 SF
Detached Garage (sq.ft.)	1920	1920	600
Accessory Building (sq.ft.)	118	200	100
G. Set Backs:	<u>Exist</u>	<u>Proposed</u>	<u>Pursuant to Code</u>
Corner lot			
Front:	35' / 21.86'	35' / 21.86'	25'
Rear:	141	132	35
Rt. Side:	30.11	30.11	22(15% of width)
Lt. Side:	N/A		
Aggregate Sides:	N/A		
	<u>Exist</u>	<u>Proposed</u>	<u>Pursuant to Code</u>
H. Height: (ft.)	41.5	41.5	35
(Stories)	2.5	2.5	2.5

I. Accessory Structures:
garage/pool house

Height (ft/stories)	20-1.5/10-1	20-1.5/10-1	18-1.5/10-1
Side Setback	6/50	6/55	6/6
Rear Setback	3/77	3/59	6/6

Distance of structure from principal building:

87/70 75/67

5. Is the property located within 200 feet of another municipality? no
6. Is the property located adjacent to a County road? no
7. Is the property located adjacent to a State road? no
8. Is the current use of the property conforming? no
9. If not, state the current use. single family residence and garage apt.
10. Is the proposed use of the property conforming? no change
11. Set forth all currently existing zoning violations on the property:
Garage apt, size of detached garage, size of accessory
building, front yd setback,, excessive size of driveways and
walkways, height of primary bldg., height and setback of
garage
12. Have there been any previous Planning Board or Board of Adjustments hearings involving this property? no

(THIS INFORMATION CAN BE OBTAINED FROM THE BOARD OFFICE)

If yes, attach hereto a copy of the written decision of the Board.

13. Are there any restrictions, covenants, easements, or association by-laws existing or proposed on the property? no
- _____
- _____

Describe the present use of the property:

single family residence and garage apt.

SECTION THREE: DEVELOPMENT RELIEF REQUESTED

1. NATURE OF THE APPLICATION:

Applicant requests the following:

A. Subdivision Approval: Yes _____ No x

- 1. Minor _____
- 2. Major Preliminary _____
- 3. Major Final _____
- 4. Number of Lots Created _____
- 5. Number of Dwelling Units _____

B. Site Plan: Yes _____ No x

- 1. Minor _____
- 2. Major Preliminary _____
- 3. Major Final _____
- 4. Revision to Approved Plan _____

C. Variance Relief: Yes x No _____

- 1. "C" Variance (bulk) x
- 2. "D" Variance (use) x

3. Set forth all sections of the Ordinance from which a variance is requested and set forth the nature of the proposed violation.

Variance #1 Sect 225-12D - pool bldg. 100 s.f. permitted
Variance #2 200 s.f. proposed
Variance #3 _____
Variance #4 _____
Variance #5 _____
Variance #6 _____
Variance #7 _____

D. Conditional Use Approval: Yes _____ No x

E. Interpretation of Map Ordinance or special question:

Yes _____ No x

1. Set forth the section questioned:

N/A

F. Appeal of Administrative Officer: Yes x No _____

1. Set forth the nature of appeal (attach copy of decision appealed)

To the extent it is the zoning officer's interpretation
that this application constitutes an expansion of the
pre-existing non-conforming garage apt., applicant

disagrees and appeals that decision

G. Informal Review: Yes _____ No x

H. Other: Please Describe:

N/A

2. Describe in detail the proposed request for relief and the changes to be made on the property: (Attach additional sheet if necessary).

The changes being made to the property include certain expansions to the existing house which require no variances. Applicant is also substantially reducing the coverage of his driveway and walkways and while still nonconforming, are substantially less than what exists. The only change to the site is the increase in the accessory/ building from 118 sq. ft. to 200 sq. ft.

3. Set forth in detail all reasons why the Board should grant the relief requested: (Attach additional sheet if necessary).

See attached

4. List all map, surveys, reports, and supporting documentation upon which the Applicant will rely and/or which accompanies this application. *****

Plan prepared by Ignarri Lummis AIA dated June 26, 2013

5. List all experts who will testify for the Applicant and set forth a brief description of their testimony. (Attach written report, if available). (Provide name, address, fax and e-mail address)

Robert Ignarri AIA, 601 Chapel Ave. East, Cherry Hill NJ 08034

Fax 856/429-6379

Email: ignarrilummis.com

ATTACHMENT

3. It is applicant's position that he does not need variances for the pre-existing nonconforming conditions that are not being increased by this application. Therefore, the existing size of the garage, existing height of the principal house and the height of the garage are pre-existing conditions that are not being exacerbated by this application. As noted, the driveway and walkway coverage currently exceeds the ordinance and are being substantially reduced and, therefore, it is applicant's position no new variances are needed for those items. It is also applicant's position that the changes to the site in no way implicate the garage apartment and, therefore, those improvements do not constitute an expansion of the pre-existing nonconforming garage apartment use. Applicant acknowledges that in a situation where a conforming and nonconforming use on a property are so integrated that the expansion of the conforming use necessarily implicates and has an impact on the nonconforming use, then relief for that expansion can be required. However, in this case, the garage apartment and the principal house are not so integrated that the changes to the principal structure necessarily implicate the garage apartment. For example, if the expansion to the principal residence somehow affected parking on the site which was also utilized by the garage apartment, then the requirement for the expansion would be necessary, however, in this case the proposed improvements in no way impact the manner in which the garage apartment is used in relation to the site to the extent any of the above mentioned pre-existing conditions require new variances, applicant is requesting same.

Applicant proposes to remove an existing 118 sq. ft. gazebo and replace it with a 200 sq. ft. pool house, however, applicant's lot is 35,625 sq. ft. where the minimum size lot requirement is 15,000. therefore, the lot in question is more than double the minimum size lot required in the zone. The ordinance restricting an accessory building to 100 sq. ft. would apply to a 15,000 sq. ft. lot, however, when the lot size is more than double, it certainly gives the Board of Adjustment the ability to utilize its variance power to address the unique situation.

As part of the improvements to the property, the applicant is reducing his driveway coverage by 791 sq. ft. and reducing his walkway coverage by 1,243 sq. ft. Impervious coverage is being reduced by 2.7%. Current impervious surface violates the ordinance, i.e. 42.6% where 40% is permitted, however, as a result of this application, it will be reduced to 39.9%, thereby doing away with a coverage variance.

Applicant submits that this application provides a better zoning alternative to the Board because, while increasing the size of the accessory building, the overall impervious coverage is decreased to do away with a pre-existing variance.

Applicant submits that a grant of the variance substantially outweighs any detriment because there is clearly no detriment by the 82 sq. ft. increased in size of the pool house on a lot of over 35,000 sq. ft.

6. Please list all other approvals which may be required and/or the Applicant has or will request for the proposed requested relief:

None

7. Please list any waivers the Applicant is seeking in this proposal:

Keymap showing all properties within 500 ft.

SECTION FOUR: GENERAL INFORMATION

1. Pursuant to law, Applicant is required to publish Notice in the official newspaper and to mail notice to all property owners within 200 feet. The Notice must comply with the law and be made at least ten (10) days prior to the assigned hearing date. A Certified Affidavit of Service and a Proof of Publication must be filed before the hearing. A list of property owners within 200 feet is available for a fee of \$10 from the Tax Collector's Office.
2. Applicants shall submit as part of this application photographs of the property, photographs of the proposed area for the requested relief and photographs of the adjoining properties.
3. The Applicant shall supply eighteen (18) copies of the application, all plans, documents, survey, photographs and other supporting data in eighteen (18) separate, collated packets capable of being mailed out separately.
4. The Applicant will be required to post an escrow fee with the Board Secretary in order to pay for the professional fees incurred by the Borough as a result of the application. Each Applicant is responsible to pay the costs charged by the Borough's professional staff incurred by their application.

SECTION FIVE:

CERTIFICATIONS

1. APPLICANT/OWNER

- A. I hereby certify that all of the statements made by me are true, I understand that the Board is relying on the information contained in this application. I understand that if any of the information supplied is knowingly false, I am subject to punishment.**

7-22-13
Date


Applicant's Signature

OWNER (If other than Applicant)

- B. I hereby Certify that I am the owner of the property which is the subject of the application. I have authorized the Applicant to make this application and the representations made in the application are true to the best of my information and belief. I understand that if any of the information supplied is knowingly false, I am subject to punishment.**

Date

Owner's Signature

BLQ: 78. 8.

Owner Name: SAGUI, MATTHEW & ELIZABETH

Propert

Tax Year: 2015	Qtr 1	Qtr 2	Qtr 3
Original Billed:	9,653.05	9,653.05	9,990.
Payments:	9,653.05	9,653.05	9,990.
Balance:	0.00	0.00	0.

Date	Qtr	Type	Code	Check No	Mthd	Reference
Description						
Original Billed						
02/06/15	1	Payment	001	wire	CK	149
corelogic						
05/06/15	2	Payment	001	wire	CK	181
corelogic						
09/11/15	3	Payment	001	wire	CK	221
corelogic						
11/05/15	4	Payment	001	wire	CK	241
corelogic						

Tax Year: 2016	Qtr 1	Qtr 2	Qtr 3
Original Billed:	9,821.91	9,821.91	9,399.
Payments:	9,821.91	9,821.91	9,399.

78.	8.	SAGUI, MATTHEW & ELIZABETH		
Tax Year: 2018	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Original Billed:	9,058.38	9,058.38	9,639.00	9,639.00
Payments:	9,058.38	9,058.38	9,639.00	9,639.00
Balance:	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference
Description						
Original Billed						
02/09/18	1	Payment	001	WIRE	CK	526
CORE LOGIC						
04/25/18	2	Payment	001	wire	CK	559
corelogic						
08/27/18	3	Payment	001	13336138	CK	597
09/12/18	3	Payment	001	3658	CK	602
11/05/18	4	Payment	001	WIRE	CK	623
CORELOGIC						

Tax Year: 2019	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Original Billed:	9,348.88	9,348.88	9,497.00	9,497.00
Payments:	9,348.88	9,348.88	9,497.00	9,497.00
Balance:	0.00	0.00	0.00	0.00

78.	8.	SAGUI, MATTHEW & ELIZABETH		
Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Original Billed:	9,298.12	9,298.12	9,771.12	9,771.12
Payments:	9,298.12	9,298.12	9,771.12	9,771.12
Balance:	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference
Description						
Original Billed						
02/05/21	1	Payment	001	wire	CK	916
Corelogic						
04/29/21	2	Payment	001	WIRE	CK	950
CORELOGIC						
08/18/21	3	Payment	001		CK	999
corelogic wire						
11/09/21	4	Payment	001	WIRE	CK	1049
CORELOGIC						

Tax Year: 2022	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Original Billed:	9,534.60	9,534.60	11,187.60	11,187.60
Payments:	9,534.60	9,534.60	11,187.60	11,187.60
Balance:	0.00	0.00	0.00	0.00

78.	8.	SAGUI, MATTHEW & ELIZABETH		
Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Original Billed:	10,831.98	10,831.98	10,689.00	10,689.00
Payments:	10,831.98	10,831.98	10,689.00	10,689.00
Balance:	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference
Description						
Original Billed						
01/29/24	1	Payment	001	3866577711	CK	1424
WIPP						
05/21/24	2	Payment	001	4101	CK	1486
05/21/24	3	Payment	001	4101	CK	1486
07/26/24	3	Payment	001	3878560931	CK	1523
WIPP						
10/28/24	4	Payment	001	3884494601	CK	1571
WIPP						

Miscellaneous Payments for Date Range 01/01/15 to 12/31/24:

Date	Type	Code	Check No	Mthd	Reference
Description					