

Block 419.04 Lot 15

419-D

15

#Z-88-107

RESOLUTION #A-142/88

WHEREAS, Chester and Dolores Wisniewski have made application to the Board of Adjustment of the Township of Woodbridge for a bulk variance, relative to the following development project:

Project: To construct a 34' X 24' add-a-level with an 8' X 8' second-floor deck onto an existing single-family dwelling on lot being 50' X 100';

Zoning Violations: Article III, 150-28 - Minimum and total side yard setbacks, percentage of lot coverage; 150-48 - Expansion of a nonconforming structure;

Location of Project: 200 North Hill Road, Colonia, New Jersey
Block 419-D - Lot 15 - R-7.5 Zone; and

WHEREAS, a public hearing was held on said application before the Board of Adjustment on November 10, 1988, in accordance with local ordinance and the laws of the State of New Jersey; and

WHEREAS, the Board of Adjustment finds that:

(1) The subject property is located in an R-7.5 Residential Zone. The proposal will violate the bulk requirements of this zone as to minimum side yard setback (10' required; 8' provided), total side yard setbacks (25' required; 24' proposed), and maximum percentage of lot coverage (25% permitted; 29% proposed).

(2) In their report to the Board of November 9, 1988, the Division of Planning advised the following:

a. The applicants should provide testimony as to the distance from the patio deck to the pool.

b. If the Board finds that the benefits of the requested variance will substantially outweigh any detriments, and that the variance will not substantially impair the intent and purpose of the zone plan, the requested variance should be granted.

(3) Testimony of applicant, Dolores Wisniewski, indicated the following, which the Board finds as fact:

a. The proposed deck will be located on the second floor of the dwelling, and will be approximately 5' to 6' from the pool.

b. The proposed add-a-level will provide two (2) additional bedrooms. There are seven (7) in the household.

c. There will be no additional kitchen facilities installed.

(4) The Board further finds that the relief requested can be granted without substantial detriment to the public good and general welfare and will not substantially impair the intent and purpose of the Master Plan, zone plan and Land Use Development Ordinance of the Township of Woodbridge.

(5) There will be no adverse effect on property values in the area and values will not be depreciated by the granting of this bulk variance.

NOW THEREFORE LET IT BE RESOLVED, that the Board of Adjustment of the Township of Woodbridge does hereby grant a bulk variance to Chester and Dolores Wisniewski, for said development project, in accordance with the plot plan and building plans on file with the Board of Adjustment, and subject to the following stipulations:

1. Approval is subject to all terms and conditions of the Sewer Moratorium of the Township of Woodbridge, adopted by the Municipal Council on October 1, 1985. No building permits shall be issued prior to submission of evidence to the Building Official that all applicable State and/or local requirements have been met.

2. Any and all approvals granted hereunder shall be, if applicable, subject to the Order of the Hon. Anne E. Thompson entered on June 26, 1987, the U. S. District Court, District of New Jersey, under Civil Docket #80-4041, a copy of which is available at the office of the Board of Adjustment, Memorial Municipal Building, 1 Main Street, Woodbridge, New Jersey, during normal business hours.

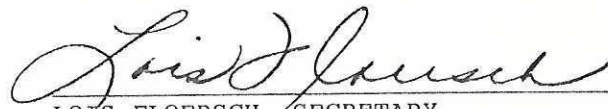
3. Bulk variance is hereby granted effective November 10, 1988, and shall expire on November 10, 1990, if the proposed construction has not commenced within this two (2) year period.

4. The applicants shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this resolution to the applicants.

This action is pursuant to a motion adopted by the Board of Adjustment of the Township of Woodbridge at their regular public meeting held on November 10, 1988.

I hereby certify that the foregoing is an exact and true copy of the resolution adopted by the Board of Adjustment of the Township of Woodbridge at their regular public meeting held on December 1, 1988.

ADOPTED: DECEMBER 1, 1988



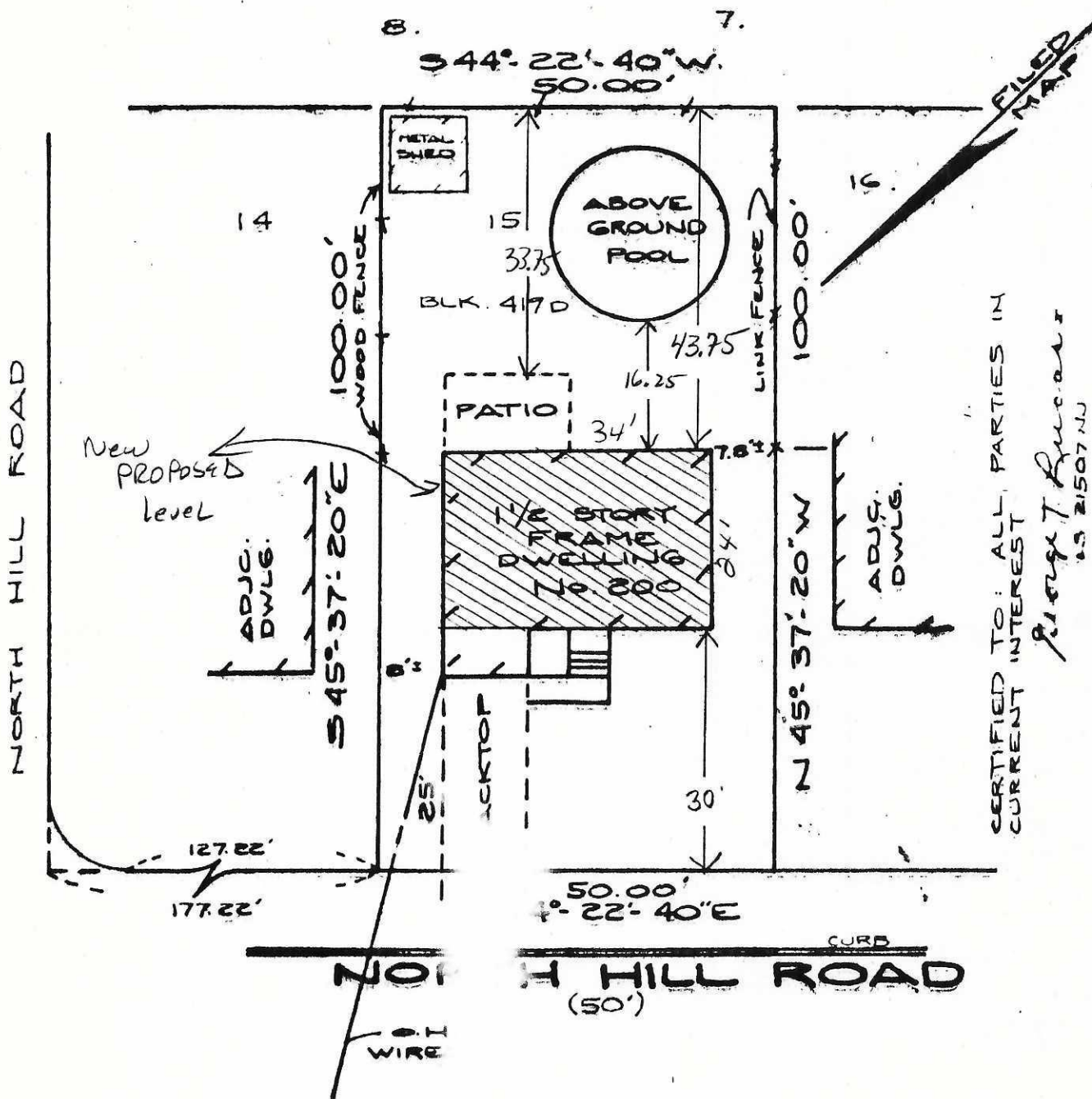
LOIS FLOERSCH, SECRETARY

BOARD OF ADJUSTMENT - TOWNSHIP OF WOODBRIDGE

ROLL CALL:

E. Catino - Yes
E. Connelly - Yes
A. Stoukas - Yes
R. Gould - Yes
R. Hilliard - Yes
C. Padula - Yes

KNOWN AS LOT NO. 15 IN BLOCK NO. 417 D
ON A MAP ENTITLED "MAP OF COLONIA
TERRACE, WOODBRIDGE TOWNSHIP, MIDDLESEX
COUNTY, N.J. AUGUST 25, 1953" FILED IN THE
M.C.C.D. JULY 6, 1954, MAP NO. 1703, FILE 637



NO MARIJANA SET
AS PER CONTRACTUAL LETTER

THIS SURVEY IS SUBJECT TO SUCH FACTS AS
RE. A.C.U.'S TITLE SEARCH MAY DISCLOSE

This certificate is made only to above named parties for a year and
mortgage of hereafter delineated property by above named parties. The
responsibility of liability is assumed by Surveyor for use of survey for any
purpose including but not limited to use of survey for surveying, planning,
property or to any other person not named in certificate. Surveyor's name is
George T. Lucas

CERTIFIED TO: ALL PARTIES IN
CURRENT INTEREST

George T. Lucas
LS 21507 NJ

PLOT PLAN
 WOODBRIDGE TOWNSHIP
 PREPARED FOR
 KAREN L. DASILVA FOR
 MR. & MRS. CHESTER WISNIEWSKI
 PLANNED BY
 GEORGE T. LUCAS
 530 HAZEL AVE
 LIC. IN NJ PA MD DE WV TN NC SC NH VT
 1" = 20'
 LS 21507 NJ
 KAREN L. DASILVA FOR
 SURVEY OF
 SITUATED IN
 WOODBRIDGE TOWNSHIP
 MIDDLESEX CO. - N.J.
 PLANNER & SURVEYOR
 PERTH AMBOY - N.J.
 DATE JUNE 6, 1988