

BOROUGH OF GLEN GARDNER  
Zoning Officer  
P.O. BOX 307  
GLEN GARDNER, NJ 08826  
537-2110

LOCAL CLEARANCE PLAN REVIEW

FILE # 87-09-45  
DATE 9-2-87

LOT 1.12 BLOCK 9  
LOT AREA 16530 sq ft ZONING R-22  
STREET Canal Ct BLDG.            UNIT             
SURVEY ATTACHED: Yes            No             
APPLICANT James W. Lawrence  
ADDRESS 9 Canal Ct.  
TELEPHONE 537-6515  
OWNER             
ADDRESS             
TELEPHONE             
CONTRACTOR             
ADDRESS             
TELEPHONE             
TAXES PAID            WATER PAID             
SETBACKS/SIDEYARDS CONFORM Yes            No             
FRONTAGE ADEQUATE Yes            No             
WIDTH ADEQUATE Yes            No             
DEPTH ADEQUATE Yes            No             
AREA ADEQUATE Yes            No             
PROPOSED USE            PERMITTED Yes            No             
ACCESSORY USE            PERMITTED Yes            No             
HEALTH DEPARTMENT APPROVAL             
Water             
Sewer             
SOIL CONS. DISTRICT APPROVAL             
NJDOT APPROVAL             
NJDEP APPROVAL             
DRIVEWAY PERMIT           

Not approved  
by Planning  
Bd.

CLEARANCE FOR CONSTRUCTION

Date            Municipal Engineer             
Date 9-2-87 Zoning Officer Arthur Kevan

CLEARANCE FOR OCCUPANCY

Date            Municipal Engineer             
Date            Zoning Officer

BOROUGH OF GLEN GARDNER  
ZONING OFFICER  
P.O. BOX 307  
GLEN GARDNER, NEW JERSEY 08826  
908-537-2110

LOCAL CLEARANCE PLAN REVIEW

FILE # 07-08-09  
DATE 8/06/07

BLOCK 9 LOT 1.12 LOT AREA ZONING MR  
STREET 9 Carol Court SURVEY ATTACHED: YES X NO

APPLICANT: William & Sharon Pier  
ADDRESS: 9 Carol Court Glen Gardner, NJ 08826  
TELEPHONE: 908-537-6869  
OWNER: Applicant  
ADDRESS:  
TELEPHONE:  
CONTRACTOR: Applicant  
ADDRESS/TELEPHONE:

TAXES PAID: Yes WATER PAID: Yes

|                             |       |    |
|-----------------------------|-------|----|
| SETBACKS/SIDEYARDS CONFORM: | YES X | NO |
| FRONTAGE ADEQUATE:          | YES X | NO |
| WIDTH ADEQUATE:             | YES X | NO |
| DEPTH ADEQUATE:             | YES X | NO |
| AREA ADEQUATE:              | YES X | NO |

PROPOSED USE: PERMITTED: YES NO  
ACCESSORY USE: Deck 24x14 (angled on PERMITTED: YES X NO  
far side w/dimensions of 11 & 12 feet , etc. see drawing)  
HEALTH DEPT APPROVAL ATTACHED: YES X NO  
SOIL CONS. DISTRICT APPROVAL: N/A  
NJ DOT APPROVAL: N/A  
NJ DEP APPROVAL: N/A  
DRIVEWAY PERMIT: N/A

CLEARANCE FOR CONSTRUCTION  
MUNICIPAL ENGINEER:  
DATE: 8/6/07 ZONING OFFICER: [Signature]

CLEARANCE FOR OCCUPANCY  
MUNICIPAL ENGINEER:  
DATE: ZONING OFFICER:

A variance was granted at the July 10, 2007 Planning Board meeting to allow the sideyard setback to be 15 feet. The opposite sideyard setback is 25 feet, front yard setback is 35 feet and rear is 40 feet. Applicant may proceed at own risk. Resolution 07-02 will be memorialized at the 8/14/07 Planning Board meeting.

Signature/Title: [Signature] APPROVED  
[Signature] REJECTED  
PRINCIPAL REHS  
FOR MUNICIPALITY USE:  
DATE: 4/23/07

Construction Permit Issuance Date: Number:  
Issued to:  
Construction Official's Signature:

IN THE MATTER OF THE APPL- : PLANNING BOARD OF THE  
CATION OF WILLIAM AND SHARON: BOROUGH OF GLEN GARDNER  
PIER FOR A VARIANCE FOR A DECK: HUNTERDON COUNTY, NEW JERSEY  
TO BE CONSTRUCTED AT 9 CAROL : CASE NO. 07-02  
COURT, BLOCK 9, LOT 1.12 : RESOLUTION

WHEREAS, William and Sharon Pier, who own and reside at 9 Carol Court, Glen Gardner, NJ 08826, applied to the Planning Board of the Borough of Glen Gardner for a variance, pursuant to N.J.S.A. 40:55-70c., for a deck to be constructed on their property designated as Block Block 9, Lot 1.12, on the Tax Map of the Borough of Glen Gardner, Hunterdon County, New Jersey; and,

WHEREAS, the Board, based upon the evidence presented and knowing well the property and the area in which it is located, made the following factual findings:

1. The property is located in a MR Multifamily Residential Zone that requires a minimum 25-foot side yard for a single-family detached residence. The applicants requested a variance for a deck to be constructed onto the rear of their residence with a side yard of not less than 15 feet. The dimensions of the open five-sided deck are to be as shown on the drawings submitted by the applicants (24 feet wide, by 14 feet long, by 12 feet wide, by 11 feet at an angle, and 5 feet long to the point of beginning).

2. The existing residence has a minimum side yard its northeasterly side of 15.02 feet as shown on the submitted location survey by Glen R. Kantorski, P.L.S., dated August 17, 2000.

3. Based upon the topography and the location of the residence, the deck will be in the only functional location on the property and will provide a convenient area for recreation.

4. No one appeared in objection to the granting of the requested relief; and,

Now, therefore, the Board, finds that the relief requested by the applicant can be granted for good and sufficient reasons and that such relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance in accordance with the findings of the Board herein above, subject to the following:

1. The payment of any and all fees and escrows.
2. Compliance with any and all governmental and municipal laws, ordinances, rules and regulations.

ROLL CALL VOTE

THOSE IN FAVOR: 5 (T. Grochowicz, S. Kovach, C. Morton, W. Barnette, and R. Dornish).

THOSE OPPOSED: None.

THOSE ABSTAINED: None.

The foregoing is a true copy of the memorialization of an action taken by the Planning Board of the Borough of Glen Gardner at its meeting of July 10, 2007.

Dated:

8/14/07

  
\_\_\_\_\_  
JUDY BASS  
Secretary of the Planning Board