

June 13, 2022

Northfield City Hall
1600 Shore Road
Northfield, New Jersey 08225

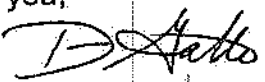

RE: Application for residential "C" zoning variance

To whom it may concern,

Attached hereto, please find an application for residential zoning variance "C" for block 145, Lot 3, commonly known as 37 Fairway Ave, Northfield, NJ 08225.

Please let me know if you require any additional information.

Thank you,

David and Jennifer Gatto

37 Fairway Ave
Northfield, NJ 08225

Block: 145

Lot: 3

Zone: R2

609-970-4469

gatto.david@gmail.com

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Narrative of Proposed Construction

The owner of 37 Fairway Ave (Block 145 Lot 3) is applying for a residential C Variance to add a new kitchen to the rear of the home. The owner has partnered with local Architect Harry Harper to plan and design the new addition.

The project calls for the remodeling of the existing residence as well as the construction of an attached 18' x 21' block foundation and wood frame construction. All work will be done in accordance with the Uniform Construction Code and all electrical, mechanical, fire and building subcode permit applications will be filed with the Northfield Construction Office.

The new construction will maintain the same side setback as the existing non-confirming residence, which would require the approval of C Variance. The new construction will be approximately 64 feet from the rear of the property, well within the required rear setbacks.

The attached site plans detail the size and location of the proposed construction.

PLANNING BOARD APPLICATION

CASE # 145-3

FOR OFFICIAL USE ONLY

Date of Application Received: 6-21-22

Date: 6-24-22 Date of Deposit

Fee Paid 6-23-2022

Date: 6-23-22 Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date 7-7-22

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name David B. Gatto

Applicant's Mailing Address 37 Fairway Ave 08225

Applicant's Phone Number 609-970-4469 e-mail address gatto.david@gmail.com

Applicant is a: Corporation Partnership Individual

Jennifer
516-457-9158

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list.

NATURE OF APPLICATION, check appropriate items:

- Appeal of action of administrative officer
- Interpretation of development ordinance or map
- Variance: "C" Variance (Hardship)
- "D" Use Variance
- "D" Non-Conforming Use
- Conditional use
- Subdivision - Minor
- Subdivision - Major
- Site Plan - Waiver
- Site Plan - Minor
- Site Plan - Major
- Other _____

Proposed use, Building, or Subdivision is contrary to:
List Article and Section of the Ordinance from which Variance is sought:

ART. 215 Section 152 Required 25 Proposed

ART. _____ Section _____ Required _____ Proposed

ART. _____ Section _____ Required _____ Proposed

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 37 Fairway Ave, Northfield NJ, 08225

Tax Map BLK 145 LOT(S) 3 Dimension of Property 150' x 75'

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District R2

Location approximately 85' feet from intersection of Broad St
and Fairway Ave

Last Previous Occupancy Karl Clouting

	Size Existing Building	Proposed Structure
Front (feet)	<u>23'</u>	<u>NA</u>
Deep (feet)	<u>38'11"</u>	<u>58'11"</u>
Square (feet)	_____	_____
Height (feet)	_____	_____
Story	<u>2</u>	<u>1</u>
Building Coverage	_____	_____

SET BACKS ZONING REQ.

Present

Proposed

Frontage
Y or N
Front Yard

75'

Corner Lot

Front Yard

26.3'

Side

Side

Rear

Lot Size Area

Prevailing Setbacks of Building within one Block _____ ft.

Present use Residential proposed use Residential

Has there been any previous appeal or application involving these premises?

Yes or

No

If yes, when _____

and to whom _____

Nature of appeal or application _____

Disposition _____ Date _____

Application for Subdivision _____ site plan - conditional use approval _____

The relationship of the applicant to the property in questions is:

Owner

Tenant _____

Purchaser under Contract (submit copy) _____

Other _____

If the applicant is not the owner of the property, the applicant must obtain and submit a copy of this application signed by the owner in the space provided.

Owner's Authorization: I hereby certify that I reside at:

In the County of Atlantic State of New Jersey

and that I am the owner of all that certain lot, 3; Piece or parcel of land known as

Block 145 Lot(s) 3 commonly known as 37 Fairway Ave

which property is the subject of the applicant, and said application is hereby authorized by me.

Owner's Signature [Signature]

Applicant's Attorney Tennant Magee Law Phone # 732-223-2413

Address 400 Union Ave Brielle, NJ 08730

Applicant's Engineer Clancy & Associates Inc Phone # 856-853-7306

Address 601 Asbury Ave National Park, NJ 08063

Applicant's Architect Harry Harper Architects Inc. Phone # 609-645-7566

Address 555 New Jersey Ave Absecon NJ 08201

Applicant's Planner _____ Phone # _____

Address _____

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

Applicants Signature [Signature]

Notice: The applicant is responsible to publish and serve notice of this application after receiving a hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.

CERTIFICATION OF OWNER

This is to certify that the plans and/or survey plans with the measurements shown have been drawn by me as the owner of the property regarding BLOCK 145 LOT(S) 3

Commonly known as 37 Fairway Ave
(address)

Have been drawn as accurately as possible to the best of my knowledge.

Owner's Name David Gatto

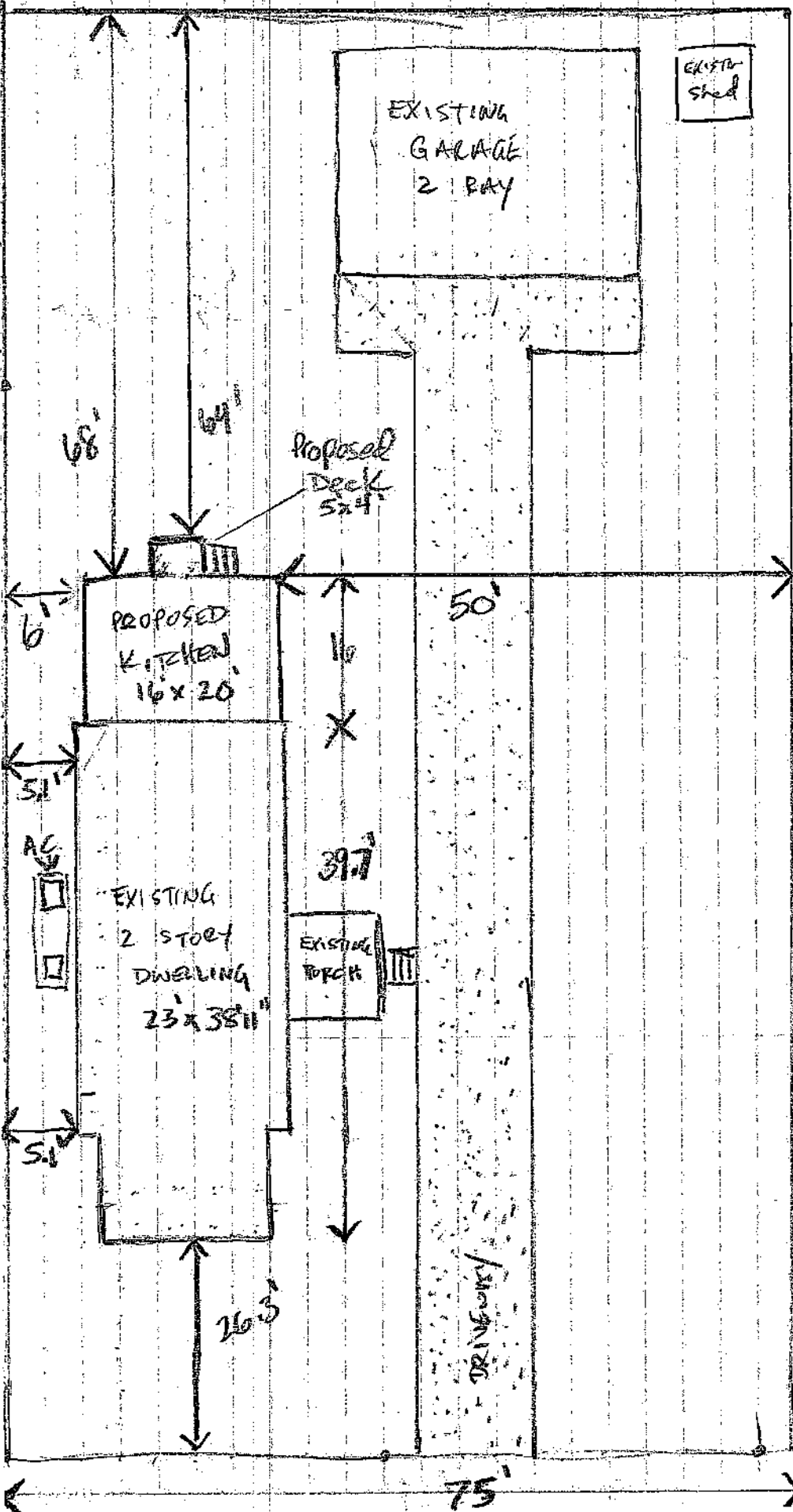
Address 37 Fairway Ave

City Northfield

Notary _____

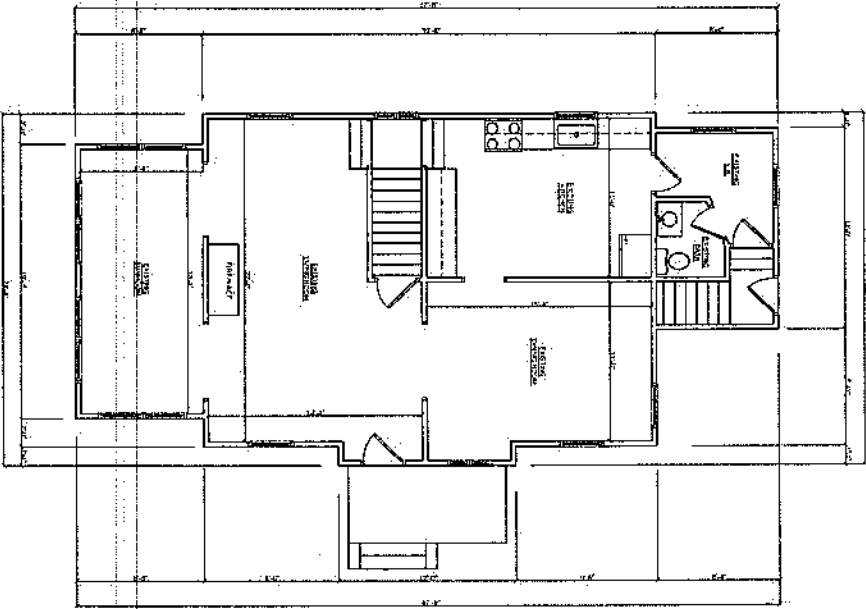
Date _____

37 FAIRWAY AVE
NORFIELT, NJ
LOT 145
BLOCK 3

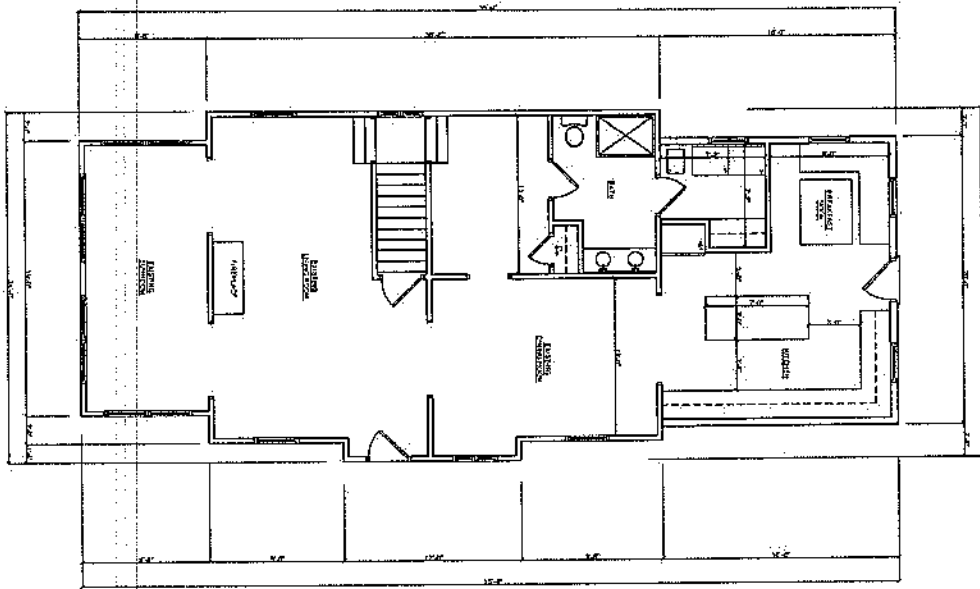


FAIRWAY AVE

PROPOSED ADDITION FOR:
 GATTO RESIDENCE
 37 FAIRWAY AVENUE
 NORTHFIELD, NEW JERSEY



EXISTING FLOOR PLAN
 1/8" = 1'-0"



PROPOSED FLOOR PLAN
 1/8" = 1'-0"

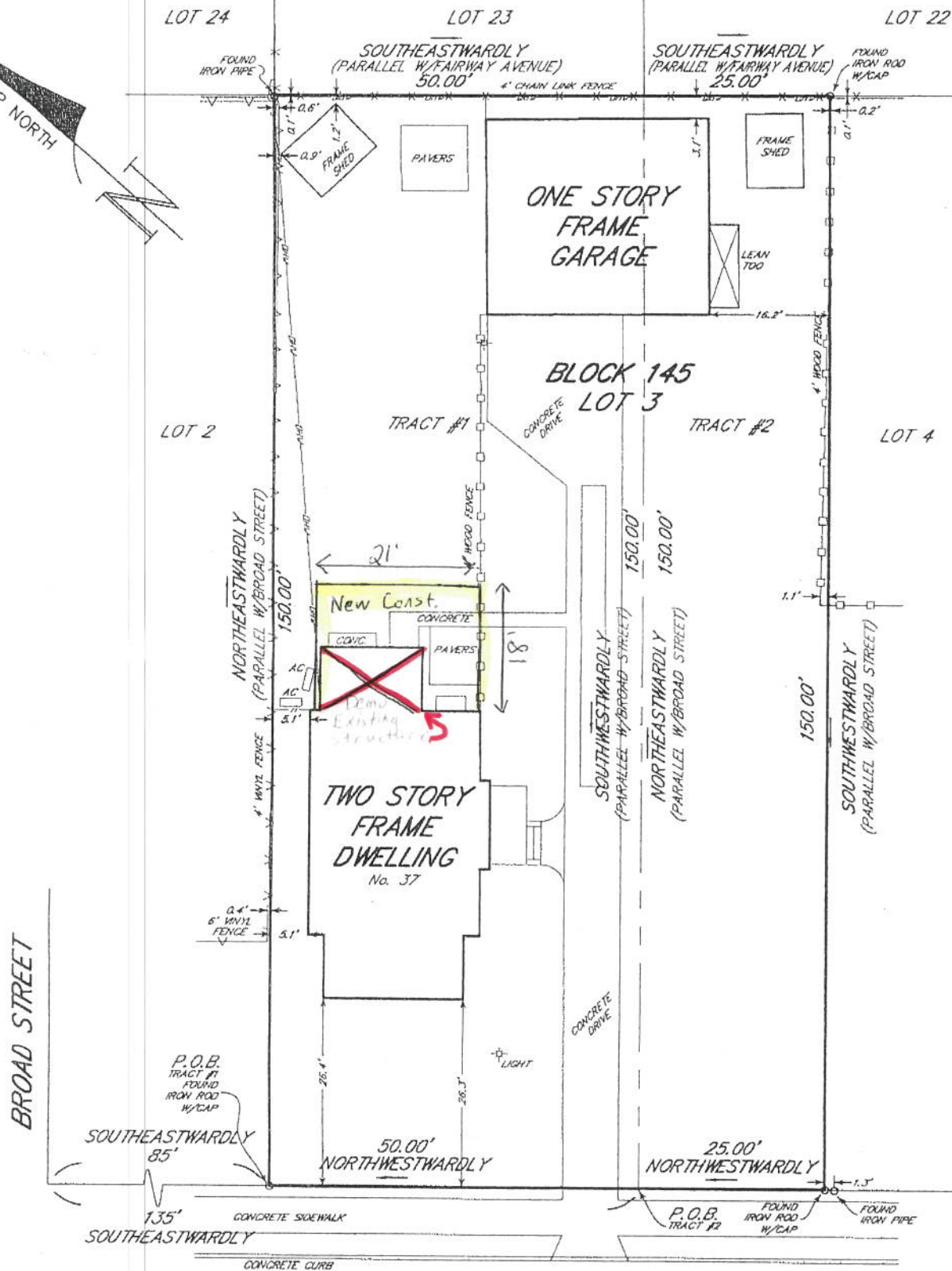
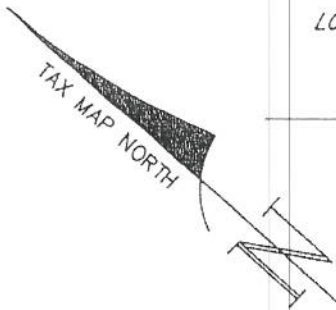
WALL LEGEND

	EXISTING STRUCTURE
	NEW STRUCTURE
	NEW POUR'D CONCRETE WALL

1 of 1	DRAWN BY: [] CHECKED BY: [] DATE: []	REVISIONS: NO. DESCRIPTION DATE
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PROPOSED ADDITION FOR:
 GATTO RESIDENCE
 37 FAIRWAY AVENUE
 NORTHFIELD, NEW JERSEY

HARRY S. HARPER ARCHITECT-A PLANNER 37 FAIRWAY AVENUE NORTHFIELD, NEW JERSEY PHONE: (908) 451-7288	HARRY S. HARPER ARCHITECT-A PLANNER 37 FAIRWAY AVENUE NORTHFIELD, NEW JERSEY PHONE: (908) 451-7288
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NOTES:
 BEING KNOWN AS LOT 3, BLOCK 145 ON THE CITY OF NORTHFIELD TAX MAP.
 COMMONLY KNOWN AS 37 FAIRWAY AVENUE, NORTHFIELD, NJ 08225.

NOTE: CLANCY & ASSOCIATES, INC. SHALL NOT BE HELD LIABLE FOR ANY SERVICES NOT SPECIFICALLY CONTRACTED AND PAID FOR IN FULL.
 THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND IS SUBJECT TO ANY EASEMENT ON, ABOVE OR BELOW THE GROUND OR ANY OTHER PERTINENT FACT THAT SUCH A REPORT MAY DISCLOSE THAT MAY ALTER THIS PLAN. THE PRESENCE OF WETLANDS, WETLANDS BUFFER AND/OR ANY OTHER ENVIRONMENTAL STUDY TYPE LINES, RESTRICTIONS OR CONDITIONS ARE NOT SHOWN ON THIS PLAN AND HAVE NOT BEEN DETERMINED.