

PLANNING BOARD APPLICATION

CASE # 49-5

FOR OFFICIAL USE ONLY

Date of Application Received: _____

Date: _____ Date of Deposit

Fee Paid 4-27-22

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date 6-2-22

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name William Luciano

Applicant's Mailing Address 4825 A42 Ave Kenton

Applicant's Phone Number 607 665 3698 email address woodmanwoc54@gmail

Applicant is a: Corporation

Partnership

Individual

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. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 507 FAIRBANKS AVE

Tax Map BLK 49 LOT(S) 5 Dimension of Property _____

BLK 49 LOT(S) 5 Dimension of Property _____

Zoning District R-1

Location approximately _____ feet from intersection of _____

and _____

Last Previous Occupancy _____

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	_____	_____
Deep (feet)	_____	_____
Square (feet)	_____	_____
Height (feet)	_____	_____
Story	_____	_____
Building Coverage	_____	_____

SET BACKS ZONING REQ.

Present

Proposed

Frontage Required 50'
Y or N

50'

50' ~~Corner Lot~~

Front Yard

Front Yard Required 25'

5.47 ft

5.47 ft, Existing non conform

Side Left Side 10' Required

13.91

12.80

Side Right Side 15' Required

5.47

5.47 Existing non conforming

Rear Required 25'

46'

46'

Lot Size Area Required 6000 s.f. 4858 s.f.

4858 s.f. Existing non conform.

Prevailing Setbacks of Building within one Block _____ ft.

Present use _____ proposed use _____

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 _____

N/A 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:

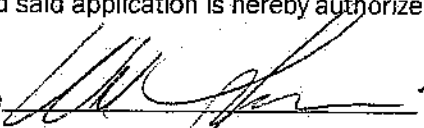
In the County of Atl County State of NJ

and that I am the owner of all that certain lot, 49; Piece or parcel of land known as

Block 49 Lot(s) 5 commonly known as 507 Fairbanks

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

Owner's Signature



Applicant's Attorney _____ Phone # _____

Address _____

Applicant's Engineer KISHOR L. GHELANI, P.E. Phone # 609-271-2768

Address 609 6th Ave. Galloway Township, N.J. 08205

Applicant's Architect N/A Phone # _____

Address _____

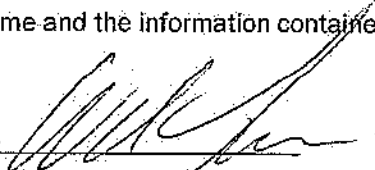
Applicant's Planner N/A Phone # _____

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



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 49 LOT(S) 5

Commonly known as 507 Fairbanks Ave
(address)

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

Owner's Name Isma Luciano

Address 4825 ATL Ave Y

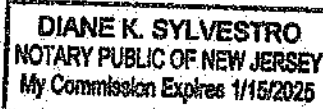
City Ventnor NJ

Notary

Diane K Sylvestro

Date

4-22-22



City of Northfield Planning Board
SUMMARY OF PLANNING BOARD FEE SCHEDULE
Consult Fee Ordinance (Revised Ordinance 9-2012) For Details and Clarification
SUBMIT COPY OF THIS SCHEDULE WITH CHECKS

The fee to be paid shall be the sum of fees for the component elements of the plat or plan. Proposals requiring a combination of approvals such as subdivision, site plan, and/or variance, shall pay a fee equal to the sum of the fee for each element, except in cases where a preliminary and final application is applied for and decided by the Planning Board at the same time, in which case the greater of the two fees shall be paid. Additional fees may be assessed for extraordinary review costs not otherwise covered herein. One check must be submitted for all required fees (including the required Publication fee set forth in subparagraph K), unless otherwise specifically excepted, and a second check must be submitted for Professional Escrow. Please call the Planning Board Secretary at 641-2832 (ext. 127) with any questions.

All fees are non-refundable and are calculated as follows:

A. Application for Development Permit, Submit to Zoning Office (amended as per Ordinance 9-2012)

- | | |
|------------------------|-----------|
| 1. Commercial | \$ 200.00 |
| 2. Residential-Per Lot | \$ 100.00 |
| 3. Accessory Structure | \$ 50.00 |
| 4. Sheds 100sf or less | No Fee |

B. Minor Subdivision Application

- | | |
|-------------------------|---|
| 1. Each Informal Review | \$100.00 |
| 2. Application Fee | \$250.00 plus \$50.00 per lot |
| 3. Tax Map Revision | \$100.00 per each subdivided (new) lot or \$10.00 per lot, whichever is greater |
- (Section 3.14 of amended ordinance 8-2001, sub-paragraph X)

C. Major Subdivision Application

- | | |
|-------------------------------------|---------------------------------------|
| 1. Each Informal Review | \$200.00 plus \$25.00 per lot |
| 2. Preliminary Plat Application Fee | \$500.00 plus \$25.00 per lot |
| 3. Final Plat Application Fee | \$500.00 plus \$25.00 per lot |
| 4. Tax Map Revision | \$75.00 per each subdivided (new) lot |

D. Site Plan Application

- | | |
|--------------------------------|---|
| 1. Each Informal Review | \$250.00 plus \$5.00 for each 100 square feet of building area up to 2,000 square feet and \$2.50 for each additional 200 square feet or fraction thereof |
| 2. Preliminary Application Fee | Non-residential \$500.00 plus \$50.00 for building area up to 2,000 square feet and \$25.00 for each additional 200 square feet or fraction thereof |
| 3. Final Application Fee | \$500.00 |

E. Building Permit Appeals

\$500.00 for Non-residential
\$250.00 for Residential

F. Interpretation Request

\$250.00; If Interpretation request is accompanied by a variance request, the fee for the variance shall apply

G. "C" Variance

3

\$300.00 for one variance
\$100.00 for each additional variance
\$75.00 for each lot subject to the variance

300
100
100.00
Total \$500
No Publication Fee Paid

H. "D" Variance

\$1,000.00 for one variance
\$200.00 for each additional variance
\$150.00 for each lot subject to the variance

PROFESSIONAL REVIEW COSTS

All applications require professional review costs and a separate check for these costs must be submitted with the application and other required fees. Professional review costs for attorney, planner, engineer or other professional retained on behalf of the Planning Board of the City of Northfield for the purpose of review, analysis, inspection or preparation of documents shall be the responsibility of the applicant and are held in escrow. The applicant shall, at the time of filing an application, be required to post the minimum amount specified in addition to all other filing fees.

Review fees shall be held and disbursed according to the law by the City Treasurer at the direction of the Planning Board Secretary. An accounting shall be kept of each applicant's deposit, and professional fees shall be paid from the account and charged to the applicant. Any monies not expended for professional services shall be returned to the applicant upon final approval, denial or withdrawal of the application. If, at any time during the procedure, the monies posted shall have been expended, the applicant shall be required to post such additional sums not to exceed the amount of the initial payment for each replenishment. The applicant shall not be entitled to proceed with the application until such time as the necessary monies have been posted to guarantee payment of professional service fees.

Professional Review Costs are paid by the applicant (escrow) and the following minimum deposits are required in addition to all other filing fees:

a.	Interpretation	\$250.00
b.	Interpretation of variance	\$500.00
c.	Building permit appeals	\$500.00
d.	"C" variance	\$500.00
e.	"D" variance	\$1,000.00
f.	Major Subdivision	\$1,000.00
g.	Minor Subdivision with no variances	\$500.00
h.	All other residential	\$250.00
i.	All other commercial	\$500.00

Recreation Impact Fee for all Major and Minor Subdivisions and site plans-The contribution cost is \$2,500.00 per newly created lot (not including the original lot) and dwelling unit. This condition of approval must be satisfied before the signing of the final plat or filing with the County Clerk. This fee must be paid prior to filing of deeds if the applicant perfects the subdivision in that manner. No building permits will be issued for dwelling units created by site plans for residential development until this fee is paid. This is per Ordinance 8-2005 which amends the 1986 Land Use and Development Ordinance.

For additional information and fees for Bonding, inspection fees, and revised plats see section 3.14 under "Fees" contained within the Land Use and Development Ordinance.

The Planning Board of the City of Northfield shall have the right to waive any fee in accordance with N.J.S.A. 40:55D-8.