

City of Lambertville
18 York Street, Lambertville NJ 08530
Phone: (609) 397-0803 ~ Fax: (609) 397-2203
Email: construction@lambertvillenj.org

RECEIVED
8-28-19

~~Planning &~~ Board of Adjustment Application

Application Date: 8/28/19 Block: 1020 Lot: 2
Fees Paid: Application: \$ 200 Ck #: 4726
Escrow: \$ 1000 Ck #: 4728
Application Address: 115 N Union Street

<u>APPLICATION TYPE:</u>	<u>FEE</u>	<u>ESCROW</u>
<input type="checkbox"/> Appeal	\$ _____	_____
<input type="checkbox"/> Request for Zoning Interpretation	_____	_____
<input checked="" type="checkbox"/> Hardship / Bulk Variance (Fence)	<u>200</u>	<u>1,000.</u>
<input type="checkbox"/> Use Variance	_____	_____
<input type="checkbox"/> Conditional Use Permit	_____	_____
<input type="checkbox"/> Conceptual Review	_____	_____
<input type="checkbox"/> Minor Subdivision	_____	_____
(Total # of Lots _____)		
<input type="checkbox"/> Preliminary Site Plan	_____	_____
(_____ S.F. Improvements)		
<input type="checkbox"/> Preliminary Major Subdivision	_____	_____
(Total # of Lots _____)		
<input type="checkbox"/> Final Site Plan	_____	_____
(_____ S.F. Improvements)		
<input type="checkbox"/> Final Major Subdivision	_____	_____
(Total # of Lots _____)		
<input type="checkbox"/> General Development Plan	_____	_____
<input type="checkbox"/> Re-Submittal	_____	_____
<input type="checkbox"/> Other: _____	_____	_____
Total Amount Paid:	<u>\$200.</u>	<u>\$1,000.</u>

Planning Board meets the first Wednesday of every month at 7:00 pm
Zoning Board meets the last Thursday of every month at 7:30 pm
(Unless otherwise noticed)
Both meetings are held at the
Justice Complex, 25 South Union Street, Lambertville NJ 08530

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Planning & Board of Adjustment Application

Name of Owner: Mr. & Mrs. Kabir Nath
Address: 115 N. Union Street
Lambertville, NJ 08530
Telephone: () 609-216-0480 Email: kabirnath@hotmail.com

I have reviewed this application & accompanying documentation & consent to filing of the same with the City of Lambertville Planning Board / Zoning Board

Owner's Signature

Date

Name of Applicant (if different from owner):

Address:

Telephone: () Email:

Applicant's Signature

Name of Attorney:

Address:

Telephone: () Email:

Name of Engineer:

Address:

Telephone: () Email:

Name of Applicant's Agent: Gary R. O'Connor, AIA - Architect

Address: 8 Coryell Street

Lambertville, NJ 08530

Telephone: () 609-397-3635 Email: gary@grocarchitects.com

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Planning & Board of Adjustment Application

I do hereby appoint Gary R. O'Connor, AIA to perform all duties as maybe required to
Agent's Name (please print)

Prosecute this application before the designated agencies & departments of the City. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by the City of Lambertville with regard to this matter.

Applicant's Signature

Date

Owners' Signature

Date

Property Information

Zoning District: R-2 Tax Map: Page: 6 Block 1020 Lot: 2

Present use of Property: Single Family Dwelling

Property Dimensions, etc.:

	Minimum	Actual	Proposed
Lot Area	<u>2800</u>	<u>15,384</u>	<u>No Change</u>
Lot Width at Street	<u>40'</u>	<u>95.0'</u>	<u>No Change</u>
Lot Width of Setback Line	<u>40'</u>	<u>95.0'</u>	<u>No Change</u>
Lot Depth	<u>70'</u>	<u>170.0'</u>	<u>No Change</u>
Front Setback	<u>0'</u>	<u>54.3'</u>	<u>No Change</u>
Left Side Setback	<u>5'</u>	<u>31.86'</u>	<u>No Change</u>
Right Side Setback	<u>5'</u>	<u>15.2'</u>	<u>No Change</u>
Rear Yard Setback	<u>15'</u>	<u>81.5'</u>	<u>No Change</u>
Maximum Bldg Height	<u>40'</u>	<u>34'-/-</u>	<u>No Change</u>
Structures, Blacktop & Other Coverage (SF)	<u>12,307 SF</u>	<u>8,245</u>	<u>8,891</u>
Lot Coverage %	<u>80% Max.</u>	<u>54%</u>	<u>58%</u>

1. Is the property a corner lot?

No

2. Date this Applicant acquired the property or an interest in the property:
August 2012

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3. The Zone in which the property is located:
R-2
4. Acreage of entire tract:
15,384 SF or .35 Acre
5. Is the property located:
- | | | |
|--|------------------------------|--|
| On a County Road? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Within 200 feet of a Municipal Boundary? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Located on a State Highway? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
6. Are there any existing or proposed deed restrictions, easements, right of ways or other dedication? ____ Yes X No (if yes please attach a copy)
7. Has this property been subject of any prior approvals or denials by the Planning Board of Board of Adjustment? ____ Yes X No (if yes, please specify)

What special reasons support the granting of the variance, if applicable?

The new fence is 48" in height for compliance with Section 507.2, B for private residential swimming pool enclosures. The fence while, in the front yard, is not within 30' of a corner and is appropriate given the scale of the home in concurrence with the landscaping.

Description of approval being requested:

We request a variance to permit a 48" high fence in the front yard where a 36" fence is the maximum height permitted per Section 507, A.

Please list requests for waivers of submission of documents and the reasons therefore:

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Certification of Property Tax Status

Block: 1020 Lot: 2

Address: 115 N Union Street

Owners Name: Mr. & Mrs. Kabir Nath

I hereby certify that the property taxes on the above referenced property are paid in full through the 2nd Quarter of 20 19 with the following exceptions:

(Any amounts due above may be subject to additional interest, costs and/or penalties. Payoff figures may be obtained from the Tax Collector's Office.)

Cynthia McBride, CTC

Tax Collector

CITY OF LAMBERTVILLE

18 York Street

Lambertville, NJ 08530

8/28/2019
Date

NOTE: This certification is not an Official Tax Search. The information contained herein should not be considered reliable except to the extent that it represents a good faith estimate of the status of real estate taxes in the City of Lambertville on the referenced property. This document is made for the sole use of conducting official business with a New Jersey state, county, or local government agency or related board. Any other use shall make this certification void.

CITY OF LAMBERTVILLE
PLANNING & BOARD OF ADJUSTMENT
18 York Street
Lambertville NJ 08530
Phone: 609-397-0803 ~ Fax: 609-397-2203

CERTIFICATION THAT ALL DOCUMENTS HAVE BEEN MAILED
DIRECTLY TO THE APPROPRIATE BOARD PROFESSIONALS.

Please select the appropriate Board:

ZONING BOARD OF ADJUSTMENT PROFESSIONALS:

Board of Adjustment Engineer:

~~Remington & Vernick Engineers
300 Kings Highway East
Haddonfield NJ 08033~~

Robert Charico
Van deef Eng.

~~32 Brower Lane
Hillsborough, NJ 08844~~

Date Mailed: 8-28-19

GARY R. O'Connor
Print Name

Gary R. O'Connor
Signature
1128 RT 31
LANERON NJ
08833

Board of Adjustment Planner:

Clarke Caton Hintz
Emily Goldman
100 Barrack Street
Trenton NJ 08608

Date Mailed: 8-28-19

GARY R. O'Connor
Print Name

Gary R. O'Connor
Signature

Board of Adjustment Attorney:

Stewart Palilonis
148 North Union Street
Lambertville NJ 08530

Date Mailed: 8-28-19

GARY R. O'Connor
Print Name

Gary R. O'Connor
Signature