

TOWNSHIP OF MILLBURN -- DEVELOPMENT REGULATIONS AND ZONING ORDINANCE

Section 425.2, Checklist Zoning Board of Adjustment

Calendar No. _____

An application before the Zoning Board of Adjustment shall not be considered complete until all the material and information specified below has been submitted, unless a specific requirement is waived by the municipal agency. The request for waiver shall accompany the application.

Applicant: _____ Phone/Fax: _____

Address: _____ E-mail address: _____

(1) A complete application shall include the following items (original and 12 copies): C – Complete I – Incomplete WR – Waiver requested

C	I	WR	
			1) Board Application (Attachment A)
			2) Letter of Denial from Zoning Official, if applicable (Attachment B)
			3) Tax and Assessment Payment Report (Attachment C)
			4) Notice of Appeal (N.J.S.A. 40:55D-70a), if applicable (Attachment D)
			5) Summary of Variances (Attachment E)
			6) Spec/F.A.R. Calculation Form (Attachment F)
			7) Sample Request for List Owners (Attachment G)
			8) Sample Notice of Hearing (for publication)(Attachment H)
			9) Sample Notice to be Served on Property Owners and others entitled to notice (Attachment I)
			10) Construction Drawings/Plan: Floor Plans, Elevations, and/or Renderings; 1/4"=1'-0" recommended
			11) Survey Map of Site to Scale: a. Maximum of 1" = 20' scale; b. Show all existing and proposed structures, buildings, impervious areas, drainage facilities, etc. c. Certified "Substantially Correct" by licensed Civil Engineer or Surveyor. d. Show environmentally constrained land on site including where necessary floodplain areas, wetlands, wetlands buffers, stream and state open waters, steep slopes and other areas specified Ordinance Section 509.2.
			12) Official Millburn Township Tax Map Sheet: Include properties within 200 feet and list of owners of properties within 200 feet at a 1" = 100' scale.
			13) Topographic Survey: All pool applications and/or any proposed use affected by a natural slope in excess of 20%.
No Yes	Yes No	N/A	14) Site Plan Exemption a. Is this variance Site Plan Exempt in accordance with Section 301.60 of our Ordinance? b. If not, were copies of the completed application forwarded to the Township Forester, Engineer, Police Chief and Fire Chief for review and comment (14 days before is desirable)? Date forwarded: _____
			15) Certificate of corporate or partnership ownership disclosure, if required by N.J.S.A. 40:55D-48.1 (Attachment J)
			16) "Subdivision Package" (If applicable)
Yes	No	N/A	17) Historic Preservation Committee a. Development requested in designated historic district or on designated historic site? b. If so, a copy of the memorializing resolution shall be included with the application
			18) Photographs/Elevations (Optional)
			19) Board of Adjustment Fee: \$ _____
			20) Digital copy of all plans submitted

The attached application of: Name: _____

Address: _____

has been found to be COMPLETE and may now be scheduled for a hearing pursuant to the laws and regulations of the Board of Adjustment and may be subject to further submission required based on reviews by Consultants or Township officials.

Date Submitted to Administrative Officer: _____ Date Application Deemed COMPLETE: _____

BY: _____ (Administrative Officer Signature)

APPLICATION FOR DEVELOPMENT

TOWNSHIP OF MILLBURN

Millburn Town Hall, 375 Millburn Avenue, Millburn, NJ 07041

PLANNING BOARD

*APPLICATION OR CALENDAR # _____

BOARD OF ADJUSTMENT

NAME OF APPLICANT Orges and Floronda Koka

*APPLICATION FEE _____

LOCATION (ADDRESS) 17 Claremont Dr

*ESCROW FEE _____

BLOCK # 1805 LOT # 5

*DATE FILED _____

TAX MAP SHEET # _____

*DATE APPLICATION DEEMED COMPLETE _____

ZONE DISTRICT R6

*To Be Completed By Administrative Officer/Board Secretary

Application is hereby made for:

SUBDIVISION

SITE PLAN

VARIANCE/APPEAL

Concept Plan

Concept Plan

Appeal of Administrative Officer Decision

Minor

Minor

MLUL C. 40:55D-70a

Preliminary Major

Preliminary Major

Interpretation

Final Major

Final Major

MLUL C. 40:55D-70b

CONDITIONAL USE

AMENDED APPLICATION

Bulk Variance
MLUL C. 40:55D-70c

SUBDIVISIONS:

Total number of lots: _____

Use Variance

MLUL C. 40:55D-70d

SITE PLANS:

Total area of site: _____ sq. ft.

Total area of all floors of buildings: _____ sq. ft.

Total number of parking spaces provided: _____

Building in bed of mapped street/other reserved area

MLUL C. 40:55D-34

Building not related to street

MLUL C. 40:55D-36

ATTACH COMPLETED CHECKLIST FOR DETERMINATION OF COMPLETENESS

1. Applicant Orges and Floronda Koka Phone # _____

Address 17 Claremont Dr, Short Hills NJ 07078

2. Owner Same as applicant Phone # _____

Address _____

3. Interest of Applicant (if other than owner) _____

4. Ownership Disclosure. Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% or more of the stock in a corporate applicant, or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2, the disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders or partners exceeding the 10% ownership criterion have been disclosed.

****ATTACH LIST IF ADDITIONAL SPACE IS NEEDED TO COMPLETE DISCLOSURE REQUIRED****

Name _____ Address _____ % Interest _____

Name _____ Address _____ % Interest _____

Name _____ Address _____ % Interest _____

5. Applicant's attorney, if any. *N/A*

Name _____ Phone # _____

Address _____ Fax # _____

6. Applicant's Engineer, Architect or Surveyor preparing plan.

Name/License # *Margaret Petersen, AI 10648* Phone # *973-895-6200*

Address *3 Doves Ct, Morristown NJ 07960* Fax # *973-895-1161*

Name/License # _____ Phone # _____

Address _____ Fax # _____

7. Other experts who will submit a report or testify for the Applicant:

Name/Profession _____ Phone # _____

Address _____ Fax # _____

Name/Profession _____ Phone # _____

Address _____ Fax # _____

8. Description of present use of the premises. _____

Single family dwelling

9. Purpose of Application and detailed description of proposed improvements, development, change in use, etc. Attach Rider if additional space is necessary.

First floor - Extend Existing playroom by 3'-6" to rear, New 8'-S addition behind existing Don Room (relocate kitchen)

Second floor - Partial addition over existing & extended playroom new F.F. addition to accommodate new WIC (M. Bedroom) and fourth bedroom

10. Specific sections of the zoning regulations for which appeal or variance relief is sought, and the nature and extent of the specific variances.

606.2e2d FAR Permitted : 36% (2160SF)

Proposed : 39.7% (2383SF)

11. Describe the characteristics of the property, dwelling and/or other improvements on the property that make it peculiar or unique when compared to other properties in the neighborhood and the specific hardships resulting from these conditions which necessitate variance relief.

One of the smallest houses on the block. Small kitchen. Second floor has only 3 Bedrooms. Existing master Bedroom has very low ceiling very small closet and bathroom

12. If application seeks use variance relief, state the "special reasons" as that term is defined under the Municipal Land Use Law, to justify the granting of use variance relief pursuant to N.J.S.A. 40:55D-70d.

N/A

13. State whether the applicant owns or has under contract for purchase, an adjoining property. If so, set forth the block and lot number and street address of the property.

No

14. State what efforts have been made to obtain the result you wish to accomplish without violating the Zoning Ordinance (i.e., relocation of planned construction, purchase of additional land, etc.).

could not find other solutions

15. State the specific facts that show the relief sought may be granted without substantial detriment to the public good (impact on the surrounding properties, the streetscape and neighborhood) and without substantially impairing the intent and purpose of the Township zone plan and zoning ordinance regulations.

One of the smallest homes on the street. Same look from the front (no addition in the front or sides) The house on the right (addition will be on the right side in rear) protrude much more into the back yard than our house will. See no negative impact on other properties.

16. Outline of any other factual reasons or legal basis upon which your claim for relief is based.

N/A

17. If the application involves a setback or other bulk variance(s) in connection with residential use, attach building footprint and elevation drawings of any proposed residence or addition, colored photographs of the property and the adjacent properties if appropriate, and the distance to the nearest building(s) on adjacent properties.

✓

18. List any waivers being requested (Specify applicable Ordinance provisions).

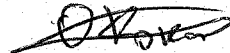
No

19. Has there been any previous appeal, request or application made to this or any other Township Board or the Construction Official regarding this property? If yes, state the date, nature and disposition of the appeal, request or application and attach copies of any and all resolutions or other documents pertaining to same.

Yes Cal # 3636-18, same application was approved on 10/18/2018

20. Attach a copy of the Notice which is to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within 200 feet in all directions of the property which is subject of this application. THE NOTICE MUST SPECIFY THE NATURE OF THE PROPOSED CONSTRUCTION OR IMPROVEMENT, AND THE SPECIFIC VARIANCES AND/OR WAIVERS BEING REQUESTED, AS WELL AS THE SECTIONS OF THE ORDINANCE FROM WHICH RELIEF IS SOUGHT, IF APPLICABLE. THE PUBLICATION AND THE SERVICE ON THE AFFECTED OWNERS MUST BE ACCOMPLISHED AT LEAST 10 DAYS PRIOR TO THE DATE SCHEDULED BEFORE THE BOARD FOR THE HEARING. AN AFFIDAVIT OF SERVICE ON ALL PROPERTY OWNERS AND A PROOF OF PUBLICATION MUST BE FILED 10 DAYS BEFORE THE APPLICATION WILL BE COMPLETE AND THE HEARING CAN PROCEED.

21. I certify that the foregoing statement and the materials submitted are true. I further certify that I am (a) the individual applicant, or (b) that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or (c) that I am a general partner of the partnership applicant. (If the applicant is a corporation this must be signed by an authorized corporate officer. If applicant is a partnership, this must be signed by a general partner.)



Signature of Applicant

Orges Koku

Print Name of Applicant

Sworn and subscribed to before me this

7th

day of February, 2020

MARIA M. GUZMAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 50106798
My Commission Expires 6/22/2024

Maria M. Guzman

Notary Public (Affix Stamp and Seal)

22. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation this must be signed by authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

[Signature]

Signature of Property Owner

Orges Koka

Print Name of Property Owner

Sworn and subscribed to before me this

7th day of February, 2020.

Maria M. Guzman

Notary Public (Affix Stamp and Seal)

MARIA M. GUZMAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 50106798
My Commission Expires 6/22/2024

23. PERMISSION TO INSPECT PROPERTY. I (We) hereby authorize and permit Members of the Millburn Township Planning Board/Board of Adjustment/Township Officials and Consultants to make on-site inspections of the subject property in connection with this application.

Date: 2/7/2020

[Signature]

Signature of Property Owner

Orges Koka

Print Name of Property Owner

**Board of Adjustment - Millburn, New Jersey
NOTICE OF APPEAL**

[COMPLETE THIS FORM ONLY IF AN APPEAL IS BEING TAKEN FROM A DETERMINATION OF THE ADMINISTRATIVE OFFICER/BUILDING INSPECTOR PURSUANT TO N.J.S.A. 40:55D-70a.]

Notice of Appeal: To the Administrative Officer/Building Inspector of the Township of Millburn:

Take notice that the undersigned hereby appeals to the Board of Adjustment of the Township of Millburn from the order, determination or decision of the Administrative Officer/Building Inspector of the Township of Millburn made on the _____ date of _____, 20_____, (denying/granting) a building permit to allow the construction/alteration/maintenance/conversion of:

on Property located at _____, Block _____, Lot _____.

The appellant alleges error in the order, requirement, decision or refusal of said Administrative Officer/Building Inspector in that:

TAKE FURTHER NOTICE that you are hereby requested to immediately transmit to the Secretary of the Board of Adjustment all papers constituting the record upon which the action appealed from was taken, in accordance with the rules of the Board and the Municipal Land Use Law.

Date _____ Signature _____

Appellant

NOTE: THIS NOTICE OF APPEAL MUST BE SERVED UPON THE ADMINISTRATIVE OFFICER/BUILDING INSPECTOR FROM WHOM THE APPEAL IS TAKEN WITHIN 20 DAYS OF THE DATE OF THE ACTION WHICH IS BEING APPEALED.

To Be Filed in Duplicate

Attachment D

**Board of Adjustment – Millburn, New Jersey
SUMMARY OF VARIANCES REQUESTED**

Cal. # _____
 Applicant: Orges & Florinda Koka
 Zoning District: R-6
 Forms Completed by: _____
 Date Completed: _____

Variance Name and Type (1)	Municipal Ordinance Section (2)	Existing Usage (3)	Proposed Usage (4)	Maximum Allowed or Minimum Permitted By Ordinance (5)	Extent of Variance ** (6)
<u>Example #1</u> Side Yard Setback c Variance*	606.2e1(e)	19 ft.	14.7 ft.	15 ft.	.3 ft
<u>Example #2</u> Residential d Variance*	606.2b	Residence	Residence/ Office 606.11b	Single Family Dwelling	Medical Usage To Be Added

SHOW COMPLETE INFORMATION BELOW. SEE TWO EXAMPLES ABOVE

FAR	606.2e2d	33.20%	39.7%	36%	3.7%

* Refers to the Municipal Land Use Law, Chapter 291, Laws of N.J. 1975, 40:55 D-70c or d
 ** Difference between (4) and (5).

ZONING CALCULATION FORM

NOTE: For permit applications for all new dwellings and residential additions applicant shall completely fill in all existing, proposed and required information on both sides of calculation form. For permit applications limited to accessory structures such as decks, patios, detached garages, etc. applicant shall fill out sections 1, 2, and 5 as applicable.



The Township Of Millburn

375 Millburn Avenue, Millburn, NJ 07041

BUILDING & ZONING DEPARTMENT

(973) 564-7055
Fax: (973) 379-3927

1. Worksite Address:	17 Claremont Dr	Block	1805	Lot	5	Map
Owner in Fee	Orges Koka	Zone District	R-6			
Owner Address	17 Claremont Dr	Telephone No.				


2. Lot Characteristics:	Existing	Proposed	R-3	R-4	R-5	R-6	See Section	Conforms?
Lot Area:	600 s.f.	6,000	29,000 s.f.	29,000 s.f.	44,500 s.f.	6,000 s.f.	606.2e.1.a)	Yes
Lot Width:	60 ft.	60	115 ft.	100 ft.	75 ft.	60 ft.	606.2e.1.b)	Yes
Lot Depth:	100 ft.	100	175 ft.	150 ft.	125 ft.	90 ft.	606.2e.1.c)	Yes

3. Setback Requirements:	Existing	Proposed	Required Minimums:				See Section	Conforms?
Front Setback - ft.	25.7 ft.	25.7	ft.	ft.	Established Setback (40 ft. min)		606.2e.1.d)	Yes
Front Setback - ft. (For corner lots only)	N/A		ft.	ft.	Established Setback (40 ft. min)		606.2e.1.d)	Yes
Side Yard Setback (Complete applicable lines only)	Existing	Proposed	Required Minimums:				See Section	Conforms?
Side Yard Setback in the R-5 & R-6 Districts:	Left Side	Right Side	Bldg. Hgt.	Reqd. SB	R-5	R-6	606.2e.1.e)[1]	
Side Setback for building segments to 18' in hgt. - ft.	ft.	ft.	ft.	ft.	12	8	606.2e.1.e)[1](a)	Yes
Add'l Side Setback for building segments >18' in hgt.	ft.	ft.	ft.	ft.	0.33 per ft	0.30 per ft	606.2e.1.e)[1](b)	Yes
Side Setback for building segments 32' in hgt. - ft.	12.3 ft.	14.4 ft.	25' ft.	12' ft.	16	12	606.2e.1.e)[1](c)	Yes
Side Yard Setback in the R-3 & R-4 Districts:	Left Side	Right Side	Bldg. Hgt.	Reqd. SB	R-3	R-4	606.2e.1.e)[2]	
Side Setback 1-story bldg up to 18' in hgt. - ft.	ft.	ft.	ft.	ft.	15	15		Yes
Side Setback for 2nd floor or bldg >18' in hgt. - ft.	ft.	ft.	ft.	ft.	25	22		Yes
Side Setback for garages facing side property line	ft.	ft.	ft.	ft.	28	28	606.2e.1.e)[2](c)	Yes

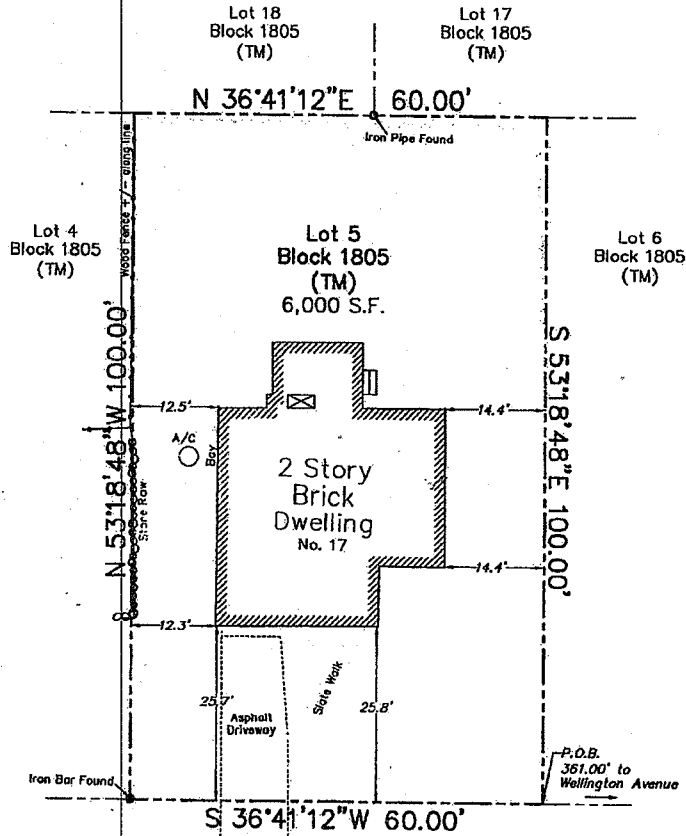
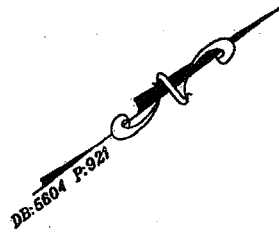
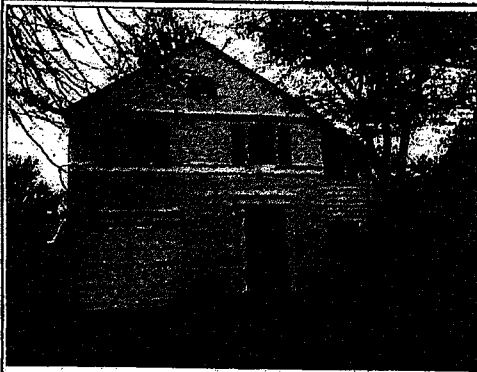
3. (Continued) Setback Requirements:		Existing		Proposed		Required Minimums			Comments		
		ft.	%	ft.	%	ft.	%				
Combined Side Yard	26.7	44.5	%	26.7	44.5	21	35%	35% of lot width	606.2e.1.f)	Yes	No
Rear Yard Unoccupied	2067	s.f.	34.5	%	2021	s.f.	33.6	%	25% of Lot Area	Yes	No
Rear Setback	34.6	ft.	34.6	%	30.96	ft.	20.1	%	20% of Lot Depth	Yes	No

4. Coverage & Height Requirements:		Existing		Proposed		R-3	R-4	R-5	R-6	See Section	Conforms?	
		s.f.	%	s.f.	%							
Building Coverage	1049	s.f.	17.5	%	1136	s.f.	20	%	18%	606.2e.2.a)	Yes	No
Lot Coverage	1338	s.f.	22.6	%	1505	s.f.	25	%	35%	606.2e.2.b)	Yes	No
Building Height - ft.	25					32	32	32	32	606.2e.2.c)	Yes	No
Building Height in R-3 & R-4 - ft. [where roof pitch > 8 in 12]						35	35			606.2e.2.c)	Yes	No
Floor Area Ratio -- Residential	1951	s.f.	33.2	%	2383	s.f.	39.7	%	30%	606.2e.2.d)	Yes	No

5. Accessory Uses: (Complete applicable lines only)		Existing		Proposed		R-3	R-4	R-5	R-6	See Section	Conforms?	
		s.f.	%	s.f.	%							
Building Coverage						13%	14%	18%	23%	606.2e.2.a)	Yes	No
Lot Coverage						35%	35%	35%	45%	606.2e.2.b)	Yes	No
Minimum Accessory Structure Side Setback - ft.						ft.	12			606.2e.3.a)	Yes	No
Minimum Accessory Structure Rear Setback - ft.						ft.	12			606.2e.3.b)	Yes	No
Minimum Accessory Structure Street Setback - Corner Lot						ft.	2x the required Front Setback (80 ft. min)			609.5	Yes	No
Maximum Accessory Structure Height - ft.						ft.	18			606.2e.3.c)	Yes	No
Accessory Use Mechanical Setback - ft.						ft.	36			609.1e	Yes	No
Minimum Detached Garage Setback - ft.						ft.	12	3	3	606.2e.3.d)	Yes	No
Driveway Setback - ft.						ft.	5	0	0	606.2g	Yes	No
Number of Garage Spaces - max.							4	2	2	606.2e.3.d)	Yes	No
Rear Yard Area - sq. ft.						s.f.					Yes	No
Maximum Accessory Use Coverage						%	20% of Rear Yard Area			609.1c	Yes	No
Maximum Accessory Use Coverage - Corner Lot						%	7% of Lot Area			609.1c	Yes	No
Rear Yard Unoccupied						%	s.f.	25% of Lot Area		606.2e.1.g)	Yes	No
Front Yard Area - sq. ft.						s.f.					Yes	No
Maximum Paved/Impervious Surface in Front Yard						%	30% of Front Yard Area			607.3e	Yes	No

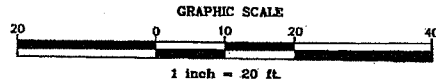
Prepared by:  Date: 02/07/2020

Signature of Applicant



Claremont Drive
50' ROW

This survey certified to:
Orges Koka and Florinda Koka
Atlantic Home Loans Inc., its successors and/or
assigns as their interest may appear
Chicago Title Insurance Company
Deborah A. Gabry, Esq



This survey references:
Deed Book 5604 Page 921

Notes:
Field Survey Performed on 04/19/13
Subject to an accurate title search
Subject to documents of record

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-2.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such omissions, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if prior has original (handwritten) of the undersigned professional. This plan is made to provide information to the title insurer so that it may issue title to the lands shown hereon.

<p>117 Hibernia Avenue Rockaway NJ Ph: (973) 625-5670 Fax: (973) 625-4121 www.LakelandSurveying.com Certificate of Authorization #2462890000</p>	<p>PROJECT NUMBER 130559</p>	<p>SURVEY OF PROPERTY Tax Lot 5 - Block 1805 17 Claremont Drive, Township of Millburn Essex County, New Jersey</p>	
	<p>SCALE 1"=20'</p>	<p>DATE 04/19/13</p>	<p>MARC J. CIFONE, Professional Land Surveyor JEFFREY O. MALFA, Professional Land Surveyor</p>
<p>FIELD: EM</p>	<p>DWN: JSG</p>	<p>BY: MJC</p>	<p>CHECKED: MJC</p>

A written waiver and direction NOT TO SUE Corner Markers has been obtained pursuant to P.L.2002, c.11 (S.9-26.3) and N.J.A.C. 17:27, 17:45, 17:46.