



**TOWNSHIP OF NORTH BRUNSWICK**

710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Fax: (732) 289-3822

Website: [WWW.NORTHBRUNSWICKNJ.GOV](http://WWW.NORTHBRUNSWICKNJ.GOV)

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**MEMORANDUM**

**TO:** Jacob Chacko  
111 Princess Drive  
North Brunswick, NJ 08902

**FROM:** Andrei Alexeev, Zoning Officer

**DATE** November 24, 2020

**SUBJECT:** Block: 197 Lot(s): 6, 7.02  
Street Address: 16 Wilson Street  
Applicant: Jacob Chacko

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Dear Mr. Chacko:

I have reviewed the application for a setback variance at the above referenced address, and I am issuing the following report.

The following application materials were reviewed:

- 1-sheet property survey prepared by Richard S. Zinn, dated 10/25/2020;
- 1-sheet architectural sketch.

**Administrative**

1. The applicant proposes to legitimize an existing approximately 22 ft. by 20 ft. open deck and 8 ft. by 10 ft. storage shed which were installed by the previous owner within the minimum required 30 ft. front yard setback from an unimproved section of Lincoln Avenue (“paper street”).
2. The subject property is a two-family dwelling located on a corner lot at the intersection of Wilson Street and unimproved section of Lincoln Avenue (“paper street”). The property is

3. Research of the property records revealed that in 1976 the subject property received a variance approval to install an in-ground pool in the minimum required 30 ft. front yard setback from Lincoln Avenue, and erect a 6 ft. chain-link fence in the front yard. However, the as-built location of the in-ground pool does not violate current setback requirements. Also, there is no record of a zoning permit issued for the existing pool patio and 16 ft. by 10 ft. shed.
4. Variances associated with the development application are summarized in the following table(s):
  - a. The proposed development requires the following "C" variance(s):

Description	Min. Required/Max. Permitted	Existing	Variance	Ordinance
Front Yard Setback, Deck (Lincoln Avenue)	30 ft.	21 ft.	V	§ 205-4.1 (Table 1, R-4 Zone)
Front Yard Setback, Shed (Lincoln Avenue)	30 ft.	3 ft.	V	§ 205-4.1 (Table 1, R-4 Zone)
Location of Accessory Building, Shed	Rear yard only	Front yard	V	§ 205-26.1 (B)
Front Yards on Corner Lots	30 ft.	3 ft. (shed) & 21 ft. (deck)	V	§ 205-26
Impervious Coverage	60%	Approx. 69.5%	V	§ 205-4.1 (Table 1, R-4 Zone)

V = Variance

### Technical

1. Variances:
  - a. **Front Yard Setback, Deck (Lincoln Avenue)** – The Applicant proposes to legitimize an existing approximately 22 ft. by 20 ft. deck which is located 21 ft. from the front property line along unimproved Lincoln Avenue (“paper street”), whereas the minimum 30 ft. front yard setback is required (§ 205-4.1 (Table 1, R-4 Zone)). Construction of a deck does not constitute an expansion of the two-family use which is not permitted in the zone, and, therefore, the Applicant should justify the setback variance and provide

testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria to meet the Municipal Land Use Law definition for the “C” variance.

- b. **Front Yard Setback, Shed (Lincoln Avenue)** – The Applicant proposes to legitimize an existing 8 ft. by 10 ft. storage shed which is located 3 ft. from the front property line along unimproved Lincoln Avenue (“paper street”), whereas the minimum 30 ft. front yard setback is required (§ 205-4.1 (Table 1, R-4 Zone)). Construction of a storage shed does not constitute an expansion of the two-family use which is not permitted in the zone, and, therefore, the Applicant should justify the setback variance and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria to meet the Municipal Land Use Law definition for the “C” variance.
- c. **Location of Accessory Building, Shed** - The Applicant proposes to legitimize an existing 8 ft. by 10 ft. storage shed which is located in the front yard along unimproved Lincoln Avenue (“paper street”), whereas detached accessory buildings, yard utility buildings and storage buildings are permitted in the rear yard only (§ 205-26.1 (B)). The Applicant should justify this variance and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria to meet the Municipal Land Use Law definition for the “C” variance.
- d. **Front Yards on Corner Lots** - The Applicant proposes to legitimize an existing storage shed and open deck which is located in the front yard along unimproved Lincoln Avenue (“paper street”), whereas all yards facing a public street shall be considered front yards and shall conform to the minimum front yard requirements for the zone for both intersecting streets, for both principal and accessory buildings (§ 205-26). The Applicant should justify this variance and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria to meet the Municipal Land Use Law definition for the “C” variance.
- e. **Impervious Coverage** - The Applicant proposes to legitimize an existing 8 ft. by 10 ft. storage shed and approximately 22 ft. by 20 ft. open deck. Also, no record of a zoning permit issued for the existing pool patio and 16 ft. by 10 ft. shed exists. The total impervious coverage of the lot is approximately 69.5% of the lot area, whereas the maximum of 60% of the lot area may be covered by all impervious surfaces in the zone (§ 205-4.1 (Table 1, R-4 Zone)). The Applicant should justify this variance and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria to meet the Municipal Land Use Law definition for the “C” variance.

## 2. Miscellaneous:

The Township reserves the right to further comment based upon the testimony at the public hearing.

Completeness

1. Fees and Escrow Deposits (§ 205-139):

The applicant must remit the following application fees and technical review escrow deposits in order for a completeness certification to be issued.

**Land Use Application Fees:**

C Variance (Residential): \_\_\_\_\_ \$50.00

**TOTAL: \$50.00**

**Technical Review Escrow Deposit:**

C Variance (Residential): \_\_\_\_\_ \$300.00

**TOTAL: \$300.00**

Please remit two separate checks in the above total amounts along with the enclosed W-9 and deposit slip. Upon the satisfaction and/or submission of the above referenced item(s) and their review by this office for compliance with the Land Use Ordinance, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board of Adjustment, at 732-247-0922, extension 440.

Sincerely,

  
\_\_\_\_\_  
Andrei Alexeev, Zoning Officer

Phone: 732-247-0922 x 207

Email: aalexeev@northbrunswicknj.gov

- c: Mayor and Council
- Michael Hritz, Director of Community Development
- Tom Vigna, Planner
- Zoning Board of Adjustment



**For Office Use Only**

Date Filed: \_\_\_\_\_ Appl. No.: \_\_\_\_\_  
Appl. Fee: \$ \_\_\_\_\_ Escrow Deposit: \$ \_\_\_\_\_

**Check One:**

- Zoning Board of Adjustment
- Planning Board

Revision Date: 9/2020

**TOWNSHIP OF NORTH BRUNSWICK**

**Variance Application (FORM C)**

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

**SUBJECT PROPERTY:**

Block 197 Lot(s) 6 Zone R-4  
Property Location 16 Wilson Street  
Size of Property 100x100

**Present Use:**       Residential  Non-Residential  Vacant  
**Proposed Use:**    Residential  Non-Residential    **Specify:** \_\_\_\_\_

**CONTACTS:**

**Applicant:**       Corporation  Partnership  Individual  
                          Other/Explain \_\_\_\_\_

Name: Jacob Chacko

Address: 111 Princess Drive North Brunswick NJ 08902

Telephone: 908 812 3984 Fax: \_\_\_\_\_

Email: Jacobeckacko@gmail.com

**Owner (if different from Applicant):**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Engineer:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Attorney:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_



## PART II

### Describe the Proposed Development/Request (continue on a separate sheet if necessary):

I recently purchased the property at 16 Wilson and while trying to get a permit for the deck build by the previous owner (not permits were taken), the zoning officer made me aware that the property is located along a paper street called Lincoln Street. Due to this, the deck in the backyard and vinyl shed (10'x8') on the asphalt driveway do not meet the minimum front yard setback of 30 ft. Please see Denial of Application letter from zoning officer.

The request is to get a variance for the deck and vinyl shed. The CCO was not issued during the inspection due to the lack of permit for the deck. The closing was done with a temporary CCO as I was going to get the permit for the deck. Now I can not use the property till the CCO is issued which depends on the deck permit which depends on the proposed variance.

### VARIANCE(S) REQUESTED (Check all that apply):

"C" Variance(s):

- C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
- C(2) - The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

"D" Variance(s):

- D(1) - Use or principal structure in a district restricted against such use or principal structure.
- D(2) - Expansion of a nonconforming use.
- D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
- D(4) - Increase in the permitted floor area ratio.
- D(5) - Increase in the permitted density.
- D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.



**ASSOCIATED APPROVALS REQUESTED:**

**Site Plan:**

- Site Plan
- Amended Site Plan
- Conditional Use

**Subdivision:**

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): \_\_\_\_\_

**A change to a nonpermitted use** shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

**Is a site plan waiver requested?**

YES       NO

If a site plan waiver is sought, explain why the request shall be granted:

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**Is the application proposed to be bifurcated?**

YES       NO

If bifurcated, identify the nature of subsequent development approvals to be sought:

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**Identify Requested Variances:**

Ordinance Section:	Requirement:	Proposed Deviation:
§205- 26	Minimum front yard requirement	Allow vinyl shed on asphalt driveway





§205-4.1(A)	Minimum setback for deck	Allow deck as presently built
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

**Identify Requested Design Waivers:**

Ordinance Section:	Requirement:	Proposed Deviation:
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

**“C” Variance(s) (Check one that applies):**

A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon:



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and/or

A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: \_\_\_\_\_

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**D Variance(s):**

State special reasons why the refusal to allow the project would impose on the applicant an undue hardship and/or how the proposed project carries out a purpose of zoning as defined in N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3) what unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use: \_\_\_\_\_

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**C and D Variance(s):**

Supply a statement of facts why relief can be granted without substantial detriment to the public good: Shed is located on the asphalt driveway and the deck is on the owners property within a chain link fence which does not interfere or obstruct the public in a negative manner. The deck would add positive value to the property and therefore add positive value to the neighborhood.

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Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance: The deck is currently located in the back of the dwelling and the only door to the back of the dwelling is located near the patio block on the deck (within the setback distance). This being the case it would not be possible to meet the minimum setback of 30 ft for the deck.

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PART III

**Has there been any previous application to any Township Board involving these premises?**

YES       NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:

00025-019621 - In ground pool / Fence & Eclosure - 08/17/79 - Granted

**Is public water available?**

YES       NO

If no, how will water service be supplied? \_\_\_\_\_

**Is public sewer available?**

YES       NO

If no, provide proposed method of sewage disposal: \_\_\_\_\_

**Are there any existing deed restrictions, easements or covenants?**

YES       NO

If yes, are copies provided?

YES       NO

**Are any deed restrictions, easements or covenants contemplated?**

YES       NO

If yes, are copies provided?

YES       NO

**Does the owner own or have any ownership interest in any contiguous property?**

YES       NO

If yes, provide type of ownership, address, block and lot(s): \_\_\_\_\_

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

Quantity:	Description of Item:
15	Denial of Application from Zoning Officer
15	Plan of Survey (10/25/20)
15	Application 00025-019621





**ESCROW FUNDS AGREEMENT:**

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

**Applicant's Signature:** Jack Overto **Date:** 11/17/20

**Owner's Signature (if different from Applicant):** \_\_\_\_\_ **Date:** \_\_\_\_\_



situated, lying, and being in the municipality aforesaid, and known and designated as Block(s) 197 and Lot(s) 6,

and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

*Frank Arcadio*  
SIGNATURE

Sworn to and subscribed before  
me this 17 day of

November, 2020

*Melissa Passero*  
NOTARY PUBLIC

MELISSA PASSERO  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 8, 2022



North Brunswick Township  
ZONING OFFICER  
710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902  
(732) 247-0922  
MPROIETTI@NORTHBRUNSWICKNJ.GOV

Application Date: 11/10/2020  
Application Number: ZA-11-20-564  
Permit Number: ZA-11-20-564  
Project Number: \_\_\_\_\_  
Fee: \$30

## Denial of Application

Date: 11/12/2020

To: JACOB CHACKO  
111 PRINCESS DRIVE  
NORTH BRUNSWICK, NJ 08902

CC: APP TELE:(908) 812-3984

RE: 16 WILSON STREET  
BLOCK: 197 LOT: 6 QUAL: ZONE: R-4

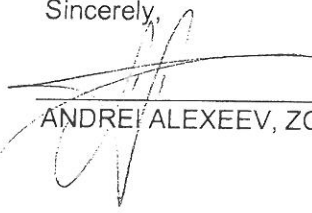
DEAR JACOB CHACKO,

Your request is hereby denied based upon the following requirements:

1. As per § 205-26 of the Land Use Ordinance, all yards facing on a public street shall be considered front yards and shall conform to the minimum front yard requirements for the zone for both intersecting streets, for both principal and accessory buildings.
2. As per § 205-4.1(A), in the R-4 zone the minimum required front yard setback is 30 ft. No deck shall be located in the required front yard setback from Lincoln Street.

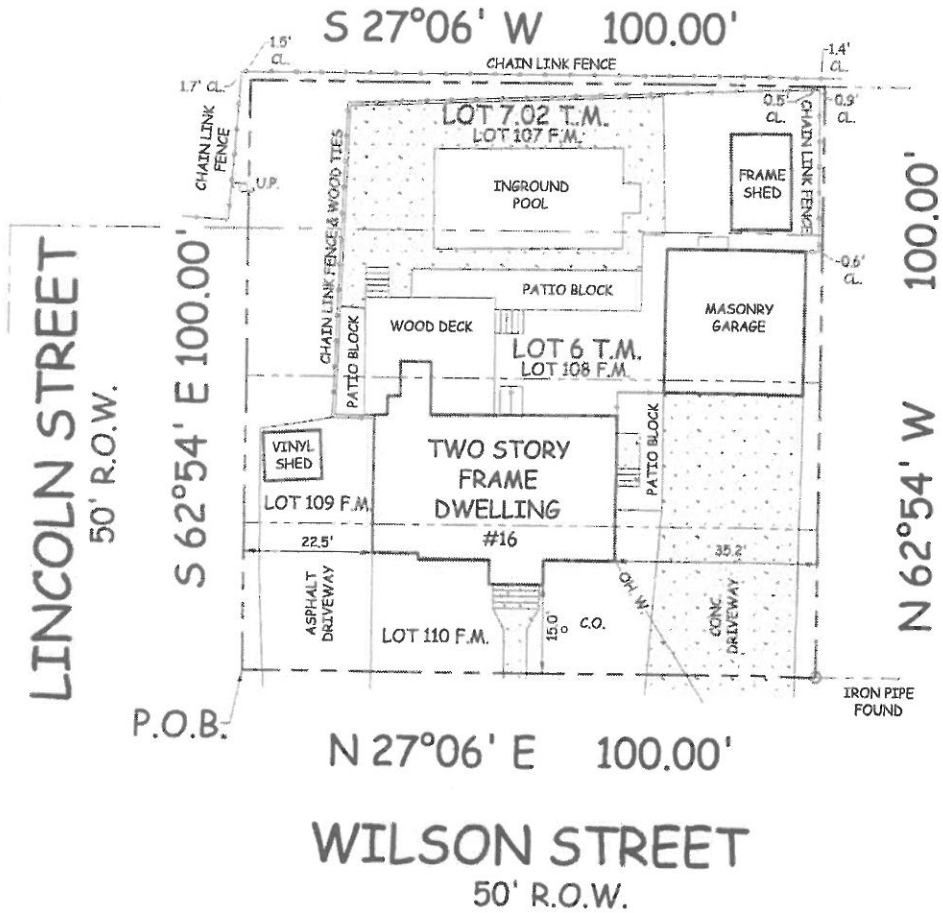
The following comments were made during the denial process:

Sincerely,

  
\_\_\_\_\_  
ANDRE ALEXEEV, ZONING OFFICER

BLOCK 197 T.M.

1"=20'  
FILED MAP



**REFERENCES:**

"MAP OF GEORGES PARK, PROPERTY OF THE GEORGES PARK BUILDING CORPORATION" FILED 6/8/1918, MAP NO. 872, FILE NO. 152; DEED BOOK 3253, PAGE 842; TOWNSHIP OF NORTH BRUNSWICK TAX MAP SHEET NO. 49.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, C.14C (C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

TITLE #5520-271P

	<b>BRUNSWICK WEST, INC.</b> <small>LICENSED LAND SURVEYORS</small> 219 1/2 SOUTH MAIN STREET FLEMINGTON, NEW JERSEY 08522-1763 PHONE (908) 204-0285 FAX (908) 284-2810	I HEREBY CERTIFY THIS SURVEY TO: JACOB E. CHACKO & JACOB CHACKO; SITAL J. SHAH, ESQUIRE; GOLDEN TITLE AGENCY, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; 1ST CONSTITUTION BANK, ITS SUCCESSORS AND/OR ASSIGNS.
	<b>PLAN OF SURVEY</b> <b>JACOB E. CHACKO &amp; JACOB CHACKO</b> NORTH BRUNSWICK TOWNSHIP MIDDLESEX COUNTY, NEW JERSEY BLOCK 197, LOTS 6 & 7.02 C.A. #246A28022700	
	Drawn by <u>WSW</u> Job No. <u>202729</u> Date <u>10/25/2020</u> Checked by <u>HP</u> Drawing No. <u>RSZ</u> Scale <u>1"=20'</u>	

**RICHARD S. ZINN**  
 N.J.L.S. 34888



RESOLUTION

WHEREAS, LEON RAAB, JR., Applicant, has applied to the Board of Adjustment of North Brunswick for a variance from Article XXII, Section 145-93A.(1)(a), Article XXII, Section 145-94H. and J. for the construction of an in-ground pool located on Wilson Street, Block 197 - Lot 6, which premises are presently zoned District R-4 Residential of the Zoning Ordinance; and

WHEREAS, a public meeting was held on August 17, 1976; and

WHEREAS, no one appeared to object to the proposal; and

WHEREAS, the Board after carefully considering the evidence presented to it by or on behalf of the Applicant, has made the following findings of fact:

1. Applicant seeks to install an in-ground pool.
2. Applicant's property is located along a paper street called Lincoln Avenue and, although he seeks to put the pool in his rear yard, with a six foot chain link fence, that portion of his property is considered a front yard by reason of the paper street and fences over four feet are not permitted.
3. Applicant seeks to locate the pool in violation of certain minimum distances from his residence, rear and side property lines and also seeks to erect a fence three feet from the pool where six feet is required.
4. By reason of the location of his home on the property and the existence of a paper street which converts his die yard to a front yard, there is no other feasible location for a pool on Applicant's property; in fact, it would be impossible to locate a pool on Applicant's property of even the most minimum size.
5. Applicant has demonstrated that his rear property abuts an industrial zone.
6. The Board finds that because of the location of the property, its proximity to the industrial zone, the existence of a paper street and the location of the house, Applicant's proposal is the only feasible location for a pool and will not depreciate property values in the area.
7. The Board finds that the Applicant has demonstrated that a hardship does exist as required by the statute.

WHEREAS, the Board has made the following ultimate findings and conclusions based upon the foregoing findings of fact:

1. The granting of said variance will not adversely affect values of adjacent and nearby properties.
2. The granting of said variance will promote the general health, safety and welfare of the community.
3. That the granting of said variance will not be a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township of North Brunswick this 17th day of August 1976, on the basis of the evidence adduced before it, the aforesaid findings of fact and ultimate findings and conclusions, that the Board does hereby grant a variance to LEON RAAB, JR. to construct an in-ground pool to be located on Wilson Street, in accordance with his application.

Roll Call Vote

Those in favor: Messrs. Camaioni, Ingandela, Stoop, Nita and Mrs. Lupo  
Opposed: None  
Absent: Mr. Catanese (Alternate)

# PLAN OF SURVEY

made for

## CATHERINE SEIDEL

situata in

### NORTH BRUNSWICK TWP. - MIDDLESEX CO. N.J.

Scale: 1"=30'

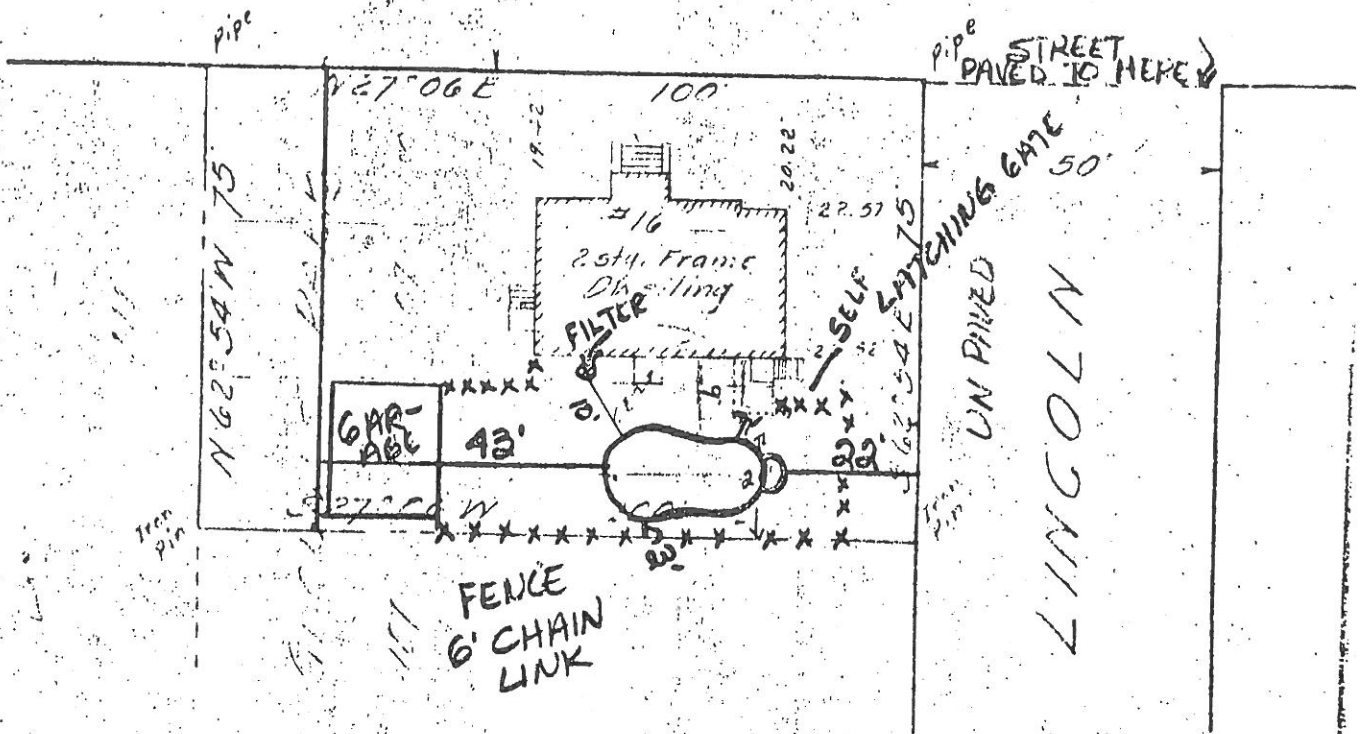
April 17, 1956



Robert J. Pier  
Civil Eng near  
19 No Main St  
Milltown, N. J.

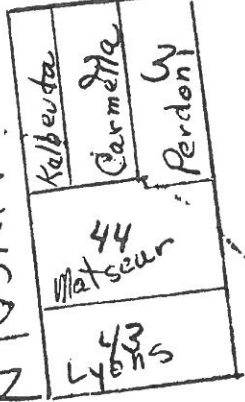
AVE.

WILSON STREET 50



Leon Raab, Jr.

GEORGES ROAD



Mat Musical String  
194

WILSON



Squibb & Sons

Squibb

40

Scale 1" = 100'

NOTICE: - This application must be TYPEWRITTEN, filed within sixty (60) days of the order, together with a fee of \$ \_\_\_\_\_. Please make check payable to the TOWNSHIP OF NORTH BRUNSWICK.

BOARD OF ADJUSTMENT  
TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY

Dated JULY 29 1976

AN APPEAL TO THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NORTH BRUNSWICK

This petition of LEON RAAB JR respectfully states that on or about the 29 day of JULY 1976 he applied to the Zoning Officer of the Township of North Brunswick for a permit to  erect,  alter,  convert, or  occupy the following described building: IN GROUND SWIMMING POOL on the premises known as 16 WILSON Street, Block 197, Lot No. 6 as shown in the Tax Maps, and in the R-4 district as shown on the Township Zoning Map; that after due consideration the said Zoning Officer did, on the 29 day of JULY 1976 decline to issue said permit for the following reasons:

ART. III SEC. 145-93 FENCES - ART. XXII SEC. 145-94 PRIVATE SWIMMING POOLS - FENCE ENCLOSURES - FENCE LESS THAN 6 FEET FROM EDGE OF POOL

WHEREAS, your petitioner, feeling aggrieved at the action of the Zoning Officer, files this appeal to your Board and respectfully requests the Board, as empowered under the Statutes of the State of New Jersey R.S. 40:55-30 through 51 and under the Zoning Ordinance of the Township of North Brunswick to:

(Check the following action that will apply to your case.)

- Review the action of the Zoning Officer which the petitioner claims was in error;
- Interpret Article \_\_\_\_\_ of the Zoning Ordinance and/or determine the Zone boundaries and lot lines of the Township Zone District Map;
- Issue a special permit as provided under Article \_\_\_\_\_ of the Zoning Ordinance;
- Grant a variance from the requirements of Article \_\_\_\_\_ of the Zoning Ordinance governing the height and location of  main structure,  accessory structure as to: front yard \_\_\_\_\_, side yards \_\_\_\_\_, rear yard , maximum floor area \_\_\_\_\_, coverage of lot \_\_\_\_\_, height of structure \_\_\_\_\_, off-street parking \_\_\_\_\_, other \_\_\_\_\_ (specify)

FENCE - POOL LOCATION - ENCLOSURE

Recommend to the Township Committee the granting of a special use variance by resolution thereof which use is at present prohibited or restricted under article \_\_\_\_\_ of the Zoning Ordinance; and of Section 40:55-39-d of the Revised Statutes of the State of New Jersey.

Take action other than the above (specify)

For the REASONS which follow: (If described at length attach statement).

IN THE GROUND POOL BECAUSE YARD IS SO SMALL I THINK IT WOULD  
HAVE LESS OF A CHANCE BRAK BREAKING AND FLOODING OUT OTHER  
PROPERTY PROPERTY

and prays that action of the Zoning Officer be reversed or modified as the facts may be determined; and your petitioner further prays that a day be fixed for hearing on this appeal.

Has there been any previous appeal involving these premises? NO

If so, state date of filing, character of appeal and disposition

(This form to be accompanied by all pertinent forms, applications, plans and documents as required by ordinance and by the regulations of the Zoning Board and which are herewith made a part of this application.)

Dated JULY 29 1976 . NAME \_\_\_\_\_

ADDRESS 16 WILSON ST

NAME OF OWNER

Len C Paal Jr

OWNER'S ADDRESS 16 WILSON ST

SMETH BRUNSWICK City

Sworn to and Subscribed before me this

29<sup>th</sup> day of July 1976

Susan Supak

Notary Public SUSAN SUPAK  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES FEB 13 1979

Len C Paal Jr

Signature of Petitioner (if owner)

if petitioner is not owner of record of the property described above, state condition of interest or equity in the property

and petitioner declares that he acts in this case as the duly appointed representative of the owner.

Sworn to and Subscribed before me this

\_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Notary Public

Signature of Petitioner

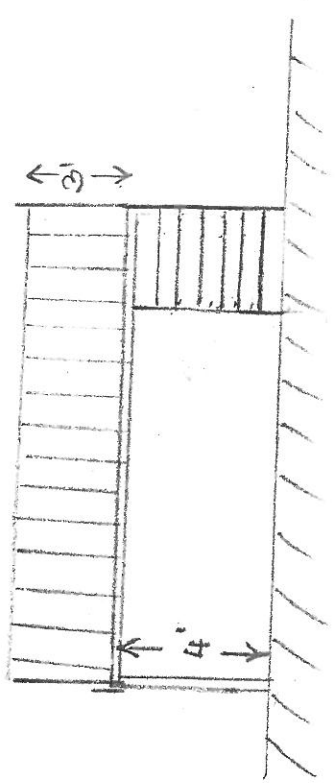
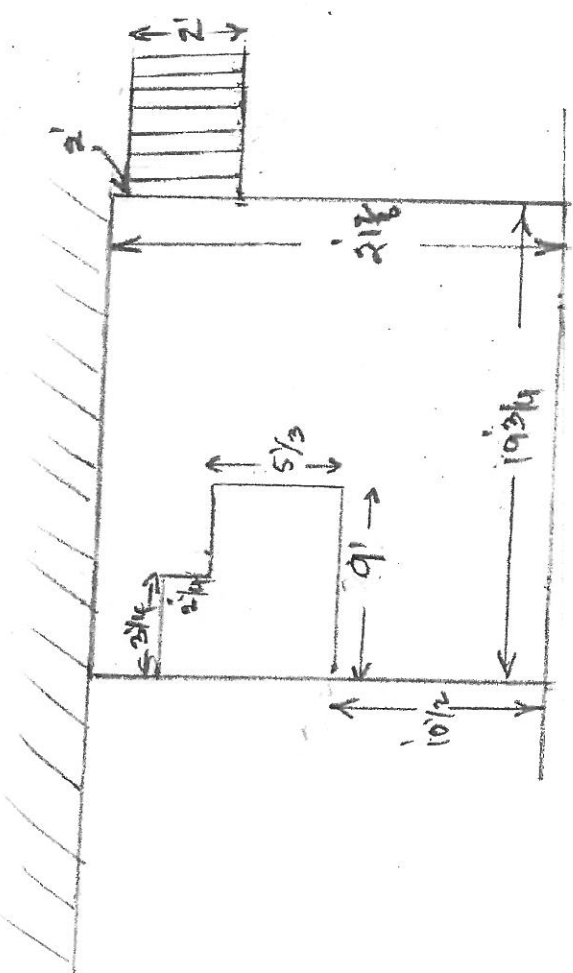
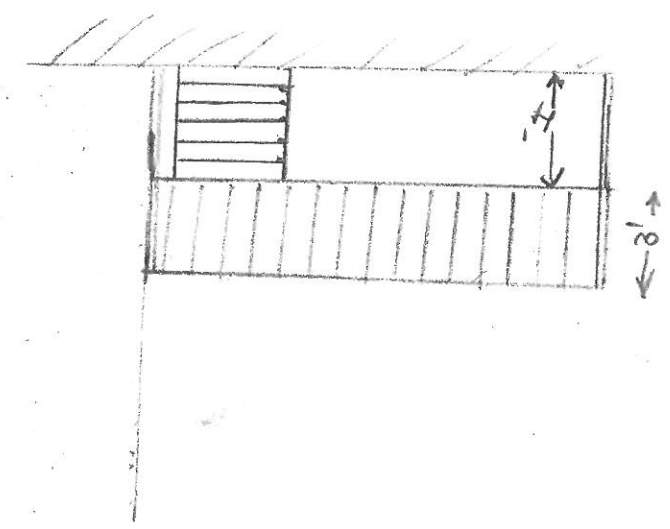
Signature of Owner

DISPOSITION OF CASE:

1. Petition denied \_\_\_\_\_ Date of publication \_\_\_\_\_
2. Petition withdrawn \_\_\_\_\_
3. Petition granted \_\_\_\_\_ upon finding that \_\_\_\_\_

Under the following conditions: \_\_\_\_\_

N  
E



Plan of Deck @ 16 Wilson St.