

## TOWNSHIP OF COLTS NECK ZONING REVIEW

Date: 3/6/2020

Block: 51 Lot: 2.30

Address: 17 Squan Song Lane

Zone: AG

Proposed Construction: Retain patios and walkways that were installed without municipal approvals as shown on the Variance Plan prepared by Two River Engineering dated 2/28/2020.

General Concerns: Accessory structures in lot size developments follow the A-1 Zone.

Permitted Use: Yes:  No:

Do reduce accessory structure side & rear setbacks apply?  
(Applies to cluster developments adjacent to 50' greenways only) Yes:  No:

Do increase setbacks apply due to the 90-Foot Rule? Yes:  No:

Do increase farm setbacks apply? Yes:  No:

Is the property a result of a cluster or lot size averaging development? Yes:  No:

Is verification required for wetlands or stream encroachment from NJDEP? Yes:  No:

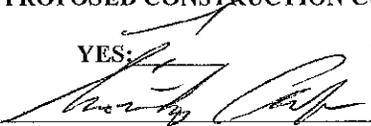
Does the Developers Impact Fee Ordinance apply Yes:  No:

### BUILDING COMPLIANCE

CRITERIA	SECTION	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Pier Length	N/A				
5' Pier Setback	N/A				
6' Pier Setback	N/A				
Pier Separation	N/A				
Accessory Side	N/A				
Accessory Rear	N/A				
Fence Height	N/A				
Building Separation	N/A				
Building Coverage	N/A				
Total Lot Coverage	102-86F3b	20%	20.9%	22.15%	No

### PROPOSED CONSTRUCTION COMPLIES WITH ZONING REQUIREMENTS:

YES:  NO:

  
Timothy Anfuso, Township Planner / Zoning Officer

### Notes:

1. Planning Board granted a variance to permit a total lot coverage of 20.9% (PB659).

MAR - 6 2020

APP. NO. Giuffre DATE FILED: 6/6/2020

APP. NAME: ZB 1032 FEE PAID: 6/6/2020

Action by the  
Recommended \_\_\_\_\_ Granted \_\_\_\_\_ Denied \_\_\_\_\_  
Date: \_\_\_\_\_

TOWNSHIP OF COLTS NECK  
Monmouth County, New Jersey  
VARIANCE APPLICATION

1. I, IGNAZIO GIUFFRE, the applicant herein,  
whose post office address is 17 SQUANSONG LANE, COLTS NECK  
am the OWNER  
(owner, lessee, prospective purchaser, etc.)

of property located at or on 17 SQUANSONG LANE, COLTS NECK  
and designated as Block 51, Lot(s) 2.30  
on the Tax Map of the Township of Colts Neck.

Home Phone: 973-951-7623 Work Phone: \_\_\_\_\_

2. Said property is in a AG Zone, is 3.143 AC.  
(give dimensions and area)

and has the following structures:  
SINGLE FAMILY DWELLING, DRIVEWAY, CABANA POOL, POND  
(indicate type of structure and use thereof)  
PATIOS & WALKWAYS

3. Request is hereby made for permission to RETAIN 22.15% LOT COVERAGE WHERE 20% IS PERMITTED.  
(State in detail the proposed construction and use)

4. The proposed building or use thereof is contrary to Article: \_\_\_\_\_  
Sections: 102-86 of the Zoning Ordinance.

(Other Ordinance)  
of the Township of Colts Neck in the following particulars:

MAXIMUM LOT COVERAGE ALLOWED 20%  
MAXIMUM LOT COVERAGE EXISTING 22.15%

5. The conditions obtaining and the reasons for this request are as follows:

- 
6. The names, addresses, lot and block numbers as they appear on the latest Tax Duplicate and Tax Map of the Township of Colts Neck, and of adjoining municipalities, of all owners of property within 200 feet of the boundaries of the property affected by this application are:

NAME

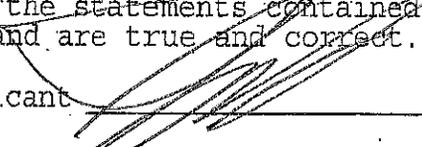
ADDRESS

BLOCK · LOT

*See Tax Assessor's List*

- 7. Does applicant propose to use the entire tract of land? YES
- 8. Has the property been separated from a larger tract of land? YES If so, when? \_\_\_\_\_ Has the Planning Board approved the Subdivision? \_\_\_\_\_ When? \_\_\_\_\_
- 9. Has there been any previous appeal involving these premises? YES If so, state date of filing: 2007 character of appeal VARIANCE disposition of same DENIED
- 10. By filing a second application do applicant and owner, if other than applicant, waive any and all rights gained in the first application? YES
- 11. Attached hereto and made a part hereof are the following:
  - a. Two sets of drawings, drawn to scale, and containing all necessary measurements and all features involved in this application.
  - b. Duplicate plot plans, drawn to scale, showing dimensions and area of property in question and all properties within 200 feet of the boundaries of said property.
  - c. Check or money in the sum of \$ 350 + 700 in payment of the filing fee. Make checks payable to the "Township of Colts Neck".

I, the undersigned, being duly sworn according to law upon my oath do depose and say that all of the statements contained herein are based on my own knowledge and are true and correct.

Dated: \_\_\_\_\_ Signature of Applicant 

Sworn and Subscribed to before me this 25<sup>th</sup> day of February 20 20

CRYSTAL D. KAPLAN  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50093121  
My Commission Expires 11/1/2021

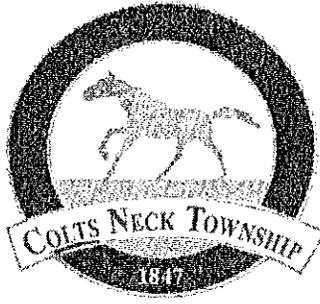
If applicant is not the owner of property herein, owner must sign the following consent:

The foregoing application is hereby consented to this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Post Office Address





## ARCHITECTURAL REVIEW COMMITTEE REPORT

Date: June 23, 2020

Application Number: ZB1032

Block: 51      Lot: 2.30

Applicant Name: Ignazio Giuffre

Applicant Address: 17 Squan Song Lane

Property Address (if different from above):

The Colts Neck Architectural Review Committee reviewed the above application during the June 23, 2020 Architectural Review Committee meeting and offers the following:

- Recommends approval or approval subject to the comments below
- Recommends revisions based on the comments below
- Not within Architectural Review Committee purview, no comment

Comments:

---

---

---

---

---