

TOWNSHIP OF COLTS NECK ZONING REVIEW

Date: 7/7/2020

Block: 34 Lot: 16.25

Address: 23 Orchard lane

Zone: A-1

Proposed Construction: Retain batting cage (14' x 70') in side yard..

General Concerns:

Permitted Use: Yes: X No: _____

Do reduce accessory structure side & rear setbacks apply? Yes: _____ No: X

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

Do increase farm setbacks apply? Yes: _____ No: X

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

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

Do special water resource protection or flood hazard regulations apply? Yes: _____ No: X

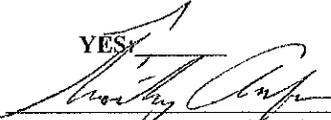
Does the Developers Impact Fee Ordinance apply Yes: _____ No: X

BUILDING COMPLIANCE

<u>CRITERIA</u>	<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>COMPLIANCE</u>
Principal Front	<u>N/A</u>				
Principal Side	<u>N/A</u>				
Principal Rear	<u>N/A</u>				
Accessory Front	<u>102-87</u>	<u>100'</u>	<u>N/A</u>	<u>140'</u>	<u>Yes</u>
Accessory Side	<u>102-91B4e</u>	<u>40'</u>	<u>N/A</u>	<u>18'</u>	<u>No</u>
Accessory Rear	<u>102-91B4f</u>	<u>40'</u>	<u>N/A</u>	<u>50'</u>	<u>Yes</u>
Building Height	<u>N/A</u>				
Building Separation	<u>102-87</u>	<u>20</u>	<u>N/A</u>	<u>18'</u>	<u>No</u>
Building Coverage	<u>N/A</u>				
Total Lot Coverage	<u>102-87</u>	<u>20%</u>	<u>22%</u>	<u>23.6%</u>	<u>No</u>

PROPOSED CONSTRUCTION COMPLIES WITH ZONING REQUIREMENTS:

YES: _____ NO: X


Timothy Antiso, Township Planner / Zoning Officer

Notes:

APP. NO. ZB 1039

DATE FILED: 7-17-2020

APP. NAME: Maddaluna

FEE PAID: _____

Action by the Zoning Board
Recommended _____ Granted _____ Denied _____
Date: _____

TOWNSHIP OF COLTS NECK
Monmouth County, New Jersey
VARIANCE APPLICATION

1. I, James/Joann Maddaluna the applicant herein,
whose post office address is 23 Orchard Lane
_____ am the Joann Maddaluna Applicant
(owner, lessee, prospective purchaser, etc.)

of property located at or on 23 Orchard Lane
_____ and designated as Block 34, Lot(s) 16.25
on the Tax Map of the Township of Colts Neck.

Home Phone: 732 359 3735 Work Phone: 732 620 1511

2. Said property is in a A1 Zone, is 1.34
_____ and has the following structures: ^{(give}
dimensions and area)

A 5 story single family dwelling, inground pool + cabana
(indicate type of structure and use thereof)

3. Request is hereby made for permission to _____
Retain 14x70 batting cage
(State in detail the proposed construction and use)

4. The proposed building or use thereof is contrary to Article:
B Sections: _____ of the Zoning
Ordinance _____

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

Section 102/91 B 4B proposed batting cage side
Set Back 18' where 40' is required
Section 102/87 proposed house AND batting cage separation
18' where 20' is required
Section 103/87 proposed 23.0% lot coverage where 20% is max

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

To be use for grandchildren batting practice.

-
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:

See TAX ACCOUNTS LIST

NAME

ADDRESS

BLOCK

LOT

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? No If so, state date of filing: _____; character of appeal _____; disposition of same _____
10. By filing a second application do applicant and owner, if other than applicant, waive any and all rights gained in the first application? N/A
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 \$3,017.00 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: 7-17-20 Signature of Applicant Jeanne Maddalena

Sworn and Subscribed to
before me this 17 day
of July 20 20

Timothy Anfuso

TIMOTHY ANFUSO is not the owner of property herein, do hereby consent to sign the following consent:

NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Dec. 19, 2021
The above application is hereby consented to this _____ day of _____ 20 _____.

Signature of Owner

Post Office Address

USED FOR PERMANENT CONSTRUCTION.

NOTE: OFFSETS SHOWN HEREON ARE FOR TITLE PURPOSES ONLY, ALTHOUGH ABSOLUTE OFFSET DIMENSIONS ARE NOT TO BE

THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD. SUBJECT TO ANY FACTS THAT A TITLE SEARCH WOULD DISCLOSE. SUB-SURFACE UTILITIES HAVE NOT BEEN LOCATED UNLESS OTHERWISE INDICATED.



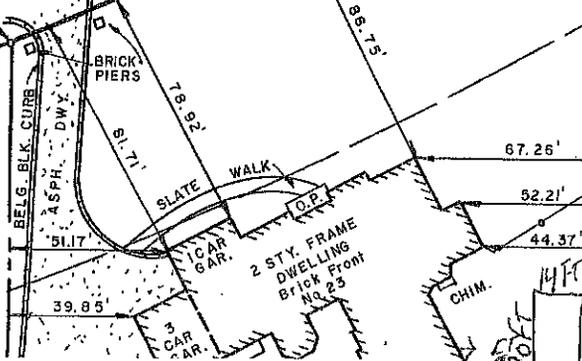
ORCHARD LANE
50' WIDE

R=425.00'
Δ=01°37'38"
L=1271.38'

1271.38' TO LAIRD ROAD

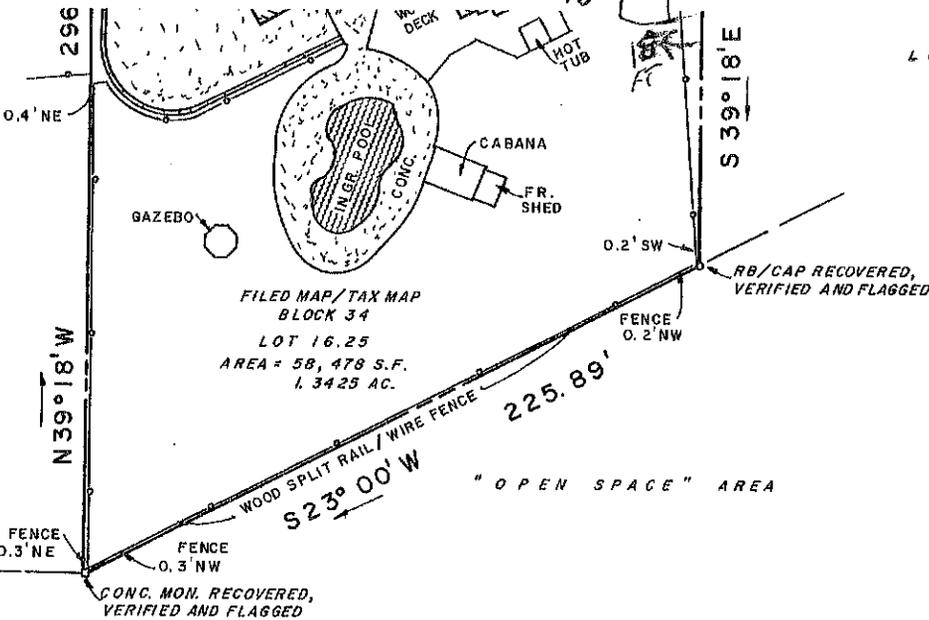
ROD/CAP RECOVERED, VERIFIED AND FLAGGED

7.5' BLDG. SETBACK LINE (SCALED)



UTILITY CABINETS

MAP REFERENCE:
Known as Lot 16.25,
Block 34 on map:
"Final Map of
Orchard Estates,
situate Laird Road
Colts Neck Township
Monmouth County,
New Jersey"-Filed
M.C.C.O. Oct. 22,
1985 as Map No.
203-28.
AKA TAX LOT 16.25
BLOCK 34.



FILED MAP/TAX MAP
BLOCK 34
LOT 16.25
AREA = 58,478 S.F.
1.3425 AC.

SURVEY
PROPERTY

- OF

OF -

JOANN B. MADDALUNA

TOWNSHIP OF COLTS NECK MONMOUTH COUNTY, NEW JERSEY

SCALE: 1" = 40'

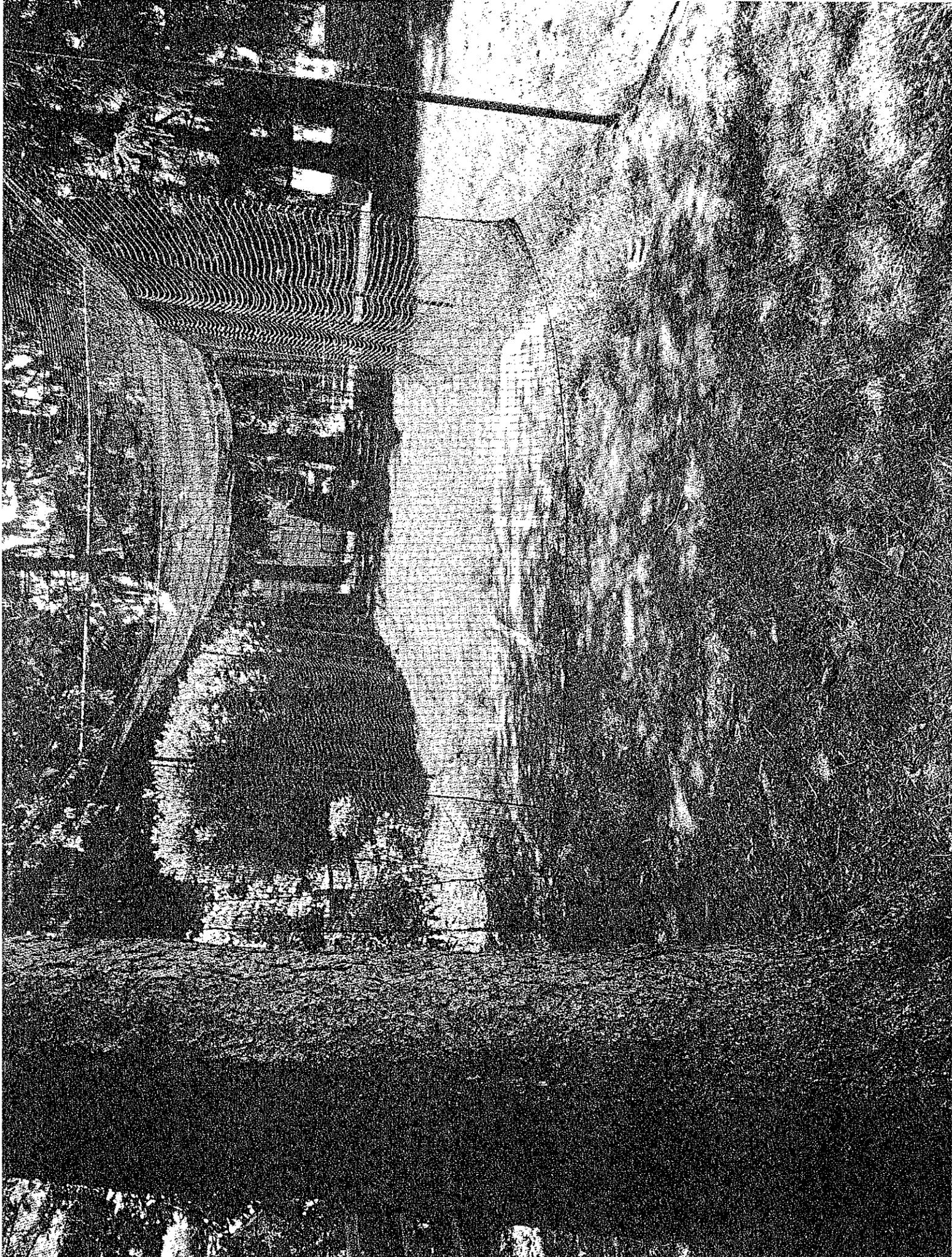
MAY 27, 1997

ANTHONY J. MANNO

PROFESSIONAL LAND SURVEYOR & PLANNER
543 POST AVE, LYNDHURST, N.J. 07071
TEL (201) 430-7464 FAX (201) 460-0132

CERTIFIED TO: JoAnn B. Maddaluna; Omni Title Agency, Inc.; Fidelity National Title Insurance Company; David Nasta, Esq.

Anthony J. Manno N.J.L.S. #13907



TOWNSHIP OF COLTS NECK
PRINT DISTRIBUTION SHEET

Date: July 20, 2020

Application # 261039

To: Engineer Construction Official Tax Assessor Shade Tree Planner
 Architectural Review Board of Health Environmental Commission
 Attorney Planning Board File Township Landscape Architect
 Business Preservation Fire Council

Prints On File in Planning Board Office for Your Review:

First Aid Road Department Recreation Traffic & Safety

Re: Minor Major Site Plan Subdivision Variance
 Sketch Plat Preliminary Final Revision

Applicant: James Maddaluno Block: 34 Lot: 16.25

Issue Date: _____ Revision Date: _____

For Your Comments Signed Copy - For Your Records _____

Public Hearing Scheduled: September 17, 2020

T.R.C. Scheduled: _____

All Comments Due By: Health Dept of with project as long as case poles do not encroach on components of the existing disposal area for Septic System. (ie: poles penetrating into existing Septic system disposal area)

No Comment [Signature] 7/20/20

Colts Neck Fire Prevention Bureau

124 Cedar Drive

Colts Neck, NJ 07722

Phone (732) 409-7134 Fax (732) 462-8460

Email: FirePrevention@ColtsNeck.org

July 24, 2020

Attn.: Tim Anfuso
Colts Neck Zoning Board
124 Cedar Drive
Colts Neck, NJ 07722

RE: Application #ZB1039 Maddaluna
Block 34 / Lot 16.25

Dear Mr. Anfuso,

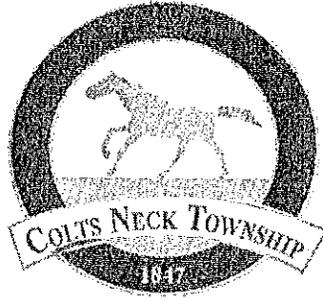
In reference to the above application, there are no fire issues that need to be addressed or that need to be resolved from this agency.

If you have any questions, feel free to contact me.

Best regards,

A handwritten signature in black ink, appearing to read "Robert H. Zander". The signature is stylized and cursive.

Robert H. Zander
Fire Marshall



ARCHITECTURAL REVIEW COMMITTEE REPORT

Date: August 25, 2020

Application Number: ZB1039

Block: 34 Lot: 16.25

Applicant Name: James Maddaluna

Applicant Address: 23 Orchard Lane

Property Address (if different from above):

The Colts Neck Architectural Review Committee reviewed the above application during the August 25, 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: No comments.