

TOWNSHIP OF COLTS NECK ZONING REVIEW

Date: 4/6/2020

Block: 14 Lot: 16

Address: 4 Revolutionary Road

Zone: A-1

Proposed Construction: Additions to single family dwelling as shown on the plans prepared by JoAnn Montero dated 3/16/20.

General Concerns: Existing undersize lot of record. Section 102-81 calls for reduced setbacks. Lot width is 151.5'.

Permitted Use: Yes: X No: _____

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

Do increase setbacks apply due to the 90-Foot Rule?
(95' - 90' = 5' added setbacks) Yes: X No: _____

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

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

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

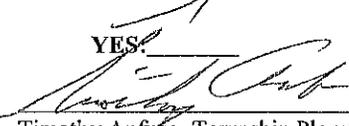
Does the Developers Impact Fee Ordinance apply Yes: _____ No: X

BUILDING COMPLIANCE

<u>CRITERIA</u>	<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>COMPLIANCE</u>
Principal Front	<u>102-87</u>	<u>80'</u>	<u>52' Heyers 47' Revolutionary</u>	<u>52' 25'</u>	<u>No No</u>
Principal Side	<u>102-81</u>	<u>35.3</u>	<u>40'</u>	<u>20.5</u>	<u>No</u>
Principal Rear	<u>N/A</u>				
Accessory Front	<u>N/A</u>				
Accessory Side	<u>N/A</u>				
Accessory Rear	<u>N/A</u>				
Building Height	<u>102-87</u>	<u>35'</u>	<u>20'</u>	<u>20'</u>	<u>Yes</u>
Building Separation	<u>102087</u>	<u>20'</u>	<u>60'</u>	<u>31'</u>	<u>Yes</u>
Building Coverage	<u>102-87</u>	<u>10%</u>	<u>7.5%</u>	<u>12.8%</u>	<u>No</u>
Total Lot Coverage	<u>102-87</u>	<u>20%</u>	<u>13%</u>	<u>19.6%</u>	<u>Yes</u>

PROPOSED CONSTRUCTION COMPLIES WITH ZONING REQUIREMENTS:

YES: _____ NO: X


Timothy Anfaso, Township Planner / Zoning Officer

Notes:

1. Variance granted for the shed (ZB918).

APP. NO. 231041

DATE FILED: 7/29/2020

APP. NAME: DePierro

FEE PAID: 7/29/2020

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

TOWNSHIP OF COLTS NECK
Monmouth County, New Jersey
VARIANCE APPLICATION

1. I, Joseph N. DePierro III, the applicant herein,
whose post office address is 4 Revolutionary RD
Colts Neck am the owner/applicant
(owner, lessee, prospective purchaser, etc.)

of property located at or on 4 Revolutionary RD
Colts Neck and designated as Block 14 Lot(s) 16
on the Tax Map of the Township of Colts Neck.

Home Phone: 732-526-4009

Work Phone: 908-692-7983
Cell

2. Said property is in a A1 Zone, is 26,659 SF
and has the following structures: (give dimensions and area)

(indicate type of structure and use thereof)
Single Family Dwelling with shed

3. Request is hereby made for permission to construct a 30' x 32'
garage and 20' x 13' MASTER Bathroom
(State in detail the proposed construction and use)

4. The proposed building or use thereof is contrary to Article:
8 Sections: 102-87 of the Zoning
Ordinance _____

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

- 1-102-87 Proposed Front Setback of 52' From Myers Mill RD where 80' is require
- 2-102-87 Proposed Front Setback of 25' From Revolutionary RD where 80' is required
- 3-102-81 proposed side setback of 20.5' where 35.3' is required
- 4-102-87 proposed Building coverage of 12.8% where 10% max is permitted

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

SEE ATTACHED

-
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 ATTACHED TAX ASSESSOR

(Attach Rider if Space is Insufficient)

I respectively submit an explanation and overview of the renovations that I would like to pursue on our home at 4 Revolutionary Rd, Colts Neck.

Our home is a 3 bedroom, 1 1/2 bath ranch with a 1 car garage and basement. It is approximately 1600 square feet. Our house is located in the largest zone (A1 88,000 SF) with the smallest lot size of 5/8 of an acre (26,659 SF). It is also a corner lot which presents some issues with setbacks and two front yards.

My wife and I purchased our home in 2010, and as a young couple we were so excited to fulfill our dream to live our lives and raise our children in Colts Neck. When it was just the two of us it was small, but doable. We now have two young children ages three and five and space has become a primary issue. With no spare rooms, limited living and dining area, and only one full bath, it has become nearly impossible to function in our home just doing routine daily family activities. Not to mention it's impracticable to even entertain the thought of having holidays, birthdays or a simple gathering with our families and friends.

Our proposal is to add a master bath which would alleviate the lack of privacy we are currently experiencing and having multiple people in the bathroom at the same time. We presently have a center hallway bathroom which means you have to walk out of the master bedroom before and after showering having no privacy at all.

Our second proposal is an essential two car garage. Our present one car garage is very small and cannot fit a car inside. This garage is basically wasted space. Not being able to park inside our so-called garage presents multiple disadvantages. Normal activities such as bringing in shopping bags and carrying sleeping kids in the house, especially in the rain /snow is impossible. Our proposed two car garage will afford us the opportunity to park our cars in our garage and have plenty much needed extra storage space.

On a personal note, I would like to mention that I am a lifelong resident of Colts Neck. I was born and raised on Blackbriar Drive. I attended all our schools and played sports on all the baseball and soccer fields. I had my 8th grade class graduation at Orlando's Pizza, trout fished the Hockhockson and bass fished up and down the reservoir. As a young man, I worked all over Monmouth County as a carpenter and currently work for the Monmouth County Park System as a Supervising Carpenter and Building Inspector.

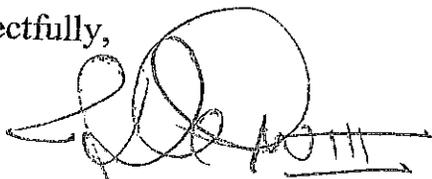
I take much pride in both my town and county. Throughout the years many of my friends have moved away to neighboring towns. I was fortunate enough to purchase a house not only in the town I love, but less than a mile from where I grew up. My intentions are to give my children the same opportunities and life style that I had when I was young. In my opinion, having open space, no congestion, low crime, and beautiful parks to enjoy with top ranking school systems is everything a growing family needs. My parents still reside on Blackbriar Drive making it easy for them to see their grandchildren.

My proposed and much needed renovations are simple and not uncommon for homes in this town. Being a corner lot on Heyers Mill Road, I specifically designed the look of my home to resemble the style, period correctness of homes built in the 60's, and not taking away from the demographics of my community. We love our home, and only want to make it more conducive for our family.

This variance approval will greatly improve not only the neighborhood but the well being and quality of life for us.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'J. DePierro III'. The signature is stylized with large loops and a horizontal line at the end.

Joseph N. DePierro III

- 7. Does applicant propose to use the entire tract of land? YES
- 8. Has the property been separated from a larger tract of land? NO 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: 2013; character of appeal shed Variance; disposition of same Approved
- 10. By filing a second application do applicant and owner, if other than applicant, waive any and all rights gained in the first application? NO
- 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 \$ 350/100 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: 7-25-20 Signature of Applicant: [Signature]

Sworn and Subscribed to before me this 25th day of July 20 20
JoAnn Reuter

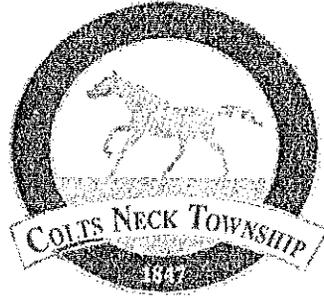
JoAnn Reuter
 Notary Public, New Jersey
 My Commission Expires 2-28-2021

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]
 Signature of Owner

4 Revolutionary Rd Colts Neck
 Post Office Address



ARCHITECTURAL REVIEW COMMITTEE REPORT

Date: September 22 2020

Application Number: ZB1041

Block: 14 Lot: 16

Applicant Name: Joseph DePierro III

Applicant Address: 4 Revolutionary Road

Property Address (if different from above):

The Colts Neck Architectural Review Committee reviewed the above application during the September 22, 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.