LAND USE DEVELOPMENT APPLICATION
BOROUGH OF SPRING LAKE
423 WARREN AVENUE
P.O. BOX 638
SPRING LAKE, NJ 07762

Section One: Applicant/Owner

1) Name of Applicants: Mark Zuppichini & Joyanne Zuppichini on behalf of the Mark & Joyanne Zuppichini Trust
   Telephone #: 732-221-0092
   Address of Applicants: 8 Camelot Drive, Colts Neck, New Jersey 07722
   Attorney for Applicants: Richard Sanvenero Jr., Esq.
   Law Office of Timothy F. McGoughran, LLC
   802 West Park Avenue
   Building 2, Suite 222
   Ocean, New Jersey 07712
   Phone: 732-660-7115
   Fax: 732-256-9393
   E-mail: rsanvenero@mcgoughranlaw.com

   Robert W. Adler & Associates, PA
   1049 Broadway, Suite 5
   West Long Branch, NJ 07764
   E-mail: radler@rwadlerassociates.com

2) Owner
   Is the Applicant the owner of the property? Yes.

3) Disclosure
   Is the Applicant a corporation or a partnership? No. The property is held in Trust.

   Applicant’s Attorney. See Above.
Section Two: Property Information

1) **Street Address of Property**: 1 York Avenue, Spring Lake, New Jersey 07762

2) **Tax Map Location**: Block: 8  Lot: 6

3) **Zone in Which Property is located**: R-2

4) **Property Characteristics**: See table chart below as well as the Architect's plans.

**Description of Proposed Work**: The Project scope consists of the renovation and additions to an existing two-story single family residence as indicated on the drawings prepared by Robert W. Adler & Associates, PA – Architects. There are additions to the north and east for bedroom and foyer expansions, a new masonry front landing as well as the full interior renovations of all floors. This also includes a master suite expansion at the existing attic floor level. The majority of the existing foundation walls are to remain including the existing attached garage with existing interior/exterior walls modified throughout to accommodate the proposed new scope of work.

*Non-Conforming Zoning Condition, existing and unchanged.

** Existing Non-Conforming Zoning Condition created by but not exacerbated by proposed new work.

*** Existing Non-Conforming Zoning Condition improved by propose new work.

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>9,750.00 SF</td>
<td>7,500.00 SF</td>
<td>7,500.00 SF</td>
<td>YES</td>
</tr>
<tr>
<td>Width</td>
<td>65.00 FT</td>
<td>50.00 FT</td>
<td>50.00 FT (Ocean Ave)</td>
<td>X*</td>
</tr>
<tr>
<td>Depth</td>
<td>125.00 FT</td>
<td>150.00 FT</td>
<td>150.00 FT</td>
<td>X</td>
</tr>
<tr>
<td>Frontage</td>
<td>65.00 FT</td>
<td>150.00 FT (York Ave)</td>
<td>150.00 FT (York Ave)</td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Principal Structure:</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard (York Ave)</td>
<td>25.00 FT</td>
<td>15.67 FT</td>
<td>15.67 FT</td>
<td>X**</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>35.00 FT</td>
<td>39.50 FT</td>
<td>39.500 FT</td>
<td>X</td>
</tr>
<tr>
<td>Side Yard</td>
<td>6.00 FT (12%)</td>
<td>4.34 FT</td>
<td>4.42 FT</td>
<td>X***</td>
</tr>
<tr>
<td>Front 2 Side (Ocean Ave)</td>
<td>25.00 FT</td>
<td>24.58 FT</td>
<td>24.58 FT</td>
<td>X**</td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>32 FT (Ridge)</td>
<td>32 FT</td>
<td>32 FT</td>
<td>X</td>
</tr>
<tr>
<td>Access. Structure: (POOL)</td>
<td>Required</td>
<td>Existing</td>
<td>Proposed</td>
<td>Variance Required</td>
</tr>
<tr>
<td>-------------------------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>-------------------</td>
</tr>
<tr>
<td>To Princ. Str.</td>
<td>10.00 FT</td>
<td>11.50 FT</td>
<td>11.50 FT</td>
<td>YES</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>6.00 FT</td>
<td>7.83 FT</td>
<td>7.83 FT</td>
<td>NO</td>
</tr>
<tr>
<td>Side Yard</td>
<td>6.00 FT</td>
<td>7.90 FT</td>
<td>7.90 FT</td>
<td>X</td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Coverage:</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Str.</td>
<td>1,875.00 SF (25.00%)</td>
<td>2,213.00 SF (29.51%)</td>
<td>2,178.00 SF (29.04%)</td>
<td>X***</td>
</tr>
<tr>
<td>Pool</td>
<td>525.00 SF (7.00%)</td>
<td>237.00 SF (3.1%)</td>
<td>237.00 SF (3.1%)</td>
<td>X</td>
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<tr>
<td>Garage</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>----</td>
</tr>
<tr>
<td>Access. Str.</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>----</td>
</tr>
<tr>
<td>Driveway</td>
<td>1,650.00 SF</td>
<td>453.00 SF</td>
<td>453.00 SF</td>
<td>X</td>
</tr>
<tr>
<td>Walkway</td>
<td>200.00 SF</td>
<td>23.00 SF</td>
<td>23.00 SF</td>
<td>X</td>
</tr>
<tr>
<td>Patio + All Other</td>
<td>1,548.00 SF</td>
<td>1,531.00 SF</td>
<td>X***</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>4,125.00 SF (55.00%)</td>
<td>4,474.00 SF (59.65%)</td>
<td>4,422.00 SF (58.96%)</td>
<td>X***</td>
</tr>
</tbody>
</table>

As well as any and all variances deemed necessary by the Board

5) Is the property located within 200 feet of another municipality? No.

6) Is the property located adjacent to a County Road? No.

7) Is the property located adjacent to a State road? No.

8) Is the current use of the property conforming? Yes, single family residential.

9) If not, state the current use. N/A.

10) Is the proposed use of the property conforming? Yes, single family proposed residential.
11) Set forth all currently existing zoning violations on the property:

There are preexisting nonconformities from construction that occurred prior to the current ordinance taking effect.

1) Minimum Lot Area – 7,500.00 Sq. FT where 9,750.00 Sq. FT is required;

2) Minimum Lot Width of 50.00 Sq. FT where 65.00 Sq. FT is required;

3) Minimum front yard setback of 15.67 Sq. FT where 25.00 Sq. FT is required;

4) Minimum side yard setback 4.43 Sq. FT where 6.00 Sq. FT is required (12%);

5) Minimum combined side setbacks of 24.58 Sq. FT where 25.00 Sq. FT is required;

and

6) Maximum Principal structure coverage 2,213.00 Sq. FT (29.51%) where 1,875.00 Sq. FT (25%) is required;

There is a prior variance on the property which approved the coverage.

Total Lot coverage in excess of the principal structure, which is 1,548.00 Sq. FT, which combined with the existing principle structure provides 4,474.00 Sq. FT (59.65%) where 4,125.00 Sq. FT (55%) is required.

12) Have there been any previous Planning Board or Board of Adjustments hearings involving this property? Yes. See Answer to response 11 above as well as Resolution No. 17-2013 dated May 8, 2013 enclosed herein.

13) Are there any restrictions, covenants, easements, or association by-laws existing or proposed on the property? No.

Describe the present use of the property: Single Family Residence with an attached two car garage, patios, and in-ground swimming pool.

Section Three: Development Relief Requested

1) NATURE OF THE APPLICATION:
   Applicant requests the following:

   A. Subdivision Approval: Yes_____ No _____X_____
B. Site Plan: Yes____  No ____ X

C. Variance Relief: Yes ____ X  No ______

1. "C" Variance (bulk) ____ X____

2. "D" Variance (use)________________

Set forth all sections of the Ordinance from which a variance is requested and set forth the nature of the proposed violation.

Variance #1 - Minimum Lot Area – 7,500.00 Sq. FT where 9,750.00 Sq. FT is required;

Variance #2 - Minimum Lot Width of 50.00 Sq. FT where 65.00 Sq. FT is required;

Variance #3 - Minimum front yard setback of 15.67 Sq. FT where 25.00 Sq. FT is required;

Variance #4 - Minimum side yard setback 4.43 Sq. FT where 6.00 Sq. FT is required (12%);

Variance #5 - Minimum combined side setbacks of 24.58 Sq. FT where 25.00 Sq. FT is required; and

Variance #6 - Maximum Principal Structure coverage 2,213.00 Sq. FT (29.51%) where 1,875.00 Sq. FT (25%) is required;

As well as any and all variances deemed necessary by the Board

D. Conditional Use Approval: Yes ______ No ___ X____

E. Interpretation of Map Ordinance or special question:

Yes____  No ____ X____

F. Appeal of Administrative Officer: Yes____  No ____ X____

G. Informal Appeal: Yes____  No ____ X____

H. Other: Please Describe: N/A
2. Describe in detail the proposed request for relief and the changes to be made on the property:

**Description of Proposed Work:** The Project scope consists of the renovation and additions to an existing two-story single family residence as indicated on the drawings prepared by Robert W. Adler & Associates, PA – Architects. There are additions to the north and east for bedroom and foyer expansions, a new masonry front landing as well as the full interior renovations of all floors. This also includes a master suite expansion at the existing attic floor level. The majority of the existing foundation walls are to remain including the existing attached garage with existing interior/exterior walls modified throughout to accommodate the proposed new scope of work.

See the proposed plans submitted with this application.

3. Set forth in detail all reasons why the Board should grant the relief requested:

**Hardship:** There are preexisting conditions with regard to the size of the lot and the current home which predates the requirements of the existing zoning ordinance. To meet with the existing requirements would create substantial hardship and no reasonable usable residence can be built within the limitations of this undersized lot.

**Positive/ Negative Criteria:** The existing home is not consistent with the lifestyle of families in this area today. Further the aesthetics of the home are not consistent with the historical character of Spring Lake. The proposed design adheres to most of the existing bulk conditions or exacerbates them in a deminimus manner, while providing aesthetics that is consistent with the history of Spring Lake. These conditions do not create any negative impact on the neighborhood and will provide a positive impact on the neighborhood. The proposed new design will not change significantly the context in which the prior variance was granted or the lot coverage.

4. List all map, surveys, reports, and supporting documentation upon which the Applicant will rely and/or which accompanies this application. *****

Please find the Survey prepared by:

Stanley Hans Jr., P.L.S., P.P.
R.C. Burdick P.E., P.P., P.C.
1023 Ocean Road
Point Pleasant, NJ 08742

and the architectural drawings prepared by:

Robert W. Adler, Jr.
Robert W. Adler & Associates, PA
5. List all experts who will testify for the Application and set forth a brief description of their testimony. (Attach written report, if available).

Robert W. Adler, Jr.
Robert W. Adler & Associates, PA
1049 Broadway, Suite 5
West Long Branch, NJ 07764
Phone: 732-571-1010
E-mail: radler@rwadlerassociates.com

6. Please list all other approvals which may be required and/or the Applicant has or will request for the proposed requested relief: None known.

7. Please list any waivers the Applicant is seeking in this proposal: N/A
Section Four: General Information.

1. Pursuant to law, Applicant is required to publish Notice in the official newspaper and to mail notice to all property owners within 200 feet. The Notice must comply with the law and be made at least ten (10) days prior to the assigned hearing date. A Certified Affidavit of Service and a Proof of Publication must be filed before the hearing. A list of property owners within 200 feet is available for a fee of $10.00 from the Tax Collector's Office.

2. Applicants shall submit as part of this application photographs of the property, photographs of the proposed area for the requested relief and photographs of the adjoining properties.

3. The Applicant shall supply eighteen (18) copies of the application, all plans, documents, survey, photographs and other supporting data, in eighteen (18) separate, collated packets capable of being mailed out separately.

4. The Applicant will be required to post an escrow fee with the Board Secretary in order to pay for the professional fees incurred by the Borough as a result of the application. Each Applicant is responsible to pay the costs charged by the Borough's professional staff incurred by their application.
Section Five: Certifications

1. Applicant

   a. I hereby certify that all of the statements made by me are true, I understand that the Board is relying on the information contained in this application. I understand that if any of the information supplied is knowingly false, I am subject to punishment.

   5-29-2020
   DATE

   [Signature]

   [Signature]

2. Owner

   a. I hereby certify that I am the owner of the property which is the subject of the application. I have authorized the Applicant to make this application and the representations made in the application are true to the best of my information and belief. I understand that if any of the information supplied is knowingly false, I am subject to punishment.

   5-29-2020
   DATE

   [Signature]

   [Signature]