

THE CITY OF

SOUTH



AMBOY

NEW JERSEY

PLANNING/ZONING APPLICATION

DATE RECEIVED: 01/10/2022	APPLICATION NO:
RECEIVED BY: Amy Russo	PB # 428-22

(Items above to be filled out by the Planning Board Secretary)

INDICATE TYPE(s) of APPLICATION *(please check all that apply)*

- | | |
|--|--|
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Preliminary Major Site Plan |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Final Major Site Plan |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Bulk Variance ("C" Variance) |
| <input type="checkbox"/> Conditional Use Approval | <input type="checkbox"/> Use Variance ("D" Variance) |
| <input type="checkbox"/> Amended Board Approval | <input type="checkbox"/> Amended Preliminary, Final or Minor Site Plan |

APPLICANT

Name	John David Vona	
Address	558 N Adams Dr	
City, State, Zip	Mount Shasta, CA 96067	
Phone/Email	206-384-7440	jdvona@yahoo.com

OWNER

Property owner if different from Applicant

Name	John David Vona	
Address	558 N Adams Dr	
City, State, Zip	Mount Shasta, CA 96067	
Phone/Email	206-384-7440	jdvona@yahoo.com

ATTORNEY

Name/ Firm		
Address		
City, State, Zip		
Phone/Email		

PLANNER

Name/ Firm		
Address		
City, State, Zip		
Phone/Email		

ENGINEER

Name/Preparer Firm		
Address		
City, State, Zip		
Phone/Email		

ARCHITECT

Name/Preparer Firm		
Address		
City, State, Zip		
Phone/Email		

PLEASE COMPLETE ALL THAT APPLY	Required	Existing	Proposed	Variance
Minimum Lot Requirements				<i>(Check if yes)</i>
Lot Area (sq. ft.)		10,000	two 5,000 lots	
Lot Depth (ft.)		100	100	
Minimum Setback Requirements				
Front Yard (ft.)				
One Side Yard (ft.)				
Total Two Side Yards (ft.)				
Rear Yard (ft.)				
Maximum Percentage of Lot Occupied				
Lot Coverage (%)				
Impervious Land Coverage (%)				
Maximum Height Requirement				
Building Height (ft.)				
Stories				
Parking				
Number of Parking Spaces				
Parking Stall width/length	/	/	/	/
Accessory Uses				
Garage Area (sq. ft.)				
Garage Height (ft.)				
Fence Height (ft.)				
Shed Area (sq. ft.)				
Shed Height (ft.)		8 ft	8ft	
Deck Area (sq. ft.)				
Minimum Distance of Accessory Use				
Side Yard Setback (ft.)				
Rear Yard Setback (ft.)				
Maximum Area (sq. ft.)				
Maximum Height (ft.)				
Density				
Maximum dwelling units per acre				
Maximum dwelling units per building				
Other				
Minimum floor areas per dwelling unit (sq. ft.)				
Distance Between Buildings				
Signage - Type				
Landscaped Buffers				

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:

Existing use of 530 Catherine is residential use. The lot was originally surveyed as two parcels, Lot #11 and Lot #10 -- see attached survey by Joseph Novak, dated 1972 . The survey shows the current Lot #10 was previously Lot #11 which has existing single-family home and Lot #10 was empty lot before being merged with Lot #10 .

Applicant seeks to subdivide parcel, which was previously subdivided, and sell lot as a single-family residential building lot

Existing Building Area/Sq. Ft: 1,840 sq. ft.

Proposed Building Area/Sq. Ft:

Existing Building Height in Ft: 38 feet

Proposed Building Height in Ft:

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES

The 530 Catherine parcel was previously subdivided as Lots #10 and #11 as depicted in accompanying survey by Joseph Novak created in January 1972. My father, John Peter Vona, originally occupied Lot #11 with his wife and family. He purchased the adjoining empty lot #10 from his father Arminio Vona in the 1970s. The acquired lot had no structures except for small shed 24 sq. ft. The two lots were subsequently merged into one Lot #10

Applicant is seeking to re-subdivide the two parcels to original survey boundaries as depicted in Novak's survey which is included in this application. Applicant would like to divest of the undeveloped parcel as single-family residential lot.

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

The justification for subdivision is the current 100 x 100 foot lot was previously subdivided into two single-family residential lots #10 and #11 as per Novak's survey. The lots individually are 50 x 100 foot lots zoned for single-family residential development. Applicant is requesting the current Lot #10 be subdivided into two lots as per Novak's survey so as to divest of the empty 50 x 100 ft. lot for single-family residential development.

PLEASE LIST ANY POTENTIAL AREAS OF ARCHITECTURAL OR HISTORICAL SIGNIFICANCE. Year Structure(s) Built:

Current structure depicted on Joseph Novak's survey located on Lot #11, was designed and constructed by John Peter Vona in 1954

➤ If additional space is needed for any of the above areas, please attach a rider

Application