

City of Somers Point

DEPARTMENT OF PLANNING & ZONING

Solicitor Manos
Engineer Doran
Construction Official McBrien

Chairman: J. Craddock
S. Rowan
P. Huber
B. Marshall
R. Granus
M. Kedziora
R. Gannon
ALTERNATE: J. McCarrie

A regular meeting of the City of Somers Point Zoning Board of Adjustment will be held October 19, 2020 by remote access only by video and audio means. The meeting will begin at 7:00 p.m.

At the time of the meeting, anyone from the public wishing to attend may do so remotely by accessing the video and audio of the meeting on the internet at <https://us02web.zoom.us/j/2314924591> on a supportable desktop computer, laptop computer, tablet or other supportable device. You may be required to download the "Zoom" meeting application at or prior to the time of the meeting. Anyone from the public may also attend the meeting by accessing only the audio of the meeting by telephone by calling 1-301-715-8592 and entering Meeting ID: 231 492 4591.

ZONING BOARD AGENDA OCTOBER 19, 2020 REMOTELY REGULAR MEETING 7:00 PM

1. Flag Salute
2. Open Public Meetings Act
3. Roll Call
4. Approval of minutes from August meeting
5. Approval of Decisions and Resolutions: OWL MOTEL, LLC. and DAVID AND DEBORAH ERB
6. Applications: Vincent Lombardi, Block 414/Lot 17. 212 W. Meyran Ave. Zoned R-1. "C" variance for setbacks to install shed.

Ryan Platt, Block 521/Lot 17. 4 Edgewood Drive. Zoned R-1. "C" variance to construct addition onto house.

7. Public session
8. Other business

Jayne Meischker
Board Secretary



"Small Town Charm On The Bay"

City Hall • 1 West New Jersey Avenue • Somers Point, New Jersey 08244 • (609) 927-9088, Ext. 142 • Fax: 927-0177

Somers Point Zoning Board of Adjustment Application

In the Matter of the Appeal of:

Name: Vincent Lombardi

Address: 212 W. Meyran Avenue, Somers Point, NJ 08244

1. This application concerns Block 414, Lot 17 on the tax map of the City of Somers Point, having the following street address: 212 W. Meyran Avenue, Somers Point, NJ 08244
2. The land has frontage on Meyran Ave. of 40 feet and a depth of 120 feet.
3. I have filed a Plot Plan and Survey of the premises within the Secretary of the Zoning Board of Adjustment of the City of Somers Point which may be examined at the Code Enforcement Office, 1 West New Jersey Avenue, Somers Point, New Jersey, on which Plot I have indicated existing boundary lines and structures and changes requested to be granted herein.
4. The land is in R-1 zone, and the present use of the land is: Single Family Residence
- 4a. Lot size 4,800 square feet.
5. I desire to make the following changes (insert how the existing use will be changed or modified): There was an existing 8' x 10' shed on the property that was removed due to sloping/drainage problems. I installed a 8' x 14' shed using same setbacks as other shed. I discovered it was nonconforming to setbacks. I need a "c" variance for hardship for side yard setback. 10' req'd 3.4 proposed. variance needed for 7'
6. Plan prepared by: James Boney LPS and Vince Lombardi, Custom Builder
7. Type of Appeal:
 - ☐ An inspection of the ☐ Zoning Ordinance ☐ Zoning Map
 - ☐ A special exception to the Zoning Ordinance
 - ☒ A Variance from the strict application of the Zoning Ordinance
 - ☐ A Use Variance

8. I desire the Zoning Board of Adjustment to grant a Variance or a Special Use Permit (specify in detail action of the Zoning Officer)

Applicant provides a detailed explanation as to what happened leading up to this "c" variance request. The shed cannot be located anywhere else on property due to unique characteristics of property. Applicant needs a variance for side yard setback.

John A. King
Signature of Tax Collector

Tax & Sewer PAID *MD*

9. Set Forth in Detail, including all facts that you wish to rely on at the Hearing, why the Zoning Board should grant your application. (Application may be decided on reasons herein in the event that no one desires to be heard on the application).
Please refer to detailed explanation dated Sept. 1, 2020 by applicant attached as Exhibit 2.
The property had severe drainage problems and required the removal of the existing shed that was on the property but also nonconforming as to setbacks. This new location for shed is only location in the backyard where it can be installed. The property is unique and a hardship exists.

10. State Name, Address, and Telephone number of the Attorney representing the Applicant, if any. Patrick F. Martin, Esquire, 36 Roosevelt Blvd., Marmora NJ 08223
609-390-0021 Fax 609-390-8447 email. pmartinlaw36@comcast.net

11. Set Forth any previous applications made to this Board for the above property indicating date and result. Applicant is unaware of any prior applications.

12. Applicants Telephone number: Home - 609-412-0107

Work -

SITE PLAN AND SUBDIVISION

SITE PLAN

1. Property Land Use
2. Density - Permitted
- Proposed
3. Percentage of Building Coverage - Permitted
- Proposed
4. Number of Parking Spaces - Required
- Proposed
5. Number of Residential Units Proposed
6. Square Footage of Residential Units - Permitted
- Square Footage of Lot - Proposed

7. Front Yard Setback - Required _____
- Proposed _____
8. Rear Yard Setback - Required _____
- Proposed _____
9. Side Yard Setback - Required N S E W (Circle One) _____
- Proposed _____
- 9a. Side Yard Setback - Required N S E W (Circle One) _____
- Proposed _____
10. Building Height - Permitted _____
- Proposed _____
11. Classification of Structure: One Story__Two Story__Three or More__Other_____
12. Facilities for Trash and Garbage Disposal _____

- Private: Yes____ No _____
13. Buffer Zones - Describe Location and Extent Provided _____

14. Recreational Facilities Provided _____

15. If Ten (10) Units or More are Proposed, an Environmental Impact Statement is Required.

SUBDIVISION

1. Total Area of Tract _____
2. Portion being Subdivided _____
3. Number of Lots being Created _____
4. Purpose of Subdivision _____

5. Proposed Use of New Lots _____


Signature of Applicant or Representative

-4-

State of New Jersey, County of Cape May
Signature of Applicant or Attorney 
Signature of Notary 
Sworn to Me on this 25 Day of Sept., 20 20

Patrick F. Martin
Attorney At Law
State of New Jersey

Patrick F. Martin, Esq.
Gilbertson & Martin, LLC
36 Roosevelt Boulevard
Marmora, NJ 08223

Vince Lombardi
212 W. Meyran Av.
Somers Point NJ 08244
609-412-0107
vlcb2002@yahoo.com

September 1, 2020

City of Somers Point Construction Office
741 Shore Rd
Somers Point, NJ 08244

Scope of Proposed Work:

Demolition:

Rear Yard

- Shed 8' x 10' 80 square feet. Originally wanted to repair the existing building however due to the proper drainage the structure was severely rotten
- Attached Room 12' x 10' 120 square feet. A permit application for demolition was submitted
- Concrete Flatwork 25' x 10' 250 square feet
- Fill. Approximately 20 cubic yards of fill were removed. The existing rear yard fill and concrete was installed above the inside finish floor height and directly over the aluminum siding. This caused the siding to rust out, rim joist & sheathing to deteriorate. The fill, attached room and concrete had to be removed in order to inspect the material behind it. Which we had to be repaired. The positioning of that room and concrete flatwork along with the shed caused drainage issues that had to be corrected. I installed a 38 foot wide x 24" x 18 deep french drain to collect the water and keep it on my property. With a 40' by 120' lot there were not many options.

Side Yard

- Concrete Flatwork 21' x 8" 168 square feet

Total Removed:

- Shed & Room 200 square feet
- Concrete Flatwork 418 square feet

Proposed:

- Shed 8' x 14' total square feet 112. The 14' dimension runs front to back and is 3' off the left side yard property line and 12'-6" off the rear property line. Built there in order to have some space between the shed and the proposed Patio. I followed the existing shed side yard setback.
- Patio 14' x 18' concrete pad total square feet 252. The 18' dimension runs front to back and is 3'-9" off the right side yard property line and 10' 6" off the rear yard property line. . Built there in order to have some space between the shed and the proposed Shed.

As you can see by the existing and proposed Surveys which I attached to this letter I reduced the building square footage from 200 feet to 140 feet. I reduced the concrete flat work from 418 Square feet to 364 feet. By moving the Shed & Patio to the center of the rear yard I was able to drain the property properly eliminating water in my crawl space and structural damage to my house. I regret not getting a permit prior to starting the work. However this project was a work in progress with many unforeseen things along the way. The scope of work changed several times as things were uncovered. Not to mention the COVID pandemic issues.

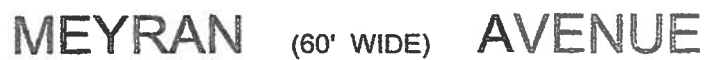
I am submitting an application for a Zoning Permit, building permit, electrical permit and concrete permit.

Sincerely

Vince Lombardi Homeowner

EX 2

2. STREET ADDRESS: 212 W MEYRAN AVENUE.



THE BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING SETBACK COMPLIANCE AND SHOULD NOT BE USED FOR ERECTING FENCES OR ANY OTHER IMPROVEMENTS.

13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609)788-8013

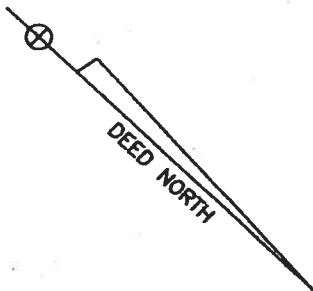
PROJ: 17-1429

Ex 1

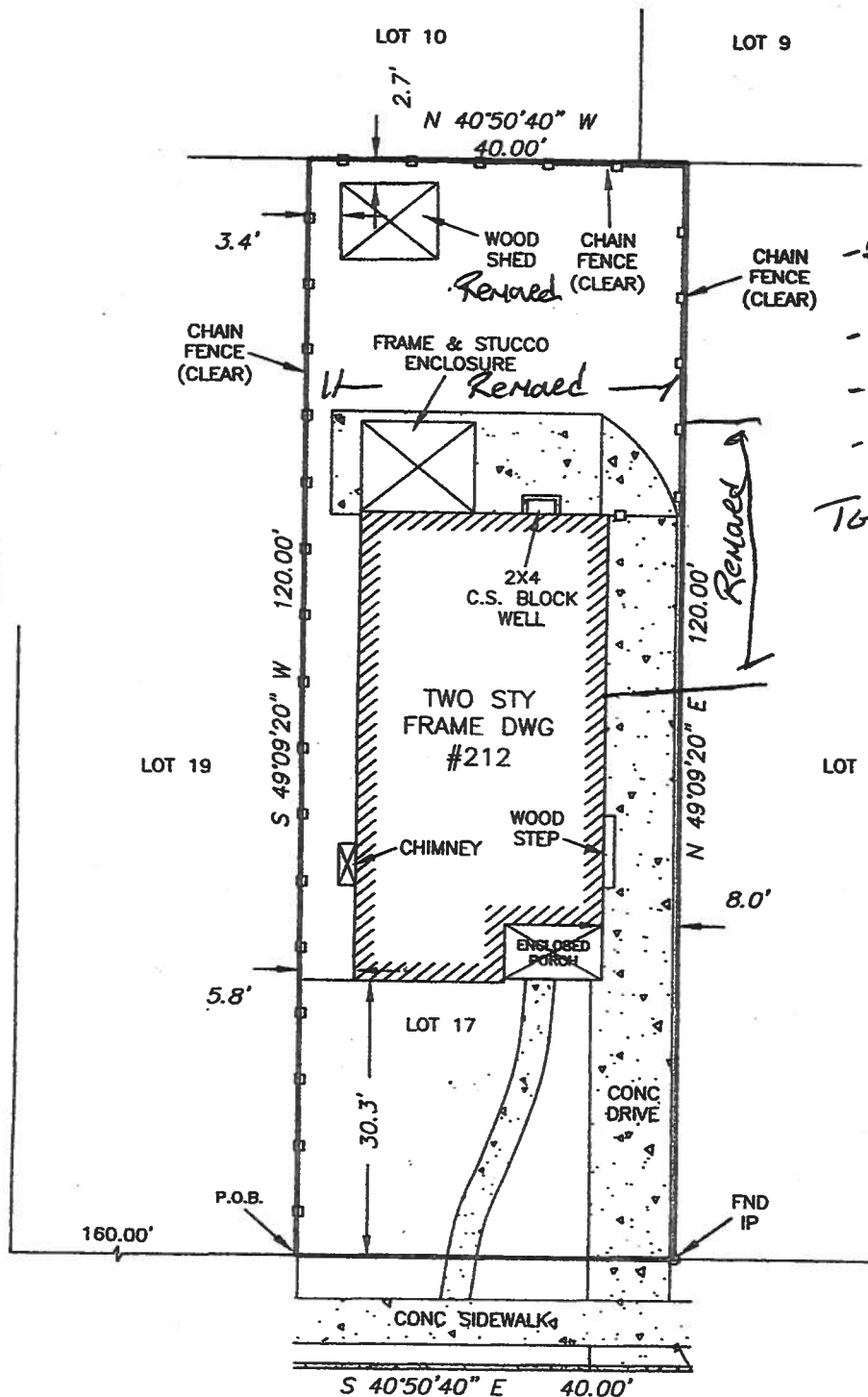
NOTES:

1. BEING COMMONLY KNOWN AS LOT 17 BLOCK 414 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF SOMERS POINT.

2. STREET ADDRESS: 212 W MEYRAN AVENUE.



MONTGOMERY (50' WIDE) AVENUE



Removal Includes
- Rear Enclosure 10x12
- Rear Conc 25x10
- Shed 8x10
- Side Conc 21x8
Total Removal
Shed 80 sq'
Room 120 sq'
Conc 418 sq'
618 sq'

MEYRAN (60' WIDE) AVENUE

Existing House, Shed, Concrete Removal

TO:

VINCENT LOMBARDI
SURETY TITLE AGENCY

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY.
I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

THE BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING SETBACK COMPLIANCE AND SHOULD NOT BE USED FOR ERECTING FENCES OR ANY OTHER IMPROVEMENTS.

SURVEY OF:

BLOCK 414 LOT 17

CITY OF SOMERS POINT ATLANTIC COUNTY NEW JERSEY

JAMES R. BONEY

PROFESSIONAL LAND SURVEYOR

NJ LICENSE No. 31264

13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609)788-8013

DATE: 11-08-17

SCALE: 1"= 20'

DRN.BY: MJE

PROJ: 17-1429

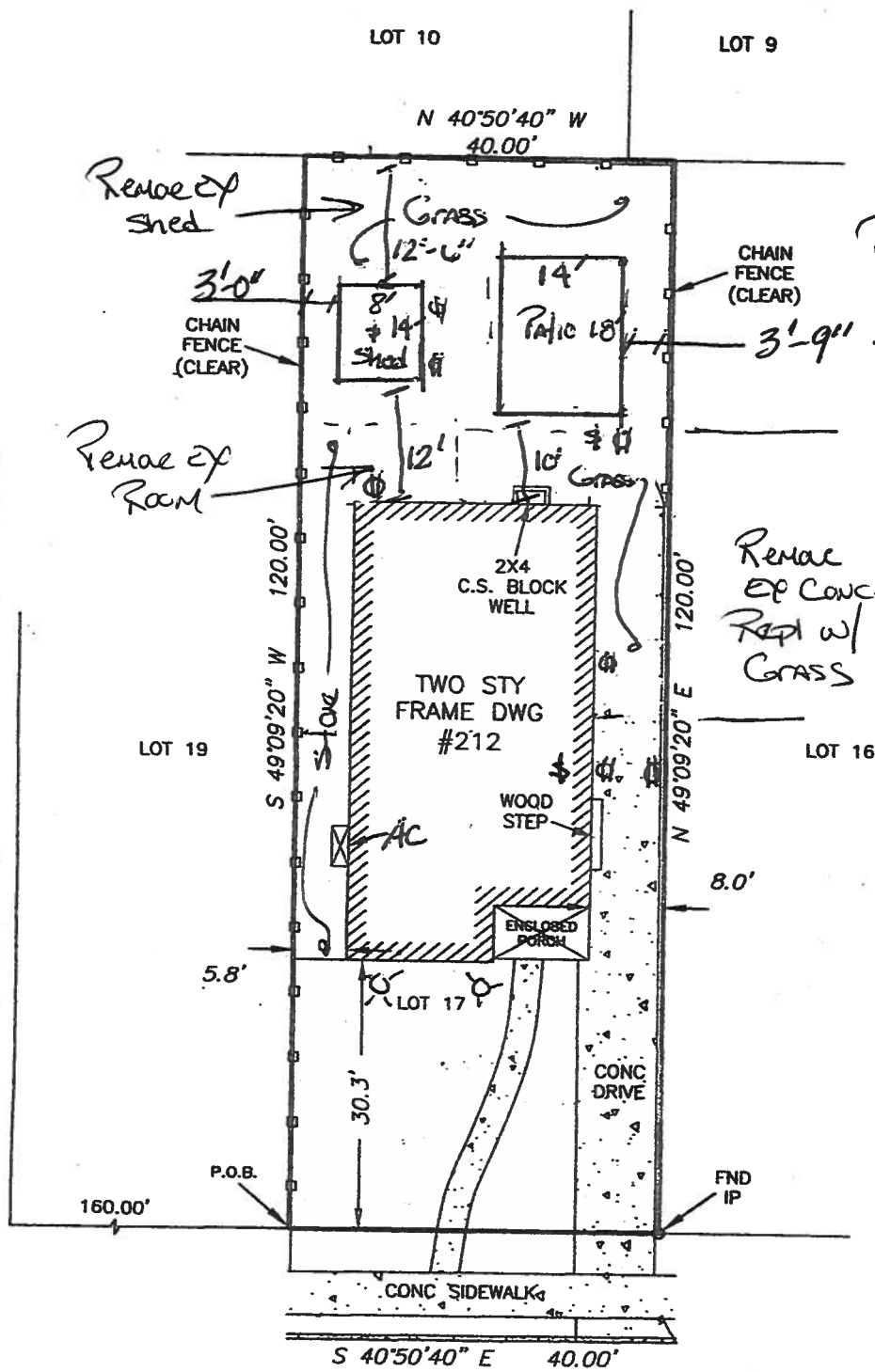
Ex 1 A

NOTES:

1. BEING COMMONLY KNOWN AS LOT 17 BLOCK 414 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF SOMERS POINT.

2. STREET ADDRESS: 212 W MEYRAN AVENUE.

MONTGOMERY (50' WIDE) AVENUE



MEYRAN (60' WIDE) AVENUE

Proposed shed & Concrete

TO:

VINCENT LOMBARDI
SURETY TITLE AGENCY

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY.
I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

THE BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING SETBACK COMPLIANCE AND SHOULD NOT BE USED FOR ERECTING FENCES OR ANY OTHER IMPROVEMENTS.

SURVEY OF:

BLOCK 414 LOT 17

CITY OF SOMERS POINT ATLANTIC COUNTY NEW JERSEY

JAMES R. BONEY

PROFESSIONAL LAND SURVEYOR

NJ LICENSE No. 31264

13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609)788-8013

DATE: 11-08-17

SCALE: 1"= 20'

DRN.BY: MJE

PROJ: 17-1429

Ex 1 B

City of Somers Point
1 West New Jersey Avenue · Somers Point, NJ 08244 · 927.9088 Ext. 142 fax: 927.0177
DEPARTMENT OF ZONING/CODE ENFORCEMENT
REFUSAL OF ZONING PERMIT

DUE TO NEW JERSEY PUBLIC LAW OFFICE STAFF WILL SUPPLY ONLY FACTUAL INFORMATION. FORMAT AND QUESTIONS TO BE SUPPLIED BY LEGAL COUNSEL

Date:	9/8/20				
Applicant Name:	Vince Lambardi			Property Address:	212 w. Meyran
Block:	414	Lot	17	Zone:	R-1
Your application for a permit to:		Build a 8 x 14 shed in rear yard			
is hereby denied for non-compliance with the provisions of Article (s): 114-12					
section (s):	A, B, E				
of the municipal zoning ordinance for the following reasons:					

	REQUIRED	Existing	Proposed	Variance Needed
Lot Area:	7500 sf	4800	4800	ENC
Lot Width	70 ft	40	40	ENC
Front Yard Setback:	20 ft	30.3	30.3	
Front Yard Setback:	20 ft			
Side Yard Setback	10 ft right	House 8	House 8 Patio 3'9"	ENC
Side Yard Setback:	10 ft left	House 6 Shed 3.4	House 6 Shed 3	ENC 7'
Rear Yard Setback:	35 ft	House 38' Shed 2.7	House 38' Shed 12'6"	
Lot Coverage	Building 30% Impervious 65%	32%, 52%	32%, 50%	
Height:	35 ft	18	18	
Parking:	2 Per Unit.	1	1	1
Sidewalks:	X YES	☐ NO		

Summary of Application

The lot is existing non-conforming. Total coverage is 52%. The shed is too close to the left side setback.


Jim Mc Brien
Zoning/Code Enforcement Officer

Official Use

Structures	1326	Sq. ft. &	80	sq ft. &	120	sq ft.
Addition:		Sq. ft.	Deck	Patio 252	Sq ft.	
Pool:		Sq. ft.	Other	Total Structures 1526	Sq ft.	
Accessory Bldg:	112	Sq ft.				



City of Somers Point

DEPARTMENT OF TAX & SEWER COLLECTION

SOMERS POINT

NEW JERSEY

the shore starts here!

September 23, 2020

I certify the attached is a list of property owners within 200' of the **Block 414 lot 17**
Based on the information provided in the maps of the City, which is reasonably accurate
when considering the scale of the tax map and the precision of the instruments used to
measure the distances.

Please notify:

Conectiv Real Estate Department
5100 Harding Highway, Suite #399
Mays Landing, NJ 08330

Public Service Electric and Gas Company
Manager- Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Sincerely,

Meghan Dilks
Tax Clerk

Batch Id: VL

Identification		Name	Street Address	City, State	Zip
			Property Location		
Block:	314	POLLOCK, KENNETH JR			
Lot:	11	219 W MEYRAN AVE			
Qual:		SOMERS POINT, NJ		08244	
		219 W MEYRAN AVE			
Block:	314	BAILEY, MARC G & DONNA M			
Lot:	12	215 W MEYRAN AVE			
Qual:		SOMERS POINT, NJ		08244	
		215 W MEYRAN AVE			
Block:	314	SNOW, DONNA			
Lot:	13	209 W MEYRAN AVE			
Qual:		SOMERS POINT, NJ		08244	
		209 W MEYRAN AVE			
Block:	314	MCSTRAVICK, TERRENCE & EILEEN			
Lot:	14.01	317 MONTGOMERY AVE			
Qual:		SOMERS POINT, NJ		08244	
		317 MONTGOMERY AVE			
Block:	314	FALLS, WILLIAM T			
Lot:	14.02	207 W MEYRAN AVE			
Qual:		SOMERS POINT, NJ		08244	
		207 W MEYRAN AVE			
Block:	314	STONE, MICHELLE			
Lot:	20	206 W WILMONT AVE			
Qual:		SOMERS POINT, NJ		08244	
		206 W WILMONT AVE			
Block:	314	GILBERT, LEROY JR			
Lot:	21	204 W WILMONT AVE			
Qual:		SOMERS POINT, NJ		08244	
		204 W WILMONT AVE			
Block:	314	ZURINSKAS, EZEKIAL & GRACE			
Lot:	22	315 MONTGOMERY AVE			
Qual:		SOMERS POINT, NJ		08244	
		315 MONTGOMERY AVE			
Block:	414	GLENN, JOAN M & JAMES G JR			
Lot:	6	58 LONGWOOD DR			
Qual:		STRATFORD, NJ		08084	
		223 W DAWES AVE			
Block:	414	CONNELL, TODD & LORI			
Lot:	7	1721 RIDGE RD			
Qual:		TELFORD, PA		18969	
		221 W DAWES AVE			

Identification		Name	Street Address	City, State	Zip
			Property Location		
Block:	414	SICKORA, THOMAS V & MARY J			
Lot:	8	219 W DAWES AVE			
Qual:		SOMERS POINT, NJ		08244	
		219 W DAWES AVE			
Block:	414	SHEILDS, DAVID & DEBBIE			
Lot:	9	3415 BARGAINTOWN RD			
Qual:		EGG HARBOR TWP, NJ		08234	
		217 W DAWES AVE			
Block:	414	PUGLIESE, ANITA & CONROY, MICHAEL			
Lot:	10	1018 ASBURY AVE FL 2			
Qual:		OCEAN CITY, NJ		08226	
		215 W DAWES AVE			
Block:	414	MATHIS, CHRISTINE K.			
Lot:	11	201 W DAWES AVE			
Qual:		SOMERS POINT, NJ		08244	
		201 W DAWES AVE			
Block:	414	RENNICH, VINCENT J & LYNN C			
Lot:	13	220 W MEYRAN AVE			
Qual:		SOMERS POINT, NJ		08244	
		220 W MEYRAN AVE			
Block:	414	VANSCHIVER, HARVEY E			
Lot:	14	218 W MEYRAN AVE			
Qual:		SOMERS POINT, NJ		08244	
		218 W MEYRAN AVE			
Block:	414	KARRER, ROSS & LISA			
Lot:	15	216 W MEYRAN AVE			
Qual:		SOMERS POINT, NJ		08244	
		216 W MEYRAN AVE			
Block:	414	RIVERA, ARTEMIO			
Lot:	19	204 W MEYRAN AVE			
Qual:		SOMERS POINT, NJ		08244	
		204 W MEYRAN AVE			
Block:	515	FIELDS, DENNIS			
Lot:	3	22 CRESTVIEW DR			
Qual:		SEAVILLE, NJ		08230	
		216 W DAWES AVE			
Block:	515	SEUFF, GREGORY A & TAMMY J			
Lot:	6	212 W DAWES AVE			
Qual:		SOMERS POINT, NJ		08244	
		212 W DAWES AVE			

Identification		Name	Zip
		Street Address	
		City, State	
		Property Location	
Block:	515	ATAK, JAN S	08244
Lot:	8.03	208 W DAWES AVE	
Qual:		SOMERS POINT, NJ	
		208 W DAWES AVE	
Block:	515	CANTONI, SHERRI	08244
Lot:	8.01	202 W DAWES AVE	
Qual:		SOMERS POINT, NJ	
		202 W DAWES AVE	

Somers Point Zoning Board of Adjustment Application

In the Matter of the Appeal of:

Name: Ryan Platt Ryanplatt55@gmail.com

Address: 4 Edgewood Drive

1. This application concerns Block 521, Lot 17 on the tax map of the City of Somers Point, having the following street address: _____

4 Edgewood Drive

2. The land has frontage on Edgewood of 50 feet and a depth of 120 feet.

3. I have filed a Plot Plan and Survey of the premises within the Secretary of the Zoning Board of Adjustment of the City of Somers Point which may be examined at the Code Enforcement Office, 1 West New Jersey Avenue, Somers Point, New Jersey, on which Plot I have indicated existing boundary lines and structures and changes requested to be granted herein.

4. The land is in R-1 zone, and the present use of the land is: _____
residential

4a. Lot size 12,751.8 square feet.

5. I desire to make the following changes (insert how the existing use will be changed or modified): Build addition

onto house

6. Plan prepared by: Ryan & Sarah Platt

7. Type of Appeal:

- ☐ An inspection of the ☐ Zoning Ordinance ☐ Zoning Map
☐ A special exception to the Zoning Ordinance
☒ A Variance from the strict application of the Zoning Ordinance
☐ A Use Variance

8. I desire the Zoning Board of Adjustment to grant a Variance or a Special Use Permit (specify in detail action of the Zoning Officer)

 etc 9-17-2020
Signature of Tax Collector

7. Front Yard Setback - Required 20 ft
- Proposed 21.5 ft
8. Rear Yard Setback - Required 35 ft
- Proposed 67 ft
9. Side Yard Setback - Required ☒ S E W (Circle One) 10 ft
- Proposed 6 ft
- 9a. Side Yard Setback - Required N ☒ E W (Circle One) 10 ft
- Proposed 32.7 ft
10. Building Height - Permitted 35 ft
- Proposed 26 ft
11. Classification of Structure: One Story ☐ Two Story ☒ Three or More ☐ Other ☐
12. Facilities for Trash and Garbage Disposal _____

- Private: Yes ☐ No ☐
13. Buffer Zones - Describe Location and Extent Provided _____

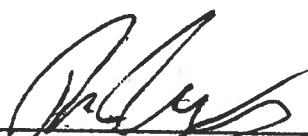
14. Recreational Facilities Provided _____

15. If Ten (10) Units or More are Proposed, an Environmental Impact Statement is Required.

SUBDIVISION

1. Total Area of Tract _____
2. Portion being Subdivided _____
3. Number of Lots being Created _____
4. Purpose of Subdivision _____

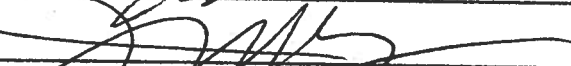
5. Proposed Use of New Lots _____


Signature of Applicant or Representative

-4-

State of New Jersey, County of Atlantic

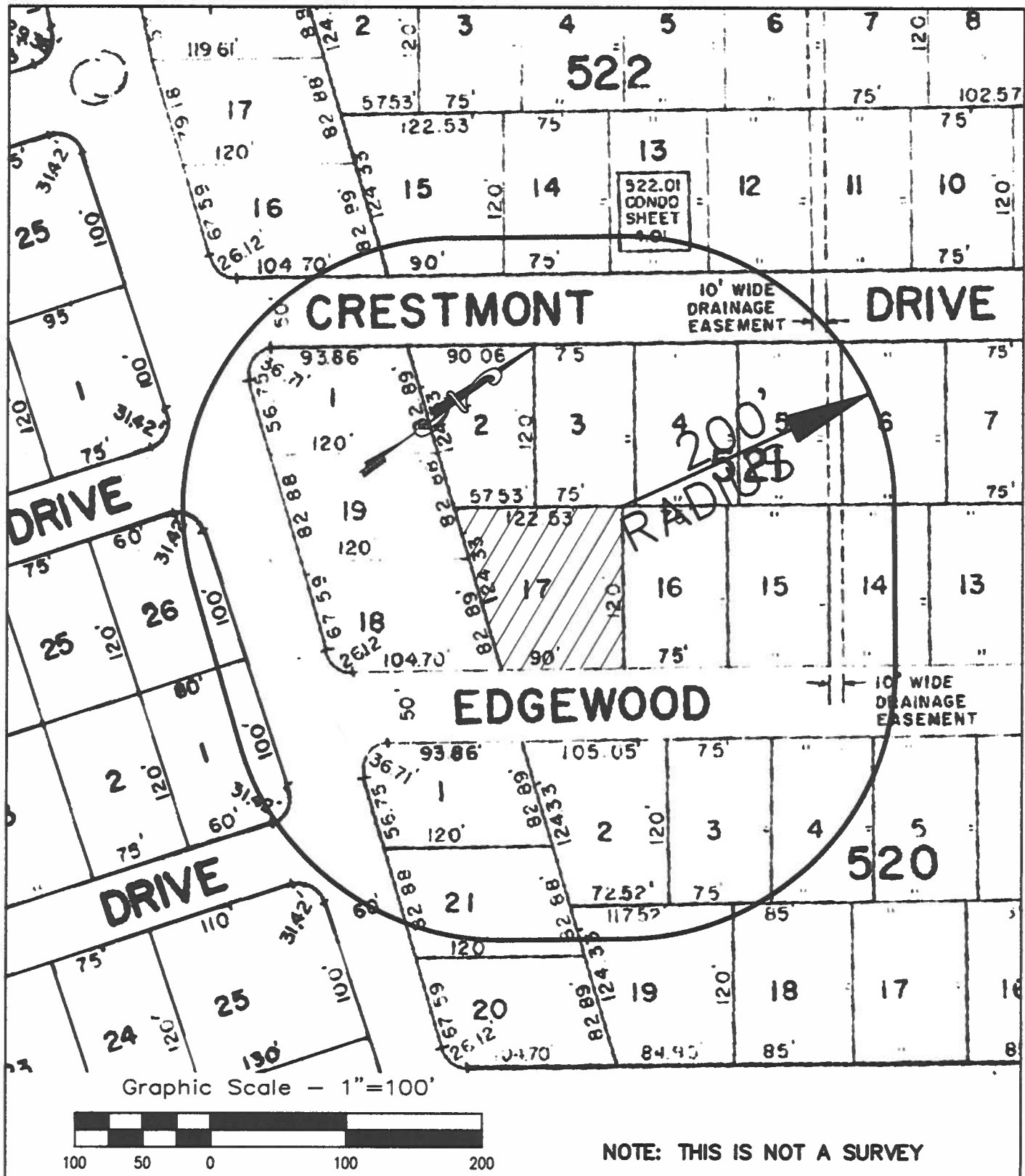
Signature of Applicant or Attorney 

Signature of Notary 

Sworn to Me on this 17th Day of September, 20 20

JANE M. ALVAREZ
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 1-25-2022





Job No. 1000		Somers Point Atlantic County		Kates Schneider Engineering, LLC Engineers - Surveyors - Planners		Gregory K. Schneider Professional Engineer New Jersey License No. 42577	
Sheet 1		200' Radius Map		524 Shore Road Somers Point, New Jersey 08244 Phone: (609) 365-1747 Info@KSECivil.com		Date 9/22/20	
B/O 1		Block 521, Lot 17		State Board of Professional Engineers & Land Surveyors Certificate of Authorization No. 246A 28320030		Designed STAFF	Drawn STAFF
Total 1		Tax Map Sheet 6 & 11				Checked GKS	Approved GKS
						Date 9/22/20	



City of Somers Point

DEPARTMENT OF TAX & SEWER COLLECTION

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NEW JERSEY

the shore starts here!

September 10, 2020

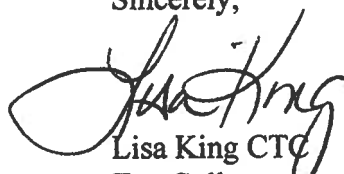
I certify the attached is a list of property owners within 200' of **Block 521 Lot 17** based on the information provided in the maps of the City, which is reasonably accurate when considering the scale of the tax map and the precision of the instruments used to measure the distances.

Please notify:

Conectiv Real Estate Department
5100 Harding Highway, Suite #399
Mays Landing, NJ 08330

Public Service Electric and Gas Company
Manager- Corporate Properties
80 Park Plaza T6B
Newark, NJ 07102

Sincerely,



Lisa King CTC
Tax Collector

Batch Id: 521-17

Identification		Name	Street Address	City, State	Zip	Property Location
Block:	520	GERMEIL, GREGORY; PRINCIVIL, KETTIA				
Lot:	1	27 CHAPMAN BLVD				
Qual:		SOMERS POINT, NJ				08244
		27 CHAPMAN BLVD				
Block:	520	FOUNTAIN, ALYSSA				
Lot:	2	3 EDGEWOOD DR				
Qual:		SOMERS POINT, NJ				08244
		3 EDGEWOOD DR				
Block:	520	THACH, THUONG & ONG, AMY				
Lot:	3	5 EDGEWOOD DR				
Qual:		SOMERS POINT, NJ				08244
		5 EDGEWOOD DR				
Block:	520	DOLTON, KATHLEEN D				
Lot:	4	7 EDGEWOOD DR				
Qual:		SOMERS POINT, NJ				08244
		7 EDGEWOOD DR				
Block:	520	FOERST JR, WALTER L & CATHLEEN				
Lot:	5	9 EDGEWOOD DR				
Qual:		SOMERS POINT, NJ				08244
		9 EDGEWOOD DR				
Block:	520	DIPASQUALE, TRACY & FRANK				
Lot:	18	6 SCHOOLHOUSE DR				
Qual:		SOMERS POINT, NJ				08244
		6 SCHOOLHOUSE DR				
Block:	520	REITZEL, DAVID & DONNA R				
Lot:	19	4 SCHOOLHOUSE DR				
Qual:		SOMERS POINT, NJ				08244
		4 SCHOOLHOUSE DR				
Block:	520	COLE, ROYAL JR & MARY				
Lot:	21	25 CHAPMAN BLVD				
Qual:		SOMERS POINT, NJ				08244
		25 CHAPMAN BLVD				
Block:	521	REINOEHL, JACQUELYNN R				
Lot:	1	33 CHAPMAN BLVD				
Qual:		SOMERS POINT, NJ				08244
		33 CHAPMAN BLVD				
Block:	521	LUSHEAR, RODERICK A; ESTATE OF				
Lot:	2	105 NANCY DR				
Qual:		EGG HARBOR TOWNSHIP, NJ				08234-7528
		3 CRESTMONT DR				

Identification		Name	
		Street Address	
		City, State	Zip
		Property Location	
Block:	521	LAZOS, KOSTAS & ANNA	
Lot:	3	11 COTTAGE RD	
Qual:		EGG HARBOR TWP, NJ	08234
		5 CRESTMONT DR	
Block:	521	CAP HOLDINGS LLC	
Lot:	4	2510 HERBERT DR	
Qual:		NORTHFIELD, NJ	08225
		7 CRESTMONT DR	
Block:	521	DE FEO, ANDRE	
Lot:	5	390 GRANT ROAD	
Qual:		VENICE, FL	34293
		9 CRESTMONT DR	
Block:	521	MOSA REAL ESTATE LLC	
Lot:	6	507 N CLERMONT AVE	
Qual:		MARGATE, NJ	08402
		11 CRESTMONT DR	
Block:	521	NGUYEN, NHAT K	
Lot:	14	10 EDGEWOOD DR	
Qual:		SOMERS POINT, NJ	08244
		10 EDGEWOOD DR	
Block:	521	JUARBE, MARIA J & NITZA	
Lot:	15	8 EDGEWOOD DR	
Qual:		SOMERS POINT, NJ	08244
		8 EDGEWOOD DR	
Block:	521	TROIANO, STEPHANIE	
Lot:	16	6 EDGEWOOD DR	
Qual:		SOMERS POINT, NJ	08244
		6 EDGEWOOD DR	
Block:	521	ARABIO, PATRICIA A	
Lot:	18	29 CHAPMAN BLVD	
Qual:		SOMERS POINT, NJ	08244
		29 CHAPMAN BLVD	
Block:	521	FREDERICO, MELANIE	
Lot:	19	31 CHAPMAN BLVD	
Qual:		SOMERS POINT, NJ	08244
		31 CHAPMAN BLVD	
Block:	522	RYBYINSKI, AUBREY	
Lot:	12	802 LAFAYETTE CT	
Qual:		TURNERSVILLE, NJ	08012
		10 CRESTMONT DR	

Identification		Name	Street Address	City, State	Zip
		Property Location			
Block:	522	SNELL, HAROLD B	835 LANCING RD		
Lot:	13	WOODBURY, NJ	8-A CRESTMONT DR		08096
Qual:	-C0001- -				
Block:	522	SHERRETTA, R & J; OLIVETO, M & D	C/O MARIO OLIVETO		
Lot:	13	11 GAZELLE COURT	MULLICA HILL, NJ		08062
Qual:	-C0002- -	8-B CRESTMONT DR			
Block:	522	CAP HOLDINGS, LLC	2510 HERBERT DR		
Lot:	14	NORTHFIELD, NJ	6 CRESTMONT DR		08225
Qual:					
Block:	522	POGGIOLI, GEORGE J.	4 CRESTMONT DR		
Lot:	15	SOMERS POINT, NJ	4 CRESTMONT DR		08244
Qual:					
Block:	522	CIFELLI, MARK ANTHONY	35 CHAPMAN BLVD		
Lot:	16	SOMERS POINT, NJ	35 CHAPMAN BLVD		08244
Qual:					
Block:	721	SOUTO, HENRY	PO BOX 110		
Lot:	1	SOMERS POINT, NJ	28 CHAPMAN BLVD		08244
Qual:					
Block:	721	OSTERMAN, THOMAS A	12 NORTHVIEW DR		
Lot:	6	SOMERS POINT, NJ	12 NORTHVIEW DR		08244
Qual:					

City of Somers Point

1 West New Jersey Avenue · Somers Point, NJ 08244 · 927.9088 Ext. 142 fax: 927.0177

DEPARTMENT OF ZONING/CODE ENFORCEMENT

REFUSAL OF ZONING PERMIT

DUE TO NEW JERSEY PUBLIC LAW OFFICE STAFF WILL SUPPLY ONLY FACTUAL INFORMATION. FORMAT AND QUESTIONS TO BE SUPPLIED BY LEGAL COUNSEL

Date:	8/26/20				
Applicant Name:	Ryan Platt			Property Address:	4 Edgewood Dr.
Block:	521	Lot	17	Zone:	R-1
Your application for a permit to:		Build a 12 x 30 addition			
is hereby denied for non-compliance with the provisions of Article (s): 114-12					
section (s):	Side yard set back				

of the municipal zoning ordinance for the following reasons:

	<u>REQUIRED</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance Needed</u>
Lot Area:	7500 sf	12751.8	12751.8	
Lot Width	70 ft	90	90	
Front Yard Setback:	20 ft	24.1	21.5	
Front Yard Setback:	20 ft			
Side Yard Setback	10 ft left	32.7	32.7	
Side Yard Setback:	10 ft right	20	7.3	2.7
Rear Yard Setback:	35 ft	70	67	
Lot Coverage	30%	20%	23%	
Height:	35 ft	35	35	
Parking:	2 Per Unit.	2	2	
Sidewalks:	X YES	☐ NO		

Summary of Application

-
You need a side yard setback variance of 2.7'


Jim Mc Brien Zoning/Code Enforcement Officer

<u>Official Use</u>					
Structures	25 x 42, 1050 sq ft	Sq. ft. &		sq ft. &	sq ft.
Addition:	12 x 30, 360 sq ft	Sq. ft.	Deck	12 x 30, 360 sq ft	Sq ft.
Pool:	14 x 24, 336 sq ft	Sq. ft.	Other		Sq ft.
Accessory Bldg:	80, 120, 320	Sq ft.			

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Parking:	2 Per Unit.	2	2	
Sidewalks:	X YES	☐ NO		

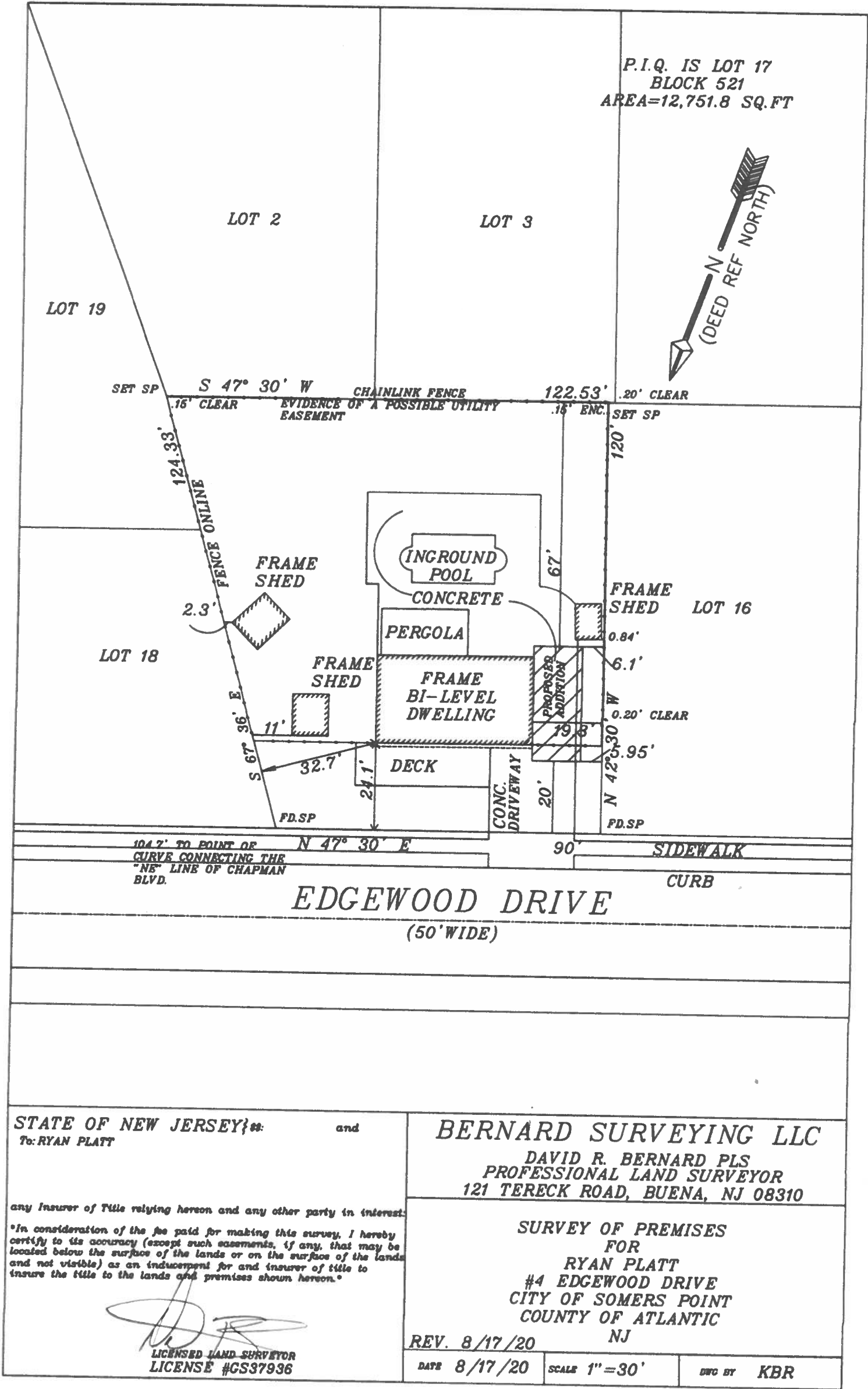
Summary of Application	
You need a side yard setback variance of 2.7'	

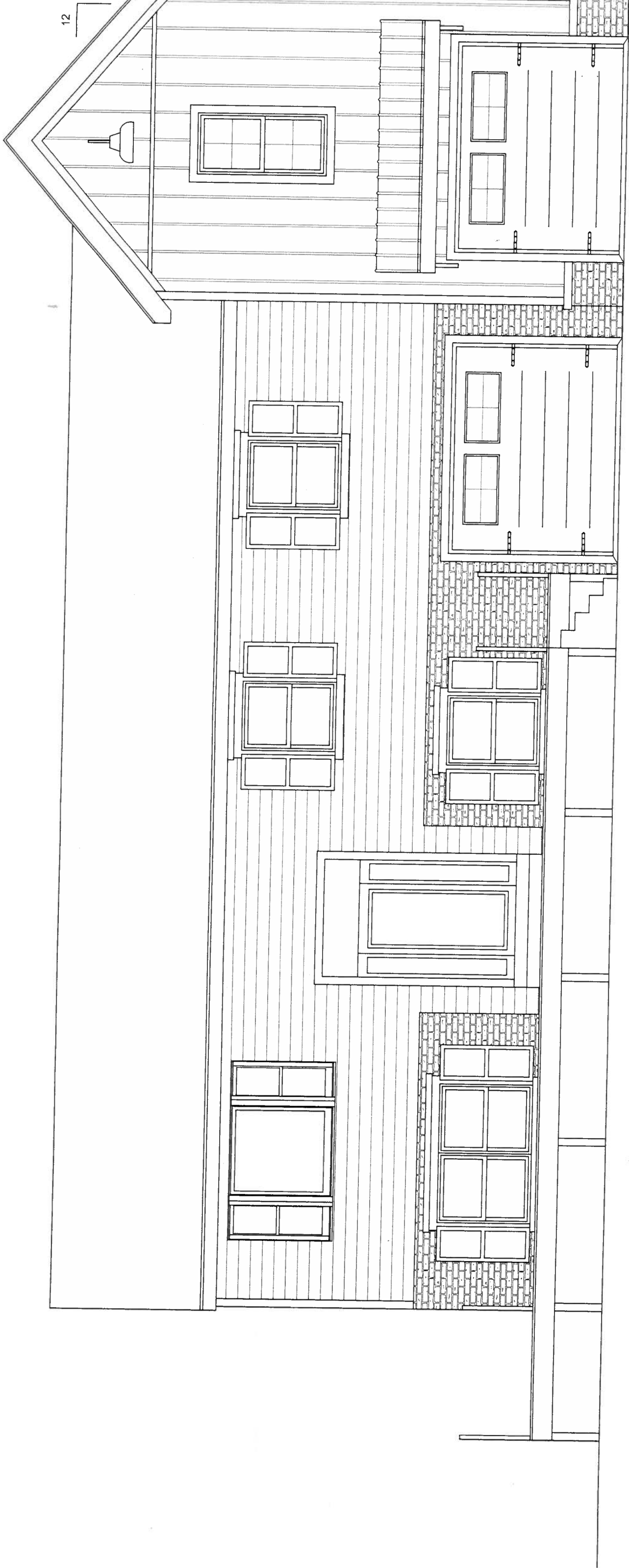
	
Jim Mc Brien Zoning/Code Enforcement Officer	

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Accessory Bldg:	80, 120, 320	Sq ft.				

BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING & DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. PROPERTY CORNERS NOT SET UNLESS SO INDICATED.

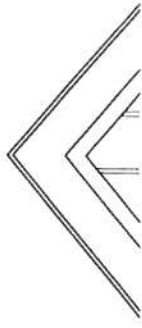
DAVID R. BERNARD P.L.S.

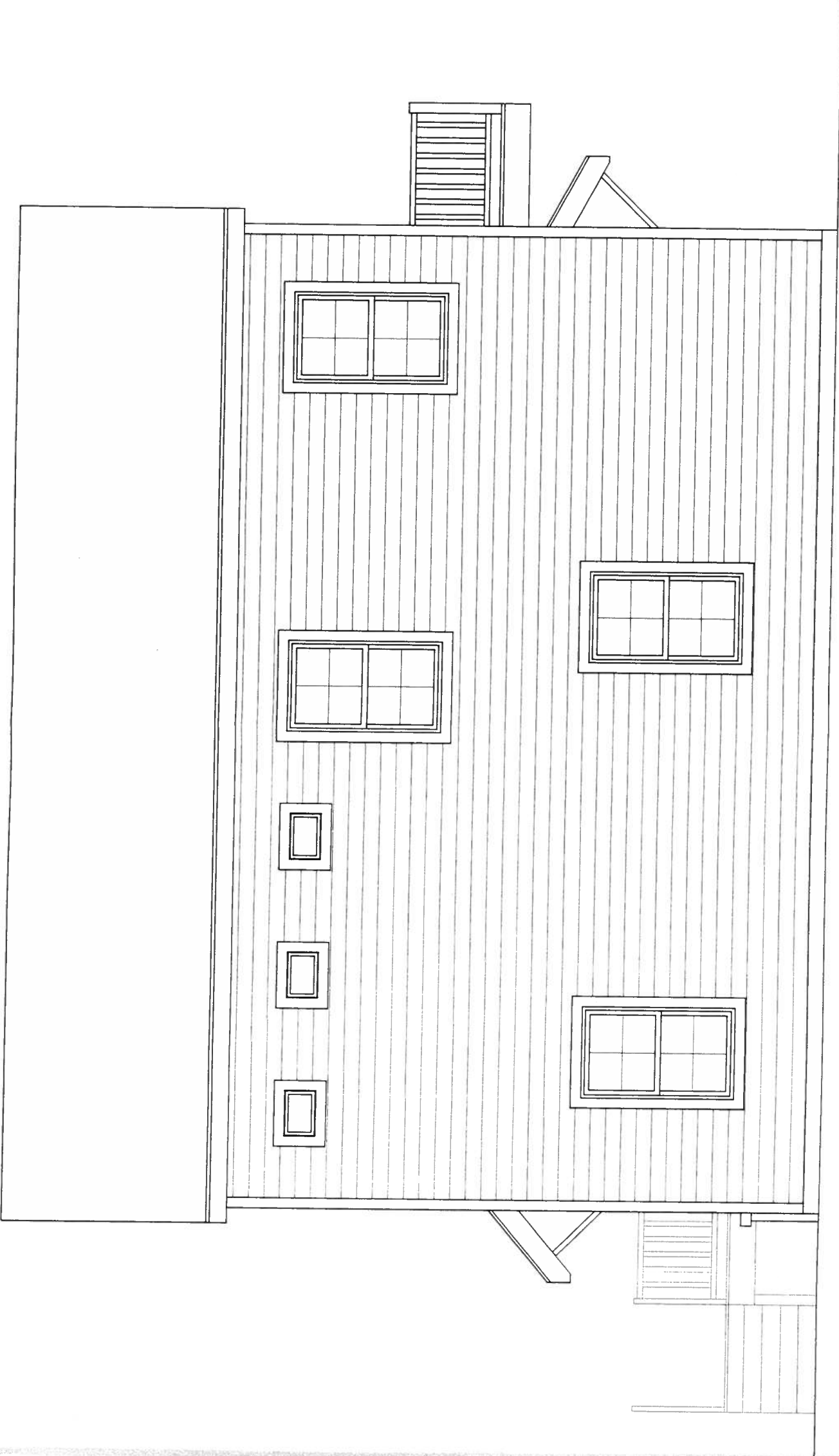




FRONT ELEVATION

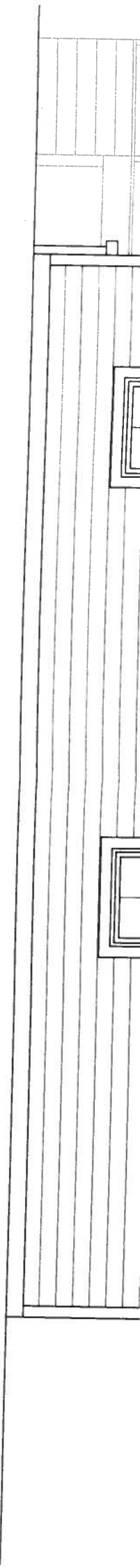
$\frac{1}{4}'' = 1' - 0''$





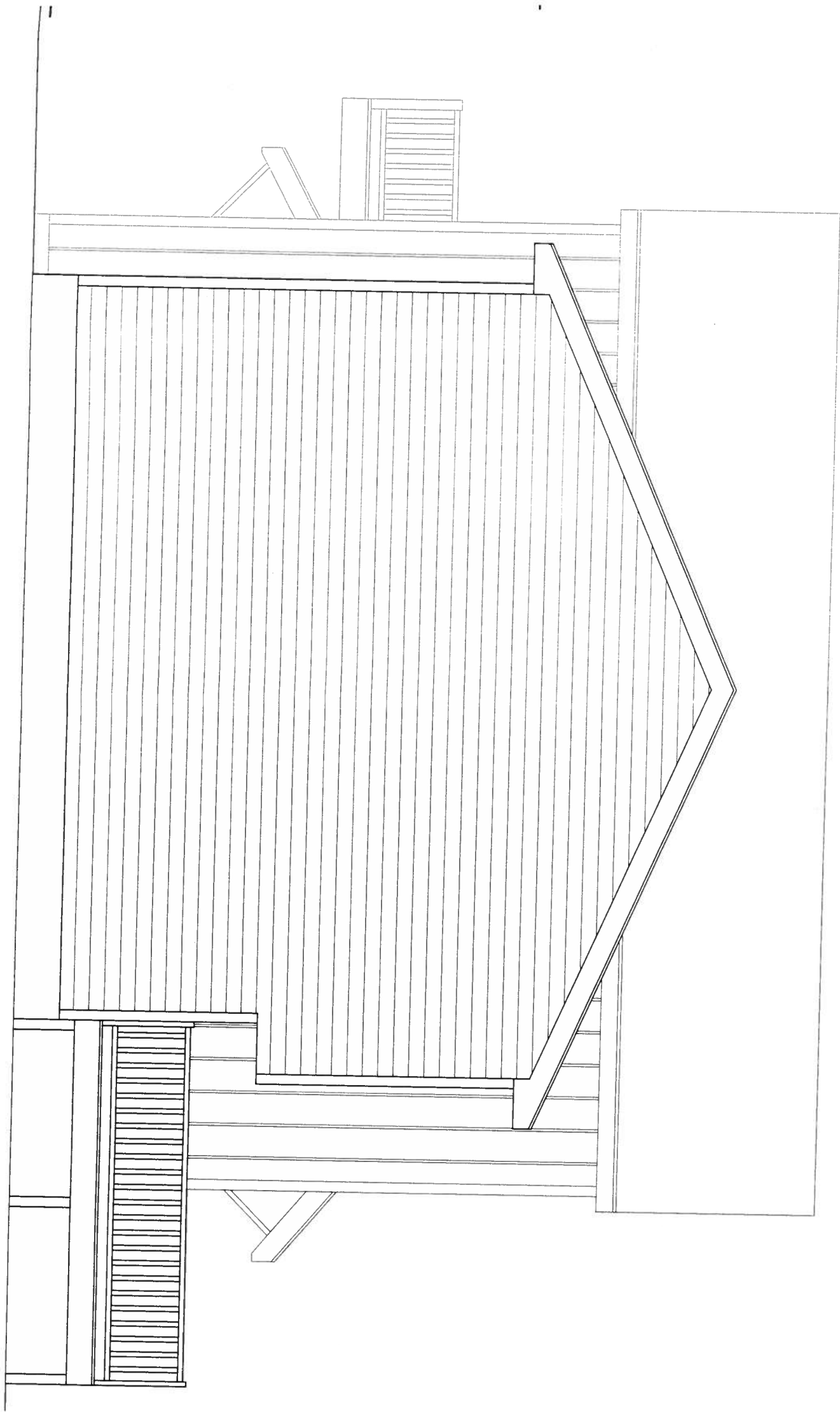
RIGHT ELEVATION

1/4" = 1'-0"



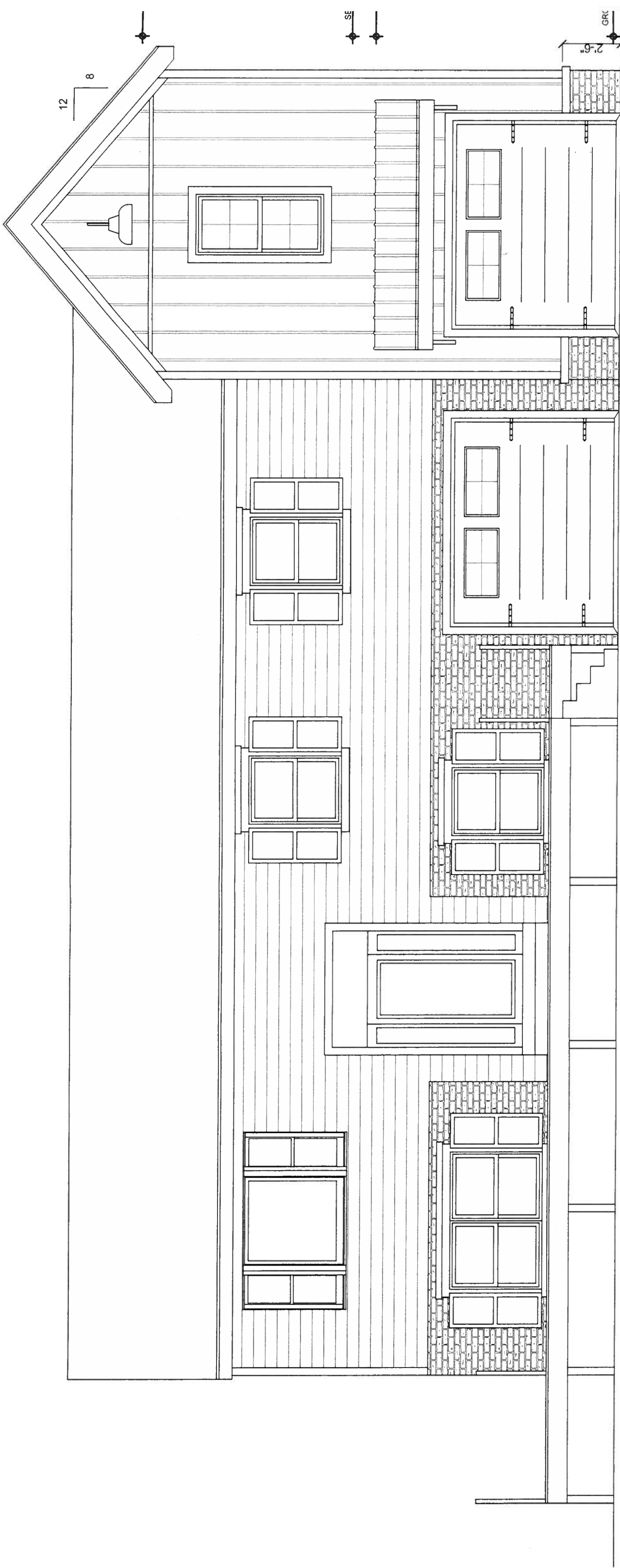
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

PROPOSED ADDITION FOR:
PLATT RESIDENCE
4 EDGEWOOD DRIVE
SOMERS POINT, NEW JERSEY

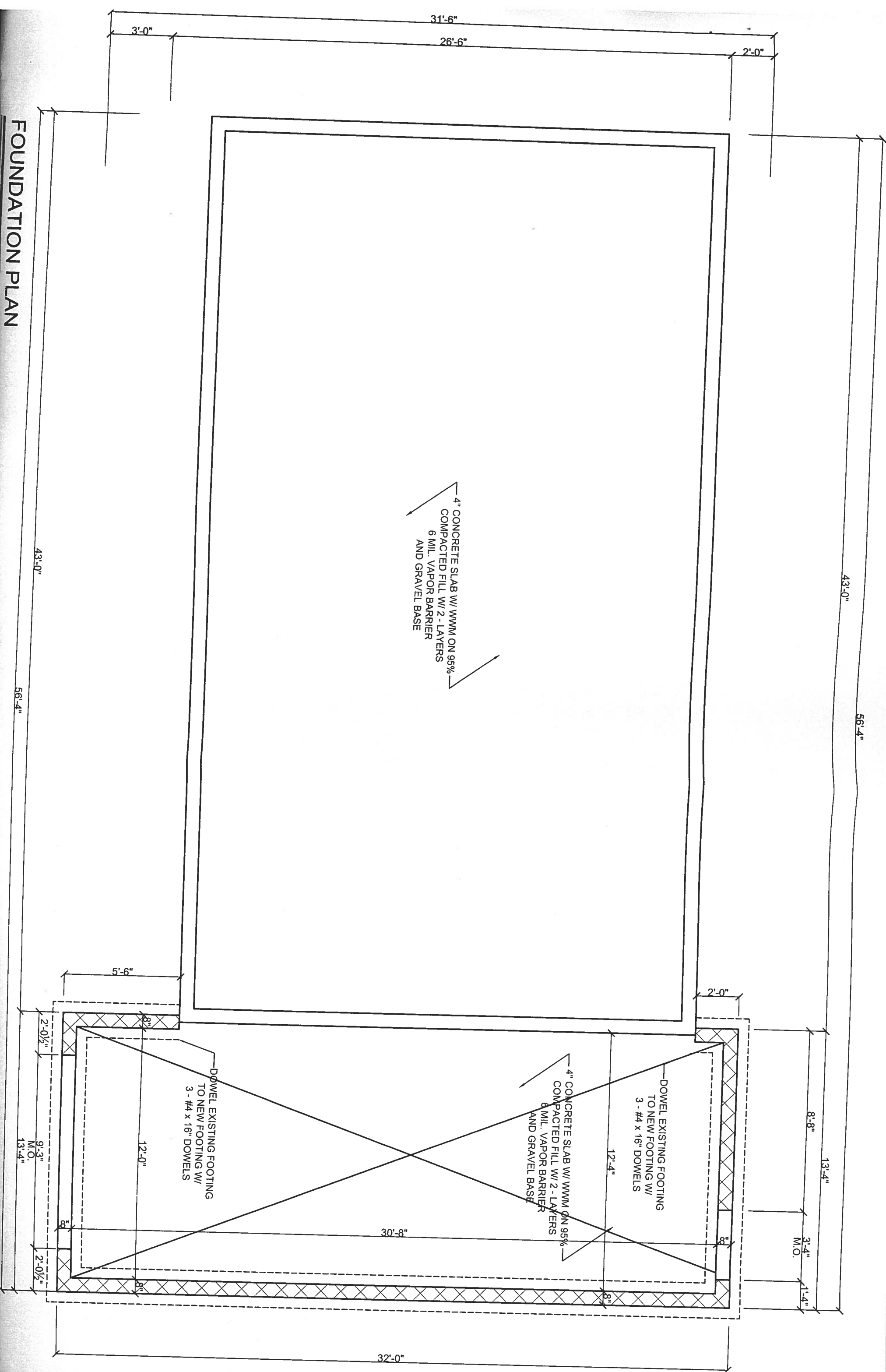


FRONT ELEVATION

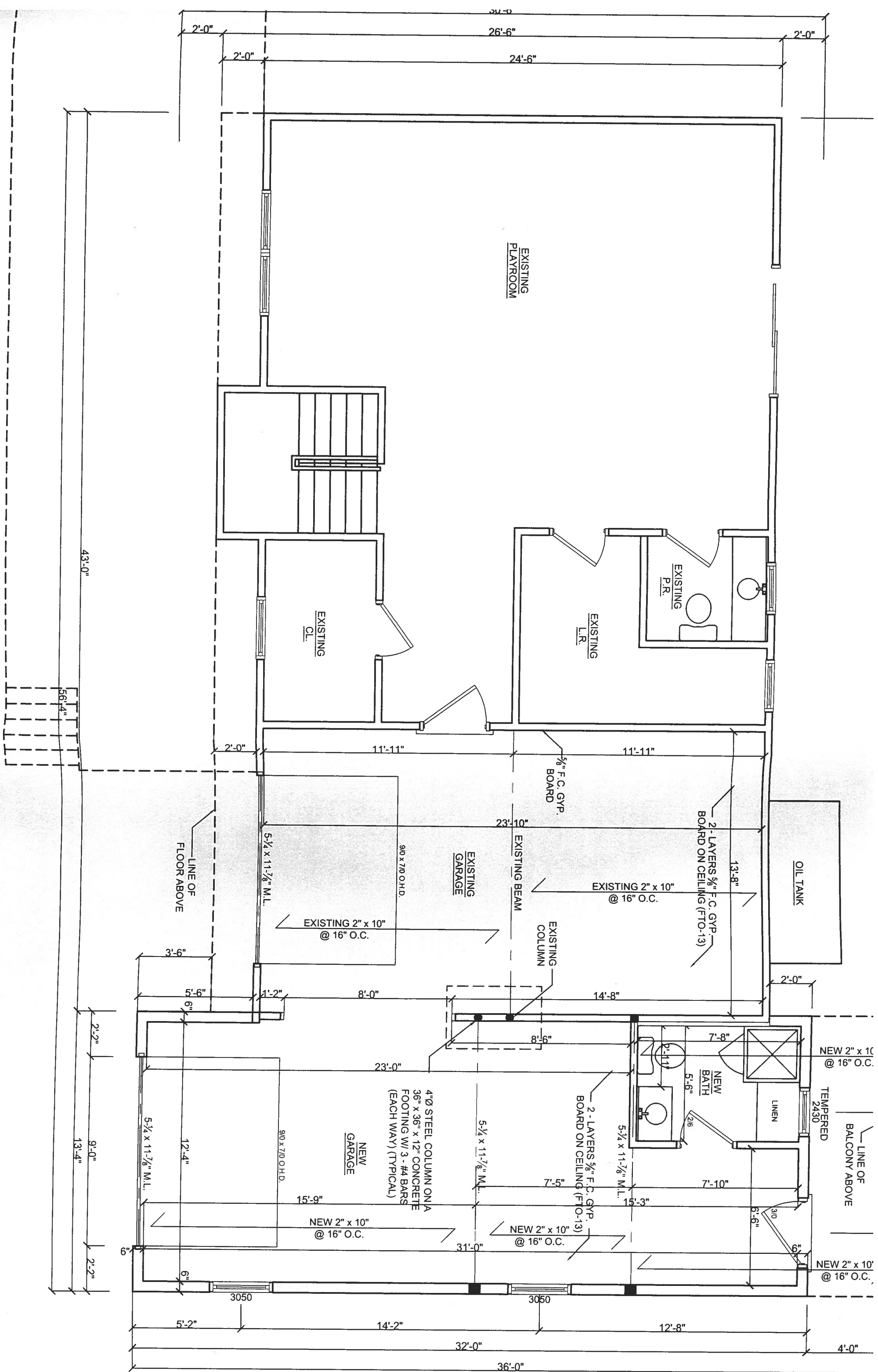
1/4"=1'-0"

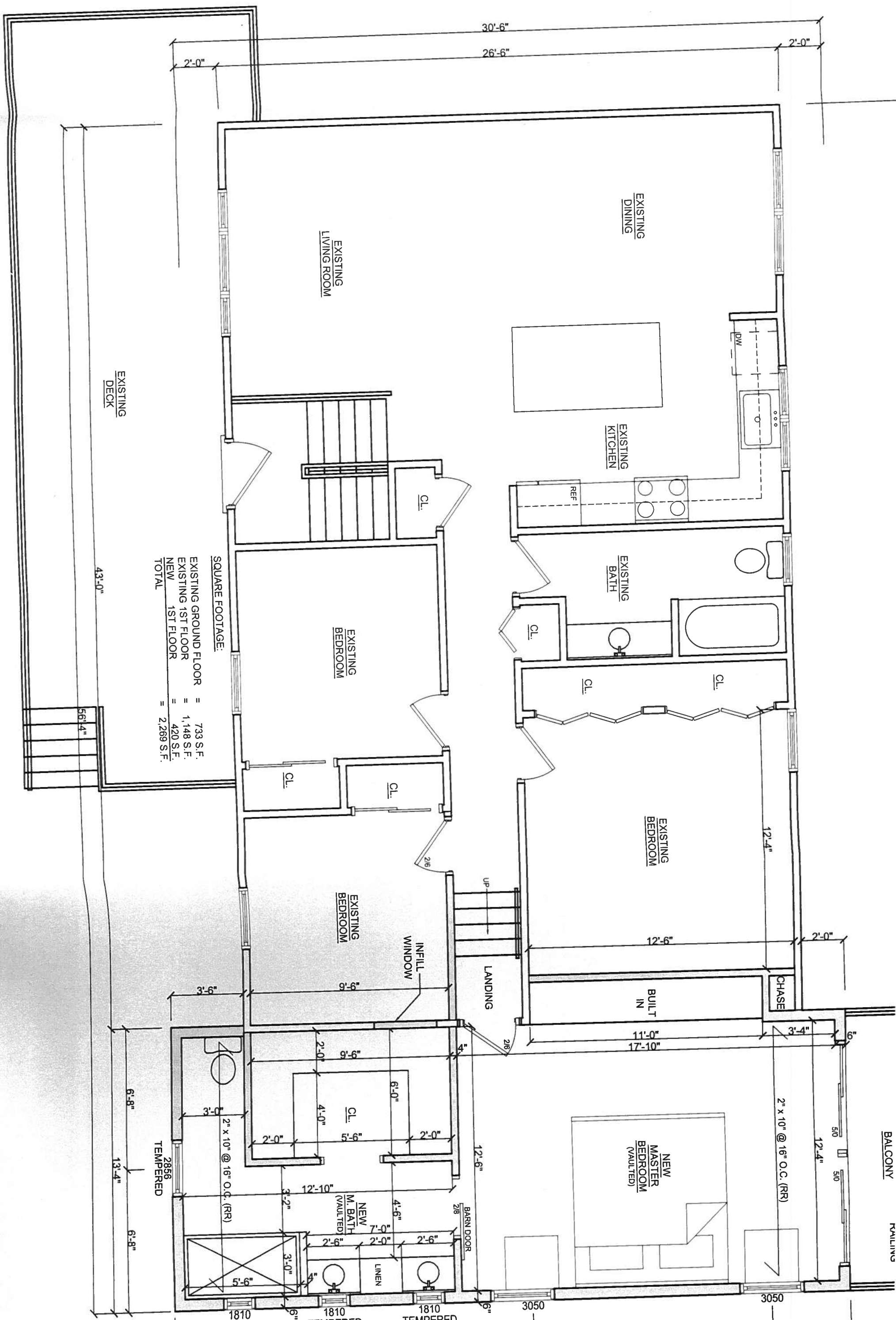
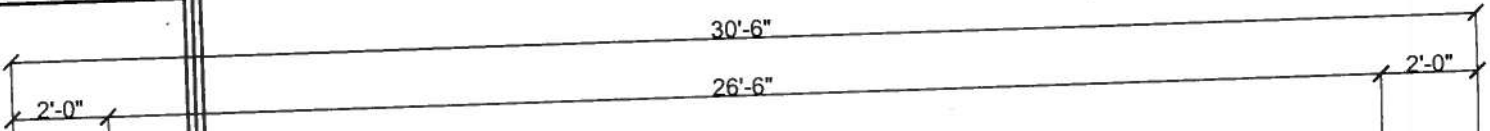
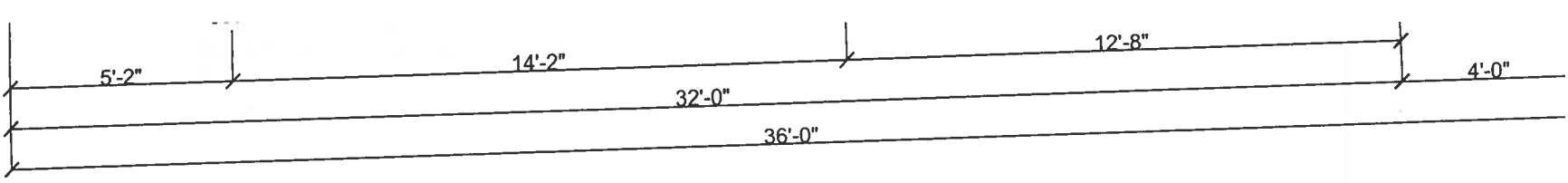


FOUNDATION PLAN



FIRST FLOOR PLAN





SQUARE FOOTAGE:

EXISTING GROUND FLOOR	=	733 S.F.
EXISTING 1ST FLOOR	=	1,148 S.F.
NEW 1ST FLOOR	=	420 S.F.
TOTAL	=	2,289 S.F.

43'-0"

56'-4"

TEMPERED

1810

1810

1810

3050

3050

BALCONY RAILING