

BOROUGH OF MADISON

Borough of Madison, 50 Kings Road, Madison, New Jersey 07940

APPLICATION FOR DEVELOPMENT

() Planning Board
() Board of Adjustment
App. Number: _____
Date of First Submission: _____
Valid Application Date: _____
Completeness Date: _____

1. PROPERTY INFORMATION

Address: _____ Zone: _____
Tax Map Number: _____ Block: _____ Lot(s): _____
Present Use: _____

Has there been any previous application involving these premises by the applicant or any prior owner of the property? () Yes () No () Unknown ; if unknown, provide copy of OPRA Request to Borough (Enclosed)

If yes, nature of application, date and determination: _____

Does the applicant own adjacent property? () Yes () No If yes, address of property: _____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

() Yes [attach copies] () No () Proposed

2. APPLICANT INFORMATION

Name: Waseem Chaudhary _____

Address: _____

City/State/Zip: _____

Phone #: _____ Fax: _____ Email: _____

Applicant is a(n): () Individual () Partnership () Corporation

CONTACT FOR APPLICATION

Name: John A. Palus, PE, PP - Dynamic Engineering Consultants, PC _____

Address: _____

City/State/Zip: _____

Phone #: _____ Fax: _____ Email: _____

3. DISCLOSURE STATEMENT Not Applicable

Pursuant to end. N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant of 10% interest in any partnership application must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure agreement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to comply).

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

4. OWNER'S INFORMATION

If the Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name: _____
Address: _____ Telephone Number: _____

OWNER MUST SIGN ATTACHED AUTHORIZATION

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name: James M. Turteltaub, Esq. - The Turteltaub Law Firm, LLC
Address: _____
Phone #: _____ Fax: _____ Email: _____

6. APPLICANT'S ENGINEER

Name: John A. Palus, PE, PP - Dynamic Engineering Consultants, PC
Address: _____
Phone #: _____ Fax: _____ Email: _____

7. APPLICANT'S ARCHITECT

Name: Joseph Y. Ari - SephAri Design
Address: _____
Phone #: _____ Fax: _____ Email: _____

8. NATURE OF THE APPLICATION (Check applicable items)

- Concept review
- Minor subdivision
- Major subdivision, preliminary
- Major subdivision, final
- Use variance
- Variance, residential fence or deck
- Variance, other residential
- Variance, other non-residential
- Conditional use approval
- Zone change
- Site plan approval, preliminary residential
- Site plan approval, preliminary non-residential
- Site plan approval, final
- Amendments to approved site plans
- Change of permitted use with waiver of site plan
- Appeal from administrative decision
- Interpretation of zoning ordinance

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of improvement, alteration, structure, or use proposed; describe all structures, improvements, and uses now on the property. For any non-residential, business, or commercial use provide hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration:

10. DOES THE APPLICATION COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violation, article, section and variance requested and state principle points on which the variance request is made. Use a separate sheet if necessary. Attach any letter or document from the Zoning Official of the Borough of Madison which has been issued to you regarding this property.

11. LIST ANY OTHER LICENSES, PERMITS, OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE, OR FEDERAL LAW AND THE STATUS OF EACH.

Please refer to the list of Outside Agency Approvals.

I hereby affirm that all of the above and statements contained in the papers submitted here with our true.

Signature of the Applicant:  Date: 3/16/21

IF THIS APPLICATION IS SUBMITTED BY ANYONE OTHER THAN THE OWNER, THE OWNER MUST EXECUTE THE CONSENT WHICH IS ATTACHED TO THIS APPLICATION.

BOROUGH OF MADISON

Application Fees

Type	Fee
Subdivisions	
Minor Subdivision	\$375.00
Major Subdivision, Sketch plat	\$375.00
Preliminary major subdivision	\$1,000.00
Final major subdivision	\$500.00
Site Plans	
Waiver of site plan details	\$300.00
Preliminary major site plan	\$300 plus \$50 for each 1,000 SF of gross floor area. For parking lot reconstruction only the fee is \$1,600 <small>\$300 + [(14,322.82 SF / 1,000 SF) x \$50] = \$1,016.14</small>
Final major site plan	\$600.00
Variances	
Appeals (NJSA 40:55D-70a)	\$300.00
Interpretations (NJSA 40:55D-70b)	\$300.00
Dimensional variances (each)	
Residential	\$150.00
Nonresidential	\$150.00
Use variances	
Residential	\$500.00
Nonresidential	\$750.00
Other	
Amended application	\$375.00
Extension of approval	\$150.00
Request for zone change or recommendation for zone change	\$400.00
Request for Master Plan amendment	\$400.00
Concept review (fee credited toward future application for same site filed within 1 year)	\$400.00

BOROUGH OF MADISON

Technical Review Fees

Type	Fee
<i>Subdivisions</i>	
Minor Subdivision	
Residential	\$500.00 per lot
Non-residential	\$750.00 per lot
Major Subdivision	\$1,000.00
Preliminary Major Subdivision	\$750.00 per lot for the first 3 lots \$100.00 per lot for additional lots
Final Major Subdivision	½ the cost of preliminary
<i>Site Plans</i>	
Waiver of Site Plan Details	\$150.00 per residential unit \$50.00 per 100 SF of gross floor area
<i>Preliminary Major Site Plan</i>	
Residential	\$150.00 per residential unit
Non-residential	\$50.00 per 100 SF of gross floor area
	\$50.00 per parking space for parking lot reconstruction only
Final Major Site Plan	½ the cost of preliminary
<i>Variances</i>	
Appeals (NJSA 40:50D-70a)	\$750.00
Interpretations (NJSA 40:50D-70b)	\$750.00
Dimensional Variances	
Residential, excluding 1 & 2 family homes	\$500.00
Non-residential	\$1,000.00
Use Variances	
Residential, excluding pre-existing, non-conforming 1 & 2 family homes	\$1,500.00
Non-residential	\$2,500.00
<i>Other</i>	
Amended Application	\$1,000.00
Extension of Approval	\$500.00
Request for zone change or recommendation for zone change	\$2,000.00
Request for Master Plan Amendment	\$2,000.00
Concept Review	\$1,000.00

\$7,161.41

\$3,580.71

Unused Technical Review fees will be returned to the applicant upon completion of the project.

**BOROUGH OF MADISON
TECHNICAL REVIEW ESCROW AGREEMENT**

The undersigned applicant hereby agrees that if the escrow amount submitted with this application is not sufficient to cover professional fees, he/she will provide additional funds as deemed necessary in accordance with Section 195-12 "Fees" of the Land Use Ordinance of the Borough of Madison.

In the event it is determined that additional funds are required, the Board Secretary shall notify the applicant. The applicant agrees to pay the additional fees within fourteen (14) days of said notice.

The applicant further agrees that if the additional fees are not paid within the time specified, all processing of the application will be terminated until the payment is made in full. In any event, no Certificate of Occupancy will be issued by the Construction Code Official until the applicant has paid sufficient escrow monies to cover all professional fees.

Upon completion of the project, any unused escrow fees plus any accrued interest due the applicant in accordance with MLUL 40:55-53.1 will be returned to the applicant.

I, the applicant, have read and understand the above agreement and hereby agree to the conditions.

3/16/21
Date


Applicant

83-1766891
Tax ID#

Zoning Requirements & Identification of Variances

INSTRUCTIONS: Complete all open spaces below by inserting data for the zoning district in which the property is situated. If more space is needed, attach additional copies of this table.

Zoning District (Please insert name of district)				
ZONING REQUIREMENT	REQUIRED or PERMITTED	EXISTING	PROPOSED	Check if VARIANCE Requested
Minimum lot size				
Minimum lot width				
Minimum lot depth				
Principal Building:				
Minimum front yard setback				
Minimum side yard (r) setback				
Minimum side yard (l) setback				
Minimum rear yard setback				
Maximum building height				
Maximum building stories				
Maximum Principal building coverage		SF	SF	
Max. proposed building coverage ratio	%	%	%	
Accessory Structure:				
Minimum side setback				
Minimum rear setback				
Maximum floor area				
Maximum building height				
Impervious lot coverage (list all additional impervious surfaces, including any area not listed below)				
1. Principal building coverage (insert SF from above)		SF	SF	
2. Garage		SF	SF	
3. Shed		SF	SF	
4. Driveway		SF	9,530 SF	
5. Front walk/stoop		1,129 SF	1,059 SF	
6. Rear walks/patio		SF	SF	
7.		SF	SF	
8.		3,885 SF	6,104 SF	
9.		SF	SF	
Total impervious lot coverage		SF	SF	
Max. impervious lot coverage ratio		%	%	
Other Requirements (if applicable)				

NOTE: The zoning requirements are in Chapter 195 of the Borough of Madison Code, which is available online at www.rosenet.org/gov



HARTLEY DODGE MEMORIAL BUILDING
BOROUGH OF MADISON, NJ

For surveys more than six months old

CERTIFICATION IN LIEU OF OATH

I hereby certify that the attached survey, dated 11/12/2020 accurately represents existing conditions and shows all improvements and that no additions or changes have been made on the property since the date of the survey. I am aware that if any of the above statements are willfully false, I am subject to punishment.

ADDRESS: 120 Madison Avenue

BLOCK: 3101

LOT: 21


Applicant

3/16/21
Date

**TAX AND ASSESSMENT PAYMENT REPORT
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT
BOROUGH OF MADISON**

APPLICATION No. _____

Under provisions of New Jersey Statutes, N.J.S.A. 40:55D-39e and N.J.S.A. 40:55D-65h, an applicant for development of land must submit proof that no taxes or assessments for local improvements are due or delinquent on the property, stated below.

Applicant will complete section I of this form and submit it with the application for development. The Administrative Official will forward the form to the Tax Collector for verification that no delinquent taxes or assessments are due.

Developers are cautioned that agreement on payment of taxes for the current year must be reached between the interested parties. Apportionment of taxes is **NOT** the concern of the Tax Office.

Applicant is also cautioned that additional assessments may be levied where a structure is present.

Section I (to be completed by Applicant)

I Waseem Chaudhary of 103 West Main Street (address)

am making application to the Planning Board/Zoning Board of Adjustment for the development of Lot 21 Block 3101, in the R-3 Zone, located at 120 Madison Ave., whose owner of record is Waseem Chaudhary

This tract was formerly subdivided on _____.

Original Lot(s) No. _____, Block _____.

I acquired interest in this property on _____.

I request the Tax Collector determine whether there are any delinquent taxes and/or assessments due.

3/16/21
Date


Applicant's Signature

Section II (to be completed by Tax Collector)

- I find that:
- All taxes due have been paid.
 - All assessments due have been paid
 - The following are delinquent and past due:

Date

Tax Collector

**BOROUGH OF MADISON
PLANNING BOARD**

Permission for Board Members to Enter the Property

I Waseem Chaudhary, hereby give permission to the members of the Planning Board of the Borough of Madison and its authorized representatives and experts to enter onto the premises of the subject property located at:

120 Madison Avenue, Madison, NJ

(address of subject property)

for the purpose of evaluation of the variance application that is presently pending before the Planning Board.



Signature of Applicant

Signature of Owner
(if other than applicant)