

**BOROUGH OF MADISON**

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

**APPLICATION FOR DEVELOPMENT**

( ) Planning Board  
( ) Board of Adjustment  
App. Number: ZPA 20-296  
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

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: Andrea and Travis Mara  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
Applicant is a(n): ( ) Individual ( ) Partnership ( ) Corporation

**CONTACT FOR APPLICATION**

Name: Andrea and Travis Mara  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**3. DISCLOSURE STATEMENT**

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: \_\_\_\_\_

**4. OWNER'S INFORMATION**

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

Owner's Name: Andrea and Travis Mara  
Address: 60 Keep Street, Madison, NJ 07940 Telephone Number: 973-461-3716

OWNER MUST SIGN ATTACHED AUTHORIZATION

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

Name: N/A  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**6. APPLICANT'S ENGINEER**

Name: N/A  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**7. APPLICANT'S ARCHITECT**

Name: N/A  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**8. NATURE OF THE APPLICATION (Check applicable items)**

- |   |   |
|---|---|
| <input type="checkbox"/> Concept review                         | <input type="checkbox"/> Conditional use approval                         |
| <input type="checkbox"/> Minor subdivision                      | <input type="checkbox"/> Zone change                                      |
| <input type="checkbox"/> Major subdivision, preliminary         | <input type="checkbox"/> Site plan approval, preliminary residential      |
| <input type="checkbox"/> Major subdivision, final               | <input type="checkbox"/> Site plan approval, preliminary non-residential  |
| <input checked="" type="checkbox"/> Use variance                | <input type="checkbox"/> Site plan approval, final                        |
| <input type="checkbox"/> Variance, residential fence or deck    | <input type="checkbox"/> Amendments to approved site plans                |
| <input checked="" type="checkbox"/> Variance, other residential | <input type="checkbox"/> Change of permitted use with waiver of site plan |
| <input type="checkbox"/> Variance, other non-residential        | <input type="checkbox"/> Appeal from administrative decision              |
|   | <input type="checkbox"/> 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:

We are proposing a 1 story rear addition that would square off the first floor of the home, adding approximately 100 sq ft for closet space

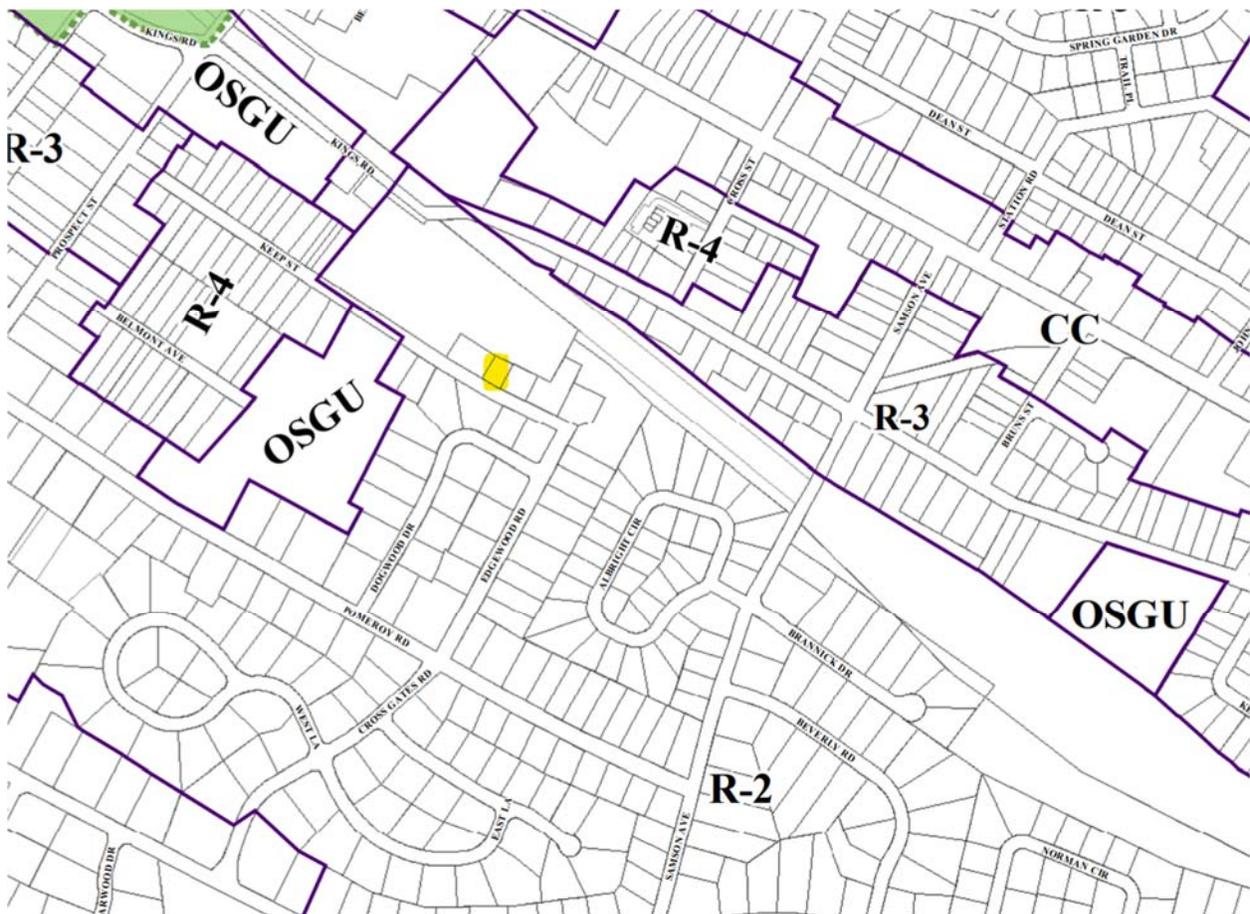
**10. DOES THE APPLICATION COMPLY WITH ALL REQUIREMENTS OF THE ZONE:** If not, state violation, article, section and variance requested and state principle points on which the variance request is made. Use a separate sheet if necessary. Attach any letter or document from the Zoning Official of the Borough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

Please see attached for additional information. The following relief is sought:  
- Expansion of non-conforming use - 195-36.C.(2) - Minimum rear yard setback - 195-29.3  
- Maximum principal building coverage - 195-29.3 - Maximum impervious coverage - 195-29.3

We are proposing a 1 Story Rear Addition in an R-2 Zone requiring relief from Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. The addition would square off the home and add approximately 100 square feet to be used for closet space. We are proposing to reduce our Existing Impervious Lot Coverage by removing over 300 sq ft of the rear concrete walk and pads.

One house separates us from the R-4 zone, the zone that comprises the majority of Keep Street. Our home, which has been a two-family home for over 85 years, is in line with the other homes on the street. If our home was part of the R-4 zone we would be a conforming 2 family home and would not need relief for Maximum Principal Building Coverage or Maximum Impervious Lot Coverage. We would only need a variance for the 6.5 foot difference for the Minimum Rear Yard Setback.

Thank you for your consideration.



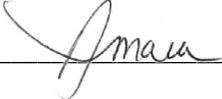
**11. LIST ANY OTHER LICENSES, PERMITS, OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE, OR FEDERAL LAW AND THE STATUS OF EACH.**

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

Signature of the Applicant:  Date: \_\_\_\_\_

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

**OWNER'S CONSENT TO APPLICATION**

I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made, and the decision in the same manner as if I were the applicant.

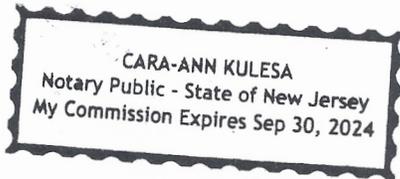
(If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner).

Owner *[Signature]*

Sworn to and subscribed before me this

17 day of July, 2020

*[Signature]*  
A notary public of the state of New Jersey



**BOROUGH OF MADISON  
ZONING BOARD OF ADJUSTMENT**

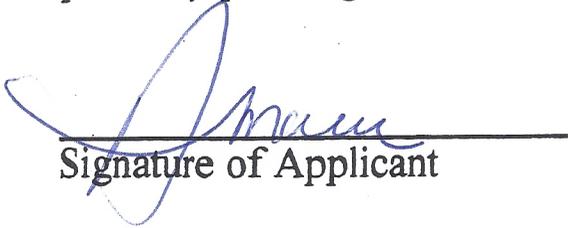
**Permission for Board Members to Enter the Property**

I ANDREA MARCA, hereby give permission to the members of the Zoning Board of Adjustment of the Borough of Madison and its authorized representatives and experts to enter onto the premises of the subject property located at:

600 KEEP ST.

(address of subject property)

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

  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner  
(if other than applicant)

Print

**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.

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Tax ID#

**BOROUGH OF MADISON, NEW JERSEY LAND DEVELOPMENT CHECKLIST  
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3**

**CHECKLIST A: GENERAL REQUIREMENTS  
FOR ALL APPLICATIONS FOR DEVELOPMENT**

This Checklist shall **not** be applicable to Requests for Interpretation, Appeals of a Decision of a Borough Official or Request for Waiver of Site Plan Details. Checklists E and F and required for these applications.

	<b><u>CHECKLIST A</u></b>  FOR ALL ITEMS ON CHECKLIST, SEVENTEEN COPIES (17) OF EACH ITEM MUST BE SUBMITTED UNLESS OTHERWISE SPECIFIED BY A *, WHERE ONLY FOUR COPIES (4) MUST BE SUBMITTED. ALL APPLICATION MATERIALS MUST BE COLLATED.	Submitted	For Borough Use
1	Completed and signed Application for Development Form, including Owner's Consent to Application and: a) Permission to Enter Applicant's Property b) Technical Review Escrow Agreement c) Payments of Required application and escrow fees		
2	Required Checklists in Addition to this Checklist and: a) Written requests for Waivers of Submission Requirements from Checklists B, C and/or D, along with justifications for each requested waiver		
3	Plans, elevations and architectural details per Checklist B, C, and/or D		
4	Property survey signed and sealed by land surveyor or engineer, which must be dated within six (6) months (or a completed certification in lieu of oath for older surveys) from the date of the application and which must show all current improvements and conditions on the property		
5*	Signed Report from the Borough Tax Collector that taxes for the property have been paid current		
6*	Letter from Borough Water and Sewer Department that all Borough fees and charges are paid current		
7*	Certified list of all property owners within 200 feet of the property from Borough Tax Assessor's office and neighboring municipalities, as relevant		
8	Photographs of the property from the front, back and both sides		
9*	Copies of any prior resolutions of approval for this property from either the Planning Board or the Zoning Board of Adjustment (if not applicable, proof of OPRA filed with Borough response)		
10*	Copies of any letters or notices received from any Borough official, office, Board or agency		

11*	Name, address, and phone number of any witness or expert who will be presenting testimony or reports regarding this application - attach hereto copies of all such reports		
12*	Copies of any and all approvals received from any other governmental agency and, if any permits have been issued, attach complete copies of any and all such submissions, notices, documents, approvals or permits		
13	Copies of any deed restrictions or easements that affect the property		
14	Draft Public Notice/Publication		
15	Statement of reasons why the application is necessary and facts and information that would support an approval		

<p>Prepared by: _____</p> <p>Date: _____</p>
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