



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

APPLICATION STATUS CHECKLIST
(To Be Completed By Municipal Staff)

Application Filed:

3 / 6 / 2020

Application Fees & Escrow Deposits Paid-In-Full:

3 / 6 / 2020

\$

Application Referred to Zoning Officer for Completeness Review

 / /

Application Deemed Complete:

 / /

Proof of Public Notice Submitted (where applicable):

 / /

() Planning () Zoning Board Meeting Schedule for:

 / /

Application Approved:

 / /

with conditions (specify):

Application Denied:

 / /

Unused Escrow Returned:

 / /

\$

Additional Escrow Deposit Requested:

 / /

\$

Final Plan Certification:

 / /



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City of Pleasantville

Documentation related to this Application, including all maps, plans, plats, surveys and other information, is available for public inspection at least 10 days prior to the aforementioned hearing in the office of the Board Secretary, City Hall Annex, 132 West Washington Avenue, Pleasantville, New Jersey during regular business hours (8:30 a.m. to 4:30 p.m., Monday through Friday).

This Notice is sent to you as the owner of a property listed on the City's official tax records as being within 200' of the Subject Property by order of the Pleasantville [check one] () Planning Board or (X) Zoning Board of Adjustment in compliance with N.J.S.A. 40:55D-11 et seq. and N.J.S.A. 40:55D-12 et seq.

Respectfully,

Brian J. Callaghan

Brian J. Callaghan, Esquire
Signature of Applicant

Date



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

Documentation related to this Application, including all maps, plans, plats, surveys and other information, is available for public inspection at least 10 days prior to the aforementioned hearing in the office of the Board Secretary, City Hall Annex, 132 West Washington Avenue, Pleasantville, New Jersey during regular business hours (8:30 a.m. to 4:30 p.m., Monday through Friday).

This Notice is made in compliance with N.J.S.A. 40:55D-11 et seq. and N.J.S.A. 40:55D-12 et seq.

Brian J. Callaghan

Brian J. Callaghan, Esquire
Name of Applicant



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

FORM 4: APPLICATION FOR LAND USE APPROVAL

TO BE COMPLETED BY MUNICIPAL STAFF

Application Filed: ___/___/___

Application No.: _____

Received By: _____

Application Fees: _____

Application Found Complete: ___/___/___

Escrow Number: _____

Application Found Incomplete: ___/___/___

Escrow Deposit: _____

TO BE COMPLETED BY THE APPLICANT

Applicant

Applicant's Name: Clifford Adams

Address: 207 Lyons Court
Pleasantville, New Jersey 08232

Phone No.: 609-576-5244 Fax No.: _____

Agent for Applicant (if applicable)

Agent's Name: Brian J. Callaghan, Esquire

Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401

Phone No.: 609-348-5300 Fax No.: 609-345-5989

Subject Property

Street Address: 207 Lyons Court
Pleasantville, New Jersey 08232

Block(s): 260 Lot(s): 6

Zoning Districts: A-5

Application is being made to:

() Zoning Officer (X) Zoning Board of Adjustment () Planning Board

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Brian J. Callaghan
Signature of Applicant

Date



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APPLICATION IS BEING MADE FOR:

- ☐ Zoning Permit under N.J.S.A. 40:55D-18
- ☐ Preapplication Conference under N.J.S.A. 40:55D-10.1
- ☐ Minor Site Plan Approval under N.J.S.A. 40:55D-46.1
- ☐ Preliminary Major Site Plan Approval under N.J.S.A. 40:55D-46
- ☐ Final Major Site Plan Approval under N.J.S.A. 40:55D-50
- ☐ Waiver of (under N.J.S.A. 40:55D-10.3): ☐ Preliminary or
☐ Final Major Site Plan Approval, or
☐ Both
- ☐ Minor Subdivision Approval under N.J.S.A. 40:55D-47
- ☐ Major Subdivision Approval under N.J.S.A. 40:55D-48
- ☒ Variance Relief under N.J.S.A. 40:55D-70(c)
- ☐ Amendment or Revision to Existing Approval
- ☐ Extension of Prior Approval under N.J.S.A. 40:55D-52
- ☐ Certificate of Redevelopment Plan Conformance under N.J.S.A. 40A:12A-1 et seq.

[As relates solely to the jurisdiction of the Zoning Board of Adjustment]

- ☐ Directing the issuance of a building permit for construction ☐ in the bed of mapped street, public drainage-way, flood control basin or public area under N.J.S.A. 40:55D-60(b) or ☐ on a lot not abutting an approved public street under N.J.S.A. 40:55D-60(c)
- ☐ Appeal from action of the Administrative Officer under N.J.S.A. 40:5D-70(a)
- ☐ Map or other Interpretation or Special Question under N.J.S.A. 40:55D-70(b)
- ☒ Variance relief under N.J.S.A. 40:55D-70(d)
- ☐ Certificate of Nonconformity under N.J.S.A. 40:55D-70(d)
- ☐ Any of the foregoing where Application for Site Plan approval is to follow.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Brian J. Callaghan
Signature of Applicant

Date

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APPLICATION PACKAGE
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FORM 6: PROJECT INFORMATION

Project Name: Clifford Adams

Present Use of the Subject Property: Duplex Home

Proposed Use of the Subject Property:

- () Sale of Lot(s) (no construction proposed)
(X) Construction of owner-occupied residential dwelling
() Construction of () rental or () for-sale residential dwellings
() Construction of owner-occupied commercial or other use.

Specify: _____

- () Construction of rental or for-sale commercial or other use.

Specify: _____

- (X) Other. Specify: Applicant proposes to raise an exiting duplex dwelling and
construct exterior decking

For each category (as applicable), provide number and type of units. For residential projects, include number of bedrooms per unit. For commercial projects, include the s.f. per unit:

Two Units (Residential)

For residential projects, number of units to be deed restricted as "Affordable" under regulations established by the New Jersey Council on Affordable Housing (COAH): N/A

Estimated cost of construction of Proposed Project: \$ _____

Have any of the lands within the Subject Property been classified by any State or Federal Agency as Environmentally Sensitive, Wetlands, Riparian Lands, Brownfield, Greyfields or other applicable designation? () Yes (X) No

If Yes, explain: _____

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

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Signature of Applicant

Date



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If No, is there any indication that the Subject Property might contain subsurface or groundwater contamination? () Yes (X) No

If Yes, explain: _____

Other than what is required by the City of Pleasantville, are any other approvals required for the Proposed Project? () Yes (X) No

If yes, specify (as applicable)

GOVERNMENTAL AGENCY OR PRIVATE ENTITY	YES	NO	DATE SUBMITTED	STATUS OF APPROVAL
City of Pleasantville Storm / Wastewater Division			___/___/___	
Atlantic County Board of Health			___/___/___	
Atlantic County Health Department			___/___/___	
Atlantic County Planning Board			___/___/___	
Cape Atlantic Soil Conservation District			___/___/___	
NJ Department of Environmental Protection			___/___/___	
NJ Department of Transportation			___/___/___	
NJ Council on Affordable Housing			___/___/___	
Other			___/___/___	
Other			___/___/___	
Other			___/___/___	

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Brian J. Callaghan
Signature of Applicant

Date

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FORM 7: ZONING CONFORMANCE

(if multiple Principal buildings, provide information for all buildings)

Zoning District in which Subject Property is located:

Residential Zoning Districts

- ☒ Single-Family Residential 50 (SFR-50)
- ☐ Single-Family Residential 60 (SFR-60)
- ☐ Single-Family Residential 75 (SFR-75)
- ☐ Residential Duplex (R-D)
- ☐ Multi-Family (MF)

Commercial Zoning Districts

- ☐ Central Business District (CBD)
- ☐ Neighborhood Commercial (NC)
- ☐ General Commercial (GC)
- ☐ Regional Commercial (RC)
- ☐ Regional Shopping Center (RSC)
- ☐ Light Industrial (LI)

Specialty Zoning Districts

- ☐ Bayside Mixed-Use (BMU)
- ☐ Cemetery (CEM)
- ☐ Conservation (CONSERV)
- ☐ Waterfront Residential (WR)

Overlay Zoning Districts

- ☐ Bayside Mixed Use Overlay Zone
- ☐ City Center Support Overlay
- ☐ Franklin Boulevard Professional Office Overlay
- ☐ Main Street Neighborhood Commercial Overlay
- ☐ New Road Professional Office Overlay

Redevelopment Plans

- ☐ Block 189 Rehabilitation Area
- ☐ California Avenue Rehabilitation Area
- ☐ CARA Cambria Avenue Redevelopment Area
- ☐ CCRA Center City Redevelopment Area
- ☐ LBRA Lakes Bay Waterfront Redevelopment Area
- ☐ NARA Narcissus Avenue Rehabilitation Area
- ☐ WTRA Woodland Terrace Rehabilitation Area

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Brian J. Callaghan
Signature of Applicant

Date



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Lot Regulations for Zoning District in which Subject Property is located:

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Lot Width (ft)	<u>60 ft</u>	<u>50 ft</u>	<u>No Change</u>
Lot Depth (ft)	<u>100 ft</u>	<u>100 ft</u>	<u>No Change</u>
Lot Size (s.f.)	<u>6000 sf</u>	<u>5000 sf</u>	<u>No Change</u>

Building Regulations for Zoning District in which Subject Property is located:

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Front Yard Setback (ft)	<u> </u>	<u>20 ft/14.17 ft</u>	<u>11.87 ft / 5.07 ft</u>
Side Yard Setback [L / R] (ft)	<u> / </u>	<u> / </u>	<u> / </u>
Rear Yard Setback (ft)	<u>1.84 ft</u>	<u>5 ft</u>	<u>ENC</u>
Impervious Coverage (%)	<u> </u>	<u>60%</u>	<u>37.6 %</u>

Height and number of stories for Principal Building (if multiple Principal buildings, provide information for tallest building): 34.6 feet 2 stories

Does the Subject Project conform with all applicable requirements for the specific Zoning District in which the Subject Property is located as specified by the Pleasantville Land Management Code (Chapter 300)?
() Yes (X) No

If No, explain nonconformities: The existing building, a duplex, is a nonconforming structure/use in the Single Family Zone. The proposed raising of the building and placement of exterior decking will require side and front yard variances.

Have any variances, waivers of zoning interpretations been obtained as relates to the existing or proposed use of the Subject Property? () Yes () No

If Yes, explain: Unknown to applicant.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Brian J. Callaghan
Signature of Applicant

Date



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City of Pleasantville

FORM 8: PROJECT PROFESSIONALS

(use additional sheets if necessary)

Project Attorney: Brian J. Callaghan, Esquire

Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401

Phone No.: 609-348-5300

Fax No.: 609-345-5989

Email Address: BJCLAW@Comcast.net

Project Engineer: Arthur W. Ponzio Co & Associates

Address: 400 North Dover Avenue

2428 Atlantic Avenue, Atlantic City, NJ 08401

Phone No.: 609-344-8194

Fax No.: 609-344-1594

Email Address: aponzio@awponzio.com

Project Planner: _____

Address: _____

Phone No.: _____

Fax No.: _____

Email Address: _____

Project Architect: Walter A. Olt, Architect/ Planner

Address: 36 Route 70 West, Suite 210
Marlton, NJ 08053

Phone No.: 856-983-1720

Fax No.: _____

Email Address: _____

Project Surveyor: _____

Address: _____

Phone No.: _____

Fax No.: _____

Email Address: _____

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Brian J. Callaghan
Signature of Applicant

Date



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FORM 10: CERTIFICATIONS

APPLICANT: I certify that the foregoing statements and the materials submitted are true. I further certify that I am that the individual Applicant or that I am an Officer of the Corporation who is the Applicant, and that I am authorized to sign the application for the Corporation, or that I am general partner of the partnership Applicant. If the Applicant is a Corporation, an authorized Corporate Officer must sign this Certification. If the Applicant is a Partnership, a General Partner must sign this Certification. If the Applicant is an LLC, the Managing Member must sign this Certification.

Brian J. Callaghan

Applicant's Signature
Brian J. Callaghan, Esquire

Sworn to and subscribed before me this
13th Day of March, 2020.

Linda M. Smith
Notary Public of New Jersey

LINDA M. SMITH
Commission #50070076
Notary Public, State of New Jersey
My Commission Expires
October 15, 2022

PROPERTY OWNER WHERE NOT APPLICANT: 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 by the Applicant and the decision of the Board in the same manner as if I were the Applicant. If the owner is a Corporation, an authorized Corporate Officer must sign this Certification. If the owner is a Partnership, the General Partner must sign this Certification. If the owner is an LLC, the Managing Member must sign this Certification.

Brian J. Callaghan

Applicant's Signature
Brian J. Callaghan, Esquire

Sworn to and subscribed before me this
13th Day of March, 2020.

Linda M. Smith
Notary Public of New Jersey

LINDA M. SMITH
Commission #50070076
Notary Public, State of New Jersey
My Commission Expires
October 15, 2022



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

The following series of Checklists were crafted to provide the City and its professionals with detailed information pertinent to each of the specific types of approvals or relief available to applicants. Applicants shall complete this Checklist A. for all applications except Applications for Zoning Permits, and shall complete Checklists C. through L. as applicable. Applicants requesting multiple approvals shall complete the appropriate Checklist for each approval requested.

Applications for Zoning Permits need only complete Checklist B.

Site Plans which include design of drainage, pavement, curbing, walkways, embankments, horizontal and vertical geometrics, utilities and other pertinent structures shall be prepared, signed and sealed by a New Jersey licensed Professional Engineer. A New Jersey Registered Architect may prepare a Site Plan if limited to general locations.

Topographical and Boundary Survey information, including all subdivisions, shall be provided by or attributed to a New Jersey licensed Professional Land Surveyor.

X

1. One (1) original and fourteen (14) copies of:

X

A. the completed Application Forms, all certifications and other components;

X

B. all required checklist(s) in completed form; and

X

C. all documents, reports, plats, plans, drawings and photographs relating to the Application.

X

2. All plats, plans and drawings shall contain a Title Block, including:

X

A. The name and title of the Application / Project, City of Pleasantville, Atlantic County;

X

B. The name, title, address, telephone and fax number of the Applicant;

X

C. The name, title, address, telephone and fax number of the person who prepared the plat, plan or drawing, including the New Jersey License number and original embossed seal with signature if the preparer is a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect;

X

D. The name, address, telephone and fax number of the owner(s) of record of the Subject Property;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Kelly
Signature of Applicant

6/15/20
Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A. General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ☒ E. Written and graphic (bar) scale in inches to feet;
- ☒ F. North Arrow
- ☒ G. The original date that the plans were prepared, the date of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- ☒ 3. Unless otherwise specified in Checklists C. through L., no plat, plan or drawings shall be accepted unless:
- ☒ A. drawn to a scale of 1"=10', 1"=20', 1"=30', 1"=40', 1"=50' or 1"=60' for engineering drawings or 1/8"=1', 3/8"=1', 1/4"=1', 1/2"=1', 3/4"=1' or 1"=1' for architectural drawings, as per standard scales commercially available at any office supply store. **Items drawn to such scales but subsequently reduced or enlarged shall be summarily rejected.**
- ☒ B. submitted on 24"x36" or larger sheet sizes, folded into eighths, with title block revealed. If one sheet is not sufficient to depict the entire tract, the plat, plan or drawing may be divided into sections and shown on separate sheets of equal size, with reference on each sheet as to the location of all adjoining sheets.
- ☒ C. fully dimensioned to confirm conformity with all requirements.
- ☒ D. dimensions are expressed to the nearest tenth of an acre when describing acreage or 2 decimal places when describing square feet of area or linear feet of distance. Bearings shall be given to the nearest 10 seconds and the error of closure shall not exceed 1 to 10,000.
- ☒ 4. A Key Map showing the entire parcel to be developed, the proposed development and the proposed street pattern, if any, within it, and the relationship of the tract to the surrounding area, with the proposed development shown in place, including all intersections and waterways within 300', at a scale not less than 1"=100', based on the City's official tax map. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.
- ☒ 5. Existing tax sheet with existing block and lot number(s) of the Subject Property(ies) as they appear on the current City Tax Map as well as all properties within 200' of the subject. Existing Street names of all streets bounding the subject property shall be clearly visible. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Kelly
Signature of Applicant

5/15/20
Date

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PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A. General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

X

6. Existing Zoning Map with existing block and lot number(s) of the Subject Property(ies) as they appear on the current City Tax Map as well as all properties within 200' of the subject. Existing Street names of all streets bounding the subject property shall be clearly visible. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

Matrix containing the requirements of the Zoning District(s) in which the Subject Property(ies) are located, including the use(s) proposed, the bulk requirements of such District(s), and whether or not the proposed project conform(s) to such regulations. Such information shall be indicated on the plot or plan as well as a separate table.

X

7. Recent Aerial photograph depicting the Subject Property and one (1) block in each direction from the Subject Property, dated and showing the location and size of structures and from other land uses as well as all access points to such uses.

2007 aerial photography is available at no charge from the NJGIN Information Warehouse (https://njgin.state.nj.us/NJ_NJGINExplorer/TW.jsp?DLayer=NJ%202007%20Orthophotography). Should an applicant not be able to download such information, aerial photography from Google Earth, Microsoft Virtual Earth, Bing or other commercially available sources is acceptable.

X

8. Neighborhood characteristic photographs depicting the Subject Property from the opposite side of the street as well as all properties fronting both sides of the street of the block on which the Subject Property is located.

Such photography shall be dated and keyed to a reproduction of the City's official tax map, at a scale of not less than 1"=60', with the Subject Property and all photographed properties indicated.

W

9. A certified list of all property owners whose property is located within 200' of the extreme limits of the Subject Property, as they appear on the most recent tax list prepared by the Tax Assessor. Such list must be certified as current within three (3) months prior to the date of submission of the Subject Application. Such list shall include Owner's Name and Mailing Address as well as the Block number, Lot number and Property Address of the property within 200' of the Subject.

In addition to the Tax Assessor's (8 1/2"x11") printout, such list shall be depicted on the plans.

X

10. Certification that there are no outstanding uncollected fees or escrows resulting from past applications or prior submissions by the Applicant, or any entity now or previously related to the applicant, involving this property or any other properties connected with the Applicant within the City of Pleasantville. **No applications will be processed if the applicant owes the City or its professionals monies from previous applications.**

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. J. Kelly
Signature of Applicant

5/15/20
Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A. General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- N/A 11. Certification from the Zoning Officer and/or City Engineer that any conditions required as a result of any prior approval granted for the Subject Property have been fulfilled.
- X 12. Certification from the City Tax Collector that all taxes and assessments are paid and current as of the date the Application is submitted, or that adequate provision for payments has been made in a matter satisfactory to the City.
- N/A 13. Statement regarding any prior Planning Board or Zoning Board of Adjustment appeal, approval or denial related to the Subject Property.
- N/A 14. Copies of protective covenants or deed restrictions affecting any portion of the Subject Property or any adjacent property (if obtainable).
- X 15. The location, width, legal (metes and bounds) description, use(s) for which they are intended, any limitations thereof and the manner of control or maintenance for all existing or proposed utility easements, right-of-way dedications and/or sight triangle dedication(s) affecting the Subject Property.

Items 14. and 15. are intended to address, but are not limited to, existing or proposed easements to telephone, electric, gas, water and sewer utilities; deed restrictions and covenants, master deeds and proposed by-laws of any homeowner's or community associations; proposed deeds to dedicate any portion of the affected property for public use or for ownership by any public body.

- By App 16. Detailed narrative describing the existing use and condition of and the development proposed for the Subject property, addressing the individual lands and buildings therein, including a statement of the applicant's intent with respect to the ownership, sale and leasing of the project or the various components thereof.
- By App 17. Detailed narrative justification for any requested waivers from any Checklist requirement. **Items which are not applicable shall be addressed as N/A.**
- By App 18. Detailed narrative justification for any requested waiver(s) from any development standard and/or regulation where a variance is not required.
- X 19. Evidence that the Applicant has sufficient control over the Subject Property to effectuate the proposed development. Including, as appropriate:
- N/A A. Property Owner's authorization to file the application when the Owner is not the Applicant.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

BRully
Signature of Applicant

5/15/20
Date

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PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

X B. Notarized signature of the Applicant or Agent for the Applicant.

X 20. All Application Fee(s) and Escrow Deposit(s), including Tax Map Update Fees for subdivisions or lot consolidations. **No application will be processed which does not include the appropriate Fees and Escrows.**

The Applicant shall be responsible to insure that Fees and Escrow Deposits are sufficient to address all approvals required, consistent with the Fee Schedule under §300-9. The City reserves the right to require additional Application Fees and Escrow Deposits should the review of the Application find that additional approvals are required.

Once such additional approvals have been identified, the City, and or its professionals shall immediately cease review of the subject application and issue a letter to the Board Secretary informing the Secretary of the situation. The Board Secretary shall immediately inform the Applicant of the necessity for additional funds. The review of the application shall not resume until the appropriate funds have been submitted.

Y 21. The Zoning Officer, Planning & Redevelopment Advisory Committee, Planning Board or Zoning Board of Adjustment, through their respective professionals, reserves the right to require such additional information as may be deemed necessary and appropriate for a full consideration of the entirety of the Subject Application.

While no application shall be deemed Incomplete for the lack of such information, the entities so indicated reserve the right to delay the granting of approvals until such information has been submitted and appropriately reviewed.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Ball
Signature of Applicant

5/15/10
Date

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PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST C. Preapplication Conference

See §300-26, 27 & 35 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- X 1. All General Checklist Requirements in such number as indicated in Checklist A.
- X 2. A Project Concept Plan and Description of Project Elements, clearly indicating:
- ✓ A. A brief and general description of the nature, location and extent of the proposed development;
 - ✓ B. The name of the proposed development;
 - ✓ C. The date of preparation of the plan and the name, address and telephone number of the person who prepared the plan;
 - ✓ D. Scale, reference meridian and North arrow;
 - ✓ E. The name, address and phone number of the person to be contacted concerning any questions on the proposed development;
 - ✓ F. Area of the subject property, in square feet and in acres, to the nearest tenth of an acre; and
 - ✓ G. A list of the professional consultants advising the prospective applicant with respect to the proposed development;
 - ✓ H. Identification of variances required and requested waiver(s) from any development standard and/or regulation where a variance is not required.
 - ✓ J. A statement as to any state and/or Federal approvals required in connection with the proposed development;
 - ✓ K. The number and approximate area of new lots or parcels, if any, to be created, tabulated by each separate use as proposed.
- ✓ 3. The names and addresses of all owners of property located within 200' of the Subject Property as shown in the latest property tax records.

wl
SEPARATE
COVER

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Lully
Signature of Applicant

5/15/20
Date

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PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

PLEASE READ THE FOLLOWING CAREFULLY BEFORE COMPLETING THE VARIANCE JUSTIFICATION NARRATIVE

Under N.J.S.A. 40:55D-70(c), 'c' variance relief is required to permit the deviation from the strict application of land use regulations (generally) governing the physical development of a piece of property.

In order for a Planning Board or Zoning Board of Adjustment, as the case may be, to grant a 'c' variance request, an Applicant must demonstrate, to the Board's satisfaction, that special reasons (broadly defined as relieving an undue hardship on the Applicant [commonly referred to as a 'c-1' variance] OR advancing the purposes of the Municipal Land Use Law [commonly referred to as a 'c-2' variance]) exist. This is known as the Positive Criteria. Additionally, no variance may be granted which will be detrimental to the public good or the City's Zone Plan or Zoning Ordinance.

The grant of a 'c' variance requires an affirmative vote by a simple majority of the Board members present.

In order to satisfy the Positive Criteria for 'c-1' variances, the applicant must prove that:

(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property..."

In order to satisfy the Positive Criteria for 'c-2' variances, the applicant must prove that the proposed development will achieve at least one (1) of the following Purposes of the Municipal Land Use Law:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Talley
Signature of Applicant

5/15/12
Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances


Pursuant to N.J.S.A. 40:55d-70c

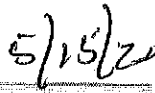
See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey's citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant


Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

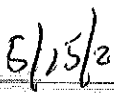
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

Applicants requesting 'c' variance relief must complete the following **Checklist G.**, along with the accompanying **Schedule of Requested 'c' Variance(s)** and **'c' Variance Justification Narrative** setting forth and describing the specific requirements of the Pleasantville Land Management Code from which relief is being sought. Applicants must also address the reasons why such relief is justified.

Applicants **MUST** submit variance justifications for all requested variances as part of this application process. Applications not containing the aforementioned detailed written narrative, addressing both the Positive Criteria required for 'c' variance relief and any impact the granting of the requested variance will have on the public good and the City's Zone Plan and Zoning Ordinance, shall be deemed **INCOMPLETE**.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant


Date

3



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- XX 1. All General Checklist Requirements in such number as indicated in Checklist A.
- XX 2. Plats, plans drawings of the proposed project at a scale specified under Checklist A., item 3.
A. Plats, plans or drawings prepared by a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect shall be submitted on a paper size specified under Checklist A., item 3. B. Plats or plans prepared by the Applicant may be submitted on a sheet no smaller than 11"x17".
- N/A 3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required. The Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).
- XX 4. Lot area expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without any area(s) located within any existing or proposed public rights-of-way.
- XX 5. Development boundary lines (heavy solid line).
- XX 6. Detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, signs and lighting, with height noted, and indicating if existing structures and uses will be retained or removed. All existing and proposed setbacks for structures must be delineated on the plans.
- XX 7. Detailed architectural and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled north, south, east and west, with street names as applicable), with colors and materials indicated on the plans. All proposed setbacks for structures must be delineated on the plans.
- XX 8. Completed **Schedule of Requested 'c' Variances** attached to this Checklist.
- XX 9. Detailed justification for the relief requested, including statement addressing the Positive Criteria required for 'c' Variance relief, and specifically addressing any detrimental impact the grant of such variance might have to the public good or the City's Zone Plan or Zoning Ordinance.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Tallah
Signature of Applicant

5/25/21
Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

PLEASE READ THE FOLLOWING CAREFULLY BEFORE COMPLETING THE VARIANCE JUSTIFICATION NARRATIVE

Under N.J.S.A. 40:55D-70(c), 'c' variance relief is required to permit the deviation from the strict application of land use regulations (generally) governing the physical development of a piece of property.

In order for a Planning Board or Zoning Board of Adjustment, as the case may be, to grant a 'c' variance request, an Applicant must demonstrate, to the Board's satisfaction, that special reasons (broadly defined as relieving an undue hardship on the Applicant [commonly referred to as a 'c-1' variance] OR advancing the purposes of the Municipal Land Use Law [commonly referred to as a 'c-2' variance]) exist. This is known as the Positive Criteria. Additionally, no variance may be granted which will be detrimental to the public good or the City's Zone Plan or Zoning Ordinance.

The grant of a 'c' variance requires an affirmative vote by a simple majority of the Board members present.

In order to satisfy the Positive Criteria for 'c-1' variances, the applicant must prove that:

(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property..."

In order to satisfy the Positive Criteria for 'c-2' variances, the applicant must prove that the proposed development will achieve at least one (1) of the following Purposes of the Municipal Land Use Law:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. R. Kelly
Signature of Applicant

5/15/2021
Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey's citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Teller
Signature of Applicant

5/13/20
Date

2



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

Applicants requesting 'c' variance relief must complete the following **Checklist G.**, along with the accompanying **Schedule of Requested 'c' Variance(s)** and **'c' Variance Justification Narrative** setting forth and describing the specific requirements of the Pleasantville Land Management Code from which relief is being sought. Applicants must also address the reasons why such relief is justified.

Applicants **MUST** submit variance justifications for all requested variances as part of this application process. Applications not containing the aforementioned detailed written narrative, addressing both the Positive Criteria required for 'c' variance relief and any impact the granting of the requested variance will have on the public good and the City's Zone Plan and Zoning Ordinance, shall be deemed **INCOMPLETE**.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Kelly
Signature of Applicant

5/15/20
Date

3



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c


See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- XX 1. All General Checklist Requirements in such number as indicated in Checklist A.
- XX 2. Plats, plans drawings of the proposed project at a scale specified under Checklist A., item 3. A. Plats, plans or drawings prepared by a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect shall be submitted on a paper size specified under Checklist A., item 3. B. Plats or plans prepared by the Applicant may be submitted on a sheet no smaller than 11"x17".
- N/A 3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required. The Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).
- XX 4. Lot area expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without any area(s) located within any existing or proposed public rights-of-way.
- XX 5. Development boundary lines (heavy solid line).
- XX 6. Detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, signs and lighting, with height noted, and indicating if existing structures and uses will be retained or removed. All existing and proposed setbacks for structures must be delineated on the plans.
- XX 7. Detailed architectural and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled north, south, east and west, with street names as applicable), with colors and materials indicated on the plans. All proposed setbacks for structures must be delineated on the plans.
- XX 8. Completed **Schedule of Requested 'c' Variances** attached to this Checklist.
- XX 9. Detailed justification for the relief requested, including statement addressing the Positive Criteria required for 'c' Variance relief, and specifically addressing any detrimental impact the grant of such variance might have to the public good or the City's Zone Plan or Zoning Ordinance.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant


Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.

SCHEDULE OF REQUESTED 'c' VARIANCES			
Variance Number	Ordinance Reference (\$300-)	Regulation / Requirement	Existing / Proposed Condition
1.		FRONT YARD - 20 FT	11.82 FT
2.		FRONT DECK - 14.17 FT	5.07 FT
3.		PARKING - 2 SPACES	1 SPACE
4.			
5.			
6.			
7.			
8.			
9.			
10.			

(use additional pages if necessary)

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Kelly
Signature of Applicant

6/15/20
Date

5



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

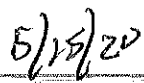
APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.

"c" VARIANCE JUSTIFICATION NARRATIVE	
Variance Number (from Schedule of Requested "c" Variances)	Detailed Justification for Variance Request
1.	AESTHETIC ENHANCEMENT TO PROPERTY
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

(use additional pages if necessary)

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant


Date

6



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

PLEASE READ THE FOLLOWING CAREFULLY BEFORE COMPLETING THE VARIANCE JUSTIFICATION NARRATIVE

Under N.J.S.A. 40:55D-70 (d), 'd' variance relief is required to permit (1) the use of lands or buildings in areas of the City (Zoning Districts) where such use is not permitted, (2) to expand an existing non-permitted use, (3) to deviate from a conditional use standard as defined in the City's Land Management Code, (4) to develop beyond the floor area ratio permitted in a Zoning District, (5) to develop beyond the density permitted in a Zoning District, and (6) to develop at a building height 10' or 10% beyond that which is permitted in a Zoning District.

Generally, in order for the Zoning Board of Adjustment⁶⁵ to grant a 'd' variance request, an Applicant must demonstrate, to the Board's satisfaction, that special reasons (broadly defined as relieving an undue hardship on the Applicant OR advancing the purposes of the Municipal Land Use Law) exist. This is known as the Positive Criteria. The Applicant must also demonstrate that granting such relief will not substantially impair the purpose and intent of the City's Zone Plan or Zoning Ordinance, and that the relief requested will not be a substantial detriment to the public good. This is known as the Negative Criteria.

Both the Positive Criteria and the Negative Criteria must be satisfied in order for the Board to grant a 'd' variance request.

The grant of a 'd' variance requires an affirmative vote by five (5) Board members, regardless of how many members may be attending the meeting.


In order to satisfy the Positive Criteria for 'd' variances, the applicant must prove that:

- (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and

⁶⁵ Only a Zoning Board may grant 'd' variance relief

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant


Date

1



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property..."

OR, the applicant must prove that the proposed development will achieve at least one (1) of the following Purposes of the Municipal Land Use Law:

- a. ~~To encourage municipal action to guide the appropriate use or~~ development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey's citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Dr. Kelly L.
Signature of Applicant

5/15/20
Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

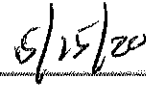
Applicants requesting 'd' variance relief must complete the following **Checklist H.**, along with the accompanying **Schedule of Requested 'd' Variance(s)** and **'d' Variance Justification Narrative** setting forth and describing the specific requirements of the Pleasantville Land Management Code from which relief is being sought. Applicants must also address the reasons why such relief is justified.

Applicants MUST submit variance justifications for all requested variances as part of this application process. Applications not containing the aforementioned detailed written narrative, addressing both the Positive Criteria and Negative Criteria required for 'd' variance relief, shall be deemed INCOMPLETE.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.



Signature of Applicant



Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- XX 1. All General Checklist Requirements in such number as indicated in Checklist A.
- XX 2. Plats, plans drawings of the proposed project at a scale specified under Checklist A., item 3.
A. Plats, plans or drawings prepared by a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect shall be submitted on a paper size specified under Checklist A., item 3. B. Plats or plans prepared by the Applicant may be submitted on a sheet no smaller than 11"x17".
- N/A 3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required. The Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).
- XX 4. Lot area expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without any area(s) located within any existing or proposed public rights-of-way.
- XX 5. Development boundary lines (heavy solid line).
- XX 6. Variance requests under N.J.S.A. 40:55d-70d(3), (4) & (6) only:
- X A. detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, signs and lighting, with height noted, and indicating if existing structures and uses will be retained or removed.
- X B. detailed architectural and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled north, south, east and west, with street names as applicable), with colors and materials indicated on the plans.
- XX 7. Completed Schedule of Requested 'd' Variances attached to this Checklist.
- XX 8. Detailed justification for the relief requested, including statement addressing the Positive Criteria and Negative Criteria required for 'd' Variance relief.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Kelly
Signature of Applicant

5/15/12
Date

4



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.

SCHEDULE OF REQUESTED 'd' VARIANCES			
Variance Number	Ordinance Reference (\$300-)	Regulation / Requirement	Existing / Proposed Condition
1.		EXPANSION OF NON-CONFORMING	
2.		DUPLEX	
3.			
4.			
5.			
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9.			
10.			

(use additional pages if necessary)

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Ralphy
Signature of Applicant

5/15/20
Date

5



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.

'd' VARIANCE JUSTIFICATION NARRATIVE	
Variance Number (from Schedule of Requested 'c' Variances)	Detailed Justification for Variance Request
1.	PROMOTION OF GENERAL WELFARE
2.	PROVIDES ADEQUATE AIR/LIGHT/OPEN SPACE
3.	DESIRABLE VISUAL ENVIRONMENT
4.	
5.	
6.	
7.	
8.	
9.	
10.	

(use additional pages if necessary)

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

B. Rulli
Signature of Applicant

5/15/20
Date

1

CERTIFICATION OF UNDERSTANDING

I, Clifford Adams, Applicant, applying to appear
before the Pleasantville Planning and/or Zoning Board, do hereby

CERTIFY that I understand that:

- a. The original amount posted into my escrow account may NOT be adequate to cover any bills presented against it by the Board professionals;
- b. If said original escrow is depleted, I will be required to post additional funds into the account;
- c. Until such additional funds are deposited, all work on the part of any of the Board professionals will cease until said funds are posted; and
- d. In the event of a dispute as to any bill or bills submitted, I, as the Applicant, have the option of applying to the Atlantic County Board of Construction Appeals, whose telephone number is 609-645-5971, for a fair resolution of the dispute.

DATED:

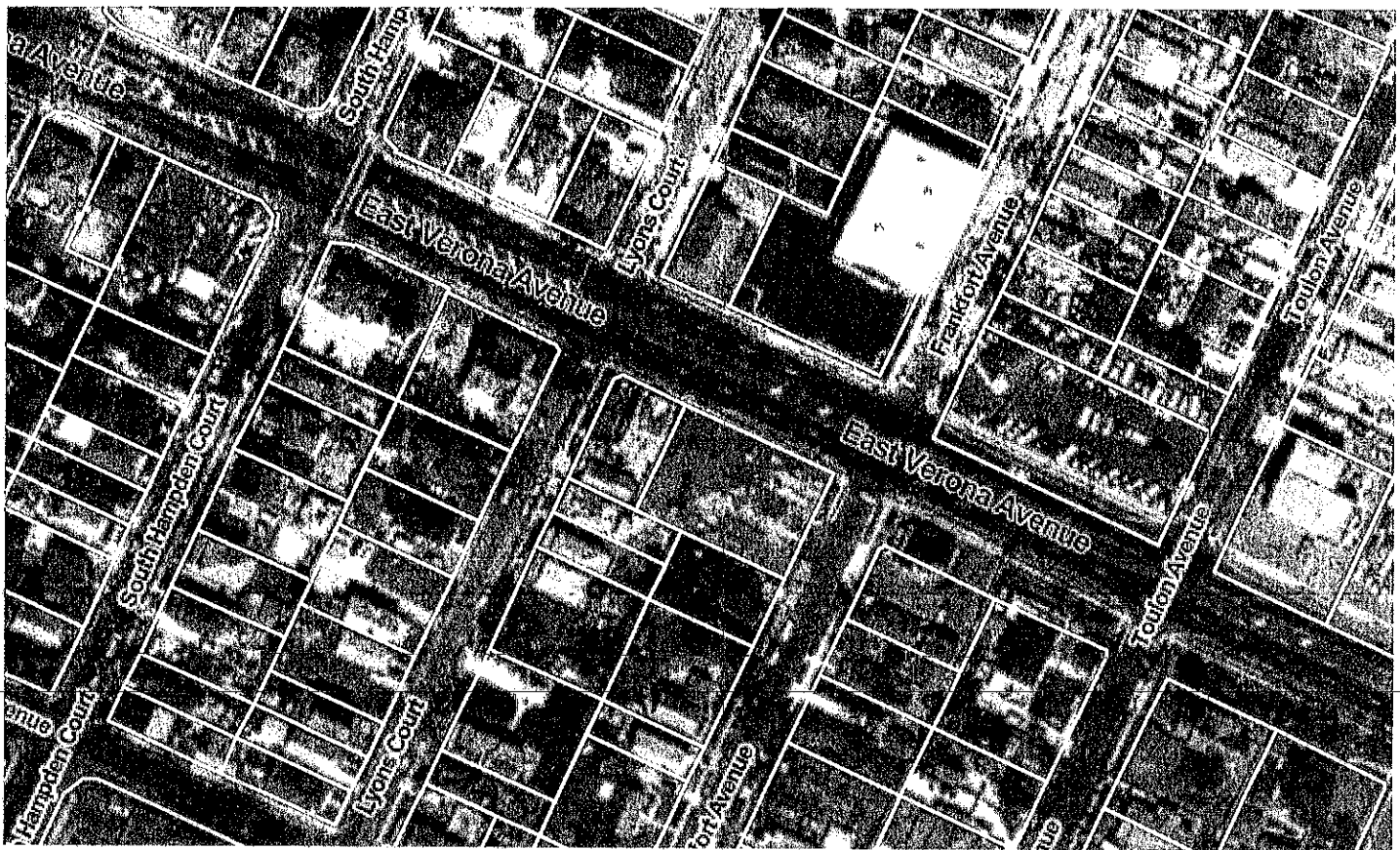
5/12/2020

NAME:

BT Callahan

Applicant

Brian J. Callaghan
Attorney for Applicant



Data on 207 Lyons Ct, Pleasantville City

Type	residential
Building Description	1SSG
Year Constructed	1915
Zoning	UEZR
Acreage	0.1377

This property last sold for **\$1** on **1996-04-25**. See sales information for 207 Lyons Ct, as far back as 30 years. (/sales/0119_260_6)

The Deed for 207 Lyons Ct is filed with the County Clerk in Book 5972 on Page 73.

This property was assessed for **\$109,500.00**. The land was assessed at \$23,500.00 and the improvements to the property were assessed at \$86,000.00.

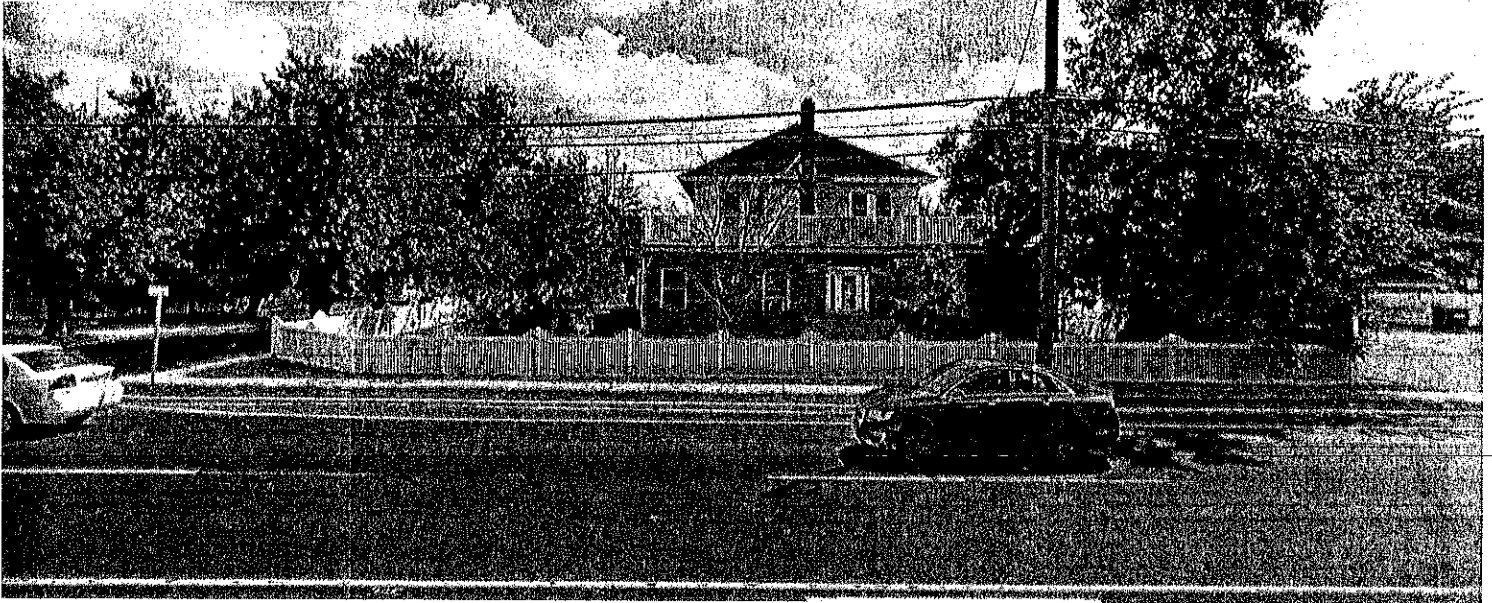
207 Lyons Ct costs ADAMS, CLIFFORD J JR **\$5,116.94** annually in taxes.

Utility Providers

- ⚡ Electricity service is provided by **Atlantic City Electric** (/utilities/0119_260_6).
- 🔥 Natural gas service is provided by **South Jersey Gas** (/utilities/0119_260_6).
- 💧 This property is in the **ACUA City Island Plant** (/utilities/0119_260_6) sewer service area.

[Map](#)[Street View](#)[Schools](#)[Crime](#)[Commute](#)[Shop & Eat](#)

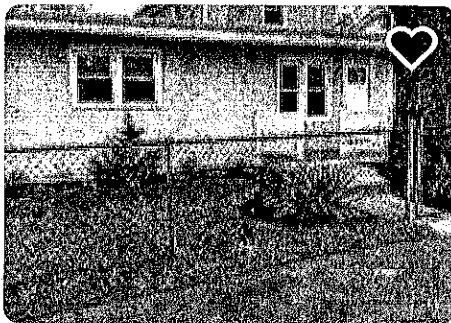
7003 E Black Horse Pike
Pleasantville, New Jersey
[View on Google Maps](#)



Property
Value Estimate
as of Mar 13, 2020

[Report a Problem](#)

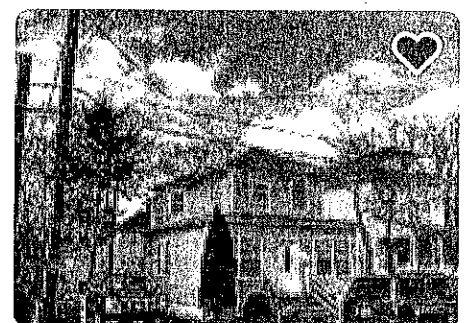
Homes for Sale Near 207 Lyons Ct

**\$189,000**

4bd 2ba 1,792 sqft
102 E Edgewater Ave.
Pleasantville, NJ

**\$124,900**

4bd 2ba 1,596 sqft
21 Lake Pl
Pleasantville, NJ

**\$109,000**

3bd 2ba 1,660 sqft
9 N 2nd St
Pleasantville, NJ



PLEASANTVILLE

Block/Lot/Qual:	260. 6.	Tax Account Id:	4196
Property Location:	207 LYONS CT	Property Class:	2 - Residential
Owner Name/Address:	ADAMS, CLIFFORD J JR 207 LYONS CT PLEASANTVILLE, NJ 08232	Land Value:	23,500
		Improvement Value:	86,000
		Exempt Value:	0
		Total Assessed Value:	109,500
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Balance Includes any Adjustments to Your Account

Taxes Utilities

Make a Payment View Tax Rates View Current Bill Project Interest								
Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2020	02/01/2020	Tax	1,320.57	0.00	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	1,320.57	0.00	0.00	0.00	0.00	PAID
Total 2020			2,641.14	0.00	0.00	0.00	0.00	
2019	02/01/2019	Tax	1,279.24	0.00	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	1,279.23	-144.16	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	1,361.91	0.00	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	1,361.90	-144.16	0.00	0.00	0.00	PAID
Total 2019			5,282.28	-288.32	0.00	0.00	0.00	
2018	02/01/2018	Tax	1,499.06	0.00	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	1,499.06	0.00	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	1,059.41	0.00	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	1,059.41	0.00	0.00	0.00	0.00	PAID
Total 2018			5,116.94	0.00	0.00	0.00	0.00	
Last Payment: 05/11/20								

[Return to Home](#)

0019454

Consult your lawyer before signing this deed — it has important legal consequences.

Deed

Date This Deed is made on APRIL 25 19 96 between

Parties Grantor
Full name (s) BELAK J. ADAMS
Address 207 S. LYONS COURT
City and State PLASANTVILLE, N.J. 08232
Office address

Grantor, and

Grantee
Full name (s) CLIFFORD J. ADAMS, JR.
Address 207 S. LYONS COURT
City and State PLASANTVILLE, N.J. 08232
Office address

Grantee.

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Consideration In return for the payment to them of Consideration less than \$100.00, ONE Dollar (\$ XXXXXXX 1.00), the Grantor grants and releases to the Grantee all of the claims of the Grantor upon the land located in the City of Pleasantville County of Atlantic and State of New Jersey, specifically described as follows:

Description of Land BEGINNING at a point in the westerly line of Lyons Court (50 feet wide) said point being distant 100.00 feet south of the southerly line of Verona Avenue (80 feet wide) when measured in and along the aforesaid westerly line of Lyons Court, and extending from said beginning point, thence

- (1) South 26 degrees 19 minutes 41 seconds West, in and along the westerly line of Lyons Court, distance 6760.00 feet to a point; thence
- (2) North 63 degrees 40 minutes 19 seconds West, parallel with Verona Avenue, a distance of 100.00 feet to a point thence
- (3) North 26 degrees 19 minutes 41 seconds East, parallel with Lyons Court, a distance of 60.00 feet to a point; thence
- (4) South 63 degrees 40 minutes 19 seconds East, parallel with Verona Avenue, a distance of 100.00 feet to the point and place of BEGINNING,

BEING Lot 6 Block 260 as shown on the current official tax map for the City of Pleasantville
COMMONLY known as 207 Lyons Court

Consideration : \$ 1.00 Receipt Code: E

County	State	F.P.R.F.	Total
00	00	0.00	0.00
Date: 05/31/1996			

Municipal Lot
and Block or
Account Number

The land is now designated as Lot 260
on the municipal tax map (or as Account No.).

*Check box
if applicable*

☐ No property tax identification number for the land is available at the
time of this conveyance.

Receipt of
Consideration

The Grantor has received the full payment from the Grantee.

Signature of
Grantor

The Grantor signs this Deed on the first date above. If the Grantor is
a corporation this Deed is signed by its corporate officers and its corporate
seal is affixed.

Signed, sealed and delivered in
the presence of or attested by:

Brian J. Adams
BRIAN J. ADAMS



Michael C. Stoklos
MICHAEL C. STOKLOS
NOTARY PUBLIC FOR NEW JERSEY
My Commission Expires April 24, 1997

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

State of New Jersey, County of

I am a
an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment below to certify that it was made
before me.

On May 6, 1996 Brian J. Adams
appeared before me in person. (If more than one person appears, the words "this person" shall include all persons named who appeared
before the officer and made the acknowledgment.) I am satisfied that this person is the person named in and who signed this Deed.
This person acknowledged signing, sealing and delivering the Deed as this person's act and deed for the uses and purposes expressed
in the Deed.
This person also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced
by this Deed, as such consideration is defined in P.L. 1968, c. 49, §1(c), is \$.

Michael C. Stoklos
MICHAEL C. STOKLOS
NOTARY PUBLIC FOR NEW JERSEY
My Commission Expires April 24, 1997

CORPORATE PROOF BY THE SUBSCRIBING WITNESS

State of New Jersey, County of

I am a
an officer authorized to take acknowledgments and proofs in this State.

On May 6, 1996
(from now on called the "Witness") appeared before me in person. The Witness was duly sworn, by me according to law under oath and
sworn and proved to my satisfaction that:

1. The Witness is the
Secretary of the Corporation which is the Grantor in this Deed.

2. The Witness is the
the officer who signed this Deed, is the
President
of the Corporation (from now on called the "Corporation Officer").

3. The making, signing, sealing, and delivery of this Deed have been duly authorized by a proper resolution of the Board of
Directors of the Corporation.
4. The Witness knows the corporate seal of the Corporation. The seal affixed to this Deed is the corporate seal of the Corpora-
tion. The seal was affixed to the Deed by the Corporation Officer. The Corporation Officer signed and delivered this Deed as and for the
said seal of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness.
The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty
evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, §1(c), is \$.

Sworn to and signed before me on the date written above.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(C. 49, P.L. 1968)
OR
PARTIAL EXEMPTION
(C. 176, P.L. 1972)

To Be Recorded With Deed Pursuant to C. 49, P.L. 1968, as amended by C. 226, P.L. 1986 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF ATLANTIC } ss.
COUNTY OF ATLANTIC }

County State E.P.L.P. Total
a. 00 0.00 0.00 0.00
city b. 00/21/1995 0.00

This symbol "C" is to indicate that the fee is entirely for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deposant JOHN J. DEAN (Name), being duly sworn according to law upon his/her oath deposes and

says that he/she is the Grantor in a deed dated 4/25/96

transferring real property identified as Block No. 2102 Lot No. 6

located at BRUNNEN PURCHASE H.S. 0822 (Street Address, Municipality, County)

(2) CONSIDERATION (See Instruction #8) and annexed hereto.

Deposant states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire consideration paid or to be paid for the transfer of title to the lands, tenements and other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 20,000

(3) FULL EXEMPTION FROM FEE

Deposant claims that this deed transaction is fully exempt from the realty transfer fee imposed by C. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

GRANDPARENT (C.S. TRANSFER)

Deposant claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by C. 176, P.L. 1972 for the following reason(s): void claim to partial exemption. (See Instructions 8 and 9.)

A. SENIOR CITIZEN (See Instruction #8)

☐ Grantor(s) 62 yrs. of age or over. ☐ Owned and occupied by grantor(s) at time of sale. ☐ No joint owners other than spouse or other qualified exempt owners.

B. BLIND (See Instruction #8)

☐ Grantor(s) legally blind. ☐ Disabled (See Instruction #8) ☐ Grantor(s) permanently and totally disabled. ☐ One or two-family residential premises. ☐ Owned and occupied by grantor(s) at time of sale. ☐ Receiving disability payments. ☐ No joint owners other than spouse or other qualified exempt owners. ☐ Not gainfully employed. ☐ No joint owners other than spouse or other qualified exempt owners.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)

☐ Affordable According to HUD Standards. ☐ Reserved for Occupancy. ☐ Meets Income Requirements of Region. ☐ Subject to Resale Controls.

D. NEW CONSTRUCTION (See Instruction #8)

☐ Entirely new improvement. ☐ Not previously used for any purpose.

Deposant makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of C. 49, P.L. 1968.

Subscribed and Sworn to before me this

day of May, 1996

BEVERLY J. DEAN Name of Deposant

2075 CROOK CT Address of Deposant

ATLANTIC County

2102 Deed Number

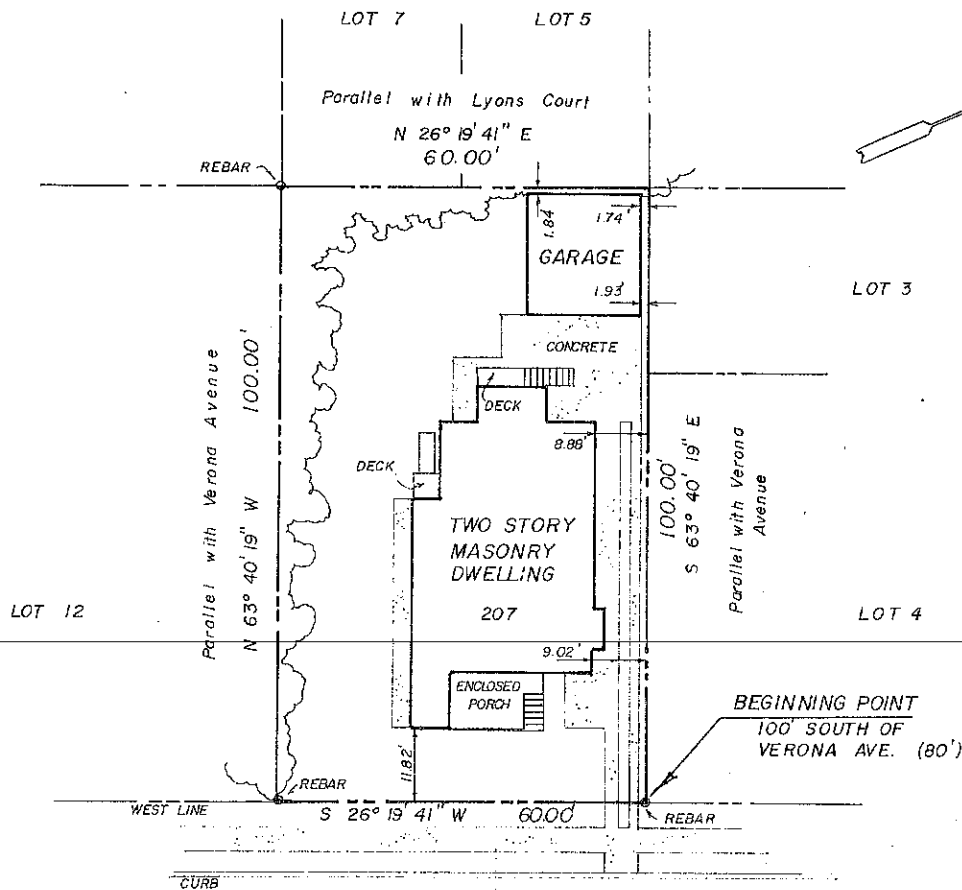
4/25/96 Date Recorded

313192 Page

FOR OFFICIAL USE ONLY

IMPORTANT-BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

WHITE AND YELLOW COPIES MUST BE SUBD WITH DEED TO COUNTY RECORDING OFFICER



LYONS COURT
(50')

PROPERTY SURVEY

SITUATE IN CITY OF PLEASANTVILLE
BEING BLOCK 260 LOT 6
ATLANTIC COUNTY N.J.

SURVEY NOTES

1. SUBJECT PROPERTY LIES IN F.I.A. FIRM ZONE A-B AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS COMMUNITY
2. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 6000 SQUARE FEET
3. PERMANENT MARKERS HAVE BEEN WAIVED AS PER WRITTEN CONTRACT WITH CLIENT.
4. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES

5. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, UNDERGROUND IMPROVEMENTS, EASEMENTS OR PROPERTY LINE AGREEMENTS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN
6. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING REGULATIONS ADOPTED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. ONLY COPIES MADE FROM THE ORIGINAL SURVEY PLAN AND MARKED WITH THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED AS TRUE COPIES. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY DOCUMENT ARE ILLEGAL
7. THE ILLUSTRATION OF RIPARIAN CLAIMS OR REGULATED WETLANDS, IF ANY, AFFECTING SUBJECT PROPERTY ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT

CERTIFIED TO CLIFFORD ADAMS, JR. CONGRESS TITLE CORPORATION AND COLLECTIVE FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS

In consideration of the fee paid for making this survey I hereby certify and guarantee its accuracy except as to such easement if any that may be located below the surface of the lands or on the surface of lands and not visible as an encumbrance for any insuror of Title to insure the Title to the lands and premises shown thereon

The certification is made only to above named parties for purchase and/or mortgage of herein delineated property by above named parties for purchaser. No responsibility or liability is assumed by the surveyor for use of this survey for any other purpose including but not limited to use of the survey for survey affidavit, resale of property or to any other person not listed in certification either directly or indirectly

ARTHUR W. PONZIO
N.J. LIC. 00242 DD 2005

ARTHUR W. PONZIO CO. & ASSOCIATES

SURVEYING-ENGINEERING-PLANNING

400 NORTH DOVER AVENUE
ATLANTIC CITY, N.J. 08401

PHONE (609) 344-8194

DATE: 5-10-91
SCALE: 1" = 20'

BY: SLS
PROJ. NO.: 16 265