

Case # BA 22-09

Received: **RECEIVED**
DEC 09 2022

WARREN TOWNSHIP BOARD OF ADJUSTMENT BOARD OF ADJUSTMENT
APPLICATION FOR MINOR SUBDIVISION

Application is hereby made for minor subdivision to be located in the R-20(V) - Residential zone(s).

1. Applicant's Name Daniela Calabrese Phone 908-642-6300 Fax: _____
Address 10 Darcy Drive, Branchburg, New Jersey 08876

2. Owner's Name Same as Applicant Phone _____ Fax: _____
Address _____

3. Attorney's Name: Richard M. Sasso, Esq. Phone 908-756-0480 Fax: 908-755-5229
Firm and Address 31 Mountain Blvd., Bldg. W, Warren, New Jersey 07059

4. Name and address of person preparing plans P.E. Phone 732-805-3979 Fax: 732-805-3978
Profession _____
Name Catherine A. Mueller, P.E. (Page-Mueller Engineering Consultants, PC)
Address P.O. Box 4619, Warren, New Jersey 07059

5. Location of Subdivision 4 Hemlock Circle
(STREET NUMBER AND NAME)
87.03 5.04 0.985 acres
(TAX MAP BLOCK) (LOT NUMBER(S)) (TOTAL AREA OF ACREAGE)

6. Number of Proposed lots Two (2)

7. List any zoning variance(s) required and if so, in addition, attach hereto as a separate rider your factual basis and legal theory for relief sought:
Min. Lot Width 100' Required; 69.56' Proposed Lot B; 100.00' Proposed Lot A
Max. Floor Area Ratio 0.125 Required; 0.142 Proposed Lot B; 0.142 Proposed Lot A

8. Deed restrictions that apply or are contemplated (if no restrictions, state "NONE", if "YES" attach copy):
None

9. Development plans _____
a. Sell lots only? (yes or no) no Construction of houses for sale: (yes or no) yes
b. Other Single-family home existing; single-family home to be constructed on new lot.

10. Briefly describe any prior or presently pending proceedings before the Warren Township Board of Adjustment or any other federal, state, or local board or agency involving the property which is the subject of this application.

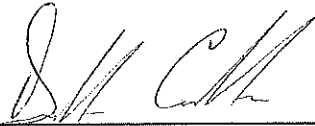
Applications to be filed, prior to commencement of construction, with the Somerset County

Planning Board, Warren Township Board of Health and Warren Township Sewer Authority.

11. List any other material accompanying this application, i.e. plans, drainage calculations, etc..

Minor Subdivision Plans of Page-Mueller Engineering Consultants; Survey of James P. Deady Surveyor, LLC;

Environmental Assessment Report of Page-Mueller Engineering Consultants



Applicant's Signature
Daniela Calabrese

12/8/2022
Date

CONSENT OF OWNER IF OTHER THAN APPLICANT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LOT OR TRACT DESCRIBED IN THE FOREGOING APPLICATION, HEREBY CONSENT TO THE MAKING OF THIS APPLICATION AND THE APPROVAL OF THE PLANS SUBMITTED HEREWITH.

DATE _____

Owner

WITNESS: _____

Owner

Owner

DATE Received: _____
BA 2209
RECEIVED
FEB 09 2022
BOARD OF ADJUSTMENT

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE, APPEAL OR INTERPRETATION**

Name of Applicant: DANIELA CALABRESE Phone #: 908-642-6300

Address: 10 Darcy Drive, Branchburg, New Jersey 08876

Owner's Name: Same as Applicant Phone #: _____

Address: _____

Attorney's Name: Richard M. Sasso, Esq. Phone #: 908-756-0480

Firm & Address: 31 Mountain Blvd., Bldg. W, Warren, New Jersey 07059

Name & Address of person preparing plans: P.E. Phone#: 732-805-3979
(Profession)

Name: Catherine A. Mueller of Page-Mueller Engineering Consultants, P.C.

Address: P.O. Box 4619, Warren, New Jersey 07059

Name and Address of Intended witness: (List additional names on rider)

Daniela Calabrese, Applicant Phone #: _____

Catherina A. Mueller, P.E. Phone #: 732-805-3979

Location of Property: 4 Hemlock Circle

87.03 5.04 R-20(V) 0.985 acres
(Tax Map Block) *(Lot)* *(Zone)* *(Total Area of Acreage)*

Total Square Footage of Building: _____ Total Square Footage of Lot: 42,901

Number of Stories: 2

List any zoning variances known, design standard exceptions or waivers required: and attach as a separate rider, you factual basis and legal theory for the relief sought. If an appeal or interpretation is involved set forth on the rider the reasons why the relief you are seeking should be granted.

Min. Lot Width 100' Required; 69.56' Proposed Lot B; 100.00' Proposed Lot A

Max. Floor Area Ratio 0.125 Required; 0.142 Proposed Lot B; 0.142 Proposed Lot A

Deed restriction that apply or are contemplated (If no restrictions, circle "NONE", if "YES") Attach copy.

_____ Change in Occupancy, Utilizing Existing Facilities

_____ Addition(s) or Expansions of Existing Facilities

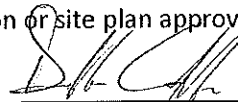
_____ All New Construction

_____ Site Work Only

Present or Previous Use: Existing single-family residence.
Proposed Use: Applicant proposes to construct a single-family residence on the newly created lot.

Briefly describe and prior or presently pending proceedings before the Warren Township Zoning/Planning Board or any other Federal, State or Local Board or Agency involving the property which is subject to this application.
Applications to be filed, prior to commencement of construction, with the Somerset County Planning Board, Warren Township Board of Health and Warren Township Sewer Authority.

If applicable, attach completed application forms for subdivision or site plan approval.


Signature of Applicant(s)
DANIELA CALABRESE
Date
12/8/2022

Consent of Owner(s) if other than applicant

I (we) the undersigned being the owners of the lot or tract described in the forgoing application hereby consent to the making of this application and the approval of the plans submitted herewith.

Date: _____

(Title or office if corporation or partnership)

Do not write below this line-for official use only

Class of Approval Requested
_____ (a) Appeal
_____ (b) Interpretation
_____ © Bulk Variance
_____ (d) Use Variance