

Township of Washington Bergen County, New Jersey Zoning Board of Adjustment

Page 6 of 14

APPLICATION FOR VARIANCE

Form B, Page 1

Date Received _____

Date of Hearing _____

Action _____

To The Members of the Zoning Board of Adjustment:

In the matter of the petition of Lorraine Rubino
requesting relief from the strict application of the provisions of the Zoning Ordinance of
the Township of Washington,

1. Address 397 Fern Street, Township of Washington, New Jersey 07676

Block 4308 Lot 19 & 50 Zone B

Current Use Residential

Applicant is the (circle one)

owner

occupant

contract occupant/purchaser

Applicant is (circle one)

An individual

a corporation

a partnership

Disclosure Statement:

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. Any corporation or a partnership which owns more than 10% interest in an applicant corporation or partnership also must disclose the names and addresses of the stockholder and partners exceeding 10% ownership.

Name	Address	Percentage of Interest
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Township of Washington
Bergen County, New Jersey
Zoning Board of Adjustment**

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APPLICATION FOR VARIANCE

Form B, Page 2

Name of Owner Lorraine Rubino

Address 403 Fern Street, Township of Washington, New Jersey 07676

Tel. Number 201-851-8082 Alt Number _____

Name of Applicant (if not the owner) _____

Address _____

Tel. Number _____ Alt Number _____

2. Indicate the particular section of the Land Use Law (N.J.S.A. 40:55D-70) under which this application is made:

_____ N.J.S.A. 40:55D-70a – Appeal Decision of Administrative Officer

_____ N.J.S.A. 40:55D-70b – Interpret Map Ordinance or Special Question

_____ N.J.S.A. 40:55D-70c(1) – Seek Variance for Hardship

_____ N.J.S.A. 40:55D-70c(2) – Seek Variance Advance Purposes of Land Use Law

_____ N.J.S.A. 40:55D-70d(1) – Permit a Use

_____ N.J.S.A. 40:55D-70d(2) – Expand a Nonconforming Use

_____ N.J.S.A. 40:55D-70d(3) – Deviate from a Condition in a Permitted Use

_____ N.J.S.A. 40:55D-70d(4) – Increase in Permitted Floor Area Ratio

_____ N.J.S.A. 40:55D-70d(5) – Increase in Permitted Density

_____ N.J.S.A. 40:55D-70d(6) – Height of a Principal Structure Exceeds by 10 feet or 10% Maximum Height Permitted

_____ N.J.S.A. 40:55D-34 – Issuance of a Permit for Structure in a Bed of a Mapped Street

_____ N.J.S.A. 40:55D-35 – Direct Issuance of a Permit for a Lot Lacking Street Frontage

Present use of the property: Residential

**Township of Washington
Bergen County, New Jersey
Zoning Board of Adjustment**

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APPLICATION FOR VARIANCE

Form B, Page 3

Explain in detail the exact nature of the application and changes to be made to the property, including the proposed use of the property.

See Addendum #1

If the application is under N.J.S.A. 40:55D-70c(1) what are the exceptional difficulties or undue hardship relating to the property upon which a variance is requested?

See Addendum #1

If the application is under N.J.S.A. 40:55D-70c(2) what are the purposes of the Municipal Land Use Law that would be advanced by granting the variance?

See Addendum #1

If the application is under N.J.S.A. 40:55D-70d(1) through (6), explain in detail the special reasons for which the variance is being requested?

See Addendum #1

If this is an application under N.J.S.A. 40:55D-70d and the applicant is also requesting a site plan or subdivision, then the applicant must complete and submit an application from the Township Planning Board for the site plan or subdivision together with the required plans, in accordance with the Township ordinances for site plan and subdivisions.

Township of Washington Bergen County, New Jersey Zoning Board of Adjustment

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3. Please fill out the following information concerning the property:

Item	Permitted	Section #	Existing	Proposed
Zone Use				
Minimum Lot Size (sq. ft.)	7,500 s.f.		7,500 s.f.	No change
Minimum Width of Lot				
Maximum Coverage	20%		+/- 16% (pre-demo)	20.0%
Minimum Front Yard Set Back	20.0 ft.		34.96 ft (pre-demo)	25.0 ft.
Minimum Side Yard (left)	10.0 ft.		9.90 N (pre-demo)	10.0 ft. N
Minimum Side Yard (right)	10.0 ft.		9.80 S (pre-demo)	10.0 ft. S
Minimum Rear Yard				
Maximum Height of Building	16.7 ft. 2&1/2 Stories		+/- 22.3 ft (pre-demo)	31.0 ft.
Parking (If Applicable)	Min: 500 s.f., 1 Car		1 Car (pre-demo)	1 Car, +/- 264 s.f.
Maximum Size (free standing sign)				
Maximum Height (free standing sign)				
Maximum Area (Wall Sign)				
Accessory (Circle Applicable) Pool Shed Cabana Fence				
Other Maximum Impervious Surface Coverage	30.0%		+/- 40.2% (pre-demo)	30.47%

4. To the best of your knowledge, has any request for a variance been granted or denied for these premises? No

If yes, please attach a copy of the resolution.

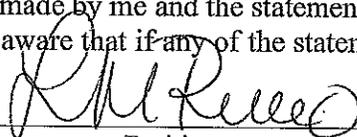
5. Set forth the facts showing why the variance relief can be granted without substantial detriment to the public good and why granting the variance will not substantially impair the intent and purpose of the zoning plan and zoning ordinance.

6. Has the Zoning Officer examined the plans for the proposed building and refused permission? Yes. (To be updated based upon Applicant's acquisition of Lot 50, Block 4308 and the revised plans.)
If yes, attach a copy of the letter of denial.

7. SITE PLAN OR DUBDIVISION WITH A USE VARIANCE. The applicant must submit fifteen (15) copies of each of the following:

- a. Complete set of plans of any proposed building alteration
- b. 200 foot radius map showing size of plot, bounding streets and all properties within 200 feet of each boundary with block and lot numbers and names of owners.
- c. Architectural plans or equivalent
- d. All plans must be sealed by a licensed architect or engineer.

I hereby certify that the above statements made by me and the statements contained in the papers submitted herewith are true. I am aware that if any of the statements are willfully false, I am subject to punishment.



 Petitioner

ADDENDUM #1

Explain in detail the exact nature of the application and changes to be made to the property, including the proposed use of the property.

The applicant proposes to re-develop this property by constructing a new 2 1/2 Story, 2,669 s.f., single-family dwelling with a 17'-0" x 6'-0" Open Covered Porch along the northerly portion of the front elevation of the dwelling and an attached (basement level) front-loading, one-car garage. The applicant requires variances for the following: (1) a preexisting nonconforming condition which allows the street frontage to only reach 50ft instead of the required 75 ft; (2) the proposed structure will be 31.0 ft high which is greater than the 16.7 foot limit; (3) a one-car garage that will be approx. 264 s.f. which is smaller than the 500 s.f. requirement; and (4) the impervious surface coverage of the proposed plan (30.47%) will slightly exceed the maximum of 30%.

If the application is under N.J.S.A. 40:55D-70c(1) what are the exceptional difficulties or undue hardship relating to the property upon which a variance is requested?

Due to the current zoning on the subject lot, applicant is unable to design a residential home that would conform to the aesthetic standards of the homes around it. The current zone allows only a maximum building height of 16.7 which is too short for a 2 and 1/2 story home. The house that was previously situated on this lot had a building height of 22.3 feet and was considered a non-conforming structure. A height restriction of only 16.7 ft puts undue hardship on the owner to design a home that promotes a desirable visual environment in accordance with the homes around it.

The street frontage being only 50ft is a preexisting nonconforming condition which exists to maintain the overall quality of the neighborhood. Adjusting the frontage would be potentially burdensome to neighbors.

The garage variance is requested to allow the permissible minimum of 500 s.f. to be adjusted so the owner can design a house that conforms to the aesthetic standards of the neighboring properties. Requiring the owner to build a larger garage will be superfluous and burdensome.

If the application is under N.J.S.A. 40:55D-70c(2) what are the purposes of the Municipal Land Use Law that would be advanced by granting the variance?

Granting the variances would encourage the appropriate use and development of this land. It would also promote a desirable visual environment through creative development techniques and good civic design and arrangement. Lastly, it would serve to provide adequate light, air and open space on the lot.

If the application is under N.J.S.A. 40:55D-70d(1) through (6), explain in detail the special reasons for which the variance is being requested?

The proposed design provides for a building thirty-one (31) feet high. The current zone only allows for a 16.7 ft. building. As such, the proposed design requires a variance pursuant to N.J.S.A. 40:55D-70d(6), which states that a variance shall be granted (with an affirmative vote of at least five board members) to permit a height of a principle structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure. Additionally, there is a preexisting nonconforming condition: the street frontage of the lot is only 50ft long. The completed structure should be considered a nonconforming structure as the previous house on the same lot was.

Zoning



TOWNSHIP OF WASHINGTON

OFFICE OF THE TAX ASSESSOR
350 HUDSON AVENUE, TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NJ 07676
TELEPHONE 201-664-1292 fax 201-664-8281

August 3, 2020

Mr. Joseph L. Mecca, Jr, Esq.
87 South Fairview Ave
Paramus, NJ 07652

Re: Block: 4308; Lot: 19 & 50

Dear Mr. Mecca:

This is to certify that the attached list includes all the owners of property within 200 feet of the above block and lot within the Township of Washington only.

Utilities within the Township of Washington that must be notified:

Suez Water
200 Lake Shore Dr
Haworth, NJ 07641

Cablevision
40 Potash Road
Oakland, NJ 07436-1831

Public Service Electric and Gas
214 Hudson Street
Hackensack, NJ 07602

NJ Highway Authority Parkway
King Georges Road
Woodbridge, NJ 07095

Verizon
P.O. Box 4833
Trenton, NJ 08650

Public Service Electric and Gas
750 Walnut St
Cranford, NJ 07016

Recorded and signed,

Murty Arisetty

Murty Arisetty, CTA
Tax Assessor, Township of Washington
Washington Twp., NJ 07676
201 664 1292

Fee: \$10.00
CC: Zoning Board

OWNER & ADDRESS REPORT

WASHINGTON TWP

BLOCK: 4308; LOTS: 19 & 50(397 FERN STREET)
AUGUST 3, 2020

08/03/20 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4306	11		2	MINTZ, YONATAN E & OSHLINSKY, JULIE 385 BEECH STREET TWP OF WASHINGTON, NJ 07676	385 BEECH ST	
4306	15		15C	TOWNSHIP OF WASHINGTON 350 HUDSON AVE TWP OF WASHINGTON, NJ 07676	BEECH ST	
4306	16		2	ROBBINS, MICHAEL & ASHLEY 395 BEECH ST TWP OF WASHINGTON, NJ 07676	395 BEECH ST	
4306	20		2	BULDO, JOSEPH & LORRAINE A 399 BEECH ST TWP OF WASHINGTON, NJ 07676	399 BEECH ST	
4306	22		2	COLLIS, EDMUND & GAIL 745 WAYNE PL TWP OF WASHINGTON, NJ 07676	405 BEECH ST	
4306	24		2	GIORDANO, MICHELLE & CHRIS 409 BEECH ST TWP OF WASHINGTON, NJ 07676	409 BEECH ST	
4306	41		2	RENEAU, LAURA 386 FERN ST TWP OF WASHINGTON, NJ 07676	386 FERN ST	
4306	44		2	MANDERANO, ANTHONY TRSTE 8-17 HENDERSON BLVD FAIR LAWN, NJ 07410	390 FERN ST	
4306	48		2	CLIFFORD, CAROLINE & MICHAEL 398 FERN STREET WASHINGTON TOWNSHIP, NJ 07676	398 FERN ST	
4306	51		2	MURPHY, JOHN 402 FERN ST TWP OF WASHINGTON, NJ 07676	402 FERN ST	
4306	54		2	MARRERO, RICARDO & LUCY 412 FERN ST TWP OF WASHINGTON, NJ 07676	412 FERN ST	
4306	57		2	METZGER, CYNTHIA 416 FERN ST TWP OF WASHINGTON, NJ 07676	416 FERN ST	
4308	10		2	WALL III, THOMAS E & ELIZABETH C 383 FERN ST WASHINGTON TWP, NJ 07676	383 FERN ST	
4308	13		2	HOFFMAN, ERIC S & AMY B 387 FERN STREET WASHINGTON TWP, NJ 07676	387 FERN ST	
4308	16		2	LEONE, JOSEPH & LOZUPONE, J 393 FERN ST TWP OF WASHINGTON, NJ 07676	393 FERN ST	
4308	19		2	RUBINO, LORRAINE 403 FERN STREET WASHINGTON TWP, NJ 07676	397 FERN ST	
4308	21		2	RUBINO, LORRAINE 403 FERN STREET TWP OF WASHINGTON, NJ 07676	403 FERN ST	
4308	24		2	TOGNELLA, RAYMOND & TRACEY 409 FERN STREET WASHINGTON TWP, NJ 07676	409 FERN ST	
4308	27		2	BERZINS, LAIMONIS ARNOLD & BRIGIT 415 FERN ST TWP OF WASHINGTON, NJ 07676	415 FERN ST	

OWNER & ADDRESS REPORT

WASHINGTON TWP

BLOCK: 4308; LOTS: 19 & 50(397 FERN STREET)
AUGUST 3, 2020

08/03/20 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4308	41		2	MILO, ADAM J & DENISE M 384 WALNUT ST TWP OF WASHINGTON, NJ 07676	384 WALNUT ST	
4308	44		2	MORGAN, RACHEL 390 WALNUT ST TWP OF WASHINGTON, NJ 07676	390 WALNUT ST	
4308	47		2	BONIZZI, JOHN & MARIA A 392 WALNUT ST TWP OF WASHINGTON, NJ 07676	392 WALNUT ST	
4308	51		2	OPPENHEIM, ERIC & JANIS 404 WALNUT ST. TWP OF WASHINGTON, NJ 07676	404 WALNUT ST	
4308	54		2	SARNOSKI, KEVIN & DAWN 410 WALNUT STREET WASHINGTON TWP, NJ 07676	410 WALNUT ST	
4308	58		2	DEMPSEY, THOMAS & BARBARA 418 WALNUT ST TWP OF WASHINGTON, NJ 07676	418 WALNUT ST	
4310	10		2	MUSANO, LAURA 385 WALNUT ST WASHINGTON TWP, NJ 07676	385 WALNUT ST	
4310	13		2	PFLUEGER, MICHAEL & CAROLYN 387 WALNUT ST TWP OF WASHINGTON, NJ 07676	387 WALNUT ST	
4310	16		2	YAPAOLA, DANIEL & KIPP 389 WALNUT ST TWP OF WASHINGTON, NJ 07676	389 WALNUT ST	
4310	20		2	CLARK, JEFFREY & KELLY 403 WALNUT STREET WASHINGTON TOWNSHIP, NJ 07676	403 WALNUT ST	
4310	24		2	MYLES, STANLEY & MICHELE 409 WALNUT ST TWP OF WASHINGTON, NJ 07676	409 WALNUT ST	
4310	28		2	LACH, ANTHONY & MARY 415 WALNUT ST TWP OF WASHINGTON, NJ 07676	415 WALNUT ST	
4310	46		2	AGRUSTI, RICHARD L & JULIE A 392 HICKORY ST WASHINGTON TWP, NJ 07676	392 HICKORY ST	
4310	49		2	BOLOGH, IRA & BRIDGET 400 HICKORY STREET WESTWOOD, NJ 07675	400 HICKORY ST	
4310	52		2	CAVALLO, PETER & GREGORIO, M. 406 HICKORY ST TWP OF WASHINGTON, NJ 07676	406 HICKORY ST	
4310	55		2	ARGUDO-MORA, WALTER DAVID ETAL 412 HICKORY ST WASHINGTON TWP, NJ 07676	412 HICKORY ST	

ADDENDUM #2

OWNER & ADDRESS REPORT

WASHINGTON TWP

BLOCK: 4308; LOTS: 19 & 50(397 FERN STREET)
APRIL 6, 2020

04/06/20 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4308	11		2	HINTZ, YONATAN E & OSHLINSKY, JULIE 385 BEECH STREET TWP OF WASHINGTON, NJ 07676	385 BEECH ST	
4308	15		150	TOWNSHIP OF WASHINGTON 350 HUDSON AVE TWP OF WASHINGTON, NJ 07676	BEECH ST	
4308	16		2	ROBBINS, MICHAEL & ACHLEY 395 BEECH ST TWP OF WASHINGTON, NJ 07676	395 BEECH ST	
4308	20		2	GILLO, JOSEPH & LORRAINE A 399 BEECH ST TWP OF WASHINGTON, NJ 07676	399 BEECH ST	
4308	22		2	COLLIS, EDWARD & GAIL 745 WAYNE PL. TWP OF WASHINGTON, NJ 07676	405 BEECH ST	
4308	24		2	GIORDANO, MICHELLE & CHRIS 409 BEECH ST TWP OF WASHINGTON, NJ 07676	409 BEECH ST	
4308	41		2	RENEAU, LAURA 386 FERN ST TWP OF WASHINGTON, NJ 07676	386 FERN ST	
4308	44		2	MANDEHAND, ANTHONY TRISTE B-17 HENDERSON BLYD FAIR LAWN, NJ 07410	390 FERN ST	
4308	48		2	CLIFFORD, CAROLINE & MICHAEL 396 FERN STREET WASHINGTON TOWNSHIP, NJ 07676	398 FERN ST	
4308	51		2	MURPHY, JOHN 402 FERN ST TWP OF WASHINGTON, NJ 07676	402 FERN ST	
4308	54		2	MARBERD, RICARDO & LUCY 412 FERN ST TWP OF WASHINGTON, NJ 07676	412 FERN ST	
4308	57		2	WETZGER, CYNTHIA 416 FERN ST TWP OF WASHINGTON, NJ 07676	416 FERN ST	
4308	10		2	WALL III, THOMAS E & ELIZABETH C 383 FERN ST WASHINGTON TWP, NJ 07676	383 FERN ST	
4308	13		2	HOFFMAN, ERIC B & AMY B 387 FERN STREET WASHINGTON TWP, NJ 07676	387 FERN ST	
4308	16		2	LEONE, JOSEPH & LORIPONE, J 393 FERN ST TWP OF WASHINGTON, NJ 07676	393 FERN ST	
4308	19		2	RUBINO, LORRAINE 403 FERN STREET WASHINGTON TWP, NJ 07676	397 FERN ST	
4308	21		2	RUBINO, LORRAINE 403 FERN STREET TWP OF WASHINGTON, NJ 07676	403 FERN ST	
4308	24		2	TOANELLA, RAYMOND & TRACEY 409 FERN STREET WASHINGTON TWP, NJ 07676	409 FERN ST	
4308	27		2	BERZINS, LAIMONIS ARNOLD & BRIGIT 415 FERN ST TWP OF WASHINGTON, NJ 07676	415 FERN ST	

OWNER & ADDRESS REPORT

WASHINGTON TWP

BLOCK: 4300; LOTS: 19 & 50(397 FERN STREET)
APRIL 6, 2020

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Adj'l Lots
4300	41		2	MILG, ADAM J & DENISE M 384 WALNUT ST TWP OF WASHINGTON, NJ 07676	384 WALNUT ST	
4300	46		2	LEWISAN, RACHEL 390 WALNUT ST TWP OF WASHINGTON, NJ 07676	390 WALNUT ST	
4300	47		2	BORIZZI, JOHN & MARIA A 392 WALNUT ST TWP OF WASHINGTON, NJ 07676	392 WALNUT ST	
4300	51		2	OPPENHEIM, ERIC & JANIS 404 WALNUT ST TWP OF WASHINGTON, NJ 07676	404 WALNUT ST	
4300	54		2	BARNOKI, KEVIN & DANN 410 WALNUT STREET WASHINGTON TWP, NJ 07676	410 WALNUT ST	
4300	58		2	DENNEY, THOMAS & BARBARA 418 WALNUT ST TWP OF WASHINGTON, NJ 07676	418 WALNUT ST	
4310	10		2	MURANO, LAURA 385 WALNUT ST WASHINGTON TWP, NJ 07676	385 WALNUT ST	
4310	13		2	PFLUEGER, MICHAEL & CAROLYN 387 WALNUT ST TWP OF WASHINGTON, NJ 07676	387 WALNUT ST	
4310	16		2	YAPACLA, DANIEL & KOPP 389 WALNUT ST TWP OF WASHINGTON, NJ 07676	389 WALNUT ST	
4310	20		2	CLARK, JEFFREY & KELLY 403 WALNUT STREET WASHINGTON TOWNSHIP, NJ 07676	403 WALNUT ST	
4310	24		2	NYLES, STANLEY & MICHELE 409 WALNUT ST TWP OF WASHINGTON, NJ 07676	409 WALNUT ST	
4310	28		2	LACH, ANTHONY & MARY 415 WALNUT ST TWP OF WASHINGTON, NJ 07676	415 WALNUT ST	
4310	46		2	ABRUSSI, RICHARD L & JULIE A 382 HICKORY ST WASHINGTON TWP, NJ 07676	382 HICKORY ST	
4310	49		2	BOLOGH, IRA & BRIDGET 400 HICKORY STREET WESTWOOD, NJ 07675	400 HICKORY ST	
4310	52		2	CAVALLO, PETER & GREGORIO, M. 406 HICKORY ST TWP OF WASHINGTON, NJ 07676	406 HICKORY ST	
4310	55		2	ARECIDO-MORA, WALTER DAVID ETAL 412 HICKORY ST WASHINGTON TWP, NJ 07676	412 HICKORY ST	

ADDENDUM #3

**DESCRIPTION OF PROPERTY, PROPOSED TAX MAP LOT 19,01, Block 4308
(Deed Bearing System, as per adjacent deeds Bk. 8079, Pg. 5 AND Bk. 8140, Pg. 237.)**

**All that certain lot, parcel or tract of land situate and lying in the Township of Washington,
County of Bergen, State of New Jersey, and being more particularly described as follows:**

**Being known and designated as Lots 19, 20 and 50 in Block 22 as shown on a certain
filed map entitled "Map of Westwood Highlands, Township of Washington, Bergen Co.
N.J., Owned By Blockdel Realty Co. Inc." filed in the Bergen County Clerks Office on March
31, 1926 as Filed Map No. 2085**

**Also being know and designated as Lots 19 and 50 in Block 4308 as shown on the
current Tax Assessment Map of the Township of Washington, Bergen County, New Jersey,
sheet 20.**

**Beginning at a point, said point being distant 450.00 feet from the intersection formed by
the northerly right of way line of Lincoln Avenue (50 feet wide) and the easterly right of
way line of Fern Street (50 feet wide) and running thence:**

- 1) Along the easterly right of way line of Fern Street on a bearing of N04°41'23"E a
distance of 50.00 feet to a point, thence;**
- 2) On a bearing of S85°18'37"E a distance of 200.00 feet to the westerly right of way
line of Walnut Street, thence;**
- 3) Along the westerly right of way line of Walnut Street on a bearing of S04°41'23"W
a distance of 25.00 feet to a point, thence;**
- 4) On a bearing of N85°18'37"W a distance of 100.00 feet to a point, thence;**
- 5) On a bearing of S04°41'23"W a distance of 25.00 feet to a point, thence;**
- 6) On a bearing of N85°18'37"W a distance of 100.00 feet to a point in the easterly
right of way of Fern Street and the point or place of beginning.**

The above described parcel contains 7,500 S.F, 0.17218 Ac.

350 Hudson Avenue
Washington Township, NJ 07676

Phone: 201-666-8797

Township of Washington
County of Bergen

Tax Collector's Office

Memo

To: Zoning Official

From: Tax Collector's Office

Date: 8/11/12

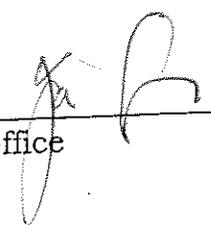
Owner: Robins

Address: 397 Fern

Block: 4308

Lot: 19 + 50

This is to confirm property taxes referenced above are paid to date.



Tax Office

TOWNSHIP OF WASHINGTON, BERGEN COUNTY
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

Pursuant to the provisions of the Municipal Code of the Township of Washington and the provisions of N.J.S.A. 40:55D-12, notice is hereby given that Lorraine Rubino, owner of the property commonly known as 397 Fern Street, Township of Washington, also known as Lots 19 & 50 in Block 4308 on the tax assessment map of the Township of Washington, located in the "Class B" Residential Zoning District, has filed an application with the Zoning Board of Adjustment of the Township of Washington seeking certain variance approval in connection with the constructing a new 2 1/2 Story, 2,669 square foot, single-family dwelling and an attached (basement level) front-loading, one-car garage. The applicant requires variances for the following:

(1) preexisting nonconforming conditions for the existing street frontage on Fern Street of 50 feet instead of the required 75 feet; and for the existing street frontage on Walnut Street of 25 feet instead of the required 75 feet; (2) A height variance pursuant to N.J.S.A. 40:55-70d (6) as the proposed structure will be 31.0 feet high (2 ½ stories) instead of the required 16.7 feet (for conditional uses, the maximum height permitted is reduced by a percentage equal to the street frontage of the lot divided by the street frontage otherwise required as per Washington Township Zoning Code section 580-95C); (3) A variance per Washington Township Zoning Code section 580-84-D for a one-car garage that will be approx. 264 square feet where a minimum of 500 square feet is required; and (4) a variance per Washington Township Zoning Code section 580-95B for impervious surface coverage of 30.47% where a maximum of 30% is permitted. In addition to the foregoing, the Applicant will also seek approval for any and all other variances, exceptions, waivers and other incidental relief that may be required.

A virtual public hearing with respect to this application has been scheduled for **Tuesday, August 18, 2020, at 7:30PM**, at which time members of the public, either directly or through their attorney, may join the meeting via Zoom from a computer, laptop, smartphone, or tablet by going to the following website: Please click the link below to join the meeting:

<https://zoom.us/j/94060834562?pwd=QUFrT1RmWHRLMkFNSTFFbzgxV0dpZz09>

Passcode: 315817. Members of the public may also dial into the virtual meeting by calling (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 940 6083 4562

Passcode: 315817. International numbers available: <https://zoom.us/u/adZEhM21XT>

The Zoom app can be installed on a computer, laptop, smartphone, or tablet by going to the following website: <https://zoom.us>. At the time of the public hearing whether by phone or virtual connection, members of the public will have the opportunity to ask questions and make comments concerning the Application. The aforesaid instructions for accessing the public hearing have been provided by the Zoning Board of Adjustment and its representatives.

Per the advice of the Board Secretary, a copy of the application and related documents may be inspected/obtained by requesting a copy in advance of the meeting by contacting the Secretary of the Zoning Board of Adjustment at 201-666-1463 during the following days and times: Monday, Wednesday & Thursday 8:30 am – 3:30 pm. In addition, the application and related documents are available for viewing on the Zoning Board Applications 2020 webpage of the Township of Washington website which can be found at:

<https://www.twpofwashington.us/page/180006394/180121126/ZB-Applications-2020>.

Joseph L. Mecca, Jr, Attorney for Applicant