



KICZEK & KAPISH, L.L.C.
ATTORNEYS AT LAW
KICZEKLAW.COM

226 Broadway
P.O. Box 418
Long Branch, New Jersey 07740
Telephone: (732) 229-0008 / Fax: (732) 229-0044

707 Broadway
Bayonne, New Jersey 07002
Telephone: (201) 437-8787 / Fax: (201) 437-2329

LEONARD P. KICZEK
Member N.J. & N.Y. Bar
Diplomate N.J. Municipal Law
Email: lpkiczek@kiczeklaw.com

PAUL KAPISH
Member N.J. Bar
Email: paul@kiczeklaw.com

ANTHONY J. GEREMONTE
Member N.J. & N.Y. Bar
Email: anthony@kiczeklaw.com

October 4, 2024

Neptune Township Board of Adjustment
2201 Heck Avenue
Neptune, New Jersey 07753

Re: 1010 Old Corlies Avenue (Block 4302 Lot 3), Subdivision Application

Via Hand Delivery

Please be advised that our firm represents Syed Mehdi, applicant and owner of 1010 Old Corlies Avenue, Neptune, New Jersey in connection with the enclosed application.

Enclosed for completeness review please find twenty-five (25) copies of the Application, supporting documents including deed and subdivision plans/survey.

If you have any questions or comments, please contact me at your earliest convenience.

Thank you.

Very truly yours,

Paul Kapish

Paul Kapish

COMPLETENESS CHECKLIST for USE and/or BULK VARIANCES

§802B. Completeness Checklist for Use Variance and Bulk Variance Request. (Last revised by Ordinance No. 13-17.)

Prior to the issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

- | C | I | N/A | W* | |
|---|--------------------------|-------------------------------------|--------------------------|---|
| [C = Complete I = Incomplete N/A = Not Applicable W = Waiver Requested*] | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Twenty-five (25) copies of completed and signed application form, which must include the following: |
| | | | | <input type="checkbox"/> Applicant's name, address, telephone number, facsimile number and e-mail address. |
| | | | | <input type="checkbox"/> Property Owner's name, address, telephone number, facsimile number and e-mail address. |
| | | | | <input type="checkbox"/> Applicant's interest in the property. |
| | | | | <input type="checkbox"/> Name, address, telephone number, facsimile number and e-mail address of the Applicant's attorney (if represented), and any and all other professional representatives. |
| | | | | <input type="checkbox"/> Street address of property under consideration. |
| | | | | <input type="checkbox"/> Tax Block and Lot numbers of property. |
| | | | | <input type="checkbox"/> Zoning District in which property is located. |
| | | | | <input type="checkbox"/> Description of the property. |
| | | | | <input type="checkbox"/> Description of the proposed development. |
| | | | | <input type="checkbox"/> Type of application (i.e., Use Variance or Bulk Variance). |
| | | | | <input type="checkbox"/> Identification of subject property's Special Flood Hazard Area Zone. |
| | | | | <input type="checkbox"/> Executed copy of "Authorization & Consent Form" Part C. |
| | | | | <input type="checkbox"/> Executed copy of "Certificate of Ownership" Part D, if applicable. |
| | | | | <input type="checkbox"/> Executed copy of "Certificate of Corporation/Partnership", if applicable. |
| | | | | <input type="checkbox"/> Verification of taxes paid (this will be further verified by the Administrative Officer). |
| | | | | <input type="checkbox"/> Executed copy of "Escrow Agreement" Part E. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) copies of the Zoning Permit denial. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Required plans, folded, no larger than 30" x 42". |
| PLEASE NOTE: Only folded plans will be accepted, and all submitted plans must be to scale. | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Five (5) copies of site plans/construction plans with initial submission and with each subsequent submission, for completeness review. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | c. Once the application is deemed complete, twenty (20) additional full-sized paper site plans/construction plans, plus one (1) reduced-size paper copy of the plans (no larger than 11" x 17"), and one (1) CD containing the plans in .pdf format. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Six (6) copies of Tree Removal Application package in accordance with §525 (if applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Community Impact Statement (for Use Variance only). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Application Fee \$ <u>75</u> Escrow Deposit \$ <u>4500</u> in accordance with schedule. |
| PLEASE NOTE: Application Fee and Escrow Deposit must be paid in separate checks. | | | | |

*Any request for a waiver must include a written explanation for the request.

The information below roughly outlines the steps involved in processing an application for a Use and/or Bulk Variance:

After you submit your application, fees, and supporting documents, your application will be reviewed for completeness. At that time, you will receive notification advising you whether your application is “complete”. If your application is deemed “incomplete”, you will be asked to provide the additional information as outlined in the notification. If your application is deemed “complete”, you will receive a letter advising you of your scheduled hearing date.

When you receive your hearing letter, it will include further instructions regarding the process necessary to notify the public of your application, and the notice requirements for the newspaper.

PLEASE NOTE: It is helpful to the Board that you provide as much detailed information as possible regarding your proposal. Recent photographs of the entire structure/property, clearly showing front, sides and rear, are strongly suggested. In general, the Board can make its decision at the first meeting/hearing unless the Applicant has failed to provide sufficient information.

Once the Board has rendered a decision, a resolution will be prepared indicating the variance has been granted or denied; this resolution will be memorialized at the next scheduled meeting/hearing. Approximately two (2) to five (5) days after the memorialization of the resolution, it will be mailed to you or to your attorney (should you be represented by an attorney).

Following memorialization, you will be required to publish a “Notice of Decision” in the Township-approved newspaper – The Coaster, 111 Main Street, Asbury Park, NJ 07719. When placing your ad, you must request an “Affidavit of Publication”, the original “Affidavit of Publication” of your notice must be submitted to the Board Office once the Notice has been published.

Please be aware that any objector to your approval/denial has up to forty-five (45) days after your notice is published in the newspaper to file an appeal of the decision of the Board.

Please note that application fees are not refundable whether your application has been approved or denied; however, any unused portion of your escrow deposit will be refunded to you. A written request for such refund must be received by the Board Office in order to begin the refund process.

Should you have any questions or require assistance with the application process, please contact the Board Office either by phone (732-897-4162 .x. 204), or by email (kdickert@neptunetownship.org).

§ 1000 Application and Escrow Fees

A. **Fee schedule.** Every application for development shall be accompanied by a check payable to the municipality in accordance with the following schedule:

TABLE 10.1: APPLICATION FEES

Type of Application			Administrative Fee	
Appeals and Interpretations			\$100.00	
Appeal to Governing Body			\$250.00	
Conceptual/Informal Reviews			\$50.00	
Bulk Variances	Residential		\$100.00	
	Nonresidential		\$250.00 per variance	
Use Variances			\$750.00	
Conditional Use			\$500.00	
Subdivision	Minor		\$750.00	
	Major	Preliminary	\$750.00 plus \$75.00 per lot.	
		Final	\$500.00 plus \$40.00 per lot.	
Site Plan	Minor Site Plan		\$500.00	
	Major Site Plan	Residential	Prelim	\$750.00 plus \$60.00 per dwelling unit
			Final	50% of Preliminary
		Non-residential	Prelim	\$1,500.00 plus \$50.00 per acre, plus \$0.08 per square foot of proposed building area.
			Final	50% of preliminary
General Development Plan			\$2,000.00	
Certified List per MLUL 40:55D-12c.			\$10.00 or \$0.25/name, whichever is greater	
Special Meeting			\$1,500.00	
Resubmission or Revision Fee			\$100.00 or 40% of original fee, whichever is greater	
Tax Map Revisions			\$300.00 plus \$25.00 per lot or unit.	
Zone Change Request			\$250.00	
Appeal to the Township Committee			\$250.00	
Tree Removal Permit			For new residential building lots, \$25.00 dollars per tree, up to a maximum of \$300.00 per lot; For all other properties, \$25.00 per tree up to a maximum of \$600.00 for each acre.	
Zoning Permit			\$35.00	
Historic Preservation Commission Certificate of Appropriateness			\$10.00	
Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)			\$100.00 per use.	
Research Letter (from Administrative Officer)			\$75.00	
Extension of Approvals			\$250.00	
Soil Removal			\$100.00 per lot.	
Historic Preservation Commission Demolition (partial or total)			\$25.00	

TABLE 10.2: ESCROW FEES

Type of Application				Escrow
Appeals and Interpretations				\$750.00
Conceptual/Informal Board Review				\$750.00
Conceptual/Informal Technical Review				\$1,500.00
Bulk Variances	Residential			\$200.00
	Residential Requiring Engineering Review			\$750.00
	Nonresidential			\$1,250.00
Use Variances				\$1,500.00
Conditional Use				\$2,000.00
Subdivision	Minor			\$4,500.00
	Major	Preliminary		0-5 lots - \$4,500 6-24 lots - \$6,000 25-100 lots - \$8,000 101+ - \$10,000
		Final		50% of Preliminary
		Minor Site Plan		
Site Plan	Major Site Plan	Residential	Prelim	\$2,500.00 plus \$25.00 per dwelling unit
			Final	50% of preliminary
		Non-residential	Prelim	\$2,500.00 plus 0-5,000 sf - \$1,500.00 5,001-10,000 sf - \$3,500.00 10,001 - 25,000 sf - \$6,500.00 25,001-75,000 sf - \$8,500.00 75,000 sf + - \$10,000.00
			Final	50% of preliminary
	General Development Plan			
Certified List				None
Special Meeting				\$500.00
Resubmission or Revision Fee				40% of original fee.
Administrative Approval of Changes				\$500.00 per change.
Appeal to the Township Committee				None
Issuance of a Permit in Certain Areas				\$200.00
Tree Removal Permit				\$500.00
Zoning Permit/Certificate of Appropriateness				None
Historic Preservation Commission Demolition				\$1,800.00
Review of Architectural elevations by Township Architect (if required by Planning or Zoning Board Officials)				\$1,500.00
Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)				None
Extension of Approvals				\$1,000.00
Treatment Works Approval				\$500.00
Soil Removal				\$100.00 for review of an application by the Township Engineer and inspection of the site, plus \$0.05 per sq. foot of area disturbed due to the removal of soil
Plot Plan/Grading Plan and As-built Survey Review				\$750.00 per lot

B. Purpose of fees. The application charge is a flat fee to cover direct administrative expenses and is non-refundable. The escrow account is established to cover the costs of professional services including engineering, legal, planning and other expenses connected with the review of the submitted materials. In accordance with N.J.S.A. 40:55D-53 and N.J.S.A. 40:55D-53.1, sums not utilized in the review process shall be returned to the applicant upon written request. If additional sums are deemed necessary, the applicant shall be notified by certified mail or personal service of the required additional amount and shall add such sum to the escrow. Payment shall be due from the applicant within fifteen (15) days of receipt of the notice. If payment is not received within fifteen (15) days, the applicant shall be considered to be in default, and such default may be grounds for denial of the application.

C. More than one request. Where one application for development includes several approval requests, the sum of the individual required fees shall be paid.

D. Costs of review and inspection. Each applicant for subdivision or site plan approval shall agree in writing to pay all reasonable costs for professional review of the application, including costs incurred with any informal review of a concept plan which may have preceded the submission of a preliminary application. Additionally, each applicant shall agree in writing to pay all reasonable costs for the municipal inspection of the constructed improvements. All such costs for review and inspection must be paid before any construction permit is issued and all remaining costs must be paid in full before any occupancy issued or bonding is released.

E. Court reporter. If an applicant desires a court reporter, the cost of taking testimony and transcribing it and providing a copy of the transcript to the municipality shall be at the expense of the applicant who shall arrange for the reporter's attendance. The municipality provides for the tape recording of the proceedings before the Board.

F. Waiver of fees for affordable housing. Notwithstanding any other provision of this Ordinance, a waiver of municipal subdivision and site plan application fees, and zoning permit fees may be granted by the approving municipal agency for all housing units being provided by the applicant for low and moderate income families.

APPLICATION for USE and/or BULK VARIANCES

TYPE OF VARIANCE REQUESTED:

- Bulk Variance (front, side/rear setback, other) – Specify: Front Setback (preexisting non-conforming)
- Bulk Variance (lot coverage): _____
- Use Variance (proposal not permitted in zone): Two single family residential houses on one lot (preexisting)
- Appeal/Interpretation of Decision: _____
- Other - Specify: _____

1. Property Address: 1010 Old Corlies Avenue
2. Block: 4302 Lot: 3
3. Property is located in R-2 Zoning District, according to Neptune Township Land Development Ordinance.
4. Name of Applicant: Syed Mehdi
Mailing Address: 27 Cold Springs Road, Ocean, New Jersey 07712
Phone #: 732-588-8972 Fax #: _____ Cell #: _____
E-mail Address: _____
5. Name of Owner: Same as applicant
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
6. Interest of Applicant, if other than Owner: N/A
7. Name of Contact Person: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
8. Applicant's Attorney: Paul Kapish Company: KICZEK & KAPISH
Mailing Address: 226 Broadway, Long Branch, New Jersey 07740
Phone #: 732-229-0008 Fax #: _____ Cell #: _____
E-mail Address: paul@kiczeklaw.com
9. Applicant's Engineer: N/A Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
10. Applicant's Architect: N/A Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
11. Applicant's Surveyor: Anthony Maltese Company: American Layout & Land Survey LLC
Mailing Address: 922 Route 33, Suite 3, Freehold, New Jersey
Phone #: 844-787-8399 Fax #: _____ Cell #: _____
E-mail Address: anthonym@americansurveyors.us
12. Applicant's Planner: Christine A. Nazzaro-Cofone Company: COFONE CONSULTING GROUP LLC
Mailing Address: 125 Half Mile Road, Suite 200, Red Bank, New Jersey 07701
Phone #: 732-933-2715 Fax #: _____ Cell #: _____
E-mail Address: cofone@cofoneconsulting.com

DESCRIPTION OF PROPERTY (e.g., Single Family Dwelling, Commercial/Retail):

Existing use of property: Residential

Proposed use of property: Residential

Special Flood Hazard Area: N/A

PRINCIPAL USE: See Plans

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE			
LOT COVERAGE			
BUILDING COVERAGE			
BUILDING HEIGHT			
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK			

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

ACCESSORY (if applicable): N/A

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE			
LOT COVERAGE			
BUILDING COVERAGE			
BUILDING HEIGHT			
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK			

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

8. Have there been any previous applications to the Planning Board or Board of Adjustment involving these premises?

YES NO

If YES, please give date(s): _____

Result of decision: Approval - Expired

9. Justification/reason(s) for variance(s) requested. (Be as specific as possible; attach additional sheets if necessary.):

Front Yard Setback - preexisting non-conforming condition prior to applicant's ownership of the property application does not exacerbate the condition.

Use Variance - Two single family residential houses on one lot (pre-existing). See attached.

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

Syed Mehdi

(Insert Applicant's Name)

being of full age, being duly sworn according to

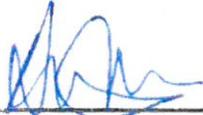
Law, on oath depose and says that all the above statements are true.


(Original Signature of Applicant to be Notarized)

Syed W. Mehdi
(Print Name of Applicant)

Sworn and subscribed before me this

09 day of July, 2024



Signature of Notary Public

DONNA M. MINASSIAN
Notary Public, State of New Jersey
Comm. # 50197961
My Commission Expires 6/16/2027

[NOTARY SEAL]

**OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER**

[Original signatures only - copies will not be accepted]

IN THE MATTER BEFORE THE _____

(Insert Planning Board or Zoning Board of Adjustment)

IN THE TOWNSHIP OF NEPTUNE, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, _____, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

_____ OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) _____ LOT(S) _____

ALSO KNOWN AS _____
(Insert physical address of the subject property)

I/WE AUTHORIZE _____
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF
NEPTUNE FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY
LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY
DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL
SHALL BE BINDING UPON ME/US AS IF SAID APPEAL HAS BEEN BROUGHT AND
PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

(Original Signature of Owner to be Notarized)

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

_____ day of _____, 20____

[NOTARY SEAL]

Signature of Notary Public

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 7/9/24 _____
Signature of Property Owner

STATEMENT FROM TAX COLLECTOR

Block _____ Lot _____
Property Location _____
Status of municipal taxes _____
Status of assessments for local improvements _____
Date: _____
Authorized Signature of Tax Collector

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Fees, Table 10.02 Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; applicant will be notified of any anticipated charges and the amount of the deposit required.

Payments shall be due within fifteen [15] days of receipt of the request for additional Escrow Funds. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of Neptune Township's Section 1000, Application and Escrow Fees and agree to all conditions listed.

Name of Applicant: Syed Mehdi
[please print]

Property Address: 1010 Old Carlies Avenue Block 4302 Lot 3

Applicant's Name: Syed Mehdi [Print Name] Syed Mehdi [Signature of Applicant]

Owner's Name: Syed Mehdi [Print Name] Syed Mehdi [Signature of Owner]

Date: 7/9/24

SYED W. MEHDI 06-07
27 COLD INDIAN SPRINGS RD.
OCEAN, NJ 07712

55-233/212

543

DATE 7/9/2024

PAY TO THE
ORDER OF

NEPTUNE TOWN SHIP
Seven hundred fifty

\$ 750

DOLLARS



Security Features
Included
Printed on Demand

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Application fee

Sumant

MP

⑆021202337⑆

74791901710543

SYED W. MEHDI 06-07
27 COLD INDIAN SPRINGS RD.
OCEAN, NJ 07712

55-233/212

542

DATE 7/9/2024

PAY TO THE
ORDER OF

NEPTUNE TOWN SHIP
four thousand five hundred

\$ 4500

DOLLARS



Security Features
Included
Printed on Demand

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Escrow

Sumant

MP

⑆021202337⑆

74791901710542

USE VARIANCE JUSTIFICATION/REASONS FOR VARIANCE REQUEST

Neptune Zoning Ordinance Section 411.05 states, "Unless otherwise specified in this Chapter, not more than one principal dwelling or principal building shall be permitted on one lot in any residential zone district." The property currently is one lot and contains two single family residential homes. The proposed property shall consist of two lots, one of which would contain the same two single family residential homes, and another which will be buildable in accordance with current zoning ordinances.

If the proposed variance is granted there would be no substantial detriment to the public good. The two single family residential homes already exist on one lot and would continue to exist on one lot. Therefore, if the variance were not granted the two single family residential homes would still exist on one lot. The additional lot will conform to current zoning requirements. Additionally, allowing the creation of a conforming lot does not overtly impact density in this situation. Any proposed construction to the empty lot could easily conform with current zoning requirements.

If the proposed variance is granted it would not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance. The two single family residential homes currently exist on one lot and would continue to exist on one lot within this R2 zone. The additional lot would be conforming with a buildable area to easily house construction in accordance with the Zone Plan and Zoning Ordinance and advance the purposes of the Master Plan In Neptune Township. There is no "additional use" being requested.

Special reasons exist to grant approval of this variance application. As stated, this is an existing use and situation. If the requested relief was not granted the use would still continue because there is already two single family residential homes on one lot. Allowing for the creation of a conforming lot does not overtly impact density in this situation. The buildable area on the new conforming lot allows for construction to be consistent with neighborhood and conforming to zoning ordinances. There would be no detriment to the neighborhood.

The Minimum Front Set Back will not change on the lot with two buildings, it is a preexisting non-conforming condition which will not be exacerbated. The new lot will be vacant and conforming.

STATEMENT OF THE APPLICANT

This is an application involving a bulk variance for minimum front yard setback and a use variance. The Applicant proposes to subdivide one oversized lot consisting of two single family homes into two lots.

The property in question is located at 1010 Old Corlies Avenue (Block 4302, Lot 3). The property is the shape of a trapezoid with frontage of 240 feet and a lot area of 36,615 square feet. The property consists of two – singly family homes which have existed on the property since prior to my ownership of the property.

The proposed application would not exacerbate either of the two pre-existing non-conforming issues. The new lot will be a conforming lot containing a buildable area to allow for any new construction to conform with all bulk standards.

Applicant's proposed plan will only serve to enhance the area. The proposed application conforms perfectly with the purposes of the local zoning ordinances and specifically this neighborhood. The requested variances are for pre-existing issues which are not exacerbated by the application.

Thank you.