

FOR OFFICIAL USE ONLY

Planning Board                       Zoning Board of Adjustment

Name of Application: \_\_\_\_\_ Docket Number: \_\_\_\_\_

**PART A**

**APPLICANT REQUESTS THE FOLLOWING:**

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site, building(s) and/or signage including the proposed use of the premises.

4 SEASON Sunroom - COMING OFF  
 BACK OF OUR HOUSE / KITCHEN

L - 16'  
 W - 12'  
 H - 11'

Identify the type of variance(s) requested. Check all that apply.

"C" Variance(s)

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment - N.J.S.A.. 40:55D-70.C(2)

"D" Variance(s):

- Use or principal structure in a district restricted against such use or principal structure - N.J.S.A.. 40:55D-70.D(1)
- Expansion of a nonconforming use - N.J.S.A.. 40:55D-70.D(2)
- Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A.. 40:55D-70. D(3)
- Increase in the permitted floor area ratio - N.J.S.A.. 40:55D-70.D(4)
- Increase in the permitted density - N.J.S.A.. 40:55D-70.D(5)
- Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A.. 40:55D-70.D(6)

December 2018

**FILE**

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P-04-20-00213

3 | Page

Identify requested variances from the requirements of the Franklin Township Land Development Ordinance:

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
§112-		
§112-		
§112-		
§112-		
§112		
§112		
§112-		

**PART B**

APPLICANT:  Individual  Partnership  Corporation

APPLICANT:  Owner  Applicant  Other \_\_\_\_\_

Name Constance Rossi  
Street Address 23 Hughes Rd. Apt./Ste/Unit # \_\_\_\_\_  
City Somerset State NJ Zip Code 08873  
Phone 908-420-6901 Fax 732-545-3811  
Email P510851@GMAIL.COM

OWNER (if different from Applicant):

Name \_\_\_\_\_  
Street Address \_\_\_\_\_ Apt./Ste/Unit # \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_

PART C

Note: "\*\*" indicates not required in association with signage variances

SUBJECT PROPERTY:

Block/s 399 Lot/s 7 Zone \_\_\_\_\_

Street Address 23 Hughes Rd.

City Somerset State VT Zip Code 08873

Approximate Site Size \* 110' x 136.5' Acres/ 15,015' Sq. ft.

Present use of the property, specify: primary residence

Proposed use of the property, specify: primary residence

Public water available: \*  Yes  No If not, proposed?  Yes  No

Public sanitary sewer available: \*  Yes  No If not, proposed?  Yes  No

Describe any off tract improvement required or proposed\* \_\_\_\_\_

Deed restrictions, covenants, easements, association by-laws:

Yes (Provide a copy)  No  Proposed (Must be submitted for review)

Does the applicant own any contiguous property? \*  Yes  No

If yes, state the address, block and lot of such property: \* \_\_\_\_\_

Has there been any previous appeal, request, or application to this or any other Township Boards involving this property?  Yes  No

If, yes, state type, docket number, the nature and date of such appeal: \_\_\_\_\_

How long has the present owner had title to this property? \* 20 years

Is the property under contract to be sold?  Yes  No

If yes, state the date of contract and name of the contract purchaser: \_\_\_\_\_

PART D

Identify if the application is proposed to be bifurcated (i.e., variances identified herein sought at this time with approval for other development approvals, such as subdivision and/or site plan approval, to be sought at a later date):  Yes  No

If not bifurcated, identify the associated development approvals sought at this time (check all that apply):

- Waiver of Site Plan
- Minor Site Plan
- Preliminary Site Plan
- Final Site Plan
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Conditional Use Approval
- Other(s) (Specify: \_\_\_\_\_)

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

If bifurcated, identify the nature of subsequent development approvals to be sought: \_\_\_\_\_

For signage variances indicate the following:

- Single Tenant Building
- Multiple Tenant Building

PART E

C Variance(s):

The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship under N.J.S.A.. 40:55D-70.C(1)

List in detail wherein this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situation uniquely affecting the property or the structures lawfully existing thereon.

Location to place Sunroom

Need variance no matter where we place Sunroom in BACK OF HOUSE

\_\_\_\_\_ and/or

The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment under N.J.S.A. 40:55D-70.C(2).

List in detail wherein this case conforms to this requirement:

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D Variance(s):

State why the property is particularly suitable for the proposed use, including any inherently beneficial conditions and/or any undue hardship, if any, showing that the property cannot reasonably be adapted to a conforming use:

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C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good.

location to place sunroom  
would need variance no matter where we  
place sunroom in back of house

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Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance.

see above

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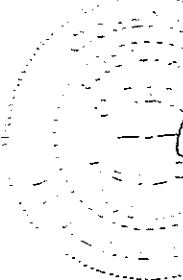
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PART H

APPLICANT'S CERTIFICATION

I, Constance Rossi, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 23 Hughes Rd. in the County of Pomerset and State of NJ, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 2 day of April, 2020  
  
[Signature]  
NOTARY PUBLIC

JOHANNA PIMENTEL  
Notary Public  
State of New Jersey  
My Commission Expires May 17, 2023  
I.D.# 2457854

Constance Rossi  
APPLICANT'S SIGNATURE

OWNER'S CERTIFICATION

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

I, \_\_\_\_\_, of full age, being duly sworn according to law and upon my oath depose that: I reside at \_\_\_\_\_ in the County of \_\_\_\_\_ and State of \_\_\_\_\_, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
OWNER'S SIGNATURE

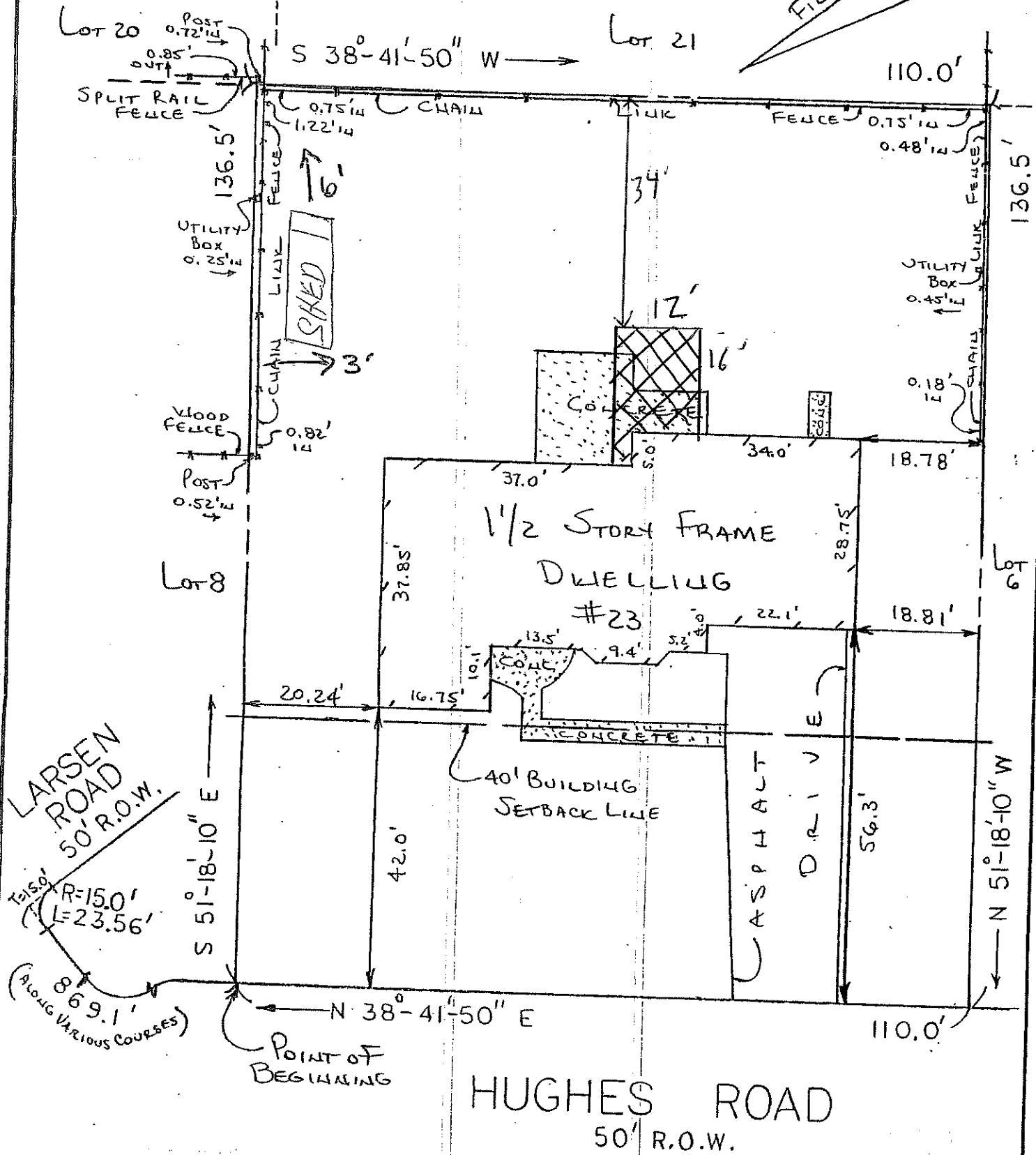
\_\_\_\_\_  
NOTARY PUBLIC

**THIS SURVEY CERTIFIED 1**

- 1) Anthony C. Rossi & Constance M. Rossi (H&W)
- 2) SIB Mortgage Corp., d/b/a/ Ivy Mortgage its successors and/or assigns
- 3) Investors Title Agency, Inc. IT-26681
- 4) Chicago Title Insurance Company.
- 5) Frank W. Boccippio, Jr., Esq.

NOTE: This property known as Lot 7 in Block 1045 on a map entitled "Map of Foxwood, Section 10".

Filed September 3, 1963  
Map No. 922



NOTE: 1) Waiver of setting corner markers obtained from "ultimate user" pursuant to the Board of Professional Engineers and Land Surveyors regulation, N.J.A.C. 13:40-5.1(d).  
2) Underground utilities, if any, have not been located.

**SURVEY FOR:** Anthony C. Rossi & Constance M. Rossi (H&W)  
**LOCATION:** 23 Hughes Road  
Franklin Township, Somerset County,  
New Jersey

**DRAWN BY:** J.M.G.  
**JOB NO:** 0003115  
**SCALE:** 1"=20'

**TAX MAP BLOCK:** 399  
**TAX MAP LOT:** 7  
**AREA:** 15,015 S.F.

March 29, 2000  
Date  
**Gregory Prochoren, P.L.S., Inc.**  
LICENSED LAND SURVEYOR  
NEW JERSEY LIC. NO. 27491  
P.O. BOX 427  
WOODBRIDGE, N.J.  
07095-0427  
PHONE 732-636-4242  
FAX 732-636-4430

