



# Township of Chatham

58 Meyersville Road

New Jersey 07928

(973) 635.3202

Planning/Zoning Board Application

Plan# \_\_\_\_\_

Escrow # \_\_\_\_\_

Applicant's Name Saverio Allocca

Owner's Name Saverio Allocca

Street 17 Belleau Avenue

Street 17 Belleau Avenue

Town Madison, NJ 07940

Town Madison, NJ 07940

Telephone # [REDACTED]

Telephone # [REDACTED]

E-mail address: [REDACTED]

Status of Applicant if other than owner \_\_\_\_\_

Stockholders Name/Address/Tel# of Stockholders owning 10% or more of its stock (NJSA 40:55-48.1 et seq.)  
[Attach additional sheets as may be necessary]

\_\_\_\_\_  
NA  
\_\_\_\_\_

### LOCATION OF PROPERTY

Street Address: 498 Southern Blvd. Block: 128 Lot: 5 Zone: PI-1

Attorney: NA Telephone: NA

E-mail: NA

Address: NA Cell: NA Fax: NA

Architect: Brian Siegel Architects Telephone: 973.635.3621

Address: 262 Main Street, 2nd Floor, Chatham, NJ 07928 Cell: NA Fax: NA

Engineer: David E. Fantina Telephone: 908.696.9598

Address: 15 Sunset Drive, Bernardsville, NJ 07924 Cell: NA Fax: NA

List any other Expert(s) who will submit a report or who will testify for the Applicant:  
[Attach additional sheets as may be necessary]

1. Name Brian Siegel, AIA, NCARB  
Field of Expertise Architecture  
Address 262 Main Street, 2nd Floor, Chatham, NJ 07928  
Telephone 973.635.3621 Cell # NA Fax # NA

2. Name David E. Fantina, P.E.  
Field of Expertise Engineering  
Address 15 Sunset Drive, Bernardsville, NJ 07924  
Telephone 908.696.9598 Cell # NA Fax # NA

**TYPE OF APPLICATION (circle)**

<u>Site Plan</u>	<u>Variances</u>	<u>Subdivisions</u>	<u>Other</u>
Preliminary	Appeals	Minor Subdivision	Development Permit
Final Site Plan	Use	Preliminary Major	Conceptual
Amended Preliminary	Interpretation	Final Major.	Temp. Use
Amended Final	Hardship	Amended Preliminary	Waiver of Complete Site Plan
TCC	Conditional Use	Amended Final	

**DESCRIPTION OF PROPOSED/EXISTING BUILDINGS**

Size of Lot 78.26' x 178.72' x 166.22' Sq. Footage of Lot 6,488 sf Height of Building 30.6'  
 Size of Bldg. (st. level) Front 38' - 8" Depth 30' - 0" Sq. Ft. of Building 1,135 sf  
 Setback from front property line 6.6' Average setback of Bldgs. Within 200 ft. 10' +/- / NA

<u>Zoning Requirements</u>		<u>Existing Conditions</u>		<u>Proposed Conditions</u>		<u>Utilities Available Y/N</u>	
Frontage	360.0'	Frontage	78.26'	Frontage	no change	Municipal Water	yes
Side Yards	50.0'	Side Yards	14.85' / 18.58'	Side Yards	5.25' / 15.25'	Sewers	yes
Front Setback	75.0'	Front Setback	3.8'	Front Setback	6.6'		
Rear Setback	75.0'	Rear Setback	124.5'	Rear Setback	117.8'	Bd. Of Health Res.	
						For Septic Approval	NA

**REVIEW OF ZONING OFFICIAL**

Application is made for a variance to permit (describe) \_\_\_\_\_

The construction of a new two-family home at the aforementioned address. \_\_\_\_\_

Which is contrary to the provisions of section(s) \* see Letter of Denial from Zoning Officer dated 1/4/2024.  
 of the Ordinances of the Township of Chatham.

\_\_\_\_\_  
 Zoning Official Date \_\_\_\_\_

APPLICATION # \_\_\_\_\_

NAME OF APPLICATION Saverio Allocca

**ZONING TABLE**

Block 128 Lot 5  
 Zone District PI-1

	Allowable/ Required Per Ordinance		Existing Condition		Proposed Condition		Pre-Existing Non Conforming	Variance Required			
Minimum Lot Area	217,800	SF	N/A		N/A		yes	no			
Total Lot Area	N/A		6,488	SF	no change	SF	yes	no			
Front Yard	75.0	Ft.	3.8	Ft.	6.6	Ft.	yes	yes			
Rear Yard	75.0	Ft.	124.5	Ft.	117.8	Ft.	no	no			
Side Yard	50.0	Ft.	14.85 / 15.58	Ft.	5.25 / 15.25	Ft.	yes	yes			
Combined Side Yards (1)	NA	%	NA	%	NA	%	NA	NA			
Combined Side Yards (1)	NA	Ft.	NA	Ft.	NA	Ft.	NA	NA			
Lot Width (at street line)	360.0	Ft.	78.26	Ft.	no change	Ft.	yes	no			
Lot Width (at setback line)	360.0	Ft.	42.86	Ft.	no change	Ft.	yes	no			
Lot Depth	600.0	Ft.	166.22	Ft.	no change	Ft.	yes	no			
Number of Stories	2.5		2.5		no change		no	no			
Building Height	35.0	Ft.	24.0	Ft.	30.6	Ft.	no	no			
Principal Building Coverage	15%	973.2	SF	11.48%	745	SF	17.99%	1,135	SF	no	yes
Total Impervious Coverage	40%	2,595.2	SF	39.78%	2,581	SF	50.94%	3,305	SF		
Other											

(1) If applicable

"Required" are the limits established in the Chatham Township's Zoning Ordinance

"Existing" are the current conditions.

"Proposed" are the conditions represented by this application

"Pre-Existing" should be checked if the "Existing" conditions would require a Variance

"Variance Required" should be checked if the "Proposed" conditions will require a Variance.

**The entire table should be completed and included with the Application.**

## SUMMARY OF ZONING REQUIREMENTS

Zone District	R-1	R-2	R-3	R-4	R-5
	Required Per Ordinance	Required Per Ordinance	Required Per Ordinance	Required Per Ordinance	Required Per Ordinance
Minimum Lot Area	100,000 \$F	60,000 \$F	20,000 \$F	10,000 \$F	41,250 \$F
Total Lot Area	N/A	SF	SF	SF	SF
Front Yard	100 Ft.	75 Ft.	50 Ft.	25 Ft.	75 Ft.
Rear Yard	75 Ft.	75 Ft.	50 Ft.	45 Ft.	75 Ft.
Side Yard	35 Ft.	30 Ft.	15 Ft.	15 Ft.	25 Ft.
Combined Side Yards (%)	35 %	35 %	30 %	N/A %	35 %
Combined Side Yards (Ft.)	Ft.	Ft.	Ft.	Ft.	Ft.
Width (at street line) (See Note 1)	225 Ft.	160 Ft.	90 Ft.	75 Ft.	125 Ft.
Lot Width (at setback line)	250 Ft.	200 Ft.	100 Ft.	75 Ft.	150 Ft.
Lot Depth	175 Ft.	175 Ft.	175 Ft.	100 Ft.	175 Ft.
Number of Stories	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2
Building Height (See Note 2)	35 Ft.	35 Ft.	35 Ft.	35 Ft.	35 Ft.
Principal Building Coverage	Note 3 SF	Note 3 SF	Note 3 SF	Note 3 SF	Note 3 SF
Total Impervious Coverage	Note 4 SF	Note 4 SF	Note 4 SF	Note 4 SF	Note 4 SF

- Note 1:** For Lot Width on a Cul-de-Sac, see Zoning Ordinance, Section 30-75.2, Schedule of Zoning Requirements
- Note 2:** Definition of Building Height: the vertical distance measured from the average ground elevation at any point within fifteen (15) feet of the foundation, i.e. the underlying base, substructure, or support of a building, to a horizontal plane projected from the highest point of the roof, using predevelopment grades if fill has been added and using post-development grades if soil has been removed.
- Note 3:** If Lot Area is less than 10,000 SF = 20% of Lot Area; if Lot Area is 10,000 SF or greater = 2,000 SF + 6% of Lot Area greater than 10,000 SF
- Note 4:** If Lot Area is less than 10,000 SF = 40% of Lot Area; if Lot Area is 10,000 SF to 40,000 SF = 4,000 SF + 20% of Lot Area greater than 10,000 SF; if Lot Area is 40,000 SF to 60,000 SF = 10,000 SF +15% of Lot Area greater than 40,000 SF; if Lot Area is 60,000 F to 80,000 SF = 13,000 SF +10% of lot Area greater than 60,000 SF; if Lot Area is greater than 80,000 SF = 15,000 SF + 7.5% of Lot Area greater than 80,000 SF

This information is provided in an effort to simplify preparing an Application for the Zoning Board of Adjustment. The information contained in the Township's Ordinances is significantly more complex. However, for most Applications, the above information may be all that is required. It remains, however, the Applicant's responsibility to determine if the information provided is applicable for the proposed lot and improvement(s).

**REFUSAL OF PERMIT**

To \_\_\_\_\_ Date \_\_\_\_\_ From \_\_\_\_\_  
(Name of Applicant) (Zoning Official)

Your application for a permit to construct \_\_\_\_\_ on property located at \_\_\_\_\_ known as Block \_\_\_\_\_ Lot \_\_\_\_\_ on the Tax Map of the Township of Chatham is hereby denied for noncompliance with the provision(s) of section(s) \_\_\_\_\_ of the Township Zoning for the following reasons: \_\_\_\_\_

Information on procedures for an appeal of this decision to the Board of Adjustment/Planning Board can be obtained from the Board Manager (973-635-4600). The plans submitted are enclosed.



Chatham Township  
ZONING DEPARTMENT  
58 MEYERSVILLE ROAD  
CHATHAM, NJ 07928  
(973) 635-3202 FAX(973) 635-4002  
GIMPINK@CHATHAMTOWNSHIP.ORG

Application Date: 10/12/2023  
Application Number: ZA-23-220  
Permit Number: \_\_\_\_\_  
Project Number: \_\_\_\_\_

Fee: \$75

## Denial of Application

Date: 1/4/2024

To: SAVERIO ALLOCCA\*  
, NJ

CC: APP EMAIL: BRIAN@BRIANSIEGELARCHITECTS.COM

RE: 498 SOUTHERN BLVD  
BLOCK: 128 LOT: 5 QUAL: ZONE: PI-1

DEAR SAVERIO ALLOCCA\*,  
NEW HOME

The existing structure is an existing non-conforming use (residential structure) as per 30-96.4.

1. The proposed use (2 family residential structure) is a modification of that non-conforming use which is prohibited per 30-96.11.

2. The proposed 2 family residential structure is prohibited use per 30-96.9 and 30-81.1.

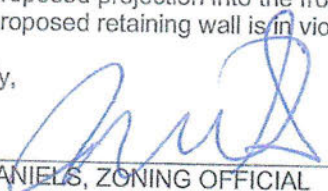
3. Per 30-75.2, the existing minimum lot area, minimum lot width, minimum lot depth and both minimum side yard setbacks, are all non-conforming.

4. The proposed front yard set back, maximum building coverage, maximum impervious coverage are all in violation of 30-75.2.

5. The proposed projection into the front yard is in violation of 30-96.14.e.

6. The proposed retaining wall is in violation of 30-96.15.d.1 or 30-96.15.d.2 as applicable to the retaining wall type.

Sincerely,

 1-4-24

JACK DANIELS, ZONING OFFICIAL

**PROOF OF TAXES / SEWER BILL PAYMENT**

A check of the records in the current tax duplicate reveals the following information:

Name Saverio Allocca

Address 498 Southern Blvd.

Block 128 Lot 5

1. Taxes for the 4<sup>th</sup> quarter of '23 are paid to date
2. Sewer charges for the 4<sup>th</sup> quarter of '23 are paid to date
3. Added assessments for the property were paid on N/A

Signed  Assistant Tax Collector Date 1/25/24

**AFFIRMATION OF OWNER AND APPLICANT**

The applicant affirms that they are willing and able, in the event of approval, to undertake and complete all improvements in accordance with the approved plans as required by the Board pursuant to the Land Use Ordinance. In addition, the applicant and owner affirms that they will not make changes to the approved plans unless approval had been granted by the Board to do so. The applicant and/or owner agrees to post a performance guarantee with the Township Clerk in a sufficient amount as determined by the Township Engineer to assure completion of all required improvements.

The **Owner(s)** consent to the application (signature) Saverio Allocca Date 2/21/24

Print name Saverio Allocca

(signature) \_\_\_\_\_ Date \_\_\_\_\_

Print name \_\_\_\_\_

**Applicant** (signature) \_\_\_\_\_ Date \_\_\_\_\_

Print name Saverio Allocca

**PLANNING & ZONING CHECKLIST**

	X	Items	Date Received
1a		Planning Board - (4) Four completed copies of the application form and one (1) application in electronic format	
1b		Zoning Board - (13) Thirteen completed copies of the application form and one (1) application in electronic format	
2		Name/Address of Applicant	
3		Name/Address of Owner/Attorney/Engineer/Architect	
4		Fed ID of Applicant	
5		If Corp. of Partnership, list of those holding more than 10%	
6		Number of witnesses and their expertise	
7		Statement as to any requirements for which waiver is sought	
8		Type of Application	
9		Description of Premises	
10		Zoning Requirements/Existing Zoning/Proposed Zoning	
11		Sewer/Water/Board of Health Resolution	
12		Review of Zoning Official	
13		Denial of Permit	
14		Proof of Taxes & Sewer Bill Payment	
15		Signature(s) of Applicant(s)	
16		Signature(s) of Owner(s)	
17		(13) Thirteen hard copies of subdivision plats or site plans and one (1) subdivision plat or site plan in electronic format	
18		The Thirteen (13) hard copies of the plat plan, site plan, building or subdivision plan (25 X 36 inches folded engineer style) shall be submitted in blue or black on white paper prints.	
19		2 copies of Morris County Planning Board Application	
20		2 sets of plans, maps for Morris Country Planning Board	
21		Morris County Planning Board fee, if applicable	
22		Application Fee	
23		Escrow fee	
24		List of Adjoining property owners	
25		Copy of Tax Map	
26		Bank signature card or W-9 form	



## Checklist "A" General Requirements

NA Planning Board - (4 completed copies of appropriate application form(s).

Zoning Board - (13 completed copies of appropriate application form(s).

Certificate of Taxes paid

Receipt indicating fees paid

NA If Planning Board, 4 copies of plot plan, site plan, building or subdivision plan (24" x 36" folded engineering style).

If Zoning Board, 13 copies of plot plan, site plan, building or subdivision plan (24" x 36" folded engineering style).

Affidavit of owner/applicant

One copy of the following:

a. Letter of interpretation from NJDEP (indicating the absence of freshwater wetlands, or indicating presence and verifying delineation of boundaries of freshwater wetlands, or

b. Letter of exemption from NJDEP certifying that proposed activity is exempt from Freshwater Wetlands Protection Act and regulations promulgated there under, or

c. Copy of any application made to NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands.

NOTE : The Planning Board may waive the above requirements where it can be established by applicant and verified by the board and its professionals that no wetlands exist on site or on contiguous property owned by applicant

NA If a corporation or partnership, list names/addresses of all stockholders or individual partners owning at least 10% of stock of any class as required by N.J.S. 40:55D-48.1 et. seq.

2 Number of witnesses and their expertise, if any.

Statement as to any requirements for which waiver is sought, together with a statement of reasons why waivers should be granted.

# CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

**Application** Saverio Allocca

**Date** 3/6/2024

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
<b>GENERAL REQUIREMENTS</b>												
Plans clearly and legibly drawn or reproduced at a scale not smaller than 1"=100' (final approvals with be marked "Final Plat")										✓		
(a) In cases of final approvals plans shall reflect and include all information required by preliminary approvals such as front, rear and side building elevations as well as:												
(b) Performance and maintenance guarantees and accompanying agreements as required by 30-61.4 of the Ordinance.												
(c) Two Mylars												
(d) Any other documents or information required by the terms of preliminary approval												
Sheet size shall be 24" x 36" min.										✓		
Plans shall be prepared by a licensed architect/engineer if application involves only the location of proposed buildings and their relationship to the site and immediate environs.										✓		
Plans shall be prepared by a licensed architect, planner or engineer if application involves only the location of drives, parking layout, pedestrian circulation and means of ingress and egress.												
Plans shall be prepared by an engineer if application involves only drainage facilities for site plans of ten or more; or involving stormwater detention facilities or traversed by a water course.												
Plans shall be prepared by an architect, planner, engineer, land surveyor, or applicant, where appropriate.										✓		
Plans to be prepared to scale based on deed descriptions, tax maps or similarly reasonable accurate data for the purpose of review and discussion by the Municipal Agency.										✓		

# CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application Saverio Allocca

Date 3/6/2024

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Metes and Bounds description of parcel in question based upon current land survey.										✓		
Property line shown in degrees, minutes and seconds.										✓		
Key map showing location of tract to be considered in relation to surrounding area within 200 ft.										✓		
Title Block containing name of applicant, prepare, block/lot #s, date prepared, date of last amendment and zone district.										✓		
Each block and lot numbered in conformity with municipal tax map.										✓		
Scale of map - written and graphic.										✓		
North arrow giving reference meridian										✓		
Space for signatures of Chairman and Secretary of Municipal Agency.												
Names of all property owners within 200 ft. of subject property.										✓		
Location of existing and proposed property lines with dimensions in feet to the nearest 2 decimal points.										✓		
Zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed. Indicate the above both written and graphically.										✓		
Zone requirements per Ordinance and per application.										✓		
Acreage of affected parcel to the nearest 100th of acre.										✓		
Environmental Impact statement in accordance with subsection 30-62.2q. the Land Use Ordinance.										NA		
Proposed lot layout showing area of each lot in square feet.												
Number of lots following subdivision including areas in acres if one acre or over, or in square feet if under one acre.												
Provide a Polaroid or other similar photograph of premises in question taken from the opposite side of the street.										✓		

# CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application Saverio Allocca

Date 3/6/2024

	APPLICATIONS							VARIANCES				
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Constraints provision calculation.												
<b>NATURAL FEATURES</b>												
Topography of site and within 200 feet thereof.										✓		
Contours at 5 ft. intervals to determine the natural drainage of land. Intervals shall be: up to 15% grade - 2 ft; over 15% grade - 5 ft.												
Cliffs and rock outcroppings giving approximate depths to bedrock.												
Flood Plains.												
Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines.												
Aquifer recharge areas, including safe sustained ground water yield.												
Wooded areas indicating predominant species and size.												
Location of trees 6 inches or more in diameter, as measured per Section 22 of the Ordinance, outside of wooded area, designated species of each.												
Areas in which construction is precluded due to presence of stream corridors and/or steep slopes.												
All areas to be disturbed by grading or construction.												
<b>MAN-MADE FEATURES ON SITE, AND WITHIN 200 FEET THEREOF</b>												
Location of existing/ proposed structures and their setbacks from existing and proposed property lines.												
Location/type of existing easements or right-of-ways including power lines.												
A copy of any protective covenant or deed restriction applying to property in question.									NA			
Location of existing railroads, bridges, culverts, drain-pipes, water and sewer mains and other manmade installations affecting the tract.												

# CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application Saverio Allocca

Date 3/6/2024

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Location of existing wells and septic systems.												
When applicant intends to use a conventional septic disposal system; location of test holes, test results and approximate location of intended disposal field.										NA		
Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas an electric, fire hydrants, telephone, C.A.T.V., showing feasible connections to existing or proposed utility systems.												
Location and description of monuments whether set or to be set.												
Location, names and widths of all existing/proposed streets on the property and within 200 ft. of tract.												
Required road dedication.												
Road orientation (as it relates to energy conservation).												
Sketch of prospective future street system of entire tract where preliminary plat covers only a portion thereof.												
Plans, profiles and cross-sections of all proposed new streets and/or access to proposed streets.												
Location/description of proposed signs and outdoor lighting.												
Location/description of all proposed paved and curbed areas.										✓		
30-99.2 Institutional Uses.										NA		
30-99.3 Officer in Residences of Professional Persons Attending to Human Ailments.										NA		
30-99.4 Private Membership Recreation Clubs and Facilities.										NA		
30-99.5 Nursing Homes.										NA		
30-99.6 Office Buildings and/or Research Laboratories authorized by subsection 30-78.3d.										NA		

# CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application Saverio Allocca

Date 3/6/2024

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
30-99.7 Community residences for more than 6 Developmentally Disabled Persons and Community Shelters for more than 6 Victims of Domestic Violence.									NA			
Parking and Loading space dimensions									✓			
Widths of access drives and aisles.									✓			
Traffic Circulation									✓			
<b>MISCELLANEOUS</b>												
Proposed sight easements where required.												
Proposed drainage easements where required.												
Natural resource inventory information including:												
a. Soil types as shown by the current Soil Conservation Survey Maps.									✓			
b. Soil depth to restrictive layers of soil.									NA			
c. Soil depth to bedrock.									NA			
d. Permeability of soil by layers.									NA			
e. Height of soil water table and type of water table.									NA			
f. Flood plain soil (status).									NA			
g. Limitation for foundation.									NA			
h. Limitation for septic tank absorption field (only where septic tank is proposed to be used).									NA			
i. Limitation for local road and streets.									NA			
j. Agricultural capacity classification.									NA			
k. Erosion hazard.									NA			

# CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application Saverio Allocca

Date 3/6/2024

	APPLICATIONS							VARIANCES				
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included.												
Soil Erosion and Sediment Control Plan consistent with the requirements of the local soil conservation district.												
Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage run-off requirements.										NA		
The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted.										NA		
Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the applicant is entitled to such waiver.										NA		

- OK = Information deemed complete
- W = Waiver Requested
- Inc. = Information incomplete
- NO = Information not provided
- n/a = Not Applicable

Shaded Boxes are **NOT** required.

## EXPLANATION OF APPLICATION FEES

Site Address: 498 Southern Boulevard

I, Saverio Allocca HAVE REVIEWED TOWNSHIP OF CHATHAM ORDINANCE 30-17 FEES. I AM FAMILIAR WITH THE ORDINANCE AND UNDERSTAND THE FOLLOWING PROVISIONS OF ORDINANCE 30-17:

**30-17.1c. Additional Escrow Funds Required.** Before an application requiring the deposit of escrow funds shall be deemed complete by the approving authority, the applicant shall post the required escrow amount with the Township Clerk in the form of cash, certified check or money order. Additional escrow funds may be required when the escrow has been depleted to 20% of the original escrow amount. The Township Clerk shall promptly notify the appropriate Board when escrow funds have been so depleted. Professional consultants and experts shall inform the approving authority as to the additional anticipated costs. The approving authority will in turn notify the applicant as to the amount of additional escrow funds which must be posted. No action shall be taken on the application until adequate additional funds have been deposited by the applicant with the Township Clerk.

### **30-17.7 Additional Fees to Be Paid by Applicants and Appellants**

Situations may occur in which expenses necessary in processing applications for development or in action upon appeals are not otherwise provided for and covered by the fees set forth in the preceding articles of this chapter. Such expenses may involve extensive studies of applications and testimony by experts, consultants or other individuals including engineering, land use, planned and environmental consultants, or expenses incurred in connection with holding special meetings, including attorneys' fees. In event that any such situations occur, the Planning Board; Zoning Board of Adjustment or Township Committee, as the case may be, before rendering a decision, whether preliminary or final in nature, may require that the applicant or appellant pay such additional fees as may be required for reimbursement of such additional expenses not otherwise provide for by this chapter.

### **30-17.8 Payment of Fees**

- a. All fees required by this chapter shall be paid by check or money order drawn to the order of the Township of Chatham. Any check for fees in excess of \$500 shall be in the form of a certified or bank check, or an attorney's bank or trust check. Except as otherwise provided, all fees shall be paid at the time of the filing of any application or appeal and shall be submitted with the application or appeal.
- b. All permits, determinations, resolutions, decisions or certificates of approval are subject to the payment of all fees provided for in this chapter, and no approvals shall be given or decisions rendered by the Planning Board, Zoning Board of Adjustment or Township Committee, as the case may be, until proof has been submitted that all requisite fees have been paid to the Township.
- c. In the event that an applicant shall fail to pay within 30 days, upon written notification by the Township Clerk, any and all fees required by this chapter, the fees shall be charged against the property which is the subject of the application, and the amount so charged shall become a lien and a tax upon the property and be added to and be part of the taxes next to be assessed and levied thereon, and enforced and collected with interest by the same officers and in the same manner as other taxes.

[Ord. No. 2-79 § 311.7; Ord. No. 2000-026 § 6; Ord. No. 2005-11 § 1]



**30-17.9 Other Fees**

The payment of fees pursuant to the provisions of this chapter shall not relieve an applicant from the payment of any other fees required by any other chapter or provision thereof. [Ord. No. 2-79 § 311.8]

**Please Be Aware**

**IT IS POSSIBLE THAT WITH THE APPROVAL OF YOUR APPLICATION THE RESOLUTION OF APPROVAL WILL INCLUDE A CLAUSE THAT ALL FEES MUST BE PAID PRIOR TO ZONING APPROVAL.**

All questions regarding Ordinance 30-17 Fees have been answered to my satisfaction.

Saverio Allocca

Applicant Name (Print)



Applicant Signature

2/21/2024

Date

I have explained Ordinance 30-17 to the Applicant and have answered all questions asked.

Signature

Date

**TOWNSHIP OF CHATHAM**  
**TECHNICAL REVIEW ESCROW AGREEMENT**

The undersigned applicant hereby agrees that if the escrow amount submitted with this application is not sufficient to cover professional fees, he/she will provide additional funds *as* deemed necessary in accordance with sections 30-17 and 30-135 "Fees" of the Land Use Ordinance of the Township of Chatham.

In the event it is determined that additional funds are required, the Board Secretary shall notify the applicant. The applicant agrees to pay the additional fees within fourteen (14) days of said notice.

The applicant further agrees that if the additional fees are not paid within the time specified, all processing of the application will be terminated until the payment *is* made in full. In any event, no Certificate of Occupancy will be issued by the Construction Code Official until the applicant has paid sufficient escrow monies to cover all professional fees.

Upon completion of the project, any unused escrow fees plus any accrued interest due the applicant in accordance with MLUL 40:55-53.1 will be returned to the applicant.

I, the applicant, have read and understand the above agreement and hereby agree to the conditions.

  
Applicant Signature

  
Date

Site Address 498 Southern Boulevard



To: Chatham Township Board of Adjustment

From: Brian R. Siegel

Date: 3/4/2024

Re: Allocca Property - 498 Southern Boulevard, Chatham Township, NJ

Our client, Saverio Allocca and his son, Peter Allocca, kindly request that the Board of Adjustment review their application for the following variances:

The existing structure is an existing non-conforming use (residential structure) as per 30-96.4.

1. The proposed use (2 family residential structure) is a modification of that non-conforming use which is prohibited per 30-96.11.
2. The proposed 2 family residential structure is prohibited use per 30-96.9 and 30-81.1.
3. Per 30-75.2, the existing minimum lot area, minimum lot width, minimum lot depth and both minimum side yard setbacks, are all non-conforming.
4. The proposed front yard set back, maximum building coverage, maximum impervious coverage are all in violation of 30-75.2.
5. The proposed projection into the front yard is in violation of 30-96.14.e.
6. The proposed retaining wall is in violation of 30-96.15.d.1 or 30-96.15.d.2. as applicable to the retaining wall type.

Reasons for granting these variances include:

1. Reimagined, practical use for a grossly undersized piece of property in the PI-1 zone.
2. Aesthetically superior/pleasing two-family home design that is not significantly different than its present single-family use.
3. Opportunity to create slightly denser two-family housing opportunity, in a mixed-use neighborhood, that features nearby garden apartments, senior housing, affordable housing and public parks/recreational areas.
4. Opportunity to stabilize the existing property/grounds via a modern/energy efficient structure, inclusive of a defined driveway with parking features, and an improved planting plan.

Allocca Variance Images:

498 Southern Blvd., Chatham Township, NJ

Photos by Brian Siegel AIA/NCARB – 2-27-2024

Front (498 Southern Blvd.)



Rear

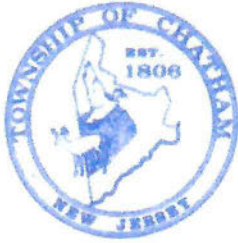


Right Side



Left Side





## TOWNSHIP OF CHATHAM

58 Meyersville Road  
Chatham, New Jersey 07928  
(973) 635-4600  
FAX (973) 635-2644

October 12, 2023

Saverio Allocca  
17 Belleau Avenue  
Madison, NJ 07940

Dear Mr. Allocca,

As per your request, attached is a certified list of property owners within 200 feet of Block 128, Lot 5 located in the Township of Chatham.

Please let me know if you have any questions.

Sincerely,

Gregory J. LaConte  
Township Clerk

Enclosures



## Township of Chatham, County of Morris, State of New Jersey

### Certified List of Property Owners Within 200 Feet

This table is a listing of adjoining features within  
200 feet of Block 128, Lot 5

Block & Lot	Property Location	Owners Name	Mailing Address
128_3	500 SOUTHERN BLVD	JUNIPER ASSISTED LIVING C/O RYAN	PO BOX 20197 ATLANTA, GA 30325
128_5	498 SOUTHERN BLVD	ALLOCCA, SAVERIO & MARIA ROSARIA	17 BELLEAU AVE MADISON, NJ 07940
128_6	494 SOUTHERN BLVD	494 SOUTHERN BLVD LLC, C/O G MAGLEY	2 MAIN ST CHATHAM, NJ 07928
128_7	484 SOUTHERN BLVD	CHATHAM SQUASH RACQUETS CLUB	484 SOUTHERN BLVD CHATHAM, NJ 07928
48_23_126.03	SOUTHERN BLVD	CHATHAM HOLDER LLC	KUSHNER - 30A VREELAND RD FLORHAM PARK, NJ 07932



**LIST OF PROPERTY OWNERS TO BE SERVED NOTICE  
TOWNSHIP OF CHATHAM**

Following is a list of property owners within 200 feet of Block 128, Lot 5 as designated on the Tax Map of the Township of Chatham.

Block \_\_\_\_ Lot \_\_\_\_ Owner/Address \_\_\_\_\_ / \_\_\_\_\_  
(See attached printout)

In accordance with State law, you must also notify the following utility companies within the Township of Chatham:

JCP&L Co. Real Estate Department  
300 Madison Avenue  
Morristown, NJ 07962

New Jersey-American Water Co., Attn: Paul Hartelius  
167 J.F. Kennedy Parkway, Short Hills, NJ 07078

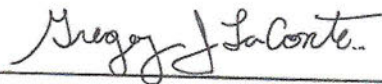
Public Service Electric & Gas Company  
Manager - Corporate Properties  
80 Park Plaza, T6B, Newark, NJ 07102

Texas Eastern Transmission Corp.  
5400 Westheimer Ct., Suite 692, Houston, TX 77056

Transcontinental Gas Pipeline Corp.  
P.O. Box 1396, Houston, TX 77252

Comcast of Central New Jersey II, LLC  
100 Randolph Road, Somerset, NJ 08873

I hereby certify that the foregoing is the list of the names and addresses of the property owners within 200 feet of the extremities of Block 128, Lot 5 as delineated in the Tax Map of the Township of Chatham, as of October 12, 2023.



\_\_\_\_\_  
Gregory J. LaConte  
Township Clerk

NOTE : Applicant must also give public notice by publication in the official newspaper of Chatham Township at least ten (10) days prior to the date of the hearing. The Morris County Planning Board must also be notified of the application if the property is adjacent to a County road, adjoins County land, or is situated within 200 feet of any Township boundary. Furthermore, the Clerk of any other municipality within 200 feet of the applicant's property must be notified. Notice must also be given to the Director of the Division of State and Regional Planning in the Department of Community Affairs of any hearing on an application for development of property which exceeds 150 acres or dwelling units. Notices of hearing must be given in accordance with N.J.S.A. 40:55D-12.