

BOROUGH OF HOPATCONG
Municipal Building
111 River Styx Road
Hopatcong, NJ 07843
Phone: 973-770-1200, Fax: 973-770-0301

LAND USE BOARD
LAND DEVELOPMENT APPLICATION

APPLICANT

Name: Elayne Arenberg and Scott Arenberg c/o Hershel Arenberg Revocable Trust
Address: 5889 NW 23rd Terrace, Boca Raton, FLA 33496
Telephone No. 954-592-2995 Email: scott@schelanerealty.com

SUBJECT PROPERTY

Location/Address: 15 Portside Road, Hopatcong, NJ
Block: 11306 Lot(s) 17 Zone District R-1

DIRECTIONS TO PROPERTY FOR BOROUGH HALL

Turn left onto Hopatchung Road, right to stay on Lakeside Blvd., left onto The Ways then immediately turn left onto Starboard Rd, road changes to Portside Road.

APPLICATION

- ☒ [X] Variance Relief – Hardship or benefit (N.J.S.A. 40:55D-70c(1),(2))
- ☐ [] Variance Relief – Use (N.J.S.A. 40:55D-70d)
- ☐ [] Conditional Use Permit (N.J.S.A. 40:55D-67)
- ☐ [] Construction on Unimproved Road (N.J.S.A. 40:55D-36)
- ☐ [] Appeal for decision of Administrative Officer (N.J.S.A. 40:55D-70a)
- ☐ [] Map of Ordinance Interpretation or Special Question (N.J.S.A. 40:55D-70b)
- ☐ [] Certification of Pre-Existing Nonconforming Use (N.J.S.A. 40:55-68)

Section(s) of Ordinance from which a variance is requested (attach additional pages if necessary):

- Section 242-38D(1) which is minimum lot size required is 15,000 square feet with existing and proposed lot area of 10,602 sq. feet;
- Section 242-38D(2a) minimum lot with requirement of 120 feet with existing and proposed being 74.6 feet;
- Section 242-38D(5a) minimum side yard setback of 10/20 feet with the existing and proposed minimum side yard being 6.8/15 feet;
- Section 242-18A land no building or structure within 50 feet of the lake with the proposed patio being 28.8 feet from the lake;
- Section 242-38E(2) maximum lot coverage required of 35% with proposed coverage being 39.6%

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use(s) of the premises (attach pages as needed):

The Application is for the construction of a 24 x 34 foot patio attached to the home and a new block wall on 2 1/2 sides of the patio.

Set forth the nature of the nonconforming use and date of commencement of the use.

Set forth the nature of the proposed use and section of the ordinance for which the variance is requested.

Statement setting forth any alternatives which were considered and the justification for the granting of the variances.

The lot is undersized. The maximum wall height is to be 4 feet or less. There will be no improvements within 25 feet of the lake.
All excess material will be removed from the site. No changes to the existing deck or principal building.

Corporate Applicant: If the Applicant is a corporation, the Applicant is to list all persons owning 10% or more of the stock in the corporate applicant in compliance with N.J.S.A. 40:55D-48.2 N/A

| | Name | Address | Interest |
|----|------|---------|----------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |

Was this Property subject of a previous application? ☐ Yes ☒ No
☐ Planning Board ☐ Zoning Board of Adjustment

Applicant: Elayne Arenberg and Scott Arenberg

Action: Date:

If yes, attach a copy of all previous resolutions affecting the property.

State who the property was purchased from and the date of purchase:

Have property taxes been paid up to date?

☒ Yes, (Attach certification from Tax Collector):

☐ No, (Explain)

Method of Sewage Disposal: Public

Source of Water Supply:

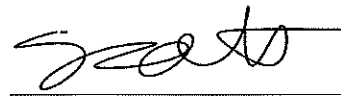
CERTIFICATIONS:

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

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

APPLICANT:

Scott Arenberg
(Printed Name)


(Signature of Applicant)