

ANDOVER TOWNSHIP LAND USE BOARD

Date Submitted: 7-22-24
Application #: A24-7

LAND USE APPLICATION

Property Address: 16 Hidden Valley Rd Block: 71 Lot: 3.01
Project Name: 2 car garage

1. APPLICANT

2. PROPERTY OWNER

Name: <u>William & Michelle Canniff</u>	Name: <u>William and Michelle Canniff</u>
Address: <u>16 Hidden Valley Rd</u> <u>Newton NJ 07860</u>	Address: <u>16 Hidden Valley Rd</u> <u>Newton NJ 07860</u>
Phone: <u>845-797-3582</u> Fax: _____ OR	Phone: <u>845-612-4999</u> Fax: _____
Email: <u>Sfckid502@gmail.com</u> OR	Email: <u>shellyc600@gmail.com</u>
Interest in Property: _____	

3 TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- | | |
|--|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Use (d) Variance * |
| <input type="checkbox"/> Preliminary Major Subdivision * | <input checked="" type="checkbox"/> Bulk (c) Variance * |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Appeal (a) |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Interpretation (b) * |
| <input type="checkbox"/> Preliminary Major Site Plan * | <input type="checkbox"/> Other (informal, Planning Variance,
Extension of Approval) |
| <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Conditional Use * |

* Legal advertisement and notice is required to all property owners within 200 feet.

4. ATTORNEY (A CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY OR PARTNESHIP MUST BE REPRESENTED BY A NEW JERSEY ATTORNEY)

Name: _____
Address: _____
Phone: _____ Fax: _____
Email: _____

5. APPLICANT'S PROFESSIONALS (ENGINEER, PLANNER, SURVEYOR, ARCHITECT ETC...)

Name: _____ Profession: _____ Address: _____ _____ Phone: _____ Fax: _____ Email: _____	Name: _____ Profession: _____ Address: _____ _____ Phone: _____ Fax: _____ Email: _____
Name: _____ Profession: _____ Address: _____ _____ Phone: _____ Fax: _____ Email: _____	Name: _____ Profession: _____ Address: _____ _____ Phone: _____ Fax: _____ Email: _____

6. LOCATION OF PROPERTY

Street Address: 16 Hidden Valley Rd Block(s): 71
 Tract Area: 2.98 Acres Lot(s): 3.01
 Zone: R/2
 Tax Map Sheet # _____ Nearest Cross Street Andover Sparta Rd

7. LAND USE

Existing Land Use: Residential, 2 story home

Proposed Land Use: Please describe in detail the project you are proposing and why you may need a particular variance.

add a detached 2 car garage (pole barn) 30 x 30 x 10.4
Complete fenced side area for dogs to play. Pool
fencing since the pool in the the fenced area.

Describe the current condition of the property and any features that affect the property. (e.g., septic/ well location, rock outcrop, wetlands, mature trees, lake shore, steep slopes, flood plains, ridge lines etc....) Applicant must be prepared to explain hardship reason to the Board. The propane tank and tile field

keeps us from placing the garage on the other side of
the house. condition of property is good!

8. PROPERTY

Number of Existing Lots: _____ Are there existing deed restrictions or easements? _____

Number of proposed lots: _____ Are there proposed deed restrictions or easements?: _____

List all existing and proposed non-conforming conditions or uses: _____

9. APPLICATION SUBMISSION MATERIALS

List all plans, reports, photos etc. (use additional sheets if necessary): add a 2 car garage, trees are present we plan to plant more to cover the side and rear of structure. Complete fenced area with 6ft black chain link fencing.

10. PREVIOUS OR PENDING APPLICATIONS

List all previous or pending applications for this parcel (use additional sheets if necessary): _____

11. ZONING SCHEDULE (COMPLETE ALL THAT APPLY)

	REQUIRED	EXISTING	PROPOSED
Lot Area			
Lot Depth			
Frontage			
Front Yard Setback			
Left Side Setback			
Right Side Setback			
Rear Yard Setback			
Building Height			
Maximum Lot Disturbance			
Critical Lot Disturbance			
Open Space			
Parking Setbacks			
Parking Spaces			
Loading Spaces			

12. OWNER'S AUTHORIZATION FOR SITE INSPECTION

I hereby give permission for Andover Township Municipal agencies and their agents to come upon and inspect these premises with respect to the land use application for premises known as Block(s): 71

Lot(s): 3.01 in Andover Township, New Jersey.

[Signature]
Applicant Signature

3-13-24
Date

13. RELIEF REQUESTED (CHECK ALL THAT APPLY)

Zoning Variances

"A" Administrative Appeal

"B" Interpretation

"C" Bulk Variance

"D" Use Variance

Planning Variance

Other _____

Individual Variance Applications:

Height variance – The maximum allowable height in the zone is _____ feet. The proposed structure will stand 10.4 feet.

Use Variance – The structure will be designed for use as a garage a non-permitted use in the _____ zone.

Planning Variance (N.J.S.A. 40:55D-35 & 36)

Conditional Use variance

Expansion of a non-conforming use.

Other: _____

Substandard Lot Case:

Notice to all applications regarding vacant substandard lots: The Andover Township Land Use Board strongly recommends the Buy/Sell (see addendum) letter be followed in corresponding with abutting property owners. Applicants are not required to use the exact wording on the form (the wording may be modified for individual applicants is appropriate); the substance of the form must be followed. The Buy/Sell letter must be sent at least twenty (20) days in advance of your scheduled hearing date for completeness by both certified and regular mail. Failure to comply will delay a hearing on this matter. You must be prepared at the hearing date to offer into evidence the Buy/Sell letter and any response. Responses must be in writing. The Buy/Sell letter is in addition to the required statutory notice you must give to all property owners within 200 feet as well as those other entities entitled to notice by law.

Exceptions from Municipal requirements (N.J.S.A. 40:55D-51)

Exceptions from New Jersey Residential Site Improvement Standards (R.S.I.S) (N.J.A.C. 5:21-3.1)

Waivers from New Jersey Residential Site Improvement Standards (R.S.I.S.) (N.J.A.C. 5:21-3.2) requires application to and approval of the New Jersey Site Improvement Advisory Board.

For any type of the above relief requested, a separate exhibit should be attached stating the factual basis, legal theory, and/or previous granted relief.

14. SIGNATURE OF APPLICANT

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 authorized to sign the application for the Corporation, or a general partner of the partnership application.

[Signature] 4/4/24
Signature (Applicant) Date

Canniff, William
Print Name

Sworn & Subscribed to before me this
4th day of April, 20 24 (year)

Kaitlin Jespersen (notary)

KAITLIN N. JESPERSEN
Notary Public, State of New Jersey
My Commission Expires 04/05/2028

15. CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, herby consent to the making of this application and the approval of the plans submitted here within. I further consent to the inspection of this property in connection with this application as deemed necessary by the Land Use Board and its professionals. I further consent that all fees must be paid in accordance the Land Use Board application, and in the event the applicant does not pay all appropriate fees, including application and escrow fees, the landowner consents to have any unpaid balance placed as an added assessment against the property at issue, to be collected by the Township Tax Collector's Office.

[Signature] 4/4/24
Signature (Applicant) Date

Canniff, William
Print Name

Sworn & Subscribed to before me this
4th day of April, 20 24 (year)

Kaitlin Jespersen (notary)

KAITLIN N. JESPERSEN
Notary Public, State of New Jersey
My Commission Expires 04/05/2028

16. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

- Is this application to subdivide a parcel of land into six (6) or more lots? Yes No
- Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units? Yes No
- Is this application for approval of a site (or sites) for non-residential purposes? Yes No
- Is the applicant a corporation? Yes No
- Is the applicant a limited liability corporation? Yes No
- Is the applicant a partnership? Yes No

Pursuant to N.J.S.A 40:55D-48.1 a corporation or partnership applying to a planning board or board of adjustment or to the governing body of a municipality for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be.

List the names and addresses of all stockholders or individual partners owning at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable) on Appendix attached.

[Handwritten Signature]
Applicant signature

3-13-24
Date

17. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4 April, 20 24 shows and discloses the premises in its entirety, described as Block(s) 71 Lot(s) 3.01; and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

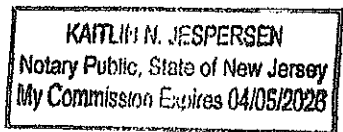
Sworn & Subscribed to before me this

[Handwritten Signature] 4/4/24
Signature (Applicant) Date

4th day of April, 20 24 (year)

Canniff, William
Print Name

[Handwritten Signature] (notary)



18 ESCROW AGREEMENT

As Applicant, I understand that monies associated with this application have been deposited in an escrow account in accordance with Andover Township's Ordinances. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of the submitted materials, any communications with the Board's or Township's Professionals as chargeable time. Sums not expended in the review process will be refunded. If additional sums are necessary, I understand that I will be notified of any additional amount and shall replenish the escrow account within 20 days of notification. Additionally, until such funds are fully replenished, no further consideration, review, processing of any pending application shall be permitted by the Land Use Board, nor shall any further inspections be performed by or on behalf of the Township until such additional escrow has been deposited. Failure to post sufficient escrow funds to cover costs incurred or anticipated shall toll the period for action by the approving authority, as required by N.J.S.A 40:55D.1 et. seq. and particularly N.J.S.A.40:55D.51 and N.J.S.A. 40:55D.73 thereby barring an applicant from seeking a default approval under N.J.S.A. 40:55D-10.4.

The written notice referred to in this paragraph shall be sent to:

Name: Michelle + William Canniff

Address: 16 Hidden Valley Rd Newton NJ 07860

Unless otherwise shown, receipt shall be presumed to have occurred three (3) days after mailing. The notice required under this paragraph shall be in the form of a letter requesting the additional sums.

After a period of forty-five (45) days from the notice from the Township, the applicant's failure to deposit the additional funds shall be grounds for denial of the application or for the dismissal of the application without prejudice. In the event the Board approves the application, the obligation to pay for professional plan reviews by depositing the funds in escrow shall be a condition of the approval granted by the Board. If the escrow funds are depleted, after the application is filed or granted, the applicant, shall pay additional funds upon demand within the aforementioned (20) day period. The failure to pay, the demanded funds may also result in a voiding of any prior approvals upon due notice to the applicant by the Board. In addition to the foregoing, the applicant hereby agrees that in the event the reasonable and necessary amounts charged by the professionals for review of the application are not paid, the outstanding fees shall be placed as an added assessment against the property at issue, to be collected by the Township Tax Collector's office.

Sworn & Subscribed to before me this

[Signature]
Signature (Applicant) 4/9/24
Date

4th day of April, 2024 (year)

Canniff, William
Print Name

Kaitlin Jespersen (notary)

KAITLIN N. JESPERSEN
Notary Public, State of New Jersey
My Commission Expires 04/05/2028

20 CERTIFICATION OF TAXES PAID (APPENDIX II)


Ms. Daryn Cashin, CTC
Andover Township
134 Newton-Sparta Road
Newton, NJ 07860

I hereby certify that the real estate taxes are paid currently on:

Block(s): 71

Lot(s): 3.01

Address: 16 Hidden Valley Rd Newton NJ 07860


Andover Township Tax Collector CTC
Tax Clerk

6-12-2024
Date

Fee: \$10.00

Checks or money orders made payable to Andover Township.

Please enclose a self-addressed, stamped envelope.

Fee Paid: \$10.00 (cash)

Date: 6-12-2024

Andover Township Land Use Board

Affidavit of Service

STATE OF NEW JERSEY:

SS:

COUNTY OF SUSSEX:

The undersigned, of full age, being duly sworn according to law, on his/her oath deposes and says that he/she is the APPLICANT or AGENT and that he/she did on _____, at least ten (10) days prior to the hearing date, give personal notice to all property owners within 200 feet of the property known as Block _____, Lot _____, with a street address of _____, in the _____ zone, Andover Township, County of Sussex, State of New Jersey, and all public utility and cable television companies serving the municipality by Certified Mail – Return Receipt requested. A copy of the Notice (Exhibit "A") and the registered receipts are attached.

Notices were also served upon utilities, County Planning Department, N.J.D.O.T. etc...if applicable.

Notice was also published in the New Jersey Herald, the official newspaper of the Andover Township Land Use Board as required by law, and Proof of Publication is attached (Exhibit "B"). Note: if proof of service has not been received from the newspaper, applicants may use a photocopy of the notice.

Attached (Exhibit "C") is a copy of the Certified List of Property owners within 200 feet of the affected property who were served, showing the block and lot numbers of each property as shown on the Andover Township Tax Map.

Sworn & Subscribed to before me this

Signature (Applicant)

Date

_____ day of _____, 20____ (year)

Print Name

(notary)

Notice: Affidavit of Service must be filed with the Land Use Board Secretary at least three (3) days prior to hearing or the matter will not be heard.

25. AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

SS

COUNTY OF SUSSEX

_____ of full age, being duly sworn according to law on oath
deposes and says, that the deponent resides at _____, in the municipality
of _____, in the County of
_____ and the State of _____; that
_____ is the owner in fee of all that certain lot, piece of land
situated, lying, and being in the municipality aforesaid, and known and designated as
number _____.

Owner Signature

Sworn & Subscribed to before me this

_____ day of _____, 20____ (year)

_____ (notary)

Signature (Applicant) Date

Print Name

Authorization

(If anyone other than above owner is making this application, the following authorization must be executed)

To: The Land Use Board:

_____ is hereby authorized to make the within application.

Owner's Signature

Date