

**ZONE & ZONE YARD REQUIREMENTS**

R-2 ZONE				
SINGLE FAMILY RESIDENTIAL				
BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA (S.F.)	87,000	131,927	NO CHANGE	N
MIN. LOT WIDTH (S.F.)	200	302	NO CHANGE	N
PRINCIPAL STRUCTURE SETBACKS	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. FRONT YARD (FT.)	50'	14.3	NO CHANGE	ENC
MIN. REAR YARD (FT.)	40	31.3	NO CHANGE	N
MIN. SIDE YARD (FT.) (EACH)	30	76.1	56.1	N
ACCESSORY STRUCTURE SETBACKS	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. REAR YARD (FT.)	20	9.3	NO CHANGE	N
MIN. SIDE YARD (FT.)	20	1.31	NO CHANGE	N
OTHER REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE
MAX. STRUCTURE COVERAGE (%)	15	1.30	1.64	N
MAX. IMPERVIOUS COVERAGE (%)	N/A	-	-	-
MIN. FLOOR AREA (SF)	1,500	2,330 <sup>2</sup>	3,100 <sup>2</sup>	N
MAX. BUILDING HEIGHT (STY./FT.)	2 STY./35	2 STY./<35	2 STY./<35	N

<sup>1</sup> = FRONT YARD DETERMINED BY MASTER PLAN ROAD TYPE\* ARTERIAL 70', CONNECTOR 60', LOCAL 50'  
<sup>2</sup> = PER PVA ARCHITECTS PLAN DATED 09-26-2023  
 ENC = EXISTING NON-COMFORMITY  
 N/A = NOT APPLICABLE FOR THIS APPLICATION

**LIST OF PROPERTY OWNERS WITHIN 200' OF P.Q.**

THIS LIST COMPILED FROM A CERTIFIED LIST OF ADJOINING PROPERTY OWNERS FOR BLOCK 119, LOT 8, PREPARED BY THE TOWNSHIP OF ANDOVER TAX ASSESSORS' OFFICE, CURRENT AND ACCURATE AS POSSIBLE AS OF OCTOBER 27, 2023.

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
119	7.01	CURRENT OWNER 20 LUCHETTI WAY NEWTON, NJ 07860	119	15	CURRENT OWNER 28 GOODALE ROAD NEWTON, NJ 07860	119	20	CURRENT OWNER 8 LUCHETTI WAY NEWTON, NJ 07860
119	8	CURRENT OWNER 12 NICOLE LANE SPARTA, NJ 07871	119	18	CURRENT OWNER 4 LUCHETTI WAY NEWTON, NJ 07860	129	1	CURRENT OWNER 33 LUCHETTI WAY NEWTON, NJ 07860
119	14	CURRENT OWNER 26 GOODALE ROAD NEWTON, NJ 07860	119	19	CURRENT OWNER 6 LUCHETTI WAY NEWTON, NJ 07860	129	6	CURRENT OWNER 34 GOODALE ROAD NEWTON, NJ 07860

**OTHER PARTIES REQUIRING NOTICE:**

- CENTURYLINK  
101 WALNUT BOTTOM ROAD  
PO BOX 4000  
CARLSLE, PA 17013
- JERSEY CENTRAL POWER & LIGHT  
300 MADISON AVENUE  
PO BOX 1911  
MORRISTOWN, NJ 07962-1911
- NJ UTILITIES/ELIZABETHTOWN GAS  
1 ELIZABETHTOWN PLAZA  
UNION, NJ 07083
- FOREST LAKES WATER COMPANY  
PO BOX 263  
ANDOVER, NJ 07821
- LAKE LENAPE WATER COMPANY  
83 EAGLE CHASE  
WOODBURY, NY 11797
- NEWTON WATER AND SEWER AUTHORITY  
39 TRINITY STREET  
NEWTON, NJ 07860
- SERVICE ELECTRIC CABLE OF NEW JERSEY  
320 SPARTA AVENUE  
SPARTA, NJ 07871
- UNITED WATER COMPANY  
PO BOX 1190  
HIGHLAND LAKES, NJ 07422

**LAND USE BOARD APPROVAL**

APPROVED AT A REGULAR MEETING OF THE LAND USE BOARD OF THE TOWNSHIP OF ANDOVER, SUSSEX COUNTY, NEW JERSEY HELD ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ LAND USE BOARD CHAIRPERSON

\_\_\_\_\_ LAND USE BOARD SECRETARY

\_\_\_\_\_ LAND USE BOARD ENGINEER

**EXISTING SEPTIC SYSTEM NOTE:**

AS PER A CERTAIN MAP ENTITLED, "SEPTIC DESIGN FOR C. DIETERLE, BLOCK 119, LOT 8, TWP. OF ANDOVER SUSSEX CITY, NEW JERSEY, PLOT PLAN/SEPTIC DESIGN" PREPARED BY SUBURBAN CONSULTING ENGINEERS, INC., DATED 12-10-2004.

**STEEP SLOPES NOTE:**

PROPOSED CONSTRUCTION INVOLVES LESS THAN 1,500 SQUARE FEET OF TOTAL SITE DISTURBANCE WHICH FALLS BELOW THE THRESHOLD FOR VARIANCE RELIEF.

**NONCONFORMING RESIDENTIAL STRUCTURE NOTE:**

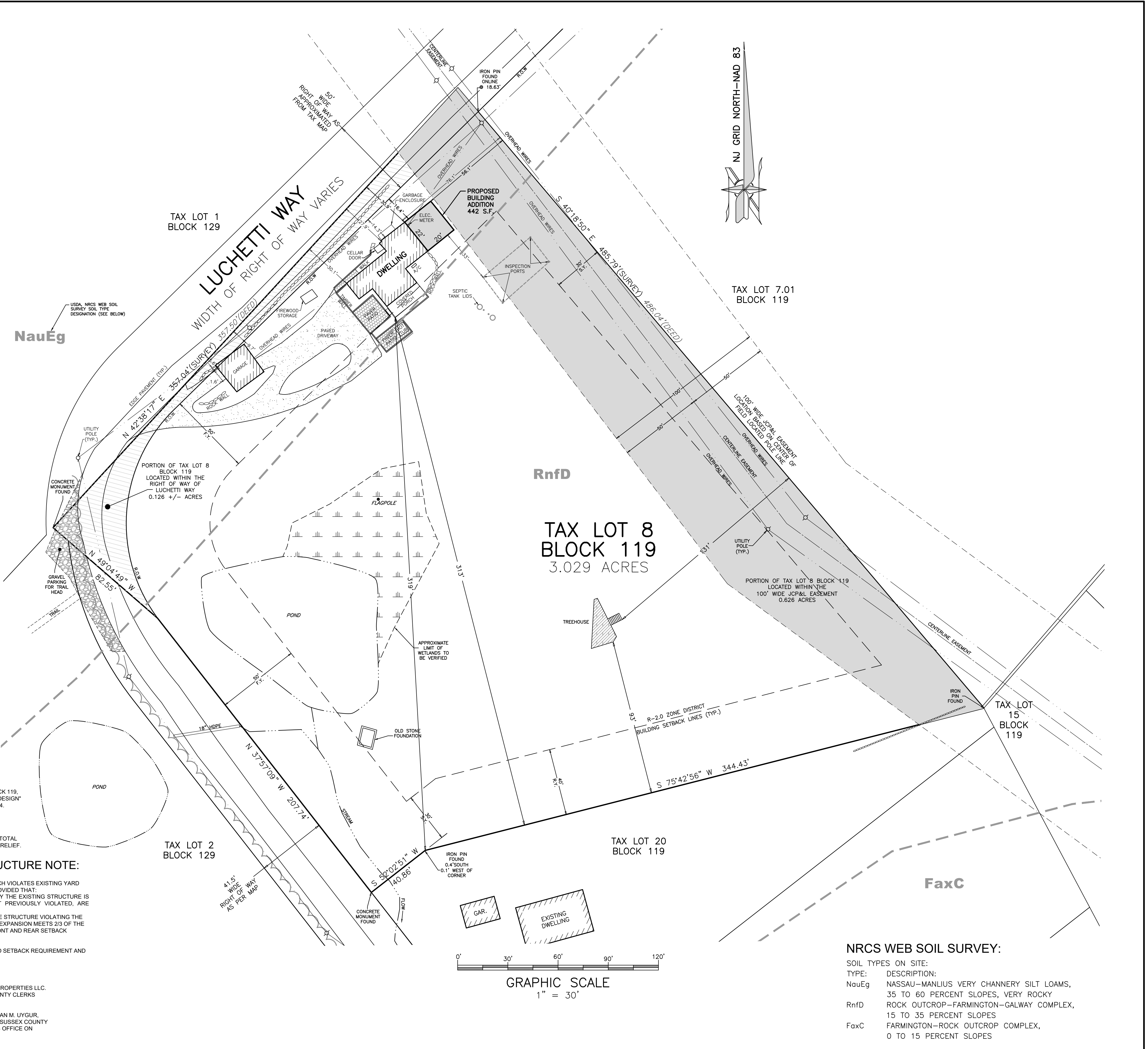
AS PER ANDOVER TOWNSHIP ZONING CODE §190-27:  
 AN EXISTING RESIDENTIAL STRUCTURE PERMITTED IN THE ZONE BUT WHICH VIOLATES EXISTING YARD REQUIREMENTS MAY BE EXPANDED WITHOUT OBTAINING A VARIANCE, PROVIDED THAT:  
 A. THE VIOLATION OF THE SETBACK REQUIREMENTS OF THIS CHAPTER BY THE EXISTING STRUCTURE IS NOT FURTHER INCREASED AND OTHER YARD REQUIREMENTS, NOT PREVIOUSLY VIOLATED, ARE COMPLIED WITH.  
 B. BOTH VERTICAL AND HORIZONTAL EXPANSION OF THAT PORTION OF THE STRUCTURE VIOLATING THE EXISTING SETBACK REQUIREMENT IS PERMITTED, PROVIDED THAT THE EXPANSION MEETS 2/3 OF THE SIDE YARD SETBACK REQUIREMENTS OF THE ZONE AND 3/4 OF THE FRONT AND REAR SETBACK REQUIREMENTS OF THE ZONE.

THE PROPOSED EXPANSION DOES NOT MEET THE 3/4 OF THE FRONT YARD SETBACK REQUIREMENT AND THEREFORE NEEDS VARIANCE RELIEF.

**REFERENCE:**

DEED BETWEEN CASCADE FUNDING MORTGAGE TRUST HBS AND SCULLY PROPERTIES LLC. SAID DEED IS DATED JANUARY 6, 2022 AND WAS FILED IN THE SUSSEX COUNTY CLERKS OFFICE ON MARCH 7, 2022 IN DEED BOOK 3624, PAGE 936.

FILED MAP ENTITLED, "FINAL PLAT - SUBDIVISION OF PROPERTY OF DR. ISHAN M. UYGUR, M.D.P.A. - TAX MAP SHEET 30, BLOCK 119, LOT 9 - TOWNSHIP OF ANDOVER, SUSSEX COUNTY NJ", DATED JULY 29, 1978, AND WAS FILED IN THE SUSSEX COUNTY CLERKS OFFICE ON NOVEMBER 15, 1978 AS REGISTERED MAP No. 637.



**OWNER/APPLICANT**  
 SCULLY PROPERTIES, LLC  
 14 LUCHETTI WAY  
 ANDOVER, NJ 07860  
 PHONE: (973) 534-6464

**DYKSTRA ASSOCIATES, PC**

11 LAWRENCE ROAD  
 NEWTON, N.J. 07860  
 (973) 579-2177

PROFESSIONAL ENGINEER AND LAND SURVEYOR  
 N.J. LIC. No. 11665  
 PROFESSIONAL PLANNER  
 N.J. LIC. No. L104344

*Douwe Dykstra*  
 DOUWE DYKSTRA



**CIVIL ENGINEERS**  
**LAND SURVEYORS**  
**LANDSCAPE ARCHITECTS**  
**PLANNERS**

PROJECT NO.: AN-160

CONTOUR INT.: N/A

SCALE: 1" = 30'

DATE: 11-09-23

SHEET 1 of 1

DATE	REVISION

**SCULLY PROPERTIES, LLC**  
 TAX LOT 8, BLOCK 119  
 ANDOVER TOWNSHIP, SUSSEX COUNTY, NJ

**VARIANCE PLAN**