



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092
TEL: 908.232.2409 FAX: 908.232.6902
EMAIL: PlanningSec@mountainside-nj.com

Board of Adjustment

APPLICATION FOR LAND USE

DATE: 02 May, 2024

APPLICANT NAME: Jorge Morales & Jessica N. Halperin TEL: 201-525-5923

APPLICANT ADDRESS: 1352 Wood Valley Rd
Mountainside ZIP: 07092

APPLICANT EMAIL: Jorge J. Morales 1987@gmail.com

BUILDING OR LAND OWNER: _____ TEL: _____

OWNER ADDRESS: SAME

ZIP: _____

ADDRESS OF SITE FOR PROPOSED SAME

BLOCK: 15B LOT: 3 ZONE _____

PRESENT USE OF PROPERTY (describe) Living Residence

TYPE OF SERVICE OR PRODUCT (describe) shed variance, fence variance and far and bulk variance for addition

PLEASE CHECK THE PURPOSE(S) OF THE APPLICATION:

- | | |
|--|---|
| <input type="checkbox"/> Preliminary Site Plan | <input type="checkbox"/> Sketch Plot |
| <input type="checkbox"/> Final Site Plan | <input checked="" type="checkbox"/> Alterations/Renovations |
| <input type="checkbox"/> Preliminary Subdivision | <input type="checkbox"/> Repairs |
| <input type="checkbox"/> Final Subdivision | <input type="checkbox"/> Sign |

COMPLETE THE FOLLOWING (if applicable):

Number of Parking:

Existing _____ Proposed _____ Required by Ordinance _____

Allotted to Tenant for Change of Tenancy _____

Number of Proposed Employees _____

Square Footage of Building _____

Square Footage of Area to be Occupied _____

Square Footage of Lot _____

Hours of Operation _____

CERTIFICATIONS:

APPLICANT – I certify that the foregoing statements and the materials submitted are true. I further certify that I am:

- The individual applicant AND owner of the property.
- The individual applicant with permission to apply from the property owner.
- An Officer of the Corporate Applicant authorized to sign the application for the Corporation. *
- A General Partner of the Partnership Applicant authorized to sign the application for the Partnership.*

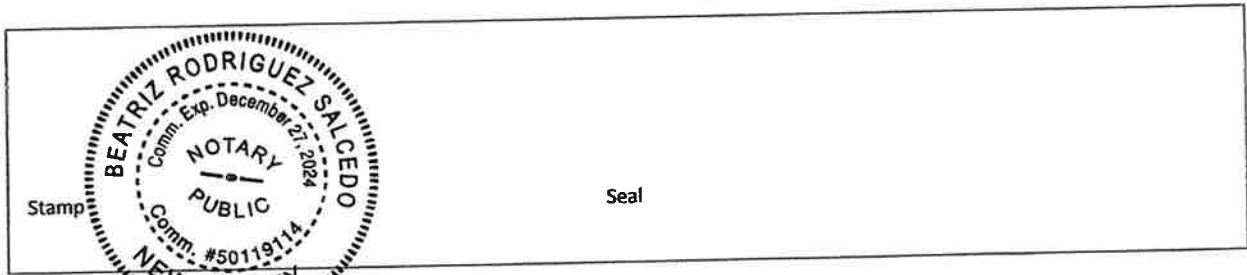
* (If the applicant is a corporation, an authorized corporate office MUST sign. If the applicant is a partnership, a general partner MUST sign.)

Sworn to and subscribed before me this

02 day of May, 2024

Beatriz Rodriguez Salcedo
NOTARY PUBLIC

Jorge J. Morales
APPLICANT



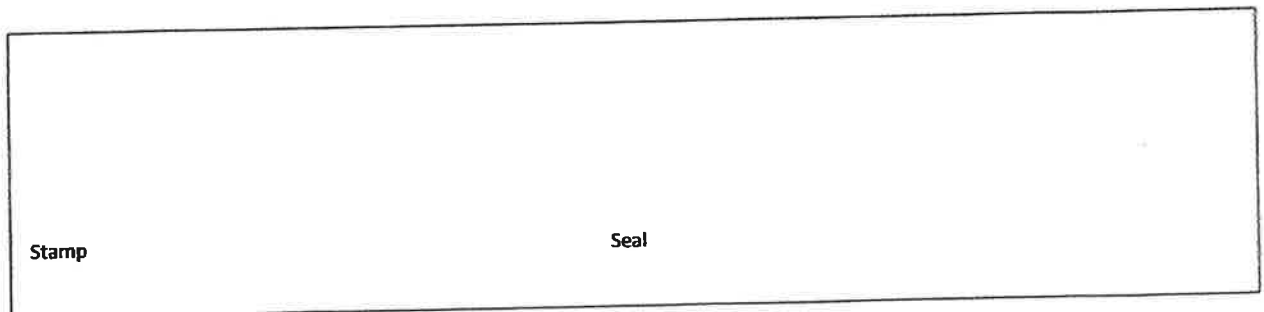
PROPERTY OWNER – I certify that I am the Owner of the Property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decisions in the same manner as if I were the applicant. (If the applicant is a corporation, an authorized corporate office MUST sign. If the applicant is a partnership, a general partner MUST sign.)

Sworn to and subscribed before me this

_____ day of _____, 20_____

NOTARY PUBLIC

APPLICANT



Note: The law requires that the conditions set forth in the following three, Sections 1, 2, and 3, must be established before a variance can be granted. Answers to these sections MUST be completed in full.

Explain in detail wherein your case conforms to the following requirements.

1. That the strict application of the provisions of the Zoning Ordinance would result in the practical difficulties or unnecessary hardships inconsistent with its general purpose and intent.

Fence height from ~~6'~~ to 6'9". Back near property has a shed that is 4'10" from property line. The shed is 7'11" wide 4'6" Deep and 7' tall. We would like to leave the shed in its current position, concerns more distance from the property line will decrease space for use. Additional variances foundation coverage, floor area ratio, and lot coverage.

State fully wherein your case conforms to the following requirements.

2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The shed does not interfere with water flow. The distance of the shed is prime spot for our children to play safely. The space of the garage is not big enough for the vehicle to pull into the space.

State wherein your case satisfies these requirements.

3. That the granting of a variance will not be materially detrimental to the public welfare or injuries to the property or improvements in such zone or neighborhood in which the property is located.

Shed location will not interfere with
 Natural flow of water it doesn't stock enough to
 block view. Height of fence is suggested to
 Maintain height integrity. A Drain will be
 placed at the fence to capture water
 flowing in to the property. keep the height
 will provide a good design line and reduce
 Any construction which could affect the
 neighbors

Note: The Board of Adjustment is required to make a written finding of facts from the showing applicant makes that the three above enumerated conditions exist and in addition thereto must find that the granting of such variance will not be contrary to the objectives of the Land Use Ordinance.

DESCRIPTION OF PROPOSED STRUCTURE OR USE:

PREMISES AFFECTED KNOWN AS

1352/1354 Wood Valley Rd.

residence

APPLICANT

Jorge Morales

ADDRESS

OWNER

ADDRESS

LESSEE

ADDRESS

ZONE

- RESIDENCE 1
- RESIDENCE 2
- RESIDENCE 3

- BUSINESS
- LIMITED INDUSTRIAL
- RESTRICTED COMMERCIAL
- OFFICE BUILDING

LAST PREVIOUS OCCUPANCY

SIZE OF LOT

76' x 125.45'

SIZE OF BUILDING (INCLUDE EXISTING AND PROPOSED:

MAXIMUM LENGTH 7'7" MAXIMUM WIDTH 4'8"

NO. OF STORIES 1 MAXIMUM HEIGHT ABOVE GRADE 7'4"

PERCENTAGE OF LOT OCCUPIED BY BUILDINGS (EXISTING AND PROPOSED) 35 %

SETBACK FROM FRONT PROPERTY LINE _____ FT

SETBACK FROM SIDE PROPERTY LINE (if corner lot) 6 FT

PREVAILING SETBACK OF ADJOINING BUILDINGS WITHIN BLOCK _____ FT

HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE PREMISES? NO

IF SO, STATE CHARACTER OF APPEAL AND DATE OF DISPOSITION:

Reason for the Garage renovation is, currently the garage does not occupy the room needed for a vehicle to park.

The Adjustments make it so that the vehicle can safely ~~st~~ pull into the space. Currently the garage does not have the height width and length to store the vehicle, the construction will fix this.



MAY 15, 2024

1352 WOODVALEY RD.
MOUNTAIN SIDE NJ
07092