



Borough of Milltown
Planning Board
39 Washington Ave.
Milltown, NJ 08850
(732)828-2100 ext. 181

Planning Board
Zoning Ordinance Variance
Application
Must be filed in Triplicate (3)

Filed
Hearing
Disposition
Cal. No.

Name of Applicant John Dziubek Block 106 Lot 4.09, 4.10 and 4.11

Applicant E-mail jim@currantriallaw.com Phone Number 732-296-0500

Address of Applicant c/o James M. Curran, Esq., 86 Washington Avenue Milltown NJ 08850

Address of Affected Premise 19 and 21 Millers Lane Milltown 106 4.09, 4.10 and 4.11

Is the applicant the owner of the premises?

Owner Lessee Other

What is the current zone of the property?

R-18 R-10 R-8 R-6 R-4
B-1 B-2 B-3 M-1

Property Information

Proposed Use of Property Retain existing dwelling and sell new lots.

Size of Lot 58,775.85 SF to be subdivided into two 20,008.8 SF lots and one 18,758.25 SF lot.

Size of Building At Street Level Feet Front 27 and n/a Feet Deep 25 and n/a

Percentage of Lot Occupied by Buildings 3.74 and n/a Height of Building 2 and n/a Stories 28 and n/a Feet

Set Back from Property Line Front 49.73 and n/a Side 12.45/48.36 and n/a Corner Lot n/a

Has there been any previous appeal involving these premises?

Yes No

If Yes, Date of Disposition Character of Disposition

Appeal Information

An appeal is hereby made for a variance from the terms of Article Section of the Zoning Ordinance so as to permit

This appeal is based on the order issued by the Building Official dated Copy attached.

The law requires that the conditions set forth in the following three sections must be established before a variance can be granted. Answers to these sections must be complete and full.

- 1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with its general purpose and intent. N/A
2. That there is 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 existing two (2) lots are each substantially oversized for the R-10 zone in which they are located. The proposed subdivision will create two fully conforming lots; and one lot which will require a lot width variance (80 feet required/75 feet proposed). It will result in a more efficient use of the property without any detriment to the public good.
3. That the granting of a variance can be made without substantial detriment to the public good and will not substantially impair the intent and purpose of the zoning plan and zoning ordinance. The granting of the variances for lot width for one of the three lots is de minimis. It will not substantially affect the zone plan and zoning ordinance of the Borough; or result in substantial detriment to the public good.