BOROUGH OF STRATFORD

Joint Land Use Board
307 Union Avenue
Stratford, NJ 08084
856-783-0600

APPLICATION FORM

1. Applicant's Name: Hemschoot Gonzalez Contractors

   Address: 852 Upton Way
   Somerdale NJ 08083

   Phone: (856) 236-0098

2. Owner's Name: JAMES HEMSCHOOT & THERESE HEMSCHOOT
   (if different than above)
   Address: STRAFORD NJ 08064
   210 HARVARD AVE

   Phone:

3. Name and location of site:

   Block: 43 Lot: 6

   Present Use: 1,700 sqf. Proposed Use: 120. sqf.

   Lot Area: 9,600 sqf Building Area: 1,700 (Ground Floor)

   Building Area: (Total) No. Parking (Spaces) DRIVEWAY

4. Does this constitute: ✓ a. New Application

   ____ b. Revision or resubmission of a prior application

5. Attach a copy of any deed restrictions or covenants that will apply.

Signature: [signature] Title: Contractor

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VARIANCE APPLICATION

To the Joint Land Use Board:

An appeal is hereby made for a variance from or an exception to the terms of

Sections of the Zoning Ordinance so as to permit

Building a front Porch 6X20

PREMISES AFFECTED: Block No. 43 Lot No. 6

Located at: 210 HARVARD AVE STRATFORD NJ 08064

Owner: JAMES HEMSCHOOT

Leasee:

Zone: Last Occupancy: 2

Percentage of lot occupied by building: ~~26~~ 76

Setback of building from front property line: ~~33 lf.~~ Rear line:

Setback of building from side left property line: 5' 7" lf. Right line: 12' 11" lf.

Prevailing setback of adjoining buildings within block:

Has there been any previous appeal involving these premises: NO

If so, state character of appeal and date of disposition:

The reason(s) for the present application or appeal are as follows:

Signature

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AFFIDAVIT OF OWNERSHIP

Therese Hemschoot (McCloskey) of full age, being duly sworn according to law on oath deposes and says, that deponent resides at

210 Harvard Ave

in the Borough of Stratford

in the County of Camden, and the State of New Jersey

that he/she is the owner in fee of all that certain lot, piece of parcel situated, lying and being in the Borough of Stratford.

Sworn and subscribed before me this 5th day of October, 20 20

Therese Hemschoot
Applicant/Owner Signature

Mary J Donohue
Notary

MARY J DONOHUE
Notary Public - State of New Jersey
My Commission Expires Jun 14, 2025

AUTHORIZATION FOR CONTRACT PURCHASER

To the Joint Land Use Board:

_____ is hereby authorized to make the within application.

_____ Date

_____ Owner Signature

BOROUGH OF STRATFORD

Joint Land Use Board
307 Union Ave.
Stratford, NJ 08084
(856) 783-0600

AGREEMENT TO PAY FEES

THIS AGREEMENT, made and entered on this 5 day of October, 2020 by and between the Borough of Stratford, a Municipal Corporation of the State of New Jersey (hereinafter "Borough") and _____ (hereinafter "Developer"), is made upon the following terms and conditions:

PROJECT NAME: Front Porch

PROJECT LOCATION: 210 Harvard Ave NJ

BLOCK(S): 43 LOT(S): 6

APPLICANT NAME: Gonzalez Contractors

APPLICANT FED. ID #: 13VH06192200 SS#: _____

APPLICANT ADDRESS: 852 Upton Way
Somerdale NJ 08083

1. AGREEMENT TO PAY FEES: DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the Borough in connection with the application for filed contemporaneously herewithin. Such fees include, but are not limited to, application fees, attorney's review fees, engineer's review fees, planner's review fees, copy costs and postage applicable to this application.

2. ESCROW DEPOSIT: The Borough hereby acknowledges receipt of $ 210.00 said sum being cash deposit to be placed in a Borough Trust Account to cover the coast of the aforementioned review and inspection fees. Such Sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to Developer. When any escrow amount has been depleted so that less than one-half thereof remains, developer shall replenish the escrow to the full amount within fifteen (15) days of written notice from the Borough.

3. ADDITIONAL PAYMENTS: The Developer agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the Borough. The Developer understands and agrees to pay such sum notwithstanding any dispute as to the reasonableness of fees and charges.

4. CONTEST OF REASONABLENESS: Developer agrees that the reasonableness and/or accuracy of any fee or charge may be challenged in accordance with the procedure set forth in the Municipal Land Use Law at N.J.S.A. 40:55D-53.2a.

5. NOTICE: Developer agrees that all notices of refunds shall be mailed to the follow address:

   852 UPTON WAY
   SOMERDALE NJ
   08083

6. TRANSFERABILITY: Developer understands and agrees that this Agreement is not transferable, in whole or in part, nor can the Developer be relived from obligations as state in this Agreement until such time as the Developer provides an acceptable dated replacement Agreement to relieve the Developer of any further obligation as state in this Agreement. This transfer of obligation shall commence on the date of the acceptance by the Borough of the replacement Agreement.

7. COLLECTION: Should the Developer fail to pay any amount required to be paid hereunder when due, the Borough shall be entitled to pursue all remedies at law or equity. Interest shall accrue at the rate of 18% per annum simple interest on all sums unpaid after the due date. The Borough may collect a reasonable attorney's fee which shall not be less than $300.00 should litigation be commenced for the purpose of collecting any sum from the Developer.

DEVELOPER	5 Oct. 20 DATE

BOROUGH OF STRATFORD

307 UNION AVENUE
STRATFORD, NEW JERSEY 08084

856.783.0600
856.783.7949 FAX

www.stratfordnj.org

APPLICATION FOR ZONING/LAND USE

Please fill out

Address 210 HARVARD AVE

Block 43 Lot 6 Zoning Classification _____

Owner Gonzalez Contractors Phone (856) 236-0098

Address 852 Upton Way City Somerdale State NJ Zip 08083

Email Lgizocooper@gmail.com

A plot plan or survey showing all existing buildings, sheds, pools, driveways, patios, walkways and the proposed building/structure shall be submitted.

Setbacks for the proposed building/structure:

Front 37 feet (from curb) Rear _____ Side 11 feet Side 12 feet

Frontage of Lot 32 lineal feet (from sidewalk) Corner Lot _____ sq. feet Inside Lot _____ sq. feet

Please fill out

Being Constructed Front porch 20'w x 6'L (Mesurment from curb is 45' to house door)

Applicant's Signature _____ Date _____

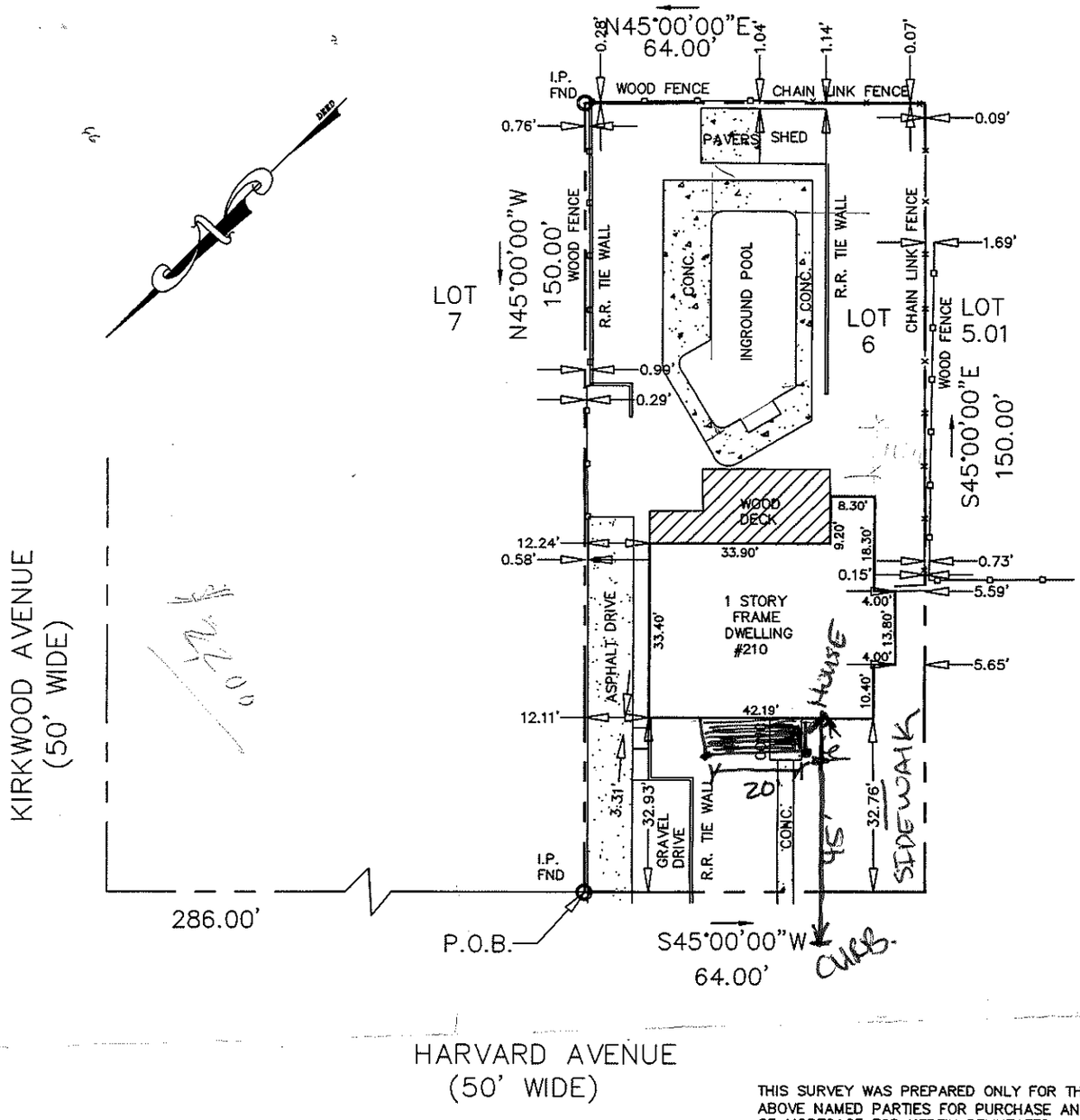
( ) This application has been examined and found to be in compliance with the Borough of Stratford's Zoning Ordinance.

(✓) This application is rejected because of non-compliance with the following sections of the Borough of Stratford's Zoning Ordinance.

Not enough front set back

Rejected applications can be revised to comply with the Zoning Ordinance or you may apply to the Zoning Board of Adjustments for relief of the Zoning Official's decision. Contact the Zoning Administrative Official, [illegible] at 856.783.0600.

ZONING OFFICIAL [signature] Date 9-29-20



THIS SURVEY WAS PREPARED ONLY FOR THE ABOVE NAMED PARTIES FOR PURCHASE AND/ OR MORTGAGE FOR HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED HEREIN, EITHER DIRECTLY OR INDIRECTLY. SURVEY MAY NOT BE USED FOR CONSTRUCTION OR SUBDIVISION PURPOSES WITHOUT WRITTEN CONSENT OF THIS SURVEYOR.

THIS SURVEY PLAN, FLAGS AND/OR PINS SET ARE NOT VALID UNTIL FEE IS PAID IN FULL. IF FEE NOT PAID, THIS SURVEY IS INVALID. ANY OTHER USE OF THIS PLAN OR A COPY OR ALTERATION OF IT NOT SIGNED AND SEALED BY THE SURVEYOR WHO PREPARED THIS PLAN IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.

SURVEYOR RESERVES THE RIGHT TO REVISE THIS SURVEY AT ANY TIME AFTER SUBMISSION IF ADDITIONAL PERTINENT INFORMATION IS RECEIVED.

THIS PLAN OF SURVEY IS NOT AN ALTA SURVEY.

LIMITS OF LIABILITY: SURVEYOR'S LIABILITY IS LIMITED TO AMOUNT OF FEE PAID

To:
THERESA MCCLOSKEY
LONG & FOSTER SETTLEMENT SERVICES, LLC
PROSPERITY MORTGAGE;
its successors and/or assigns, ATIMA

TO ALL PERSONS AND PARTIES OF INTEREST:
I HEREBY DECLARE THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

NOTES:

1) TAX MAP REFERENCE: BOROUGH OF STRATFORD, BLOCK 43, LOT 6
2) CONTAINING: 9,600 +/- SF.
3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4) SUBJECT TO SUCH EASEMENTS AND RESTRICTIONS THAT MAY BE REVEALED BY A TITLE REPORT.

PLAN OF SURVEY

BLOCK 43 LOT 6

LOCATED IN
BOROUGH OF STRATFORD
CAMDEN COUNTY, NEW JERSEY

AVI LUZON 11/16/07
DATE

AVI LUZON
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE # 36745

REVISION/DATE

AVI LUZON
PROFESSIONAL LAND SURVEYOR
83 KENSINGTON DRIVE
MT. HOLLY, NEW JERSEY 08060
(609) 261-4947

DESIGNED:	DRAWN: AL	CHECKED: AL
SCALE: 1"=30'	DATE: 11/16/07	DWG. NO.: 07AL3405