

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 13 Elinor Ave. Stratford, NJ 08084
Block 78 Lot 7 Zoning Classification _____
Owner Thomas J. Di Paolo Jr. Phone (856) 745-0452
Address 13 Elinor Ave City Stratford State NJ Zip 08084

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 115' feet Rear 11'-6" Side 3'-0" feet Side 54' feet
Frontage of Lot 73 lineal feet Corner Lot _____ sq. feet Inside Lot 11,528 sq. feet

12' High

Please fill out

Being Constructed Pre-fabricated in sections
Applicant's Signature [Signature] Date 8/12/21

() 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.

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, John D. Keenan, Jr. 856.783.0600.

ZONING OFFICIAL [Signature] Date 8-10-21

BOROUGH OF STRATFORD

Joint Land Use Board

307 Union Avenue

Stratford, NJ 08084

856-783-0600

APPLICATION FORM

1. Applicant's Name: Thomas J. DiPaolo Jr.
Address: 13 Elinor Ave
Stratford, NJ 08084
Phone: 856-745-0452
2. Owner's Name: _____
(if different than above)
Address: _____

Phone: _____
3. Name and location of site: 13 Elinor Ave
Block: 78 Lot: 7
Present Use: _____ Proposed Use: _____
Lot Area: _____ Building Area: _____
(Ground Floor)
Building Area: _____ No. Parking _____
(Total) (Spaces)
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.

Thomas J. DiPaolo Jr.
Signature

Home owner
Title

BOROUGH OF STRATFORD

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856-783-0600

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

a wood garage/shed, 16'W x 24'L x 12'H - to be placed
3'-0" off the property line, in line with my neighbors garage

PREMISES AFFECTED: Block No. 78 Lot No. 7

Located at: 13 Elinor Ave.

Owner: Thomas J. DiPasio Jr.

Leasee: _____

Zone: _____ Last Occupancy: _____

Percentage of lot occupied by building: 33.17%

Setback of building from front property line: 115'-3" ± Rear line: 11'-6" ±

Setback of building from side left property line: 54'-6" ± Right line: 3'-0" ±

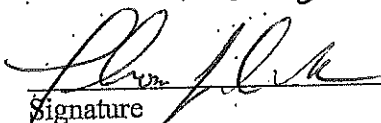
Prevailing setback of adjoining buildings within block: _____

Has there been any previous appeal involving these premises: Unknown

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

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

to gain garage shed space


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 Oct, 2021,
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: DiPaolo Garage / Shed
PROJECT LOCATION: 13 Elinor Ave, Stratford, NJ 08084
BLOCK(S): 78 LOT(S): 7
APPLICANT NAME: Thomas J. DiPaolo, Sr
APPLICANT FED. ID #: _____ SS#: 152-74-7559
APPLICANT ADDRESS: 13 Elinor Ave.
Stratford, NJ 08084

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 \$ _____, 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:

Thomas J. DiPaolo Jr.
13 Elinor Ave
Stratford, NJ 08084

6. **TRANSFERABILITY:** Developer understands and agrees that this Agreement is not transferable, in whole or in part, nor can the Developer be relieved 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

8/10/21
DATE