

Evan Dolcimascolo and Emily Ross
203 Alturas Road
Highland Lakes, NJ 07422

02/05/2021

Vernon Township Land Use Board
21 Church Street
Vernon, NJ 07462

Dear Members of the Board,

Thank you for your consideration of our proposal.

In March of 2020, we purchased our first home at 203 Alturas Road in Highland Lakes. It was an easy decision to move here, as the charm and beauty of Highland Lakes is not new to us. Both of our families raised us here, providing us with the opportunity to form countless memories at the lake and develop friendships that we continue to enjoy. The love our friends and family share for the lake can be supported by the homes they have purchased just within the last year. We are looking forward to a brighter future where we can truly enjoy our close proximity to each other and the homes we've created.

Over the past year, we've needed to make many investments to improve our home. Only a month or so after moving in, we needed to completely replace our septic system, a difficult process that took several months. We've replaced our fireplace, heating system, and completely remodeled our home, which was historically a summer cabin. While the process has been challenging (and expensive!), we have viewed these investments as essential to building a home for our family and enjoying the relaxing lifestyle we know Highland Lakes offers.

Currently, we have a staircase that leads directly to our front door, which unfortunately offers no landing. We are hoping to improve the safety of our front entrance by building a new staircase with a landing. Within this design, we would also like to include a small front deck that would extend no further than my immediate neighbor's home. Our backyard is very close to Rt. 638, and unfortunately, is rather noisy due to the somewhat continuous traffic. Our hope is that by building a front deck, we can create a more peaceful space to enjoy our property with greater privacy.

We love our new home and the town we've joined our friends and family in. Our hope is that with your approval, we can make this investment and create our dream home here at the lake.

Thank you for your time and consideration.

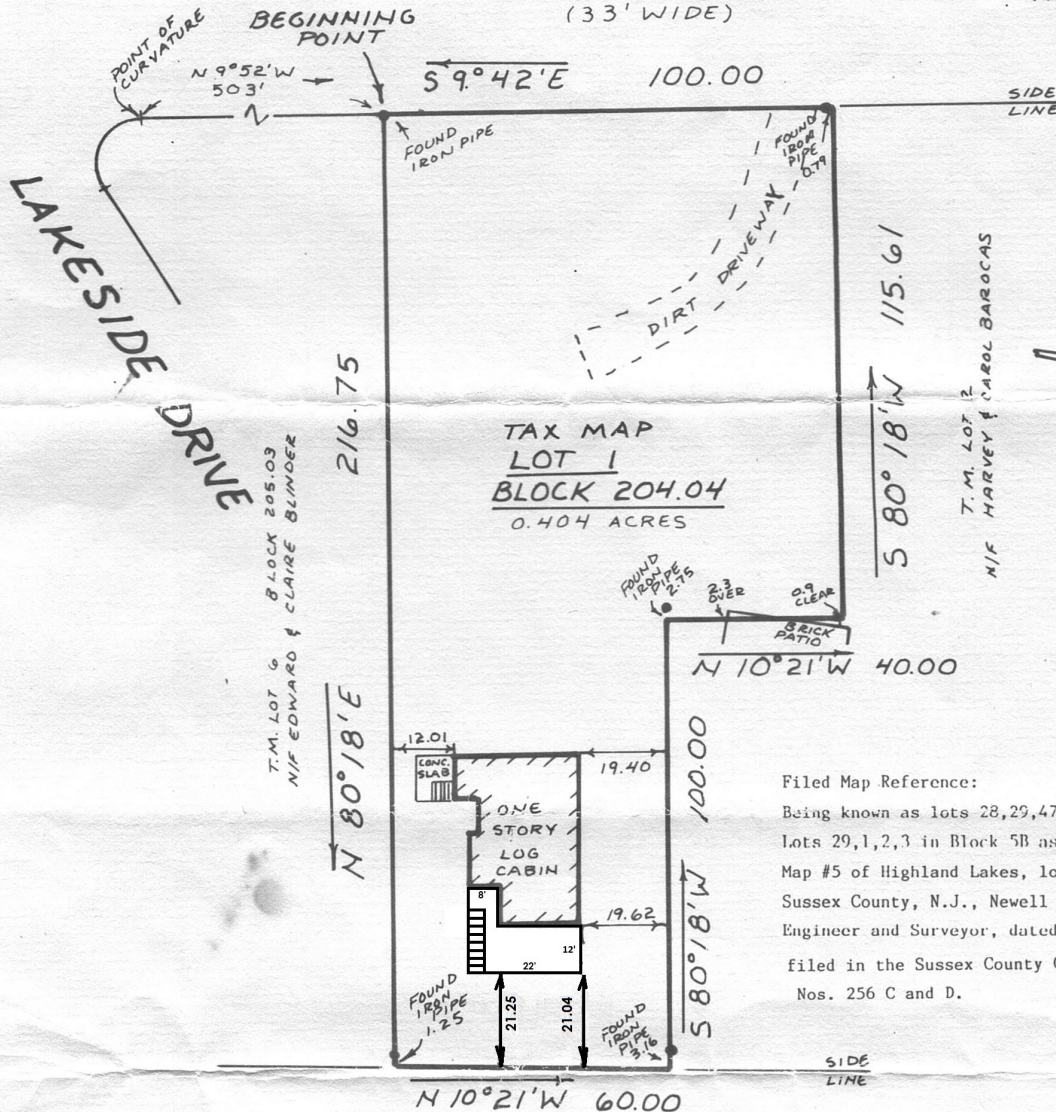
Sincerely,

Evan Dolcimascolo and Emily Ross

MANATICUT ROAD

(33' WIDE)

NOTES: (1) THIS SURVEY IS SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, PROVISIONS AND CONDITIONS OF RECORD.
(2) PROPERTY CORNER MARKERS NOT SET BY CONTRACTUAL AGREEMENT.



TAX MAP
LOT 1
BLOCK 204.04
0.404 ACRES

Filed Map Reference:

Being known as lots 28, 29, 47, and 48 in Block 4B and Lots 29, 1, 2, 3 in Block 5B as shown on "Map #4 and Map #5 of Highland Lakes, located in Vernon Township, Sussex County, N.J., Newell C. Harrison, Civil Engineer and Surveyor, dated January 1936" and filed in the Sussex County Clerk's Office as Maps Nos. 256 C and D.

ALTURAS ROAD

(WIDTH VARIES)

CERTIFIED TO:

PAUL A. BROOKS AND COLETTE M. BROOKS,
HIS WIFE;

FELLOWSHIP SAVINGS AND LOAN ASSOCIATION
AND ITS SUCCESSORS AND ASSIGNS;
CHICAGO TITLE INSURANCE COMPANY;
DOLAN AND DOLAN, P.A.;
DONALD M. ROSS, ESQ.

SURVEY AT:

TOWNSHIP OF VERNON
SUSSEX COUNTY, NEW JERSEY
AUGUST 25, 1988 SCALE 1" = 40'

Behre Associates Inc.

Engineering / Surveying / Planning

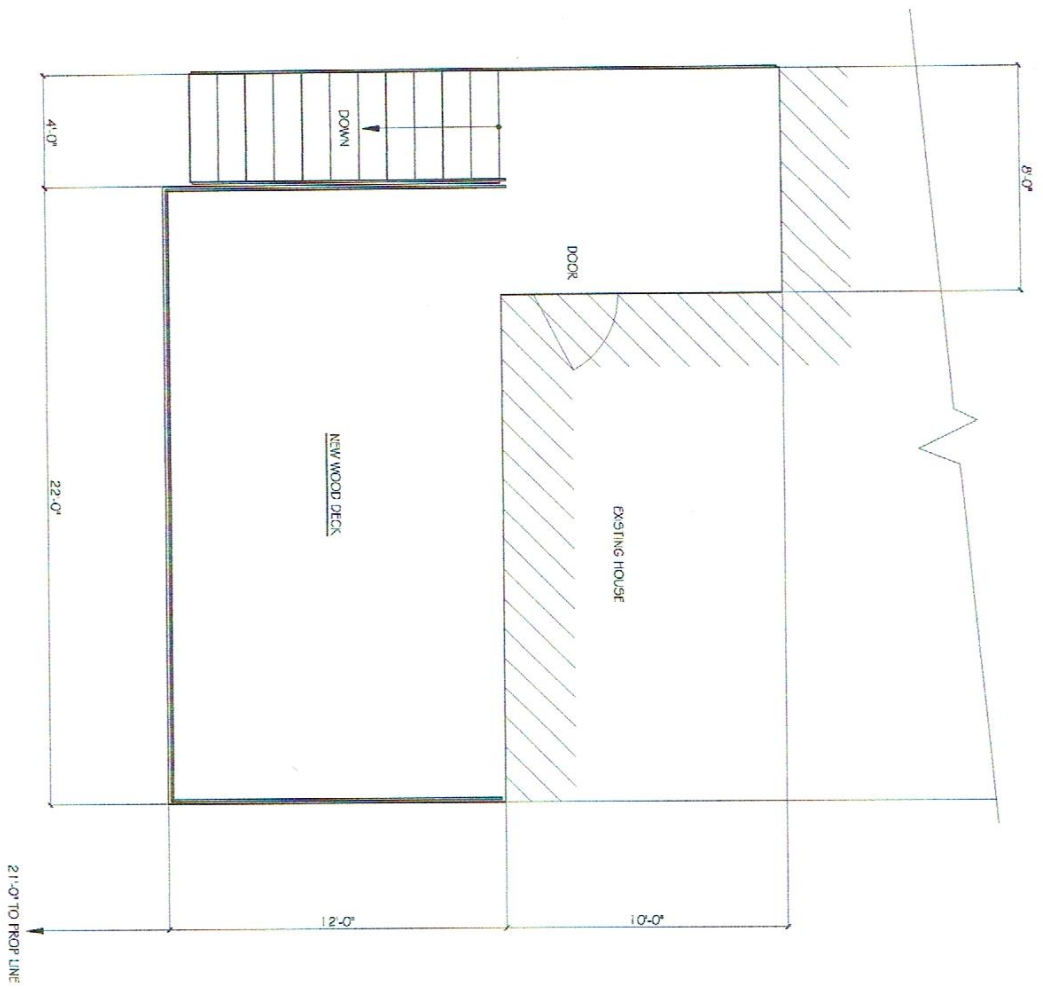
21 Main Street, Sparta, New Jersey 07871 • (201) 729-7553

DANA J. BEHRE

W.O. 471 P. 107 P. 22

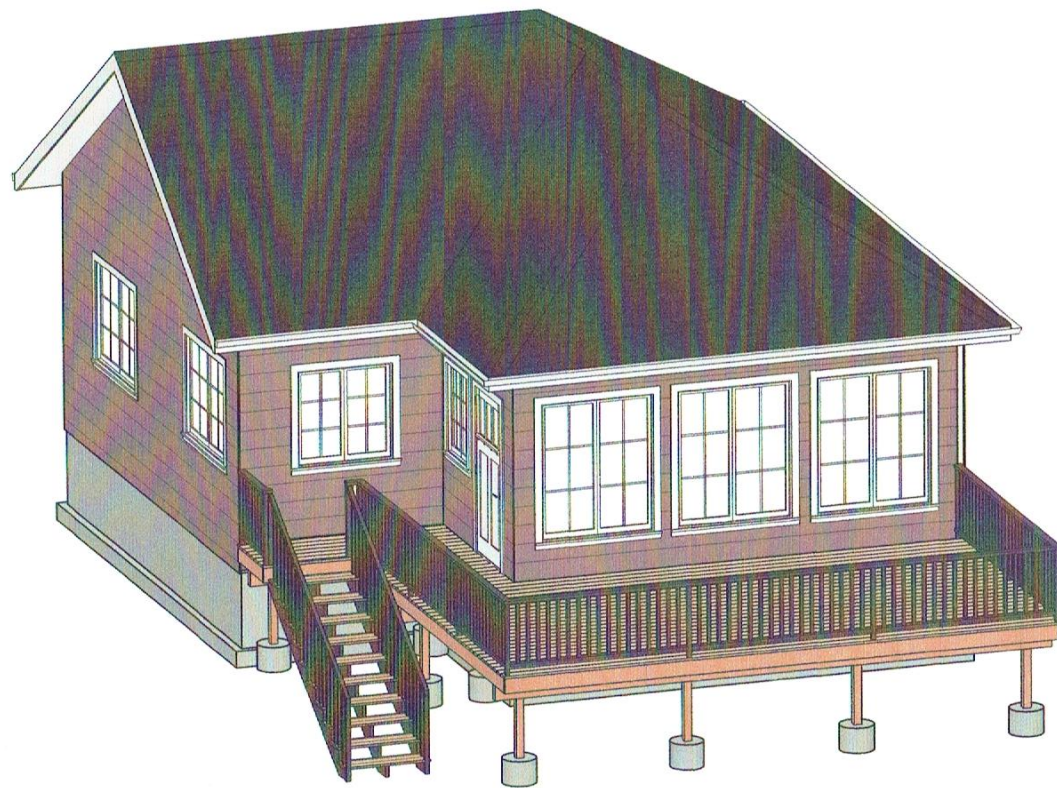
N.J.L.S. 30079

N.J.P.P. 3158



PLAN VIEW
PROPOSED NEW DECK

EVAN DOLICH/ASCOLD
203 ALTURO'S RD
HIGHLAND LAKES, NJ
LOT 32 BLOCK 458









1. PROPERTY / SITE INFORMATION:

LOCATION	Street Address: 203 ALTURAS ROAD		
	City: HIGHLAND LAKES	State: NJ	Zip: 07422
Tax Map	Page:	Block: 458	Lot(s): 92
	Page:	Block:	Lot(s):
Property Information - Area:		Easements / Deed Restrictions: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Zone:	Has this property been deemed a Historic Landmark <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

2. APPLICANT INFORMATION:

Name(s): EVAN DOLCIMASCOLO			
Street Address: 203 ALTURAS ROAD			
City: HIGHLAND LAKES	State: NJ	Zip: 07422	
Email Address: edolci1@gmail.com	Telephone: 845-772-2613	Fax:	
Applicant is a: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Entrepreneur <input checked="" type="checkbox"/> Individual			

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all person owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55d-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. Use attached form or applicant's can use their own form.

4. IF OWNER IS OTHER THAN THE APPLICANT - provide the following information:

Name(s): N/A			
Street Address:			
City:	State:	Zip:	
Email Address:	Telephone:	Fax:	

5. APPLICANT'S ATTORNEY:

Name(s): N/A			
Street Address:			
City:	State:	Zip:	
Email Address:	Telephone:	Fax:	

6. APPLICANT'S ENGINEER:

Name(s): N/A			
Street Address:			
City:	State:	Zip:	
Email Address:	Telephone:	Fax:	

7. APPLICANT'S PLANNER:Name(s): N/A

Street Address: _____

City: _____

State: _____

Zip: _____

Email Address: _____

Telephone: _____

Fax: _____

8. APPLICANT'S SURVEYOR:Name(s): N/A

Street Address: _____

City: _____

State: _____

Zip: _____

Email Address: _____

Telephone: _____

Fax: _____

9. APPLICANT'S OTHER PROFESSIONALS (TRAFFIC, ENVIRONMENTAL ETC.):Name(s): N/A

Street Address: _____

City: _____

State: _____

Zip: _____

Email Address: _____

Telephone: _____

Fax: _____

10. APPLICATION IS FOR THE FOLLOWING:**SUBDIVISION:**☐ Minor (including lot line adjustment)☐ Major - Preliminary☐ Major - Final

Number of Lots to be created (includes remainder lot) _____

Number of proposed dwelling units (if applicable) _____

SITE PLAN:☐ Minor☐ Major - Preliminary☐ Major - Final☐ Amendment / Revision to an Approved Site Plan

Number of Proposed Buildings? _____

Total Impervious area (s.f.) _____

Impervious area from Structures (s.f.) _____

Total area to be disturbed (s.f.) _____

INFORMAL / CONCEPTUAL REVIEW:☐ Subdivision☐ Site Plan☐ Other**CONDITIONAL USE APPROVAL:**☐ NJSA 40:55D-67**ISSUANCE OF A PERMIT FOR BUILDING OR STRUCTURE:**☐ NJSA 40:55D-34 (permit building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to NJSA 40:55D-32)☐ NJSA 40:55D-35 (permit building or structure not related to an official suitably improved street pursuant to NJSA 40:55D-35).**VARIANCES PURSUANT TO NJSA 40:55D****Bulk Variance**☒ (C1) (hardship)

- ☐ (C2) (flexible); benefits v. detriment

Use Variance

- ☐ (D1) A use or principal structure in a district restricted against such use or principal structure (use variance)
- ☐ (D2) An expansion of a nonconforming use
- ☐ (D3) Deviation from a specification or standard pursuant to Section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use
- ☐ (D4) An increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4)
- ☐ (D5) An increase in the permitted density as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision.
- ☐ (D6) A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

APPEAL/INTERPRETATION PURSUANT TO NJSA 40:55D-70, (a) & (b):

- ☐ (a) Appeal to Board of Adjustment of Order, Requirement, Decision or Refusal by an administrative officer based on or made in the enforcement of the zoning ordinance.
- ☐ (b) Request for Interpretation of the zoning map or Ordinance or for Decisions upon other special questions upon which the Board of Adjustment is authorized to pass by any zoning or offered map or ordinance.

Attached additional pages if needed in responding to items 8, 9, 10, and 12.

11. LIST ORDINANCES SECTIONS for which variance(s) and/or interpretation(s) are requested:

BULK VARIANCE - HARDSHIP

12. LIST SUBMISSION WAIVERS REQUESTED:

Note – submission waivers must be approved by a majority vote of the Land Use Board prior to being deemed complete and prior to the application being heard by the Board.

Checklist Item No.	Description	Reason
	REQUESTING WAIVERS FOR ALL ITEMS NOT RELEVANT TO THE ADDITION OF A FRONT DECK, LANDING, AND STAIRS	

13. LIST THE DESIGN WAIVERS REQUESTED:

Ordinance Section	Description	Reason
	SAME AS ABOVE	

14. OFFICIAL NOTICE TO APPEAR:

Attach a copy of the Notice to appear in the official newspaper of the municipality to be mailed to the owners of real property, as shown on the current tax map within 200 feet in all directions of the property which is the subject of this application. The Applicant must request this list from the Tax Assessor. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable, and identify the proposed use of the building(s), structure(s) and/or property.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Board Secretary for the hearing.

An affidavit of service to all property owners and a proof of publication must be provided to the Board Secretary at least five (5) days before the hearing can proceed.

15. NATURE OF APPLICATION:

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises (attach additional pages as needed):

OUR HOME IS PRE-EXISTING NON-CONFORMING AS WE ARE 33.25 FT FROM THE ROAD AND THE SETBACK REQUIREMENT IS 40 FT. WE ARE LOOKING TO BUILD A FRONT DECK, ENTRANCE LANDING AND NEW STAIRCASE SO THAT WE HAVE A SAFER FRONT ENTRANCE. A QUIETER PLACE TO ENJOY OUR PROPERTY AND MORE PRIVACY

16. UTILITIES TO BE UTILIZED: (Check all that apply)

☐ Public Sewer ☐ Private Septic ☐ Public Water ☐ Private Well ☐

Note: For public water or sewer, provide a "will serve" letter from the respective utility company.

17. CHECK ANY OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE PLANS SUBMITTED: (Check all that apply)

Type of Approval	Filed YES	Filed NO	Date Plans Submitted
<input type="checkbox"/> County Health Department	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> County Planning Board	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> County Soil Conservation District	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Wetlands)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Sewer Extension Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Stream Encroachment Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Potable Water Construction Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDOT (Department of Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Township Sewer Utility	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Flood Hazard)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Highlands)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Water allocation)	<input type="checkbox"/>	<input type="checkbox"/>	

18. PRIOR APPROVALS:

Indicate if, to your knowledge, this property was ever the subject of a prior application to the Planning or Zoning Board:

____ Yes ☒ No If yes, was the application approved? Please attach a copy of the resolution.

19. TAX COLLECTOR CERTIFICATION:

Certification from the Tax Collector that all taxes due on the subject property have been paid must be furnished to the Board Secretary at the time the application is submitted.

20. FEE CALCULATION (SEE PAGES 11 AND 12, ASK BOARD SECRETARY FOR ASSISTANCE IF NEEDED):

BULK VARIANCE, RESIDENTIAL ZONES

40: 550 - 700, deck, shed, pool, steps


\$ 100 Application Fee

\$ 1,100 Escrow Fee

\$50.00 GIS Fee

21. CERTIFICATIONS:

- A. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.
- B. 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 decision in the same manner as if I were the applicant. [If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]
- C. I understand that I submitted funds as calculated herein to be deposited into an Escrow account. In accordance with the Municipal Land Use Law, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. I understand the escrow amount is a preliminary estimate, and the actual cost may be more or less. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within twenty (20) days or I will have my application revoked and will be subject to property liens and/or fines.
- D. I hereby authorize the Land Use Board Members, Land Use Board Professionals, and Township Staff to inspect the premises listed on this application as a part of the review process, and grant full right of entry (excluding the interior of buildings).


Signature of Applicant

Signature of Owner (If different)

EVAN DOLCIMASCOLO
Print Name

Print Name

02/03/2021
Date

Date

VERNON TOWNSHIP
LAND USE BOARD

AFFIDAVIT OF OWNERSHIP, AUTHORIZATION AND SITE INSPECTION

State of New Jersey,
County of Sussex,

The undersigned, of full age, being duly sworn according to law deposes and says that I reside at 203 ALTURAS ROAD, in the Township of VERNON, County of SUSSEX, and State of NEW JERSEY, and that I am the owner in fee of the lands and premises which are the subject of this application to the Vernon Township Planning Board and the property as described in that application as Block 458, Lot 92, on 203 ALTURAS ROAD, Township of Vernon, County of Sussex and State of New Jersey. As owner, I have read this application and the applicant is authorized to proceed. I understand that a site inspection by the Planning Board members and/or the Board or Township professionals may be required and by signing this authorization I am consenting to any site inspection that may be necessary.

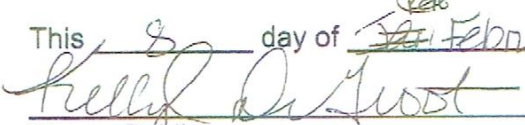


Owner's Signature

02/08/2021

Date

Sworn to and subscribed before me

This 8 day of Feb February 2021


Notary Public

Kelly J Degroot
Notary Public of New Jersey
Commission ID# 2458609
Commission Expires 11/26/23