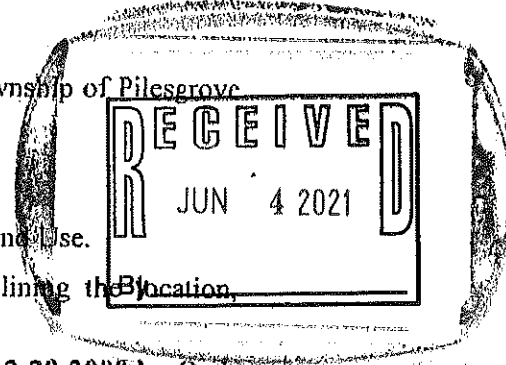


2021 09

**Checklist No. 1
Details Required for Variance Applications**

NOTE: See § 145-55C of Chapter 145, Land Use, of the Code of the Township of Pilesgrove for further details of submission requirements and procedures.



- 1. Application form(s) and checklist(s) (15 copies).
- 2. Escrow fees in accordance with § 145-60 of Chapter 145, Land Use.
- 3. Sketch plats or plans (15 copies) or related material outlining the location, nature and extent of any variance(s) requested.
- 4. Key map at less than one inch equals 800 feet. [Amended 12-29-2000 by Ord. No. 120013]
- 5. Title block:
- 6. Name, title, address and telephone number of applicant;
- 7. Name, title, address and license number of the professional or professionals who prepared the plot or plan, if applicable;
- 8. Name, title and address of the owner or owners of record;
- 9. Scale (written and graphic); and
- 10. Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- 11. North arrow.
- 12. Names and addresses of partners or stockholders as required by ordinance.
- 13. Affidavit of ownership.
- 14. Acreage figures (both with and without areas within public rights-of-way).
- 15. Approval signature lines.
- 16. Existing block and lot number(s) of the lot(s) as they appear on the Township Tax Map.
- 17. Tract boundary line (heavy solid line).
- 18. The location of existing and proposed property lines, streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drainpipes and any natural features such as treed areas, both within the tract and within 50 feet of its boundary.
- 19. The location and width of all existing easements and rights-of-way.
- 20. Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- 21. Proposed buffer and landscaped areas.

PILESGROVE CODE

- E 22. Delineation of floodplains, including both floodway and flood-fringe areas, flood zone, flood elevation and elevation of lowest floor level.
- E 23. Wetlands, marshes, ponds and land subject to flooding.
- ✓ 24. The names of all adjacent property owners and adjacent block and lot numbers as they appear on the most recent tax list prepared by the Township Tax Assessor.
- ✓ 25. Certification from the Township Tax Collector that all taxes and assessments are paid to date.
- ✓ 26. A sketch of the proposed addition or new construction for which a variance is sought, demonstrating how the same is architecturally consistent with the existing structure or an improvement thereof.
- ✓ 27. A written statement delineating the exact proposed use requested, for use variance applications only.
- E 28. The locations of man-made and natural features, such as bridges, wetlands, treed areas, drainage divides, marshes and depressions, both within the tract and within 100 feet of its boundaries or beyond, as necessary to determine off-site drainage impacts. [Added 7-12-2005 by Ord. No. 05-09]
- E 29. A field survey of the property's (site's) vegetation, soils, and hydrologic conditions that clearly identifies and characterizes all wetlands, wetlands transition areas, and nonwetlands areas in accordance with the methodology described in the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (or a certification from a New Jersey licensed engineer stating that no such conditions or areas are present at the property) and verification of such delineation or certification in the form of a letter of interpretation (LOI) issued by the New Jersey Department of Environmental Protection (NJDEP). [Added 7-12-2005 by Ord. No. 05-09]
 - a.¹ For:
 - b. Applicant:
 - c. Affecting property known as:
 - d. Block 42, Lot 3 on the Pilesgrove Township Tax Map.

To the best of my knowledge the above submissions required pursuant to this checklist have been supplied with the exception of:

Secretary

Solicitor

Township Engineer

¹Editor's Note: This signature block was amended 12-29-2000 by Ord. No. 120013.

LAND USE

Checklist No. 6
General Requirements
[Added 12-29-2000 by Ord. No. 120013]

1. Eighteen copies of the appropriate application form(s), completely filled in. If any item is not applicable to the applicant, it should so be indicated on the application form(s).
2. Certificate that taxes are paid.
3. Receipt indicating that fees are paid.
4. Eighteen copies of any required plot plan, site plan or subdivision plan.
5. Affidavit of ownership. If applicant is not the owner, applicant's interest in land; e.g., tenant, contract/purchaser, lien holder, etc.
6. One of the following:
 - a. A letter of interpretation from the New Jersey Department of Environmental Protection (NJDEP) indicating the absence of freshwater wetlands, or indicating the presence and verifying delineation of the boundaries of freshwater wetlands; or
 - b. A letter of exemption from the NJDEP certifying that the proposed activity is exempt from the Freshwater Wetlands Protections Act, and regulations promulgated thereunder; or
 - c. A copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands.

The Planning Board may waive the above requirements where it can be established by applicant and verified by the Board and its professionals that no wetlands exist on site or on contiguous property owned by the applicant.
7. If a corporation or partnership, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A.40:55D-48.1, et seq.
8. Number of witnesses and their expertise, if any.
9. Statement as to any requirements for which waiver is sought, together with a statement of reasons why waivers should be granted.

PLANNING BOARD
TOWNSHIP OF PILESGROVE

DEVELOPMENT APPLICATION FORM

See Article VIII of Chapter 145 (Land Use Ordinance) for additional information.

Application # _____ Date Filed: _____ Signature: _____
(Assigned) (Board Secretary)

PART 1 (application information)

Applicant: Michael Leonetti

Address: 52 Harrisonville Lake Rd
Pilesgrove, NJ

Preferred Phone Contact: 856-952-1821 Email: MLeonetti@spsnj.com

The undersigned is making an application to the Pilesgrove Planning Board for the following:

BLOCK 42 Lot 3 BLOCK _____ Lot _____ BLOCK _____ Lot _____

- Conceptual/Informal Review
- Conditional Use, pursuant to Section _____
(Identify section)
- Extension of Site Plan Approval (attached prior Board Resolutions and complete Part 5.)
- Map Interpretation or Special Question (explain on separate sheet and attach)
- Appeal from Decision of Zoning Officer (explain on separate sheet and attach)
- Site Plan (also complete Part 5 form)
 - Minor
 - Major
 - Preliminary
 - Final
 - Other
- Subdivision (also complete Part 4 form)
 - Minor
 - Major
 - Preliminary
 - Final
 - Other
- Variance(s)
 - Use
 - Area or Bulk
 - Other
 - Waivers Requested

_____ No _____ Yes (list on separate sheet and attach)

Explain Existing Use: - Existing shed

Explain Proposed Use: Utility garage

Was a previous application submitted for the proposed development?
 No Yes

If yes, applicant name _____ and date of submission _____

PART 2 (property information)

Name of Proposed Development (or Applicant's name):
Michael Lonetti

Physical Location of Property (street address or street name and nearest intersection):
52 Harrisonville Lake Rd Pitersgrove, NJ

Current Zoning: Residential

Are there deed restrictions currently on the property?
 None Yes (please attach copy of deed restrictions)

Do you contemplate new deed restrictions in your application?
 No Yes (please attach draft or final copy)

Professional who prepared the sealed drawings:

Name: _____

Address: _____

Phone Number: _____ Email: _____

List of maps and/or other materials submitted with this application:

Describe Item	Number of copies
<u>Survey</u>	<u>18</u>
<u>Picture of building</u>	<u>18</u>
_____	_____
_____	_____

PART 3 (applicant information)

Applicant Information:

Name: Michael Leonetti

Landowner Information: (If different than applicant)

Name: _____

Address: _____

Phone Number: _____ Fax: _____

Person submitting Application on behalf of applicant:

Name: _____

Address: _____

Phone Number: _____ Fax: _____

Attorney representing applicant:

Name: _____

Address: _____

Phone Number: _____ Fax: _____

Main contact for correspondence on escrow and fees: (If different than or in additional to attorney)

Name: _____

Address: _____

Phone Number: _____ Fax: _____

List all corporation and/or partners with 10 per cent or more interest:

PART 4 (For Subdivision applications only)

Type of application: () Major () Minor

Total acreage of tract: _____ Portion being subdivided: _____

How many new lots are proposed: _____

Proposed acreage of new lot(s) and remaining lot: _____

Purpose of subdivision: _____
(“sell lots”, “settle estate”, etc.)

Proposed Use of new lot(s): _____
(residential, commercial/industrial, other etc.)

If this application is for a final site plan approval for a major subdivision, please provide:

Date of preliminary approval: _____

Municipality: _____

If the final site plan is not identical to the preliminary plan with respect to details and area covered, please indicate material changes:

PART 5 (For Site Plan applications only)

Acreage of tract: _____

Zoning Classification: _____

Building Height: _____

Square Foot of Structures:

Existing: _____ Proposed: _____

Seating Capacity: _____

Dwelling Units: _____

The person signing this application certifies the letter of instruction for this application was received and that the above information is accurate.

Signature of Applicant: ML

Date: 4/21/21

Updated June 16, 2020

standing Seam Roof Top

standing Seam Siding Top

30" x 70"

125"

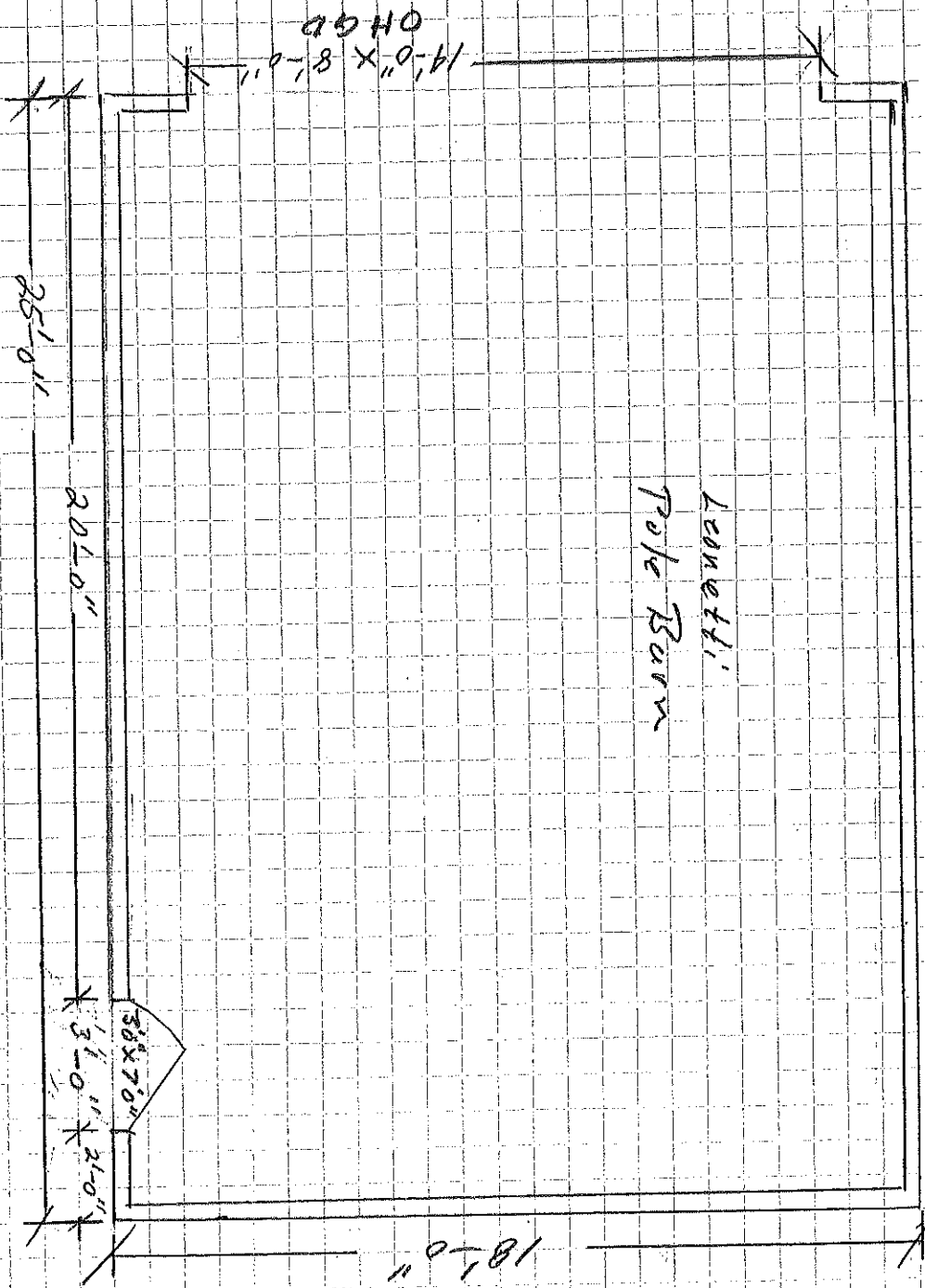
9'6"

4'6"

14'0"

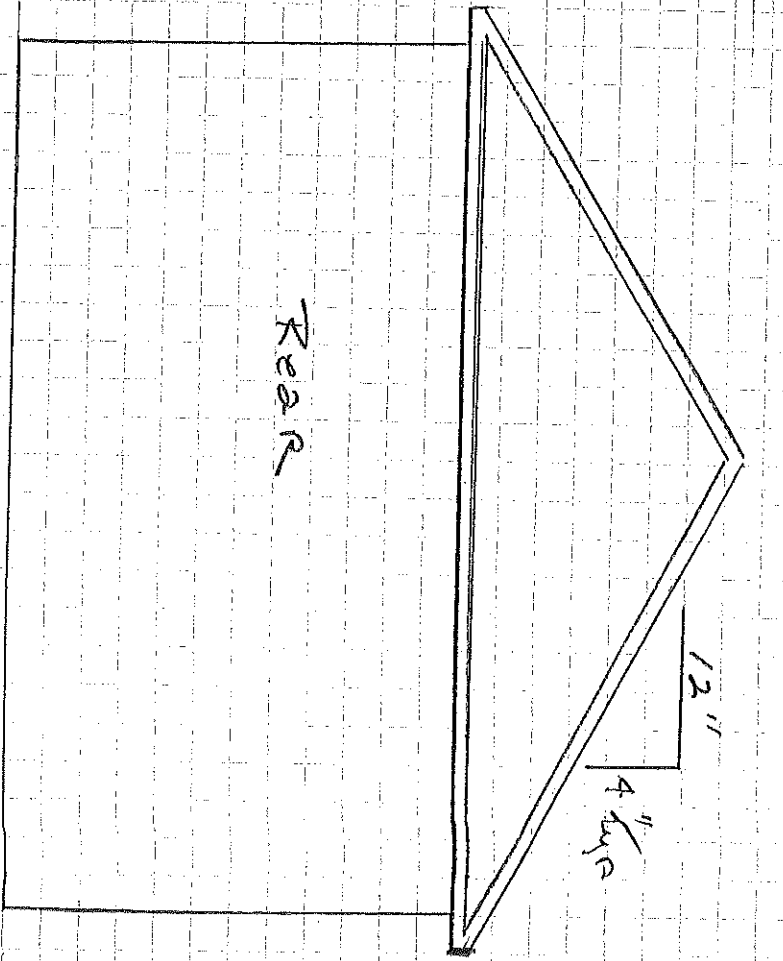
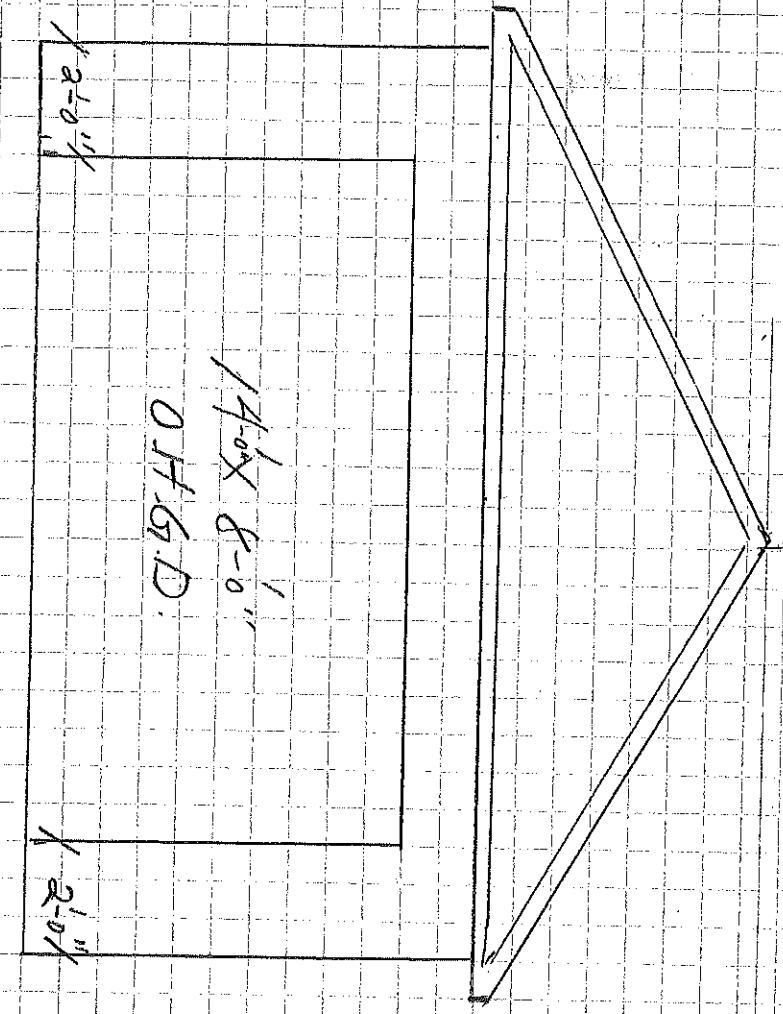
256.0"

Leonetti
Pole Barn



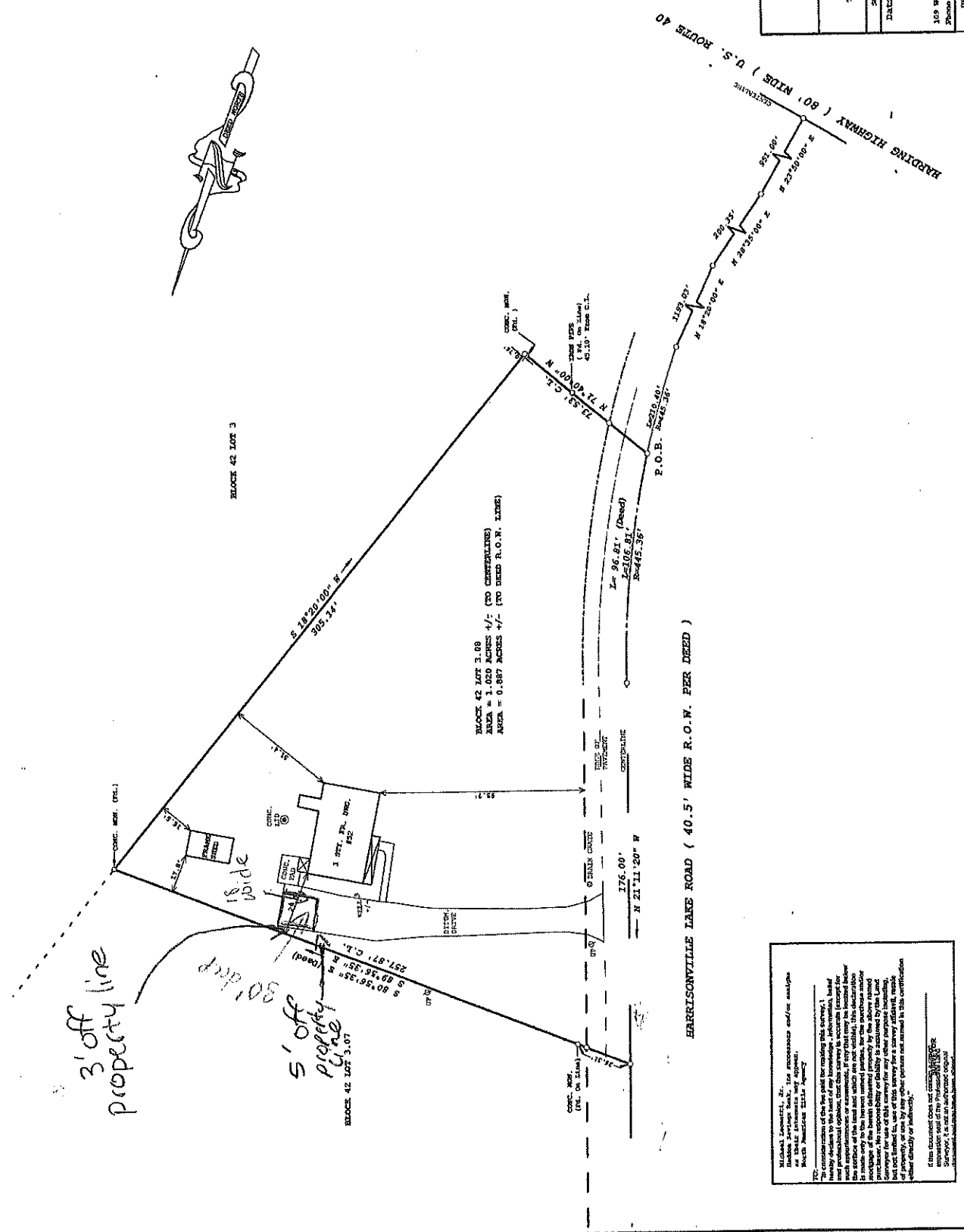
Leonetti
Pole Barn

Leonetti
Pole Barn



Keonetti
Pole Barn

3' off property line
 5' off property line
 BLOCK 42 LOT 3



SURVEY OF LANDS	
for	
Michael Leonetti, Jr.	
PIERREBORE TOWNSHIP	
TOWN OF CORNETT, N.J.	
TAX MAP SHEET 17, BLOCK 42, LOT 3.08	
CERTIFICATE OF SUBDIVISION	
SCALE: 1" = 10'	DATE: Nov. 15, 2017
DATE: Replanning & Land Surveying	
Stephan Bate	
REGISTERED PROFESSIONAL LAND SURVEYOR	
No. J. LICENSE # 36942	
109 WOODLAND AVENUE MONTICELLO HILL, N.J. 08622	
Phone: 609-476-2133 / Fax: 609-476-0244	
DUNN ST. O.S.D. DUNN ST. O.S.D.	

Michael Leonetti, Jr.
 18000 Parkway Blvd., Ste 200
 North Monticello, NJ 08622

To the extent permitted by law, the undersigned certifies that this survey was made in accordance with the provisions of the laws of the State of New Jersey, and that the same is true and correct in all respects, and that the same is a true and correct copy of the original survey as recorded in the public records of the County of Warren, New Jersey.

The undersigned certifies that this survey was made in accordance with the provisions of the laws of the State of New Jersey, and that the same is true and correct in all respects, and that the same is a true and correct copy of the original survey as recorded in the public records of the County of Warren, New Jersey.

The undersigned certifies that this survey was made in accordance with the provisions of the laws of the State of New Jersey, and that the same is true and correct in all respects, and that the same is a true and correct copy of the original survey as recorded in the public records of the County of Warren, New Jersey.

Stephan Bate
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. J. LICENSE # 36942

BLQ: 42. 3.08
Owner Name: LEONETTI, MICHAEL JR

Tax Year: 2021 to 2021
Property Location: 52 HARRISONVILLE LAKE RD

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,342.65	1,342.65	0.00	0.00	2,685.30
Add/Omit Adjust:	21.12	21.12	0.00	0.00	42.24
Total Billed:	1,363.77	1,363.77	0.00	0.00	2,727.54
Payments:	1,363.77	1,363.77	0.00	0.00	2,727.54
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
								2,685.30		2,685.30
10/15/20	1	Adjustment	065			6730	90 ADDED 2	21.12	0.00	2,706.42
		Original Billed								
		2020 Added	Seq	1						
10/15/20	2	Adjustment	065			6730	91 ADDED 2	21.12	0.00	2,727.54
		2020 Added	Seq	1						
02/03/21	1	Payment	001	33558	CK	6922	31 123	1,363.77	0.00	1,363.77
		HADDON SAVINGS BANK								
05/03/21	2	Payment	001	33751	CK	7063	17 KTB	1,363.77	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

52 Harrisonville Lake Rd Pilesgrove NJ

Owner lot and block of adjoining properties

DE VAULT CHARLES R JR & ARLENE C
54 HARRISONVILLE LAKE RD
PILESGROVE NJ, 08098

Block 42, Lot 3.07

Sickler Sons Farm

303 Avis Mill Rd
Pilesgrove, NJ
Block 86 Lot 7

Proof of Hardship
In reference to property
52 Harrisonville Lake Rd
Pilesgrove, NJ
Michael Leonetti

To Whom It May Concern,

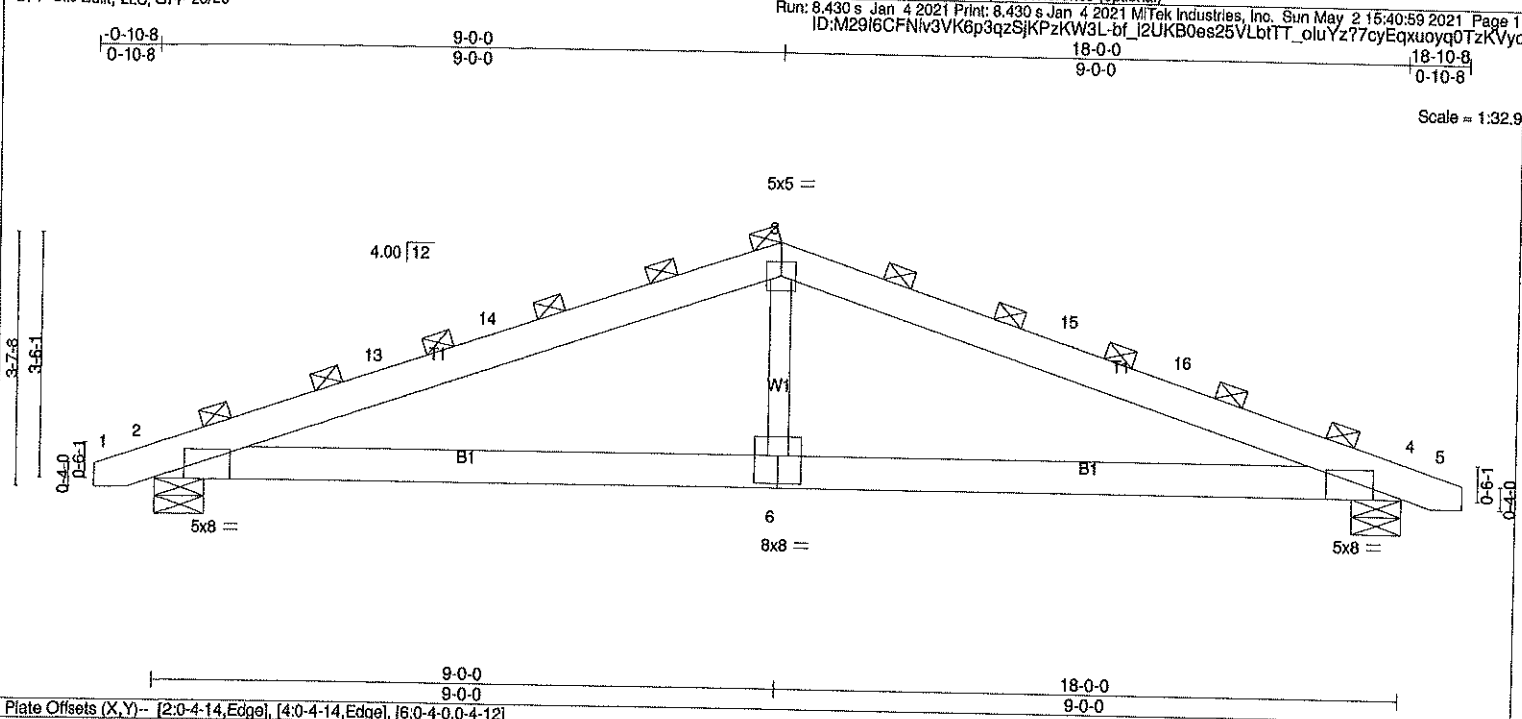
We are seeking approval for the variance to build a 30 x 18 utility building because of the lack of storage that we currently have because of the size of our home. We currently have to rent a storage unit for additional storage because our current shed is undersized with having a growing 3 year old. We were also left with the shed when we purchased the home and the shed is in need of a good amount of repair. With the current prices in lumber and building material it does not make financial sense to rebuild a shed that isn't able to suite our needs.

Thank you,

A handwritten signature in black ink, appearing to read 'M. Leonetti', written in a cursive style.

Michael Leonetti
Home owner of
52 Harrisonville Lake Rd
Pilesgrove, NJ

Scale = 1:32.9



LOADING (psf)	SPACING-	CSI.	DEFL.	PLATES	GRIP
TCLL 30.0	4-0-0	TC 0.92	In (loc) i/defl L/d	MT20	197/144
TCDL 5.0	Plate Grip DOL 1.15	BC 0.87	Vert(LL) -0.26 6-9 >834 240		
BCLL 0.0	Lumber DOL 1.15	WB 0.14	Vert(CT) -0.31 6-9 >697 180		
BCDL 5.0	Rep Stress Incr NO	Matrix-MP	Horz(CT) 0.03 4 n/a n/a		
	Code IBC2018/TPI2014			Weight: 94 lb	FT = 20%

LUMBER-
 TOP CHORD 2x6 SP 2400F 2.0E
 BOT CHORD 2x6 SP 2400F 2.0E
 WEBS 2x4 SPF No.2

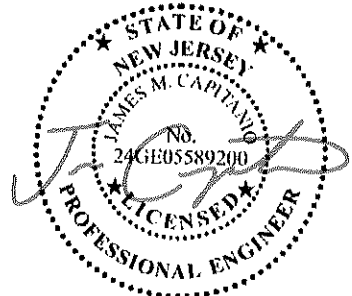
BRACING-
 TOP CHORD 2-0-0 oc purlins (3-5-15 max.).
 BOT CHORD Rigid ceiling directly applied or 9-10-10 oc bracing.

REACTIONS. (lb/size) 2=1670/0-8-8, 4=1670/0-8-8
 Max Horz 2=108(LC 14)
 Max Uplift 2=483(LC 10), 4=483(LC 11)
 Max Grav 2=1850(LC 21), 4=1850(LC 22)

FORCES. (lb) - Maximum Compression/Maximum Tension
 TOP CHORD 1-2=0/32, 2-13=2870/1196, 13-14=2690/1202, 3-14=2671/1214, 3-15=2671/1214, 15-16=2690/1202, 4-16=2870/1196, 4-5=0/32
 BOT CHORD 2-6=918/2534, 4-6=918/2534
 WEBS 3-6=129/628

- NOTES-**
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCCL=3.0psf; BCCL=3.0psf; h=20ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) -0-7-13 to 3-4-3; Interior(1) 3-4-3 to 5-0-0; Exterior(2R) 5-0-0 to 13-0-0; Interior(1) 13-0-0 to 14-7-13; Exterior(2E) 14-7-13 to 18-7-13 zone; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL); Lum DOL=1.15 Plate DOL=1.15; Pg=40.0 psf; Pf=33.6 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20
 - 4) Unbalanced snow loads have been considered for this design.
 - 5) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 33.6 psf on overhangs non-concurrent with other live loads.
 - 6) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
 - 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 483 lb uplift at joint 2 and 483 lb uplift at joint 4.
 - 9) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
 - 10) See Standard Industry Piggyback Truss Connection Detail for Connection to base truss as applicable, or consult qualified building designer.
 - 11) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard



05/03/2021