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815 East Gate Drive • Suite 103 • Mount Laurel • New Jersey • 08054 Telephone (856) 235-7170 • Fax (856) 273-9239 • www.ernj.com

February 5, 2020  
#42104 45

Re: Serinese Bulk Variance Application  
Block 700, Lot 1  
70 Old York Road  
Application # 2020-01

Ms. Aggie Napoleon  
Land Use Board Secretary  
Chesterfield Township  
295 Bordentown Chesterfield Road  
Chesterfield, NJ 08515

Dear Aggie:

An application has been received for Bulk Variance(s) on Block 700, Lot 1 located at 70 Old York Road. The property is within the Ag – Agriculture Zone. The Applicant is proposing to construct a 14'-10 1/2" x 39'-9" x 15' high addition to an existing detached garage to be used for a hobby garage. The Applicant has submitted a modified Plan of Survey and a summary of the variance in support of the application.

#### Variance Analysis

1. The Application has been reviewed to determine which variances are required, if any, by the proposed detached garage expansion. The accessory building lot coverage permitted is 4% of the total lot area, or 3,676 square feet. The Zoning Official has determined that the existing accessory building lot coverage is 3,716 square feet, or 4.04%.

The proposed addition would add +/- 600 square feet, or 0.6% of additional accessory building coverage, bringing the total for the site to 4.6%.

#### Additional Comments

2. The Applicant shall provide testimony regarding access to the addition, whether is it shall be from the exterior or the interior of the existing detached garage.
3. The Applicant shall provide testimony regarding the expansion or addition of utilities to service the area and if the services to the existing garage are adequate.



We reserve the right to make additional comments as a result of site visits, submission of additional and/or revised documentation and discussion items resulting from Planning Board meetings. If you have any questions, please contact our office.

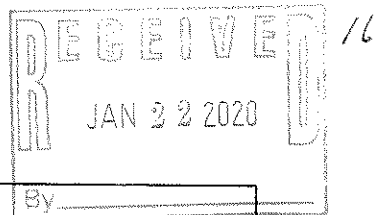
Sincerely yours,

Joseph R. Hirsh, PE, CME, CPWM  
Planning Board Engineer

JRH:jrh

cc: Doug Heinhold, Esq.(email)  
Anthony Serinese (email)  
*42104 45 Serinese review 2020-02-05.docx*

**CHESTERFIELD TOWNSHIP  
PLANNING BOARD APPLICATION**



**CHECK AS MANY AS APPLY:**

<input type="checkbox"/> Pre-application/Concept Plan	<input type="checkbox"/> Use Variance	Application No. <u>2020-1</u>
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Conditional Use	Date Received _____
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeal	Application Fee \$ <u>70</u>
<input type="checkbox"/> Preliminary Major Subdivision	<input type="checkbox"/> Interpretation	Escrow Fee \$ <u>750</u>
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other	Collected By <u>am</u>
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Request for Extension of Site Plan or Subdivision	
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Request for Re-approval of Site Plan or Subdivision	
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Revised Site Plan or Subdivision	
<input checked="" type="checkbox"/> Bulk Variance	<input type="checkbox"/> Waivers	

Applicant's Name Anthony Serinese Phone 609-529-9197 Fax 609-448-6185  
 Applicant's Email aserinese@comcast.net  
 Address 70 Old York Rd, Chesterfield, N.J. 08515

Applicant is a  Corporation  Partnership  Individual

If applicant is a corporation or partnership, set forth the names and addresses of all stockholders or partners having a 10% interest or more.

Name \_\_\_\_\_ Name \_\_\_\_\_  
 Address \_\_\_\_\_ Address \_\_\_\_\_

Attach sheet if necessary

Owner's Name Anthony Serinese Phone 609-529-9197  
 Address 70 Old York Rd, Chesterfield, N.J. 08515

Attorney's Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Firm & Address \_\_\_\_\_ Email \_\_\_\_\_

NOTE: Corporation must be represented by a NJ attorney.

Names(s) and address of person(s) preparing plans:  
 Name \_\_\_\_\_ Profession \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Profession \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

Attach sheet if necessary

Location of Property: Tax Map Block 700 Lot Nos. 1 Total Tract Area \_\_\_\_\_  
 Street Address 70 Old York Rd, Chesterfield, N.J. 08515  
 Number of Proposed Lots \_\_\_\_\_ Zone \_\_\_\_\_ Number of Dwelling Units \_\_\_\_\_

List any zoning variances. If none, state "NONE". If any are required, attach hereto a Zoning Application.

Deed Restrictions that exist. (If no restrictions, state "NONE", if "YES" attach copy.) \_\_\_\_\_

Proposed Deed Restrictions \_\_\_\_\_

Contemplated Form of Ownership \_\_\_\_\_

\_\_\_\_ Fee Simple    \_\_\_\_ Condominium    \_\_\_\_ Cooperative    \_\_\_\_ Rental

Briefly describe any prior or currently pending proceedings before this Planning Board or any other federal, state, or local board or agency involving the property which is the subject of this application. \_\_\_\_\_

List any other material accompanying this application, i.e. plans, drainage, calculations, etc. (Attach sheet if necessary) \_\_\_\_\_

[Signature]  
Applicant's Signature

1/20/2020  
Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**CONSENT OF OWNER**

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach copy of resolution authorizing application and officer signature.)

Date 1/24/2020

[Signature]  
Signature

\_\_\_\_\_  
Signature

Anthony Serrese  
Print Name(s)

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

1/21/2020

I am applying For A Bulk variance to build  
AN extension on an existing Garage. Finished size to  
Be 14'-10 $\frac{1}{2}$ "<sub>W.</sub> x 39'-9"<sub>Deep</sub> x 15' Ht. Proposed Building to be  
used For Hobby Garage.

Anthony Serrese  
Anthony Serrese

**TOWNSHIP OF CHESTERFIELD**  
**BURLINGTON COUNTY, NEW JERSEY**

TOWNSHIP COMMITTEE:  
Rita Romeu, Mayor  
Jeremy I. Liedtka, Deputy Mayor  
Samuel Davis, Committeeman  
Andrea Katz, Committeewoman  
Denise-Dal Koetas, Committeewoman

295 BORDENTOWN-CHESTERFIELD ROAD  
CHESTERFIELD, NJ 08515  
Telephone: (609) 298-2311  
Fax: (609) 298-0469  
[www.chesterfieldtp.com](http://www.chesterfieldtp.com)

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Anthony Serinese  
70 Old York Road  
Chesterfield, NJ 08515

July 6, 2018

Ref: Zoning Application for a 15 x 40 addition to existing detached garage  
Block: 700 Lot: 1

Dear Homeowner(s),

Enclosed please find the zoning review for the above-mentioned project, which has been denied. Please note the highlighted area as to the reason why.

You may file with the Planning Board for a variance, or an appeal. An appeal must be filed within 20 days from the date the denial was issued (N.J.S. 40:55D-72a).

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Glenn P. McMahon  
Zoning Officer

§ 130-Attacment 1. Area, Yard and Bulk Requirements. See attached

CHESTERFIELD TOWNSHIP  
295 BORD-CHESTERFIELD RD  
CHESTERFIELD, NJ 08515

Date Denied 07/06/18  
Application # Z18-074

# Z O N I N G P E R M I T D E N I A L

Site Location 70 OLD YORK ROAD Block 700 Lot 1 Qual           
Owner ANTHONY SERINESE Applicant ANTHONY SERINESE  
Address 70 OLD YORK ROAD Address 70 OLD YORK ROAD  
CHESTERFIELD, NJ 08515- CHESTERFIELD, NJ 08515-

DENIED 07/06/18 Zoning District AG Application Date 07/06/18  
Fee \$ 50

This certifies that an application for the issuance of a Zoning Permit has been examined.


Use is: DETACHED GARAGE. PERMIT IS FOR A 15 X 40 ADDITION TO THE  
EXISTING DETACHED GARAGE

Nonconforming Use is:  
Prototype Model: CUSTOM  
Changes to Model:

Upon review it was determined that a Zoning Permit cannot be issued based on the following:

Zoning Ordinance: 130 BULK, YARD & AREA  
Insufficient:  Setback  
 Side Yards  
 Rear Yard

Other: EXCEEDS TOTAL ALLOWABLE COVERAGE (4%) SITE IS  
ALLOWED 3676, CURRENTLY HAS 3716 W/O ADDITION

  
GLENN P. MCMAHON, ZONING OFFICIAL

07/06/18

LAND DEVELOPMENT

130 Attachment 1

Township of Chesterfield  
AG AGRICULTURAL DISTRICT

Area, Yard, and Bulk Requirements (Principal Permitted Uses)

[Amended 7-26-2001 by Ord. No. 2001-17; 9-27-2001 by Ord. No. 2001-29; 6-23-2011 by Ord. No. 2011-15; 11-9-2011 by Ord. No. 2011-19; 6-26-2014 by Ord. No. 2014-13]

Principal Permitted Uses	Minimum Lot Dimensions				Minimum Yard Dimensions For Principal Building			Minimum Accessory Building Setbacks From				Maximum Requirements			
	Min. Lot Area (acres or sf)	Min. Lot Frontage (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Front Lot Line (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	Principal Building	Principal Building Coverage	Accessory Building Coverage	Paved Surface	Building Height (feet)
Agricultural operations and farms	10 acres	175	40	90	75	50	75	50	50	50	10	5%	20%	10%	35
Single-family dwellings	10 acres*	175	175	250	75	50	75	75	20	20	20	5%	2%	15%	35
	3.3 acres*	175	175	250	75	50	75	75	5	10	10	5%	2%	15%	35
	3.3 to acres*	150	150	200	50	20	75	60	5	10	10	10%	3%	15%	35
	1 acre*	150	150	200	50	20	75	60	5	10	10	10%	4%	15%	35
Public parks and playgrounds	4000 sf	40	40	90	N/A	N/A	N/A	20	20	20	N/A	0%	3%	20%	15

NOTES:

\* Three optional lot sizes — see § 130-15B,

1. Minimum lot size shall be larger if more area is required to find an approved location for septic systems.
2. All setbacks shall be the minimum yard dimension as set forth above; or an envelope to provide 1.5 feet of yard for each foot of building height, whichever is greater, and as measured from the proposed right-of-way shown on the adopted Master Plan. Where the side or rear lot line of a residential use abuts a lot line of a nonresidential use, the setback of the building from the property line shall be three times the distance; except, however, for public parks and playgrounds, in which case the treble distance provisions shall not apply. Also, where detached, single-family homes are designed to be located on the side lot line (zero lot line), this will be permitted, provided that the opposite side yard is twice the minimum.
3. Percent of lot coverage includes buildings and paved surfaces and closed roof areas.
4. Maximum building heights shall be the plane established by the setback envelope outlined in Note 2 or 35 feet, whichever is lower; except that structures associated with agricultural uses shall be limited in height to the plane established by the setback envelope for the first 100 feet within the property line, after which there shall be no height restriction.