

Borough of Matawan  
Unified Planning/Zoning Board of Adjustments  
201 Broad Street  
Matawan, New Jersey 07747

(732) 566-3898 Ext 602

Fax (732) 290-7585

**FORM A**

**BOROUGH OF MATAWAN  
UNIFIED PLANNING/ZONING BOARD OF ADJUSTMENTS  
APPLICATION FOR VARIANCE**

Application No. \_\_\_\_\_ Filed \_\_\_\_\_ 20\_\_\_\_  
Disposition \_\_\_\_\_ Hearing \_\_\_\_\_ 20\_\_\_\_

To the Board:

An application is hereby made for a variance from or an exception according to the terms of  
Section 34-60 of the Zoning Ordinance so as to permit a gable over the  
front door. Gable measurements: 8'4" x 3'8"

This application is based on the (decision rendered) (other) (order issued) by the Building Official  
dated 9/8 2020 and reading as follows: proposed project is denied  
because it is in violation of the zoning regulations  
of the Borough of Matawan.

Section of Revised Statutes Upon Which Appeal is Based \_\_\_\_\_

**Description of Proposed Structure or Use**

Premises Affected Known as Block No. 30 Lot No. 1.01 on the Tax Map of the Borough of  
Matawan Located at 11 Orchard St.

Applicant Debrah Cannon/Julia Regbra Address 27 Ridge Rd. MORGANVILLE, NJ 07751  
Owner Debrah Cannon/Julia Regbra Address 27 Ridge Rd. MORGANVILLE, NJ 07751  
Leasee \_\_\_\_\_ Address \_\_\_\_\_

Zone R-501

Last Previous Occupancy Unknown (Fennich, John Trust)

• Size of Lot 75.25' x 65.42' Square Feet 4,880  
• Front 75.25' feet Depth 65.42' feet Width 75.20' feet

Size of Building: (at street level) 41' feet front 37.66' feet deep

Percentage of lot occupied by buildings \_\_\_\_\_ %

Height of Building 1 stories 14.25 feet

Set back from rear property line 14.5' feet

Set back from front property line 12.8' feet

Set back from side property line 23.4' / 10.9' feet

Has there been any previous appeal involving these premises? NO

If so, state character of appeal and date of disposition n/a

The reasons for the present application or appeal are as follows addition of gable  
over front door into front setback. and lot coverage

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**FORM B**

**BOROUGH OF MATAWAN  
UNIFIED PLANNING/ZONING BOARD OF ADJUSTMENTS**

**Attached Hereto And Made a Part of this Application I Submit the Following:**

*(Note: All listed documents below must be submitted with application.)*

- Copy of Building Application and/or a true copy of the Official Order issued by the Building Official, together with plans of proposed building and Form L - Denial of Zoning Officer.
- Four (4) copies of a certified survey of the property; if a present building exists, the survey shall be a certified "location survey" and clearly indicate such building thereon with all front, side and rear yard dimensions, together with "prevailing set-back" dimensions.

**Affidavit of Applicant**

STATE OF NEW JERSEY )ss,  
COUNTY OF Monmouth

I, Julia Bordenave / Derek Cannon of full age, being duly sworn according to law, on oath deposes and says that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn and Subscribed to  
before me this 10 day  
of Sept 2020

[Signature]  
Notary Public of the State of New Jersey

[Signature] Applicant to sign here

FRANK R HANCOCK  
Notary Public - State of New Jersey  
My Commission Expires Dec 10, 2024

**Affidavit of Ownership (If Applicant is Owner)**

STATE OF NEW JERSEY )ss,  
COUNTY OF Monmouth

I, Julia Bordenave / Derek Cannon of full age, being duly sworn according to law on oath deposes and says, that deponent resides at 27 Birch Rd in Norfolkville NJ 07511 (City) (Town) (Borough) of in the County of Monmouth and State of NJ and that Julia Bordenave / Derek Cannon is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Matawan aforesaid and known and designated as Block(s) 30, Lot(s) 101.

Sworn and Subscribed to  
before me this 10 day  
of Sept 2020

[Signature]  
Notary Public of the State of New Jersey

[Signature] Applicant to sign here

FRANK R HANCOCK  
Notary Public - State of New Jersey  
My Commission Expires Dec 10, 2024

**Owner's Consent (If Applicant is Not the Owner)**

*(If Contract Purchaser is making this application, the following authorization must be executed)*

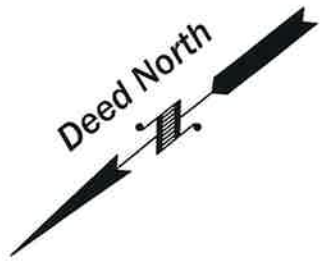
To the Board of Adjustment:

\_\_\_\_\_ is hereby authorized to make the within application.

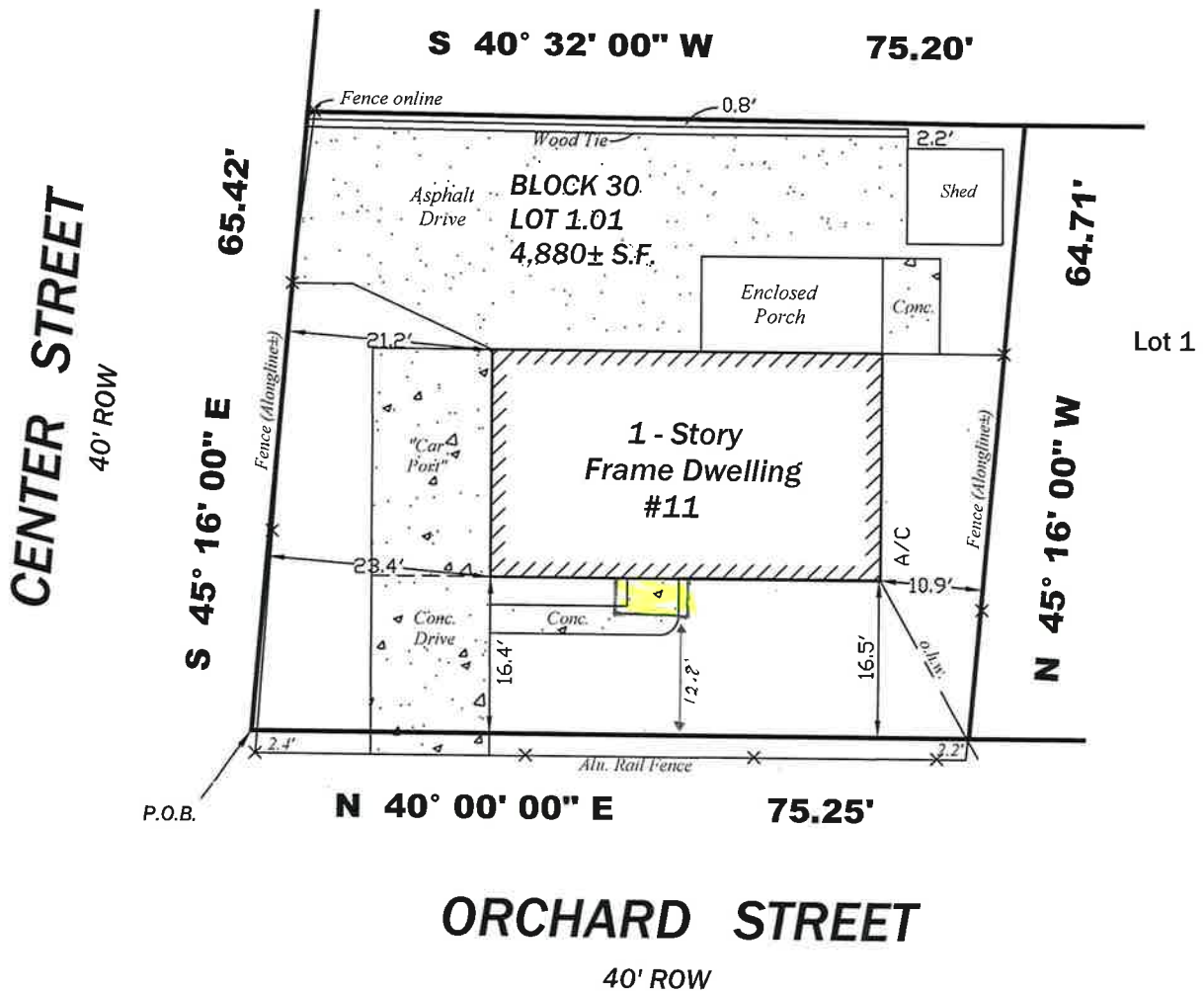
Dated: \_\_\_\_\_

\_\_\_\_\_ Owner to sign here

*(Note: Contract Purchaser must produce a signed copy of the contract for the Board at the hearing).*



Lot 2



OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the Ultimate user pursuant to P.L.1003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1(d)

THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS AND CONDITION WHICH MAY BE DISCLOSED BY AN ACCURATE TITLE SEARCH.

This Survey is for the exclusive use of those certified below. Use by any other parties shall void any and all contractual agreements or Obligations of the surveyor that may be in effect without the expressed written Permission of the Surveyor

## SURVEY OF PROPERTY

# LOT 1.01

# BLOCK 30

Situated in

MATAWAN BOROUGH

MONMOUTH COUNTY

NEW JERSEY

This Survey is Certified To:

WFG National Title Insurance Company  
Mega Title, LLC  
Juliya Bogdanova & Derek Cannon  
Sobel Han & Cannon, LLP



# J Y



LAND SURVEYING, INC.  
Professional Land  
Surveyors Planners

1 Walnut Drive Jackson NJ 08527 (732) 928 3398  
Certificate of Authorization No. 24GA28128900

## BRIAN T. YURO

PROFESSIONAL LAND SURVEYOR  
NJLS No. GS43252

File  
21409

Date  
2-26-20

Scale 1" = 20'

MEGA-7650