



BOROUGH OF MATAWAN

Zoning Department

John T. Quinn
Zoning Officer

201 Broad Street, Matawan, NJ 07747
Phone (732) 566-3898 X128 Fax (732) 290-7631
www.MatawanBorough.com

DENIAL OF ZONING APPLICATION

NAME: Kelly Ludwinski

DATE: 11/12/19

BLOCK: 119 LOT: 13

ZONE: R-50I

ADDRESS: 9 Sutphin Ave.

Dear Kelly Ludwinski,

Your application for a zoning permit for the above property is denied because the proposed project is in violation of the Zoning Regulations of the Borough of Matawan in the following items:

Ordinance Section	Allowed/Required by Ordinance	Proposed in Application
34-60	Lot Coverage – 30%	Lot Coverage – 40%

If you desire, this denial may be appealed to the Planning/Zoning Board as provided for by the New Jersey Municipal Land Use Law. Appeal forms are available from the office of the Borough Clerk, 201 Broad Street, Matawan, NJ 07747.

COMMENTS - The applicant proposes to install a 18' X 36' in-ground swimming pool with a 3' concrete apron as shown on the survey. The existing lot coverage, with deductions for the driveway and deck, is 29%. The proposed lot coverage with deductions is 40% where only 30% is permitted.


John T. Quinn
Zoning Officer

C: Karen Wynne, Borough Clerk

