

APPLICATION FOR VARIANCE

TO THE BOARD OF ADJUSTMENT:

An application is hereby made for a (hardship) (use) variance from the terms of Article(s) and Section(s) C Bulk Variance of the Zoning Ordinance so as to permit Relief from size restriction, Impervious Coverage and any other variance Required

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Block 141 Lot 7,
Street address: 23 Forrest Ave. Runnemede, Runnemede, New Jersey

Applicant: Niko Zepp Address 23 Forrest Ave

Owner: Niko Zepp Address _____

Lessee: _____ Address _____

Last previous occupancy _____

Size of Lot 6250 Size of Building(s) (Present and/or Proposed):

At street level 50 ft. Front 125 ft. Deep

Percentage of lot occupied by building(s) 41.7 % Height of Building(s) 1 1/2 stories 15.9 ft.

Set back: Front property line 90 feet. From side (if corner lot) _____ feet

Zoning requirements frontage 10, side yards 5, set-back _____, rear yard 5

"Prevailing set-back" of adjoining buildings within one block _____ feet

Has there been any previous appeal involving these premises? Yes _____ No _____

If yes, state character of appeal and date of disposition _____

Proposed Use:

Storage of RV and private vehicle, As Bar customers take parking in front of property



ESCROW APPLICATION

Date of Application: 10 / 17 / 22

Name of Project: Garage

Address of Project: 23 Forrest Ave

City Rinnemeade, State New Jersey, Zip 08078

Name of Applicant: Niko Zepp

Address of Applicant: 23 Forrest Ave

City Rinnemeade, State NJ, Zip 08078

Telephone Number: 856 340 8500 Fax Number: _____

Application Fee: \$ _____ Cash / Check / Money Order (Circle)

Initial Deposit: \$ _____ Cash / Check / Money Order (Circle)

Check# _____ Check Received By: _____
(Initial)

TAX ID # _____ W -9 Received By: _____
(Initial)

FOR OFFICE USE ONLY

Date Activated: _____ Developer Name: _____

Sub-Account Number: _____ BLOCK: _____ LOT: _____

Project Description: _____

Memo/Other Info: _____

Date Closed: _____ Date of Check: _____ Check Number: _____ (Attach Copy of Check)

Date Sent: _____ (Attach Copy of Resolution)

To Whom It May Concern:

Attached please find a copy of a W -9 Form. Any person or business making an application to the Planning/Zoning

ADVERTISEMENT TO BE PLACED
IN LOCAL NEWSPAPER
(SUCH AS THE RETROSPECT)

ADVERTISEMENT MUST APPEAR AT LEAST 10 DAYS
BEFORE THE SCHEDULED MEETING

TAKE NOTICE that the undersigned has applied to the Runnemede Planning/Zoning Board for a

_____ subdivision, variance, _____ site plan, _____ site plan waiver as follows:

Requesting relief from size restrictions, impervious
coverage and any other variance needed for construction
of Garage

regarding application concerning: Niko Zepp

Address: 23 Forrest Ave Runnemede NJ 08078

Block: 141 Lot: 7

A public hearing regarding this application will be held on _____ 20____, at 7:00 p.m. at the Borough Hall,
24 N. Black Horse Pike, Runnemede New Jersey, at which time you may appear either in person or by attorney
and present any objections you may have to this application.

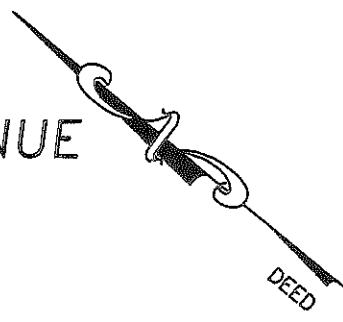
The application is available for examination at the Borough Hall Planning/ Zoning Office during normal business
hours.

Applicant Name: Niko Zepp

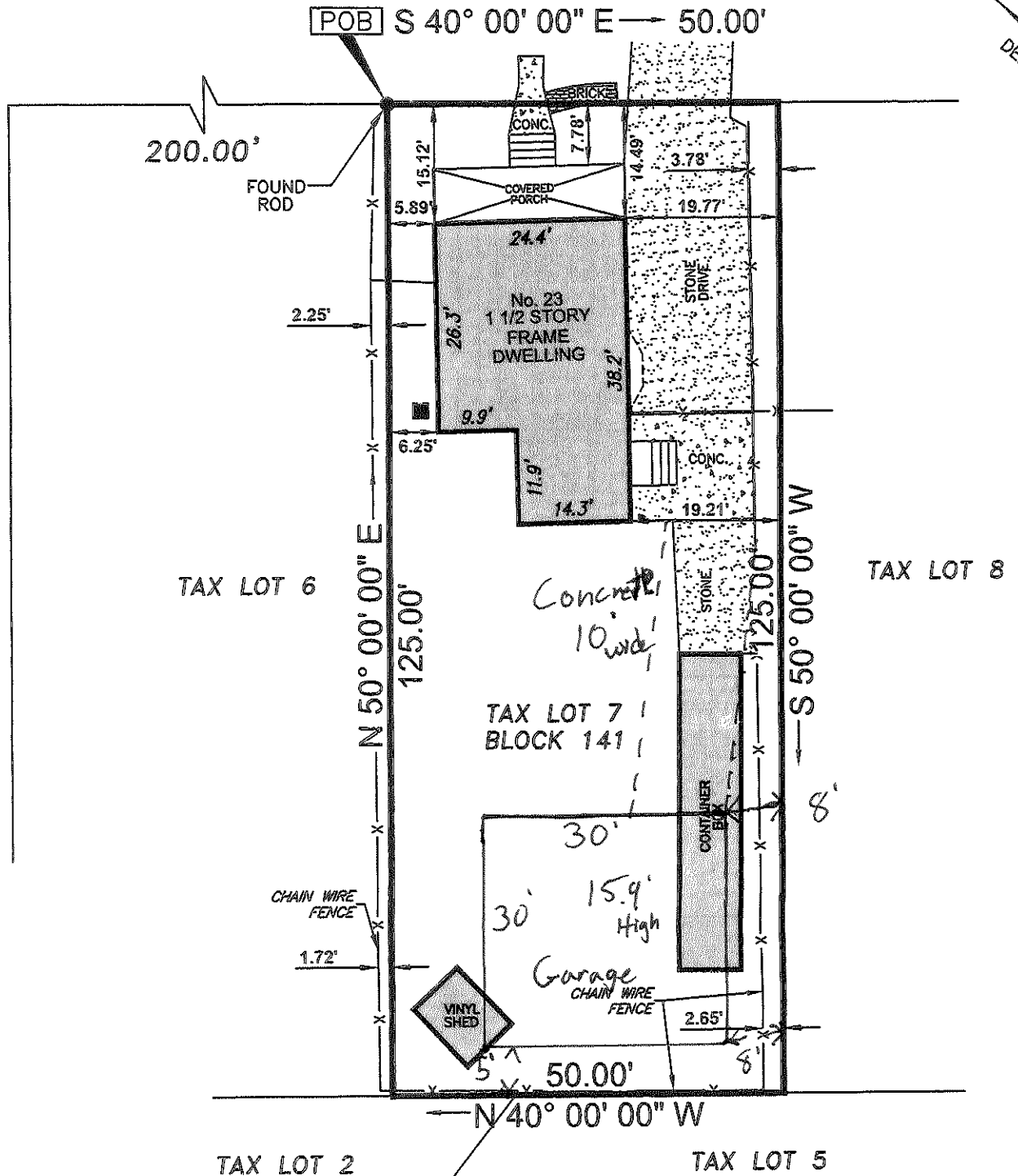
Applicant Address: 23 Forrest Ave Runnemede NJ

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCROACHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.

FORREST (50' WIDE) AVENUE (AKA FOREST AVENUE)



CLEMENTS BRIDGE (49.5' WIDE) ROAD



NOTE: NOT TO BE USED WITH A SURVEY AFFIDAVIT.
GROSS AREA = 6250.00 S.F./0.14 ACRES

DESCRIPTION:
BEING LOT 7, BLOCK 141, ON THE BOROUGH OF RUNNEMEDE TAX MAP.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF,
NIKO ZEPP
THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

10/13/22

LICENSED PROFESSIONAL LAND SURVEYOR No. 22714, LICENSED PROFESSIONAL PLANNER No. 1979
STEVEN R. KELLY, P.L.S., P.P.
COPYRIGHT © 1993, 1994 & 1995 BY STEVEN R. KELLY, P.L.S. ALL RIGHTS RESERVED

LAND SURVEY

Kelly

SURVEY

STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR
PO BOX 24, MEDFORD, N.J. 08055-0024
PHONE (800) 433-0384

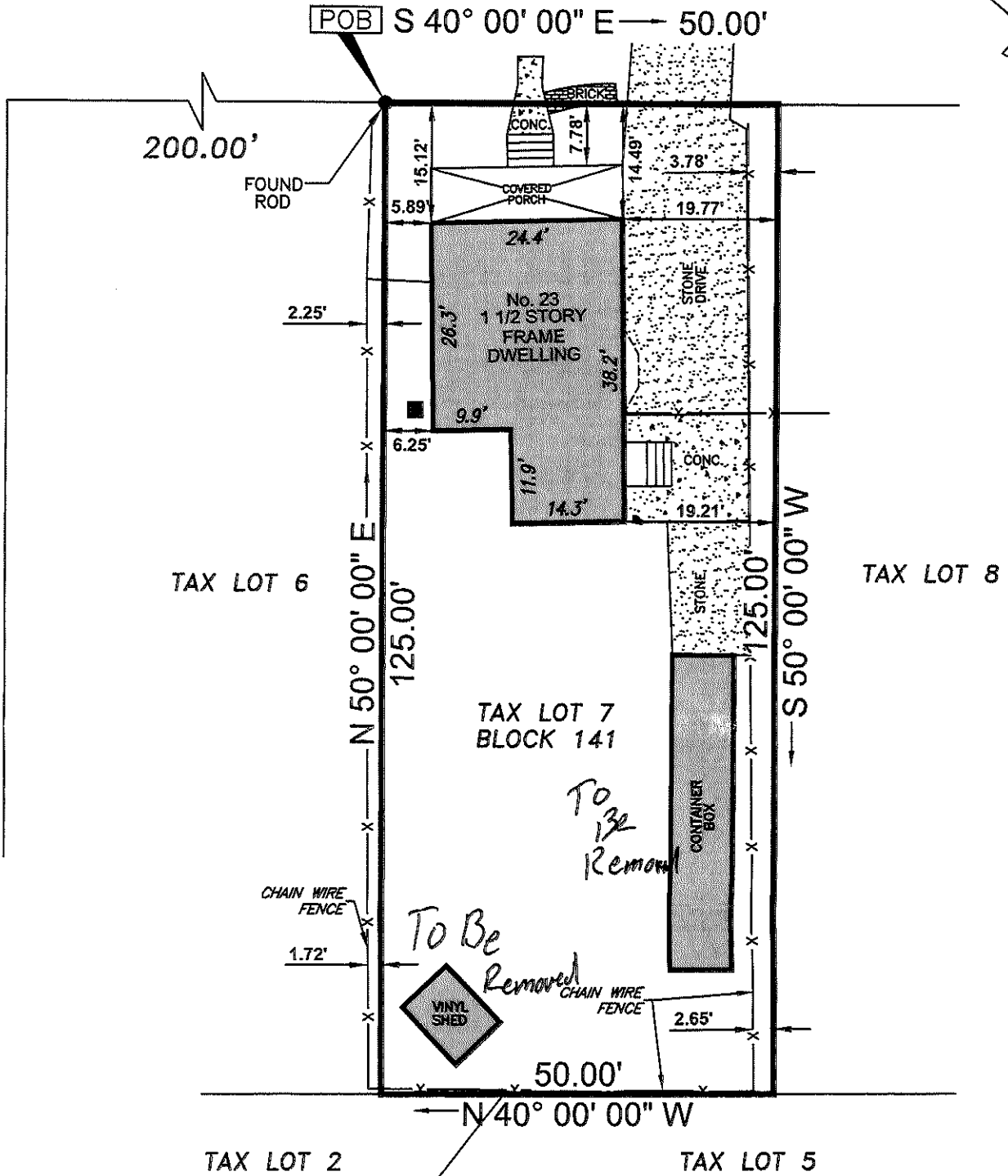
MAP SHOWING SURVEY SITUATE IN
BOROUGH OF RUNNEMEDE
COUNTY OF CAMDEN, N.J.
23 FORREST AVENUE

DATE	SCALE	DRAWN	CHKD	JOB No.
09/30/22	1"=20'	RK	SK	20220528

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCRANCHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.

FORREST (50' WIDE) AVENUE (AKA FOREST AVENUE)

CLEMENTS BRIDGE (49.5' WIDE) ROAD



NOTE: NOT TO BE USED WITH A SURVEY AFFIDAVIT.
GROSS AREA = 6250.00 S.F./0.14 ACRES

DESCRIPTION:
BEING LOT 7, BLOCK 141, ON THE BOROUGH OF RUNNEMEDE TAX MAP.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF, NIKO ZEPP THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

10/13/22

LICENSED PROFESSIONAL LAND SURVEYOR No. 22714, LICENSED PROFESSIONAL PLANNER No. 1979

STEVEN R. KELLY, P.L.S., P.P.

COPYRIGHT © 1993, 1994 & 1995 by STEVEN R. KELLY, P.L.S. ALL RIGHTS RESERVED

LAND SURVEY

Kelly
SURVEY

STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR
PO BOX 24, MEDFORD, N.J. 08055-0024
PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN
BOROUGH OF RUNNEMEDE
COUNTY OF CAMDEN, N.J.
23 FORREST AVENUE

DATE 09/30/22	SCALE 1"=20'	DRAWN RK	CHKD SK	JOB No. 20220528
------------------	-----------------	-------------	------------	---------------------