
MEMORANDUM

TO: Lacey Township Planning Board/
Township Committee

FROM: Susan Connor, Administrative Secretary
Lacey Township Board of Adjustment

DATE: January 28, 2014

RE: Annual Report on Variances Heard by the Zoning Board of Adjustment

VARIANCE REPORT FOR "2013"

The State Municipal Land Use Law C.40:55D-70.1 states " The Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report of its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. " The Board of Adjustment shall send copies of the report and resolution to the Governing Body and Planning Board.

BREAKDOWN OF VARIANCES

'D' VARIANCES: In particular cases and for Special Reasons, grant a variance to allow departure from the regulations for a use or principal structure in a zone restricted against such use or principal structure.

'D' VARIANCE REQUESTS

<u>TYPE</u>	<u># OF DECISIONS</u>	<u>APPROVALS</u>	<u>DENIALS</u>	<u>DISMISSED</u>
SPECIAL REASONS/ USE VARIANCE	1	1	0	0
UNIMPROVED STREET W/ WAIVERS	0	0	0	0
INTERPRETATION	0	0	0	0
PRELIMINARY & FINAL SITE PLAN	0	0	0	0
AMENDED SITE PLANS	0	0	0	0
MINOR SITE PLANS	1	1	0	0
MINOR SUBDIVISION	0	0	0	0
Preliminary & Final Subdivision	0	0	0	0
TOTALS	2	2	0	0

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‘C’ VARIANCE: To request a deviation from the Zoning Ordinance requirements due to the narrowness, shallowness or shape of the property or topographic conditions or physical features that uniquely affect the specific property, or where undue hardship is placed upon the developer of the property and he must relieve such difficulties or hardship.

NOTE: *Each application may contain several bulk variance requests.
This chart is a breakdown of variances sought from Chapter 335
Schedule of limitations (Tables 1 through 4).*

TYPE OF VARIANCE	# OF DECISIONS	APPROVALS	DENIALS	WITHDRAWAL	DISMISSED
ACCESSORY USE LARGER THEN 50% OF EXISTING DWELLING CORNER LOT SETBACK FENCE HEIGHT FENCE (SOLID) FRONT YARD SETBACK HEIGHT	2 2 6 6	2 2 6 5	1		
REAR YARD ABUTTING STREET INSUFFICIENT LOT AREA INSUFFICIENT LOT WIDTH LAGOON SETBACK LOT FRONTAGE REAR YARD SETBACK SIDE YARD SETBACK SIDE YARD ABUTTING STREET TOTAL SIDE YARD COMBINATION ACCESSORY USE IN FRONT YARD	13 13 4 3 4 7 3 4 4 2	12 12 3 3 3 2 2 2	1	1 1	
MORE THEN 1 FREE STANDING SIGN COVERTING ACCESSORY USE TO PRNICIPAL USE LOT COVERAGE SQUARE FOOTAGE (SIGN) WATERFRONT SETBACK	1 1 1	1 1 1			
TOTAL:	71	65	2	4	0

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YEAR	APPROVED APPLICATIONS	DENIED APPLICATIONS	WITHDRAWN APPLICATIONS	DISMISSED APPLICATIONS
1992	54	2	2	0
1993	40	1	2	0
1994	43	2	2	0
1995	71	1	0	0
1996	82	3	1	0
1997	68	1	2	0
1998	60	4	3	0
1999	75	6	4	0
2000	43	2	2	0
2001	65	10	2	0
2002	95	3	2	0
2003	106	1	0	0
2004	77	8	1	1
2005	118	8	2	0
2006	112	0	2	3
2007	112	2	3	0
2008	87	4	1	0
2009	41	3	0	1
2010	49	6	0	0
2011	44	2	0	0
2012	39	3	0	0
2013	71	2	4	0

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<u>TYPE OF APPLICATIONS HEARD</u>	<u># OF APPLICATIONS</u>
New Commercial Construction / Use Variance	0
New Single Family Dwelling on Undersized Lot	5
Demolition/Reconstruction of New Single Family Dwelling	1
Demolition/Reconstruction of New Single Family Dwelling On Pre-existing non-conforming lot (Super Storm Sandy Submission)	4
Renovate & Raise Existing Dwelling (Super Storm Sandy Submission)	4
Air Conditioning Units – Existing & New	2
Addition / One-Story	1
Deck	1
Deli & Apartment	1
Fencing	2
Gazebo - Existing	1
Hot Tub	1
Pergola	1
Retaining Wall	1
Screen Porch – Existing	1
Shed - Existing	1
Swimming Pool – Above Ground / Pool Mechanics	1

RECOMMENDATIONS: