

Application # \_\_\_\_\_

Date Filed 3/24/08

Fee Paid \_\_\_\_\_

**PLANNING BOARD**  
Borough of Dunellen, New Jersey 08812

*45 Day COMPROMISE  
May 4, 2008*

**APPLICATION**

To vary or modify certain provisions of the Zoning Ordinance.  
Application is hereby made for permission to

- Erect
- Convert
- Use
- Alter

contrary to the requirements of Section (s) ..... of the Zoning Ordinance of  
the Borough of Dunellen upon the premises known as

744 CENTER ST., DUNELLEN, N.J.

In the Borough of Dunellen, in accordance with the plans hereto attached.

The proposed building and/or use of the premises is contrary to the Zoning  
Ordinance of the Borough of Dunellen in the following particulars:

MINOR SUBDIVISION

**The following is a description of the premises and proposed building:**

Name of owner GRAYROCK PARTNERS, LLC Telephone # 732-968-0700  
UNDER CONTRACT

Address of owner 929 WASHINGTON AVE., GREEN BROOK NJ 08812

Location of premises 744 CENTER ST. DUNELLEN NJ

Size of Lot 22,592 sq. ft. Zone R-B

Use of premises and/or proposed building TWO TWO FAMILY HOMES PROPOSED

Present Use SINGLE FAMILY HOME

Proposed Use TWO FAMILY

Has the Building Inspector examined the plans for the proposed building and/or use of  
the premises?  YES  NO

Has there been any previous application involving these premises?  Yes  No

If answer is "Yes" give status of such application and date of filing

1986 LOT LINE ADJUSTMENT

Name of lessee, (if "none", so state) NONE

The following arguments are advanced in support of this application:

SEE ATTACHED STATEMENT

Attached hereto and made a part of this application are the following papers:

- A set of drawings, drawn to scale, and indicating all necessary measurements and other features involved in this application.
- A letter of Authority, or Power of Attorney if this application is made by a person other than the owner of the property.

I hereby depose and say that all the above statements and the information contained in the papers submitted herewith are true and correct.

*Thomas Boniakowski*  
.....

Signature of Applicant

*TITOMAS BONIAKOWSKI*  
.....

Name of Applicant

*929 WASHINGTON AVE GREENBROOK NJ*  
.....

Address

Sworn to before me on this *17*.....day of *MARCH*.....20*08*.....

*[Signature]*

## STATEMENT OF USE

Applicant seeks minor subdivision approval with a lot line adjustment. The lot line adjustment is for the benefit of lot 26.03 which is undersized. The lot line adjustment will increase lot 26.03 by adding 5849 square feet to the rear of lot 26.03.

The remainder of lot 27.021 is sought to be subdivided into two lots. The existing home and pool on the property will be demolished and two, two family homes that fully comply with the bulk requirements of the zoning schedule for the R-B zone will be constructed. Access to newly created lot 27.02 will be on Center St. Access to newly created lot 27.03 will be via a driveway to be constructed through the Borough right of way to High St. The right of way was previously dedicated to the Borough as part of the subdivision which created lots 26.02 and 26.03 to be used as a road to access lot 27.01. This occurred in 1967 and was accepted upon the filing of a map in 1969.

**TAX AND ASSESSMENT PAYMENT RECORD**  
**PLANNING BOARD/BOARD OF ADJUSTMENT**

MUNICIPAL-DUNELLEN RECEIVED \_\_\_\_\_ APPLICATION # \_\_\_\_\_

UNDER PROVISIONS OF NEW JERSEY STATUTES, N.J.S.A. 40:55D-39C AND UNDER N.J.S.A. 4:55D-65H, AN APPLICANT FOR DEVELOPMENT OF LAND MUST SUBMIT PROOF THAT NO TAXES OR ASSESSMENTS FOR LOCAL IMPROVEMENTS OR MUNICIPALAL ARE DUE OR DELINQUENT ON THE PROPERTY, STATED BELOW.

APPLICANT WILL COMPLETE SECTION I ON THIS FORM IN QUADRUPLICATE AND SUBMIT THEM WITH HIS APPLICATION FOR DEVELOPMENT. THE ADMINISTRATIVE OFFICER WILL FORWARD THREE FORMS TO THE TAX COLLECTOR FOR VERIFICATION THAT NO DELINQUENT TAXES ARE DUE. ONE SIGNED COPY OF THIS FORM WILL BE RETURNED TO THE APPLICANT BY THE ADMINISTRATIVE OFFICER, ONE COPY RETAINED BY THE TAX COLLECTOR, AND TWO COPIES PLACED IN THE APPLICANTS FILE.

DEVELOPERS ARE CAUTIONED THAT AGREEMENT ON PAYMENT OF TAXES FOR THE CURRENT YEAR MUST BE REACHED BETWEEN THE INTERESTED PARTIES. APPORTIONMENT OF TAXES IS NOT THE CONCERN OF THE TAX OFFICE. APPLICANT IS ALSO CAUTIONED THAT ADDITIONAL ASSESSMENTS MAY BE LEVIED WHERE A STRUCTURE IS PRESENT.

.....  
**SECTION I (to be completed by Applicant)**

I THOMAS BOONIAKOWSKI of GRAYROCK PARTNERS LLC am making application to the Planning Board for the development of lot (s) 27.01 in block (s) 57.02 in the R-B zone located at 744 CENTER ST. street (s) whose owner of record is WILLIAM STAATS (Name)

of 744 CENTER ST, DUNELLEN (Address)

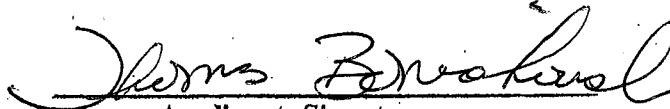
This tract was formerly subdivided on 1986 LOTLINE ADJUST.

Original lot (s) # 27 Block 57.02

I acquired interest in this property on WILLIAM STAATS Date \_\_\_\_\_  
ACQUIRED TITLE IN 1956.

I request the Tax Collector determine whether there are any delinquent taxes and/or Assessments due

Date: 3/17/08



Applicants Signature

.....  
**Section II (to be completed by Tax Collector)**

I find that:

- All taxes due have been paid
- All assessments due have been paid
- The following are delinquent and past due

\_\_\_\_\_ date

Tax Collector \_\_\_\_\_

