

**UNION TOWNSHIP, HUNTERDON COUNTY  
PLANNING BOARD/BOARD OF ADJUSTMENT  
NOTICE OF HEARING ON APPLICATION**

March 12, 2021

**BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

**«Certified\_Mail»**

TO: «Property\_Owner»  
«Mailing\_Address»  
«City\_NJ\_ZIP»

OWNER OF: «Property\_Address»  
Block «Block», «Lot», Tax Map of Union Township

«Greeting»

PLEASE TAKE NOTICE that an application has been made to the Union Township, Hunterdon County, Planning Board/Board of Adjustment as follows:

Applicant: Andrew Pecoraro  
Property: 61 Race Street, Pittstown, New Jersey 08867  
Block 25, Lot 2 on the tax map of Union Township  
Located in: CM – Conservation Management District

The Applicant requests the Board grant variances, pursuant to N.J.S.A. 40:55D-60(a), N.J.S.A. 40:55D-70(c), and Union Township Code § 30-14.3, to permit construction of a two-story garage and private workshop/studio addition and re-routing of the driveway at 61 Race Street, Block 25, Lot 2, Union Township, Hunterdon County, (the "Property") otherwise not permitted by the Union Township Code. Specifically, the Applicant seeks relief from Code §§ 30-4.2 and 30-7.1, which require (1) a maximum impervious surface ration of 0.03 where a ratio of 0.04 is requested, (2) require a minimum front yard setback of 75 feet where a setback of 11.06 feet is requested, and (3) require a minimum side yard setback of 50 feet where a setback of 31.57 feet is requested. In addition, the Applicant requests such other relief, waivers, or variances that may be determined necessary by the Board during the course of the public hearing.

This notice is sent to you as owner of property in the immediate vicinity of the Property. A public hearing on this application is on the Board's calendar for March 25, 2021. Because of the COVID-19 State of Emergency and the closure of the municipal building, the public hearing will be held electronically, at which time all persons affected by this application will be heard. When the matter is called you may appear, either in person or by attorney, and present any objections or support which you may have to the granting of the relief sought in the application and any other variances or relief as may be required or that may be identified during the Board's review and consideration of the application.

Application documents are on file in the office of the Union Township Planning Board/Board of Adjustment, at 140 Perryville Road, Hampton, New Jersey 08827, and are available to be viewed on or downloaded from the Union Township Planning Board/Board of Adjustment's website or upon arrangement with the Planning Board Secretary, Monday through Friday, during the normal business hours. Instructions for accessing the Board's hearing will be posted in the municipal website at <https://uniontwp-hcnj.gov> and printed in the meeting agenda.

A handwritten signature in black ink, consisting of a large, stylized loop at the top, followed by several smaller loops and a long horizontal line extending to the right.

Nicole L. Voigt, Esq.  
Shanahan & Voigt, LLC  
Attorneys at Law  
Representing: Andrew Pecoraro