

BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION
Regular Meeting of August 24, 2020-7 pm

The Environmental Commission meeting for August 24, 2020 will be conducted using Zoom Video Conferencing. The public will be able to view the meeting live via YouTube. The link will be available at 7:00 PM by clicking on the “Watch Meeting Live” icon on the Bernards Township homepage. Public comment will be accepted via e-mail. Please include your name and address in the e-mail and send comments to kcartoccio@bernards.org

Meeting Agenda

- 1. Call to Order**
- 2. Open Public Meeting Statement**
- 3. Flag Salute**
- 4. Roll Call**
- 5. Approval of EC meeting minutes regular – [July 27, 2020](#)**
- 6. Reports and Miscellaneous Correspondence**
 - a. [177 Whitenack Road](#)-Septic System
 - b. [TWA Application](#)-Dewey Meadow
- 7. Old Business**
 - a. [MOYE-PB 17-001-11 Mountain Rd](#)-Minor Subdivision-Revised plans.
- 8. New Business**
 - a. **Applications**
 - i. [TRINKS ZB 20-012-50 Long Rd](#)-Bulk variance to construct additions to existing dwelling & deck.
 - ii. [SANDS-ZB 20-013-141 Washington Ave](#)-C coverage for covered deck.
 - iii. [BECHT-ZB 20-014-26 Normandy Ct](#)- C variances for addition
- 9. Comments by Public**
- 10. Comments by Members**
- 11. Adjournment**

Susan Long, Acting Secretary



Please call (908) 204 - 3000 seventy-two (72) hours in advance if accommodations are required, including assistive listening devices (ALD).



Bernards Township Environmental Commission



BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES – July 27, 2020 – 7pm

CALL TO ORDER

Vice Chairperson Debra DeWitt called the meeting to order at 7:00pm in the Warren Craft Meeting Room in accordance with the Open Public Meeting Act of 1975.

FLAG SALUTE

All those assembled saluted the flag.

ROLL CALL

Present: Debra DeWitt, Jane Conklin, Nancy Cook, Joan Harris (Phone), Ann Parsekian (Phone), John Crane (Phone), Mahwish Mustafa (Phone)

Absent: James LaMaire, Alice Smyk

Also Present: Todd Edelstein – Resident, Kaitlin Cartoccio – Recording Secretary

APPROVAL OF MEETING MINUTES

Motion to approve EC regular meeting minutes – June 22, 2020 by Ann Parsekian, second by Jane Conklin . All in favor, motion carried.

REPORTS & MISCELLANEOUS CORRESPONDENCE

a. Application for Freshwater Wetlands LOI-111 Cherry Lane

No comments

OLD BUSINESS

a. MOYE-PB-17-001-B1140, L11-11 Mountain Rd – Minor Subdivision (Revised Plans)

John Crane recused himself at 7:06 pm. Unable to review without looking at the revised plans. Tabled until the next meeting. John Crane returned at 7:08 pm.

Motion by Debra DeWitt, seconded by Ann Parsekian.

All in favor, motion carried.

NEW BUSINESS

a. LINCOLN AVENUE GOSPEL HALL-ZB 20-006-3265 Valley Rd – Per/Final Site Plan, Conditional Use (d-3) variance, bulk variance to use existing dwelling as a house of worship.

Comments to be prepared based on tree replacement. The Commission would like to see a tree removal and replacement plan with the goal of using native hardwood species where practical and that trees do not intrude on the property line. The Commission agrees with David Shley's memo to put them on the east side of the driveway as they may be more useful



Bernards Township Environmental Commission



against the eastern edge of the parking lot to help shield car headlights. The Commission notes the lack of details regarding the recharge of stormwater as part of the proposed development and note the soil type should be checked for pervious/impervious surfaces.

Motion by Jane Conklin, seconded by Nancy Cook.

All in favor, motion carried.

b. McCRONE-ZB 20-011-55 DECKER ST – Widen driveway.

John Crane recused himself at 7:23 pm. Comments to be prepared based on the proposed lot coverage is it exceeds the required amount. Increased impervious coverage increases the volume (quantity) of stormwater runoff, which can contribute to local and potentially area wide flooding. Site drainage is the concern with this application, therefore site features to promote stormwater infiltration should be considered.

Motion by Debra Dewitt, seconded by Mahwish Mustafa.

All in favor, motion carried.

c. KEARNS-PB 20-002-174 SOUTH FINLEY AVE- Pre/Final major subdivision bulk variances.

Comments to be prepared to remind applicants that they are virtually at capacity on lot coverage and that any future additions would put them over the limit of impervious surface coverage. Occupant may want to consider impervious surface coverage. Should the lots be sold separately, it may impact the driveway since they are already at capacity. The Commission would also like to note if any tree permits have been taken out and will be replaced, and if there is a tree replacement plan. The Commission recommends a discussion of the environmental impacts and mitigation or reduction strategies since the applicant asked for a waiver of an environmental impact plan. The Commission suggests to review the architecture of the building in accordance with #12 of Master Plan part of the Basking Ridge village streetscape. The Commission reequests a review of the proposed architecture.

Motion by Debra DeWitt , seconded by Nancy Cook.

All in favor, motion carried.

John Crane returned at 7:42 pm.

PUBLIC COMMENT

Todd Edelstein mentioned he could not get ahold of the Zoom meeting in June and did not care for the current format in person. He asked if any of the bags or water bottles were purchased for Charter Day. Asked question to clarify the location of the Valley Road property.



Bernards Township Environmental Commission



COMMENTS BY MEMBERS

Ann Parsekian made comments praising the digital plans. She will pursue the Zoom capability for future meetings. The Zoom meeting made hearing others much easier. Several members commented they were uncomfortable in person with the face coverings. Debra DeWitt mentioned that they would have to make sure the public was looped in. Todd Edelstein commented that he was unable to view any of the plans. A virtual meeting would have to have the plans available for the public to view and a way for them to make comments.

Trex Challenge an plastic bag status at the DPW. Jorge Casecuberta says nothing has proceeded assuming the A&P would be unable to process the bags. The Commission knows that DPW is working very hard to catch up with other matters but is wondering how to proceed.

Regarding the reusable bag challenge, all members agreed it would be great to do, but the logistics may not work given the pandemic.

John Crane commented that the next meeting should be able to accommodate more than 2 people and that Zoom should be an option and have members of the public email in questions. He also thanked the members of the Commision who were present.

ADJOURNMENT

Meeting was adjourned at 8:06 pm. Motion by Debra DeWitt , seconded by Nancy Cook All in favor, motion carried.

Respectfully submitted,
Kaitlin Cartoccio, Meeting Secretary



Bernards Township Environmental Commission

TO: Planning Board Chairperson and Members

FROM: Debra DeWitt, Vice Chair
Bernards Township Environmental Commission

DATE: July 27, 2020

RE: Application Reviews

1. MOYE – PB17-001-B1140, L11-11 Mountain Road

The Environmental Commission has no additional comments at this time.

2. KEARNS – PB20-002, 174 South Finley Avenue

The Environmental Commission has reviewed this application and offers the following comments:

- a. With the planned subdivision of the property, both lots will be at close to maximum lot coverage. The Commission would ask the Board to remind the applicants that any future additions such as patios, sheds, pools, or another other impervious surface coverage items would put them over the limit. The applicant may want to consider reducing the amount of impervious coverage to allow for the possibility.
- b. Along the same lines, the driveway will be shared between the 2 lots. Should the lots be sold separately in the future, the Commission recommends discussion about whether the shared driveway will need to remain shared so as not to exceed coverage on either lot.
- c. The applicant should demonstrate how storm water control will be addressed.
- d. The Commission notes the absence of information regarding any tree removal permits as well as a tree removal and replacement plan. Regarding this application, the Environmental Commission feels that long-term tree survivability should be the goal of any tree replacement plan and that native hardwood species should be selected whenever practicable.
- e. The applicant is requesting a waiver for producing an Environmental Impacts Assessment Report. However, the Commission suggests discussion by the Applicant regarding the impact to the environment of this application and what mitigating actions will be implemented to minimize the impact.
- f. The Commission urges discussion of the architecture of the proposed building and the visual impact of the new building to the downtown streetscape pursuant to Master Plan Goal #12 and Historic Preservation Objective #1.



Bernards Township Environmental Commission

TO: Zoning Board Chairperson and Members

FROM: Debra DeWitt, Vice Chair
Bernards Township Environmental Commission

DATE: July 28, 2020

RE: **Application Reviews**

The Environmental Commission has reviewed the applications listed below at its July 27, 2020 meeting and submits the following comments for consideration.

1. LINCOLN AVENUE GOSPEL HALL – ZB20-006, 3265 Valley Road

The landscape plan indicates the planting of a line of trees along the easternmost border of the neighboring lot.

- a. Kindly remind the applicant that long-term tree survivability should be the goal of any plan and native hardwood and deer-resistant trees and plantings should be selected whenever practical.
- b. Consideration should be given for the future growth of the trees that are planted not impede/intrude across the property line into the neighbor's lot. Please allow sufficient space for canopy growth.
- c. The Commission would like to echo David Schley's comments advising that a better idea is to move the trees and plantings away from the property line and put them along the east side of the parking lot as a more effective solution to light and noise impacts.

The applicant is adding 6,222 feet of additional impervious surface, exceeding lot coverage allowed in that zone. Increased impervious coverage increases the volume (quantity) of stormwater runoff, which can contribute to local and potentially area wide flooding. Site drainage is the concern with this application.

- a. The Commission recommends discussion regarding recharge as it is not clear how stormwater will be addressed.
- b. The Commission recommends the applicant to provide soil testing results to indicate soil type to determine if there is a concern regarding site drainage/stormwater runoff.
- c. The Commission recommends the applicant discuss the feasibility of pervious surface solutions for parking to reduce impervious lot coverage.



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2. McCRONE – ZB20-011, 55 Decker Street

The Environmental Commission notes the proposed lot coverage exceeds the required amount. Increased impervious coverage increases the volume (quantity) of stormwater runoff, which can contribute to local and potentially area wide flooding. Site drainage is the concern with this application, therefore site features to promote stormwater infiltration should be considered. The New Jersey Department of Environmental Protection Green Infrastructure website is a good reference for “green” stormwater management practices for homeowners (<http://www.nj.gov/dep/gi/>)

262 South Finley Ave.
Basking Ridge
New Jersey 07920



Bernards Township Health Department

T. 908.204.3070
F. 908.204.3075
health@bernards.org
www.bernardshealth.org

DATE: July 20, 2020
TO: Bernards Twp Construction Official
FROM: Tricia Cowell, Sr. REHS
RE: 117 Whitenack Road
Block 4801 Lot 3
Septic System Design: Alteration with ATU
Design dated 6/27/2020
(500 GPD/MSRE/ATU/Pressure Dose)



The above referenced application to construct a septic system for an existing **3-bedroom** dwelling has been reviewed. **A GP 24 Permit is required for this project.**

1. The proposed system complies with NJAC 7:9A.
2. The septic system alteration is proposed because there is a malfunctioning septic system that must be abandoned, and a conforming system installed. There will not be an expansion or change in use of the existing dwelling.
3. There is no alternative site on the project that can be used for a subsurface sewage disposal system.

Please contact me at tcowell@bernards.org or (908) 204-3072 if you have any questions regarding this matter.

*Please note that all septic permits expire one year from issuance, and all septic plans expire 5 years from the approval date or with any changes to NJAC 7:9A.

The Bernards Township Health Department is the Contractual Health Agency serving:
Bernards Township - Bernardsville Borough - Chester Borough - Long Hill Township - Mendham Borough - Peapack and Gladstone Borough

Paul Lapatka, LLC.

Civil Engineering

795 Susquehanna Avenue Franklin Lakes New Jersey 07417

Phone: 201-447-6700 lapatka.com

Tuesday, July 28, 2020

TO WHOM THIS MAY CONCERN:

NOTICE: INSTALLATION OF SEPTIC SYSTEM IN WETLANDS BUFFER GP-24
PERMIT REQUIRED.

Re: 20-121 BUONO 117 WHITENACK ROAD FAR HILLS NJ 07931

Site: 117 WHITENACK ROAD FAR HILLS NJ 07931, BLOCK 4801 LOT 3

Dear Sir/Madam,

- 1) This letter shall serve as notice that the above referenced applicant plans to install a Septic System in a wetlands buffer.
- 2) The location of the property is referenced above. A reduced copy of the plan of the system (enclosed) shows a regional map and tax map lots and blocks.
- 3) Enclosed is a letter from the Board of Health.
- 4) The activities do not disturb more than $\frac{1}{4}$ acre of wetland
- 5) The proposed activity is not directly or indirectly caused by an expansion of the facility.
- 6) There is no alternative location on the site to place the septic disposal system.

If you have any questions and/or comments you may contact the Bernards Township, Health Department and/or the NJDEP within 30 days of this notice.

Very truly yours,



Paul Lapatka, P.E.

Division of Land Use Regulation



Division of Land Use Regulation
501-02A
PO Box 420
Trenton, NJ 08625-0420
Phone: (609) 777- 0454
Fax: (609) 777- 3656

Permit #: 1802-20-0003.1 - LGP200001
RSP Service ID#: 1091361
Payment Arrangement: Exempt
Paid Online: N/A
Paid On: N/A
Paid Amt: N/A

This Authorization form is requested to be located at the regulated construction site at all times and be available for inspection by any authorized representative of the New Jersey Department of Environmental Protection. If you have designated an agent, it is your responsibility to notify your agent about this General Permit by Certification and its requirements.

**AUTHORIZATION TO CONSTRUCT
GP24 - Malfunctioning Septic**

Property Owner

Brian Buono
Brian Buono
19 Ames Road
Morristown, NJ 07960

Applicant

Brian Buono
Brian Buono
19 Ames Road
Morristown, NJ 07960

Project Name & Location

Brian Buono
117 Whitenack Rd
Bernards Twp, NJ 07920

Bernards Twp / Somerset

<u>County</u> Somerset	<u>Municipality</u> Bernards Twp	<u>Block</u> 4801	<u>Lot</u> 3
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Electronically certified online by the responsible party Paul Lapotka on 07/28/2020.

Issuance Date	Effective Date of Authorization	Expiration Date
07/28/2020	07/28/2020	07/27/2025

Your Request for Authorization under Land Use Regulation General Permit by Certification No. 1802-20-0003.1 - LGP200001 has been approved by the New Jersey Department of Environmental Protection (Department).

Diane Dow, Director
Division of Land Use Regulation
New Jersey Department of Environmental Protection

Date: 07/28/2020

Division of Land Use Regulation

General Permit by Certification (GPBC) Conditions

. The Department will monitor and require strict compliance with the terms of this permit. Any noncompliance with this authorization constitutes a violation of this chapter and is grounds for enforcement action under N.J.A.C. 7:7A-22.

. If the permittee undertakes any regulated activity authorized under this permit, such action shall constitute the permittee's acceptance of the permit in its entirety, as well as the permittee's agreement to abide by the permit and all conditions therein. [N.J.A.C. 7:7A-20.2(b)]

A. Conditions that apply to this permit:

1. The issuance of a permit shall in no way expose the State of New Jersey or the Department to liability for the sufficiency or correctness of the design of any construction or structure(s). Neither the State nor the Department shall, in any way, be liable for any loss of life or property that may occur by virtue of the activity or development conducted as authorized under this permit. [N.J.A.C. 7:7A-20.2(c)1]

2. The issuance of this permit does not convey any property rights or any exclusive privilege. [N.J.A.C. 7:7A-20.2(c)2]

3. The permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under this permit. [N.J.A.C. 7:7A-20.2(c)3]

4. If the permittee is proposing permittee proposing soil disturbance, the creation of drainage structures, or changes in natural contours, the permittee shall obtain any required approvals from the Soil Conservation District or designee having jurisdiction over the site. [N.J.A.C. 7:7A-20.2(c)4]

5. If the permittee is proposing excavation or dredging, the permittee shall use an acceptable disposal site for the excavated or dredged material. No material shall be deposited or dewatered in freshwater wetlands, transition areas, State open waters or other environmentally sensitive areas. The Department may require testing of dredged material if there is reason to suspect that the material is contaminated. If any dredged material is contaminated with toxic substances, the dredged material shall be removed and disposed of in accordance with Department-approved procedures. [N.J.A.C. 7:7A-5.7(b)10]

6. The permittee shall take all reasonable steps to prevent, minimize, or correct any adverse impact on the environment resulting from activities conducted pursuant to the permit, or from noncompliance with the permit. [N.J.A.C. 7:7A-20.2(c)5]

7. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of the permit. The Department may, upon discovery of such unanticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend the permit, pursuant to N.J.A.C. 7:7A-20.8. [N.J.A.C. 7:7A-20.2(c)6]

8. The permittee shall immediately inform the Department by phone at (877)927-6337 (Warn DEP Hotline) of any noncompliance that may endanger public health, safety, and welfare, or the environment. The permittee shall inform the Div. of Land Use Regulation by phone at (609)292-

Division of Land Use Regulation

- 0060 of any other noncompliance within 2 working days of the time the permittee becomes aware of the noncompliance, and in writing within 5 working days of the time the permittee becomes aware of the noncompliance. Such notice shall not serve as a defense to enforcement action if the project is found to be in violation. The written notice shall include: (i) a description of the noncompliance and its cause; (ii) the period of noncompliance, including exact dates and times; (iii) if the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and (iv) the steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. [N.J.A.C. 7:7A-20.2(c)7]
9. Any noncompliance with this permit constitutes a violation and is grounds for enforcement action under N.J.A.C. 7:7A-22, as well as, in the appropriate case suspension and/or termination if the permit. [N.J.A.C. 7:7A-20.2(c)8]
 10. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the authorized activity in order to maintain compliance with the conditions of this permit. [N.J.A.C. 7:7A-20.2(c)9]
 11. The permittee shall employ appropriate measures to minimize noise where necessary during construction, as specified in N.J.S.A. 13:1G-1 et seq., and N.J.A.C. 7:29. [N.J.A.C. 7:7A-20.2(c)10]
 12. The issuance of this permit does not relinquish the State's tidelands ownership or claim to any portion of the subject property or adjacent properties. [N.J.A.C. 7:7A-20.2(c)11]
 13. The issuance of a permit does not relinquish public rights to access and use tidal waterways and their shores. [N.J.A.C. 7:7A-20.2(c)12]
 14. The permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to: (i) enter upon the permittee's premises where a regulated activity is located or conducted, or where records must be kept under the conditions of the permit; (ii) have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit; and (iii) inspect, at reasonable times, any facilities, equipment, practices, or operations regulated or required under the permit. Failure to allow reasonable access shall be considered a violation and subject the permittee to enforcement action under N.J.A.C. 7:7A-22. [N.J.A.C. 7:7A-20.2(c)13]
 15. The permittee shall not cause or allow any unreasonable interference with the free flow of a regulated water by placing or dumping any materials, equipment, debris or structures within or adjacent to the channel while the regulated activity(ies) is being undertaken. Upon completion of the regulated activity(ies), the permittee shall remove and dispose of in a lawful manner all excess materials, debris, equipment, and silt fences and other temporary soil erosion and sediment control devices from all regulated areas. [N.J.A.C. 7:7A-20.2(c)14]
 16. The permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents associated with this permit. [N.J.A.C. 7:7A-20.2(c)15]
 17. All conditions, site plans, and supporting documents approved by this permit shall remain in full force and effect so long as the proposed development or any portion thereof is in existence, unless the permit is modified pursuant to N.J.A.C. 7:7A-20.6. [N.J.A.C. 7:7A-20.2(c)16]
 18. The permittee shall record the permit, including all conditions listed herein, with the Office of the County Clerk (the Registrar of Deeds and Mortgages, if applicable) of the county in which the site

Division of Land Use Regulation

is located. The permit shall be recorded within 30 calendar days of receipt by the permittee. Upon completion of all recording, a copy of the recorded permit shall be forwarded to the Div. of Land Use Regulation at the address set forth at N.J.A.C. 7:7A-1.4. [N.J.A.C. 7:7A-20.2(c)17]

19. If the permit by certification or any condition or permit is determined to be legally unenforceable, modifications and additional conditions may be imposed by the Department as necessary to protect public health, safety, and welfare, or the environment. [N.J.A.C. 7:7A-20.2(c)19]
20. A copy of the permit, all site plans, and supporting documents shall be maintained at the site at all times and made available to Department representatives or their designated agents immediately upon request. [N.J.A.C. 7:7A-20.2(c)21]
21. This permit can be suspended or terminated by the Department for cause. [N.J.A.C. 7:7A-20.2(c)24]
22. Where the permittee becomes aware that they failed to submit any relevant facts in the application, or submitted incorrect information in the application or in any report to the Department, the permittee shall promptly submit such facts or information. [N.J.A.C. 7:7A-20.2(c)26]
23. The permittee shall submit written notification to the Bureau of Coastal and Land Use Compliance and Enforcement, 401 East State Street, 4th Floor, P.O. Box 420, Mail Code 401-04C, Trenton, NJ 08625, at least three working days prior to the commencement of site preparation or of regulated activities, whichever comes first. [N.J.A.C. 7:7A-20.2(c)27]
24. Any person aggrieved by this decision may, in accordance with N.J.A.C. 7:7A-21. request an adjudicatory hearing within 30 calendar days after public notice of the decision is published in the DEP Bulletin. If a person submits the request after this time, the request will be denied. [N.J.A.C. 7:7A-21.1(b)]
25. This permit is valid for five years from the date of issuance and cannot be extended. If the permittee wishes to commence or continue the regulated activities after the expiration date of the authorization, the permittee must apply for and obtain a new authorization or permit. [N.J.A.C. 7:7A-5.5]

Permit Details

The authorized GPBC24 activity allows for the filling of 0 acres of freshwater wetlands and 0.2180 of transition area for the repair or modification of a malfunctioning septic.

Certifications

The permittee certified that in accordance with N.J.A.C. 7:7A 17 that they have provided all necessary notices to the public that they are applying for a Division of Land Use Permit. Permittee will maintain and upon request provide a copy of this proof of notice.

The permittee certified that they have written permission from the property owner that they can make this application with the Department of Environmental Protection. Permittee will maintain and provide upon request a copy of this written permission.

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The permittee certified that in accordance with N.J.A.C. 7:7A-6.2(b), that the project is necessary for the repair or modification of a malfunctioning individual subsurface sewage disposal system in a freshwater wetland and/or transition area. Per N.J.A.C. 7:7A-5.25(b), for the purpose of the freshwater wetland General Permit by Certification 24.

The permittee certified that the project will not disturb State open waters. Per N.J.A.C. 7:7A-6.2(a) and (a)2, a freshwater wetland General Permit by Certification 24 does not authorize activities in State open waters.

The permittee certified that all activities under General Permit by Certification 24 will result in no more than one-quarter acre of overall disturbance including freshwater wetlands, transition areas and "non-regulated" areas. For this purpose, "disturbance" includes all temporary and permanent activities including but not limited to grading, filling, removal of vegetation, excavating, placement of structures or any other regulated activities specified at N.J.A.C. 7:7A-2.2 and N.J.A.C. 7:7A-2.3.

The permittee certified that the proposed septic system will be located on the same property where the malfunctioning system is currently located in accordance with N.J.A.C. 7:7A-6.2(a)1.

The permittee certified that in accordance with N.J.A.C. 7:7A-6.2(a)4ii, that the proposed repairs and modifications are not directly or indirectly caused by an expansion or change in use of the facility that the septic system serves and that the repairs and modifications are limited to serve only the volumes of sewage that were approved prior to the malfunction. Per N.J.A.C. 7:7A-6.2(a)4ii, the Department shall not authorize activities under GPBC 24 if the need for repair or modification is directly or indirectly caused by an expansion of the facility the individual subsurface sewage disposal system serves, or by a change in its use, including a change from disuse or abandonment to any type of use. The addition of a bedroom, bathroom, new living quarters or a change from residential to commercial are some examples of activities that constitute a change in use. Any repair or modification of the system shall be limited to serve only those volumes of sanitary sewage, estimated in accordance with N.J.A.C. 7:9A-7.4, that were approved prior to the malfunction in accordance with N.J.A.C. 7:7A-6.2(a)3.

The permittee certified that the malfunctioning septic system services a structure that is currently habitable. Per N.J.A.C. 7:7A-6.2, the Department shall not authorize activities under General Permit-by-Certification 24 if the need for repair or modification to the septic system is a result of the change from disuse or abandonment to any type of use.

The permittee certified that in accordance with N.J.A.C. 7:7A-6.2(a)4, he/she has obtained and will retain a letter, from the local board of health that has jurisdiction over the septic system of concern, that states all of the following:

1. The proposed activities are authorized under, and comply with, the Department's Standards for Individual Subsurface Sewage Disposal Systems at N.J.A.C. 7:9A; and
2. The proposed activities are not directly or indirectly caused by an expansion of the facility the individual subsurface sewage disposal system serves, or a change in its use including a change from disuse or abandonment to any type of use; and
3. There is no alternative location on the site that:
 - a. Has a seasonal high-water table deeper than one and one-half feet below the existing ground surface; and
 - b. Can be used for a subsurface sewage disposal system.

Division of Land Use Regulation

The permittee certified that the project site is not under the jurisdiction of the NJ Sports and Exposition Authority (formerly Hackensack Meadowlands Development Commission) pursuant to N.J.S.A. 13:17.1 et seq.

The permittee certified that the project will not alter land cover or topography in a flood hazard area, or result in the clearing, cutting and/or removing vegetation within a riparian zone, both of which are regulated by the Flood Hazard Area Control Act rules, in accordance with N.J.A.C. 7:13-2.4a and may be prohibited or restricted in some cases. A flood hazard area permit is required prior to undertaking any regulated activity within a flood hazard area or riparian zone described at N.J.A.C. 7:13-2.3. Some projects may qualify for a permit-by-rule at N.J.A.C. 7:13-7. All other projects must receive an authorization under a general permit under N.J.A.C. 7:13-8 or an individual permit under N.J.A.C. 7:13-9. Projects situated entirely outside both the flood hazard area and riparian zone do not require a flood hazard area approval.

The permittee certified that if the proposed project area is disturbed and/or filled as a result of obtaining this GPBC, that the authorized project will also be constructed. This is required in order to ensure that regulated areas are not filled to eliminate a natural resource or to avoid regulation as required pursuant to N.J.A.C. 7:7A-5.7(b)1.

The permittee certified certify that the proposed project is not in the proximity of a public water supply intake in accordance with N.J.A.C.7:7A-5.7(b)2.

The permittee certified that the proposed project will not destroy, jeopardize, or adversely modify a present or documented habitat for threatened or endangered species in accordance with N.J.A.C.7:7A-5.7(b)3.

The permittee certified that the proposed project will not occur in a component of either the Federal or State Wild and Scenic River System or within a river that has been officially designated by Congress or the State Legislature as a "study river" in accordance with N.J.A.C.7:7A-5.7(b)4.

The permittee certified that the proposed project will not adversely affect properties that are listed or are eligible for listing on the New Jersey or National Register of Historic Places in accordance with N.J.A.C.7:7A-5.7(b)5.

The permittee certified that the proposed project will not take place within in a vernal habitat, as defined at N.J.A.C. 7:7A-1.4, or in a transition area adjacent to a vernal habitat in accordance with N.J.A.C.7:7A-5.7(b)16.

The permittee certified that no part of the project area is within an existing Conservation Easement or area subject to any deed restriction.

The permittee certified that the total combined area of wetlands, State open waters and transition areas disturbed or modified on site under any previously issued freshwater wetland general permits (including this approval) specified in N.J.A.C. 7:7A-5.4(a)2 will not exceed one acre. N.J.A.C. 7:7A-5.4(a)2 states that the total combined area of wetlands, State open waters and transition area disturbed or modified on the site under general permits 2, 6, 6A, 7, 8, 10A, 10B, 11, 12, 13, 14, 17, 17A, 18, 19, 21, 23, 24, 25, and GPBC 8 and 24 cannot exceed one acre. Limited exceptions to this are listed at N.J.A.C. 7:7A-5.4(a)2i-iv.



T 732 846 8585
F 732 846 9439

261 Cleveland Avenue
Highland Park, NJ 08904

CERTIFIED MAIL

August 5, 2020

Bernards Township Environmental Commission
1 Collyer Lane
Basking Ridge, NJ 07920

RE: Treatment Works Approval Application Submission
Dewy Meadow Village
Block 0531, Lots 39 & 40
Bernards Township, Somerset County
MEA #2019.062

Dear Sir or Madam:

This letter is to provide you with notification that Bernards Plaza Associates, LLC, 820 Morris Turnpike, Short Hills, NJ 07078, as the applicant/owner of the proposed treatment works for the above referenced project, is applying to the New Jersey Department of Environmental Protection, Division of Water Quality, for a Treatment Works Approval permit.

The completed application package can be reviewed at either the Municipal clerk's office or by appointment at the Division of Water Quality office at the address below. The New Jersey Department of Environmental Protection, Division of Water Quality welcomes comments and any information that you may provide. Written comments should be submitted within 15 days of receiving this letter. Comments will be accepted until the Department makes a decision on the application. Please submit your written comments, along with a copy of this letter, to:

New Jersey Department of Environmental Protection
Division of Water Quality
P.O. Box 425
Trenton, NJ 08625-0425
Location: 401 East State Street

Should you have any questions regarding this application or require additional information, please do not hesitate to contact this office.

Very truly yours,

Krista Ruh
Permit Administrator

KCR

cc: NJDEP



REVISED

REVISED

7.24.20

REVISED

**TOWNSHIP OF BERNARDS
PLANNING BOARD
APPLICATION STATUS FORM**

Application No: PB17.001 Block: 11401 Lot: 11 Zone: R3

Applicant: MOYE, WILLIAM + CAROL

Address of Property: 11 MOUNTAIN RD

Description: MINOR SUBDIVISION

APPLICATION CHECKLIST

- | | | | |
|-------------------------------------|------------------------------------|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Original + 3 copies of Application | <input checked="" type="checkbox"/> | Notice to be Served (I) |
| <input type="checkbox"/> | Remaining 17 copies of Application | <input checked="" type="checkbox"/> | Notice to be Published (J) |
| <input checked="" type="checkbox"/> | W-9 | <input checked="" type="checkbox"/> | Engineering Plan/Plot Plan |
| <input type="checkbox"/> | Ownership Form (B) | <input type="checkbox"/> | Architectural Plan |
| <input checked="" type="checkbox"/> | 200' Property Search List (C) | <input checked="" type="checkbox"/> | Survey |
| <input type="checkbox"/> | Tax Certification (D) | <input checked="" type="checkbox"/> | Wetlands Report/LOI |
| <input checked="" type="checkbox"/> | Site Inspection Form (E) | <input checked="" type="checkbox"/> | Application Fee |
| <input checked="" type="checkbox"/> | Other Agencies Approvals Form (F) | <input checked="" type="checkbox"/> | Escrow Deposit |
| <input type="checkbox"/> | Tree Removal Permit Form (G) | <input checked="" type="checkbox"/> | Imaging Fee |
| <input type="checkbox"/> | Contribution Disclosure Form (H) | <input checked="" type="checkbox"/> | Tax Map Revision Fee |
| | | <input checked="" type="checkbox"/> | Checklist |

SCHEDULING

HEARING

- | | | | |
|-----------------|---------------------------------|--------------------------|---------------------------------------|
| <u>2.14.17</u> | Original Submission Date | <input type="checkbox"/> | Notice to Property Owners |
| <u>3.31.17</u> | Completeness Deadline (45 days) | <input type="checkbox"/> | Date of Publication |
| <u>3.7.17</u> | Incomplete Date | <u>1.7.20</u> | Completeness Hearing |
| <u>12.13.19</u> | Resubmission Date | <u>2.4.20</u> | Public Hearing |
| <u>1.7.20</u> | Date Complete | <u>4.7.2020</u> | Carried to Date |
| <u>5.6.20</u> | Time to Act (45/95/120 days) | <u>Hrg 8.10.20</u> | Decision - Approved/Denied |
| | | <input type="checkbox"/> | Resolution Memorialized |
| | | <input type="checkbox"/> | Resolution Published |

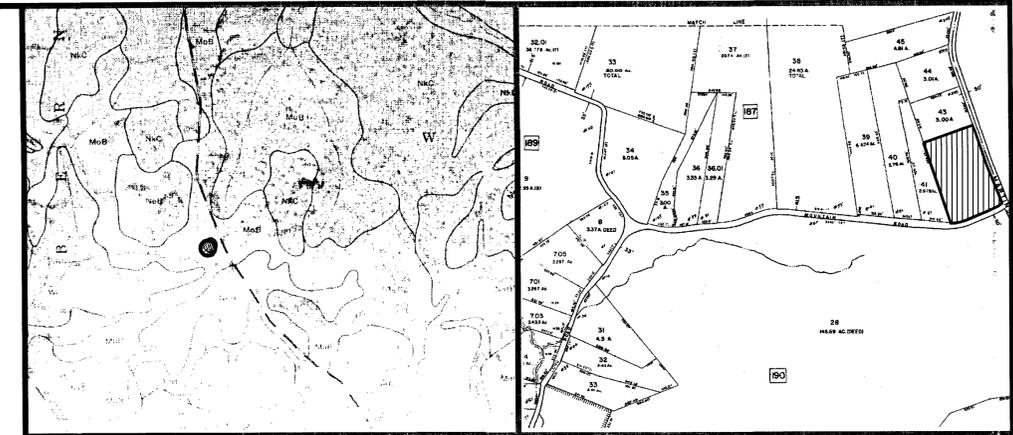
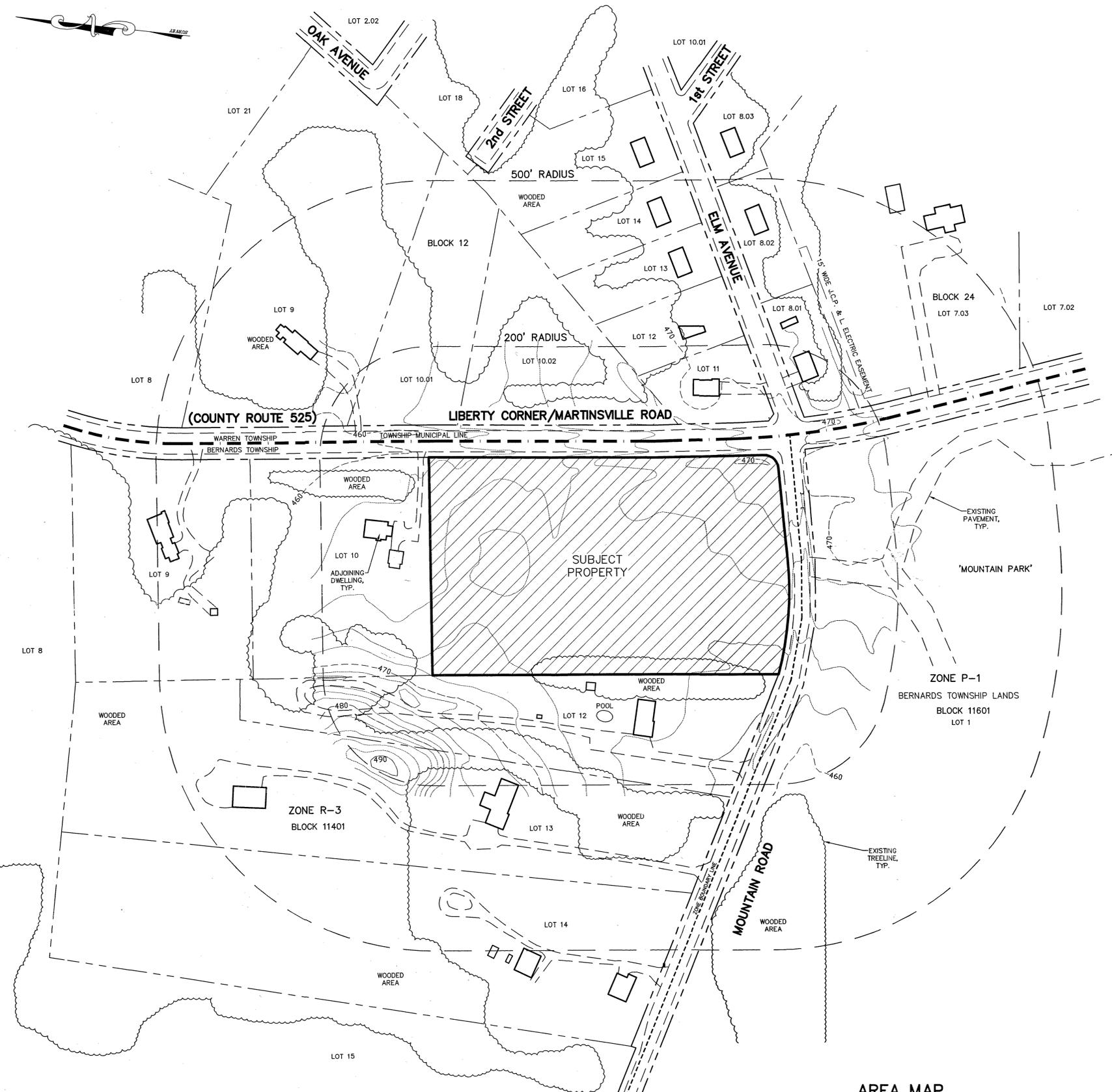
DISTRIBUTION

NOTES

- | | |
|--------------------------|---------------------------------|
| <u>12.19.19</u> | Environmental Commission |
| <input type="checkbox"/> | Fire Official <u>12.27 ADDL</u> |
| <input type="checkbox"/> | LCFAS <u>MAT'W</u> |
| <input type="checkbox"/> | Police |

3.17.2020
REVISED
ENG. PLANS

REVISED
7.24.20



SOILS SURVEY MAP
SOMERSET COUNTY - SHEET No. 12
SCALE: 1"=1,320'
SOILS MAPPED AS: MdB (MOUNT LUCAS SILT LOAM)

KEY MAP
TAX MAP - TOWNSHIP OF BERNARDS - SHEET No. 114
SCALE: 1"=2,000'

BERNARDS TOWNSHIP PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER NAME & ADDRESS
11401	10	PETRIW, ROBERT
11401	12	FERRERA, ANTONIO & ERMELINDA
11401	13	FEELEY, BRIAN & AHRENS, JULIE LYNN
11601	1	TOWNSHIP OF BERNARDS

PROPERTY OWNERS LIST OBTAINED FROM THE BERNARDS TOWNSHIP OFFICE OF THE ASSESSOR, DATED 11/28/16.

WARREN TOWNSHIP PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER NAME
12	9	MARKHAM, RICHARD O. & JILL P.
12	10.01	BATH, GURMEET SINGH & GILL, S. K.
12	10.02	PATEL, YOGESH & SREE
12	11	WELLS, JOHN R. & SUSAN C.
12	12	PROCHASKA, DOREEN T., TRUSTEE
24	8.01	OLIVERAA, JOSE & ARMINDA
24	7.03	SOUSA, AMERICO & SARAH S.

PROPERTY OWNERS LIST OBTAINED FROM THE TOWNSHIP OF WARREN OFFICE OF THE TAX COLLECTOR, DATED 11/28/16.

OWNER OF RECORD/APPLICANT:

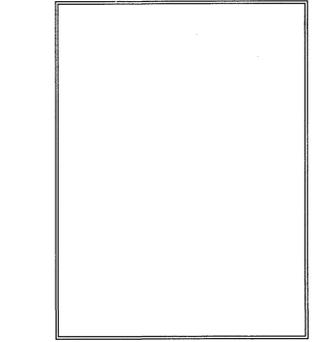
WILLIAM AND CAROL MOYE
11 MOUNTAIN ROAD
BASKING RIDGE, NJ, 07920
PH: 908-510-3635

OWNERS CONSENT:

I HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY.

OWNER _____ DATE _____
OWNER _____ DATE _____

SOMERSET COUNTY ACCEPTANCE STAMP



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS SUBMITTED" BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. BIDS FOR CONSTRUCTION SHOULD NOT BE BASED ON THESE PLANS UNTIL THE PLANS ARE ACCEPTED BY THE COUNTY.
ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

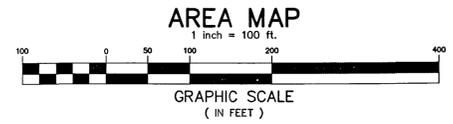
GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOT 11, BLOCK 11401 AS SHOWN ON THE CURRENT TAX MAP (SHEET No. 114) OF THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, N.J.
- BOUNDARY AND LOCATION DATA OBTAINED FROM AN AS-BUILT PLAN PREPARED BY MURPHY & HOLLOWES ASSOCIATES, WILLIAM G. HOLLOWES, N.J.P.L.S. No. 27473 DATED MAY 4, 1989. ADDITIONAL BOUNDARY INFORMATION WAS OBTAINED FROM DEED INFORMATION FILED IN THE SOMERSET COUNTY CLERKS OFFICE. EXISTING CONDITIONS HAVE BEEN UPDATED BY THIS FIRM IN NOVEMBER, 2016.
TOPOGRAPHIC INFORMATION SHOWN HEREON OBTAINED FROM TOWNSHIP AERIAL TOPOGRAPHIC MAPS, SHEETS E-17 AND E-18.
AS PER SAID MAPS, THERE ARE NO SLOPES IN EXCESS OF 15% WITHIN THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN THE R-3 SINGLE FAMILY RESIDENCE DISTRICT.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER THE FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 64 OF 301, MAP No. 34035C0064E, EFFECTIVE DATE: SEPTEMBER 28, 2007.
- ADDITIONAL REGULATORY APPROVALS REQUIRED BY:
SOMERSET COUNTY PLANNING BOARD
BERNARDS TOWNSHIP HEALTH DEPARTMENT
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
- BASED ON THE U.S.D.A. SOILS SURVEY FOR SOMERSET COUNTY, NJ, SOILS WITHIN THE SUBJECT PROPERTY IS MAPPED AS: MdB - MOUNT LUCAS SILT LOAM
- PRIOR TO RECORDING WITH THE SOMERSET COUNTY CLERK, THE PROPOSED SUBDIVISION DEEDS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEERING DEPARTMENT AND TOWNSHIP ATTORNEY.
- THIS PROPERTY IS SERVED BY INDIVIDUAL SEPTIC SYSTEM AND PUBLIC WATER SUPPLY.
- THE LOCATION OF SUBSURFACE UTILITIES IN THE VICINITY OF THE SUBJECT PROPERTY ARE APPROXIMATE AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. FOR UTILITY MARKOUT, CALL 1-800-272-1000.
- A PERMIT FROM THE BERNARDS TOWNSHIP ENGINEERING DEPARTMENT IS REQUIRED FOR ANY WORK WITHIN THE BERNARDS TOWNSHIP RIGHT OF WAY.
- THE WETLAND BOUNDARY ILLUSTRATED ON SHEET 2 HAS BEEN VERIFIED BY THE NJDEP IN FILE No. 1802-18-004.1.
- THERE ARE NO PROTECTIVE COVENANTS OR DEED RESTRICTIONS THAT APPLY TO THE SUBJECT PROPERTY.
- A DETAILED PLOT PLAN WILL BE SUBMITTED FOR THE ACTUAL HOME TO BE CONSTRUCTED ON LOT 11.02 AT THE TIME OF A BUILDING PERMIT APPLICATION. THE PLAN WILL ILLUSTRATE THE LOCATION OF THE PROPOSED HOME AND DRIVEWAY AND WILL INCLUDE SOIL EROSION AND SEDIMENT CONTROL DETAILS AS WELL AS ANY TREE REMOVAL/REPLACEMENT REQUIREMENTS.
- ALL TREE REMOVAL AND PROTECTION MEASURES SHALL COMPLY WITH BERNARDS TOWNSHIP LAND USE ORDINANCE SECTION 21-45.
- ALL PROPOSED UTILITY SERVICES SHALL BE UNDERGROUND.
- THE PROPOSED LOT NUMBERS ILLUSTRATED ON THESE PLANS ARE FOR DISCUSSION PURPOSES ONLY. ACTUAL LOT NUMBERS WILL BE ASSIGNED BY THE TAX ASSESSORS OFFICE. IN ADDITION, THE FOLLOWING PROPOSED STREET ADDRESSES ARE SUBJECT TO APPROVAL BY THE TOWNSHIP AND MUST BE INCLUDED IN THE SUBDIVISION DEEDS:
LOT 11.01 - 313 MARTINSVILLE ROAD
LOT 11.02 - 11 MOUNTAIN ROAD
- ALL FINAL WETLAND AND WETLAND TRANSITION AREAS ON LOTS 11.01 AND 11.02 SHALL BE CONTAINED WITHIN A WETLANDS CONSERVATION EASEMENT DEEDED TO BERNARDS TOWNSHIP.
- THE RESERVE SEPTIC SYSTEM AREAS ON LOTS 11.01 AND 11.02 SHALL BE CONTAINED WITHIN RESERVE SEPTIC SYSTEM EASEMENTS DEEDED TO BERNARDS TOWNSHIP.

APPROVALS:

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY.

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.
TOWNSHIP ENGINEER _____ DATE _____



NO.	DATE	REVISION
4	07/20/20	PLANNING BOARD
3	03/16/20	PLANNING BOARD
2	10/15/19	ADD WETLANDS
1	03/20/17	PER TOWNSHIP REVIEW

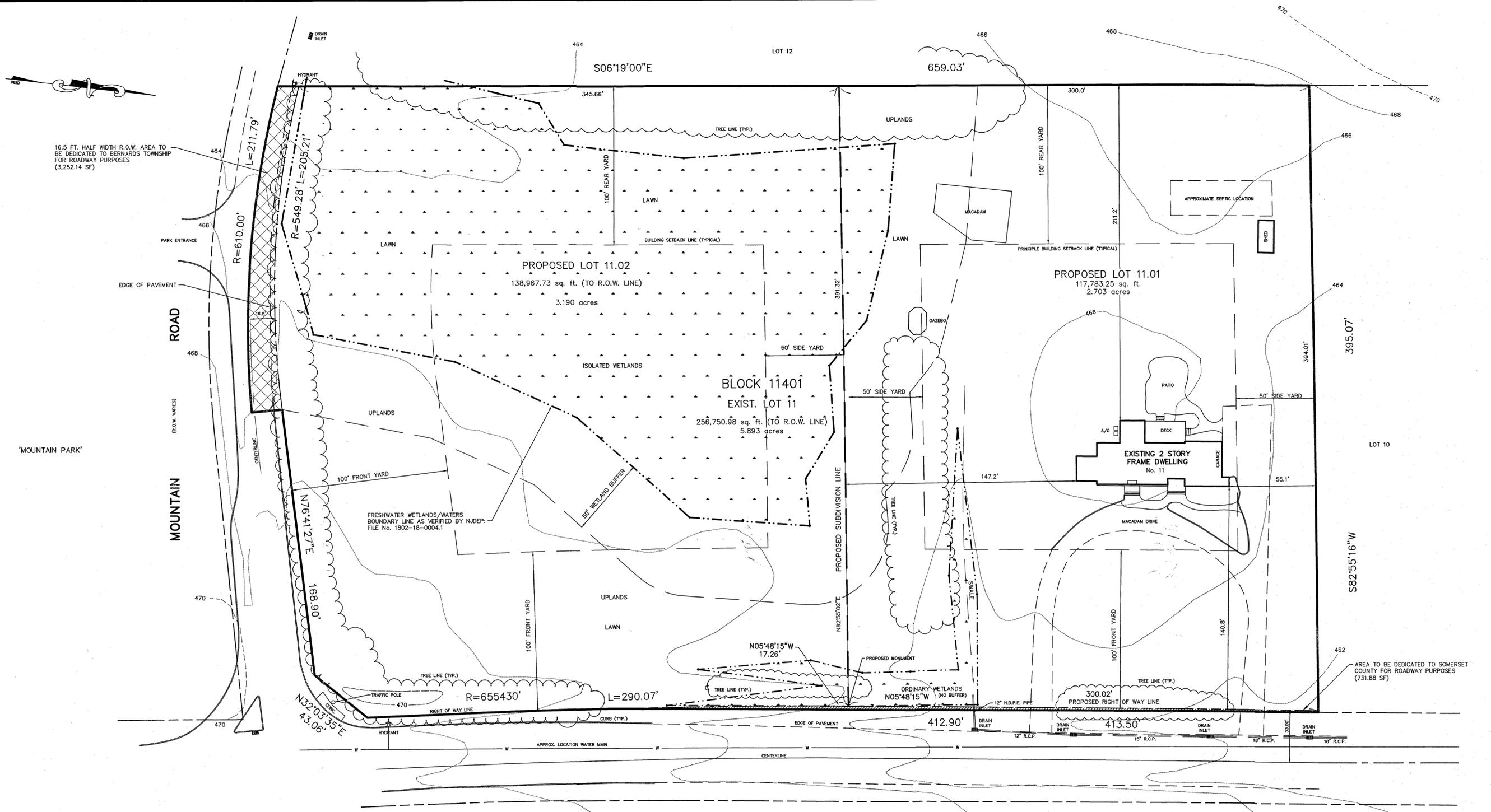
DANIEL E. PARKER
NEW JERSEY LAND SURVEYOR LIC. NO. 35886

DRAWN BY PJD
CHECKED BY S.E.P.
SCALE 1"=100'

MINOR SUBDIVISION
LOT 11 BLOCK 11401 - 11 MOUNTAIN ROAD
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

STEPHEN E. PARKER
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

DATE 11-16-16
FILE 5705
SHEET 1 OF 4

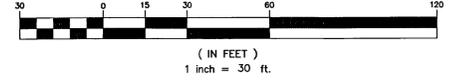


ZONING SCHEDULE: R-3 RESIDENTIAL ZONE:

STANDARD LOT TYPE BULK ITEM	REQUIRED	PROPOSED LOT 11.01	PROPOSED LOT 11.02
PROPOSED LOT 11.01			
1. MIN. LOT AREA	2 Ac.	2,703 Ac.	3,190 Ac.
2. MIN. LOT WIDTH (1)	250 FT.	300.0 FT.	398.5 FT.
3. MIN. LOT FRONTAGE	125 FT.	300.0 FT.	374.1 FT.
4. MAX. LOT COVERAGE (TOTAL IMPERVIOUS)	15 %	11.1 %	5.5 %
PRINCIPAL BUILDING			
5. MIN. FRONT YARD	100 FT.	140.8 FT.	140.0 FT.
6. MIN. SIDE YARD (ONE) (2)	50 FT.	55.1 FT.	162.4 FT.
7. MIN. SIDE YARD (BOTH)	100 FT.	202.3 FT.	162.4 FT.
8. MIN. REAR YARD	100 FT.	211.2 FT.	219.3 FT.
9. MAX. BUILDING HEIGHT (FEET)	35 FT.	34 FT.	34 FT.
10. MINIMUM IMPROVABLE LOT AREA	22,000 S.F.	36,649.9 S.F.	22,402.5 S.F.

NOTE:
 (1) - ON A CORNER LOT, THE MINIMUM WIDTH SHALL BE 125% OF THE MINIMUM LOT WIDTH. ONLY ONE LOT WIDTH SHALL BE REQUIRED TO MEET THE 125% STANDARD.
 (2) - WHERE A SIDE YARD ABUTS A REAR YARD, THE SIDE YARD SHALL BE A MINIMUM OF 150% OF THE MINIMUM SIDE YARD SET FORTH IN TABLE 501.

EXISTING CONDITIONS AND PROPOSED SUBDIVISION



NO.	DATE	REVISION
4	07/20/20	PLANNING BOARD
3	03/16/20	PLANNING BOARD
2	10/15/19	ADD WETLANDS
1	03/20/17	PER TOWNSHIP REVIEW
DRAWN BY: <i>D.E.P.</i> DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35886		

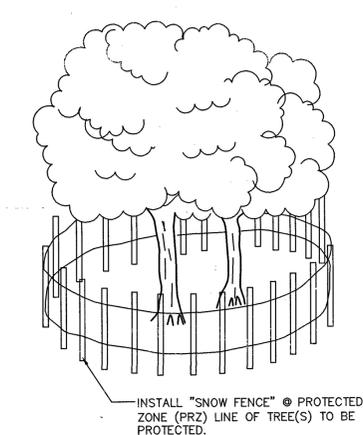
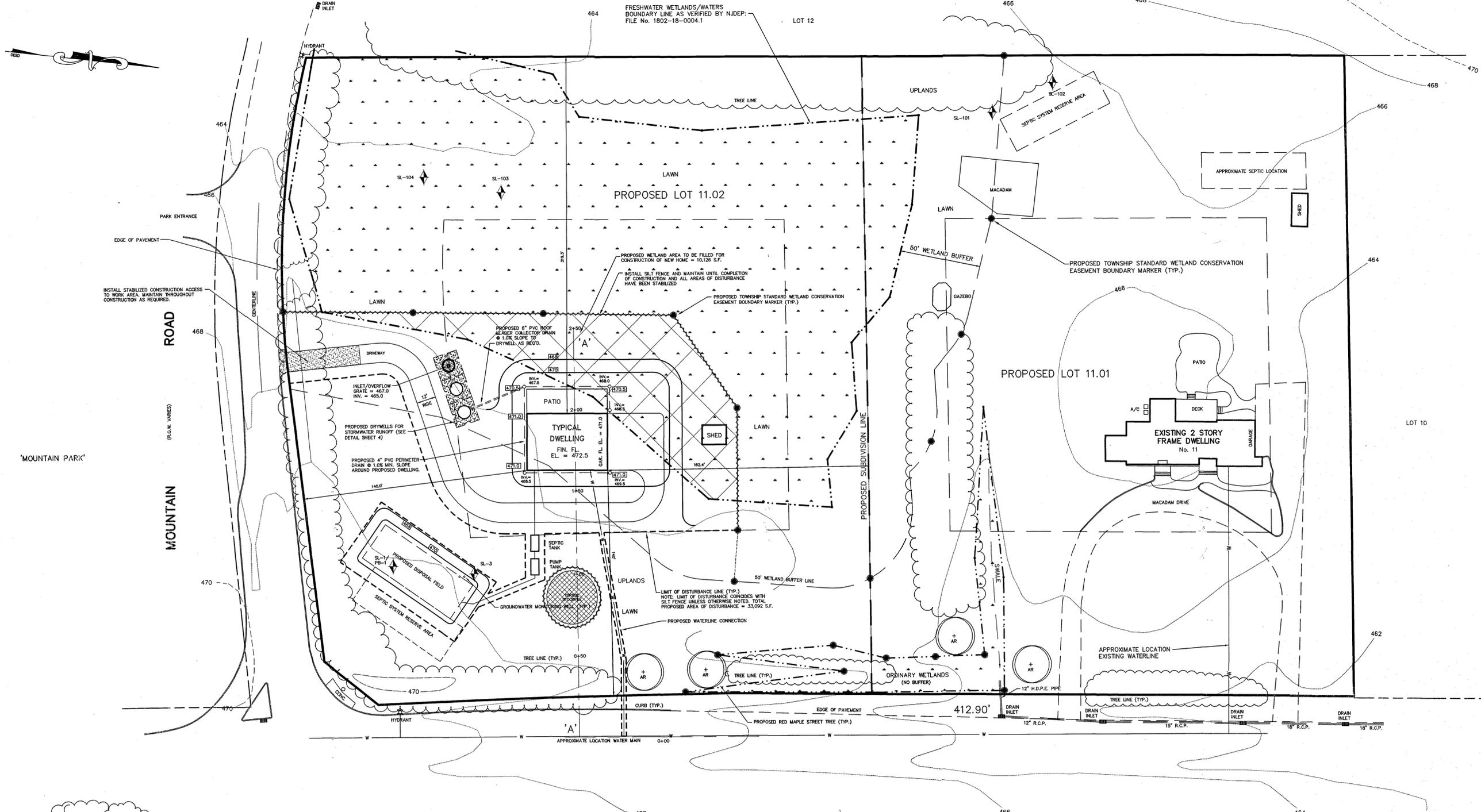
PARKER
 ENGINEERING & SURVEYING P.C.
 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
 (908) 725-4400 FAX (908) 722-4401

DRAWN BY: DEP/PJD
 CHECKED BY: S.E.P.
 SCALE: AS NOTED

MINOR SUBDIVISION
 LOT 11 BLOCK 11401 - 11 MOUNTAIN AVENUE
 TOWNSHIP OF BERNARDS
 SOMERSET COUNTY, NEW JERSEY

STEPHEN E. PARKER
 STEPHEN E. PARKER
 NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

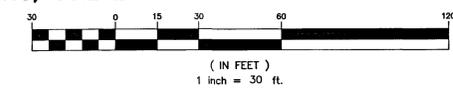
DATE: 01/13/17
 FILE: 5705
 SHEET: 2 OF 4



NOTES:
 ESTIMATE A TREE'S "PROTECTED ROOT ZONE" (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).
 1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
 2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.
 - DBH x 1.5 "CRITICAL ROOT RADIUS" FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.
 - DBH x 1.0 "CRITICAL ROOT RADIUS" FOR YOUNGER, HEALTHY, OR TOLERANT SPECIES.

TREE PROTECTION DETAIL
 NOT TO SCALE

GRADING, SOIL EROSION & SEDIMENT CONTROL PLAN



NO.	DATE	REVISION
4	07/20/20	PLANNING BOARD
3	03/16/20	PLANNING BOARD
2	10/15/19	ADD WETLANDS
1	03/20/17	PER TOWNSHIP REVIEW

D.E.P.
DANIEL E. PARKER
 NEW JERSEY LAND SURVEYOR LIC. NO. 35886

PARKER
 ENGINEERING & SURVEYING P.C.
 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
 (908) 725 - 4400 - FAX (908) 722 - 4401

DRAWN BY: DEP/PJD
 CHECKED BY: S.E.P.
 SCALE: AS NOTED

MINOR SUBDIVISION
 LOT 11 BLOCK 11401 - 11 MOUNTAIN AVENUE
 TOWNSHIP OF BERNARDS
 SOMERSET COUNTY, NEW JERSEY

Steph
STEPHEN E. PARKER
 NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

DATE: 01/13/17
 FILE: 5705
 SHEET: 3 OF 4

EVERGREEN TREE:
PRUNE ONLY DEAD, DAMAGED OR DISEASED BRANCHES. DO NOT CUT CENTRAL LEADER.

RUBBER HOSE CHAFING GUARD - BLACK, 1/2" DIA. 7 PLY (LOSP IS DOUBLE THE TRUNK DIAMETER) DOUBLE STRAND OF 12 GA. STEEL WIRE GUY'S, TWISTED WITH WHITE FLAGGING TO INCREASE VISIBILITY. TURNBUCKLES REQUIRED ON TREES 4" CAL. AND GREATER. GUY'S ARE NOT TAUT. REMOVE ALL CUTTING MATERIAL AFTER 18 MONTHS.

2" x 2" x 3" SOUND HARDWOOD STAKES, 3 PER TREE EQUALLY SPACED. STAKES TO EXTEND 12" MINIMUM BELOW PLANTING PIT INTO UNDISTURBED GROUND.

MULCH - 3" MINIMUM DEPTH WITH A 5" SAUCER AND PLACED TO ALIGN WITH THE OUTLINE OF THE TREE. (MULCH MUST NOT COME INTO CONTACT WITH THE TREE BARK)

ROTTOLI IN TOPSOIL AND PEAT MOSS MIX, 3:1 RATIO BY VOLUME TO A DEPTH OF 12". 3 TIMES THE DIA. OF THE ROOT BALL AROUND THE TREE.

SCARIFIED SUBGRADE. REMOVE ALL CONSTRUCTION DEBRIS FROM PLANTING PIT.

REMOVE ALL BURLAP, ROPE OR WIRE FROM THE TOP 1/3 OF THE ROOTBALL. REMOVE COMPLETELY ANY NON-Biodegradable MATERIAL FROM THE ENTIRE ROOTBALL.

PLANT TREE SLIGHTLY ELEVATED TO FINISHED GRADE. PLACE TREE ON A PLANTING BASE. PEDESTAL OF UNDISTURBED SOIL TO SUPPORT THE ROOTBALL.

DECIDUOUS TREE:

PRUNE ONLY DEAD, DAMAGED OR DISEASED BRANCHES. DO NOT CUT CENTRAL LEADER.

RUBBER HOSE CHAFING GUARD - BLACK, 1/2" DIA. 7 PLY (LOSP IS DOUBLE THE TRUNK DIAMETER) DOUBLE STRAND OF 12 GA. STEEL WIRE GUY'S, TWISTED WITH WHITE FLAGGING TO INCREASE VISIBILITY. TURNBUCKLES REQUIRED ON TREES 4" CAL. AND GREATER. GUY'S ARE NOT TAUT. REMOVE ALL CUTTING MATERIAL AFTER 18 MONTHS.

2" x 2" x 8" SOUND HARDWOOD STAKES, 3 PER TREE EQUALLY SPACED. STAKES TO EXTEND 12" MINIMUM BELOW PLANTING PIT INTO UNDISTURBED GROUND.

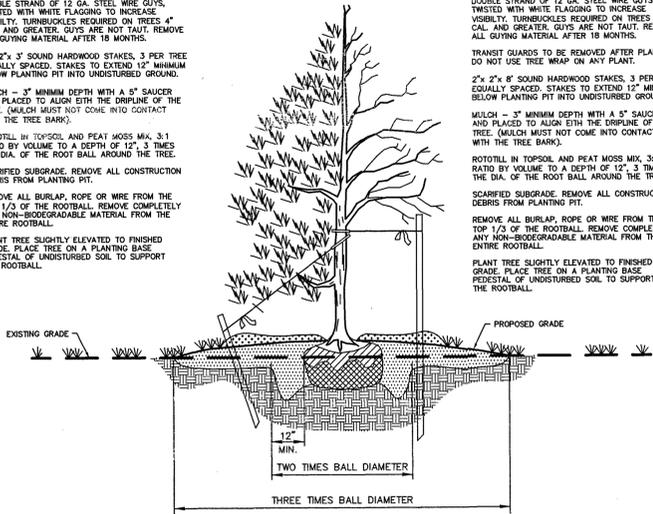
MULCH - 3" MINIMUM DEPTH WITH A 5" SAUCER AND PLACED TO ALIGN WITH THE DROPPING OF THE TREE. (MULCH MUST NOT COME INTO CONTACT WITH THE TREE BARK)

ROTTOLI IN TOPSOIL AND PEAT MOSS MIX, 3:1 RATIO BY VOLUME TO A DEPTH OF 12". 3 TIMES THE DIA. OF THE ROOT BALL AROUND THE TREE.

SCARIFIED SUBGRADE. REMOVE ALL CONSTRUCTION DEBRIS FROM PLANTING PIT.

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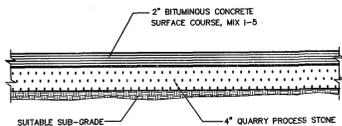
PLANT TREE SLIGHTLY ELEVATED TO FINISHED GRADE. PLACE TREE ON A PLANTING BASE. PEDESTAL OF UNDISTURBED SOIL TO SUPPORT THE ROOTBALL.



TREE PLANTING DETAILS
NOT TO SCALE

PLANTING NOTES:

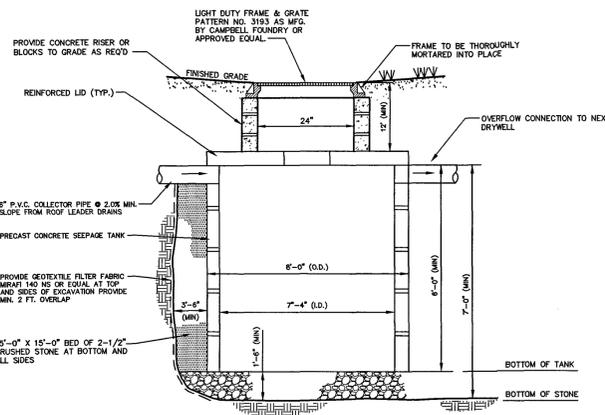
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK FREE FROM OBJECTIONABLE DISFIGUREMENT AND DISEASE. TRUE TO VARIETY AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
- PLANTING PITS ARE TO BE DUG AT LEAST 8 INCHES DEEPER AND 12 INCHES WIDER THAN THE PLANT BALL AND ARE TO BE BACKFILLED WITH PREPARED PLANTING SOIL CONSISTING OF EQUAL PARTS NATIVE SOIL AND HUMUS.
- ALL TREES ARE TO BE STAKED WITH 6 FT. CEDAR STAKES GUYED WITH HOSE OVERED WIRES.
- ALL PLANTINGS ARE TO BE MULCHED WITH A MINIMUM 3 INCH DEPTH OF SHREDDED HARDWOOD BARK.
- WATERING SAUCERS SHALL BE PROVIDED AROUND EACH TREE.
- ALL PLANT MATERIALS ARE TO BE GUARANTEED BY FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITION. NECESSARY WATERING AND OTHER MAINTENANCE DURING THE GUARANTEE PERIOD IS THE RESPONSIBILITY OF THE APPLICANT.



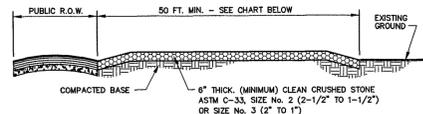
DRIVEWAY PAVEMENT DETAIL
NOT TO SCALE

DRYWELL CALCULATIONS:

STORE 3" OF RUNOFF FROM NEW IMPERVIOUS AREA (AREA = 7,278 S.F.)
STORAGE VOLUME REQUIRED = 7,278 S.F. x 3.0/12 = 1,819.5 CU. FT.
TYPICAL DRYWELL: 15'-0" x 15'-0" x 7'-0" DEEP (BELOW OVERFLOW) STONE BED WITH 8'-0" DIA. x 5'-6" DEEP (BELOW OVERFLOW) PRECAST CONC. SEEPAGE TANK
DISPLACEMENT VOL. OF SEEPAGE TANK:
 $p \times r^2 \times h = p \times (4')^2 \times 5.5 = 276.5 \text{ CU. FT.}$
STORAGE VOL. OF SEEPAGE TANK:
 $p \times r^2 \times h = p \times (3.67')^2 \times 5.5 = 232.1 \text{ CU. FT.}$
VOL. OF STONE BED = $l \times w \times h = 15.0' \times 15.0' \times 7.0' = 1,575 \text{ CU. FT.}$
STORAGE VOL. OF STONE BED:
(VOL. STONE - DISP. VOL. TANK) x 0.33 VOIDS
= $(1,575.0 - 276.5) \times 0.33 = 428.5 \text{ CU. FT.}$
STORAGE VOLUME OF DRYWELL:
VOL. (BED) + VOL. (TANK) = 428.5 + 232.1 = 660.6 CU.FT. / DRYWELL
DRYWELLS REQUIRED: STORAGE VOL. REQUIRED / STORAGE VOL. DRYWELL
= 1,819.5 / 660.6 = 2.75 THEREFORE CONSTRUCT (3) DRYWELLS



DRYWELL DETAIL
NOT TO SCALE



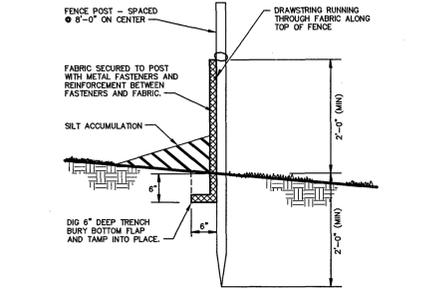
NOTE: LENGTH OF STABILIZED CONSTRUCTION ACCESS SHALL NOT BE LESS THAN AS SPECIFIED IN THE CHART BELOW.
NOTE: WIDTH OF STABILIZED CONSTRUCTION ACCESS SHALL NOT BE LESS THAN THE FULL WIDTH OF POINT(S) OF INGRESS AND EGRESS.

% SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED FOR COARSE SOILS	LENGTH OF STONE REQUIRED FOR FINE SOILS
0% TO 2%	50 FT.	100 FT.
2% TO 5%	100 FT.	200 FT.
5% TO 8%	200 FT.	400 FT.

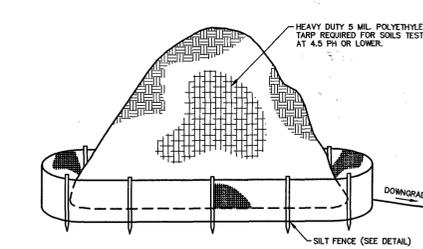
* IF REQUIRED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR FILTER FABRIC SHALL BE INSTALLED BEFORE INSTALLING THE STABILIZED CONSTRUCTION ENTRANCE.

MAINTENANCE
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

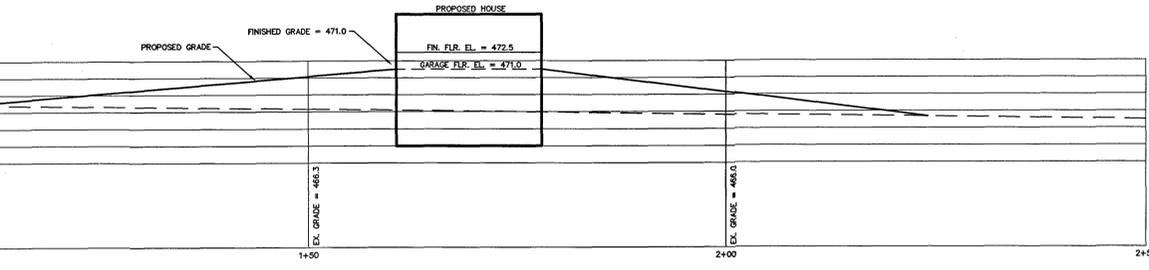
STABILIZED CONSTRUCTION ACCESS DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



TOPSOIL STOCKPILE DETAIL
NOT TO SCALE



SECTION 'A'-'A'
SCALE: 1"=10' (HORIZ)
1"=10' (VERT)

TOWNSHIP OF BERNARDS

THE TOWNSHIP ENGINEER SHALL BE NOTIFIED IN WRITING 72 HOURS PRIOR TO THE BEGINNING OF ANY LAND DISTURBANCE.

SOIL EROSION CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SOIL EROSION CONTROL ACT, CHAPTER 251, P.L. 1975 AND THE INTERIM RULES AND REGULATIONS AS PUBLISHED IN THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN N.J." AS ADOPTED APRIL 1987 BY THE NJ STATE SOIL CONSERVATION COMMITTEE. COPIES OF WHICH ARE AVAILABLE AT A SOIL CONSERVATION DISTRICT OFFICE.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
- STRIPPING OF VEGETATION, GRADING OR OTHER SOIL DISTURBANCES SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION.
- WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
- THE EXTENT OF THE DISTURBED AREA SHALL BE KEPT WITHIN PRACTICAL LIMITS. ALL DISTURBED AREAS AND STOCKPILES WHICH ARE TO REMAIN EXPOSED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE TEMPORARILY STABILIZED.
- WATER RUNOFF SHALL BE MINIMIZED AND RETAINED ON SITE WHEREVER POSSIBLE TO FACILITATE GROUND WATER RECHARGE.
- SEDIMENT SHALL BE RETAINED ON SITE.
- THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL ENGINEER AND THE SOIL CONSERVATION DISTRICT 72 HOURS PRIOR TO START OF ANY LAND DISTURBANCE.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND/OR AREA IS STABILIZED.
- STANDARD CONSTRUCTION DETAILS SHOWN AND THEIR USE, AS WELL AS OTHER MEASURES, SHALL BE IN ACCORDANCE WITH ABOVE SPECIFICATIONS AND AS DIRECTED BY THE ENGINEER.
- ANTI-TRACKING STRIPS SHALL BE UTILIZED TO MINIMIZE THE TRACKING OF MUD AND DIRT ONTO EXISTING STREETS. WHEEL WASHINGS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT.
- WHERE NECESSARY, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED AND/OR MULCHED UNTIL PROPER WEATHER CONDITIONS EXIST FOR ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER.
- FILL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL, SOIL, FROZEN OR WET EARTH AND STONES LARGER THAN 6 INCHES IN MAXIMUM DIMENSION.
- ALL PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

DUST CONTROL MATERIALS:

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE GALLONS PER ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)-SPRAY ON POLYACRYLAMIDE (PAM)-DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S SPECIFICATIONS	MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PREPARE SUSPENDED COLLOIDS. (SEE SEDIMENT BASIN STANDARDS)	
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1,200

VEGETATION STABILIZATION NOTES:

- TEMPORARY VEGETATIVE COVER TO BE ESTABLISHED ON SOILS EXPOSED FROM 1 TO 12 MONTHS
A) ADD LIMESTONE AT A RATE OF 4000 LB/ACRE AND 10-10-10 FERTILIZER AT A RATE OF 600 LB/ACRE.
B) PLANT AS FOLLOWS:
BEFORE MAY 20 ANNUAL RYEGRASS 40 LB/ACRE 40 LB/ACRE
MAY 20-JUNE 20 SUDANGRASS 60 LB/ACRE 60 LB/ACRE
JUNE 20-AUG 15 WEEPING LOVEGRASS 30 LB/ACRE 30 LB/ACRE
AUG. 15-OCT. 15 ANNUAL RYEGRASS 40 LB/ACRE 40 LB/ACRE
OR APRIL-OCT. KOREAN LESPEDEZA 25 LB/ACRE 25 LB/ACRE
(IF ADEQUATE SOIL MOISTURE IS MAINTAINED)
- PERMANENT VEGETATIVE COVER-GENERAL AREAS UNDER 5% SLOPE
A) ADD LIMESTONE AT A RATE OF 4000 LB/ACRE OR ACCORDING TO RESULTS OF SOIL TESTS AND 10-20-10 FERTILIZER AT A RATE OF 600 LB/ACRE OR ACCORDING TO RESULTS OF SOIL TESTS.
B) 54 LBS/AC. KENTUCKY, 38 LBS/AC. FESCUE, 5% RED TOP, AND 3% INERT (SOMETIMES DESIGNATED AS ATHLETIC FIELD MIXTURE).
- PERMANENT VEGETATIVE COVER-CRITICAL AREAS- OVER 5% SLOPE
A) ADD LIMESTONE AT A RATE OF 4000 LB/ACRE OR ACCORDING TO RESULTS OF SOIL TESTS AND 10-20-10 FERTILIZER AT A RATE OF 600 LB/ACRE OR ACCORDING TO RESULTS OF SOIL TESTS.
B) SEED WITH 50 LBS/AC. OF KENTUCKY, 40 LBS/AC. FESCUE, AND 10 LBS/AC. CROWN VETCH.
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT.
A) THE FOLLOWING MATERIALS ARE SUITABLE FOR MULCHING-UNROOTED STRAW OR SALT HAY 1 1/2 TO 2 TONS/ACRE, ASPHALT EMULSION OR CUTBACK ASPHALT 600 TO 1200 GAL/ACRE, WOOD FIBER OR PAPER OR PAPER FIBER (HYDROSEEDING 1500 LB/ACRE), MULCH NETTING (PAPER JUTE, EXCELSIOR, COTTON OR PLASTIC).
B) STRAW OR SALT HAY MULCHERS SHOULD BE IMMEDIATELY ANCHORED USING PEG TWINE NETTING, A MULCH ANCHORING TOOL OR LIQUID MULCH BINDERS.
- ALL DISTURBED AREAS NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN 30 DAYS OF DISTURBANCE SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER.
- ALL ROADSIDE SWALES AND ROAD BANKS ARE TO BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION.

TEMPORARY STABILIZATION WITH MULCH ONLY:

STRAW MULCH (HAY MULCH MAY BE SUBSTITUTED IF APPROVED BY THE DISTRICT) IS TO BE SPREAD UNIFORMLY AT A RATE OF 2 TO 2-1/2 TONS PER ACRE (TOTAL GROUND SURFACE COVERAGE). THIS PRACTICE IS LIMITED TO PERIODS WHEN VEGETATIVE COVER CAN NOT BE ESTABLISHED DUE TO THE SEASON OR OTHER CONDITIONS. MULCH MUST BE ANCHORED IN ACCORDANCE WITH NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. MULCH ALONE CAN ONLY BE USED FOR SHORT PERIODS AND WILL REQUIRE MAINTENANCE AND RENEWAL. OTHER MULCH MATERIALS MAY BE UTILIZED IF APPROVED BY THE DISTRICT.

SOIL EROSION & SEDIMENT CONTROL DETAILS

NO.	DATE	REVISION
4	07/20/20	PLANNING BOARD
3	03/16/20	PLANNING BOARD
2	10/15/19	ADD WETLANDS
1	03/20/17	PER TOWNSHIP REVIEW

PARKER
ENGINEERING & SURVEYING P.C.
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
PHONE: (908) 725-4400 - FAX: (908) 722-4401
E MAIL ADDRESS: PARKERES@AOL.COM

MINOR SUBDIVISION
LOT 11 BLOCK 11401 - 11 MOUNTAIN AVENUE
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

STEPHEN E. PARKER
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

**TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM**

Application No: ZB20-012 Block: 11601 Lot: 30 Zone: R-3

Applicant: TRINKS, UWE P.

Address of Property: 50 LONG ROAD

Description: BULK VARIANCES TO CONSTRUCT
ADDITIONS TO EXISTING DWELLING & DECK

APPLICATION CHECKLIST

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Original + 16 copies of Application | <input checked="" type="checkbox"/> | Engineering Plan/Plot Plan |
| <input checked="" type="checkbox"/> | W-9 | <input checked="" type="checkbox"/> | Architectural Plans |
| <input checked="" type="checkbox"/> | Site Visit Consent (A) | <input checked="" type="checkbox"/> | Survey |
| <input type="checkbox"/> | Ownership Form (B) | <input checked="" type="checkbox"/> | Photographs |
| <input checked="" type="checkbox"/> | 200' Property Search List (C) | <input type="checkbox"/> | Wetlands Report/LOI |
| <input checked="" type="checkbox"/> | Tax Certification (D) | <input checked="" type="checkbox"/> | Application Fee |
| <input checked="" type="checkbox"/> | Notice to be Served (E) | <input checked="" type="checkbox"/> | Escrow Deposit |
| <input checked="" type="checkbox"/> | Notice to be Published (F) | <input checked="" type="checkbox"/> | Imaging Fee |
| <input checked="" type="checkbox"/> | Dimensional Statistics Form (G) | <input type="checkbox"/> | Tax Map Revision Fee |
| <input type="checkbox"/> | Contributions Disclosure Form (H) | <input checked="" type="checkbox"/> | Checklist |

SCHEDULING

6.9.20 Original Submission Date
7.24.20 Completeness Deadline (45 days)
 _____ Incomplete Date
 _____ Resubmission Date
 _____ Date Complete
11.21.20 Time to Act (45/95/120 days)

HEARING

_____ Notice to Property Owners
 _____ Date of Publication
 _____ Completeness Hearing
9.9.20 Public Hearing
 _____ Carried to Date
 _____ Decision - Approved/Denied
 _____ Resolution Memorialized
 _____ Resolution Published

DISTRIBUTION

6.11.20 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES

**TOWNSHIP OF BERNARDS
2020 ZONING BOARD OF ADJUSTMENT APPLICATION**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Bulk or Dimensional ("c") Variance | <input type="checkbox"/> Appeal of Zoning Officer's Decision |
| <input type="checkbox"/> Use ("d") Variance | <input type="checkbox"/> Interpretation of Zoning Ordinance |
| <input type="checkbox"/> Conditional Use ("d") Variance | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance | <input type="checkbox"/> Major Subdivision - Preliminary / Final |
| <input type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Other (specify): |

1. APPLICANT: Uwe P. Trinks

Address: 50 Long Road, Basking Ridge NJ 07920

Phone: (home) _____ (work) _____ (mobile) 908-578-1791

Email (will be used for official notifications): utrinks58@gmail.com

2. OWNER (if different from applicant): _____

Address: _____

Phone: _____ Email (will be used for official notifications): _____

3. ATTORNEY: _____

Address: _____

Phone: _____ Email (will be used for official notifications): _____

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):

Name: Walter Poniken Profession: Engineer

Address: 37 Farber Hill Road, Boonton NJ 07005

Phone: 973-876-4800 Email (will be used for official notifications): wallycsr@aol.com

5. PROPERTY INFORMATION: Block(s): 11601 Lot(s): 30 Zone: _____

Street Address: 50 Long Road, Basking Ridge, NJ Total Area (square feet/acres): 3.06 Acres

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? No Yes (if yes, explain or attach Board resolution) _____

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? No Yes (if yes, explain) Setback of existing Dwelling to side and back and combined sideyard setback. Variance received on 14 March 2002 for former addition.

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?
[X] No [] Yes (if yes, explain) _____

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:
Property is odd shaped very long but small. Less than 197 feet wide. Existing Dwelling was built in 1968, when setback was 20 feet. Extension was built in 2006 with a variance received in 2002 to a setback of 26 feet. New proposed addition will stay within those 26 feet.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):
Add an addition of 15 feet to the existing side wing of the house and of 5 feet of the backside deck. The required setback is 50 feet from the side and 100 feet from both sides. The current dwelling is within 26 feet from the side and 76 feet from both sides. The new dwelling will be within 26 feet and 76 feet as well.

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:
Existing dwelling is violating the setback. The new addition is not going to be closer than the existing one. Property is very small and odd shaped. A variance was received in 2002 for an addition to the existing house with a setback of 26 feet (Variance is attached).

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:

I/we, Uwe Trinks and _____ hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): _____ and _____

Sworn and subscribed before me, this 4th day of June, 2020.

Notary

MEAGHAN V NUGENT
Notary Public - State of New Jersey
My Commission Expires Oct 9, 2023

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application,

hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 2020.

Notary

Uwe Trinks
50 Long Road
Basking Ridge, NJ 07920

Basking Ridge, 27 May 2020

Application for a Variance to the Zoning Board of Bernards Township

Ladies and Gentlemen,

I am applying for a variance to build a 15 feet (295 sq ft) extension to my existing dwelling at 50 Long Road in Basking Ridge (**Block 11601, Lot 30**). The dwelling violates the zoning rules for setback to one side and the combined setback. The required setback is 50 feet to one side and 100 ft combined. My house is built within 26.9 feet of the one sideline and 76.9 feet combined.

My property is very long and small (197 feet, below the required minimum of 250 ft). The house was built in 1968, when the setback was 20 feet. I acquired it in 1997. In 2006, I finished an extension to the house thanks to a variance I had received from this board on March 14, 2002 to build within 26.9 feet of the sideline. At that time, my property was called **Block 190, Lot 33**. This variance is attached to the application as well as a wetland assessment from 2002 which found no wetlands. My dwelling is located close to the top of the hill.

I would now like to extend the house towards the street by 15 feet with an additional sunroof of 10 feet depth. I will stay within the 26 feet to the sideline. I also would like to extend the back deck by 5 feet, to move the jacuzzi away from the roof. I am seeking relief from the 50 yard side setback and 100 feet combined side setback requirement.

My backyard is over 200 feet away from the next dwelling and a berm planted with large pine trees separates the property next door (40 Long Road) from mine.

Thank you for your consideration.



Uwe Trinks

SUBMIT ORIGINAL AND 16 COPIES

FORM A

**TOWNSHIP OF BERNARDS
PLANNING BOARD / BOARD OF ADJUSTMENT**

SITE INSPECTION CONSENT FORM

Applicant: Uwe Trinks Application: _____

Block: 11601 Lot: 30

Street Address: 50 Long Road

I, Uwe Trinks, owner of the above property, hereby acknowledge that, upon determination of completeness of the application, a site inspection may be scheduled with the Board for a mutually convenient date and time. I hereby authorize members of the Planning Board/Board of Adjustment and their representatives and consultants to enter onto the property at the time of the site inspection for the purpose of evaluating the application.

Signature:  Date: 27 May 2020

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENTS
NOTICE OF HEARING ON APPEAL OR APPLICATION

TO:

ADDRESS:

PLEASE TAKE NOTICE:

That the undersigned has filed an application for development with the Board of Adjustments of the Township of Bernards for a bulk or dimensional variance from the requirements of section 21 – 15.1.D.1 of the Zoning Ordinance so as to permit.

to build an extension to the existing home. The extension will be 26.9' (+/-) from the sideline of the property (Minimal distance according to Zoning Ordinance is 50'. The existing home is 26.9' from the sideline). The combined side setback will be 76.9 (Minimal distance according to Zoning Ordinance is 100')

and any other variances the Board may deem necessary, on the premises located at

50 Long Road, Basking Ridge, NJ 07920 and designated as Block 11601, Lot 30, on the Township Tax Map, and this notice is sent to you as an owner of property in the immediate vicinity.

A public hearing has been set for _____ or as soon thereafter as the matter may be reached, in the Municipal Building, 1 Collyer Lane, Basking Ridge, New Jersey, and when the case is called, you may appear either in person, or by Attorney and present any objections which you may have to granting of the relief sought in the petition.

The application and maps in support thereof are on file in the office of the Secretary and are available for inspection. If at all possible, call to make an appointment at (908) 204 3026.

The applicant, by order of the Board of Adjustment, sends this notice to you.

Respectfully,



Uwe P. Trinks

NOTICE TO BE PUBLISHED IN OFFICIAL NEWSPAPER

TOWNSHIP OF BERNARDS

ZONING BOARD OF ADJUSTMENTS

NOTICE OF HEARING ON APPEAL OR APPLICATION

PLEASE TAKE NOTICE that on the _____, a hearing will be held before the Bernards Township Zoning Board of Adjustments at the Municipal Building, 1 Collyer Lane, Basking Ridge, New Jersey, on the application of the undersigned for a variance from the requirements of section 21 – 15.1.D.1 of the Zoning Ordinance so as to permit

to build an extension to the existing home. The extension will be 26.9' (+/-) from the sideline of the property (Minimal distance according to Zoning Ordinance is 50'. The existing home is 26.9' from the sideline). The combined side setback will be 76.9 (Minimal distance according to Zoning Ordinance is 100')

and any other variances the Board may deem necessary, on the premises located at

50 Long Road, Basking Ridge, NJ 07920 and designated as Block 11601, Lot 30, on the Township Tax Map.

The application and maps in support thereof are on file in the office of the Secretary and are available for inspection.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board of Adjustments.



Uwe Trinks

May 27, 2020

SUBMIT 17 COPIES TOTAL

FORM G

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	2 Acres	3.06 Acres	3.06 Acres
LOT WIDTH	250 FT	197 FT	197 FT
FRONTAGE	125 FT	199.71 FT	199.71 FT
FRONT YARD SETBACK	100 FT	225.9 FT	206.3 FT
REAR YARD SETBACK	100 FT	65 FT	65 FT
COMBINED SIDE YARD	100 FT	76.9 FT	76.9 FT
SIDE YARD	50 FT	26.9 FT	26.9 FT
COVERAGE	15%	7.2 %	7.6 %
HEIGHT	35 FT	32 FT	32 FT
IF REQUIRED, GROSS FLOOR AREA			
IF REQUIRED, FLOOR AREA RATIO			
IF REQUIRED, IMPROVABLE LOT AREA			

APPENDIX D, ARTICLE III

Checklist

Application for Approval of a Variance Pursuant to NJSA 40:55D-70(c)

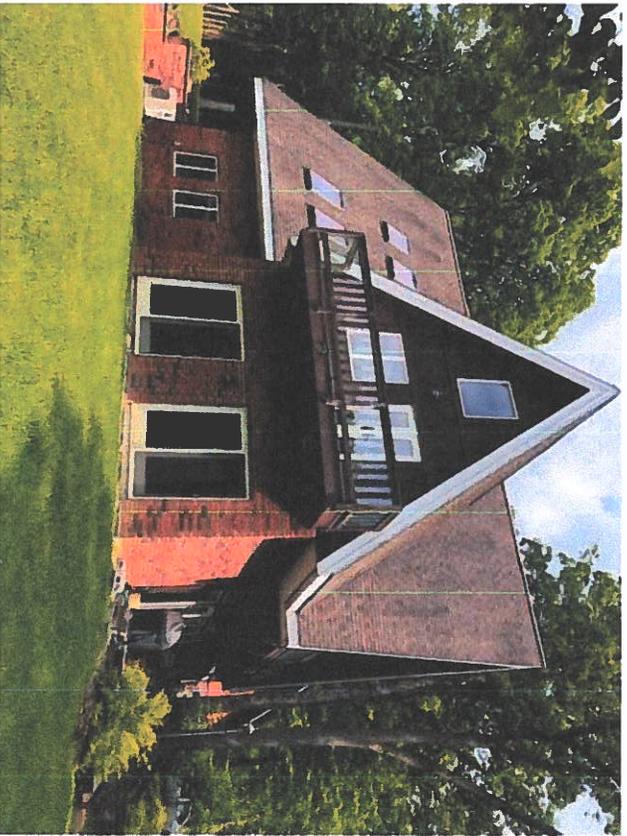
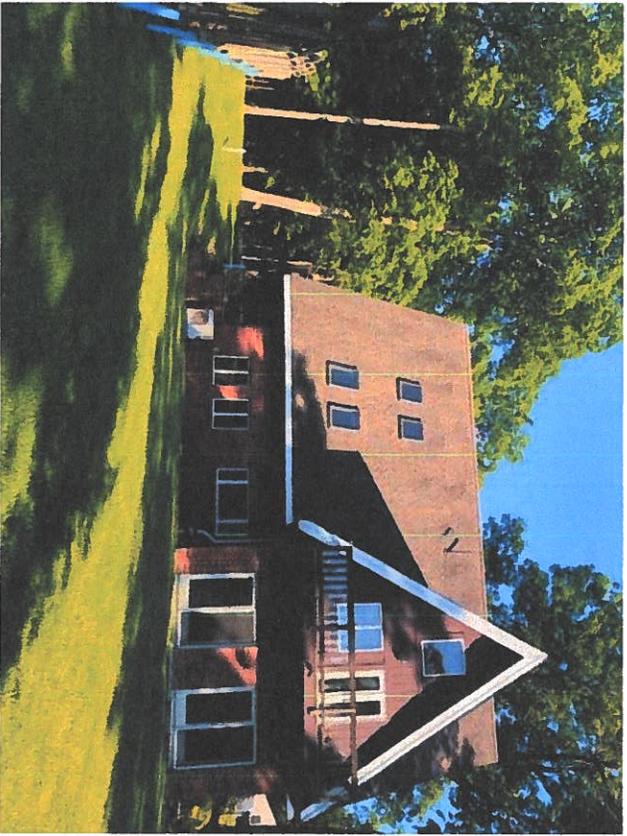
Important: Each item must be marked Submitted, Not Applicable or Waiver Requested

No.	Item	Submitted	Not Applicable	Waiver Requested
1	A completed application form and checklist.	X		
2	A certificate from the tax collector indicating that taxes are paid.	X		
3	All required application and escrow deposit fees.	X		
4	Names and addresses of property owners within 200' of the subject property, as disclosed by current tax records and identified by block & lot numbers.	X		
5	A plot plan or survey accurately depicting the entire subject property and all existing buildings, structures, driveways, patios, etc.	X		
6	Sketch of all proposed improvements on the plot plan or survey, with dimensions of improvements and distances to property lines.	X		
7	Calculations of existing & proposed lot coverage percentages.	X		
8	Architectural sketches (floor plan and elevations) of the proposed improvements.	X		
9	Photographs of the property in the location of the proposed improvements.	X		
10	A wetlands delineation or wetlands absence determination prepared by a qualified consultant and verified by a letter of interpretation from the New Jersey Department of Environmental Protection, if required pursuant to Section 21-14.1.a.		X	
11	The locations of percolation tests and a copy of the written approval of the tests and locations from the Bernards Township Health Department, if the application involves a new dwelling and sewage disposal is to be handled by an individual septic system.		X	
12	Delineations of existing and proposed stream buffer conservation areas and stream buffer management plans, if required pursuant to Section 21-14.4.b.		X	
13	Existing topography, proposed grading, and proposed stormwater infiltration measures in accordance with §21-42.1.f.2(b), shown on the plot plan or survey, if 1,000sf or more of new impervious area is proposed.		X	

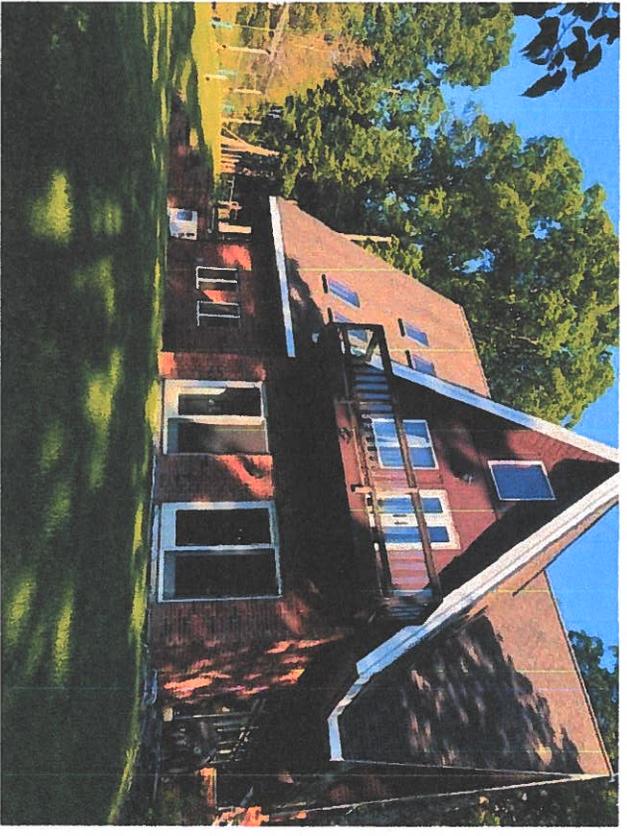
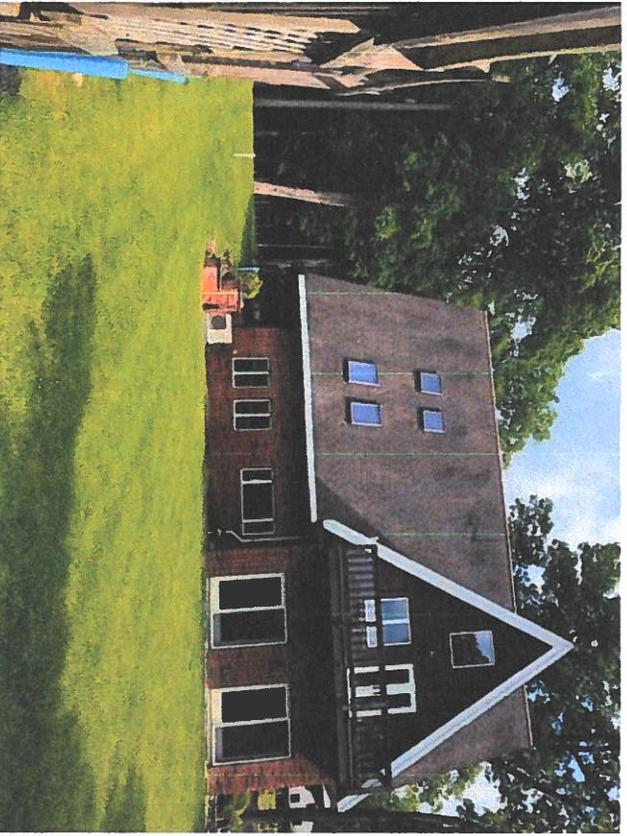
Addition 50 Long Road Plans and Calculations

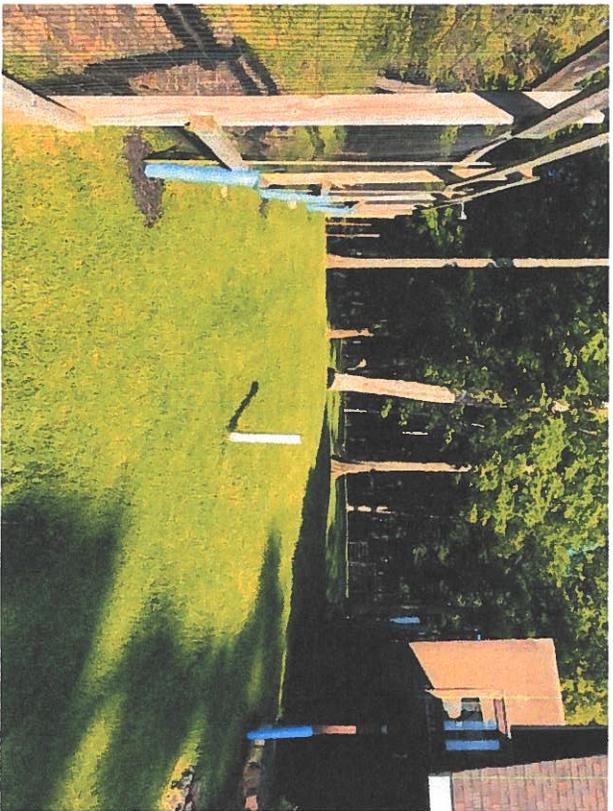
Impervious Surface Calculation

Old House	1295 SQ FT
Garage and Breezeway	1266 SQ FT
Addition 2006	1316 SQ FT
Driveway and Walkway	5700 SQ FT
NEW ADDITION	295 SQ FT
NEW SUNROOF	190 SQ FT
PATIO	110 SQ FT
TOTAL BEFORE ADDITION	9,577 SQ FT
TOTAL AFTER ADDITION	10,172 SQ FT
PROPERTY (3.06 ACRES)	133,294 SQ FT
IMPERVIOUS SURFACE BEFORE	7.2 %
IMPERVIOUS SURFACE AFTER	7.6 %

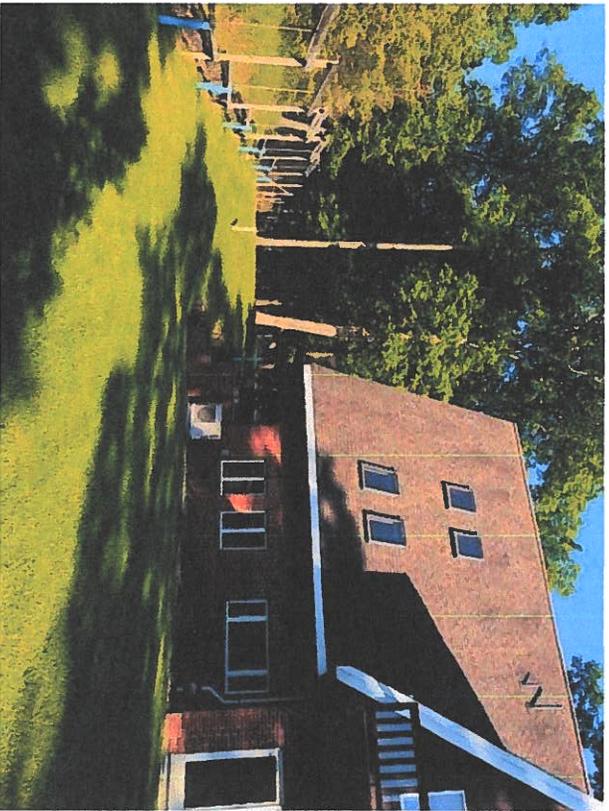


Side View from the Street, new Extension will be in Front





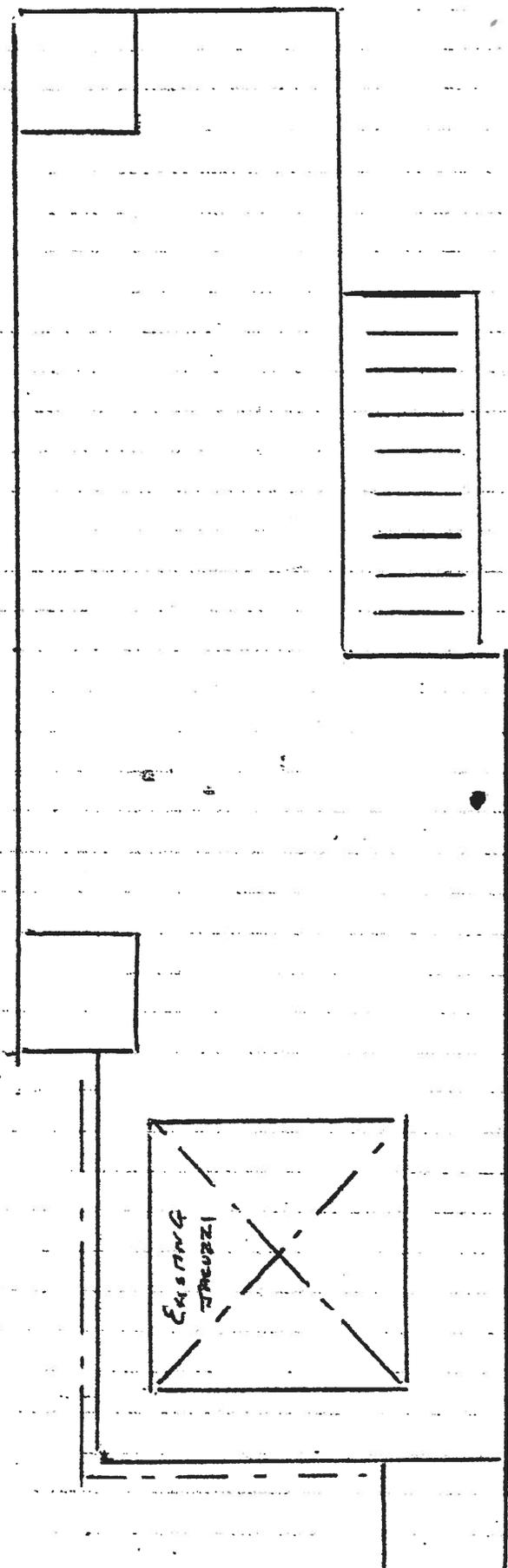
Setback to Sideline. Property Line runs through the stone bed to the left. Deck Extension will be to 5 feet the left of the stairways.



Deck Extension

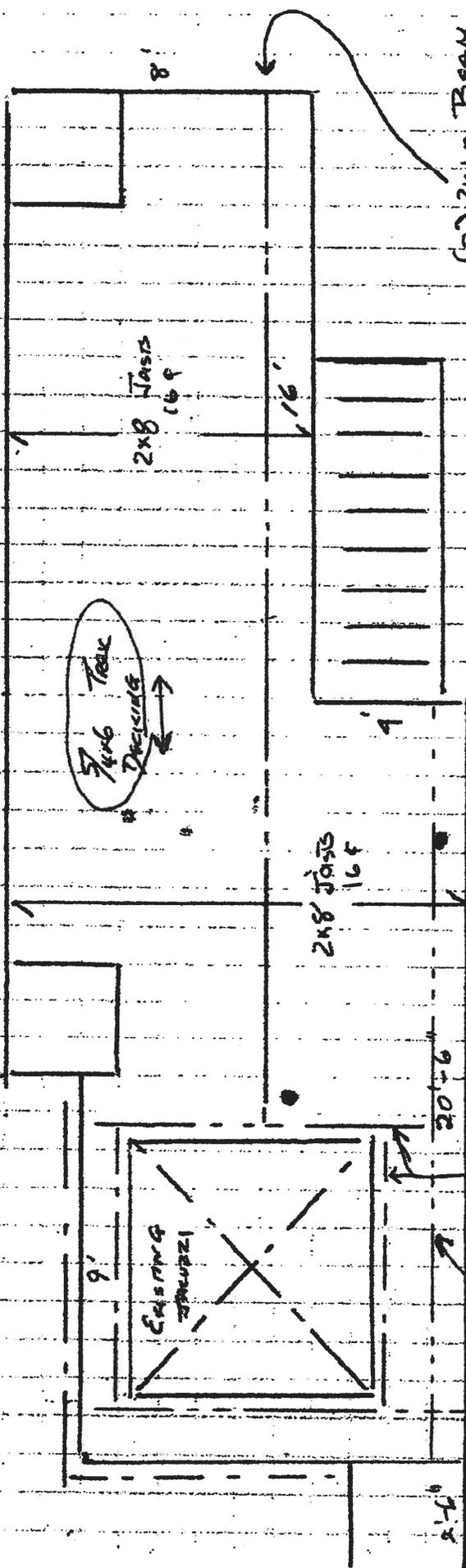


Existing Residence



EXISTING RESIDENCE

2x8 Rim Joists Lapped to Horse Rim



TRUCK TRAIL
DRAINAGE

2x8 Joists
16' F

2x8 Joists
16' F

(2) 2x8 Floor Joists
"17'S Spaced"

(2) 2x10 BEAM
"DROPPED"
w/ 1 FOOT OVER

(2) 2x10 BEAM RT.
"DROPPED"
w/ 1 FOOT OVERHANG

EXISTING ROOM

9'

20'-6"

2'-6"

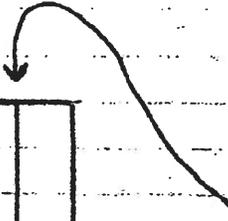
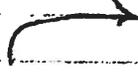
22'

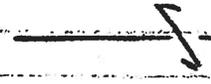
8'

16'

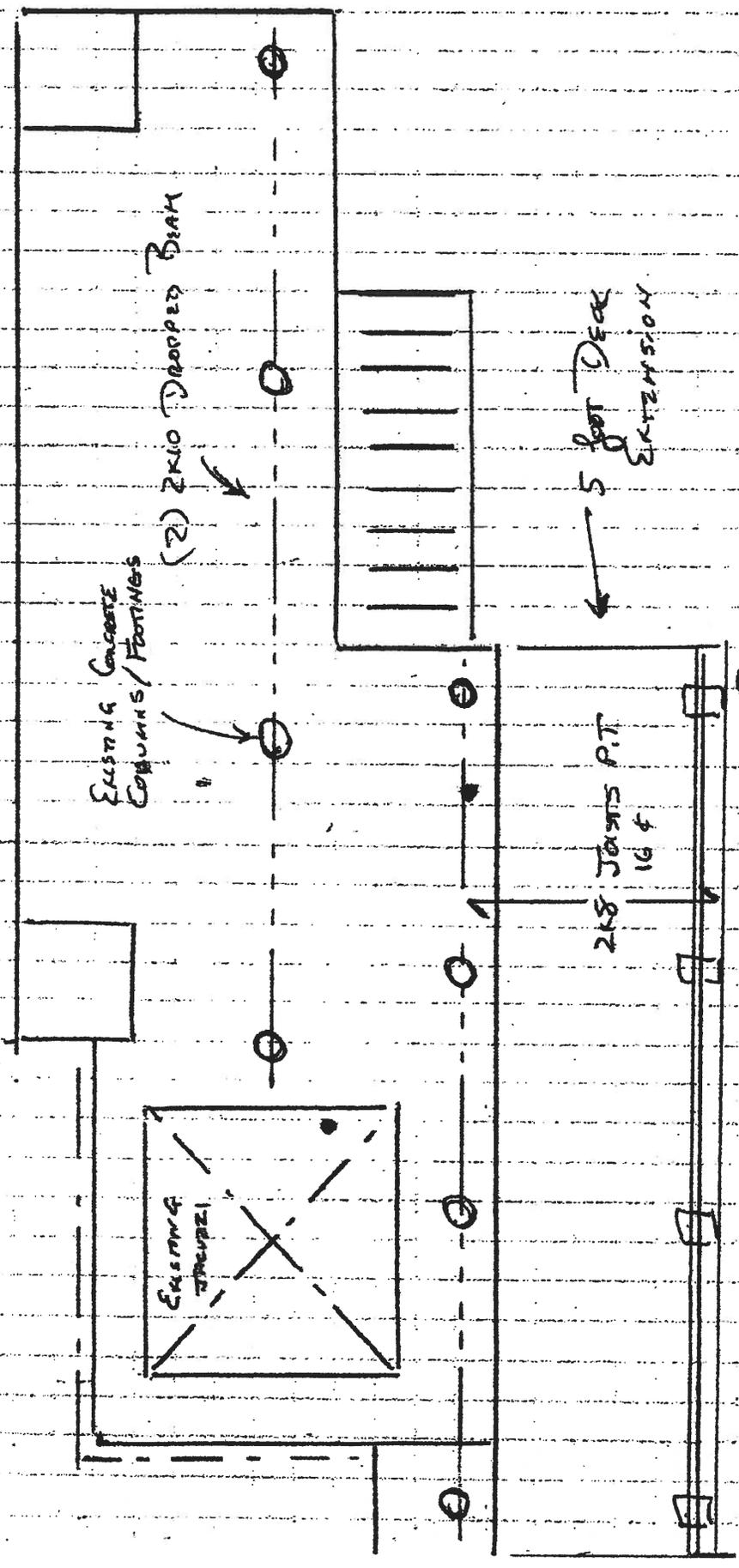
1'

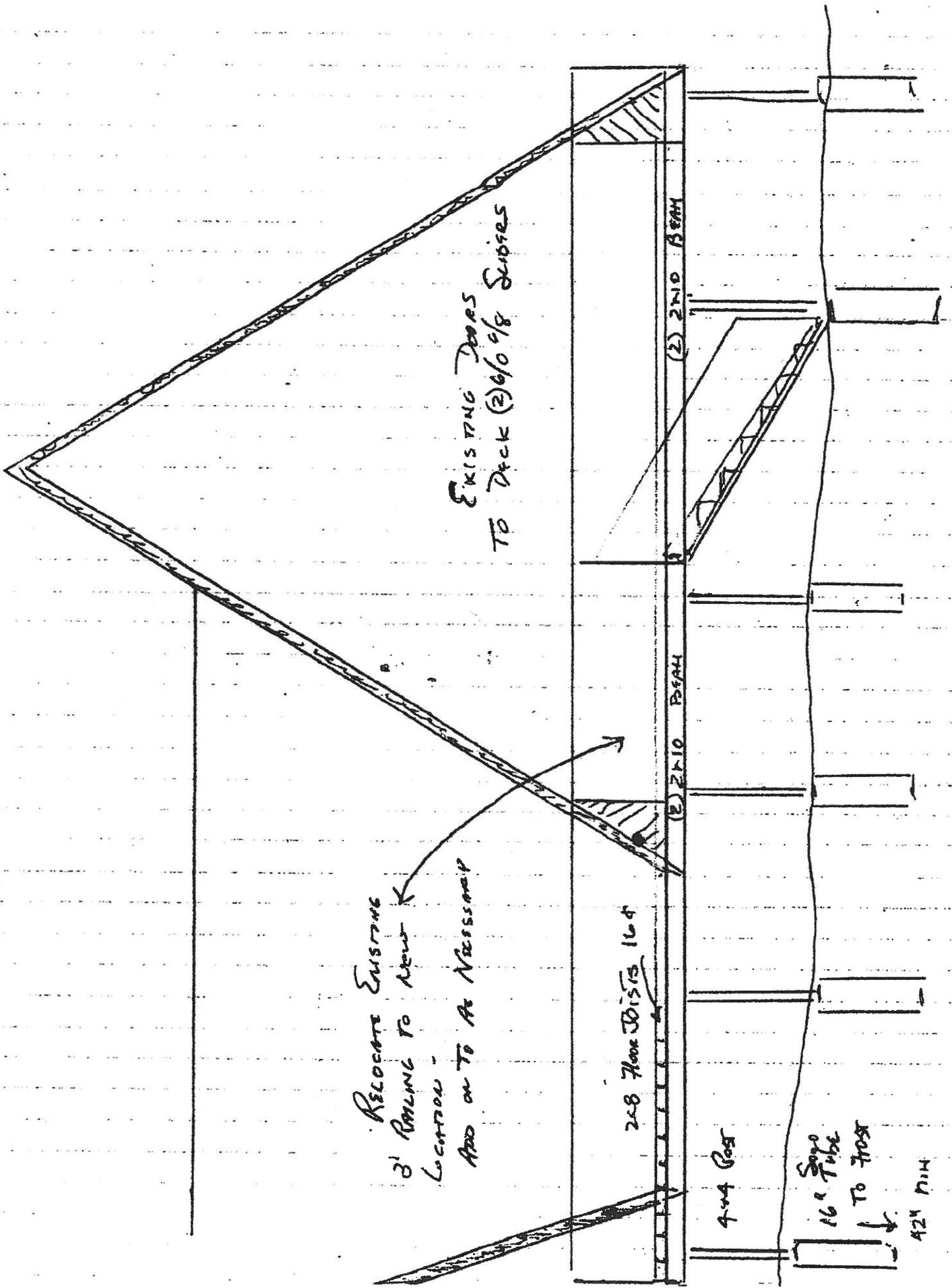
2'-6"





EXISTING RES. DEMO





EXISTING DOORS
TO DECK (2) 6/18 SLIPERS

RELOCATE EXISTING
3' RAILING TO NEW
LOCATION -
ADD ON TO AS NECESSARY

2x8 Floor Joists 16"

(2) 2x10 BEAM

(2) 2x10 BEAM

4x4 Post

16" Sono Tube
↓
TO FOOT
42" MIN

Variance 2002

Re: Application of Uwe Trinks

WHEREAS, on March 14, 2002, the Bernards Township Board of Adjustment, by a vote of 7 to 0, granted the application of Uwe Trinks, and directed its attorney to prepare a memorializing resolution pursuant to N.J.S.A. 40:55D-10(g);

NOW, THEREFORE, by way of memorializing the action of the Board taken on March 14, 2002, the Bernards Township Board of Adjustment finds as follows:

1. The Bernards Township Board of Adjustment has reviewed the application of Uwe Trinks and has deemed it complete.

2. Applicant is the owner of property located at 50 Long Road, Basking Ridge, also known as Block 190, Lot 33 on the Bernards Township tax map. The property is an irregularly shaped lot in the R-3 residential zone and consists of 3.06 acres, where only 2.0 acres are required. The property faces Long Road to the west and is bounded by developed lots to the north, east and south. The property contains a one-story

double-A-frame dwelling and a two-car garage, attached to the dwelling by a breeze way.

3. The lot, while large, is narrow having a nonconforming lot width of 197 feet where a minimum of 250 feet is required under the Land Development Ordinance of the Township of Bernards (the "zoning ordinance"). The property also contains a nonconforming northerly side yard setback of 39.8 feet where a minimum of 50 feet is required under the zoning ordinance and the position of the dwelling on the lot creates nonconforming total side yards of 89.9 feet where a minimum of 100 feet is required under the zoning ordinance. The position of the dwelling also creates a nonconforming rear yard setback of approximately 65 feet where a minimum of 100 feet is required under the zoning ordinance.

4. Applicant seeks relief pursuant to N.J.S.A. 40:55D-70(c) from the requirements of Table 501 and §21-15.1.d.1 of the zoning ordinance to construct a two-story, 26-foot by 61-foot addition to the northerly side of the dwelling which would increase the preexisting nonconformity of the side yard setback from 39.8 to 30 feet where a minimum of 50 feet is required under the zoning ordinance and the preexisting

nonconformity of the combined side yards from 89.9 to 80.1 feet where a minimum of 100 feet is required under the zoning ordinance. Applicant also proposes to construct an open deck to the easterly rear of the dwelling which would increase the preexisting nonconformity of the rear yard setback to approximately 35 feet where a minimum of 100 feet is required under the zoning ordinance.

5. The proposed construction would provide the Applicant with additional living space and with greater recreational use of the back yard. The proposed construction will also upgrade the house, increase its value and improve the quality of the neighborhood. No one appeared in opposition to the application. Two neighbors appeared in favor of the application.

6. In view of the size of the lot, the unusual positioning of the residence on the lot, the preexisting nonconformities, and particularly in view of the topography of the lot and the resultant limited area within which a renovation of this nature could feasibly be constructed, the Board finds that strict application of the zoning ordinance in this case would create peculiar and exceptional practical

difficulties and impose undue hardship upon the Applicant. The relief requested as hereafter conditioned can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and the zoning ordinance.

NOW, THEREFORE BE IT RESOLVED by the Bernards Township Board of Adjustment that the relief requested by the application and the map and plans submitted therewith be and the same is hereby granted, subject to the following conditions:

1. At the time of application for a building permit, the Applicant shall submit a detailed grading and drainage plan for review and approval by the Township Engineer, to ensure that disturbance of the existing steep slopes (such as tree removal and soil erosion) around the project is minimized. The Township Engineer is authorized to require retaining walls, dry wells or other necessary measures to minimize such impact.

2. The Applicant shall comply with all applicable federal, state and local laws and regulations.

Dated: April 3, 2002

FOR: 3

AGAINST: 0

ABSTAIN: 0

I hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by the Board of Adjustment of the Township of Bernards in the County of Somerset, State of New Jersey, at its meeting of April 3, 2002

Francis Florio
Secretary, Board of Adjustment

**Wetland/Transition Area
Assessment 2002**



ENVIRONMENTAL
TECHNOLOGY
INC.

Environmental Consultants

January 23, 2002

Mr. Uwe Trinks
50 Long Road
Basking Ridge, NJ 07920

Re: Wetlands/Transition Area Investigation
Block 190, Lot 33
Long Road
Bernards Township, Somerset County, NJ

Dear Mr. Trinks,

Environmental Technology Inc. has performed a site investigation of the referenced property to determine whether freshwater wetlands or transition areas are present within the proposed area of disturbance for a proposed deck. The proposed area of disturbance limits are depicted on the attached plan prepared by Templin Engineering Associates.

STUDY METHODOLOGY

The investigation of the site was performed by the staff of Environmental Technology Inc. on January 17, 2002.

In accordance with the New Jersey Freshwater Wetlands Protection Act, and outlined by the New Jersey Department of Environmental Protection (NJDEP), the extent of the wetlands were determined by implementing the methodology that is currently accepted by the United States Environmental Protection Agency (USEPA), namely Federal Manual for Identifying and Delineating Jurisdictional Wetlands dated January 10, 1989. This methodology states that for an area to be considered wetland all three of the following parameters must be present:

1. Hydric Soils
2. A Predominance of Hydrophytic Vegetation
3. Hydrology

The determination of hydric soils in the field is made by the use of a manually

Ms. Uwe Trinks
Re: Wetlands/Transition Area Investigation
Block 190, Lot 33
Township of Bernards
Somerset County, NJ

January 23, 2002

operated soil sampler. Then a determination of hydric soils is made by using Munsell Soil Color Charts. Transects are made from the wetlands to the uplands to determine the point at which soils no longer were determined to be hydric. Hydric soils are those soils that have a chroma of less than or equal to 1 (when no mottling is present) or a matrix chroma of less than or equal to 2 when mottling is present.

When soils classified as a sand soil are encountered Munsell Soil Color Charts are not used exclusively. In these instances hydric determinations are also made by the presence of one or more of the following conditions: high organic matter content in the surface horizon, the streaking of subsurface horizons by organic matter, or the presence of organic pans.

In situations in which soils exhibit significant coloration due to the nature of the parent material (e.g. red shale) the soils often do not exhibit the characteristic chromas associated with hydric soils. In the above situations the Munsell Soil Color Charts cannot always be used to evaluate the hydric nature of the soil. In these cases their hydric nature according to the Soil Conservation Service (SCS), and the other criteria carry more weight.

Vegetation is classified according to the U.S. Fish and Wildlife Service's Wetland Plants of the State of New Jersey, 1988. The classifications, according to this list are as follows:

Obligate (OBL) Always found in wetlands under natural (not planted) conditions (frequency greater than 99%), but may persist in nonwetlands if planted there by man or in wetlands that have been drained, filled, or otherwise transformed into nonwetlands.

Facultative Wetland (FACW) Usually found in wetlands (67%-99% frequency), but occasionally found in nonwetlands.

Facultative (FAC) Sometimes found in wetlands (34%-66% frequency), but also occurs in nonwetlands.

Facultative Upland (FACU) Seldom found in wetlands (1%-33% frequency) and usually occurs in nonwetlands.

Nonwetland (UPL) Occurs in wetlands in another region, but not found (<1% frequency) in wetlands in the region specified. If a species does not occur in wetlands in any region, it is not on the list.

A positive (+) or negative (-) symbol is used with the Facultative Indicator categories to more specifically define the regional frequency of occurrence in wetlands. The positive sign indicates a frequency toward the higher end of the category (more frequently found in wetlands), and a negative sign indicates a frequency toward the lower

Ms. Uwe Trinks
Re: Wetlands/Transition Area Investigation
Block 190, Lot 33
Township of Bernards
Somerset County, NJ

January 23, 2002

end of the category (less frequently found in wetlands).

According to the Federal Manual for Identifying and Delineating Jurisdictional Wetlands dated January 10, 1989, an area has hydrophytic vegetation, when under normal circumstances more than 50 percent of the composition of the dominant species from all strata are obligate wetland (OBL), facultative wetland (FACW), and/or facultative (FAC) species. However, when a plant community has less than or equal to 50 percent of the dominant species from all strata represented by OBL, FACW, and/or FAC species, and hydric soils and wetland hydrology are present, the area also has hydrophytic vegetation. (NOTE: These areas are considered problem area wetlands.)

In the non-growing season hydrophytic vegetation is assumed to be present, since during this time of the year many herbaceous species are either unidentifiable or non-existent.

Hydrology is determined by the evidence of water, either visible or indicators that water was present. This is noted by visible factors such as drift lines, high water marks on trees, sediment deposits including encrusted detritus, displacement of leaf litter as the result of water flowage, and drainage patterns. During the growing season, saturated soil samples and/or the water table is noted as evidence of hydrology when they are encountered within 12 inches of the soil surface.

Seasonal high water table information is used, when available, from the Soil Conservation Service. Recent rainfall and/or other precipitation is also considered when evaluating hydrology.

In situations where the native conditions have been altered such as; cleared lands (e.g. agricultural lands), areas where the original soil has been altered (such as formerly plowed or filled lands), certain criteria are given more weight than others due to the lack of reliability of the affected parameter as an indicator.

FINDINGS

The proposed area of disturbance consists of landscaped area adjacent to the house.

A thorough inspection of the area of disturbance and within 150 feet found no wetlands present. Therefore, no transition areas are present within the area of disturbance either.

Soil samples were taken within the proposed disturbance area and found well-drained soils with Munsell reading of 7.5YR 5/4 from 0 to 18 inches. No hydric soil indicators were observed. A review of the Somerset County soil survey finds that the area of disturbance is comprised of Neshaminy-Mount Lucas soils, which is not listed as

Ms. Uwe Trinks
Re: Wetlands/Transition Area Investigation
Block 190, Lot 33
Township of Bernards
Somerset County, NJ

January 23, 2002

a

hydric soil hydric soil according to the County and State list of hydric soils.

The vegetation of the area consisted of grasses, and the nearby forest consisted of red oak (*Quercus rubra*, FACU-), black oak (*Quercus velutina* NL), sugar maple (*Acer saccharum* FACU-), American beech (*Fagus grandifolia*, FACU), chestnut oak (*Quercus prinus*, UPL), and white oak (*Quercus alba*, FACU)

The freshwater wetlands map (NJ Resource GIS Data for Northern NJ) for the area does not indicate that any wetlands are located within the area of disturbance or within 150 feet from the area of disturbance.

CONCLUSION

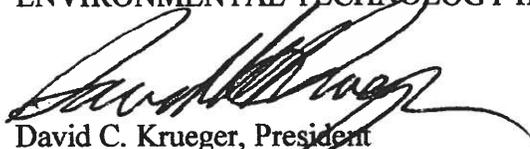
Based on the methodology currently accepted by the NJDEP pursuant to N.J.A.C. 7:7A, there are no areas within the area of disturbance which would be classified as freshwater wetlands or transition area.

The construction of the improvements as depicted on the referenced plan are not within the jurisdiction of NJDEP's Freshwater Wetlands Protection Act Rules, and no approvals regarding freshwater wetlands or transition areas would be required by NJDEP.

Please do not hesitate to contact our office if you should have any questions regarding our findings.

Very truly yours,

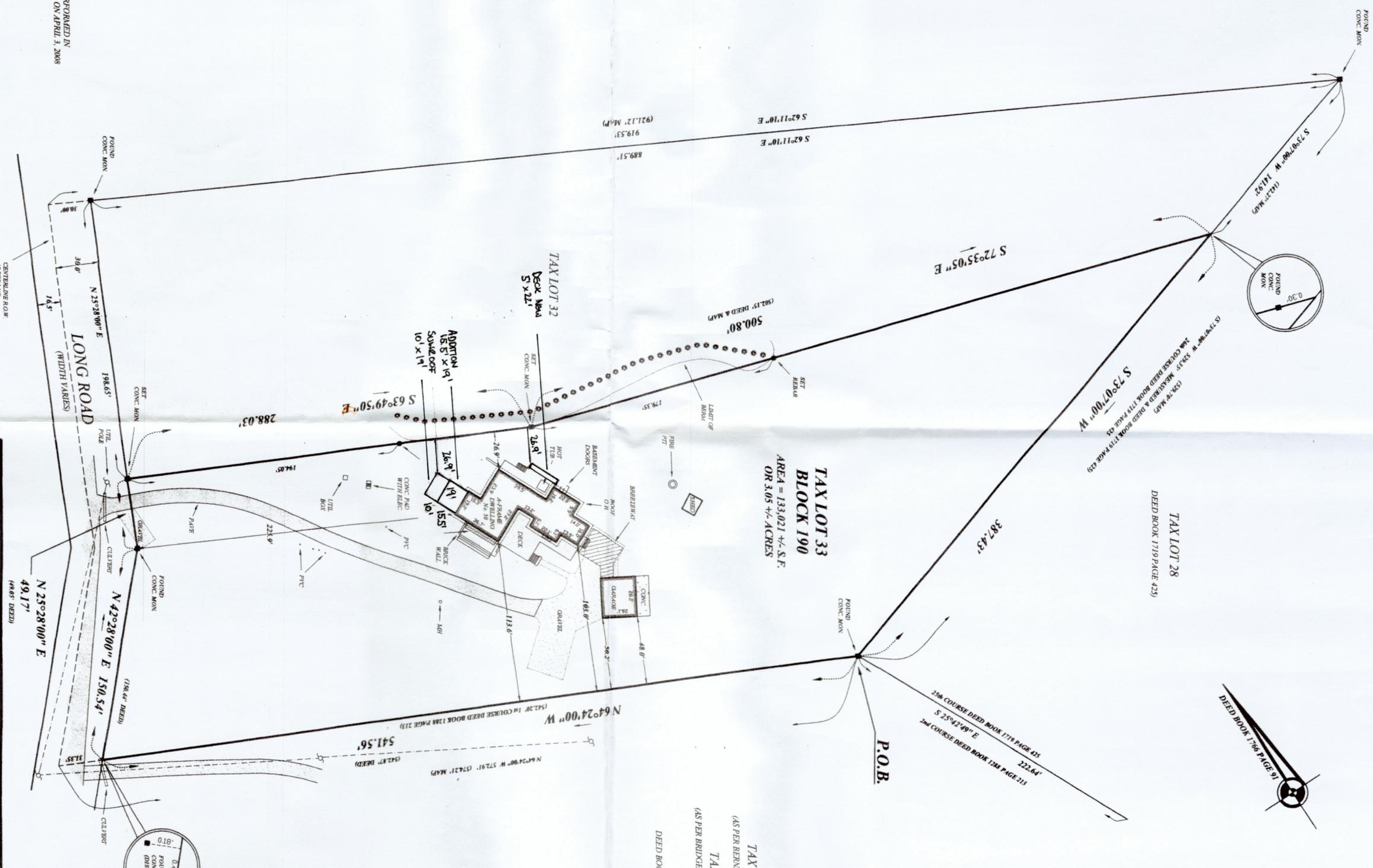
ENVIRONMENTAL TECHNOLOGY INC.



David C. Krueger, President
Certified Wetland Delineator WDCP94MD03101146B
Professional Wetland Scientist 000666

DCK/co

Pwd01196/dv/report



FIELD WORK ORIGINALLY PERFORMED IN
JANUARY 1997 AND UPDATED ON APRIL 3, 2008

- GENERAL NOTES:
- 1) PROPERTY CONVEYS SET AS DIRECTED BY THE ULTIMATE USER PURSUANT TO P.L. 2002, C.14 (C66-38.3) AND N.J.A.C. 17:27.6 (6)
 - 2) PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
 - 3) THE PROPERTY IN QUESTION IS SUBJECT TO ANY EASEMENTS, RESTRICTION, EXCEPTIONS OR COVENANTS THAT MAY EXIST.
 - 4) ONLY SURFACE CONDITIONS ARE SHOWN. NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WELLS, SEPTICS, WELLS, ETC.
 - 5) THE PROPERTY IN QUESTION IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION THEREOF THAT LIES WITHIN THE RIGHTS OF WAY OF THE ROADS SHOWN.
 - 6) PROPERTY IS SUBJECT TO AN ACCURATE TITLE SEARCH.
 - 7) THIS MAP IS INTENDED FOR USE BY ONLY THOSE PARTIES TO WHOM IT IS CERTIFIED AND SHALL BE DEEMED INVALID UNLESS APPLIED WITH A RECORDED SEAL.

DEED REFERENCE: BOOK 1766 PAGE 91

CERTIFIED TO:
1) Uwe Thinks

TAX LOT 33 BLOCK 190

ALSO KNOWN AS LOT 23.2 BLOCK 174
AS SHOWN ON A MAP ENTITLED
"SUBDIVISION OF LANDS OF NICHOLAS RUDEMY"
PREPARED BY HARRY L. PAFF, P.E. & P.L.S., L.C. NO. 2869 ON
JUNE 11, 1959 AND APPROVED BY BERNARDS
TOWNSHIP ON SEPTEMBER 27, 1960
No. 50 LONG ROAD

LOCATION SURVEY
TOWNSHIP OF BERNARDS
SOMERSET COUNTY
NEW JERSEY

LEE E. AMERSPEK
PROFESSIONAL LAND SURVEYOR N.J. LIC. #1785

WINNER ENGINEERING ASSOCIATES
ENGINEERS-LAND SURVEYORS-PLANNERS
P.O. BOX 303 SUCCASUNNA, N.J. 07876
PHONE # (973) 884-2233 FAX # (973) 884-6646

SCALE: 1" = 50'
DATE: 4-04-2008
DESIGNED BY: L.A.
SURVEYED BY: L.A.K.R.
DRAWN BY: L.A.
FILE #: 08-4811

REVISED

**TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM**

ELIMINATED

Application No: ZB20-013 Block: 1204 Lot: 20 Zone: 12-7

Applicant: SANDS, STEPHEN C. & LAURA K.

Address of Property: 141 WASHINGTON AVE

Description: (C) SIDEYARD SETBACK, COVERAGE FOR COVERED DECK

APPLICATION CHECKLIST

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Original + 16 copies of Application | <input checked="" type="checkbox"/> | Engineering Plan/Plot Plan |
| <input checked="" type="checkbox"/> | W-9 | <input type="checkbox"/> | Architectural Plans |
| <input checked="" type="checkbox"/> | Site Visit Consent (A) | <input checked="" type="checkbox"/> | Survey |
| <input type="checkbox"/> | Ownership Form (B) | <input checked="" type="checkbox"/> | Photographs |
| <input checked="" type="checkbox"/> | 200' Property Search List (C) | <input type="checkbox"/> | Wetlands Report/LOI |
| <input checked="" type="checkbox"/> | Tax Certification (D) | <input checked="" type="checkbox"/> | Application Fee |
| <input checked="" type="checkbox"/> | Notice to be Served (E) | <input checked="" type="checkbox"/> | Escrow Deposit |
| <input checked="" type="checkbox"/> | Notice to be Published (F) | <input checked="" type="checkbox"/> | Imaging Fee |
| <input checked="" type="checkbox"/> | Dimensional Statistics Form (G) | <input type="checkbox"/> | Tax Map Revision Fee |
| <input type="checkbox"/> | Contributions Disclosure Form (H) | <input checked="" type="checkbox"/> | Checklist |

SCHEDULING

7.6.20 Original Submission Date
8.20.20 Completeness Deadline (45 days)
 _____ Incomplete Date
 _____ Resubmission Date
 _____ Date Complete
12.18.20 Time to Act (45/95/120 days)

HEARING

_____ Notice to Property Owners
 _____ Date of Publication
 _____ Completeness Hearing
9.9.20 Public Hearing
 _____ Carried to Date
 _____ Decision - Approved/Denied
 _____ Resolution Memorialized
 _____ Resolution Published

DISTRIBUTION

7.7.20 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES

SUBMIT 17 COPIES TOTAL

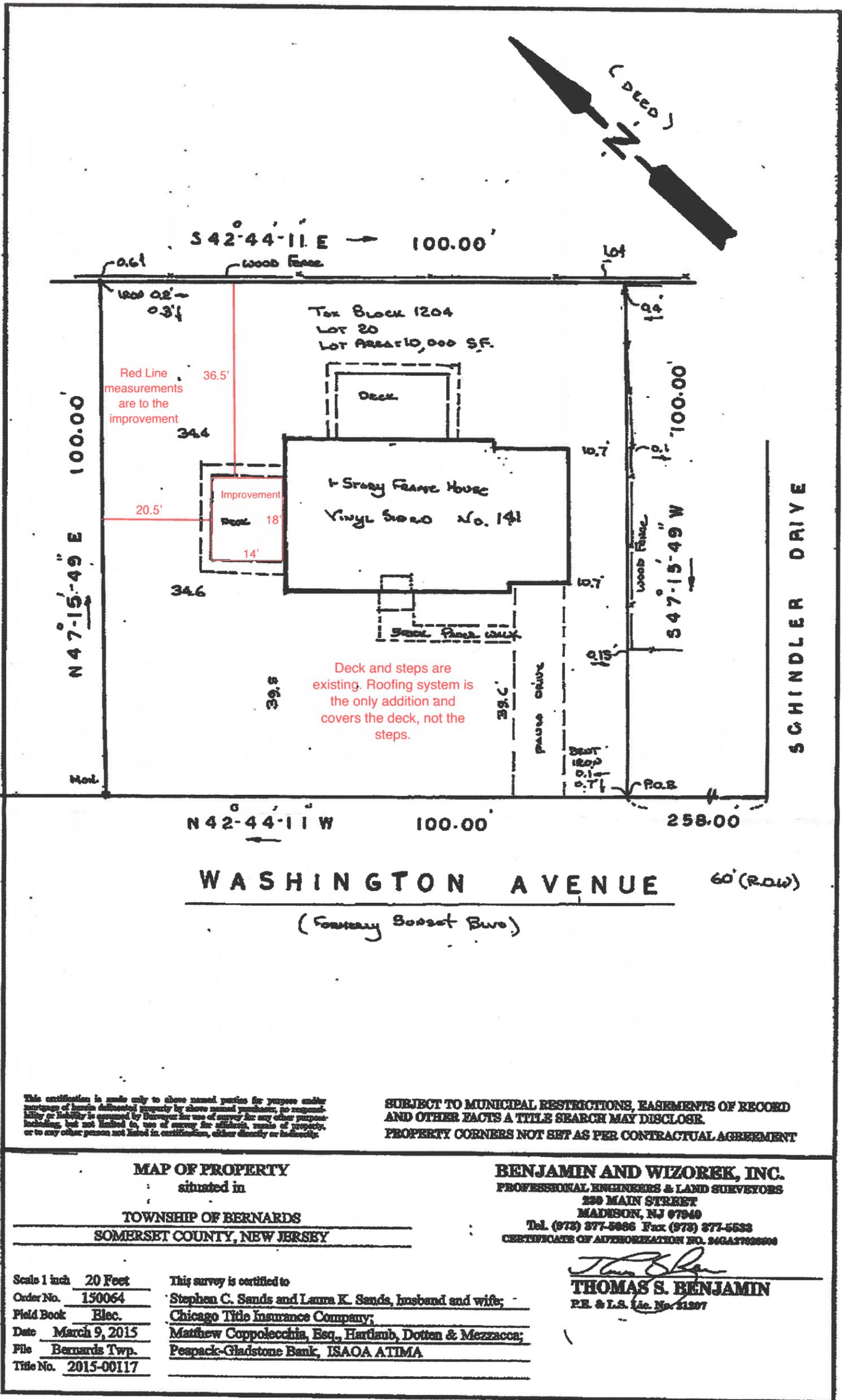
FORM G

DIMENSIONAL STATISTICS

All numbers are feet in metric

	REQUIRED	EXISTING	PROPOSED
LOT AREA	21,780 sf	10,000 sf	10,000 sf
LOT WIDTH	125	100	100
FRONTAGE	75	100	100
FRONT YARD SETBACK	40	39.5	39.5 No Change
REAR YARD SETBACK	40	30.5 to dwelling (1991 building variance)	36.5 to improvement
COMBINED SIDE YARD	30	29.2	No change
SIDE YARD	RS - 10 LS - 10	RS - 10.7 LS - 18.5	RS - No Change LS - No Change
COVERAGE	20%	21.625%	24.145%
HEIGHT	35	25.5	25.5 No Change
IF REQUIRED, GROSS FLOOR AREA	Not Required		
IF REQUIRED, FLOOR AREA RATIO	Not Required		
IF REQUIRED, IMPROVABLE LOT AREA	Not Required		

	Existing	Proposed
House and Garage	1592	1592
Driveway	415	415
Walkway	155.5	155.5
Proposed Improvement		252
TOTAL SQ'	2162.5	2414.5
Percentage of coverage	21.625%	24.145%



This certification is made only to those named parties for purposes and under conditions of herein delineated property by above named purchaser; no responsibility or liability is assumed by Surveyor for use of survey for any other purpose including, but not limited to, use of survey for affidavits, records of property, or to any other person not listed in certification, either directly or indirectly.

SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS A TITLE SEARCH MAY DISCLOSE.
PROPERTY CORNERS NOT SET AS PER CONTRACTUAL AGREEMENT

MAP OF PROPERTY
situated in

TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

BENJAMIN AND WIZOREK, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
230 MAIN STREET
MADISON, NJ 07940
Tel. (973) 877-5086 Fax (973) 877-5533
CERTIFICATE OF AUTHORIZATION NO. 24GA2702000

Scale 1 inch = 20 Feet
Order No. 150064
Field Book Elec.
Date March 9, 2015
File Bernards Twp.
Title No. 2015-00117

This survey is certified to
Stephen C. Sands and Laura K. Sands, husband and wife;
Chicago Title Insurance Company;
Matthew Coppolecchia, Esq., Harlaub, Dotten & Mezzacca;
Peapack-Gladstone Bank, ISAOA ATIMA

Thomas S. Benjamin
THOMAS S. BENJAMIN
P.E. & L.S. Lic. No. 21207

DNCCO

FC

**TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM**

Application No: ZB20-013 Block: 1204 Lot: 20 Zone: 12-7

Applicant: SANDS, STEPHEN C. & LAURA K.

Address of Property: 141 WASHINGTON AVE

Description: (C) SIDEYARD SET BACK, COVERAGE FOR COVERED DECK

APPLICATION CHECKLIST

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Original + 16 copies of Application | <input checked="" type="checkbox"/> | Engineering Plan/Plot Plan |
| <input checked="" type="checkbox"/> | W-9 | <input type="checkbox"/> | Architectural Plans |
| <input checked="" type="checkbox"/> | Site Visit Consent (A) | <input checked="" type="checkbox"/> | Survey |
| <input type="checkbox"/> | Ownership Form (B) | <input checked="" type="checkbox"/> | Photographs |
| <input checked="" type="checkbox"/> | 200' Property Search List (C) | <input type="checkbox"/> | Wetlands Report/LOI |
| <input checked="" type="checkbox"/> | Tax Certification (D) | <input checked="" type="checkbox"/> | Application Fee |
| <input checked="" type="checkbox"/> | Notice to be Served (E) | <input checked="" type="checkbox"/> | Escrow Deposit |
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| <input checked="" type="checkbox"/> | Dimensional Statistics Form (G) | <input type="checkbox"/> | Tax Map Revision Fee |
| <input type="checkbox"/> | Contributions Disclosure Form (H) | <input checked="" type="checkbox"/> | Checklist |

SCHEDULING

7.6.20 Original Submission Date
8.2020 Completeness Deadline (45 days)
 _____ Incomplete Date
 _____ Resubmission Date
 _____ Date Complete
12.18.20 Time to Act (45/95/120 days)

HEARING

_____ Notice to Property Owners
 _____ Date of Publication
 _____ Completeness Hearing
8.5.20 Public Hearing
 _____ Carried to Date
 _____ Decision - Approved/Denied
 _____ Resolution Memorialized
 _____ Resolution Published

DISTRIBUTION

7.7.20 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES

**TOWNSHIP OF BERNARDS
2020 ZONING BOARD OF ADJUSTMENT APPLICATION**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Bulk or Dimensional ("c") Variance | <input type="checkbox"/> Appeal of Zoning Officer's Decision |
| <input type="checkbox"/> Use ("d") Variance | <input type="checkbox"/> Interpretation of Zoning Ordinance |
| <input type="checkbox"/> Conditional Use ("d") Variance | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance | <input type="checkbox"/> Major Subdivision - Preliminary / Final |
| <input type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Other (specify): |

1. APPLICANT: Stephen C and Laura K Sands

Address: 141 Washington Ave, Basking Ridge, NJ 07920

Phone: (home) _____ (work) _____ (mobile) 973.919.7117

Email (will be used for official notifications): stephensands@gmail.com

2. OWNER (if different from applicant): _____

Address: _____

Phone: _____ Email (will be used for official notifications): _____

3. ATTORNEY: _____

Address: _____

Phone: _____ Email (will be used for official notifications): _____

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):

Name: _____ Profession: _____

Address: _____

Phone: _____ Email (will be used for official notifications): _____

5. PROPERTY INFORMATION: Block(s): 1204 Lot(s): 20 Zone: R-7

Street Address: 141 Washington Ave, Basking Ridge Total Area (square feet/acres): 10,000 sq ft

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? No Yes (if yes, explain or attach Board resolution) _____

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? No Yes (if yes, explain) _____

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?
[x] No [] Yes (if yes, explain) _____

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: _____
This property is a single family home on .23 acres with an existing side yard deck.
The owners wish to add a louvered pergola roof system to the existing side deck.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):
Reference: Ordinance 21-15.1(d)1 + Table 501 Dimensional. Variance relief required for Lot Coverage, where 20% is required, 21.625% currently exists and 25.225% is proposed. Variance relief required for Rear Yard Setback where 40' is required, 30.5' currently exists and 37.73' is proposed to the improvement. Variance relief required for Combined Side Yard Setback where 30' is required, 45.083' currently exists and 28.2' is proposed. An original construction variance was granted in 1991 for the rear setback.

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:
The roofing system will close only during incimate weather and has a built in drainage system. The roofing system will not cover anything that isn't already covered by a deck. The original home was built prior to the change in Zoning, resulting in 1/2 acre zoning requirements being applied to the 1/4 acre property. At that time it met all zoning requirements, other than the rear yard, which was approved as part of construction.

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:

I/we, Stephen C Sands and Laura K Sands hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): [Signature] and [Signature]

Sworn and subscribed before me, this 6 day of JULY, 2020.

[Signature]
CYNTHIA KIEFER
Notary Public - New Jersey
Commission #2442187
Expires 01/10/24

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application, hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 2020.

Notary

SUBMIT ORIGINAL AND 16 COPIES

FORM A

**TOWNSHIP OF BERNARDS
PLANNING BOARD / BOARD OF ADJUSTMENT**

SITE INSPECTION CONSENT FORM

Applicant: Stephen C and Laura K Sands Application: Variance

Block: 1204 Lot: 20

Street Address: 141 Washington Ave, Basking Ridge, NJ

I, Stephen C Sands and Laura K Sands, owner of the above property, hereby acknowledge that, upon determination of completeness of the application, a site inspection may be scheduled with the Board for a mutually convenient date and time. I hereby authorize members of the Planning Board/Board of Adjustment and their representatives and consultants to enter onto the property at the time of the site inspection for the purpose of evaluating the application.

Signature:  Date: 7/1/20

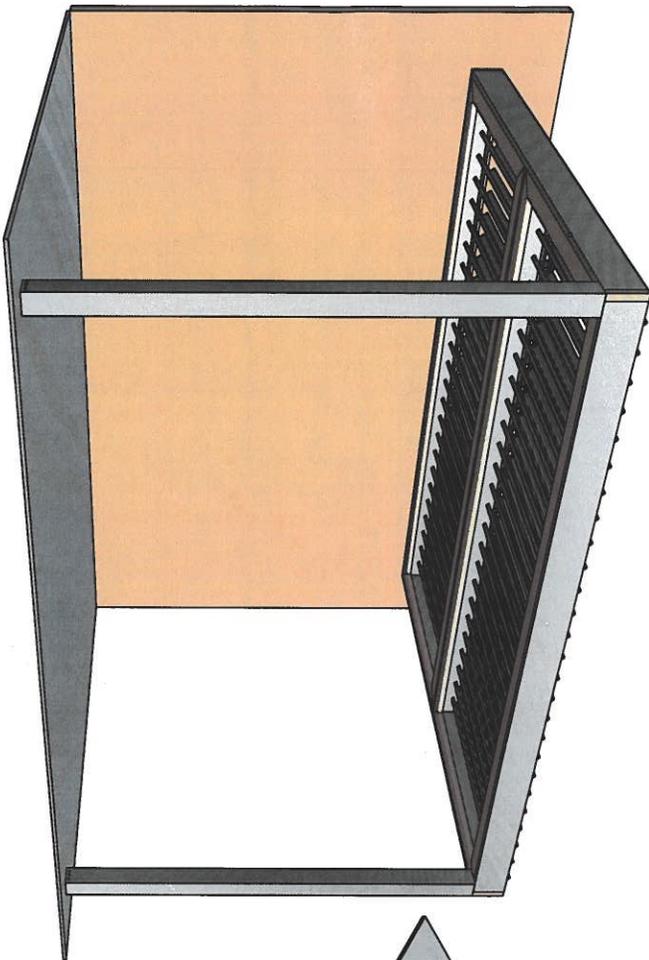
SUBMIT 17 COPIES TOTAL

FORM G

DIMENSIONAL STATISTICS

All numbers are feet in metric

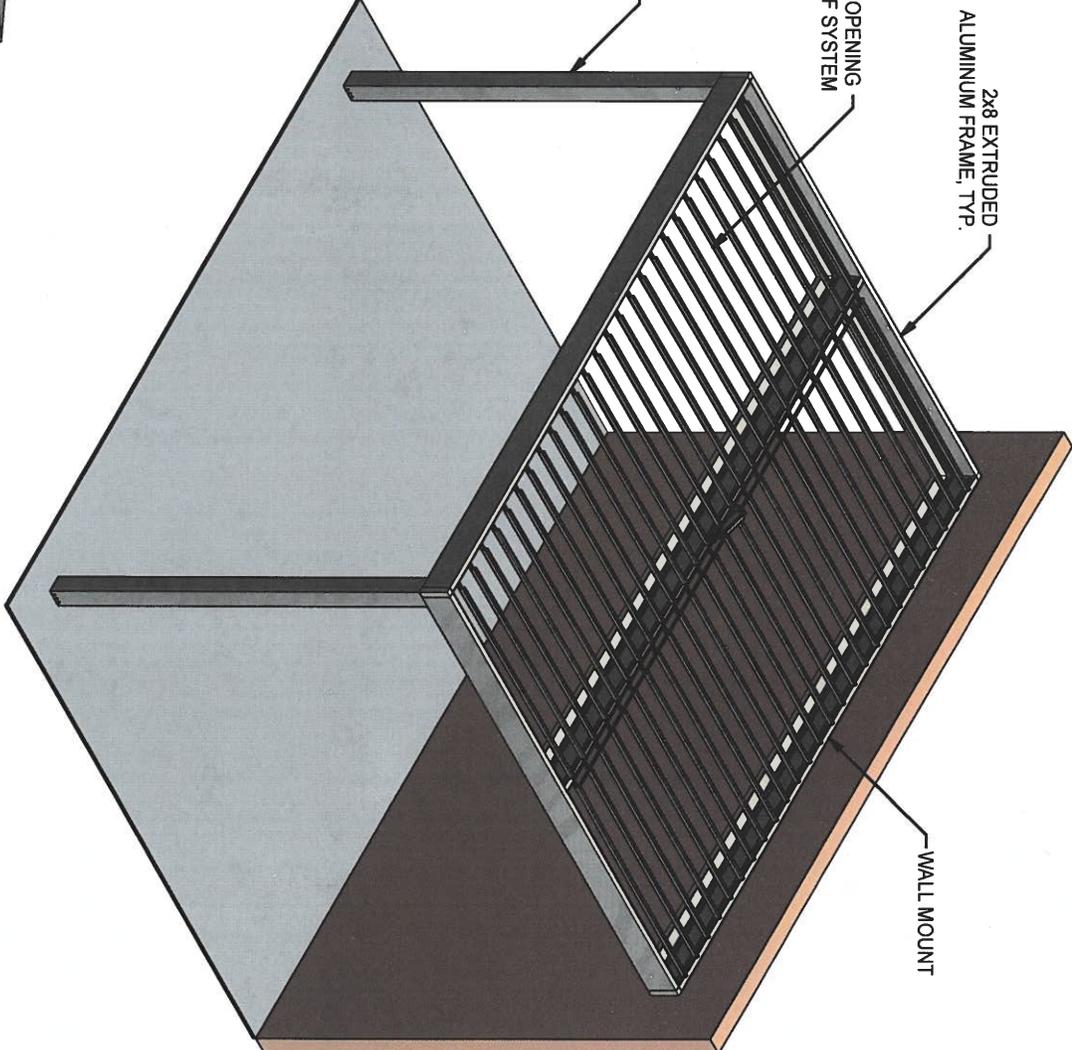
	REQUIRED	EXISTING	PROPOSED
LOT AREA		10,000 sq'	10,000 sq'
LOT WIDTH	100	100	100
FRONTAGE	100	100	100
FRONT YARD SETBACK	40	39.5	39.5 No Change
REAR YARD SETBACK	40	30.5 to dwelling (1991 building variance)	37.73 to improvement
COMBINED SIDE YARD	19.417	34.5	17.5
SIDE YARD	RS - 10 LS - 10	RS - 10.583 LS - 34.5	RS - 10.583 LS - 17.5
COVERAGE	20%	21.625%	25.225%
HEIGHT	35	25.5	25.5 No Change
IF REQUIRED, GROSS FLOOR AREA	Not Required		
IF REQUIRED, FLOOR AREA RATIO	Not Required		
IF REQUIRED, IMPROVABLE LOT AREA	Not Required		



6x6 EXTRUDED ALUMINUM POST, TYP.

APOLLO OPENING ROOF SYSTEM

2x8 EXTRUDED ALUMINUM FRAME, TYP.



WALL MOUNT



AXIS CONCEPTS INC.
2029 OPPORTUNITY DR.
SUITE #1
ROSEVILLE, CA 95678
866-241-2792

CUSTOMER
BRESLOW SANDS

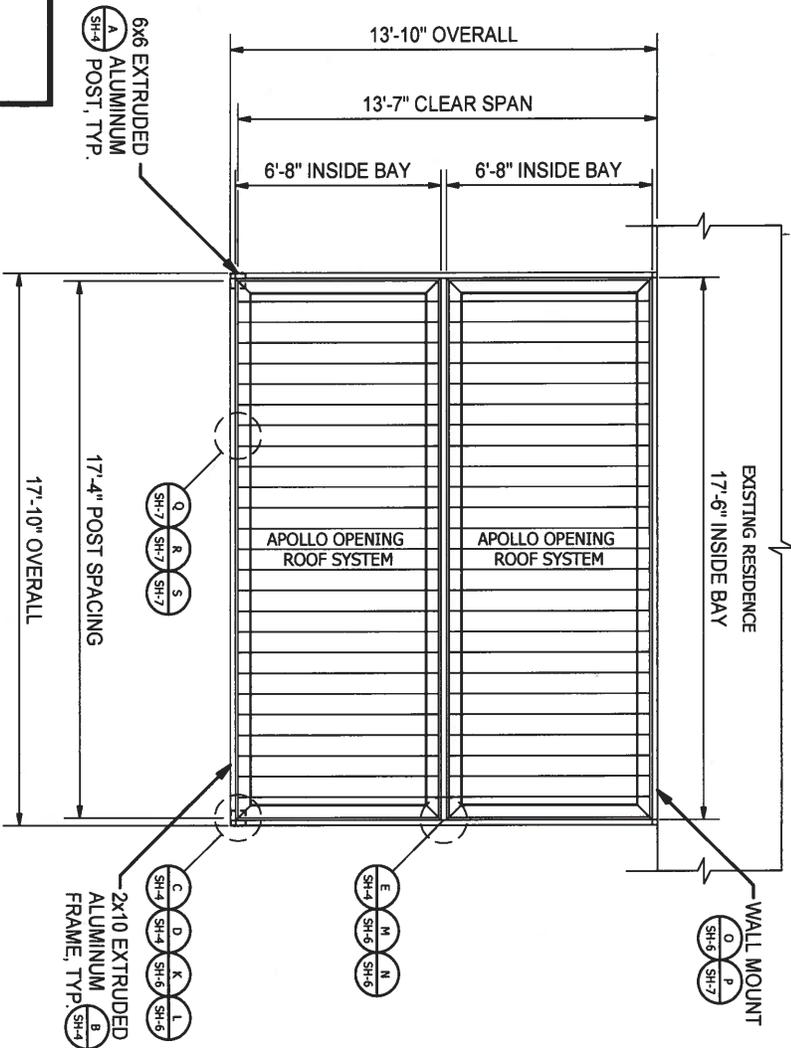
PROJECT LOCATION
141 WASHINGTON AVE.
BASING RIDGE, NJ 07920

COLOR		FINISH	
FRAME:	WHITE	AAMA 2804	
LOUVER:	WHITE	AAMA 2804	
GUTTER:	WHITE	AAMA 2804	

OVERVIEW

DRAWN BY: JK
DATE/REV: 6/10/2020
SHEET: 1 of 8

BEAM SCHEDULE			
PART #	DESCRIPTION	LENGTH	QTY
2x10x 125 EXTRUDED ALUMINUM	RAFTER/ LEDGER	17'-6"	3
2x10x 125 EXTRUDED ALUMINUM	SIDE FASCIA	13'-6"	2



PLAN VIEW
SCALE: 1/4" = 1'-0"

PLAN APPROVAL
 APPROVED BY: _____
 DATE APPROVED: _____



www.ApolloOpeningRoof.com

AXIS CONCEPTS INC.
 2029 OPPORTUNITY DR.
 SUITE #1
 ROSEVILLE, CA 95678
 866-241-2792

CUSTOMER
 BRESLOW SANDS

PROJECT LOCATION
 141 WASHINGTON AVE.
 BASKING RIDGE, NJ 07920

COLOR
 FRAME: WHITE
 LOUVER: WHITE
 GUTTER: WHITE

FINISH
 AAMA 2604
 AAMA 2604
 AAMA 2604

PLAN

DRAWN BY: JK
 DATE/REV: 6/10/2020
 SHEET: 2 of 8

AXIS CONCEPTS INC.
2029 OPORTUNITY DR.
SUITE #1
ROSEVILLE, CA 95678
866-241-2792

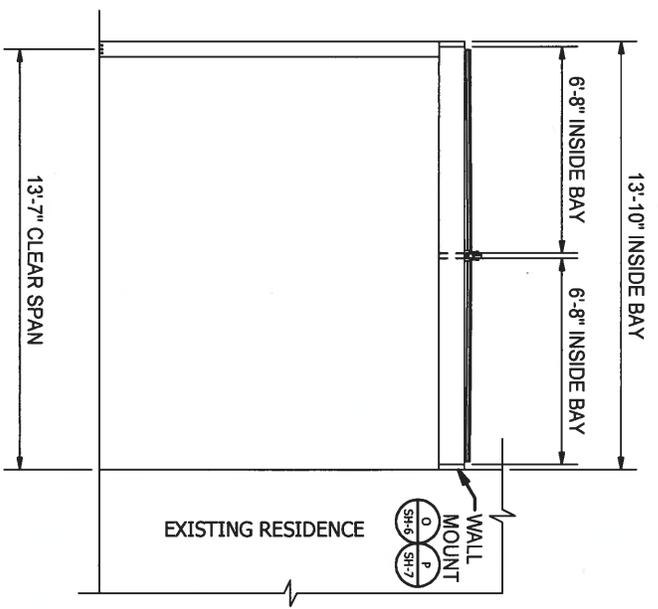
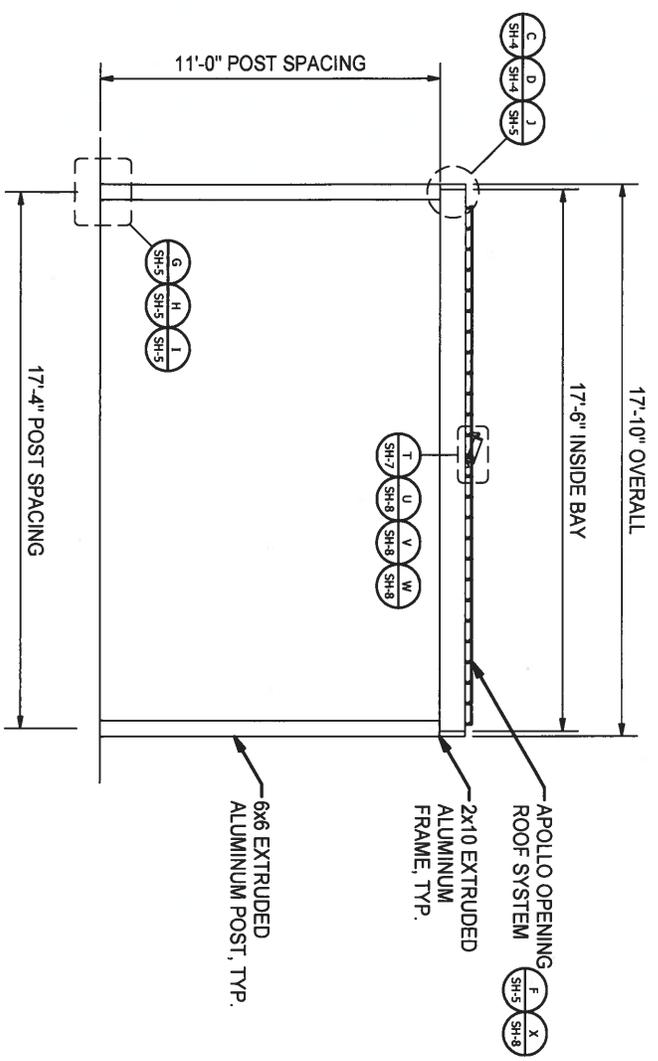
CUSTOMER
BRESLOW SANDS

PROJECT LOCATION
141 WASHINGTON AVE.
BASKING RIDGE, NJ 07920

COLOR		FINISH	
FRAME:	WHITE	AAMA 2604	
LOUVER:	WHITE	AAMA 2604	
GUTTER:	WHITE	AAMA 2604	

ELEVATIONS

DRAWN BY: JK
DATE/REV: 6/10/2020
SHEET: 3 of 8



141 Washington Ave, Basking Ridge Variance Application
Stephen C and Laura K Sands



Looking Northeast across Washington Ave from 122 Washington Ave front yard

141 Washington Ave, Basking Ridge Variance Application
Stephen C and Laura K Sands



Looking East from the foot of 44 Belle Grove Ct Property by Washington Ave

141 Washington Ave, Basking Ridge Variance Application
Stephen C and Laura K Sands



Looking Southwest from the rear property line. There is a fence and trees obscuring the view from 38 Belle Grove Ct property. This improvement will not be visible to them.

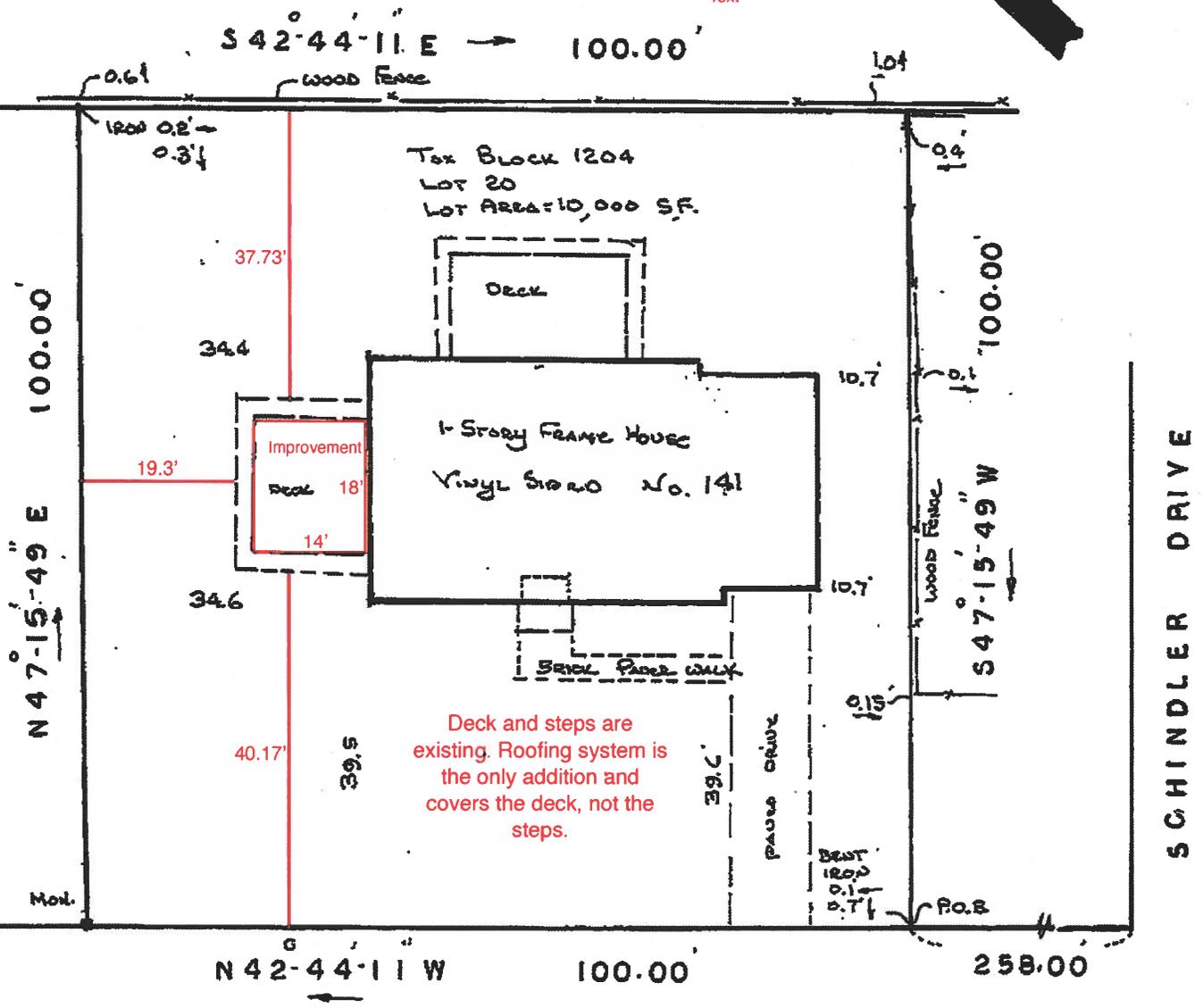
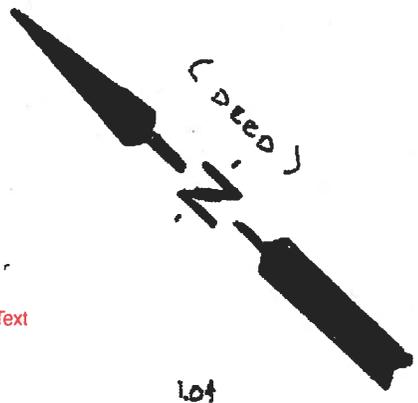
APPENDIX D, ARTICLE III

Checklist

Application for Approval of a Variance Pursuant to NJSA 40:55D-70(c)

Important: Each item must be marked Submitted, Not Applicable or Waiver Requested

No.	Item	Submitted	Not Applicable	Waiver Requested
1	A completed application form and checklist.	X		
2	A certificate from the tax collector indicating that taxes are paid.	X		
3	All required application and escrow deposit fees.	X		
4	Names and addresses of property owners within 200' of the subject property, as disclosed by current tax records and identified by block & lot numbers.	X		
5	A plot plan or survey accurately depicting the entire subject property and all existing buildings, structures, driveways, patios, etc.	X		
6	Sketch of all proposed improvements on the plot plan or survey, with dimensions of improvements and distances to property lines.	X		
7	Calculations of existing & proposed lot coverage percentages.	X		
8	Architectural sketches (floor plan and elevations) of the proposed improvements.	X		
9	Photographs of the property in the location of the proposed improvements.	X		
10	A wetlands delineation or wetlands absence determination prepared by a qualified consultant and verified by a letter of interpretation from the New Jersey Department of Environmental Protection, if required pursuant to Section 21-14.1.a.		X	
11	The locations of percolation tests and a copy of the written approval of the tests and locations from the Bernards Township Health Department, if the application involves a new dwelling and sewage disposal is to be handled by an individual septic system.		X	
12	Delineations of existing and proposed stream buffer conservation areas and stream buffer management plans, if required pursuant to Section 21-14.4.b.		X	
13	Existing topography, proposed grading, and proposed stormwater infiltration measures in accordance with §21-42.1.f.2(b), shown on the plot plan or survey, if 1,000sf or more of new impervious area is proposed.		X	



WASHINGTON AVENUE 60' (R.O.W.)
(Formerly Sunset Blvd)

This certification is made only to above named parties for purpose and/or mortgage of herein delineated property by above named purchaser, no responsibility or liability is assumed by Surveyor for use of survey for any other purpose including, but not limited to, use of survey for affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly.

SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS A TITLE SEARCH MAY DISCLOSE.
PROPERTY CORNERS NOT SET AS PER CONTRACTUAL AGREEMENT

MAP OF PROPERTY
situated in
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

BENJAMIN AND WIZOREK, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
230 MAIN STREET
MADISON, NJ 07940
Tel. (973) 377-5086 Fax (973) 377-5533
CERTIFICATE OF AUTHORIZATION NO. 24GA27926500

Scale 1 inch = 20 Feet
Order No. 150064
Field Book Elec.
Date March 9, 2015
File Bernards Twp.
Title No. 2015-00117

This survey is certified to
Stephen C. Sands and Laura K. Sands, husband and wife;
Chicago Title Insurance Company;
Matthew Coppolecchia, Esq., Hartlaub, Dotten & Mezzacca;
Peapack-Gladstone Bank, ISAOA ATIMA

Thomas S. Benjamin
THOMAS S. BENJAMIN
P.E. & L.S. Lic. No. 21207

ENN

**TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM**

Application No: ZB70-014 Block: 3001 Lot: 16 Zone: R-4

Applicant: BECHT, DEREK J. & VICTORIA M.

Address of Property: 26 NORMANDY COURT

Description: (C) VARIANCES FOR ADDITION

APPLICATION CHECKLIST

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Original + 16 copies of Application | <input checked="" type="checkbox"/> | Engineering Plan/Plot Plan |
| <input checked="" type="checkbox"/> | W-9 | <input checked="" type="checkbox"/> | Architectural Plans |
| <input checked="" type="checkbox"/> | Site Visit Consent (A) | <input checked="" type="checkbox"/> | Survey |
| <input type="checkbox"/> | Ownership Form (B) | <input checked="" type="checkbox"/> | Photographs |
| <input type="checkbox"/> | 200' Property Search List (C) | <input type="checkbox"/> | Wetlands Report/LOI |
| <input checked="" type="checkbox"/> | Tax Certification (D) | <input checked="" type="checkbox"/> | Application Fee |
| <input checked="" type="checkbox"/> | Notice to be Served (E) | <input checked="" type="checkbox"/> | Escrow Deposit |
| <input checked="" type="checkbox"/> | Notice to be Published (F) | <input checked="" type="checkbox"/> | Imaging Fee |
| <input checked="" type="checkbox"/> | Dimensional Statistics Form (G) | <input type="checkbox"/> | Tax Map Revision Fee |
| <input type="checkbox"/> | Contributions Disclosure Form (H) | <input checked="" type="checkbox"/> | Checklist |

SCHEDULING

7.31.20 Original Submission Date
9.14.20 Completeness Deadline (45 days)
 _____ Incomplete Date
 _____ Resubmission Date
 _____ Date Complete
1.12.21 Time to Act (45/95/120 days)

HEARING

_____ Notice to Property Owners
 _____ Date of Publication
 _____ Completeness Hearing
10.7.20 Public Hearing
 _____ Carried to Date
 _____ Decision - Approved/Denied
 _____ Resolution Memorialized
 _____ Resolution Published

DISTRIBUTION

7.31.20 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES

**TOWNSHIP OF BERNARDS
2020 ZONING BOARD OF ADJUSTMENT APPLICATION**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Bulk or Dimensional ("c") Variance | <input type="checkbox"/> Appeal of Zoning Officer's Decision |
| <input type="checkbox"/> Use ("d") Variance | <input type="checkbox"/> Interpretation of Zoning Ordinance |
| <input type="checkbox"/> Conditional Use ("d") Variance | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance | <input type="checkbox"/> Major Subdivision - Preliminary / Final |
| <input type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Other (specify): |

1. APPLICANT: Mr. Derek Becht

Address: 26 Normandy Court, Basking Ridge, NJ 07920

Phone: (home) _____ (work) 973-727-5868 (mobile) _____

Email (will be used for official notifications): dbecht@becht.com

2. OWNER (if different from applicant): _____

Address: _____

Phone: _____ Email (will be used for official notifications): _____

3. ATTORNEY: N/A

Address: _____

Phone: _____ Email (will be used for official notifications): _____

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):

Name: Stephen Parker Profession: NJPE

Address: Parker Engineering & Surveying, P.C. - 370 East Main Street, Somerville NJ 08876

Phone: 908-725-4400 Email (will be used for official notifications): parkeres@aol.com

5. PROPERTY INFORMATION: Block(s): 3801 Lot(s): 16 Zone: R-4

Street Address: 26 Normandy Court Total Area (square feet/acres): 40,118 s.f./0.921 ac.

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? No Yes (if yes, explain or attach Board resolution) _____

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? No Yes (if yes, explain) See attached addendum

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?

No Yes (if yes, explain) _____

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:

The applicant is proposing to construct an enclosed porch to the rear of the home

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):
(see attached addendum)

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:

The benefits resulting from the proposal outweigh any detriments.

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:

I/we, Derek Becht and _____ hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): [Signature] and _____

Sworn and subscribed before me, this 30 day of July, 2020.

[Signature]
Notary

BARBARA BUNTING
NOTARY PUBLIC OF NEW JERSEY
Comm. # 24339900
My Commission Expires 5/15/2023

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application,

hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 2020.

Notary

ADDENDUM TO APPLICATION

This letter is attached to and considered part of the Variance application for the subject property.

The applicant is requesting the following variances:

1. The proposed enclosed porch addition will violate the rear yard setback requirement of Ordinance 21-15.1.d. - 75 ft. is the minimum required setback distance and the proposed enclosed porch will be 56.7 ft.
2. The existing deck violates the rear yard setback requirement of Ordinance 21-15.1.d. Because the existing open deck exceeds 600 s.f., it is not exempt from the standard rear yard setback requirement of 75 ft. The existing deck is 57.9 ft. from the rear property line and no changes are proposed to the deck.
3. The existing impervious coverage is 15.27% and with the addition of the proposed enclosed porch, the impervious coverage will become 16.04%. This is in violation of Ordinance 21-15.1.d. which allows a maximum impervious coverage of 15%.

In addition, there are existing non-conforming conditions of the property that are not proposed to change as a result of the application:

1. Existing Lot Area = 0.92 ac. where 1.0 acres are required by Ordinance 21-15.1.d.
2. Existing Lot Width = 186.7 ft. where 200 ft. is required by Ordinance 21-15.1.d.
3. The existing Minimum Improvable Lot Area = 7,946.16 s.f. where 10,000 s.f. is required in Table 401-A of Ordinance chapter 21.

SUBMIT ORIGINAL AND 16 COPIES

FORM A

**TOWNSHIP OF BERNARDS
PLANNING BOARD / BOARD OF ADJUSTMENT**

SITE INSPECTION CONSENT FORM

Applicant: Mr. Derek Becht Application: _____

Block: 3801 Lot: 16

Street Address: 26 Normandy Court

I, Derek Becht, owner of the above property, hereby acknowledge that, upon determination of completeness of the application, a site inspection may be scheduled with the Board for a mutually convenient date and time. I hereby authorize members of the Planning Board/Board of Adjustment and their representatives and consultants to enter onto the property at the time of the site inspection for the purpose of evaluating the application.

Signature:  Date: 7/30/20

SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	1 acre	0.92	0.92
LOT WIDTH	200 Ft.	186.7 Ft.	186.7 Ft.
FRONTAGE	100 Ft.	148.1 Ft.	148.1 Ft.
FRONT YARD SETBACK	75 Ft.	76.03 Ft.	76.03 Ft.
REAR YARD SETBACK	75 Ft.	Deck - 57.9 House - 75.15	Deck 57.9 House - 56.7
COMBINED SIDE YARD	50 Ft.	109.24 Ft.	109.24
SIDE YARD	20 Ft.	38.08	38.08
COVERAGE	15 %	15.27	16.04
HEIGHT	35 Ft.	32	32
IF REQUIRED, GROSS FLOOR AREA	N/A		
IF REQUIRED, FLOOR AREA RATIO	N/A		
IF REQUIRED, IMPROVABLE LOT AREA	10,000 s.F.	7,946.16	7,946.16

Becht Variance Application – 26 Normandy Court
Lot 16, Block 3801 – Bernards Township, Somerset County



PHOTOGRAPH 1 – View of the back of the house from the backyard



PHOTOGRAPH 2 – View of the backyard facing east

Becht Variance Application – 26 Normandy Court
Lot 16, Block 3801 – Bernards Township, Somerset County



PHOTOGRAPH 3 – View of the proposed screened porch area



PHOTOGRAPH 4 –View of the east side of the house.

APPENDIX D, ARTICLE III

Checklist

Application for Approval of a Variance Pursuant to NJSA 40:55D-70(c)

Important: Each item must be marked Submitted, Not Applicable or Waiver Requested

No.	Item	Submitted	Not Applicable	Waiver Requested
1	A completed application form and checklist.	✓		
2	A certificate from the tax collector indicating that taxes are paid.	✓		
3	All required application and escrow deposit fees.	✓		
4	Names and addresses of property owners within 200' of the subject property, as disclosed by current tax records and identified by block & lot numbers.	✓		
5	A plot plan or survey accurately depicting the entire subject property and all existing buildings, structures, driveways, patios, etc.	✓		
6	Sketch of all proposed improvements on the plot plan or survey, with dimensions of improvements and distances to property lines.	✓		
7	Calculations of existing & proposed lot coverage percentages.	✓		
8	Architectural sketches (floor plan and elevations) of the proposed improvements.	✓		
9	Photographs of the property in the location of the proposed improvements.	✓		
10	A wetlands delineation or wetlands absence determination prepared by a qualified consultant and verified by a letter of interpretation from the New Jersey Department of Environmental Protection, if required pursuant to Section 21-14.1.a.	✓		
11	The locations of percolation tests and a copy of the written approval of the tests and locations from the Bernards Township Health Department, if the application involves a new dwelling and sewage disposal is to be handled by an individual septic system.		✓	
12	Delineations of existing and proposed stream buffer conservation areas and stream buffer management plans, if required pursuant to Section 21-14.4.b.		✓	
13	Existing topography, proposed grading, and proposed stormwater infiltration measures in accordance with §21-42.1.f.2(b), shown on the plot plan or survey, if 1,000sf or more of new impervious area is proposed.	✓		

NOTES:

1. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY ASSIGNMENT OF THIS SURVEY TO ANY PERSON NOT SO NAMED.
2. SUBJECT TO SUCH STATE OF FACT THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
3. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
4. UNDERGROUND UTILITIES ARE NOT DEPICTED, THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR EXISTENCE OF SAME.
5. DEED REFERENCE: BOOK 5897 PAGE 2118, FILED IN THE SOMERSET COUNTY CLERK'S OFFICE.

DESCRIPTION:

BEING KNOWN & DESIGNATED AS LOT 29.02, BLOCK 106 ON A MAP ENTITLED "FINAL MAP, SECTION FOUR, TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY" DATED NOVEMBER 26, 1980 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON DECEMBER 29, 1980 AS MAP No. 1892.



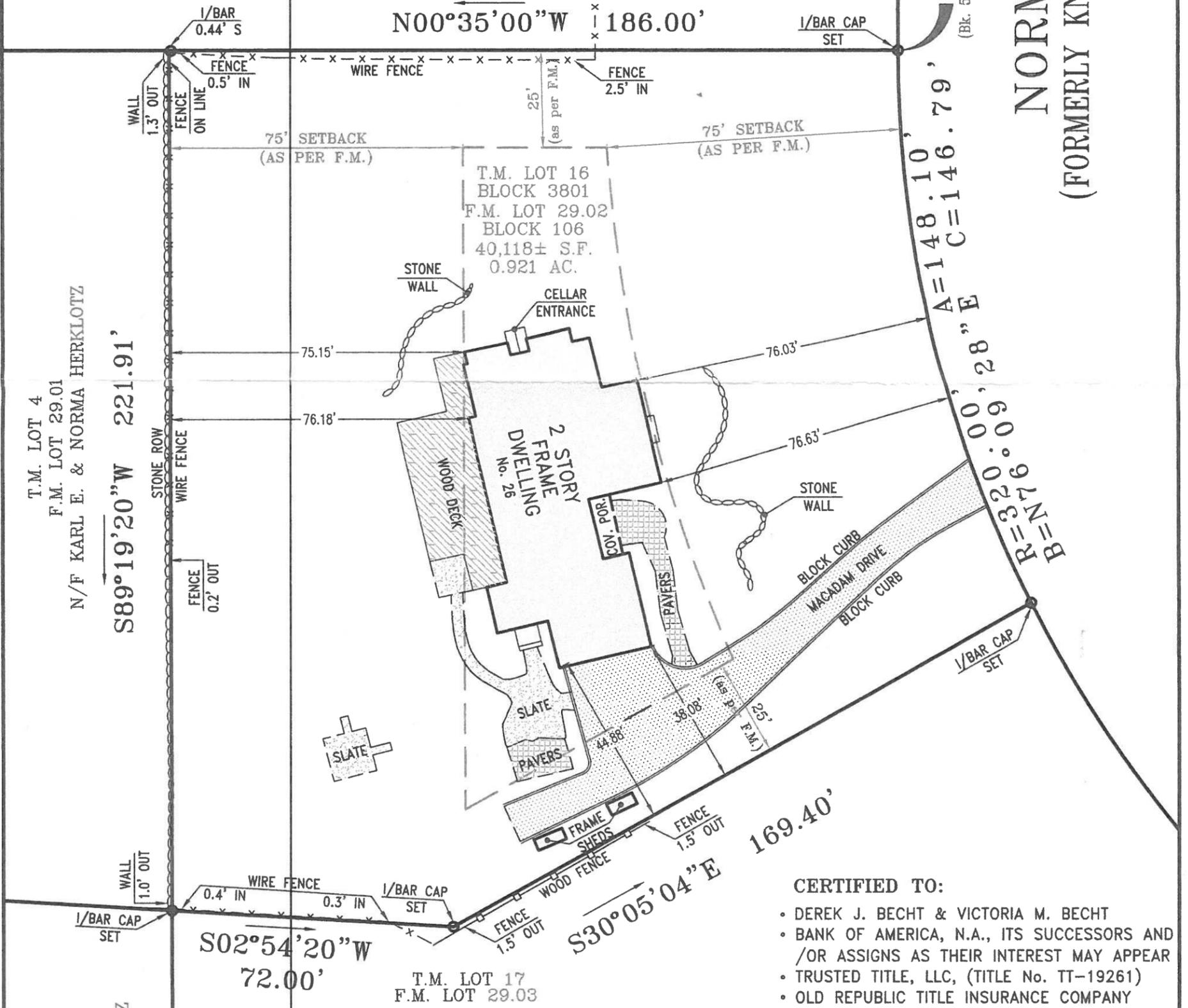
T.M. LOT 15
F.M. LOT 18
N/F GEORGE T. & SARA M. MALONEY

N00°35'00"W 186.00'

641.60' TO NORTHERLY SIDELINE OF WOODS END (60' ROW) IF BOTH LINES WERE PROJECTED

P.O.B. (Bk. 5697 Pg. 2118)

NORMANDY COURT
(FORMERLY KNOWN AS NORMANDY DRIVE)
50' R.O.W.



CERTIFIED TO:

- DEREK J. BECHT & VICTORIA M. BECHT
- BANK OF AMERICA, N.A., ITS SUCCESSORS AND /OR ASSIGNS AS THEIR INTEREST MAY APPEAR
- TRUSTED TITLE, LLC, (TITLE No. TT-19261)
- OLD REPUBLIC TITLE INSURANCE COMPANY
- SIGNATURE CLOSING SERVICES, LLC
- MARTIN D. EAGAN, ESQ.

JAMES P. DEADY SURVEYOR, LLC
PROFESSIONAL LAND SURVEYING SERVICES
295 ROUTE 22 EAST, ONE SALEM SQUARE
SUITE 202 WEST
WHITEHOUSE STATION, NJ 08889
(908) 534-0145 (908) 534-0147 FAX

SURVEY
of
TAX LOT 16-BLOCK 3801
LOCATED IN THE
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

REVISIONS	DATE	Scale: 1"=30'
		Date: 06-19-18
		Dwn. By: T.A.
		Chk'd By: J.C.R.
		FILE# 1802-1157-1
		BK 381 PG 32

BY: *John C. Ritt*
John C. Ritt N.J.P.L.S. Lic. No. 24GS04324100
Certificate No. 24GA28199000

T.M. LOT 4
F.M. LOT 29.01
N/F KARL E. & NORMA HERKLOTZ

S89°19'20"W 221.91'

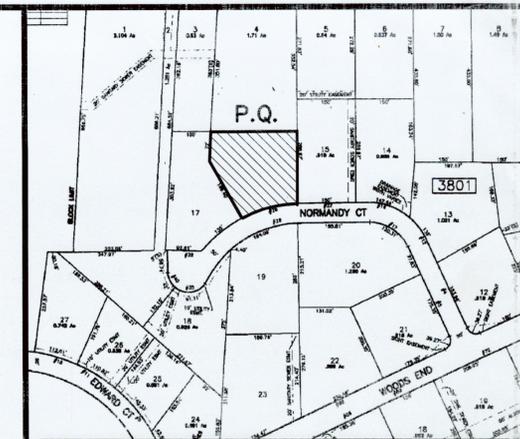
T.M. LOT 3
F.M. LOT 30
N/F LEWIS P. & DOROTHY HERKLOTZ

S02°54'20"W 72.00'

T.M. LOT 17
F.M. LOT 29.03

S30°05'04"E 169.40'

A=148.10'
C=146.79'
B=320.09'
E=28.28'



KEY MAP
MUNICIPAL TAX MAP-SHEET 40
N.T.S.

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOT 16 BLOCK 3801 AS SHOWN ON TAX MAP (SHEET No. 40) OF THE TOWNSHIP OF BERNARDS, SOMERSET CO., N.J.
- BOUNDARY DATA OBTAINED FROM A SURVEY PREPARED BY JAMES P. DEADY SURVEYOR, INC., JOHN C. RITT, N.J.P.L.S. LIC. No. 246504324100, DATED: 6/19/18. TOPOGRAPHIC DATA OBTAINED FROM ACTUAL FIELD SURVEY PERFORMED BY THIS FIRM IN JULY, 2020.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE X AS PER THE FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 5B OF 301, MAP No. 3403500058E, EFFECTIVE DATE: SEPTEMBER 28, 2007
- SUBJECT PROPERTY IS LOCATED IN THE R-4 ZONE.
- LOT AREA = 40,118.0 S.F. (0.92 Ac.)
- THIS LOT IS SERVED BY PUBLIC SANITARY SEWER AND WATER SUPPLY. THERE ARE NO CHANGES PROPOSED TO THE EXISTING UTILITY SERVICES FOR THIS PROJECT.
- THE LOCATION OF SUBSURFACE UTILITIES IN THE VICINITY OF THE SUBJECT PROPERTY ARE APPROXIMATE AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. FOR UTILITY MARKOUT, CALL 1-800-272-1000.
- THERE ARE NO TREES THAT ARE PROPOSED TO BE REMOVED FOR THIS PROJECT.
- PROPOSED AREA OF DISTURBANCE = 450 S.F. = 0.01 ac.
- EXISTING TOTAL IMPERVIOUS AREA = 6,126 S.F.
PROPOSED TOTAL IMPERVIOUS AREA = 6,436 S.F.
NET INCREASE IN IMPERVIOUS AREA = 310 S.F.
- AREA OF DISTURBANCE IS LESS THAN 1 Ac.
NET INCREASE IN IMPERVIOUS AREA = 310 S.F.
THEREFORE THIS PROJECT IS CLASSIFIED AS A MINOR PROJECT FOR THE PURPOSES OF STORMWATER MANAGEMENT.
- THERE ARE NO SLOPES THAT EXCEED 15% ON THE PROPERTY.
- PER THE NJDEP GEOWEB WEBSITE, THERE ARE NO WETLANDS WITHIN 150 FT. OF THE PROJECT AREA.
- ARCHITECTURAL INFORMATION OBTAINED FROM PLANS PREPARED BY: D.A. DENSON ARCHITECT, 25 CENTER STREET, CLINTON, NJ.
- NO WORK IS PROPOSED WITHIN THE RIGHT OF WAY.
- THERE ARE NO PROPOSED CHANGES TO THE EXISTING GRADES ON THE PROPERTY.

ZONING SCHEDULE : ZONE R-4

BULK ITEM:	REQUIRED	PROPOSED
MIN. LOT AREA	1 Ac.	0.920 Ac. *
MIN. IMPROVABLE LOT AREA	10,000 S.F.	7,946.16 S.F. *
MIN. LOT WIDTH	200 FT.	186.7 FT. *
MIN. LOT FRONTAGE	100 FT.	148.1 FT.
MAX. LOT COVERAGE (TOTAL IMPERVIOUS)	15%	16.04% **
PRINCIPAL BUILDING:		
MIN. FRONT YARD	75 FT.	76.03 FT.
MIN. SIDE YARD	20 FT.	38.08 FT.
MIN. SIDE YARD (COMBINED)	50 FT.	109.24 FT.
MIN. REAR YARD	75 FT.	56.7 FT. **
MAX. BUILDING HEIGHT (FEET)	35 FT.	32 FT.
MAX. BUILDING HEIGHT (STORIES)	2-1/2	2

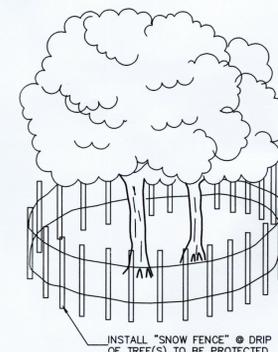
* DENOTES EXISTING NON-COMFORMANCE
** DENOTES PROPOSED NON-COMFORMANCE

A VARIANCE IS REQUIRED FOR THE EXISTING DECK WHICH IS LESS THAN THE REQUIRED 75 FT. REAR YARD SETBACK (BECAUSE THE DECK EXCEEDS 600 S.F.)

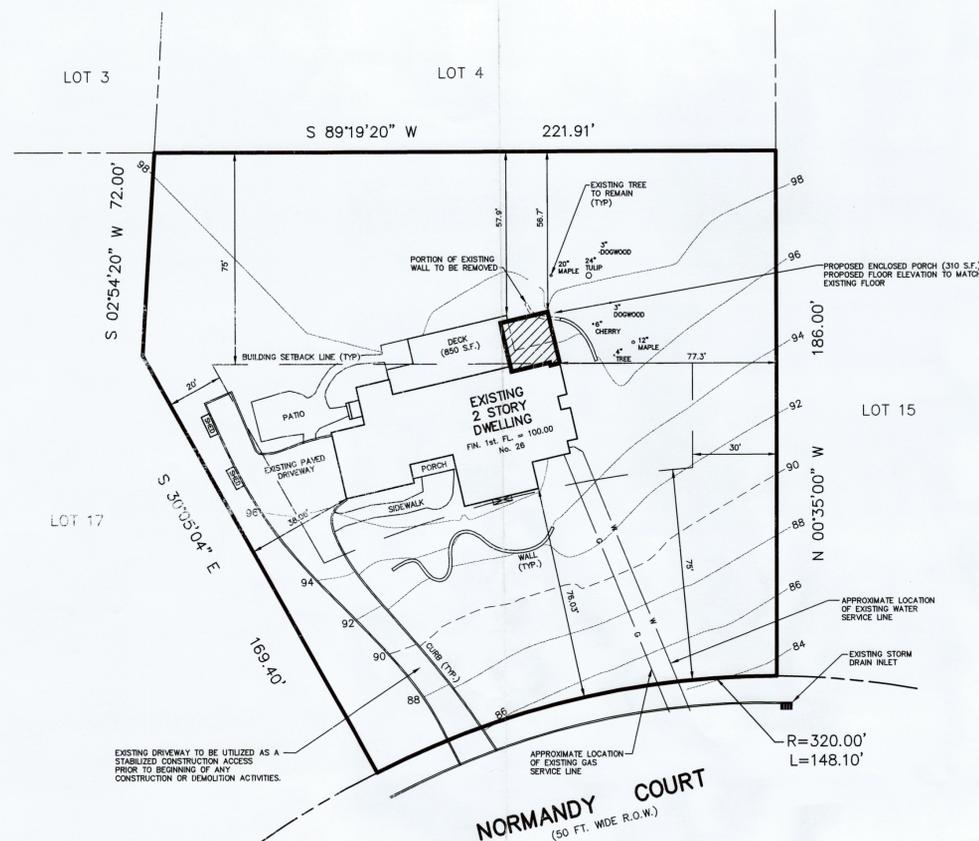
COVERAGE ANALYSIS:

EXISTING CONDITIONS	PROPOSED CONDITIONS
HOUSE, PORCHES = 3,040 S.F.	HOUSE, PORCHES = 3,040 S.F.
DRIVEWAY = 2,188 S.F.	DRIVEWAY = 2,188 S.F.
PATIO, SIDEWALK = 870 S.F.	PATIO, SIDEWALK = 870 S.F.
SHEDS = 48 S.F.	SHEDS = 48 S.F.
PORCH = 310 S.F.	PORCH = 310 S.F.
TOTAL = 6,126 S.F. = 15.27%	TOTAL = 6,436 S.F. = 16.04%

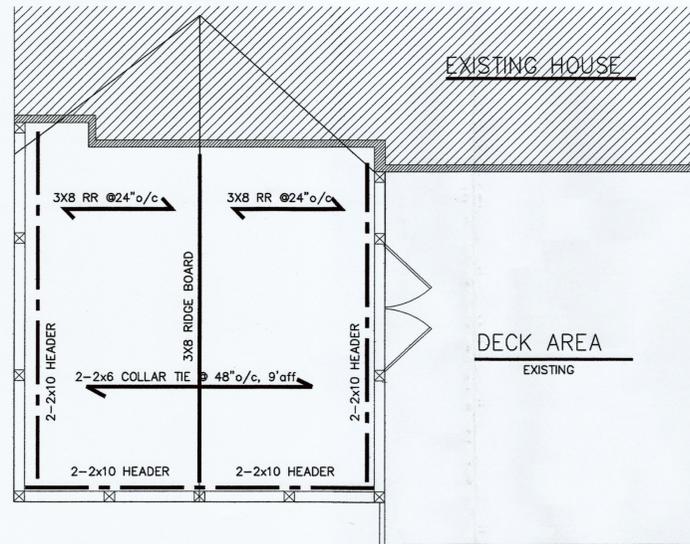
INCREASE IN IMPERVIOUS COVERAGE
6,436 S.F. - 6,126 S.F. = 310 S.F.



TREE PROTECTION DETAIL
NOT TO SCALE

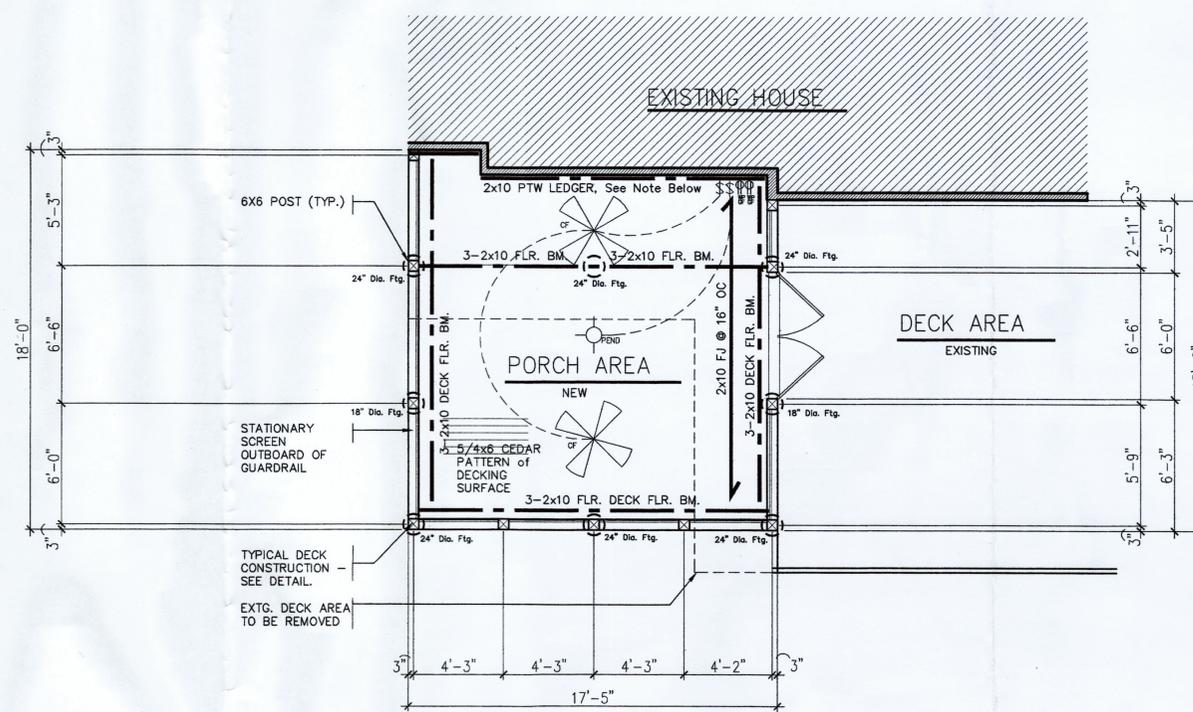


<p>PARKER ENGINEERING & SURVEYING P.C. 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876 PHONE: (908) 725-4400 - FAX: (908) 722-4401 E MAIL ADDRESS: PARKERE@aol.com</p>		<p>VARIANCE MAP 26 NORMANDY COURT TAX MAP LOT 16 BLOCK 3801 TOWNSHIP OF BERNARDS SOMERSET COUNTY, NEW JERSEY</p>	
<p>NO. DATE REVISION</p>		<p>STEPHEN E. PARKER NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187</p>	
<p>DRAWN BY PJD</p>	<p>CHECKED BY S.E.P.</p>	<p>SCALE 1"=30'</p>	<p>DATE 07-28-20</p>
<p>DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35866</p>		<p>FILE 14082</p>	<p>SHEET 1 OF 1</p>



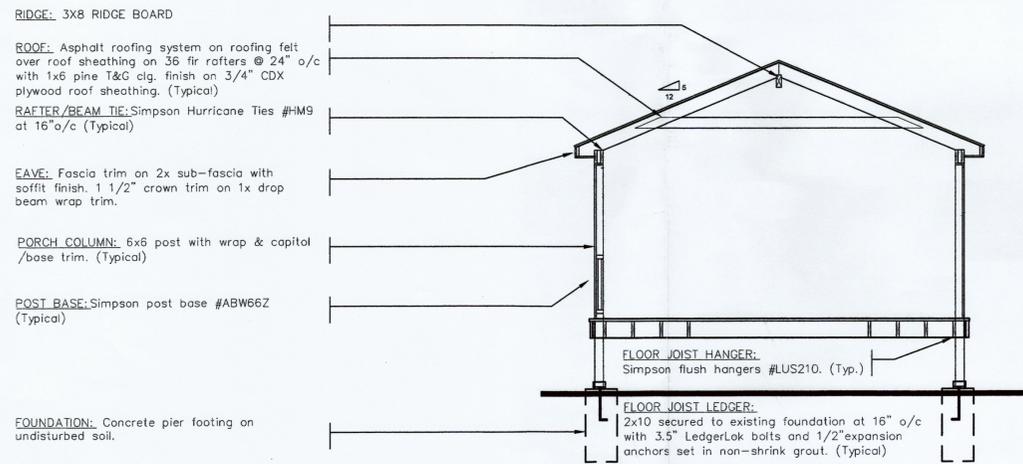
ROOF PLAN

1/4"



FOUNDATION AND FLOOR PLAN

1/4"



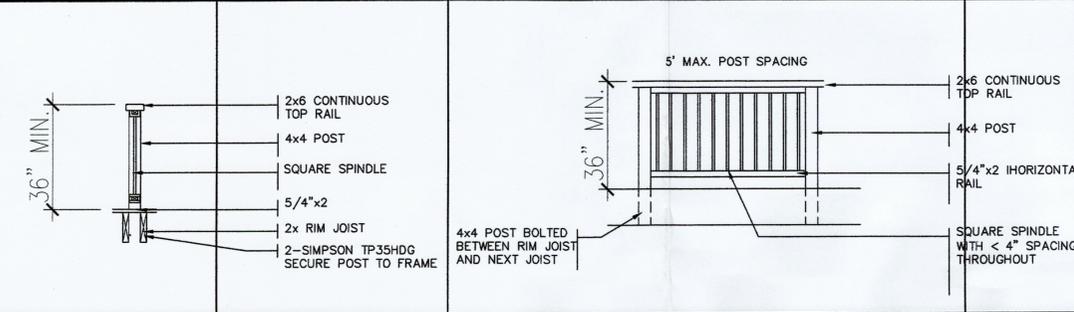
DECK / PORCH SECTION

1/4"



REAR ELEVATION

1/4"



GUARDRAILDETAILS nts

ELECTRICAL:
 1. Contractor shall provide all labor, materials and equipment necessary to install wiring, related fixtures, electric heat elements, and controls. All work shall be in conformance with the National Electric Code. Terminal hook-up is required at all fixtures, appliances, motors, fans and controls. All existing electrical systems (Panel, Meter, Service, etc...) shall be evaluated in the field by a qualified/Licensed Electrical Contractor for any required upgrades or modifications to accommodate the new construction and/or renovation work. It is the expectation that the existing Electrical Service will be sufficient.
 2. Electrical system layouts are diagrammatic, location of outlets and equipment is approximate. Exact routing of wiring, locations of outlets and equipment shall be governed by structural conditions. Wiring for equipment requiring maintenance and inspection shall be readily accessible.
 4. All electrical equipment, breakers, and time clock controls shall be properly labeled.
 6. Materials and equipment shall be new and by listed UL manufacturers.
 7. Verify and locate all receptacles prior to the installation of finish.
 8. Install all receptacles at 1'0" to center line above finished floor unless otherwise noted.
 9. Install light switches at 3'6" to center line above finish floor unless otherwise noted.
 11. Provide GFI outlets as indicated and required.
 12. All fixtures and equipment install outdoors and exposed to weather shall be weatherproof.
 14. Provide light fixtures per owner's selection.

LIGHTING FIXTURE KEY:
 SM Surface mounted ceiling fixture
 PM Pendant mounted ceiling fixture
 WS Wall Sconce
 RH Recessed downlight
 CF Ceiling Fan (with light)
 D Dimmer Switch
 TL Tread Light

GENERAL NOTES AND SPECIFICATIONS:
 1. All codes having jurisdiction shall be strictly observed through the construction of the project. All applicable state, local building, zoning, and fire codes shall be adhered to.
 2. Details and sections on the drawings are shown at specific locations and are intended to show general construction throughout. Modifications to be made by the contractor will be required to accommodate minor variations.
 3. The contractor shall verify and protect all service lines from damage.
 4. The Architect shall not be responsible for the results of any errors, discrepancies, or omissions in the Contract Documents, of which the contractor failed to notify the Architect before construction and/or fabrication of the work.
 7. The contractor shall verify all dimensions and job conditions at the job site.
SITE WORK:
 1. The presumptive soil bearing capacity is 3000 psf on undisturbed, virgin soil.
 2. Do not backfill until concrete has sufficiently cured.

CONCRETE:
 1. All concrete shall comply with the requirements of the ACI Building Code (ACI 318) "Building Code Requirements for Reinforced Concrete."
 2. All concrete shall be ready-mix and have a minimum compressive strength of 3000 psi at 28 days. Pre-mixed concrete (Ready Mix) is acceptable.
 3. Anchorage is to be provided as required.
CARPENTRY:
 1. All wood and wood construction shall comply with:
 a. National Forest Products Assoc. - Design Spec. for Wood
 b. American Wood Preservers Association
 2. All exterior structural lumber shall be pressure treated (ACO) #1 Southern Yellow Pine unless otherwise noted.
 3. The DESIGN LOADS for framing members are as follows:
 Star landings and platforms LL= 40 psf
 Exterior Decks LL= 40psf

NOTES:
 1. Handrails shall be located at all stair locations with four or more risers. The handrail itself shall be a 1 1/2" diameter, graspable surface, mounted 34" above the walking surface with not less than 1 1/2" clear space between the handrail and the adjacent wall or surface. The handrail height, measured vertically from the sloped plane adjoining the tread nosing shall not be less than 30" or greater than 38". The handrail shall be continuous for the length of the stair from the top riser to the lowest riser and shall be returned or shall terminate in a newel post or safety terminal.
 2. Guardrails shall be provided at all locations where the open side of an elevated walking surface presents the possibility of an accidental fall. A guardrail must be provided at all elevation changes of 30 inches or more. The Guardrail height shall be 36". Guards at stair shall be min. 34" high as measured vertically along a line connecting the leading edges of the treads. Guards installed at the triangular space where riser, tread, & rail meet shall not allow passage of a 6" diameter sphere. Guards on the open side of stair shall not allow the passage of 4" diameter sphere.
 3. Balusters shall be provided within the guardrail system in such a manner that a sphere with a diameter of 4" cannot pass through any opening.
 4. Stairs shall be constructed with the maximum riser height of 8 1/4" and the minimum tread depth of 10", with closed risers having a minimum 1" nosing.
 5. Ledgers shall be 2x pressure treated wood, and secured to the existing rim joist with 3 5/8" LedgerLok fasteners at 16" on center (staggered) and doubled on ends. Vertical deck flashing (polyvinyl chloride) shall be installed and sealed applied to make the connection weather tight.
 6. Install Teco Hangers as per manufacturers instructions at all flush joint conditions.

ROOFING:
 1. Roofing material shall match existing and have a minimum 30 year warranty.
 2. Roof ventilation shall be achieved by the installation of continuous ridge vents in conjunction with soffit venting.
 3. Roof underlayment shall consist of minimum 30# roofing felt with minimum 12" lap at all seams.
 4. Ice Dam Protection shall be achieved by the installation of bituminous waterproofing underlayment in 36" strips at all eave edges, rake edges, vertical faces, ridges, valleys and roof penetrations. Ice dam material shall extend a minimum of 24" up roof past the exterior surface of the exterior walls.
 5. Flashing shall consist of copper sheet product to be installed over underlayment. Flash up vertical faces a minimum of 12".
 6. A cricket with minimum 4:12 pitch shall be installed as required at all chimney faces, dead valleys, vertical faces, etc...

THERMAL AND MOISTURE PROTECTION:
 1. The American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals shall govern.
 2. Install flashing and sheetrock in compliance with the "Architectural Sheetmetal Manual" by SMACNA.
 3. Backpoint flashings with bituminous point where expected to be in contact with cementitious materials or dissimilar metals.
 4. Roof valley flashing shall extend at least 11" from the center line each way. Sections of flashing will have an end lap of 4" (minimum).
 5. Asphalt roofing shingles shall be fastened according to the manufacturer's printed instructions but not less than 2 nails per shingle.
 6. At hips and valleys, where enclosed attics and enclosed rafter spaces are formed and where ceilings are applied directly to the underside of roof rafters, shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow.

BUILDING DATA:
 Use Group: R-5 IRC-NJ 2018
 Construction Class: 5B Frame
 Porch Area New: 297 SF

NOTE: ZONING INFORMATION & SURVEY BY OTHERS.

REVISED DEPTH	7-17-20
NO. REVISION / SUBMISSION	DATE

D. A. DENSON ARCHITECT
 28 CENTER STREET
 CLINTON, NEW JERSEY
 (908) 730-7881

BECHT PORCH
 26 NORMANDY COURT
 BASKING RIDGE
 NEW JERSEY

PLANS & SPECIFICATIONS

NJ LIC. NO. 12150	DRAWN: LD	SHEET NO. A-10
CHECKED: DD	DATE: 07/17/20	1 OF 1 COMM. NO. 854.559