

BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION
Regular Meeting of November 23, 2020-7 pm

The Environmental Commission meeting for November 23, 2020 will be conducted using Zoom Video Conferencing. The public will be able to view the meeting live by clicking on this link at 7:00 PM :

<https://us02web.zoom.us/j/88697309611?pwd=N09VUEFFaE44NUVVM0YzT2wvSnN2dz09>

Or by calling 1-646-558-8656 and entering Meeting ID: **886 9730 9611**: and Passcode: **889531**
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. They will be read during the public comment section.

Meeting Agenda

- 1. Call to Order**
- 2. Open Public Meeting Statement**
- 3. Flag Salute**
- 4. Roll Call**
- 5. Approval of EC meeting minutes regular – [October 26, 2020](#)**
- 6. Reports and Miscellaneous Correspondence**
 - [154 Old Farm Road](#) ZB-20-018
 - [203 Whitenack Road](#)-NJDEP-Wetlands General Permit #24
 - [300 N. Maple Avenue](#) -LOI
 - [Residence at Mountain View](#)-TWA
- 7. Old Business**
 - a. [Moye-PB 17-001-11 Mountain Rd](#)-revised plans
- 8. New Business**
 - a. **Applications**
 - i. [DiNardo-ZB 20-017 282 Stonehouse Rd](#) Lot coverage & Setback variances for 3- Season porch
 - ii. [Cohen-ZB20-018 154 Old Farm Rd](#) Front Yard setback variance for addition
 - iii. [Boyle-ZB 20-022 60 Walnut Circle](#) – Variance for pool not located behind rear building line of adjacent dwellings
 - iv. [Raymond-ZB 20-023 22 Monroe Place](#)- Raze existing structure, build new dwelling. Min lot size and min. lot width
- 9. Comments by Public**
- 10. Comments by Members**
- 11. Adjournment**

Kelly Julian, 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 – October 26, 2020 – 7pm

CALL TO ORDER

Chairperson Ann Parsekian called the meeting to order at 7:05 pm via Zoom Conference call in accordance with the Open Public Meeting Act of 1975.

FLAG SALUTE

All those assembled saluted the flag.

ROLL CALL

Present: Debra DeWitt, Nancy Cook, John Crane, Joan Harris, James LaMaire, Ann Parsekian, Alice Smyk, Jane Conklin (7:05pm), **Mahwish Mustafa (7:44 pm)**

Absent: None

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

APPROVAL OF MEETING MINUTES

Motion to approve the September 28, 2020 minutes made by Debra DeWitt, seconded by Joan Harris. Nancy Cook abstained. All in favor, motion carried.

REPORTS & MISCELLANEUS CORRESPONDENCE

None

NEW BUSINESS

- a. **Bernards Plaza Associates-PB 20-003-403 King George Road** – Prelim/Final Site Plan Approval for active and passive recreation amenities.

John Crane recused himself at 7:06 pm. There was discussion surrounding the Township walking trails. Comments to be prepared regarding regular inspection and maintenance, public access and accommodations for public parking and restrooms.

Motion by Nancy Cook, seconded by Jane Conklin.

All in favor, motion carried.

- b. **Porcelli-ZB 20-019-19 Southard Place**– Rear setback variance to add 2 car garage.

Comments to be prepared based on Master Comment #4 with some modification. The Commission would ask the Board to remind the applicants that they are virtually at capacity on lot coverage and that any future additions such as patios, sheds, pools or any other impervious surface coverage items would put them over the limit. The Commission suggests they discuss this with the applicant and perhaps the applicant may want to consider reducing the amount of impervious surface coverage.



Bernards Township Environmental Commission



Motion by Alice Smyk, seconded by Debra DeWitt .

All in favor, motion carried.

- c. **Clark-ZB 20-020-35 Old Farm Road** – Relief from setback requirements related to zone 2 stream buffer.

Discussion surrounding mailing out a flyer encouraging residents to check their property to see if they have a buffer. Comments to be prepared asking for assurance of a double row of silt fencing.

Motion by Debra DeWitt, seconded by John Crane.

All in favor, motion carried.

COMMENTS BY MEMBERS

Discussion surrounding communication with the public. Ideas including putting together communications to the public like paragraphs or flyers on different topics the public would be interested in or a one page flyer about the holidays and how to recycle and reuse materials.

Ann Parsekian discussed updating the Master Comments. The Board of Adjustment Annual Report should be reviewed by the Environmental Commission and every application should be analyzed and recommendations made. An estimated 40% applications had lot coverage requests. There was also discussion about a Master plan review and the Planning Board videos all being posted on the website. The Planning Board Secretary could forward future agendas regarding any environmental concerns

Mahwish Mustafa started a conversation about environmental holiday fun including pumpkin smashing day for Halloween.

PUBLIC COMMENT

No comments.

ADJOURNMENT

Meeting was adjourned at 8:36pm by Nancy Cook, seconded by Debra DeWitt. All in favor, motion carried.

Respectfully submitted,
Kaitlin Cartoccio, Meeting Secretary



Bernards Township Environmental Commission

TO: Zoning Board Chairperson and Members

FROM: Ann Parsekian, Chairperson
Bernards Township Environmental Commission

DATE: October 27, 2020

RE: Applications review

The Environmental Commission reviewed these applications at their October 26, 2020 meeting and forwards the following comments.

Porcelli, ZB 20-019

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

The EC would ask the Board to remind the Applicant that they are at capacity on lot coverage and that any future additions such as patios, sheds, pools or any other impervious surface coverage items would put them over the limit. The Commission suggests this be discussed with the Applicant and perhaps the applicant may want to consider reducing the amount of impervious surface coverage.

Clarke, ZB 20-020

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

The EC recommends that two rows of silt fence be used due to the proximity of the project to the small stream.



Bernards Township Environmental Commission

TO: Planning Board Chairperson and Members

FROM: Ann Parsekian, Chairperson
Bernards Township Environmental Commission

DATE: October 27, 2020

RE: **Bernards Plaza Associates**
PB 20-003
403 King George Rd
Block 8501, L39, 43, 44

The Environmental Commission reviewed this application at their October 26, 2020 meeting and submits the following comments:

The EC notes the construction of a proposed mulch path and recommends that it be inspected and maintained on a regular basis to assure the depth of the mulch remains sufficient for proper performance of the path. The EC notes the plan to connect the path to existing Bernards Township trails, and requests assurances from the Applicant that the proposed mulch path will be accessible to the public. In connection with public access to the path, the EC recommends discussion with the Applicant concerning accessible public parking and restrooms.

Cc: David Schley, Township Planner
Cyndi Kiefer, Secretary; for distribution to PB members And Attorney to the applicant

9 Nov 20

David Schley, Township Planner
277 South Maple Avenue
Basking Ridge, New Jersey
07920

Re: Cohen and Mital Patel-Cohen
Block 202, Lot 16 154 Old Farm Road
Variance Application #ZB20-018



Jonathon E. Booth
Architect

T 908 204-9527
33 Bullion Road
Basking Ridge, New Jersey
07920
jebarc@verizon.net

Dear Mr. Schley,

The variance application and supporting materials originally submitted on this application sought variance relief to permit construction of an addition. The variance is to allow a front yard setback of 77.5', where a minimum of 100' is required, and 46.6' presently exists.

I wish to inform that in addition to this variance, a second variance request will be sought to permit construction of a swimming pool. The proposed pool will not satisfy the requirements of Section 21-18.1, which states that "the pool shall be located behind the rear building line of existing residential structures on adjoining lots".

Amended drawings and supporting documents describing the proposed pool were included in the variance package on Thursday, November 5th, 2020. Also at this time, a steep slope map and slope analysis in accordance with Section 21-14.2b, and as requested in your correspondence of October 13th, 2020, was provided.

Please contact me with any questions on this application as amended.

Sincerely,

Jonathon E. Booth, Architect

Cc David Cohen
Mital Patel Cohen

EC

PK ENVIRONMENTAL
Planning & Engineering
PO Box 1066, 205 Main Street
Chatham, New Jersey 07928

Sandra E. Kehrley, PE, CFM
John P. Peel, PP

tel (973) 635-4011
fax (973) 635-4023

PUBLIC NOTICE
NJDEP Wetlands (FWW) General Permit #24

TO: Bernards Township Clerk, Bernards Township Construction Official, Bernards Township Environmental Commission, Bernards Township Planning Board, Somerset County Planning Board, and Property Owners Within 200-Foot of Block 4601 Lot 10 in Bernardsville Borough

DATE: November 4, 2020

RE: NJDEP Freshwater Wetlands (FWW) General Permit #24 Application
Block 4601 Lot 10 (203 Whitenack Road)
Bernards Township, Somerset County, NJ
Applicant/Owner: Todd D. Middleton

This letter provides you with legal notification that Todd Middleton has submitted an application to the NJDEP Division of Land Resource Protection for authorization of a Wetlands General Permit #24 for construction of an individual subsurface sewage disposal (septic) system within an NJDEP regulated transition area (TA). Also enclosed is a copy of the "Proposed Septic System Design" plan, prepared by David E. Fantina, PE.

The NJDEP welcomes comments and any information that you may provide concerning the proposed on-site septic improvements, and if there are any comments or questions regarding this application, please submit your written comments to the address below.

NJDEP Division of Land Resource Protection
Mail Code 501-02A, PO Box 420
Trenton, NJ 08625-0420
Attn: Somerset County Supervisor

Sincerely,

PK ENVIRONMENTAL

John Peel, P.P.

ENC

cc: NJDEP DLRP
Todd Middleton (Owner/Applicant)

CERTIFIED MAIL

RECEIVED

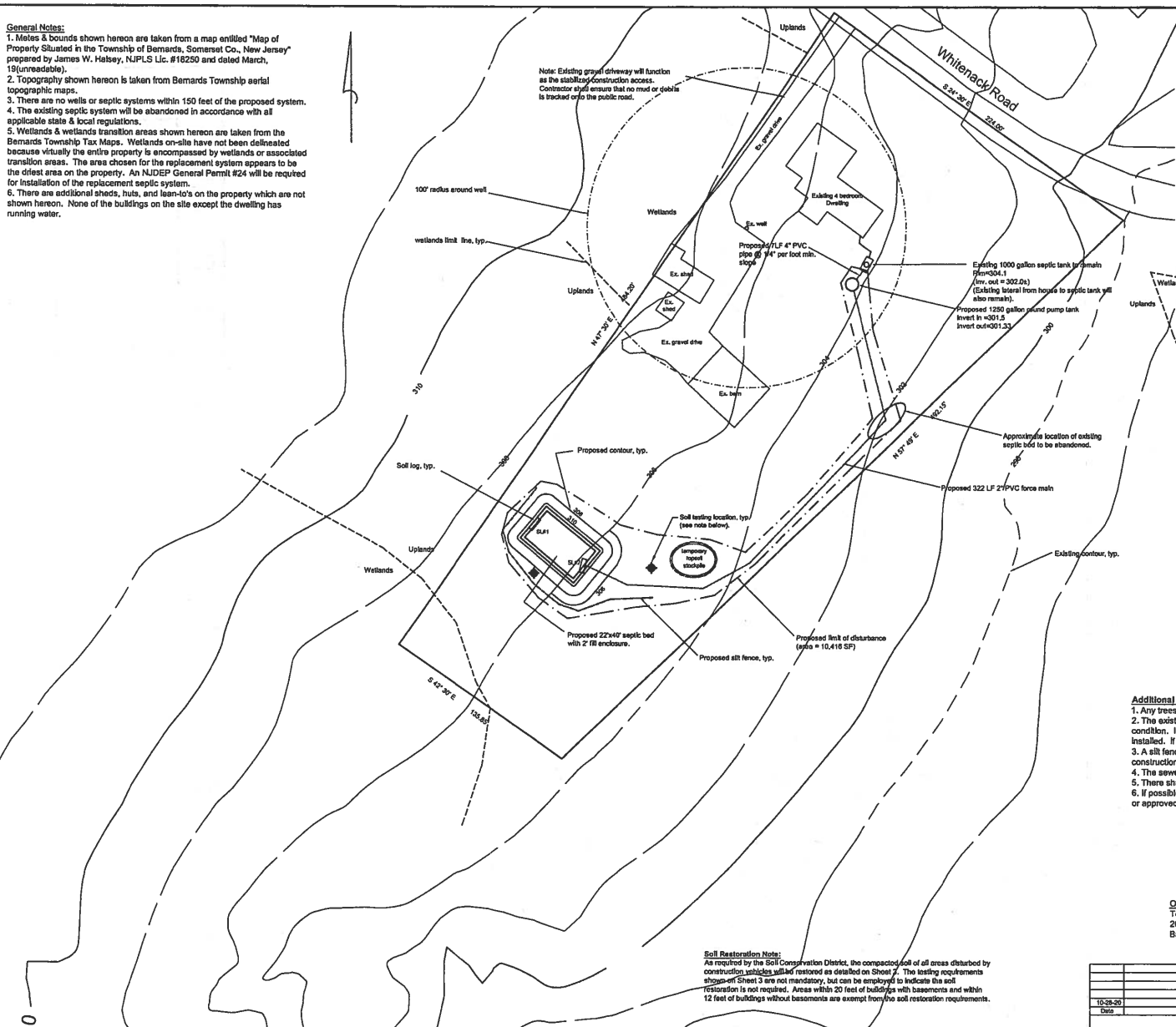
NOV 6 2020

BERNARDS TOWNSHIP ENGINEERING

General Notes:

1. Metes & bounds shown hereon are taken from a map entitled "Map of Property Situated in the Township of Bernards, Somerset Co., New Jersey" prepared by James W. Halsey, N.J.P.L.S. #18250 and dated March, 19(unreadable).
2. Topography shown hereon is taken from Bernards Township aerial topographic maps.
3. There are no wells or septic systems within 150 feet of the proposed system.
4. The existing septic system will be abandoned in accordance with all applicable state & local regulations.
5. Wetlands & wetlands transition areas shown hereon are taken from the Bernards Township Tax Maps. Wetlands on-site have not been delineated because virtually the entire property is encompassed by wetlands or associated transition areas. The area chosen for the replacement system appears to be the driest area on the property. An NJDEP General Permit #24 will be required for installation of the replacement septic system.
6. There are additional sheds, huts, and lean-tos on the property which are not shown hereon. None of the buildings on the site except the dwelling has running water.

Note: Existing gravel driveway will function as the stabilizing construction access. Contractor shall ensure that no mud or debris is tracked onto the public road.



Disposal system Notes:

1. All work is to be done in accordance with the current municipal and state code.
2. Location of all disposal components to be staked by design engineer prior to construction.
3. Grade area to divert surface water away from disposal area.
4. Any amended or compacted soil surface which have been produced on the bottom or sidewalls of the excavation shall be removed to expose a fresh soil surface which is rough and uneven.
5. Filter material shall be washed gravel, crushed stone or clean bank run gravel ranging in size from 3/4\" to 2 1/2\", free of fines, dust, ashes, or clay.
6. Filter material shall be covered with filter fabric (Mifflin #140n or equivalent) or 4\" thick salt hay. Edges of adjacent sheets of filter fabric shall overlap 6\".
7. Backfill shall be of earth similar to that found at the site and shall be free of large stones, broken masonry, stumps and other waste materials.
8. Distribution box access openings which will be more than 18\" below finished grade shall have those access openings extended, so these openings are within 12\" & 18\" of the finished ground surface.
9. No heavy machinery (rubber tire) allowed on bed or trenches during or after construction.
10. Garbage grinders are prohibited in the dwelling.
11. An in-place percolation test will be conducted by the design engineer in the suitable fill material.

Inspection Schedule/As-Built Notes:

1. In order to prepare an as-built drawing in compliance with local requirements, the design engineer and health department must observe the following phases of construction: curtain drain installation, open excavations, permeability or percolation tests conducted in select fill material in 2\" lifts, select fill before placement of stone, septic tank, distribution box, and piping prior to backfilling, operation of pumps and alarm systems, water testing of pressure distribution networks prior to backfill, air testing of pressure dose line, and final grading.
2. The contractor shall provide 48 hours notice to the engineer and Health Department for each phase of work.
3. Upon completion of construction, the engineer shall provide the Board of Health with an As-Built Plan referencing all disposal components.

Pump & Pump Pit Notes:

1. Contractor must contact Health Department prior to electrical wiring & installation of components.
2. All openings in pump pit and septic tank to be sealed with Embraco 636 Grout or equivalent and covered on outside with tar.
3. A gas tight seal shall be provided where the electrical conduit enters the pump pit.
4. Provide level controls at heights indicated for pump pit. Pump shall be Hydromatic SK 30 or equivalent.
5. Provide high water alarm (bell & light) inside building with automatic reset silencing switch on separate dedicated circuit.
6. Pump to be capable of 88 gpm @ 14 feet total dynamic head.
7. All electrical service lines from the house to the pump pit shall be under ground and protected by electrical conduit.
8. Electrical connections for pump to be made outside the pump pit in NEMA 3 enclosure mounted on adjacent post.
9. Provide pump pit and alarm with separate circuit from building under ground; all electrical work to be done in accordance with the N.E.C.
10. Inside of pump pit to be sealed with two coatings of an appropriate inert coating (see septic tank notes).
11. Provide cast iron sanitary manhole cover for pump pit.

Notes Regarding Sewer Lines & Distribution Lines:

1. Minimum slope of sewer lines shall be 1/4\" per foot.
2. Disposal piping:
 - a. Slope of pipe in disposal system shall be 0.2\"/100 feet.
 - b. Loop or cap ends of distribution lines.
 - c. Notes in adjacent laterals shall be offset by 1/2\" of hole spacing.
 - d. All joints shall be watertight.
3. Perforated PVC inspection ports with threaded caps to be set in the ends of the disposal bed.
4. 2\" PVC forcemain to be PVC pipe. Piping & joints to be capable of 100 psi minimum pressure rating.
5. 2\" forcemain shall be installed a minimum of 36\" below grade.
6. Perforated PVC inspection ports with threaded caps to be set in the ends of the disposal bed.

Additional Notes:

1. Any trees within 10 feet of the septic bed must be removed.
2. The existing septic tank shall be inspected to make sure that it is good working condition. If there are any cracks, or deficiencies found a new tank will have to be installed. If there is not a locking to grade present on the tank, one must be added.
3. A silt fence shall be installed as shown on the plan and remain until completion of construction and all disturbed areas are completely stabilized.
4. The sewer lateral shall be encased in a sleeve under the driveway.
5. There shall be no garbage disposal in the dwelling.
6. If possible, the existing septic tank shall be provided with a polylok 625 effluent filter or approved equal.

Soil Restoration Notes:

As required by the Soil Conservation District, the compacted soil of all areas disturbed by construction activities shall be restored as detailed on Sheet 2. The testing requirements shown on Sheet 3 are not mandatory, but can be employed to indicate the soil restoration is not required. Areas within 20 feet of buildings with basements and within 12 feet of buildings without basements are exempt from the soil restoration requirements.

Owner/Applicant:
Todd Middleton
203 Whitenack Road
Basking Ridge, NJ 07920

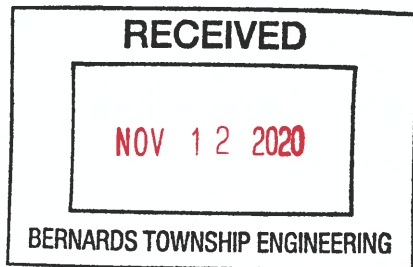
| | | |
|----------|-----------------------|----|
| 10-28-20 | Per Health Department | DT |
| Date | Revised | By |

Proposed Septic System Design &
Soil Erosion & Sediment Control Plan
LOT 10 in BLOCK 4601
Bernards Township
Somerset County New Jersey
DAVID E. FANTINA, P. E.

Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924
Scale 1\" = 30'
Date 10-14-2020
Middleton.dwg
Sheet 1 of 3
NJPE Lic#32395

November 3, 2020

Via Certified Mail



RE: **Application for a NJDEP
Freshwater Wetlands Letter of Interpretation
Presence/Absence Footprint of Disturbance
Flood Hazard Area Applicability
Determination and Riparian Zone Verification
Proposed Parking Lot Expansion
300 North Maple Avenue
Block 803, Lots 2, 3, 5, 6 and 23
Bernards Township
Somerset County, New Jersey
BENJ File No. J200554**

Dear Interested Party:

This letter is to provide you with legal notification that an application for a freshwater wetland Letter of Interpretation presence/absence footprint of disturbance, a flood hazard area applicability determination and a riparian zone verification will be submitted by Verizon Global Real Estate to the New Jersey Department of Environmental Protection (NJDEP), Division of Land Use Regulation Program for the development shown on the enclosed plan. The regulated activities for which Verizon Global Real Estate requests NJDEP approval are associated with the conversion of an existing tennis court to parking lot with an associated driveway located at the above address.

The complete permit application package can be reviewed at the municipal clerk's office in the municipality in which the site subject to the application is located or by appointment at the Department's Trenton Office. In addition, an electronic copy of the initial application can be provided via an OPRA request by contacting <https://www.nj.gov/dep/opra/opraform.html> from the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 45 calendar days of receiving this letter to:

New Jersey Department of Environmental Protection
Division of Land Use Regulation
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625
Attn: Bernards Township Supervisor

When the NJDEP has decided the application qualifies for approval under the Freshwater Wetlands Protection Act Rules, the NJDEP will notify the Township clerk of the final decision on the application.

Please call me at (908) 668-8300 if you have any questions regarding this application.

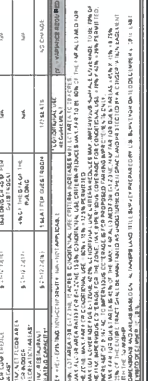
Sincerely,

BOHLER ENGINEERING NJ, LLC

Micelle Measday
Senior Environmental Specialist

MSM/gs - G:\2020\J200554\Admin\@Submission Packages\NJDEP - 2020-11-03 - FHA AD + FW LOI P-A\04 Notification Ltr.docx

Enclosure



EC

GLADSTONE DESIGN, Inc.

Consulting Engineers
Land Surveyors
Landscape Architects
Land Planners

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
T: (908) 234-0309
F: (908) 719-3320
www.gladstonedesign.com

Ronald A. Kennedy, P.E.; P.P.; CME; LEED AP
Kurt T. Hanie, P.L.S.
Robert C. Morris
Robert C. Moschello, P.E.

October 16, 2020
596-01

~~Ms. Leslie Math~~

Secretary- Environmental Commission
Bernards Township
Engineering Services Building
277 South Maple Avenue
Basking Ridge, NJ 07920

Re: The Residences at Mountain View
Block 11301, Lot 1 & 5
Bernards Township, Somerset County, New Jersey

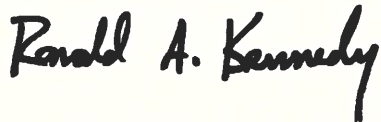
Dear Ms. Math:

This letter is to provide the required public notification of a Treatment Works Approval Permit Application/Sanitary Sewer Extension for the above referenced project. "The Residences at Mountain View" contains three (3) multi-family unit buildings, one (1) clubhouse, sixty (60) townhouses and associated site improvements located in Bernards Township, Somerset County, New Jersey. The property encompasses a total of 71.39 acres of which 23.6 acres is to be used for the development. The property is located to the South of New Jersey Interstate Highway Route 78 and West of Liberty Corner – Martinsville Road. This portion of the project is proposing to discharge 63,422 gpd into an existing sanitary sewer main located on the site.

Should you have any questions, please do not hesitate to contact this office.

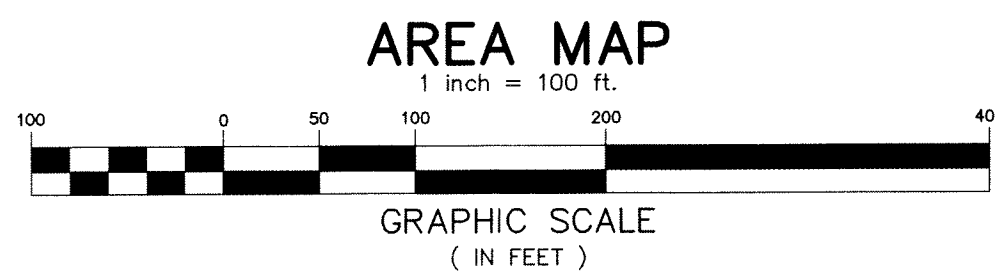
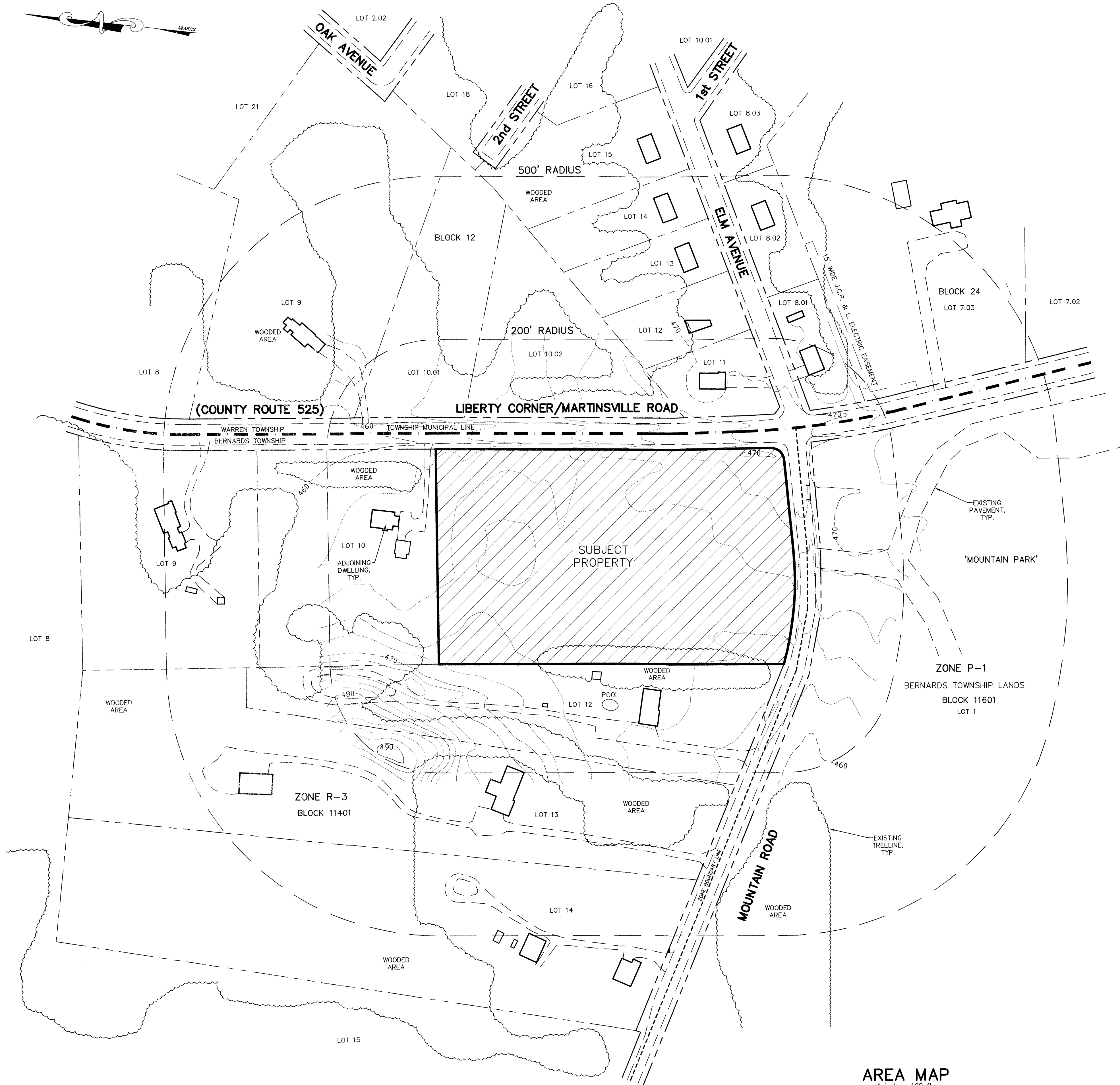
Sincerely,

GLADSTONE DESIGN, INC.



Ronald A. Kennedy, P.E.

CERTIFIED MAIL - RETURN RECEIPT REQUESTED



SOILS SURVEY MAP

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

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 | OLVERAA, 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

Stamp area for Somerset County acceptance.

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 & HOLLOWAY ASSOCIATES, WILLIAM G. HOLLOWAY, N.J.P.L.S. No. 27473 DATED MAY 4, 1989. ADDITIONAL BOUNDARY INFORMATION WAS OBTAINED FROM DEED INFORMATION FILED IN THE SOMERSET COUNTY CLERK'S 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 L-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. 34035C0306E, 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: MoB - 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. 1802-18-0004.1.
- 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 ASSESSOR'S 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 |
|-----|----------|---------------------|
| 5 | 11/05/20 | PER CLIENT |
| 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. 35866

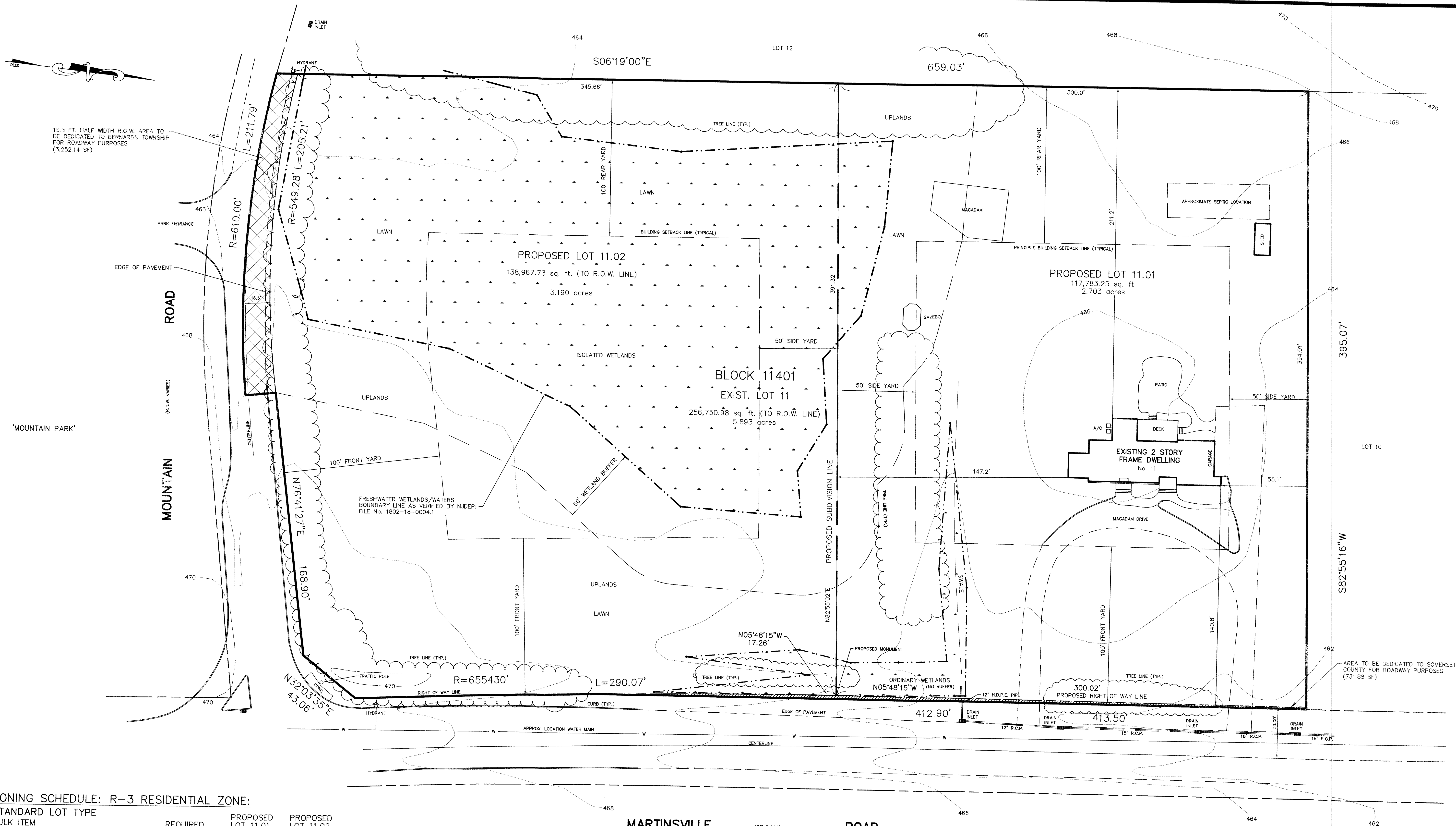
PARKER
ENGINEERING & SURVEYING P.C.
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
PHONE: (908) 725-4400 - FAX: (908) 722-4401
E MAIL ADDRESS: PARKERES@AOL.COM

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

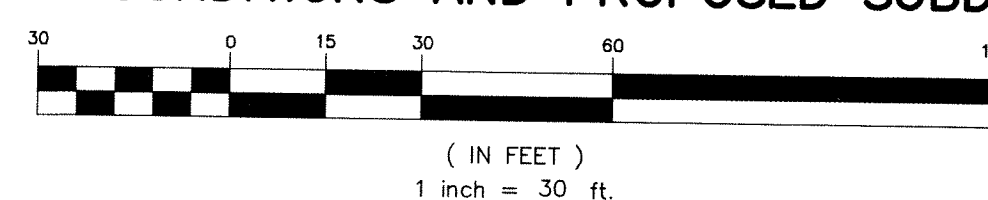
| BULK ITEM | REQUIRED | PROPOSED LOT 11.01 | PROPOSED LOT 11.02 |
|---|-------------|--------------------|--------------------|
| PROPOSED LOT 11.01 | | | |
| 1. MIN. LOT AREA | 2 Ac. | 2.703 Ac. | 3.190 Ac. |
| 2. MIN. LOT WIDTH (1) | 250 FT. | 300.0 FT. | 395.0 FT. |
| 3. MIN. LOT FRONTAGE | 125 FT. | 300.0 FT. | 374.1 FT. |
| 4. MAX. LOT COVERAGE (TOTAL IMPERVIOUS) | 15 % | 11.1 % | 6.6 % |
| PRINCIPAL BUILDING | | | |
| 5. MIN. FRONT YARD | 100 FT. | 140.8 FT. | 101.0 FT. |
| 6. MIN. SIDE YARD (ONE) (2) | 50 FT. | 55.1 FT. | 148.0 FT. |
| MIN. SIDE YARD (BOTH) | 100 FT. | 202.3 FT. | 148.0 FT. |
| 7. MIN. REAR YARD | 100 FT. | 211.2 FT. | 252.3 FT. |
| 8. MAX. BUILDING HEIGHT (FEET) | 35 FT. | 34 FT. | 34 FT. |
| 9. 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.

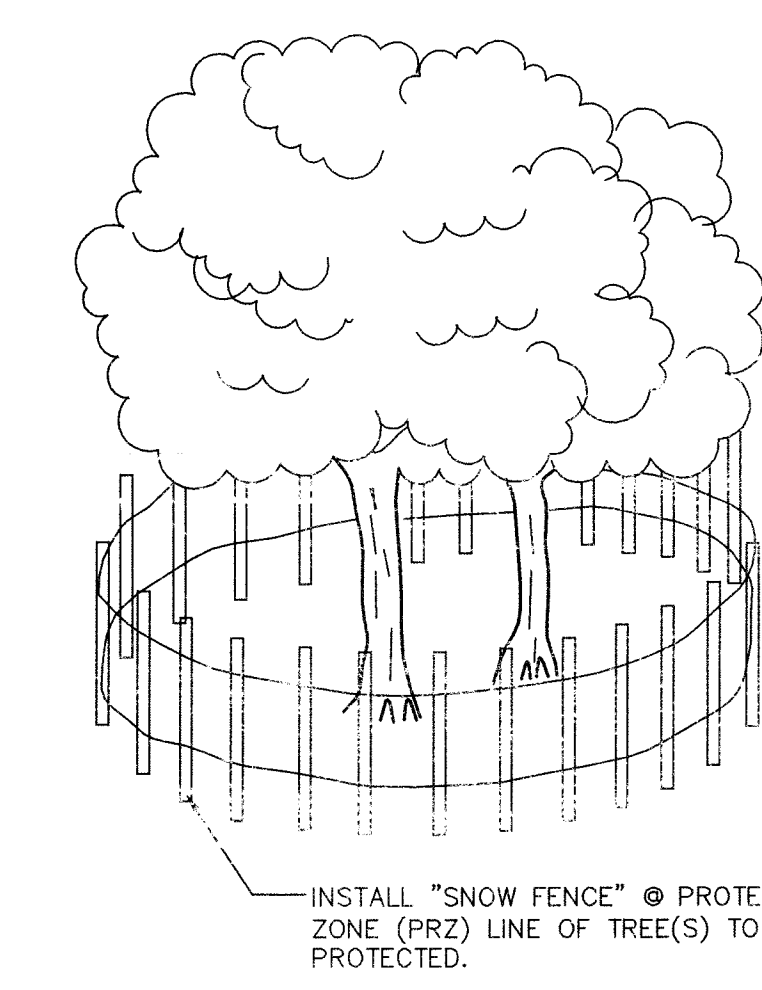
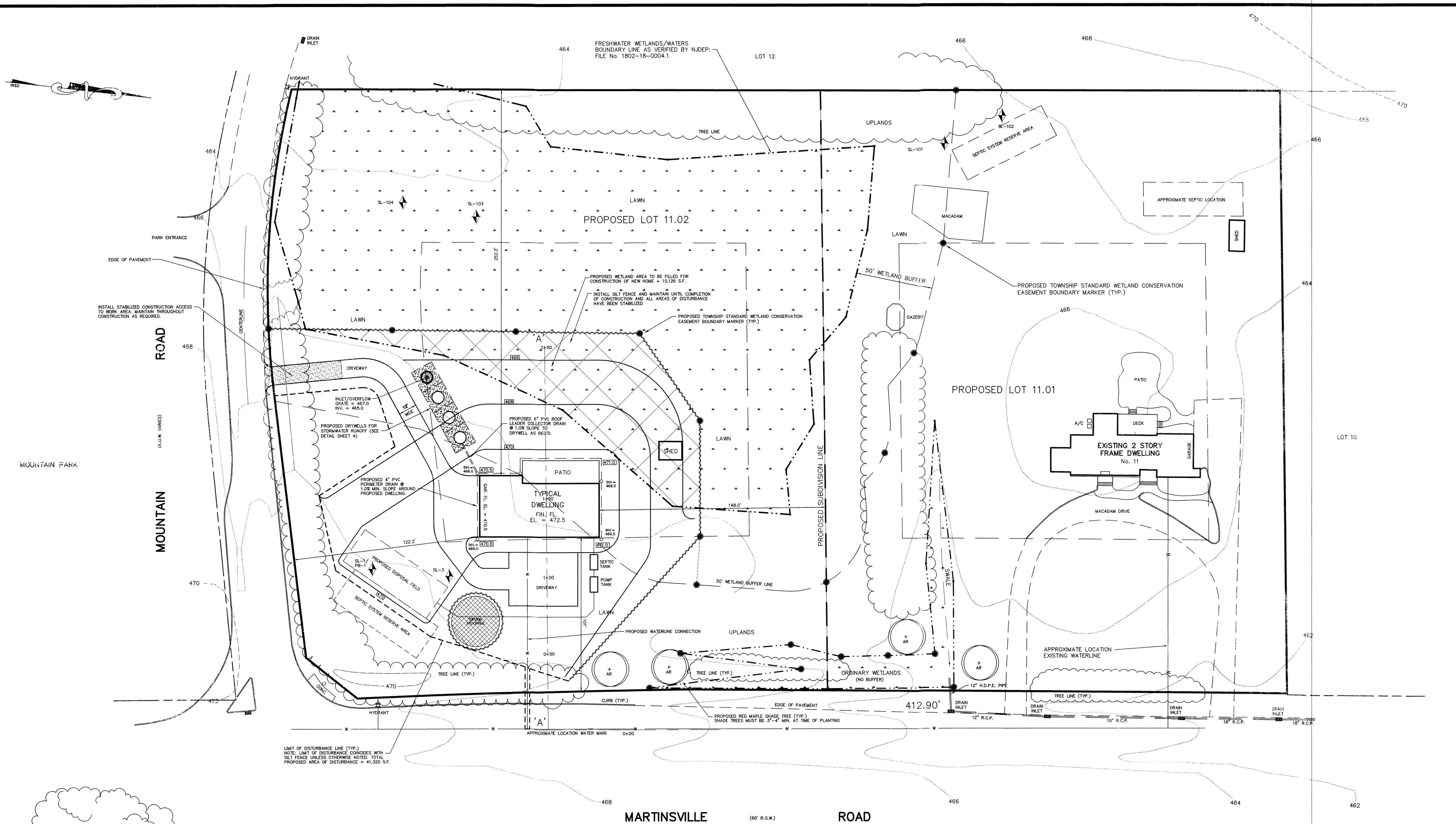
EXISTING CONDITIONS AND PROPOSED SUBDIVISION



| | | |
|---|----------|---------------------|
| 5 | 11/05/20 | PER CLIENT |
| 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 |
| NO. | DATE | REVISION |
| | | |
| DANIEL E. PARKER | | |
| NEW JERSEY LAND SURVEYOR LIC. NO. 35866 | | |

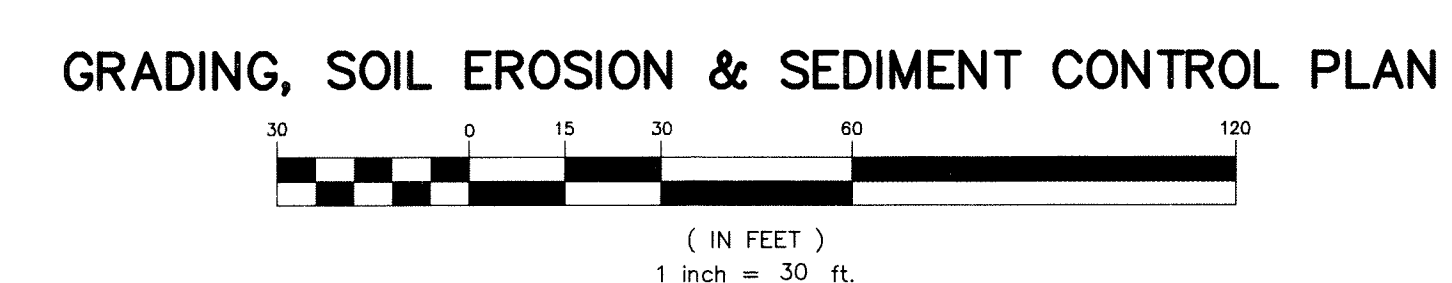
| | | |
|--|------------|----------|
| | | |
| ENGINEERING & SURVEYING P.C. | | |
| 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876 | | |
| (908) 725-4400 - FAX (908) 722-4401 | | |
| DRAWN BY | CHECKED BY | SCALE |
| DEP/PJD | S.E.P. | AS NOTED |

| | | |
|--|------|--------|
| 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 | | |
| DATE | FILE | SHEET |
| 01/13/17 | 5705 | 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



| | | |
|-----|----------|---------------------|
| 5 | 11/05/20 | PER CLIENT |
| 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 |
| NO. | DATE | REVISION |

Daniel E. Parker
DANIEL E. PARKER
NEW JERSEY LAND SURVEYOR LIC. NO. 35866

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

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

| | | | | | |
|---------------------|----------------------|-------------------|------------------|--------------|-----------------|
| DRAWN BY DEP/PJD | CHECKED BY S.E.P. | SCALE AS NOTED | DATE 01/13/17 | FILE 5705 | SHEET 3 OF 4 |
|---------------------|----------------------|-------------------|------------------|--------------|-----------------|

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB20-017 Block: 8101 Lot: 9 Zone: R-4

Applicant: DINDARDO, CARMINE & CYNTHIA

Address of Property: 282 STONEHOUSE RD

Description: LOT COVERAGE & SETBACK VARIANCES
FOR 3-SEASON PORCH

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 checked="" 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 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

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

HEARING

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

DISTRIBUTION

10.6.20 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES

TOWNSHIP OF BERNARDS
2020 ZONING BOARD OF ADJUSTMENT APPLICATION

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

1. APPLICANT: Carmine Dinardo Cynthia Dinardo

Address: 282 Stonehouse Road, Basking Ridge NJ 07920

Phone: (home) 908-604-8043 (work) _____ (mobile) _____

Email (will be used for official notifications): Cindi724@hotmail.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): 8101 Lot(s): 9 Zone: _____

Street Address: 282 Stonehouse Road **Total Area (square feet/acres):** 1.03 Acre

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?

☒ No ☐ Yes (if yes, explain) _____

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

Porch built on existing concrete patio; extended approximately 6 feet.

Pool filter situated on concrete slab was moved to side of house on crushed stone.

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

Coverage when property was purchased in 1994 was 20%. Rear setback was 54.4 feet.

Porch adds 153 sq ft, shed adds 156 sq ft to coverage, bringing it 20.1%. Rear setback is 42.5 feet.

21.15.1 (d) + Table 501

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

The coverage is essentially unchanged from time of purchase in 1994 and rear setback

reveals no neighboring properties.

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

APPLICANT(S) SIGN HERE:

I/we, Carmine Dinardo and Cynthia Dinardo 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): Carmine Dinardo and Cynthia Dinardo

Sworn and subscribed before me, this 22nd day of September, 2020.

B. Manjusee
Notary

MANJUSREE R. REVURI
NOTARY PUBLIC OF NEW JERSEY
ID # 50001769
My Commission Expires 8/13/2024

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

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

SITE INSPECTION CONSENT FORM

Applicant: Carmine Dinardo & Cynthia Dinardo Application:

Block: 8101 Lot: 9

Street Address: 282 Stonehouse Road

I, Carmine Dinardo & Cynthia Dinardo, 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: Cynthia Dinardo Date: 7/22/20

DIMENSIONAL STATISTICS

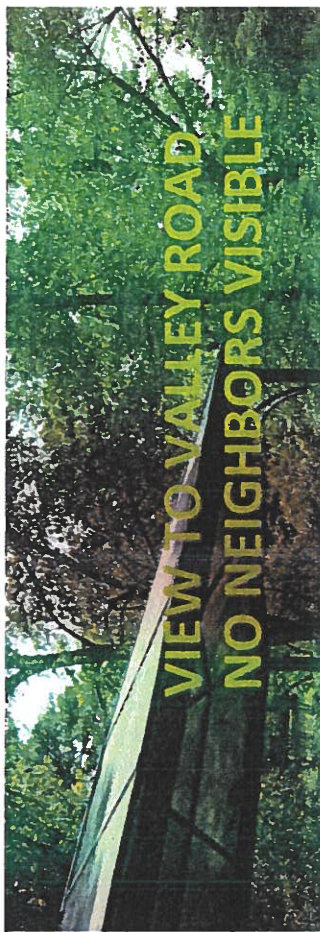
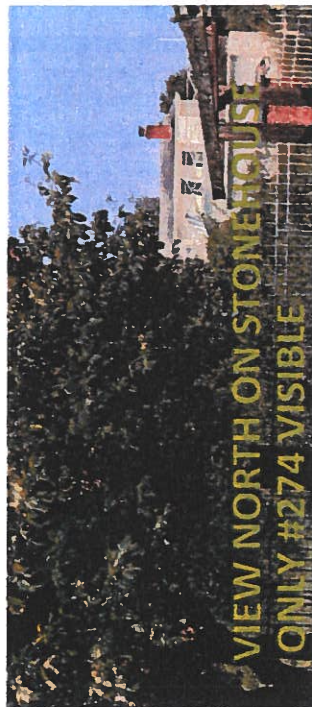
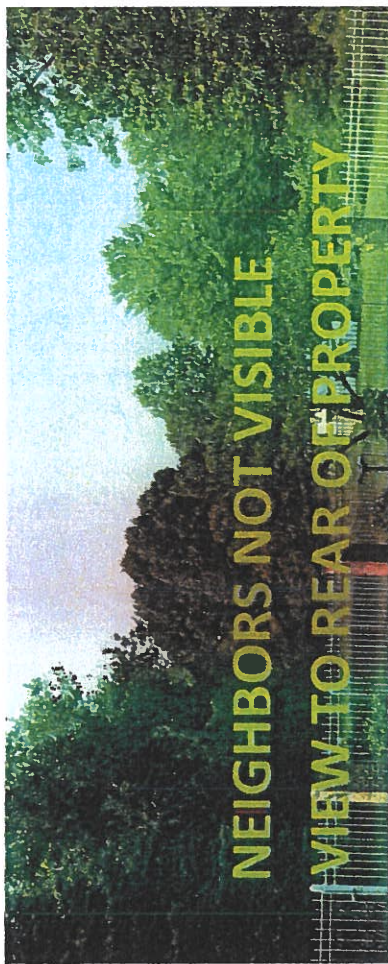
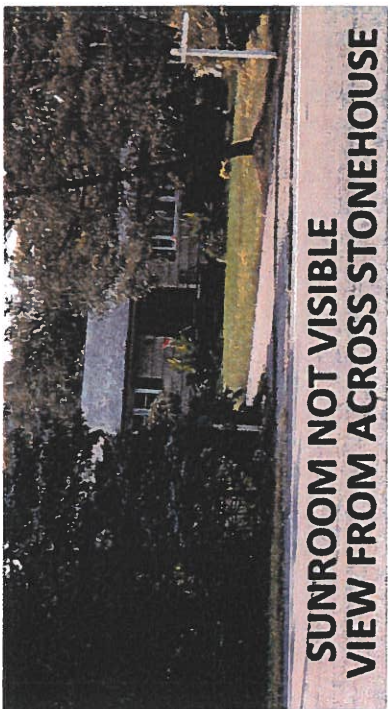
| | REQUIRED | EXISTING | PROPOSED |
|---|----------|----------|------------|
| LOT AREA | 1 ACRE | 1.03 AC | 1.03 AC |
| LOT WIDTH | 200 FT | 180.5 FT | 180.5 FT |
| FRONTAGE | 100 FT | 171.6 FT | 171.6 FT |
| FRONT YARD SETBACK | 75 FT | 75 FT | 75 FT |
| REAR YARD SETBACK | 75 FT | 54.4 Ft | 42.5 Ft ** |
| COMBINED SIDE YARD | 50 FT | 56.7 FT | 56.7 FT |
| SIDE YARD | 20 FT | 25.4 FT | 25.4 FT |
| COVERAGE | 15% | 20% | 20.1% * |
| HEIGHT | 35 FT | 17.6 FT | 17.6 FT |
| IF REQUIRED, GROSS FLOOR AREA n/a | | | |
| IF REQUIRED, FLOOR AREA RATIO n/a | | | |
| IF REQUIRED, IMPROVABLE LOT AREA n/a | | | |

** PORCH ADDITION TO REAR YARD

*

Porch addition 153 square feet; Shed addition 156 square feet.
Both added to coverage brings total to 20.1%.

282 STONEHOUSE ROAD



282 STONEHOUSE ROAD – 3-SEASON ROOM





Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

| COMMUNITY AND MAP PANEL INFORMATION | | LEGAL PROPERTY DESCRIPTION |
|--|--|---|
| COMMUNITY | TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY | Lot 2-2, Block 168, Stone House Farms, as shown on the Plat recorded as Map No. 598, in the Office of the County Clerk, Somerset County, New Jersey |
| | COMMUNITY NO.: 340423 | |
| AFFECTED MAP PANEL | NUMBER: 34035C0066E | |
| | DATE: 9/28/2007 | |
| FLOODING SOURCE: PASSAIC RIVER TRIBUTARY | | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.667035, -74.541141 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83 |

DETERMINATION

| LOT | BLOCK/ SECTION | SUBDIVISION | STREET | OUTCOME WHAT IS REMOVED FROM THE SFHA | FLOOD ZONE | 1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88) | LOWEST ADJACENT GRADE ELEVATION (NAVD 88) | LOWEST LOT ELEVATION (NAVD 88) |
|-----|-------------------|----------------------|------------------------|--|-----------------|--|---|---|
| 2-2 | 168 | Stone House Farms | 282 Stonehouse Road | Structure (Residence) | X (unshaded) | -- | 223.7 feet | -- |

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

May 23, 2019

MS. CYNTHIA DINARDO
282 STONEHOUSE ROAD
BASKING RIDGE, NJ 07920

CASE NO.: 19-02-0922A
COMMUNITY: TOWNSHIP OF BERNARDS,
SOMERSET COUNTY, NEW JERSEY
COMMUNITY NO.: 340428

DEAR MS. DINARDO:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)


PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.



Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

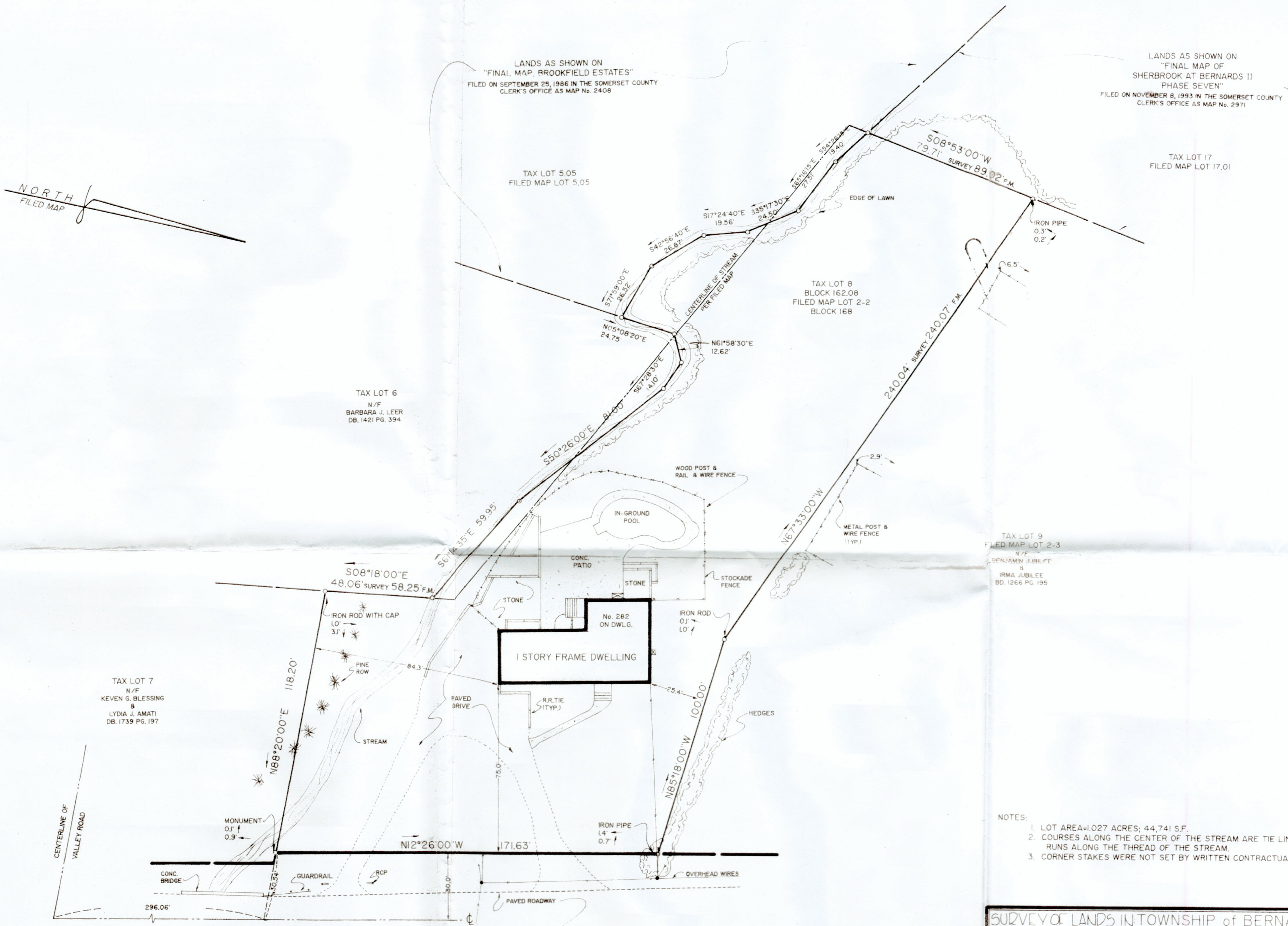
APPENDIX D, ARTICLE III

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. LOT AREA=1.027 ACRES; 44,741 S.F.
 2. COURSES ALONG THE CENTER OF THE STREAM ARE TIE LINES ONLY. THE PROPERTY LINE RUNS ALONG THE THREAD OF THE STREAM.
 3. CORNER STAKES WERE NOT SET BY WRITTEN CONTRACTUAL AGREEMENT WITH THE ULTIMATE USER.

STONE HOUSE ROAD

55' RIGHT-OF-WAY (FILED MAP)
FORMERLY KING GEORGE ROAD

SURVEY OF LANDS IN TOWNSHIP of BERNARDS, SOMERSET COUNTY,
NEW JERSEY, TAX LOT 8 BLOCK 162.08

REFERENCE: DEED BOOK 1333 PAGE 415.
DESCRIPTION: BEING KNOWN AS LOT 2-2 IN BLOCK 168 AS SHOWN ON "MAP OF STONE HOUSE FARMS", FILED ON
JANUARY 13, 1959 IN THE SOMERSET COUNTY CLERK'S OFFICE AS MAP No. 598.

Richard F. Smith, Jr.
RICHARD F. SMITH, JR.
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. N° 25048
MORRISTOWN, NEW JERSEY
PHONE N° 201-540-9004

SCALE: 1"=30' DATE: NOVEMBER 16, 1994

SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND
OTHER FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. CERTIFIED TO
BE IN ACCORDANCE WITH ALL PERTINENT NEW JERSEY LAWS AND
REGULATIONS AND WITH CURRENT ACCURACY STANDARDS ONLY TO
CARMINE DINARDO AND CYNTHIA DINARDO, H/W
MOUNTAIN MORTGAGE CORPORATION AND/OR INVESTORS
SAVINGS BANK, ITS SUCCESSORS AND/OR ITS ASSIGNS
AS THEIR INTEREST MAY APPEAR
CENTRAL JERSEY TITLE CO., INC.
CHICAGO TITLE INSURANCE COMPANY
THOMAS R. BONIELLO, ESQ.

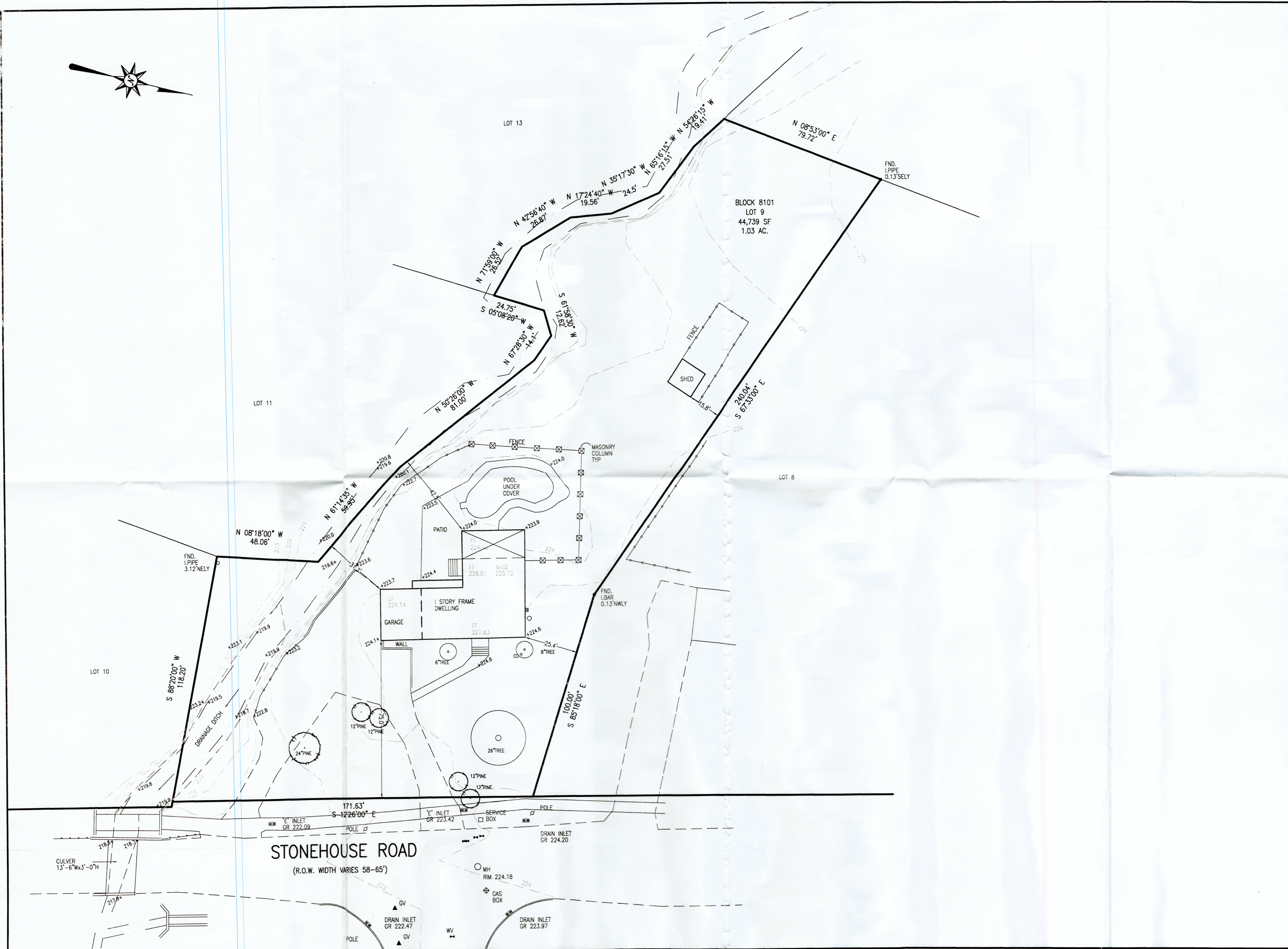
CLASS: ALTA
SUBURBAN

DRAWN BY: SLS

REVISION: 1

FB PL 202/76

TITLE N°: X-33809 JOB N°: 941007



| | | | |
|--|--|--------------------|--|
| DRAWN BY: SP | | CHECKED BY: WGH | |
| JOB No. 19-012 | | | |
| BOOK | | | |
| SCALE 1" = 20' | | | |
| GRAPHIC SCALE | | | |
| DATE FEBRUARY 28, 2019 | | | |
| REVISIONS | | | |
| CERTIFICATE OF AUTHORIZATION No. 24GA27959700 | | | |
| NOTES | | | |
| Murphy & Hollows Associates LLC CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1255 murphyhollows@gmail.com | | | |
| SURVEY & TOPOGRAPHY MAP FOR LOT 9 BLOCK 8101 STONEHOUSE ROAD TOWNSHIP OF BERNARDS SOMERSET COUNTY NEW JERSEY | | | |
| AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016 | | | |
| WILLIAM G. HOLLOWES N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473 N.J. PROFESSIONAL PLANNER #2530 | | | |
| FILE LF19-012 | | SHEET 1 OF 1 | |

EC

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB20-018 Block: 202 Lot: 16 Zone: R-1

Applicant: COHEN, DAVID / PATEL-COHEN, MITAL

Address of Property: 154 OLD FARM ROAD

Description: FRONT YARD SETBACK VARIANCE
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 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

10.7.20 Original Submission Date 60
12.6.20 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete 60
2.4.21 Time to Act (45/95/120 days)

HEARING

____ Notice to Property Owners
____ Date of Publication
____ Completeness Hearing
11.4.20 Public Hearing
12/9 Carried to Date
____ Decision - Approved/Denied
____ Resolution Memorialized
____ Resolution Published

DISTRIBUTION

10.7.20 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

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

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

1. APPLICANT: DAVID COHEN
NITAI PATEL COHEN

Address: 154 OLD FARM ROAD, BASKING RIDGE, NJ 07920

Phone: (home) _____ (work) _____ (mobile) 323 828 5637

Email (will be used for official notifications): DACUNC@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: JONATHAN E BOOTH **Profession:** ARCHITECT

Address: 33 BULLION ROAD, BASKING RIDGE, NJ 07920

Phone: 908 204 9527 **Email (will be used for official notifications):** JONBOOTHARG@GMAIL.COM

5. PROPERTY INFORMATION: Block(s): 202 Lot(s): 16 Zone: R-1

Street Address: 154 OLD FARM ROAD **Total Area (square feet/acres):** 3.01 AC
130,715 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)

THIS PROPERTY WAS THE SUBJECT OF APPL# ZB16-029, NUOTAK INVESTMENTS AT A FEB 27, 2017 HEARING, THE APPL. WAS APPROVED, RELIEVING THE FRONT YARD SETBACKS

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?

[☒] No [] Yes (if yes, explain) _____

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

THE PROJECT INVOLVES A 473 SQ. TWO STORY ADDITION TO AN EXISTING
4997 SQ SINGLE FAMILY RESIDENCE ON A 3 AC LOT IN THE R-1 ZONE.
THE EXISTING RESIDENCE IS LOCATED ALMOST ENTIRELY IN THE REQ'D FRONT YARD.
AN EXTERIOR DECK IS PROPOSED TO THE REAR AND SIDE OF THE PROPOSED ADDITION

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

THE PROPOSED ADDITION, ALTHOUGH TO THE REAR OF THE EXISTING
RESIDENCE, WILL RESULT IN A FRONT YARD SETBACK OF 77.5'. WHERE A
MINIMUM OF 100' IS REQUIRED, ACCORDING TO SEC 21-11.2, 21-15.1 (A)1
and TABLE 501 OF THE LAND USE ORDINANCE

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

DUE TO THE NONCONFORMING LOCATION OF THE EXISTING STRUCTURE ON THE LOT, THERE
ARE FEW IF ANY OPPORTUNITIES FOR A CONFORMING ADDITION. THE EXISTING RESIDENCE
(BUILT ABOUT 1954) PRE-DATES THE ESTABLISHMENT OF THE CURRENT FRONT YARD
SETBACK REQUIREMENT.

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

APPLICANT(S) SIGN HERE:

I/we, David Adam Cohen and Mital Patel-Cohen 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 30th day of September, 2020.

Margaret A. Morgan
Notary

MARGARET A. MORGAN
Notary Public of New Jersey
My Commission Expires Mar. 18, 2022

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: David Cohen
Mital Patel-Cohen Application: _____

Block: 202 Lot: 16

Street Address: 154 Old Farm Road

I, Mital Patel-Cohen, 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: 9/30/20

COHEN
154 OLD FARM Road
BLK 202 LOT 16

FORM G

SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

| | REQUIRED | EXISTING | PROPOSED |
|--|-------------------------|-------------------------|---------------------------------|
| LOT AREA | 3 ac 130,680 sq | 3.01 ac 130,715 sq | 3.01 ac 130,715 sq |
| LOT WIDTH | 250' | 270' | 270' |
| FRONTAGE | 250' | 268.74' | 268.74' |
| FRONT YARD SETBACK | 100' | 50.3' 46.6' PORTION | 77.5' PROVIDED 46.6' PORTION |
| REAR YARD SETBACK | 100' | 365' | 365' |
| COMBINED SIDE YARD | 100' | 162.1' | 162.1' |
| SIDE YARD | 49.6' CEA 112.5' CWF | 49.6' CEA 112.5' CWF | 49.6' CEA 112.5' CWF |
| COVERAGE | 15% (19,607 sq) | 4.67% (6181 sq) | 4.98% (6786 sq) |
| HEIGHT | 2 st 35' | 2 st 29' | 2 st 29' |
| IF REQUIRED, GROSS FLOOR AREA | | | |
| IF REQUIRED, FLOOR AREA RATIO | | | |
| IF REQUIRED, IMPROVABLE LOT AREA | | | |

REQUIRES
VARIANCE









COHEN
154 OLD FARM Road

BLK 202 LOT 16

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. | | ✓ | |

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF BERNARDS**

**NUOTARE INVESTMENTS, LLC
Case No. ZB16-029**

RESOLUTION

WHEREAS, NUOTARE INVESTMENTS, LLC (the “Applicant”) has applied to the Zoning Board of Adjustment of the Township of Bernards (the “Board”) for the following bulk variance relief in connection with the renovation/expansion of the existing 1-½ story dwelling, including a new open front porch (39 square feet), a one-story addition containing a kitchen, family room, mud room and garage space (746 square feet) to the rear of the dwelling, and a second floor bedroom addition (133 square feet) above the existing first floor, on property identified as Block 202, Lot 16 on the Official Tax Map, more commonly known as 154 Old Farm Road (the “Property”):

A variance for a proposed front-yard setback of 46.6 feet to the front porch, 65 feet to the second floor addition and 77.5 feet to the first floor addition, whereas the existing front-yard setback is 50.55 feet, and whereas the minimum required front-yard setback in an R-1 (3 acre) residential zone is 100 feet, pursuant to Section 21-15.1(d)(1) and Table 501 of the Land Development Ordinance; and

WHEREAS, a public hearing on notice was held on such application on March 8, 2017, at which time interested citizens were afforded an opportunity to appear and be heard; and

WHEREAS, the Board, after carefully considering the evidence presented by the Applicant and the reports from consultants and reviewing agencies, has made the following factual findings and conclusions;

1. The Board has reviewed the application and deemed it to be complete.
2. The Property is a 130,680 square foot (3 acre) lot fronting on Old Farm Road. The Property is improved with an existing dwelling and a small shed.

3. The Applicant proposes to construct a rear addition to the dwelling to accommodate an open kitchen and family room with an attached open deck. The Applicant also proposes to construct a 9' 4" wide covered open front portico extending 4.05 feet closer to the front line than the existing front façade of the home (46.6 feet v. 50.55 feet existing).

4. The Applicant's proposal is depicted on architectural drawings prepared by Jonathon E. Booth, A.I.A., dated December 14, 2016, same consisting of six (6) sheets.

5. The Property is in an R-1 (3 acre) residential zone. The requested variance for the front-yard setback is governed by the criteria of N.J.S.A. 40:55D-70(c).

6. Board Member Zaidel recused himself.

7. David Schley, P.P., A.I.C.P., the Township/Board Planner, and Thomas Timko, P.E., C.M.E., the Township/Board Engineer, both were duly sworn according to law.

8. Frederick Zelley, Esq., of Bisogno, Loeffler & Zelley, LLC, entered his appearance on behalf of the Applicant.

9. Jonathan E. Booth, A.I.A., having a business address of 33 Bullion Road, Basking Ridge, New Jersey, was duly sworn according to law, presented his qualifications, and was accepted by the Board as an expert in the field of architecture.

10. Referencing Sheet 1 of the previously submitted Plans, Mr. Booth provided an overview of the existing conditions of the Property, noting that the entire dwelling was located in the front-yard setback. Referencing Sheet 2 of the Plans, Mr. Booth described the proposed first floor addition and layout. He explained that the Applicant was seeking to open the floor-plan to make it more accommodating for family living. Referencing Sheet 3 of the Plans, Mr. Booth described the proposed 130 square foot second floor addition which would be located over the north wing of the house. Referencing Sheet 4, of the Plans, Mr. Booth explained that the Applicant was also proposing a portico.

11. As to the overall proposal, Mr. Booth testified that the 4 foot by 9 foot portico would reduce the front-yard setback from 50.55 feet to 46.6 feet. In this regard, he explained that the only aspect of the addition that impacted the setback was the portico and that, otherwise, the proposed addition would be imperceptible from the street. Mr. Booth opined that the proposal resulted in minimal visual impact and was in character with the neighborhood. He further opined that the variance was a function of the pre-existing deficient front-yard setback.

12. Mr. Booth testified that the Applicant had reviewed the February 27, 2017 Report of David Schley, P.P., A.I.C.P., the Township Planner and stipulated, as a condition of approval, to complying with the comments and requirements set forth therein.

13. The Applicant stipulated, as a condition of approval, to the entirety of the exterior of the proposed addition being substantially similar in color, materials and architectural style to the exterior of the balance of the dwelling.

14. No member of the public commented on, or objected to, the development application.

15. After reviewing the evidence submitted, the Board, by a vote of 7 to 0, finds that the Applicant has satisfied its burden of proving an entitlement to the requested variance relief under N.J.S.A. 40:55D-70(c)(1).

16. First, under the “(c)(1)” or “hardship” positive criteria, the Board finds that the Applicant has satisfied the positive criteria by demonstrating that strict application of the zoning regulations will result in peculiar and exceptional difficulties to, or exceptional and undue hardship upon, it as the owner of the Property, given that the entirety of the existing home is located within the front setback. The Board also finds that the undue hardship was not self-created as it was not created by the Applicant or any predecessor-in-title.

17. The Board recognizes that the construction of the dwelling took place prior to the adoption of the Ordinance and that, if the dwelling had been constructed in accordance with the Ordinance, no variances would be needed for the proposed additions as same would be within the building envelope. Moreover, pursuant to Section 21-18B of the Land Development Ordinance, an open front porch added to a pre-existing dwelling may extend up to 6 feet into the minimum required front yard, provided the porch does not exceed 10 feet wide, 8 feet deep, or 10 feet high (floor to ceiling). The Applicant's proposed porch does not exceed these dimensional requirements, however, it does not qualify for a front- yard setback exception under Section 21-18B because it extends more than 6 feet into the minimum required 100 foot front yard.

18. Second, the Board finds that the Applicant has satisfied the negative criteria; that is, it has demonstrated that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance. In this regard, the Board finds that the proposed additions will have a limited visual impact on the surrounding neighborhood and recognizes that no member of the public expressed opposition to the proposal.

WHEREAS, the Board took action on this application at its meeting on March 8, 2017 and this Resolution constitutes a Resolution of Memorialization of the action taken in accordance with N.J.S.A. 40:55D-10(g);

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Bernards, on the 8th day of March, 2017, that the application of NUOTARE INVESTMENTS, LLC, for variance relief as aforesaid, be and is hereby granted, subject to the following conditions:


- (1) The Applicant shall post sufficient funds with the Township to satisfy any deficiency in the Applicant's escrow account;
- (2) The entirety of the exterior of the dwelling post-addition shall be substantially similar in color, materials, and architectural style to the exterior of the balance of the dwelling;
- (3) The front porch shall remain an open porch (i.e. covered with a roof but not enclosed on the sides except for columns and/or open railings), as proposed;
- (4) Soil erosion and sediment control measures shall be provided in accordance with Section 21-42.1.f.2 of the Land Development Ordinance, and shall be subject to review and approval by the Township Engineering Department prior to issuance of a building permit;
- (5) The aforementioned approval shall be subject to all requirements, conditions, restrictions and limitations set forth in all prior governmental approvals, to the extent same are not inconsistent with the terms and conditions set forth herein;
- (6) The aforementioned approval also shall be subject to all State, County and Township statutes, ordinances, rules and regulations affecting development in the Township, County and State; and
- (7) Pursuant to Section 21-5.10 of the Land Development Ordinance, the variance granted herein shall expire unless such construction or alteration permitted by the variance has actually commenced within one year of the date of this Resolution.

ROLL CALL VOTE:

Those in Favor: Breslin, Genirs, Lane, Mastrangelo, Nungester, Surano, Rhatican

Those Opposed: NONE

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Township of Bernards at its meeting on April 5, 2017.



Cyndi Kiefer, Secretary
ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF BERNARDS,
COUNTY OF SOMERSET,
STATE OF NEW JERSEY

Dated: April 5, 2017



Jonathon E. Booth
Architect
T 908 204-9227
F 908 204-9228
33 Bullfinch Road
Basking Ridge, New Jersey
07003

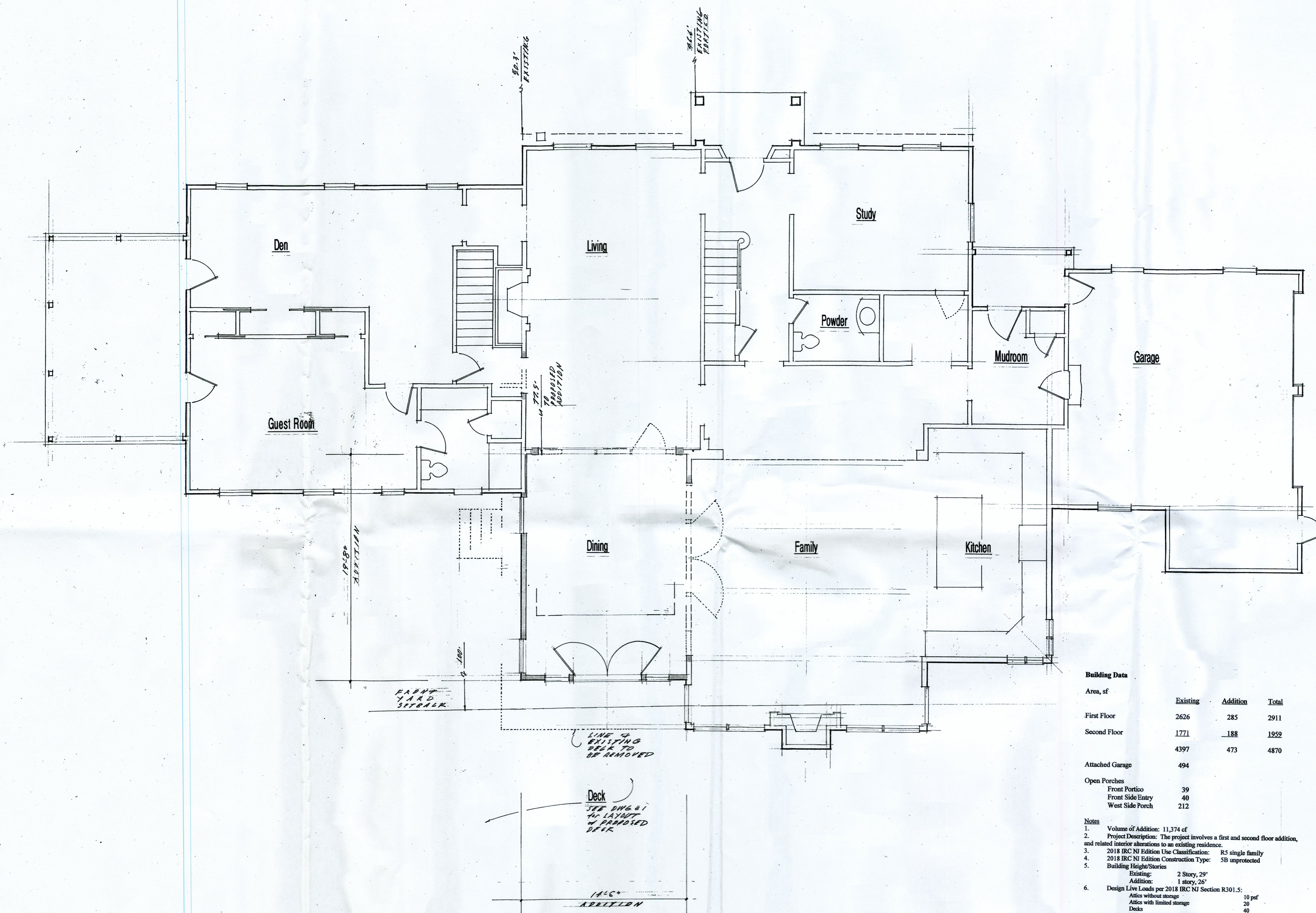
Jonathon E. Booth

Addition
and
Alteration
to

**Cohen
Residence**

154 Old Farm Road
Basking Ridge,
New Jersey

blk 202 lot 16



Building Data

| Area, sf | Existing | Addition | Total |
|------------------|----------|----------|-------|
| First Floor | 2626 | 285 | 2911 |
| Second Floor | 1771 | 188 | 1959 |
| Attached Garage | 4397 | 473 | 4870 |
| Open Porches | 494 | | |
| Front Porch | 39 | | |
| Front Side Entry | 40 | | |
| West Side Porch | 212 | | |

Notes

- Volume of Addition: 11,374 cf
- Project Description: The project involves a first and second floor addition, and related interior alterations to an existing residence.
- 2018 IRC NJ Edition Use Classification: R5 single family
- 2018 IRC NJ Edition Construction Type: 5B unprotected
- Building Height/Stories:
Existing: 2 Story, 29'
Addition: 1 story, 26'
- Design Live Loads per 2018 IRC NJ Section R301.5:
Attics without storage: 10 psf
Attics with limited storage: 20
Decks: 40
Habitable attics and served with fixed stairs: 30
Rooms other than sleeping rooms: 40
Sleeping rooms: 30
Stairs: 40
- Residence is served by the following:
natural gas
private septic
private well
buried electrical service

First Floor

Date 2 OCT 20

Scale 1/8" = 1'-0"

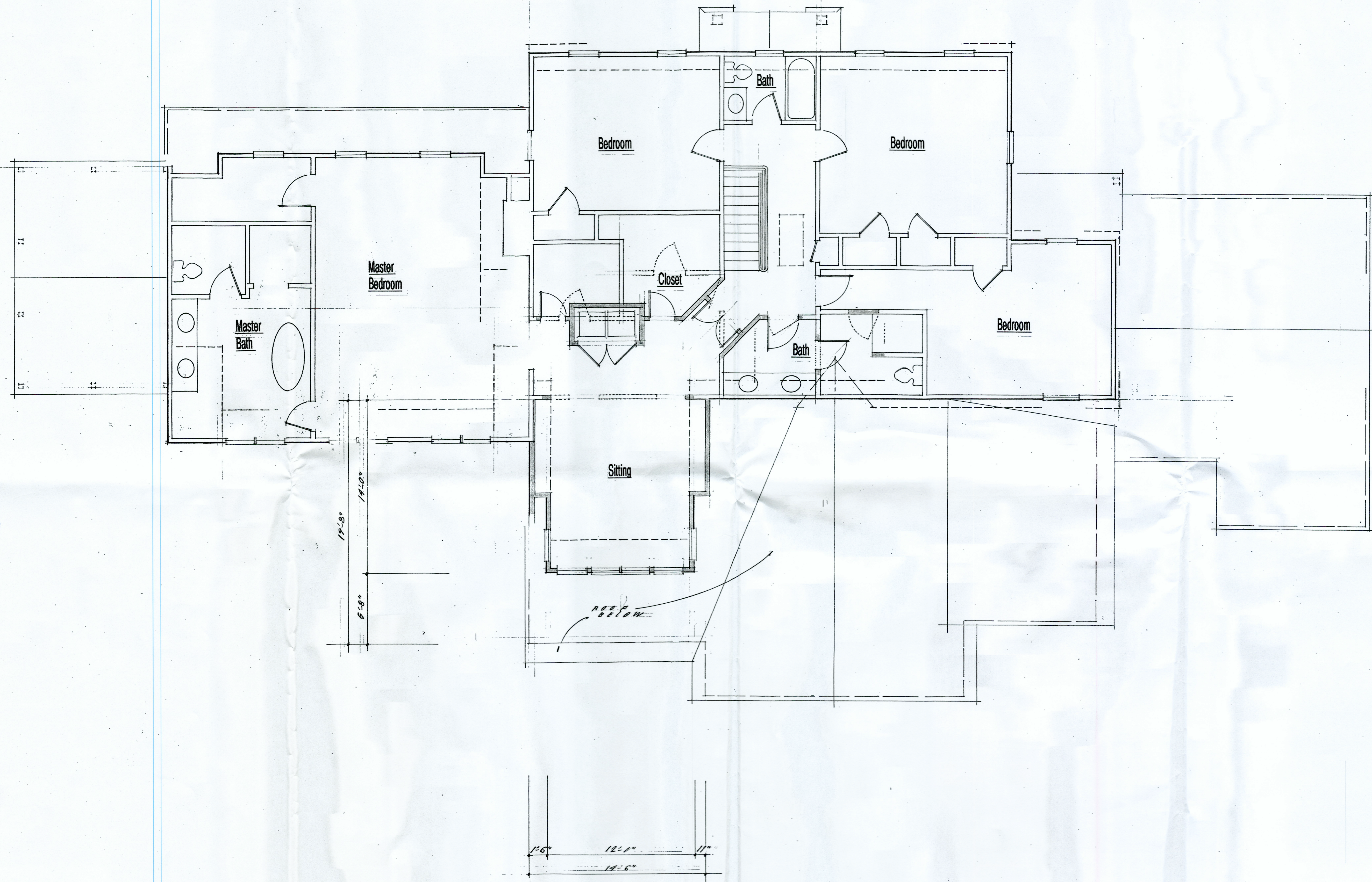
Drawn *JB*

Job 2023

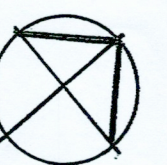
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2

Of 4 Sheets



Second Floor



| REVISIONS | BY |
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| | |



Jonathon E. Booth
Architect
T 908 204-9527
F 908 204-9528
33 Ballina Road
Basking Ridge, New Jersey
07920

Jonathon E. Booth

Addition
and
Alteration

to

**Cohen
Residence**

154 Old Farm Road
Basking Ridge,
New Jersey

blk 202 lot 16

Date 2 OCT 20

Scale 1/8" = 1'-0"

Drawn JM

Job 2023

Sheet

3

Of 1 Sheets



Southeast



Section

Southwest

REVISIONS BY



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T 908 204-9527
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33 Bullion Road
Basking Ridge, New Jersey
07920

Jonathon E. Booth

Addition
and
Alteration

to

Cohen
Residence

154 Old Farm Road
Basking Ridge,
New Jersey

blk 202 lot 16

Date 2 OCT 20

Scale 1/4" = 1'

Drawn JM

Job 2023

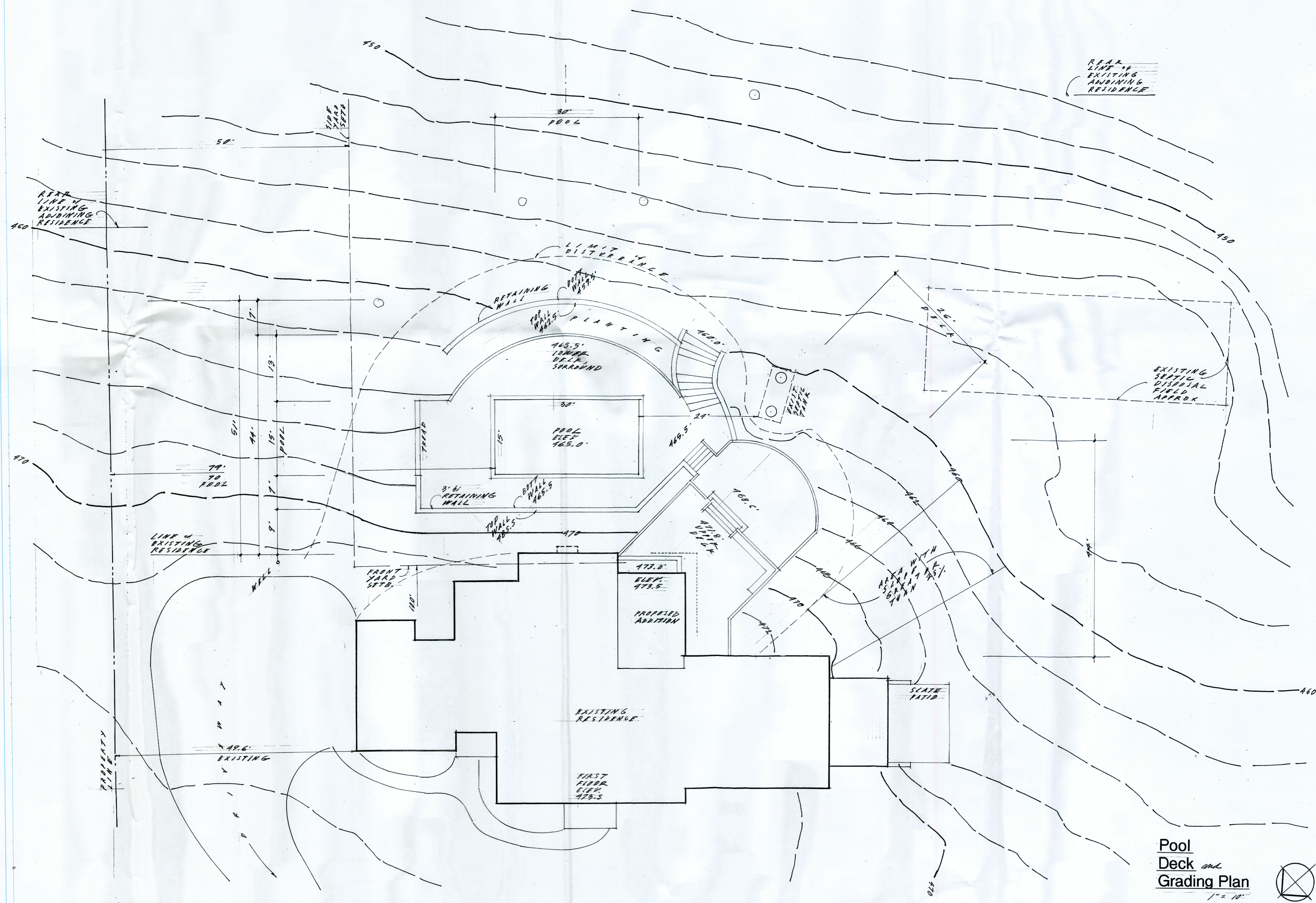
Sheet

4

Of 4 Sheets


Notes:

- The property and single family residence is served by the following:
natural gas
buried electrical service
private well
private septic
existing bedroom count: 5
proposed bedroom count: 5
note: septic capacity is designed for 5 bedrooms
- Topographic information is taken from:
A. drawing entitled "Septic Alteration Plan" prepared by Yannaccone, Villa and Aldrich, PE and LS, dated April 6th, 2016, and
B. Bernards Township topographic maps
- No known regulated wetlands or riparian courses are impacted by this project.
- This project requires the removal of no trees.
- The project maintains existing grades at and around the house, and within the area of disturbance. Excess earth from the addition excavation is to be removed from the site. However, topsoil will be stockpiled for future use.
- Total proposed land disturbance: approx 5568 sf
See dwg #6 for Slope Map and Slope Analysis, showing disturbance within slope categories as permitted by Sec 21-14.2.
- The existing driveway is to serve as tracking bed for access to the work site.
- The contractor should call 1-800-272-1000 seven days prior to excavation for field mark out of underground utilities.
- Soil erosion and sediment control measures must be provided in accordance with Sec 21-42.1.f.2, and shall be subject to review and approval by the Township Engineering Department prior to issuance of a building permit.



Pool
Deck and
Grading Plan
1" = 10'

| REVISIONS | BY |
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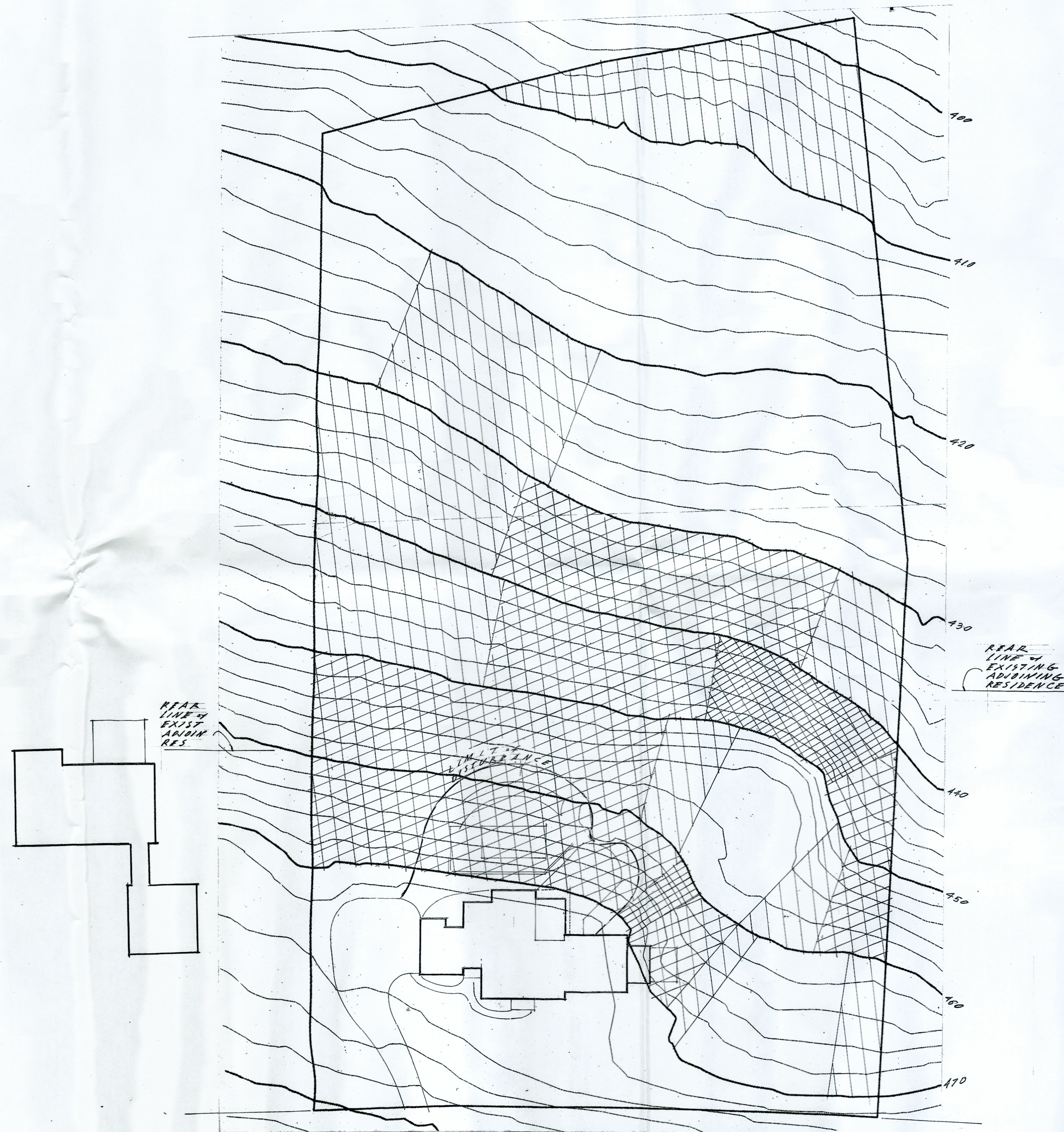


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Jonathon E. Booth

Addition
and
Alteration
to
**Cohen
Residence**
154 Old Farm Road
Basking Ridge,
New Jersey
blk 202 lot 16

| | |
|-------|----------|
| Date | 5 NOV 20 |
| Scale | 1" = 10' |
| Drawn | MM |
| Job | 2023 |
| Sheet | 5 |
| Of | Sheets |



Slope Analysis

Slope Analysis Summary Sec 21-14.2

| | area of slope category | permitted disturbance | proposed disturbance |
|------------------|------------------------|-----------------------|----------------------|
| 15% to 19.9% | 30,880 sf | 12,352 sf (40%) | none |
| 20% to 25% | 29,486 sf | 5,897 sf (20%) | 4,368 sf (14.8%) |
| greater than 25% | 3,294 sf | none | none |

| REVISIONS | BY |
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Jonathon E. Booth
Architect
T 908 204-9527
F 908 204-9528
33 Millstone Road
Basking Ridge, New Jersey
07920

Mattin 5/20/21

Cohen
Residence

154 Old Farm Road
Basking Ridge,
New Jersey

Date 5 NOV 20

Scale 1" = 30'

Drawn JM

Job 2023

Sheet

6

EC

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB20-022 Block: 1002 Lot: 16 Zone: R-6

Applicant: BOYLE, JOSEPH A & JENNIFER H.

Address of Property: 60 WALNUT CIRCLE

Description: (c) VARIANCE FOR POOL NOT LOCATED
BEHIND REAR BUILDING LINE OF ADJACENT
DWELLINGS

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 |
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____ Incomplete Date
____ Resubmission Date
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2.12.21 Time to Act (45/95/120 days)

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____ Date of Publication
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____ Fire Official
____ LCFAS
____ Police

NOTES

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

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

1. APPLICANT: Joseph A. & Jennifer H. Boyle
Address: 60 Walnut Circle

Phone: (home) 908-872-5926 (work) 973-503-5920 (mobile) 201-978-0576

Email (will be used for official notifications): jboyle@Kelleydrye.com

2. OWNER (if different from applicant): _____

Address: _____

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

3. ATTORNEY: Joseph A. Boyle

Address: 60 Walnut Circle, Basking Ridge, N.J. 07920

Phone: 973.503.5920 Email (will be used for official notifications): jboyle@Kelleydrye.com

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

Name: Tom SKRABLE Profession: Engineer

Address: SKRABLE ENGINEERING ASSOCIATES, 65 Ramapo Valley Rd.

Phone: 201-529-5010 Email (will be used for official notifications): TSKRABLE@SKRA #13, Mahwah, NJ

5. PROPERTY INFORMATION: Block(s): 1002 Lot(s): 16 Zone: R-6

Street Address: 60 Walnut Circle Total Area (square feet/acres): 39,941.5 SF
Basking Ridge, NJ 07920

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:

Single family dwelling on Lot 16, Block 1002 which is 39,451.5 SF seeks to install a pool, associated improvements and fencing.

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

An exception/variance from the rule in Zoning Ordinance § 21-18.1 (Ord. # 585 § 506; Ord. # 1103 § 22), that the pool be located behind the rear building line of existing residential structures on adjoining lots.

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

The pool and improvements are consistent with the neighborhood (every adjoining home/lot has or had a pool). The pool will be of modest size, well constructed and will improve the home. The pool project is not feasible given the location of at least one of the adjoining lots without a variance.

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

APPLICANT(S) SIGN HERE:

I/we, Joseph A. Boyle and Jennifer H. Boyle 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 J.H. Boyle

Sworn and subscribed before me, this 14th day of October, 2020.

Donald F. MacArthur

Notary Attorney at Law
State of New Jersey

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: Joseph A. & Jennifer H. Boyle Application: _____

Block: 1002 Lot: 16

Street Address: 60 Walnut Circle, Basking Ridge, N.J.
07920

I, Joseph A. & Jennifer H. Boyle, owners 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.

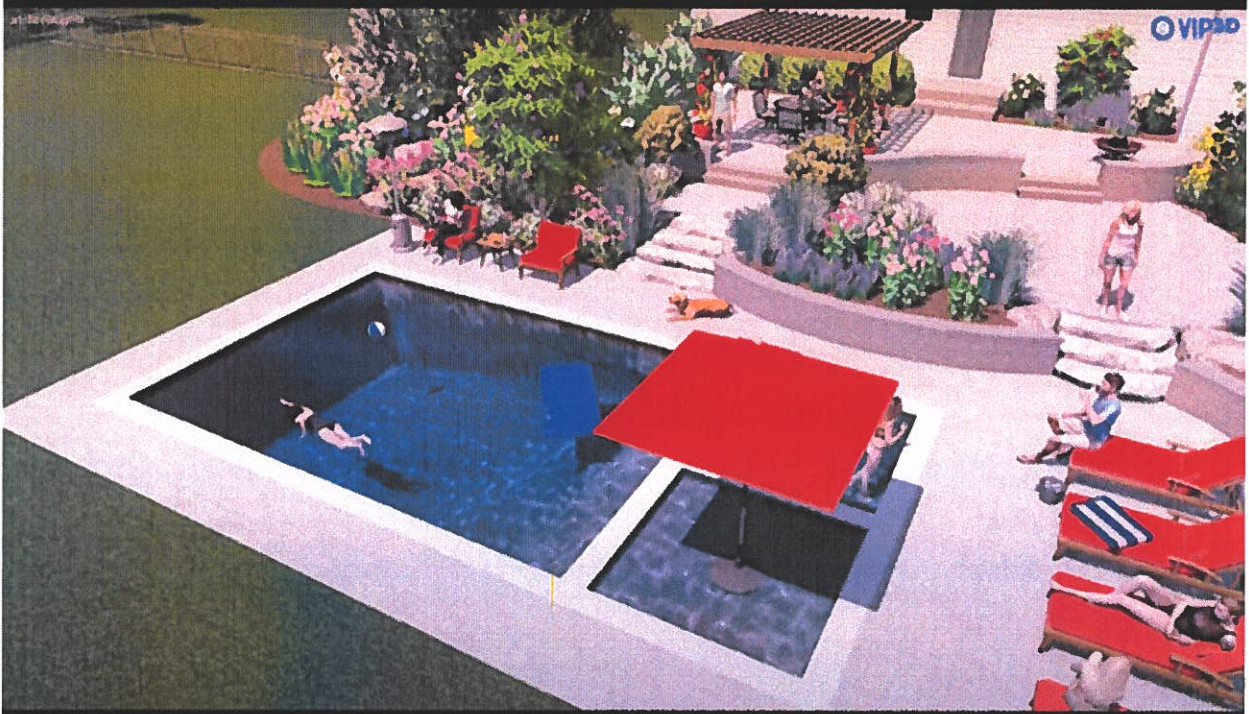
Signature: J.H. Boyle Date: 10/15/2020

SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

| | REQUIRED | EXISTING | PROPOSED |
|--|------------|----------|----------|
| LOT AREA | 0.75 acr | .096 | 0.92 |
| LOT WIDTH | 150' | 156.2 | 156.2 |
| FRONTAGE | 75' | 125.3 | 125.3 |
| FRONT YARD SETBACK | N/A | N/A | N/A |
| REAR YARD SETBACK | 20' | ↓ | 56.3 |
| COMBINED SIDE YARD | 40' } POOL | | 144.2 |
| SIDE YARD | 20' } | | 59.9 |
| COVERAGE | 18.90 | 14.1 | 18.0 |
| HEIGHT | 35' | N/A | 9' 6" |
| IF REQUIRED, GROSS FLOOR AREA | N/A | N/A | N/A |
| IF REQUIRED, FLOOR AREA RATIO | N/A | N/A | N/A |
| IF REQUIRED, IMPROVABLE LOT AREA | N/A | N/A | N/A |





APPENDIX D, ARTICLE III

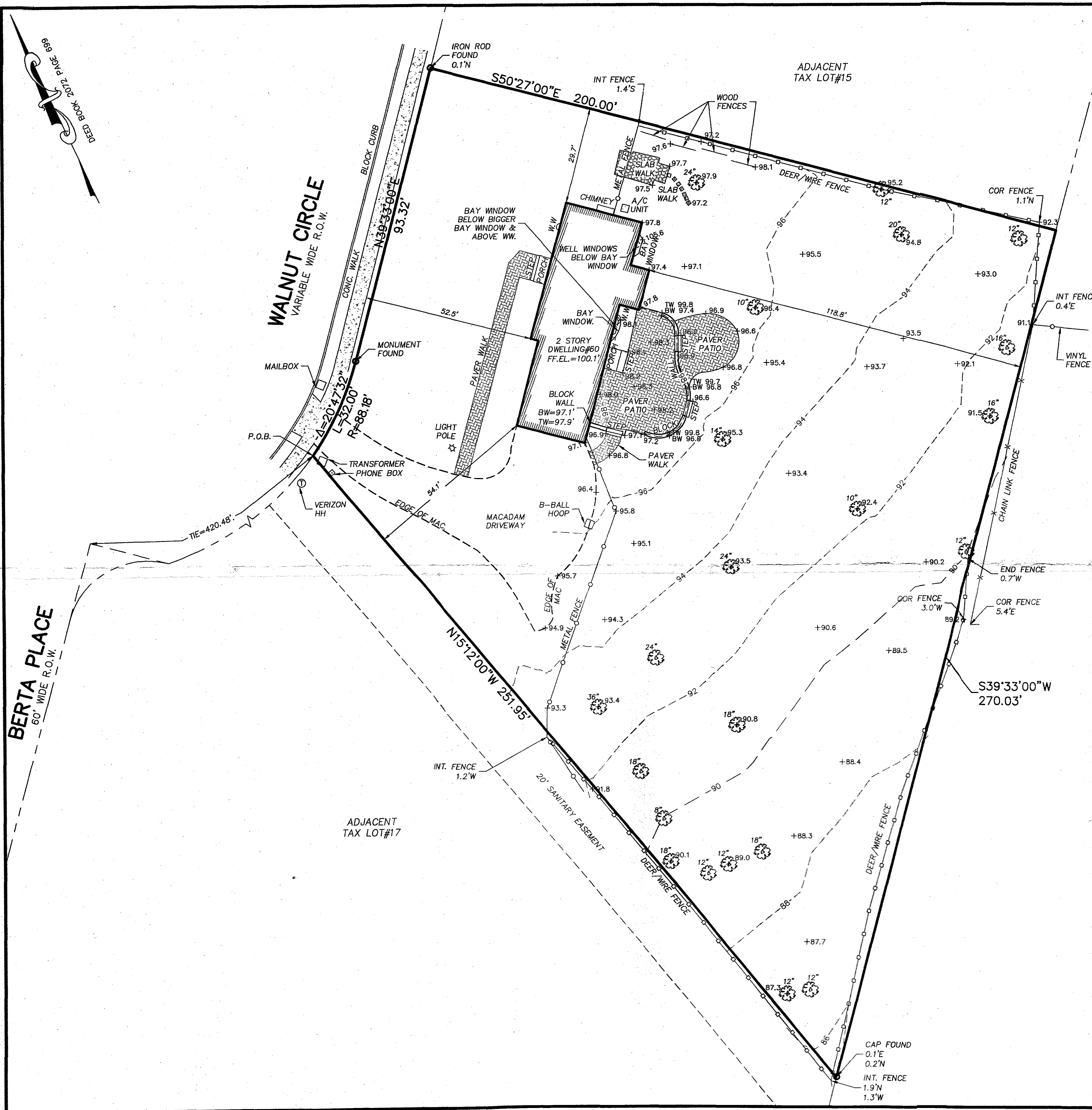
Checklist

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. - <i>Get</i> | ✓ | | |
| 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 <u>plot plan</u> or <u>survey</u> , 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. | | ✓ | |

SEE
Plan
or
survey



TAX MAP REFERENCE:
TAX LOT 16 BLOCK 1002

REFERENCES:
DEED BOOK 2072 PAGE 698
1. BEING LOT 3-19 IN BLOCK 24 AS SHOWN ON A MAP ENTITLED "FINAL MAP OF WOODLAND GLEN SECTION I" FILED IN SOMERSET COUNTY CLERK'S OFFICE ON MAY 9, 1968 AS MAP NO. 1179
AREA = 39,941.5 SQ. FT. = 0.917 ACRES

NOTES:
1. COPIES OF THIS MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
2. IMPROVEMENTS ON OR UNDER THE LANDS AND NOT VISIBLE MAY NOT BE SHOWN.
3. THIS SURVEY IS NOT TO BE USED FOR SURVEY AFFIDAVIT PURPOSES, AND IS NOT CERTIFIED TO ANY PARTIES OTHER THAN THOSE NAMED HEREON AND LISTED IN THE CERTIFICATION AT THE DATE OF THIS SURVEY.
4. THIS SURVEY IS SUBJECT TO THE REVIEW AND FINDINGS OF A CURRENT TITLE SEARCH AND REPORT.
5. OFFSETS SHOWN HEREON ARE FOR TITLE PURPOSES ONLY AND NOT TO BE USED TO DETERMINE BOUNDARIES FOR CONSTRUCTION.
6. WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAIN FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1 (d)

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| | | | |
| | | | |
| | | | |

CERTIFIED TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND BASED ON AVAILABLE INFORMATION TO:
1.

JOHN J. BEZUYEN, P.L.S.
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE# 38600

TOPOGRAPHIC SURVEY FOR

60 WALNUT CIRCLE
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
74 Lafayette Avenue, Suite 501
Suffern, NY 10901
(845) 357-4411
22 Paris Avenue, Suite 105
Rockleigh, NJ 07647
(201) 684-1221

| | | | |
|------------------------|----------------|----------------|----------------|
| DRAWN BY: HL | DESIGNED BY: - | PROJECT NUMBER | SHEET: 1 |
| CH'KD BY: JOHN BEZUYEN | DATE: 8/21/20 | 20167TS | SCALE: 1"= 20' |

EC

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB20-023 Block: 1104 Lot: 17 Zone: R2-6

Applicant: RAYMOND, MICHAEL / STAUB, STACEY A.

Address of Property: 22 MONROE PLACE

Description: RAZE EXISTING STRUCTURE, BUILD NEW DWELLING (C) MIN LOT SIZE + MIN LOT WIDTH

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/Published (E) | <input checked="" type="checkbox"/> Escrow Deposit |
| <input checked="" type="checkbox"/> Dimensional Statistics Form (F) | <input checked="" type="checkbox"/> Imaging Fee |
| <input type="checkbox"/> Contributions Disclosure Form (G) | <input type="checkbox"/> Tax Map Revision Fee |
| | <input checked="" type="checkbox"/> Checklist |

SCHEDULING

11.3.20 Original Submission Date 60
1.2.21 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete 60
3.3.21 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

11.3.20 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

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

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

1. APPLICANT: Michael Raymond, Stacey A. Staub
Address: 22 Monroe Place Basking Ridge, NJ 07920
Phone: (home) 908-500-4550 (work) _____ (mobile) 908-500-4550
Email (will be used for official notifications): bercette@optonline.net

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: Additional Attached **Profession:** _____
Address: _____
Phone: _____ **Email (will be used for official notifications):** _____

5. PROPERTY INFORMATION: Block(s): 1104 Lot(s): 17 Zone: R6
Street Address: 22 Monroe Place **Total Area (square feet/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) _____

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: _____

Remolition of existing single family ranch

Proposing construction of new single family home

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

Minimum lot size .75 acre, Existing .7308 acre, Proposed .7308 acre

Minimum lot width 187.5', Existing 169.21', Proposed 169.21'

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

Proposed new construction will conform to building envelope requirements, however the lot size is non-conforming in lot area and lot width

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

APPLICANT(S) SIGN HERE:

I/we, Michael Raymond and Stacey A. Staub 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): Michael Raymond and Stacey A. Staub

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

B. Manjy Sree
Notary

MANJUSREE R. REVURI
NOTARY PUBLIC OF NEW JERSEY
ID # 50001769
My Commission Expires 8/13/2024

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

Engineer and Architect Contact Info

James J. Mantz, PE & LS
150 Brahma Avenue
Bridgewater, NJ 08807-2755
Telephone - 908-231-9664
Fax - 908-704-0319

NJ PE & LS Lic # 27843
NJ PP Lic # 4832
Certified Municipal Engineer
mantzengineering@yahoo.com

Richard Kyle, Architect
rktek@r-k-tek.com
908-575-7495 office

SUBMIT ORIGINAL AND 16 COPIES

FORM A

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

SITE INSPECTION CONSENT FORM

Applicant: Michael Raymond Application: _____

Block: 1104 Lot: 17

Street Address: 22 Monroe Pl Basking Ridge NJ 07920

I, Michael Raymond, 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: Michael Raymond Date: 10-20-20

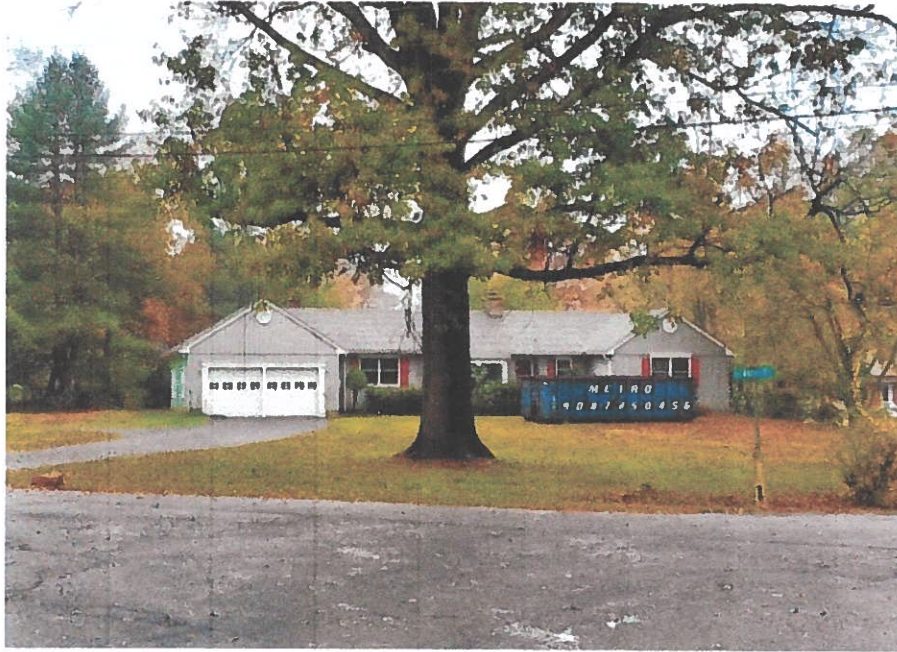
SUBMIT 17 COPIES TOTAL

FORM G

DIMENSIONAL STATISTICS

| | REQUIRED | EXISTING | PROPOSED |
|--|------------------------------------|----------|-------------|
| LOT AREA | .75 | .7308 | .7308 |
| LOT WIDTH | 187.5' | 169.21' | 169.21' |
| FRONTAGE | 75' | 93.28' | 93.28' |
| FRONT YARD SETBACK | 50' | 52.4' | 50.6' |
| REAR YARD SETBACK | 50' | | 109.9' |
| COMBINED SIDE YARD | 75' | 58' | 75' |
| SIDE YARD | 30' ^{minimum} one side | 29'/29' | 30.9'/44.1' |
| COVERAGE | 18.1% | 14.1% | 16.7% |
| HEIGHT | 35' | 18.5' | 33.2' |
| IF REQUIRED, GROSS FLOOR AREA | | | |
| IF REQUIRED, FLOOR AREA RATIO | | | |
| IF REQUIRED, IMPROVABLE LOT AREA | 7500 SF | | 7794 SF |

Center



Rear



Left



Right



22 Monroe

Lot 1104 Block 17

Michael Raymond

From: Katelyn Dmitruck <kdmitruck@bernards.org>
Sent: Tuesday, October 27, 2020 1:41 PM
To: Michael Raymond
Subject: RE: 22 Monroe Block 1104, Lot 17

Michael,

Due to the fact that the amount of increased impervious surface is below the 1,000 sf threshold and does not meet the definition of a minor development, a waiver for the requirement of the installation of a drywell is granted.

Sincerely,

Katelyn E. Dmitruck, P.E.
Senior Staff Engineer
Department of Engineering Services
Bernards Township

277 South Maple Avenue
Basking Ridge, NJ 07920

Phone: (908)204-3007
Fax: (908)204-3089
E-mail: kdmitruck@bernards.org

From: Michael Raymond <beccette@optonline.net>
Sent: Tuesday, October 27, 2020 1:03 PM
To: Katelyn Dmitruck <kdmitruck@bernards.org>
Subject: 22 Monroe Block 1104, Lot 17

Katelyn,

Regarding Project PRJ-20-258 (Application for new construction) 22 Monroe Pl Block 1104, Lot 17. Please confirm that you have granted a Dry Well waiver based on our request below. I will use this email thread as documentation to roll up with my applications.

Request for Waiver:

The increase in impervious surface area is 838 sf. Ordinance section 21-42.1.e.1 allows an exemption for development that *creates less than 1,000 square feet of new impervious area and disturbs less than 2,500 square feet of land. Further, an exempt development shall not meet the definition of *minor development.* The ordinance does not define disturbance, N.J.A.C. 7:8 does not define disturbance. While more than 2,500 sf of area will be disturbed (defined as exposing or moving soil, including removal of the existing dwelling and drive along with grading around the new dwelling) the construction of a drywell, as required by ordinance, is not good engineering practice. The soil survey shown that the soils on the site are Raritan slit loam, 0 to 3 percent.

The survey further shows that the depth to seasonal high groundwater is 46 centimeters or 18". The NJDEP BMP Manual recommends that the bottom of a drywell be installed 24" above the seasonal high water table. This is not possible at this site. In addition, at the time of survey there were wet areas on the site indicating poor surface percolation and the presence of a silt loam and clay loam as described in the soil survey. Since that main reason for installing a dry well is an increase in impervious area and since this project proposes an increase less than 1000 sf, a waiver from the requirement of installing a drywell is requested.

Recommendations:

Originally the roof leaders were shown to be draining to the proposed drywell. It is requested that with the removal of the drywell, that the roof leaders drain out to the front yard and into the existing swale.

Thank you,
Mike Raymond
908 500 4550

22 Monroe
Block 1104 Lot 17

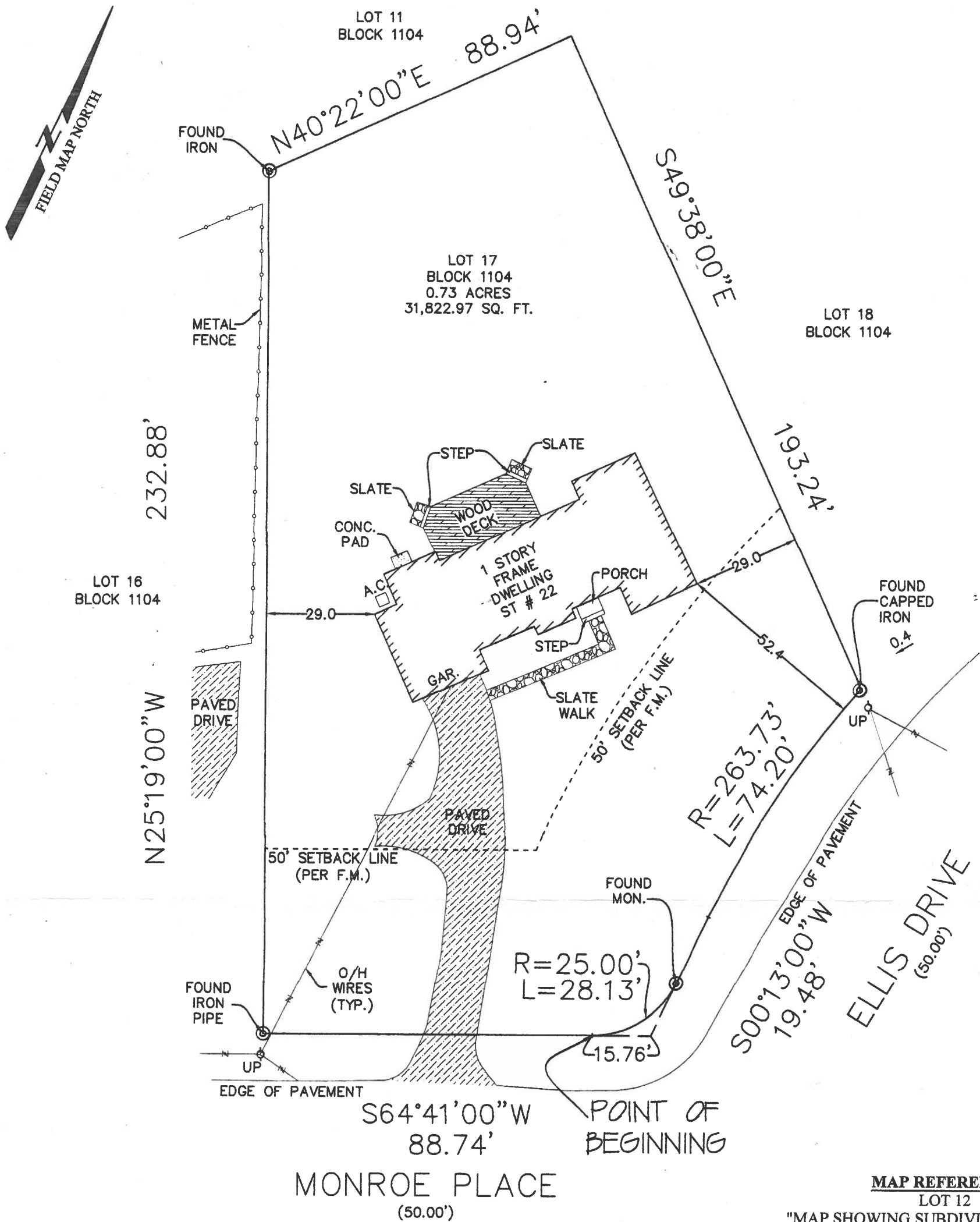
APPENDIX D, ARTICLE III

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. | | ✓ | |



DEED REFERENCE:
BOOK 7065
PAGE 2814

CERTIFICATION:
MICHAEL RAYMOND

MAP REFERENCE:

LOT 12
"MAP SHOWING SUBDIVISION OF TRACT
OF LAND BELONGING TO CONKLING
LUMBER COMPANY, BASKING RIDGE,
BERNARDS TOWNSHIP"
FILED DATE: 10-06-1952
MAP NUMBER: 274

NOTE:

1. IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2

Leeper Land Group, LLC

Professional Land Surveyors
767 Brunswick Pike
Lambertville N.J. 08530

LLG

p. 609 571 3955
f. 609 571 9490
www.leepergroup.com

CERTIFICATE OF AUTHORIZATION 24GA28232100

Revision Date By

Scale: Date: Drawn By: Job Number:

1" = 30' 10-04-2019 G.S. 19-1806

PLAN OF SURVEY
TAX LOT 17 BLOCK 1104
22 MONROE PLACE
TOWNSHIP OF BERNARDS
COUNTY OF SOMERSET
STATE OF NEW JERSEY

Daren C. Leeper 10-04-2019
DAREN C. LEEPER DATE
N.J. Professional Land Surveyor GS 43340

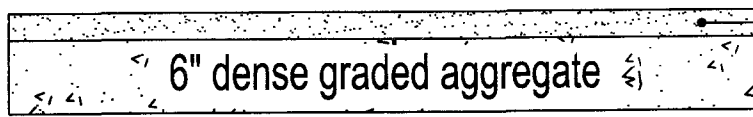
Zoning Requirements R-6 zone

| Item | Required | Proposed |
|--------------------------------|----------|----------------------|
| Minimum lot area | ¾ acre | 0.7308 ac (existing) |
| Minimum lot width (corner lot) | 187.5' | 169.21' (existing) |
| Minimum lot frontage | 75' | 93.28' (existing) |
| Improvable lot area | 7,500 sf | 7,794 sf |
| Minimum front yard | 50' | 50.6' (porch step) |
| Rear yard | 50' | 109.9' |
| Minimum side yard - one | 30' | 30.9' |
| Minimum side yard - both | 75' | 75.0' |
| Maximum Coverage | 18% | 16.7% |
| Building height | 35' | 33.2' |

| | | |
|---|----------------------------|--|
| Building Height Calculations - Existing | | |
| House footprint | 2,568 sf | |
| Porch/walk | 144 sf | |
| Concrete/slate | 107 sf | |
| Macadam drive | 1,673 sf | |
| Total | 4,492 sf/31,837 sf = 0.141 | |

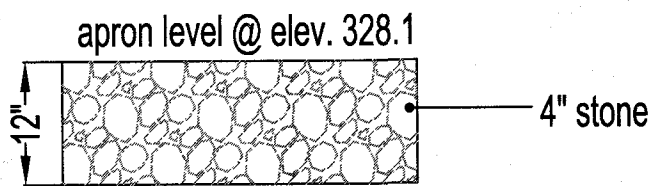
| | | |
|--------------------------------------|----------------------------|--|
| Lot Coverage Calculations - Proposed | | |
| House footprint | 2,814 sf | |
| Walk/steps | 365 sf | |
| Macadam drive | 2,151 sf | |
| Total | 5,330 sf/31,837 sf = 0.167 | |

Increase in coverage = 5,330 sf-4,492 sf = 838 sf



Driveway Pavement Section
not to scale

two inches (compacted thickness) of bituminous concrete (Type FABC-1)



Rip-Rap Apron Section
not to scale

LOT, CORNER

Shall mean a lot fronting on two or more streets at their intersection(s). A corner lot shall have two or more front yards and may have a side yard and/or a rear yard.

LOT FRONTAGE

Shall mean the horizontal distance between side lot lines measured along the street right-of-way line. In the case of a corner lot, either street frontage which meets the minimum frontage required for that zone may be considered the lot frontage.

LOT WIDTH

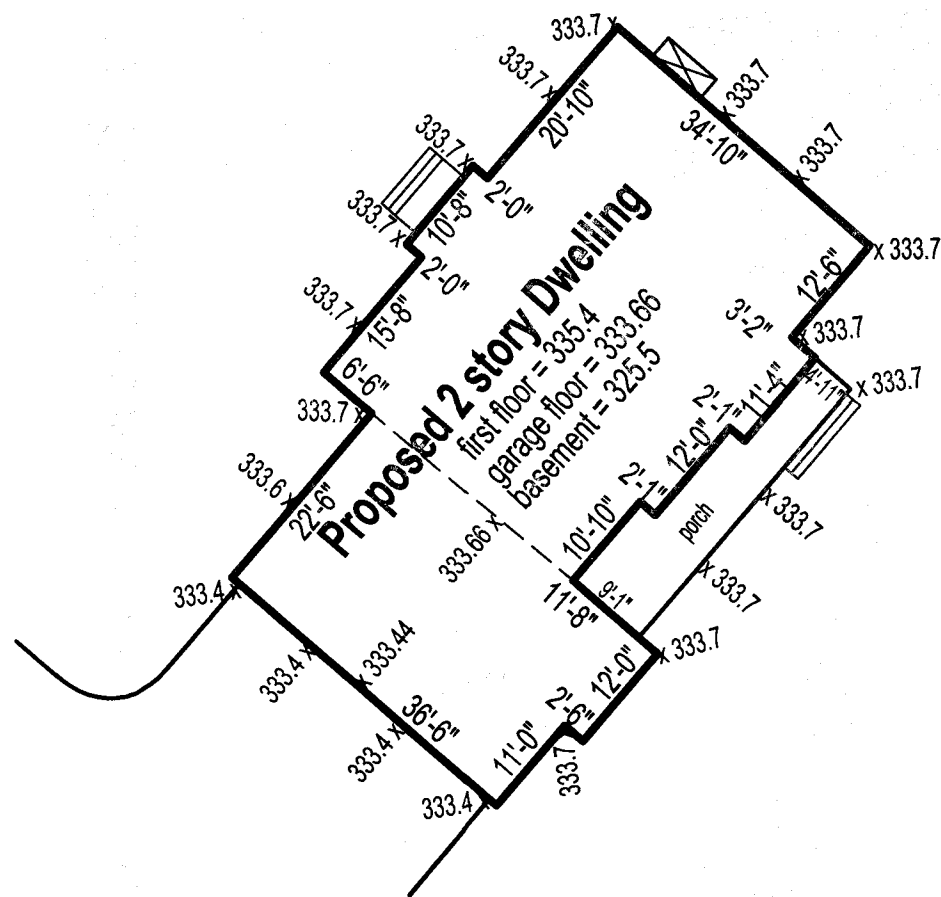
Shall mean the distance between the side lot lines measured along a line drawn parallel to the front lot line at a distance from the front lot line equal to the minimum front yard setback. Where the minimum width is required to be increased as a result of being a corner lot, only one width need be increased. For cul-de-sac or pie-shaped lots in existence or preliminary approved as of February 12, 2008, the lot width shall be measured at the actual or approved location of the house, but not closer to the street right-of-way than the minimum front yard setback.

[Ord. #1429, 5-29-2001, amended; Ord. #1999, § 1, 2-12-2008, amended]

IMPROVABLE LOT AREA

The minimum improvable lot area shall be located entirely within the building envelope for the principal building for the applicable zone as provided in Table 501.

The minimum improvable lot area shall be a contiguous area of each lot that is free of all constrained areas defined by ordinance, except that the minimum improvable lot area may contain natural slopes ranging from 15% to 19.9%, to a maximum of 40% of the total area of those slopes on the lot, and the minimum improvable lot area may contain natural slopes ranging from 20% to 25%, to a maximum of 20% of the total area of those natural slopes on the lot.

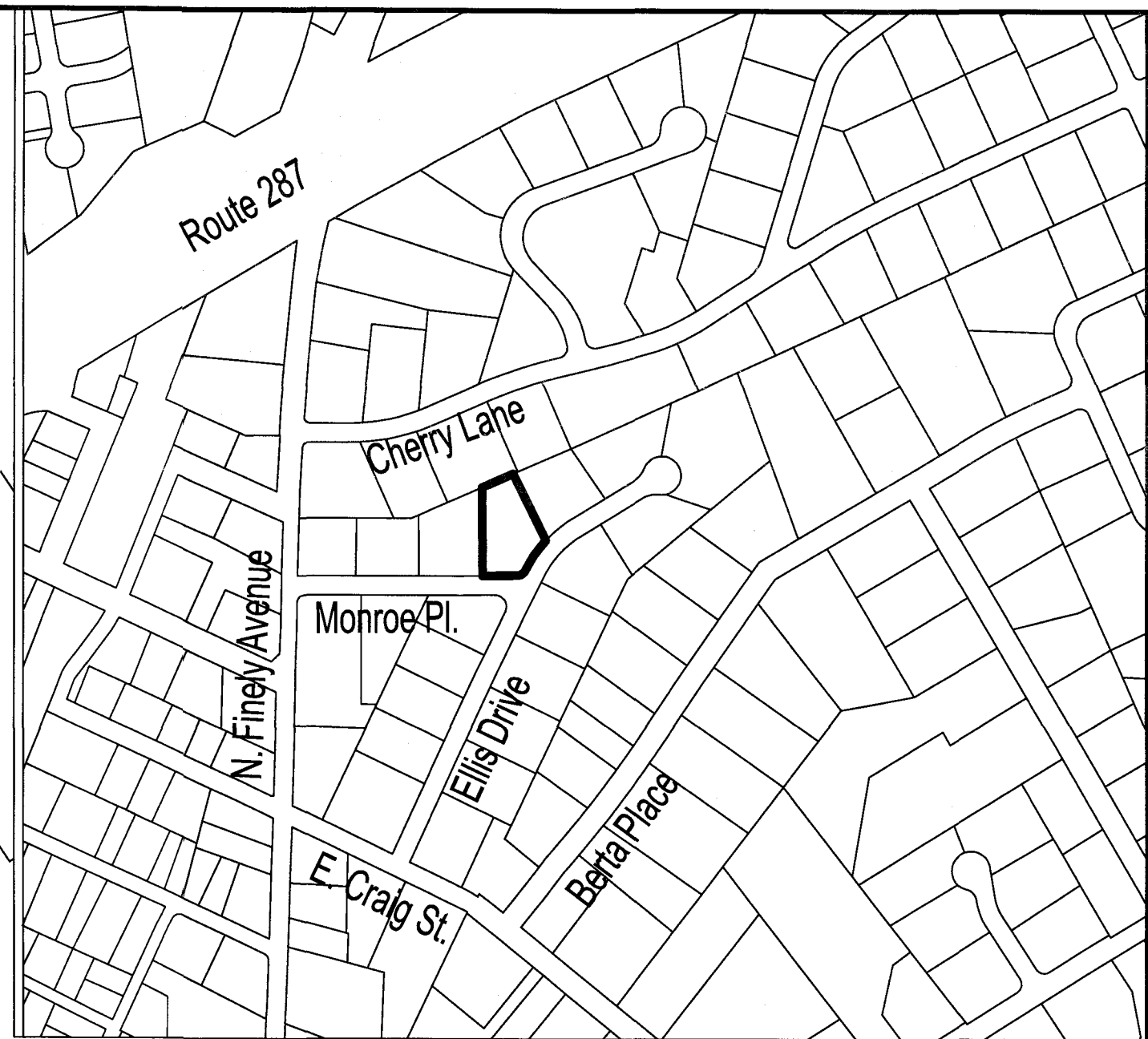
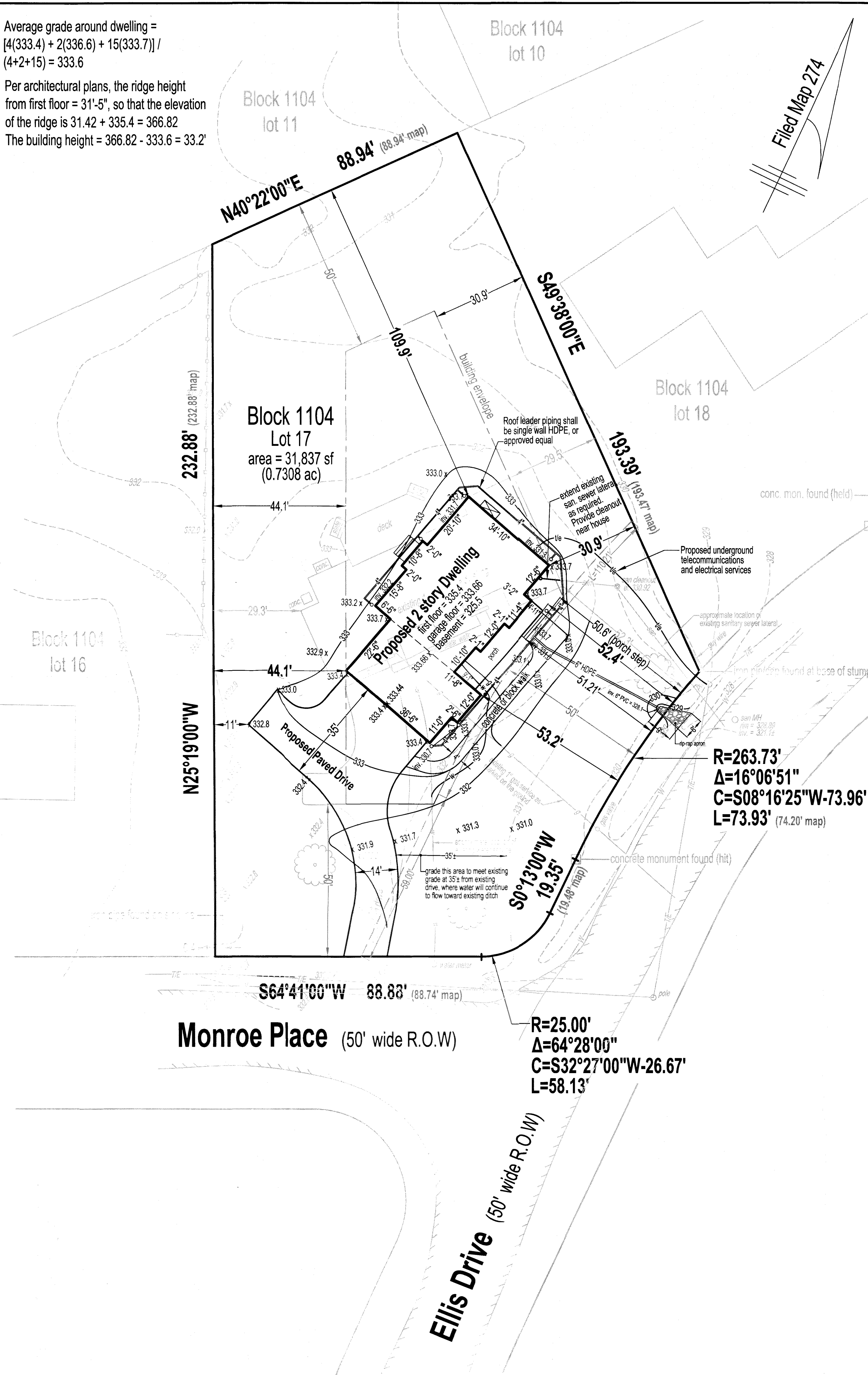


Building Height Plan

Average grade around dwelling =

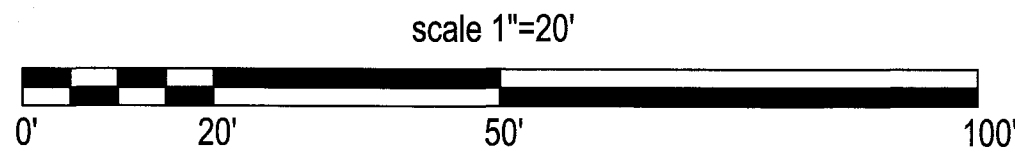
$$\frac{[4(333.4) + 2(336.6) + 15(333.7)]}{(4+2+15)} = 333.6$$


Per architectural plans, the ridge height from first floor = 31'-5", so that the elevation of the ridge is 31.42 + 335.4 = 366.82
 The building height = 366.82 - 333.6 = 33.2'



Key Map

scale: 1"=400'



| Revisions | | | Plot Plan for Block 1104 Lot 17 situated in | |
|-----------|---|-----|---|-------------------------|
| Date | Item(s) | By | 22 Monroe Place Somerset County | |
| 10/2/20 | Zoning chart, remove dwell, add details | JJM | Bernards Township New Jersey | |
| 10/26/20 | add rear yard setback to zoning chart per owner | JJM | JAMES J. MANTZ, PE&LS | |
| | | | Professional Engineer & Land Surveyor | |
| | | | 150 Brahma Avenue, Bridgewater, NJ 08807 (908)231-9664 | |
| | | | Scale | Date |
| | | | 1"=20' | 5/8/2020 |
| | | | | 22 Monroe Place GPS job |
| | | | | Sheet 1 of 2 |
| | | |  | |
| | | | NJ PE & LS Lic. # 27643 | |
| | | | Date 10/26/2020 | |

AGRONOMIC SPECIFICATIONS FOR LAWNS AND CONSTRUCTION SITES
GENERAL

1. All disturbed areas that are not being graded, not under active construction, or not scheduled to be permanently seeded within 30 days must be temporarily stabilized as per specifications below.
2. All exposed areas which are to be permanently vegetated, are to be seeded and mulched within 10 days of final grading.
3. Straw mulch (hay mulch may be substituted if approved by the District) is to be applied to all seedings at a rate of 1-1 1/2 to 2 tons per acre (approx. 100 to 130 bales per acre).
4. Mulch anchoring is required after mulching to minimize loss by wind or water. This is to be done using one of the methods (crimping, liquid mulch binders, nettings, etc.) in the "Standards for Soil Erosion and Sediment Control in New Jersey".
5. Existing weedy and poorly-vegetated areas with less than 80 percent perennial grass cover must receive permanent stabilization (as specified on back).
6. All bags need to be saved for lime, fertilizer, seed, and liquid mulch binder (if mulch anchoring method). Such proofs need to be submitted to the District inspector for verification of materials and quantities used for all seedings.
7. An additional fee of \$180.00 per inspection will be assessed on those sites where additional inspections are necessitated as a result of non-compliance with the approved plan. This includes additional inspections performed after the failure of an initial Report of Compliance inspection. The entire project site is inspected at the time of a request for Report of Compliance.
- SEED-BED PREPARATION FOR ALL SEEDINGS
- SUB-SOIL PREPERATION: Immediately prior to seeding and topsoil application, the surface should be scarified to a depth of 6" to 12" where there has been soil compaction (e.g. areas of heavy construction traffic). This practice is to be applied to all compacted areas where there is no danger to underground utilities (cables, irrigation systems, etc.).
- TOPSOILING: Areas to be seeded should have a minimum of 5" of friable, loamy, topsoil free of objectionable weeds, stones and debris.
- FINAL GRADING: Grading is to be smooth of ruts and free of objectionable stones, depressions, vehicle tracks, and rough edges. There is to be positive drainage away from all buildings and dwellings.
- Refuse from seedbed preparation (roots, sticks, stones, construction debris) must be disposed of properly.
- LIMING/FERTILIZING: Apply limestone and fertilizer to soil test recommendations or as follows:
- A. Lime is to be applied at the rate of 2 tons (4,000 lbs). per acre. Lime may be any product type as long as the CCE Calcium Carbonate Equivalency = 2 tons per/ acre. Pelletized and liquid products may be preferred because of their lack of dust and ease of handling but must meet the fore-mentioned criteria.
- B. Starter fertilizer, specified as 10-20-10, is to be applied at 500 lbs. per acre
- C. Lime and fertilizer are to be worked into the soil to a depth of 4 inches.
- TEMPORARY STABILIZATION WITH MULCH ONLY

Straw mulch (hay mulch may be substituted if approved by the District) is to be spread uniformly at the rate of 2 to 2-1/2 tons per acre (total ground surface coverage). This practice is limited to periods when vegetative cover cannot 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

TEMPORARY SEEDING
Temporary seeding is to be used on all disturbed areas where permanent stabilization will not be accomplished for a period of up to 6 months.

Product Rate Recommended optimum seeding dates

Perennial ryegrass 100 lbs. per acre 3/15-5/15 & 8/15-10/1

Spring Oats 86 lbs. per acre 3/15-6/1 & 8/1-10/1

Winter Cereal Rye 112 lbs. per acre 8/1-11/15

Winter Barley 96 lbs. per acre 8/15-10/1

Pearl Millet 20 lbs. per acre 5/15-8/15

German or Hungarian Millet 30 lbs. per acre 5/15-8/15

STABILIZATION WITH SOD

Stabilization with sod is permitted in areas where maintenance and irrigation are adequate to insure proper establishment and longevity. Seedbed preparation is

to be consistent with any other stabilization requirements.

(Lime and fertilizer bags are to be retained for District inspection.) On slopes greater than 3 to 1, sod must be properly anchored to the slope in accordance

with the NJ Standards for Soil Erosion and Sediment Control.

PERMANENT SEEDING

A. Seed is to be incorporated into the soil to a depth of 1/4" - 1/2".

B. Lawn seedings are to be a mixture of bluegrasses, turf-type fescues, and turf-type perennial ryegrasses to insure longevity, tolerance, and durability. No seed shall be accepted with a germination test date of more than 12 months old unless retested.

C. Professional seed mixtures are recommended rather than mixing seeds yourself.

D. Seed mixture (as specified below) is to be applied at a minimum rate of 200 lbs. per acre of perennial seed.

E. Optimum seeding period for Somerset County is from March 1 to May 15 and August 15 to October 1.

Outside of those periods, the seeding rates are to be increased by 50% (i.e.: 300 lbs. per acre of perennial seed instead of the required 200 lbs. per acre during optimum periods).

F. Seedings should receive an application of fertilizer such as 10-10-10 or equivalent at 400 lbs. per acre approximately 6 months after first application.

SEEDING MIXTURE FOR GENERAL SEEDING - (example: lawns)

40% turf-type tall fescue 60% Kentucky bluegrass

10% creeping red fescue OR 20% turf-type perennial ryegrass

10% chewings fescue 20% chewings fescue

10% Kentucky bluegrass

30% turf-type perennial ryegrass

SEEDING MIXTURE FOR HIGH TRAFFIC & CRITICAL AREAS

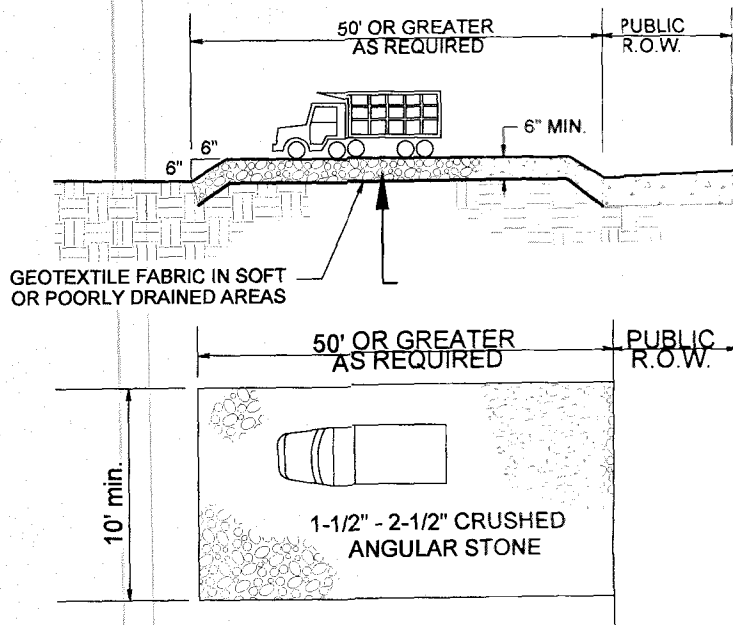
(examples: athletic fields, waterways, diversions, etc.)

80% turf-type tall fescue

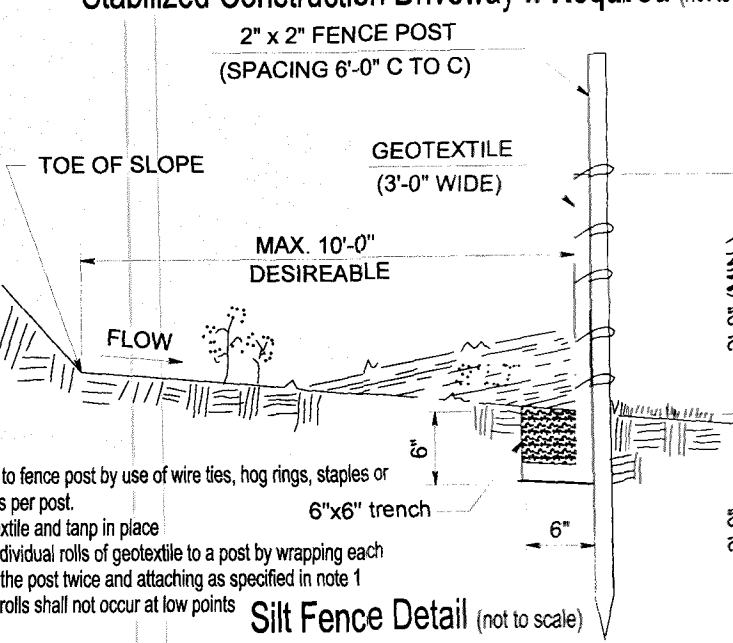
10% Kentucky bluegrass

10% turf-type perennial ryegrass

Other seed mixtures are acceptable if approved by the District.



Stabilized Construction Driveway If Required (not to scale)



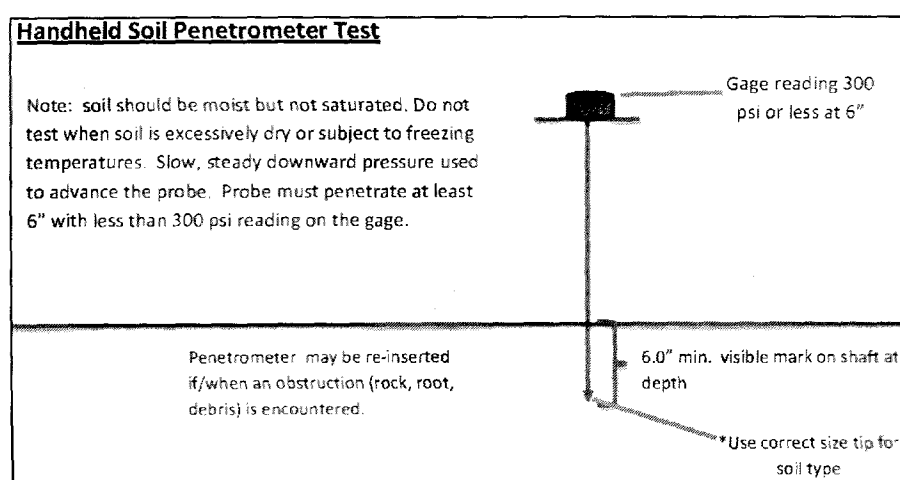
Notes:

1. Securely fasten geotextile to fence post by use of wire ties, hog rings, staples or pockets. Four to six fasteners per post.

2. Bury bottom 1-4" of geotextile and tamp in place.

3. Securely fasten ends of individual rolls of geotextile to a post by wrapping each end of the geotextile around the post twice and attaching as specified in note 1 above. Splicing of individual rolls shall not occur at low points.

Silt Fence Detail (not to scale)

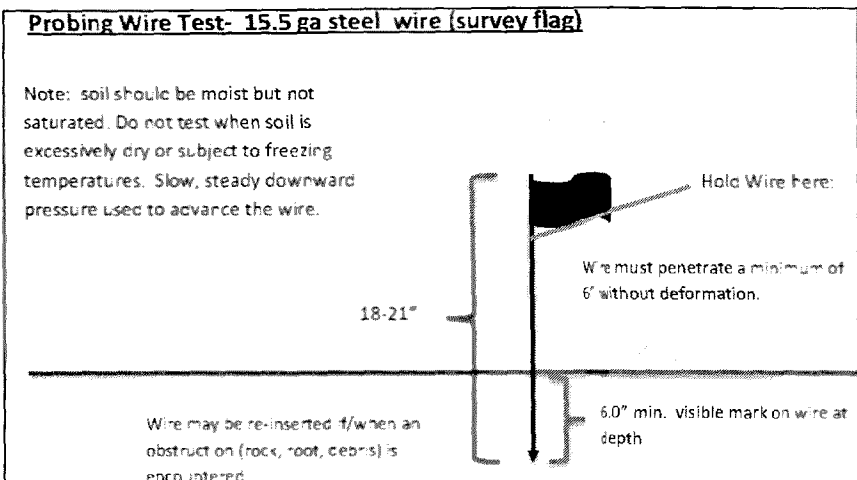


Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6" with less than 300 psi reading on the gage.

Penetrometer may be reinserted if when an obstruction (rock, root, debris) is encountered.

Use correct size tip for soil type.



Probing Wire Test: 15.5 ga steel wire (survey flag)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.

Wire must penetrate a minimum of 6" without deformation.

Wire may be reinserted if when an obstruction (rock, root, debris) is encountered.

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils prior to the application of topsoil (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.

2. Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.

3. Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.

4. In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

A. Probing Wire Test (see detail) B. Hand-held Penetrometer Test (see detail) C. Tube Bulk Density Test (licensed professional engineer required) D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover.

Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer may be substituted subject to District Approval.

Sequence of Construction for Individual Lot Construction

1. Notify SCD, in writing, at least 48 hours in advance of any land disturbance. Day 1

2. Install silt fence Day 2

3. Remove existing dwelling. Day 3 - Day 15

4. Excavate foundation, fill in old foundation excavation, stockpile excess soil. Day 16 - Day 18

5. Seed and mulch soil stockpiles and any area not to be constructed upon within 30 days. Day 18 - Day 19

6. Construct dwelling. Day 19 - Day 180

7. Install utility services. Day 150 - Day 180

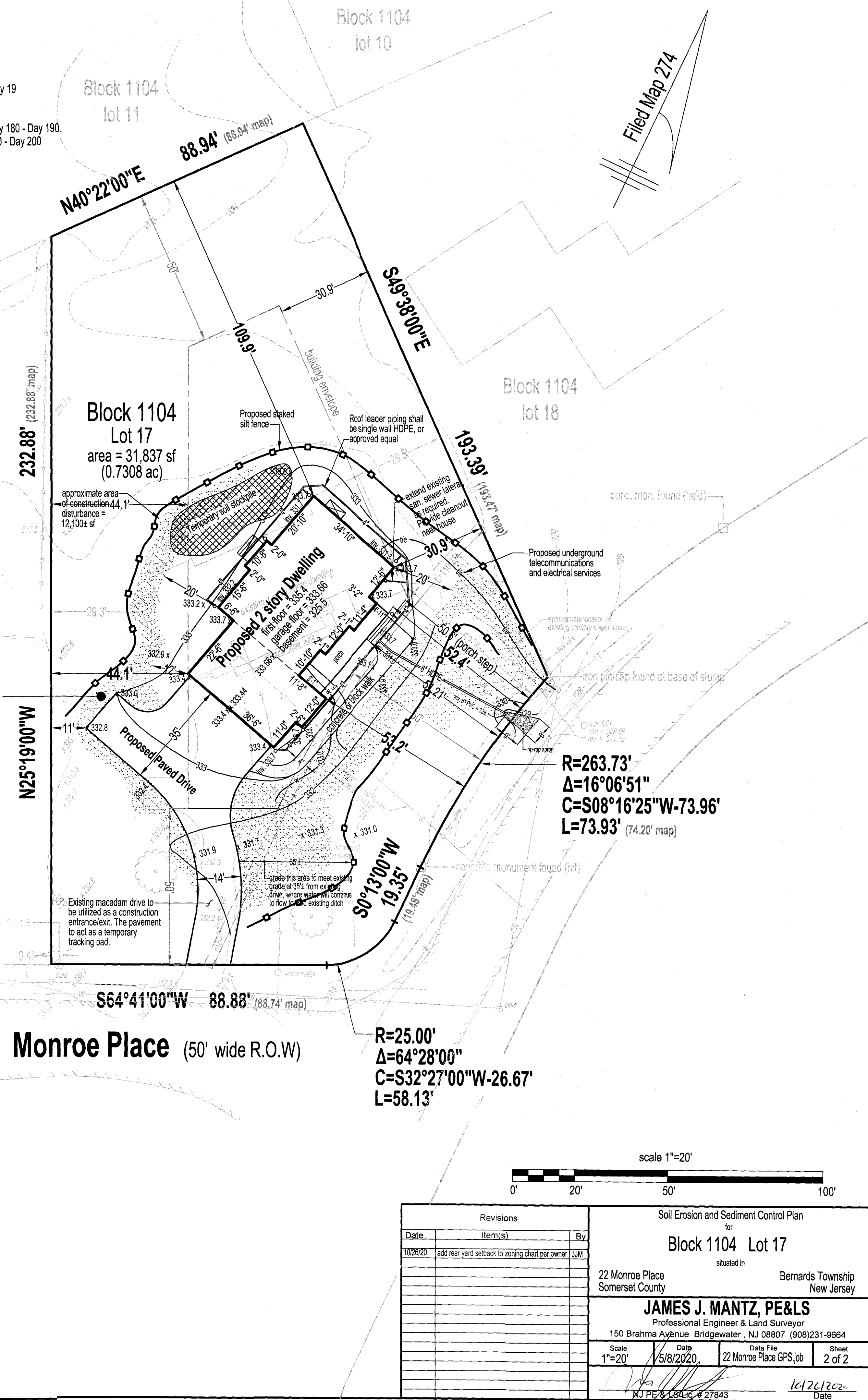
8. Regrade lawn, grade disturbed areas, spread topsoil, fertilize, seed and mulch all disturbed areas. Day 180 - Day 190.

9. Remove temporary soil erosion control devices after all disturbed areas have been stabilized. Day 190 - Day 200

Anticipated duration of project = 200 days.

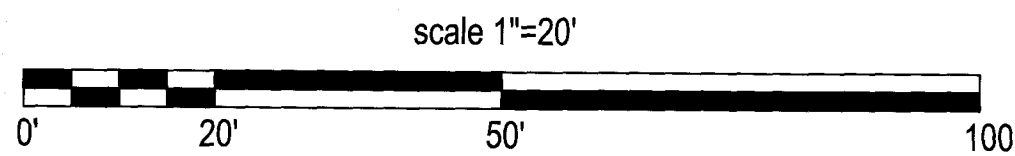
Note: The disturbance area indicated on this plan is for the construction of the dwelling. Upon substantial completion of the dwelling, it is likely that the existing lawn areas will be graded, fertilized, limed, seeded and mulched

Shaded area represents area subject to soil compaction mitigation measures: 20' from building with foundation 12' from building without foundation If disturbed areas extend beyond those shown on this plan, those areas shall be included in the areas subject to soil compaction mitigation measures



Monroe Place (50' wide R.O.W)

R=25.00'
Δ=64°28'00"
C=S32°27'00"W-26.67'
L=58.13'



| Revisions | | | Soil Erosion and Sediment Control Plan for | | |
|------------------------|---|-------------------------|---|--|--|
| Date | Item(s) | By | Block 1104 Lot 17 | | |
| 10/26/20 | add rear yard setback to zoning chart per owner | JJM | situated in | | |
| | | | Bernards Township | | |
| | | | Somerset County | | |
| | | | New Jersey | | |
| | | | JAMES J. MANTZ, PE&LS | | |
| | | | Professional Engineer & Land Surveyor | | |
| | | | 150 Brahma Avenue Bridgewater, NJ 08807 (908)231-9664 | | |
| Scale | Date | Date File | Sheet | | |
| 1"=20' | 5/8/2020 | 22 Monroe Place GPS.job | 2 of 2 | | |
| NJ PE & LS Lic # 27843 | | | 10/26/2020 | | |
| | | | Date | | |