

BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION
Regular Meeting of July 26, 2021-7 pm

The Environmental Commission meeting for July 26, 2021, will be conducted using Zoom Video Conferencing. The public will be able to view the meeting live by clicking on this link: <https://us02web.zoom.us/j/89717455094?pwd=bzJybnZHYUJVaGNDMjRIQ091YUJCQT09> at 7:00 PM or by calling 1-646-558-8656 and entering Meeting ID: **897 1745 5094** and Passcode: **758112**

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 –[May 24, 2021](#)**
- 6. Reports and Miscellaneous Correspondence**
 - a. [123 Whitenack Rd](#)-Septic Alteration Plan
 - b. [73 Deer Ridge Rd](#)-Septic Alteration Plan
 - c. [99 & 111 Mine Brook Rd](#)-Freshwater Wetlands Permits & LOI extension
- 7. Old Business**
 - a. **Status on Current Projects:**
 - i. Public Outreach
 - ii. Reusable Bag Design Challenge
 - iii. EC Comments on the 2019 Reexamination Report
- 8. New Business**
 - a. **Applications**
 - i. [Weisfelner-ZB21-019](#)-22 High Meadow Rd-Construction of inground pool not located behind the rear building of existing structures on adjoining lots.
 - ii. [Fabian-ZB21-021](#)-20 Addison Dr-Bulk Variance for max impervious coverage for inground pool-patio.
 - iii. [Caesar-ZB21-022](#)-24 Post Terrace-Rear yard setback to construct a second story master suite over an existing garage.
 - iv. [Verb-ZB21-024](#)-33 Long Rd-Variance to construct pool (1) not behind rear building line of adjacent building, (2) Pool located in front yard.
- 9. Comments by Public**
- 10. Comments by Members**
- 11. Adjournment**

Susan Long, 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 – May 24, 2021 – 7pm

CALL TO ORDER

Chairperson Ann Parsekian called the meeting to order at 7:01 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: John Crane, Jane Conklin (arrived 7:43 pm), Debra DeWitt, James LaMaire (left at 8:58 pm), Ann Parsekian, Alice Smyk, Sarah Wolfson

Absent: Joan Bannan, Jason Roberts, Nancy Cook

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

APPROVAL OF MEETING MINUTES

Motion to approve April 26, 2021 minutes made by Alice Smyk, seconded by Debra DeWitt. All others in favor, motion carried.

REPORTS & MISCELLANEOUS CORRESPONDENCE

- a. **Correspondence – TWA approval permit – LCB Senior Living**
No comment

OLD BUSINESS

- a. **Status on Current Projects**

- i. **Public Outreach**

Started “Tip of the Week” for every Monday to post on the Township website and Facebook page. So far there’s been: Recycling plastic bags, minimizing online orders (packaging) and “swap this for that”. More information about Spotted Lantern Fly.

- ii. **GSWA Native Plant Sale**

430 customers orders for 13,000 plants. This is the first year they’ve done it. Planning for next year with additional plant varieties. Possibly for the fall. Partnered over several counties. Ann Parsekian thanked the local volunteers that helped with the plant delivery.

- iii. **Reusable Bag Design Challenge**

As of this time there are no entries despite several schools showing interest. The group agreed to extend the deadline to June 15th to allow time for students to submit entries.



Bernards Township Environmental Commission



NEW BUSINESS

- i. Fairmount Cemetery Assn of Newark & Somerset Hills – 95 Mt Airy Road – Prelim/Final Site Plan for Expansion of Existing Cemetery**

John Crane recused himself at 7:20 pm. Comments to be drafted concerning the environmental impact statement on pages 3 and 4 regarding accuracy.

Motion by James LaMaire , seconded by Debra DeWitt .

All in favor, motion carried.

- 1. Colucci – ZB-21-013 – 373 Lyons Road – Pool not Located Behind the Rear Building of Adjacent Dwellings, Steep Slope Disturbance.**

John Crane returned at 7:34 pm. Jane Conklin arrived at 7:43 pm. The Environmental Commission notes that construction has already started on this property and it may be difficult to understand the amount of trees already removed. There should be a tree survey based on the site pre-construction. A tree replacement plan should also be provided. The photos provided are insufficient to give any idea of what the environment is like.

The Environmental Commission recommends the addition of stormwater features to minimize downhill stormwater discharges from the project site.

Due to the steep slopes on the property, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water. Also in regards to the property's steep slopes, the proposed location does not seem to be suitable for a pool and patio.

Motion by John Crane, seconded by Jane Conklin.

All in favor, motion carried.

- ii. Kenken – ZB21-014 –1 Brownlee Place – Addition & Site Improvements Requiring Preliminary/Final Site Plan Approval, Bulk Variances, Floor Area Ratio.**

Comments to be prepared regarding historic preservation.

Motion by Sarah Wolfson, seconded by Alice Smyk.

All in favor, motion carried.



Bernards Township Environmental Commission



- vi. **Baston 95, LLC – ZB21-015** – 95 Morristown Road – Demolish Existing Bldg. & Replace with New Structure – Preliminary & Final Site Plan. Use Variance, Bulk.

Debra DeWitt recused herself at 8:49 pm. Comments to be prepared regarding the use of native plants, trees and shrubs. James LaMaire left at 8:58 pm

Motion by John Crane , seconded by Jane Conklin.

All in favor, motion carried.

COMMENTS BY MEMBERS

Debra DeWitt returned at 8:59 pm. Todd Edelstein sent a video about plastic wars to the meeting secretary, made a comment regarding the small historic house on South Maple and Lewis that was knocked down, and commented on the Task Force's survey about internet use.

PUBLIC COMMENT

Sarah Wolfson - Spotted Lantern Fly – Morristown hired a tree consultant to eradicate trees on public land. Lord Stirling Environmental Center is creating an invasive species task force. Alice Smyk – suggested an app to identify trees. There may be one specific to the area. Ann Parsekian went to Pleasant Valley Park to take a picture of the Trex bench. RHS Plastic project is paused at the moment. Shared the Girl Scout Caps for a Cause which ends June 30th. John Crane had comments about tree replacement.

ADJOURNMENT

Meeting was adjourned at 9:25 pm by Alice Smyk and seconded by Debra DeWitt. All in favor, motion carried.

Respectfully submitted,
Kaitlin Cartoccio, Meeting Secretary



Bernards Township Environmental Commission

TO: Planning Board Chairperson and Members

FROM: Ann Parsekian, Chairperson
Bernards Township Environmental Commission

DATE: May 25, 2021

RE: **Fairmount Cemetery Assn. of Newark & Somerset Hills – PB21-003-95 Mt. Airy Rd.**

Planning Board

The Environmental Commission reviewed this application at their May 24, 2021 meeting and submits the following comments:

Fairmount Cemetery Assn. of Newark & Somerset Hills – PB21-003 95 Mt. Airy Rd.

The Bernards Township Environmental Commission reviewed this application at its May 24, 2021 meeting and makes the following comments:

The EC requests clarification of two statements in The Project Report and Environmental Impact Assessment. First, the report states that “Impacts to groundwater quality are anticipated to *improve* with the change from pavement to roof area at the addition site.” (Italics added) Since the report anticipates no decrease in traffic, it is possible that normal roadway contaminates might be concentrated into a smaller area rather than reduced in quantity as suggested by the statement.

Second, the report states that if the project were not constructed, “the applicant would not be able to meet the demand for cremation services. Such a *discontinuance* of service would have a negative impact to the community.” (Italics added) The statement implies that the Applicant would cease to provide crematory services if the application is not approved.

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



Bernards Township Environmental Commission

TO: Zoning Board Chairperson and Members

FROM: Ann Parsekian, Chairperson
Bernards Township Environmental Commission

DATE: May 25, 2021

RE: Applications review

The Environmental Commission reviewed these applications at their May 24, 2021 meeting and forwards the following comments.

Zoning Board

Board of Adjustment

Colucci ZB-21-013. 373 Lyons Road

The Environmental Commission has reviewed this application at its May 24, 2021 meeting and has the following comments:

Photographs supplied are insufficient to understand the pre-existing conditions of the site and property. The project site is not visible from the road.

The EC notes that work may already have commenced based on the photograph provided, making it difficult at best to understand the original vegetation of the proposed pool/patio site. A tree survey based on the pre-disturbance conditions should be provided. A tree replacement schedule and plantings plan should be provided.

Although the proposed increase in impervious area is less than the 1,000 sf trigger to require stormwater recharge, due to the steep slopes within and adjacent to the project site, the EC urges the Board discuss the addition of stormwater features to minimize downhill stormwater discharges from the project site.

Due to the steep slopes on the property, the Applicant should discuss plans for discharging pool water. Pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water, which can be found here: [BMPs: Pool Water Discharge](#)



Bernards Township Environmental Commission

Colucci ZB-21-013. 373 Lyons Road—Cont.

In light of the site's existing steep slopes, and the Master Plan's comments regarding "strict adherence to development standards limiting the extent of disturbance in areas greater than 15%," the proposed location does not seem to be suitable for a pool/patio.

Kenken ZB21-014 1 Brownlee Place

The Environmental Commission reviewed this Application at its May 24, 2021 meeting and offers the following comments.

1. In the State of New Jersey, the Department of Environmental Protection includes the Historic Preservation Office.

2. The EC has concerns about this application consistent with the following Bernards Township Master Plan Goals and Objectives:

(a) MP Goals: 1. To protect neighborhood and community character and to retain and improve on the attractive streetscape throughout the Township; 12. To maintain the mixed-use character and protect the unique quality and character of the villages of Basking Ridge and Liberty Corner; 13. To promote the preservation of the Township's historic sites and districts.

(b) Land Use and Management Objectives: 1. Land use policies should strive to maintain and enhance community character, protect the integrity of existing neighborhoods and prevent the intrusion of incompatible new development.

(c) Historic Preservation Objectives: 1. The distinctive character of the historic villages of Basking Ridge, Franklin Corners and Liberty Corner and the hamlet of Madisonville should be maintained; 3. Encourage the preservation of historic buildings and structures and promote the protection of archaeological, historic and other culture resources; **4. Promote the adaptive reuse of historic structures in ways that respect architectural and historic integrity.** (Bold added)

(d) Historic Preservation Policies in the Historic Preservation Plan Element: 2. Maintain cohesive neighborhoods; **ensure a compatible and harmonious context for historic buildings, structures, sites and districts;** and discourage new construction that would destroy the character of Bernards Township's neighborhoods; (Bold added)



Bernards Township Environmental Commission

Kenken ZB21-014 1 Brownlee Place –Cont.

In addition, the New Jersey Municipal Land Use Law (MLUL) lists among its purposes:

j. **To promote the conservation of historic sites and districts**, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land. (Bold added)

3. The EC notes that the building at 1 Brownlee Place dates from the 19th century (i.e., post-Colonial) and was originally a small barn or wagon house for the main house on the same property. **The property is a contributing resource with good integrity, and is part of the Basking Ridge Historic District listed in Table XI-1 in the Master Plan**, which is delineated on a map that is part of the Basking Ridge Historic District National Register Nomination Form. (In 1994, the historic district was deemed to be eligible for listing on the National Register. Although the Nomination was ultimately not approved, the eligibility designation remains in effect.) The building is described at #108 in the Inventory of Historically Significant Homes in Bernards Township compiled by the Township Engineering Department and Township Historian June Kennedy in 1998, which states, “During the Civil War, soldiers’ uniforms were made in the building.” Although the building has been altered over the years, this activity enhances the building’s significance. The house and its small barn are part of a noteworthy collection of 19th century vernacular buildings in the center of Basking Ridge Village.

4. In accordance with the above referenced Master Plan Goals and objectives, the EC does not support the proposed use of stone veneer to replace the existing wood shake siding because stone was a seldom-used building material for domestic buildings during the 18th and 19th centuries in Bernards Township (except for use in foundations). The 18th-century “Stone House” at the intersection of Stone House Road and Valley Road is a notable rare exception. There are no 18th or 19th century stone buildings in Basking Ridge Village. (The Bishop Janes Church was constructed in 1900.) The applicant’s proposal to “add thin stone façade and detailing to give building a historic colonial look” is thus incompatible with the existing surviving historic architecture of Basking Ridge. **The EC urges the Applicant to look for inspiration from the existing historic dwelling on the property (Atelier) or from other wood and brick 19th-century buildings in the Village.** Wood clapboard, wood shingles, or brick would be compatible materials. Smooth cementitious clapboard would be compatible; however, vinyl clapboard or cementitious shingles would not provide a compatible appearance.



Bernards Township Environmental Commission

Baston 95, LLC – ZB21-015

The Bernards Township Environmental Commission reviewed this Application at its May 24, 2021 meeting and offers the following comment:

The applicant should consult the native plant lists posted on the EC webpage for appropriate native trees, shrubs, and plants, or use this link: [Recommended Tree and Shrub List](#)

Cc: David Schley, Township Planner
Cyndi Kiefer, Secretary; for distribution to BOA members

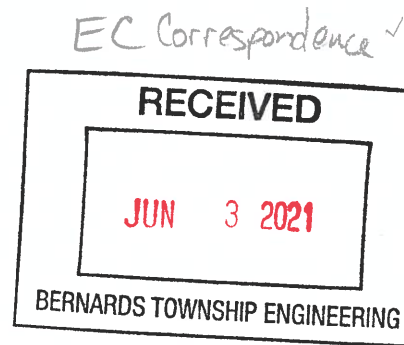
June 25

PUBLIC NOTICE

June 2, 2021

Project Name & Location: Corbet Property Septic Alteration Plan
123 Whitenack Road, Block 4801, Lot 4
Township of Bernards, Somerset County

Dear Interested Party:



*This letter is to provide you with legal notification that an application for an authorization under **Freshwater Wetlands General Permit #24** has been submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the development shown on the enclosed plans.*

Also, this letter is to provide you with legal notification that the proposed construction activities are in compliance with Flood Hazard Area Permit-By-Rule #10, pursuant to the N.J.A.C. 7:13-7.10.

You have received this notice because either you own property within 200 feet of the subject property, or you are a governmental entity that requires notice. A brief description of the proposed project follows:

Replace an existing malfunctioning septic system with no intensification of use on the above-referenced project site.

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. 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 15 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, Somerset County Supervisor

Alternatively, you can contact the Applicant's Agent at the address(es) listed below.

Applicant's Agent: Ryan L. Smith, NJPE&LS
Yannaccone, Villa & Aldrich, LLC
460 Main Street, PO Box 459, Chester, NJ 07930
908-879-6646 ext.17

Thank you for your attention.

SEPTIC TANKS AND DISTRIBUTION BOXES

- CERTIFICATION FOR FROST RESISTANCE (ACI 318-16-4.5.1) AND WATER TIGHTNESS (ACI 318-16-4.5.2) SHALL BE PROVIDED BY THE MANUFACTURER AND THE CERTIFICATION DISPLAYED ON THE TANKS.
- ALL INSIDE CONCRETE SURFACES SHALL BE SEALED WITH TWO COATINGS OF AN APPROPRIATE INERT COATING TO MINIMIZE CORROSION (COAL TAR PITCH). COATING OF PRE-CAST TANKS SHALL BE APPLIED BY THE MANUFACTURER PRIOR TO DELIVERY TO THE JOB SITE. DISTRIBUTION BOX MUST ALSO BE COATED.
- ALL OPENINGS IN TANKS TO BE SEALED WITH EMBECO 636 GROUT OR EQUIVALENT AND COVERED ON OUTSIDE WITH TAR.
- WHEN USING CYLINDRICAL TANKS PROVIDE A MINIMUM INSIDE LENGTH OF 72 INCHES MEASURED BETWEEN THE INLET SIDE TO THE OUTLET SIDE AND A MINIMUM WIDTH AT THE LIQUID LEVEL OF 36 INCHES.
- SEPTIC TANKS AND/OR PUMP PIT SHALL BE PLACED UPON A FIRM AND STABLE FOUNDATION SO THAT THE POTENTIAL FOR UNEVEN SETTLEMENT OR SHIFTING IS MINIMIZED. TANKS ARE TO BE INSTALLED DIRECTLY ON UNDISTURBED NATURAL SOIL. IF THE EXCAVATION IS DUG TO DEEP, IT SHALL BE BACKFILLED TO THE PROPER ELEVATION WITH COMPACT SAND. COMPACTED SAND TO BE OBSERVED BY DESIGN ENGINEER PRIOR TO INSTALLATION OF THE TANK.
- 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. BERM MATERIAL TO BE CLAY RICH, COMPACTED IN SIX (6) TO TWELVE (12) INCH LIFTS.
- TANK INVERT CONNECTIONS TO BE SEALED WITH AN EXPANDING GROUT OR A MANUFACTURED WATER-PROOF PIPE COUPLING WHICH IS INCORPORATED INTO THE WALL OF THE TANK.
- ALL MANHOLES SHALL BE EXTENDED AND MAINTAINED AT FINISHED GRADE BY MEANS OF A RISER FITTED WITH FINISHED GRADE BY MEANS OF A RISER FITTED WITH A REMOVABLE, WATER TIGHT COVER. COVERS SHALL BE BOLTED OR LOCKED TO PREVENT ACCESS BY CHILDREN AND SHALL BE CAST IRON WHEN A CONCRETE RISER IS USED. THE MANHOLE COVER SHALL BE OF A MATERIAL THAT WILL ENSURE A WATER TIGHT SEAL BETWEEN THE COVER AND RISER AT ALL TIMES AS SPECIFIED BY THE SEPTIC SYSTEM DESIGNER AND ADMINISTRATIVE AUTHORITY. A PERMANENT, NON-CORROSIVE MARKER A MINIMUM
- THE SEPTIC TANK & PUMP PIT INSTALLATION SHALL BE SUCH THAT THE HIGH SEASONAL WATER TABLE SHALL BE NO HIGHER THAN ONE (1') FOOT BELOW THE OUTLET OR ANY JOINTS OF THE SEPTIC TANK.
- THE INSTALLATION OF ALL TANKS SHALL PREVENT FLOTATION.
- A SEPTIC EFFLUENT FILTER SHALL BE INSTALLED AND MAINTAINED IN CONJUNCTION WITH ALL SEPTIC TANKS PRIOR TO THE EFFLUENT DISTRIBUTION NETWORK AND IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS. SEPTIC EFFLUENT FILTERS SHALL BE CERTIFIED BY, AND BEAR THE MARK OF NSF INTERNATIONAL (NSF) UNDER NSF STANDARD 46.
- A PERMANENT NON-CORROSIVE MARKER A MINIMUM OF SIX (6) INCHES IN SIZE CONTAINING THE FOLLOWING INFORMATION SHALL BE ATTACHED TO THE MANHOLE COVER OR RISER IMMEDIATELY BELOW THE COVER:
 - THE ADMINISTRATIVE AUTHORITY NAME AND PERMIT NUMBER UNDER WHICH THE SYSTEM WAS INSTALLED;
 - THE DATE OF INSTALLATION;
 - THE TYPE OF SYSTEM;
 - THE TOTAL DESIGN CRITERIA IN GALLONS PER DAY.
- AN INSPECTION PORT EXTENDING TO FINISHED GRADE SHALL BE PROVIDED OVER EACH TANK OR COMPARTMENT INLET WHICH IS NOT DIRECTLY BELOW A MANHOLE. INSPECTION PORTS SHALL EXTEND TO FINISHED GRADE AND SHALL BE CONSTRUCTED OF 4" PVC PIPE WITH A LOCKED OR BOLTED CAP. OUTLETS OVER THE EFFLUENT FILTER SHALL BE LOCATED DIRECTLY BELOW A MANHOLE OR HAVE AN INSPECTION PORT THAT ALLOWS FOR AT GRADE ACCESS TO THE DEVICE TO ALLOW UNIMPEDED MAINTENANCE WITHOUT ENTERING THE SEPTIC TANK.
- ALL TANKS, INCLUDING RISERS AND INSPECTION PORTS TO THE HIGHEST JOINT, SHALL BE TESTED FOR WATER TIGHTNESS AFTER INSTALLATION AND BEFORE BACKFILLING USING HYDROSTATIC OR VACUUM TESTS IN ACCORDANCE WITH THE FOLLOWING:
 - WATER TIGHTNESS TESTING PROCEDURES AND CRITERIA FOR CONCRETE TANKS SHALL FOLLOW THE METHODS DESCRIBED IN AMERICAN STANDARD TESTING METHOD (ASTM) C-1227 STANDARDS INCORPORATED BY REFERENCE, AS AMENDED, OR THE NATIONAL PRE-CAST CONCRETE ASSOCIATION (NPCA) TESTING CRITERIA AND PROCEDURES SPECIFIED IN ITS PRE-CAST CONCRETE ON-SITE WASTEWATER TANK BEST PRACTICES MANUAL INCORPORATED BY REFERENCE, AS AMENDED. THE ASTM METHODS CAN BE OBTAINED AT: [HTTP://WWW.ASTM.ORG/STANDARD/INDEX.SHML](http://www.astm.org/STANDARD/INDEX.SHML) AND THE NPCA METHODS MAY BE OBTAINED AT: [HTTP://WWW.ASTM.ORG/TECHNICAL-SERVICES-OVERVIEW](http://www.astm.org/TECHNICAL-SERVICES-OVERVIEW).
 - TANKS MADE OF MATERIAL OTHER THAN CONCRETE SHALL BE TESTED, AFTER INSTALLATION, IN ACCORDANCE WITH THE METHODS DESCRIBED IN ASTM C-1227 STANDARDS, IF APPLICABLE, OR OTHER HYDROSTATIC OR VACUUM TESTING METHODS APPROVED BY THE TANK MANUFACTURER.
 - WATER USED FOR THIS TESTING SHALL BE EITHER FROM A POTABLE WATER SOURCE OR RECLAIMED WATER FOR BENEFICIAL REUSE AUTHORIZED BY AN NJPDES PERMIT.
 - IF AN ONSITE POTABLE WELL IS TO BE USED, WITHDRAWAL OF WATER FROM THE WELL SHALL BE AT A RATE OF LESS THAN 50% OF THE DESIGN YIELD OF THE WELL AND IN A MANNER THAT WILL AVOID DAMAGE TO THE PUMP OR ANY OTHER PART OF THE WELL.

DISPOSAL FIELD NOTES

- NO HEAVY MACHINERY (RUBBER TIRE) ALLOWED ON BED AREA DURING OR AFTER CONSTRUCTION.
- CAUTION REQUIRED DURING CONSTRUCTION, SOIL SUBJECT TO SURFACE SMEARING. BEFORE PLACEMENT OF FILTER MATERIAL, ALL SIDEWALLS AND BOTTOM AREAS SHALL BE SCARIFIED. CONSTRUCTION SHALL NOT TAKE PLACE WHEN THE SOIL MOISTURE CONTENT IS ABOVE THE LOWER PLASTIC LIMIT.
- THE FILL MATERIAL USED BELOW THE DISPOSAL FIELD SHALL MEET THE REQUIREMENTS FOR TEXTURE AND PERMEABILITY WHICH ARE PRESCRIBED IN 7.9A-10.1(F), AND:
 - A MINIMUM OF TWO PERCOLATION TESTS SHALL BE CONDUCTED AT THE LEVEL OF INFILTRATION AFTER THE FILL MATERIAL HAS BEEN INSTALLED. THESE TESTS SHALL BE PERFORMED AND WITNESSED BY THE ENGINEER OR THE ENGINEER'S REPRESENTATIVE. IF DIFFERENT FILL MATERIALS ARE INSTALLED WITHIN THE ZONES OF TREATMENT AND DISPOSAL, SEPARATE TESTS (PERCOLATION AND TEXTURAL ANALYSIS) SHALL BE DONE FOR EACH RESPECTIVE ZONE.
 - COMPACTION MAY BE ACCOMPLISHED MANUALLY OR MECHANICALLY, BY TAMPING OR BY DRIVING OVER THE FILLED AREA IN A CONTROLLED PATTERN USING TRACKED VEHICLES. COMPACTION MAY ALSO BE ACCOMPLISHED BY PUDDLING.
- THE FILL MATERIAL IS UTILIZED WITHIN THE ZONE OF TREATMENT AND ZONE OF DISPOSAL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - COARSE FRAGMENT CONTENT LESS THAN 15% BY VOLUME OR LESS THAN 20% BY WEIGHT;
 - TEXTURAL ANALYSIS BETWEEN 80 AND 100 PERCENT MUST PASS A NO. 8 SIEVE(2.36MM); BETWEEN 50 AND 85 PER CENT MUST PASS A NO. 16 SIEVE(1.18 MM); BETWEEN 25 AND 60 PER CENT MUST PASS A NO. 30 SIEVE(0.6MM); BETWEEN 10 AND 30 PER CENT MUST PASS A NO. 50 SIEVE(0.3MM); AND BETWEEN TWO AND 10 PER CENT MUST PASS A NO. 100 SIEVE (0.15MM); AND
 - PERMEABILITY FROM SIX (6) TO TWENTY (20) INCHES PER HOUR OR PERCOLATION RATE FROM THREE (3) TO TEN (10) MINUTES PER INCH.
- FILTER MATERIAL SHALL BE WASHED GRAVEL, CRUSHED STONE, OR CLEAN BANK GRAVEL RANGING IN SIZE FROM 3/4" TO 2-1/2". FREE OF FINES, DUST, ASHES, AND CLAY; DOT NUMBER 3, 4, OR 24.
- FOUR (4") INCH PERFORATED PVC PIPE SHALL HAVE TIGHT JOINTS AND BE LAID AT 2"/100 FOOT SLOPE. PERFORATIONS SHALL BE EVENLY SPACED ALONG TWO ROWS RUNNING THE LENGTH OF THE PIPE, ON EACH SIDE, MIDWAY BETWEEN THE INVERT AND THE CENTER LINE WHICH SEPARATES THE UPPER AND LOWER HALVES OF THE PIPE. THE ENDS OF ALL DISPOSAL LINES SHALL BE CAPPED.
- MANIFOLD LINES FROM DISTRIBUTION BOX TO LATERALS TO BE 4" SCH 40 SOLID PVC.
- 4" PERFORATED PVC INSPECTION PORTS WITH THREADED CAPS TO BE SET IN THE ENDS OF THE DISPOSAL TRENCHES. USE SOLID PVC ABOVE GRAVEL.
- FILTER MATERIAL SHALL BE COVERED WITH FILTER FABRIC (MARAFI # 140 OR EQUIVALENT). EDGES OF ADJACENT SHEETS OF FILTER FABRIC SHALL OVERLAP SIX (6) INCHES.

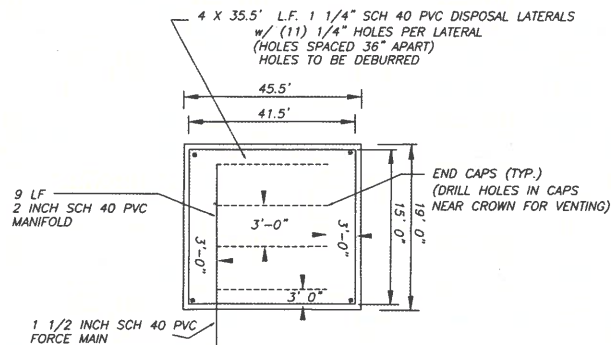
SEWER LINES/DISTRIBUTION LINES

- MINIMUM SLOPE OF SEWER LINE TO BE 1/4" PER FOOT.
- SLOPE OF PIPE IN DISPOSAL TRENCHES TO BE 0"-2"/100 FEET.
 - PERFORATED PVC PIPE TO BE IN ACCORDANCE WITH ASTM-D2729.
 - CAP ENDS OF DISTRIBUTION LINES.
 - MANIFOLD LINES FROM DISTRIBUTION BOX TO LATERALS TO BE SOLID PVC.
- BUILDING SEWER PIPE TO BE 4" SCHEDULE 40 PVC PIPE INSTALLED WITH 10" OF SAND ALL AROUND.
- 4" PERFORATED PVC INSPECTION PORTS WITH THREADED CAPS TO BE SET IN THE ENDS OF THE DISTRIBUTION SYSTEM. (USE SOLID PVC PIPE ABOVE GRAVEL)
- 1.5" FORCE MAIN TO BE PVC PIPE. PIPING AND JOINTS TO BE CAPABLE OF 100 P.S.I. MINIMUM PRESSURE RATING.
- THE FORCE MAIN IS TO BE PRESSURE TESTED AT 1.5 TIMES THE DESIGNED PRESSURE HEAD FOR 30 MINUTES. DESIGN ENGINEER OR HEALTH DEPARTMENT TO OBSERVE TEST.
- 1.5" FORCE MAIN IS TO BE BACK FILLED WITH IMPERVIOUS SOIL FROM EDGE OF BED TO LIMIT OF FILL AREA.
- 1.5" FORCE MAIN - MAINTAIN 48" BELOW GRADE.

PUMP NOTES

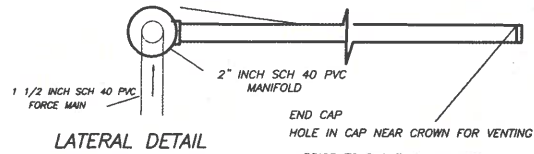
- CONTRACTOR MUST CONTACT DEPARTMENT OF HEALTH PRIOR TO ELECTRICAL WIRING AND INSTALLATION OF COMPONENTS
- PUMP POWER CORD TO BE RUN DOWN STANCHION.
- ALL OPENINGS IN PUMP PIT TO BE SEALED WITH NON-SHRINKING GROUT AND COVERED ON THE OUTSIDE WITH TAR.
- A GAS TIGHT SEAL SHALL BE PROVIDED WHERE THE ELECTRICAL CONDUIT ENTERS THE PUMP PIT.
- PROVIDE LEVEL CONTROLS AT HEIGHTS INDICATED FOR PUMP PIT.
- PROVIDE HIGH WATER ALARM (BELL AND LIGHT) INSIDE BUILDING WITH AUTOMATIC RESET SILENCING SWITCH ON SEPARATE DEDICATED CIRCUIT.
- PUMP PIT TO CONTAIN SINGLE PUMP.

MAKE:	CHAMPION	MODEL:	CPESV-12
PHASES:		VOLTAGE:	115
ELECTRIC ALTERNATOR:	NA	HORSEPOWER:	1/2 HP
DISCHARGE SIZE:	2"	USE 2" x 1 1/2" COUPLING TO CONNECT TO FORCE MAIN	
- PUMP TO BE CAPABLE OF 58 G.P.M. AT 16.5' t.d.h.
- ALL ELECTRICAL SERVICE LINES FROM THE BUILDING TO THE PUMP PIT SHALL BE PROTECTED BY ELECTRICAL CONDUIT IN ACCORDANCE WITH NEC REGULATIONS.
- ELECTRICAL CONNECTIONS FOR PUMP TO BE MADE OUTSIDE OF THE PUMP PIT IN NEMA 3 ENCLOSURE MOUNTED ON ADJACENT POST.
- PROVIDE PUMP PIT WITH SEPARATE CIRCUIT FROM BUILDING UNDERGROUND. ALL ELECTRIC WORK TO BE DONE IN ACCORDANCE WITH THE NEC.

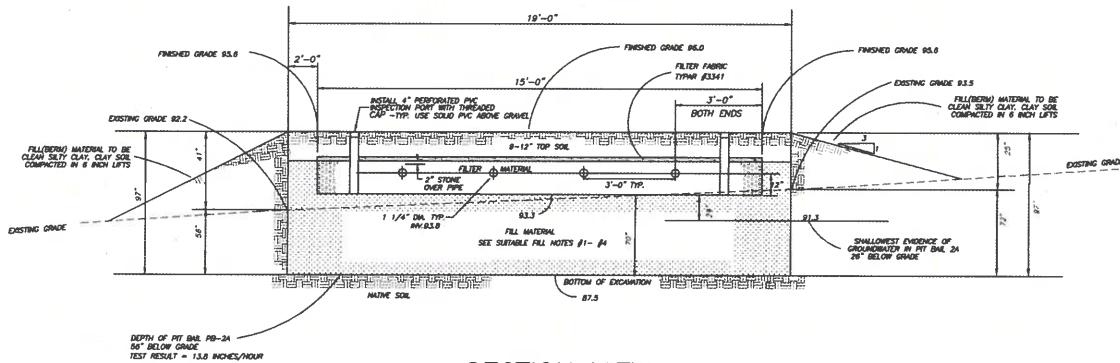


- PRESSURE DOSING NOTES:
- ALL JOINTS AND CONNECTIONS SHALL BE WATER-TIGHT. SOLVENT WELD JOINTS SHALL BE USED.
 - ALL HOLES SHALL BE SPACED 36 INCHES ON CENTER IN A STRAIGHT LINE ALONG THE INVERT OF EACH LATERAL.
 - HOLES IN THE 1st & 3rd LATERALS SHALL BEGIN 1 1/2 FEET FROM THE MANIFOLD. HOLES IN THE 2nd & 4th LATERALS SHALL BEGIN 3 FEET FROM THE MANIFOLD.
 - ALL HOLES SHALL BE DEBURRED.
 - EACH LATERAL SHALL BE CONSTRUCTED APPROXIMATELY LEVEL. IN NO CASE SHALL THE SLOPE OF THE DISTRIBUTION LINES BE GREATER THAN TWO INCHES PER 100 FEET.

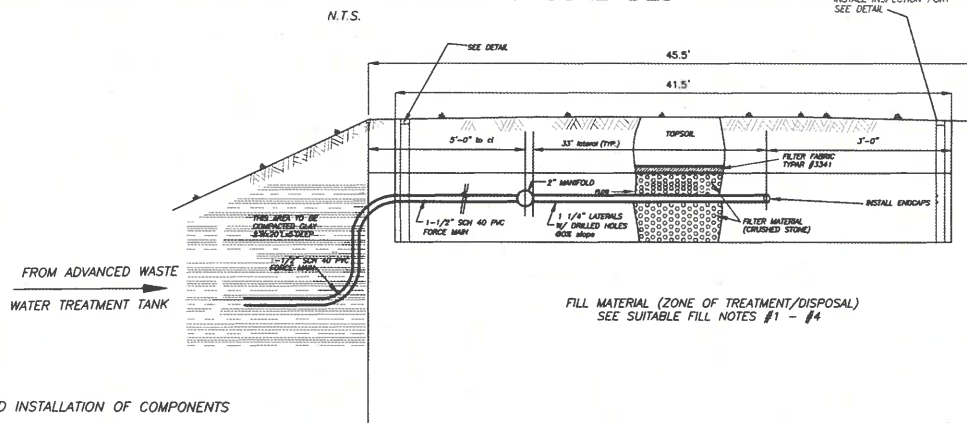
(4) 35.5 IF OF 1 1/4" PERFORATED SCH 40 PVC(DRILLED 1/4" HOLES - 36" ON CENTER)
ALL HOLES SHALL BE DEBURRED



LATERAL DETAIL

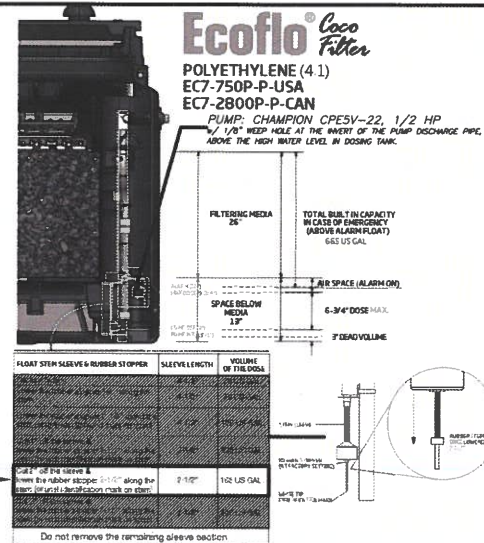


SECTION VIEW
MOUNDED PRESSURE DOSING DISPOSAL BED



PROFILE: MOUNDED SEPTIC DISPOSAL BED

NTS



PUMP AND FLOAT ADJUSTMENT DETAIL

N.T.S.

NOTE: THIS SYSTEM COMES FROM THE FACTORY WITH A 26 GALLON DOSE SETTING AND **MUST** BE MODIFIED IN THE FIELD TO 165 GALLONS



**YANNACCONI
VILLA
& ALDRICH, LLC**

460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591
N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE
OF AUTHORIZATION NO. 24627934500

B. L. Lill 5/21/21

RYAN L. SMITH DATE:
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
AND LAND SURVEYOR No. 42379

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

1 5/21/21 REVISED PUMP
NO. DATE REVISION

PROJECT TITLE :

**CORBET
PROPERTY**
123 WHITENACK ROAD
LOT 4 ~ BLOCK 4801
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, N.J.

SHEET TITLE :

**SEPTIC
DETAILS**

DRAWN BY: *FLS* DATE: APRIL 19, 2021

CHECKED BY: *FLS* SCALE: 1" = 30'

W.O. 221025.2

F.B. 774/33

FILE:

COMP. FILE: M-SEPTIC/221025/Lot4-septic_rev1.dwg

SHEET **2** OF **3**

PUBLIC NOTICE

June 8, 2021

Project Name & Location: Herkner Property Septic Alteration Plan
73 Deer Ridge Road, Block 11002, Lot 17
Township of Bernards, Somerset County

Dear Interested Party:

*This letter is to provide you with legal notification that an application for an authorization under **Freshwater Wetlands General Permit #24** has been submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the development shown on the enclosed plans.*

You have received this notice because either you own property within 200 feet of the subject property, or you are a governmental entity that requires notice. A brief description of the proposed project follows:

Replace an existing malfunctioning septic system with no intensification of use on the above-referenced project site.

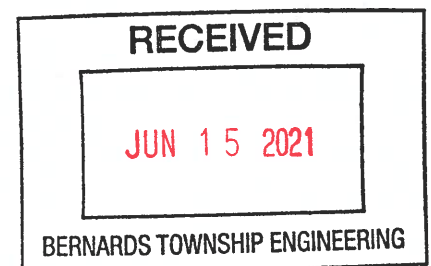
The complete permit application package can be reviewed at the municipal clerk's office in the municipality in which the site subject to the application is located. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 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, Somerset County Supervisor

Alternatively, you can contact the Applicant's Agent at the address(es) listed below.

Applicant's Agent: Ryan L. Smith, NJPE&LS
Yannaccone, Villa & Aldrich, LLC
460 Main Street, PO Box 459, Chester, NJ 07930
908-879-6646 ext.17

Thank you for your attention.



SOMERSET COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

ALL SOIL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED.

IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL, AT A 2 TON/ACRE RATE, ACCORDING TO STATE STANDARDS.

TEMPORARY BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH SECTION 4.21 OF THE STATE STANDARDS.

PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT VEGETATIVE COVER. SPECIFIED RATES AND LOCATIONS SHALL BE AS ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.

THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED REGULARLY.

STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.

A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED.

ALL NEW ROADWAYS WILL BE TREATED WITH A SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.

PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

ALL CATCH BASIN INLETS WILL BE PROTECTED WITH A FILTER FABRIC. FILTER DETAILS APPEAR ON THE PLAN.

BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.

ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC. SEE DETAILS.

DURING AND AFTER CONSTRUCTION, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATIVE COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE CONSERVATION DISTRICT.

ALL TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES OR SEDIMENT BARRIERS. SEE STANDARDS.

THE BORO ENGINEER AND SOMERSET COUNTY SOIL CONSERVATION DISTRICT OFFICE MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.

THE BORO ENGINEER AND SOMERSET COUNTY SOIL CONSERVATION DISTRICT OFFICE MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE.

TOPSOIL STOCKPILE PROTECTION

CONSTRUCT TEMPORARY DIVERSION BERM AND/OR HAY BALE BARRIER AROUND STOCKPILE AREA AS REQUIRED.

APPLY LIMESTONE AT A RATE OF 90 LBS/1000 S.F.

APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.

APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1000 S.F.

MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1000 S.F.

TEMPORARY STABILIZATION SPECIFICATIONS

APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.

APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS/1000 S.F. AND WORK INTO SOIL 4" DEEP.

APPLY SEED MIXTURE.

PERENNIAL RYEGRASS AT 40 LBS./ACRE AND ANNUAL RYEGRASS AT 40 LBS./ACRE OR APPROVED EQUAL.

MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1000 S.F. AND SECURE BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

PLANT SEED BETWEEN MAR. 1 & MAY 15 OR BETWEEN AUG. 15 & OCT. 1, IF POSSIBLE.

PERMANENT STABILIZATION SPECIFICATIONS

APPLY TOPSOIL TO A DEPTH OF 4".

APPLY GROUND LIMESTONE AT A RATE OF 90 LBS./1000 S.F.

APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS./1000 S.F.

APPLY SEED MIXTURE.

PERENNIAL RYEGRASS AT 10 LBS./ACRE, KENTUCKY BLUEGRASS AT 25 LBS./ACRE, RED FESCUE AT 15 LBS./ACRE, AND SPREADING FESCUE AT 15 LBS./ACRE OR APPROVED EQUAL.

MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1000 S.F. ACCORDING TO THE N.J. STANDARDS.

ANCHOR MULCH WITH EMULSIFIED ASPHALT (SS-1) APPLIED AT AT RATE OF 1 GAL. PER 1000S.F. OTHER APPROVED METHODS (I.E. PEG AND TWINE, OR MULCH NETTING) MAY BE USED. IF POSSIBLE, PLANT BETWEEN MARCH 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 1.

NOTE: WRITTEN NOTICE SHALL BE GIVEN TO THE SOMERSET COUNTY SOIL CONSERVATION DISTRICT 72 HOURS PRIOR TO ANY SOIL DISTURBANCE.

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

1. MULCH - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY (SE&SC IN NJ, #5, JULY 1999).

2. VEGETATIVE COVER - SEE STANDARD FOR : TEMPORARY VEGETATIVE COVER (SE&SC IN NJ, #7, JULY 1999), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (SE&SC IN NJ, #4, JULY 1999) AND PERMANENT STABILIZATION WITH SCD (SE&SC IN NJ, #6, JULY 1999).

3. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. SEE SE&SC IN NJ, #16, JULY 1999, FOR DUST CONTROL ADHESIVES.

4. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. BEGIN PLOWING ON WINDWARD SIDE OF SITE BEFORE SOIL BLOWING STARTS. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

5. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

6. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

7. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

8. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils prior to the placement of topsoil (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 8.0 inches to enhance the establishment of permanent vegetative cover.

2. Areas of the site which are subject to compaction testing and/or mitigation are designated 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 mitigation verification form, middle from the local soil conservation district. The form must be filed 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/tilage (8" minimum depth) or similar) is proposed as part of the sequence of construction.

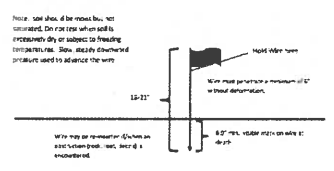
Procedures for Soil Compaction Mitigation

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

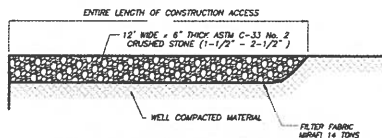
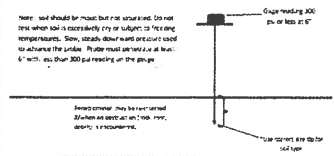
Restoration of compacted soils shall be through deep scarification/tilage (8" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer may be substituted subject to District Approval.

Simplified Testing Methods

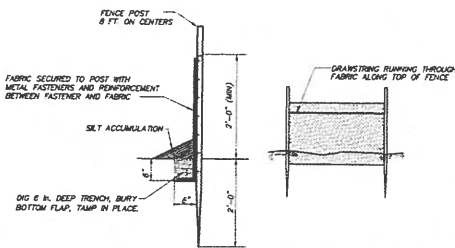
Probing Wire Test - 15.5 ga steel wire (survey flag)



Handheld Soil Penetrometer Test



WHEEL CLEANING BLANKET
NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE
REF.: STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL
IN NEW JERSEY, PAGE 25-4.

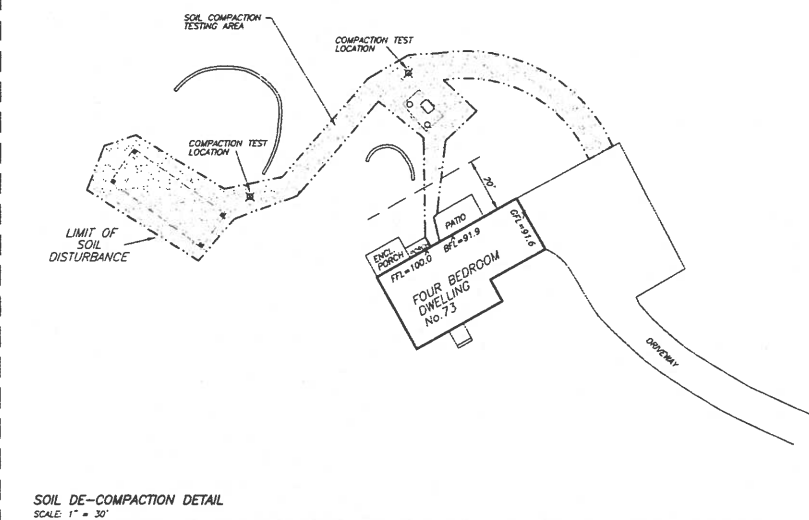
REQUIREMENTS FOR SILT FENCE:

- (1) FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.
- (2) A METAL FENCE WITH 4 INCH OR SMALLER RINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. IT MUST BE FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
- (3) A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, CROMAXES, BISHNERS, ETC.). PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE.

SEQUENCE OF CONSTRUCTION

1. Notify the Township Engineer in writing at least 72 hours prior to commencing any construction. 2 Days
2. Install silt fence, and other Soil Erosion Control Measures. 2 Days
3. Strip, stockpile and stabilize topsoil as indicated on plan. 2 Days
4. Construct septic system. 2 Weeks
5. Fine grading of disturbed areas. 2 Days
6. Scarify subsurface soils to a depth of 6" within limit-of-disturbance, or perform graded areas soil de-compaction testing and remediation 1 Day
7. Topsoil, seed, and mulch to permanently stabilize all disturbed areas. 2 Days
8. Remove soil erosion control measures. 1 Day

TOTAL DISTURBED AREA = 3,680 SQ. FT. = 0.084 ACRES
TOTAL SOIL RESTORATION AREA = 3,574 SQ. FT. = 0.082 ACRES



SOIL DE-COMPACTION DETAIL
SCALE: 1" = 30'

TO BE COPIED AND USED TO ACCOMPANY New Jersey Department of Agriculture Soil Erosion and Sediment Control Program - Soil Compaction Mitigation Verification Form*
FORM TO BE SUBMITTED FROM: https://www.nj.gov/agriculture/divisions/soil/soil_compaction_verification_form.pdf
TESTING AND CERTIFICATION TO BE PERFORMED BY APPLICANT OR CONTRACTOR PREPARING THE ROUGH GRADING SITE WORK IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION.



**YANNACCONI
VILLA
& ALDRICH, LLC**

460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646

FAX: 908-879-8591
N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE
OF AUTHORIZATION No. 24627934500

B. L. Smith 5/25/21

RYAN L. SMITH DATE:
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
AND LAND SURVEYOR No. 42575

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

NO. DATE REVISION

PROJECT TITLE :

**HERKNER
PROPERTY**
73 DEER RIDGE ROAD
LOT 17 - BLOCK 11002
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, N.J.

SHEET TITLE :
**SOIL EROSION &
SEDIMENT CONTROL
DETAILS**

DRAWN BY: DATE:
CS MAY 25, 2021

CHECKED BY: SCALE:
CS 1" = 30'

W.O. 221052.2

F.B. 774/51

FILE:
COMP FILE:
M:SEPTIC/.../221052/Lot17-septic.dwg

Soil Log #1 Elev. = 95.0
0'-6" Topsoil
6"-18" Brown (7.5YR 5/3), subangular blocky, friable, sandy clay loam
18"-50" Brown (7.5YR 5/4), subangular blocky, friable, sandy loam
50"-118" Brown (7.5YR 4/4), subangular blocky, friable, sandy loam, 10% gravel, 10% cobbles, 10% stones
Roots to 48"
Mottles, few, coarse, distinct, 54"-60"
Light seepage @ 96"

Soil Permeability Class Rating Tests 1A & 1B
Depth of Sample = 84"
Soil Permeability Class Rating = K3

Soil Log #2 Elev. = 96.0
0'-8" Topsoil
8"-18" Brown (7.5YR 5/3), subangular blocky, friable, sandy clay loam
18"-40" Brown (7.5YR 5/4), subangular blocky, friable, sandy loam
40"-116" Brown (7.5YR 4/4), subangular blocky, friable, sandy loam, 10% gravel, 10% cobbles, 10% stones
Roots to 36"
No mottles
Light seepage @ 100"

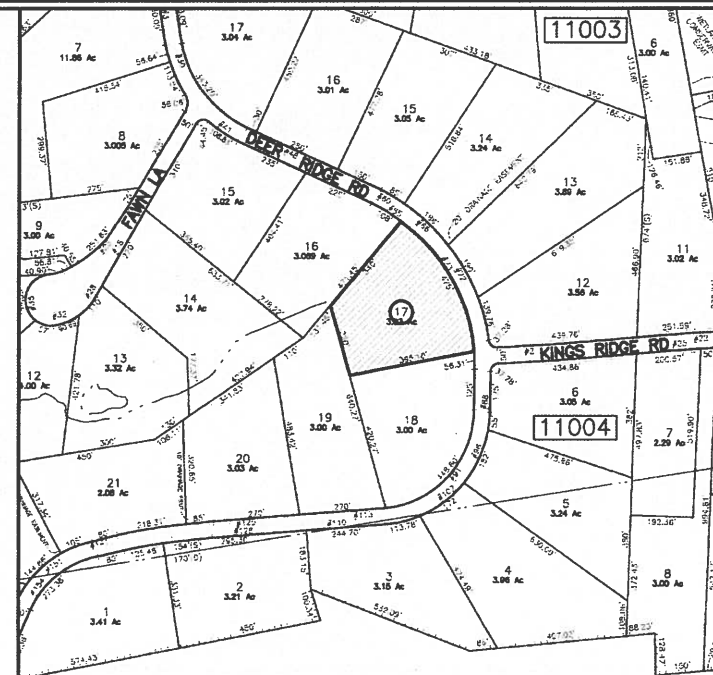
SEPTIC SYSTEM DESIGN

USE = 4 BEDROOM HOUSE
TOTAL DAILY SEWAGE VOLUME = 650 GAL/DAY
DESIGN PERMEABILITY RATE = 6 - 20 IN/HR.
REQUIRED BOTTOM AREA/GPD = 0.956 SQ.FT./GPD
650 GAL/DAY X 0.956 SQ. FT./GPD = 621.4 SQ. FT.
622.5 SQ. FT. PROVIDED

THEREFORE CONSTRUCT A DISPOSAL BED

15' WIDE X 41.5' LONG X 7'-10" DEEP

FROM PROPOSED GRADES
SEE SECTION VIEW FOR
MORE DETAIL



KEY MAP
TOWNSHIP OF BERNARDS TAX MAP SHEET No. 110
NOT TO SCALE



Civil Engineers
& Land Surveyors
**YANNACCONE
VILLA
& ALDRICH, LLC**

460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591
N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE
OF AUTHORIZATION No. 24627634500

Ryan L. Smith 5/25/21
DATE: 5/25/21

RYAN L. SMITH
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
AND LAND SURVEYOR No. 42575

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

NO. DATE REVISION

PROJECT TITLE:

**HERKNER
PROPERTY**
73 DEER RIDGE ROAD
LOT 17 ~ BLOCK 11002
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, N.J.

SHEET TITLE:

**SEPTIC ALTERATION
PLAN**

DRAWN BY:

DATE: MAY 25, 2021

CHECKED BY:

SCALE: 1" = 30'

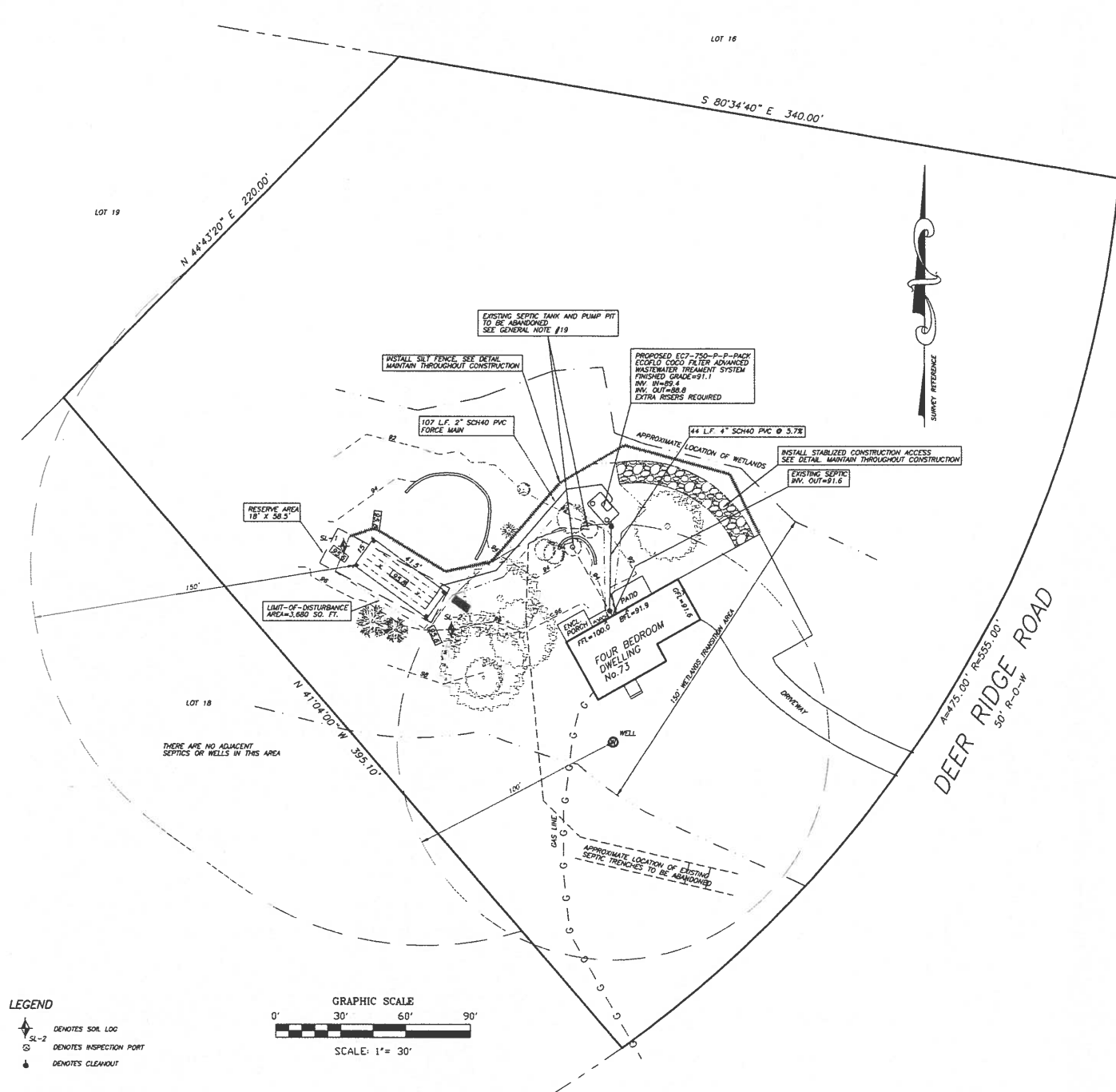
W.D. 221052.2

F.B. 774/51

FILE:

COMP FILE:
M:SEPTIC/221052/Lot17-septic.dwg

SHEET 1 of 3



GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH HARRISON TOWNSHIP BOARD OF HEALTH AND N.J.D.E.P.
- "STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS"
- SYSTEM INSTALLER TO LOCATE BURIED UTILITIES PRIOR TO CONSTRUCTION. WATER, GAS AND ALL OTHER UTILITY LINES ARE TO BE MARKED OUT PRIOR TO ANY CONSTRUCTION ACTIVITY.
- THERE ARE NO KNOWN ADJACENT POTABLE WELLS WITHIN 150 FT. OF THE PROPOSED SEPTIC FIELD. THERE ARE NO KNOWN ADJACENT SEPTIC SYSTEMS WITHIN 50 FT. OF THE PROPOSED DISPOSAL FIELD.
- THE DESIGN ENGINEER AND HEALTH DEPARTMENT SHALL RECEIVE A MINIMUM OF ONE WEEK'S NOTICE PRIOR TO BEGINNING CONSTRUCTION OF THE DISPOSAL SYSTEM.
- GRADE AREA TO DIENT SURFACE WATER AWAY FROM THE DISPOSAL AREA.
- THE DESIGN ENGINEER IS TO PREPARE AN AS-BUILT PLAN UPON COMPLETION OF CONSTRUCTION.
- ANY CONDITIONS DIFFERENT THAN SHOWN MUST BE REPORTED TO THE DESIGN ENGINEER.
- AN NUDEP WETLANDS GENERAL PERMIT No.24 IN ACCORDANCE WITH N.J.A.C. 7:27A-7.24 IS REQUIRED. THERE ARE NO CATEGORY ONE WATERS WITHIN 300 FEET OF THE PROPOSED SEPTIC SYSTEM.
- BENCHMARK ELEVATION IN AREA OF SEPTIC = FIRST FLOOR ELEVATION AT BACK DOOR = 100.00 FT.
- CARBIDE GRINDER DISPOSAL UNITS ARE PROHIBITED BY ORDINANCE.
- WATER SOFTENER BACKWASH IS NOT RECOMMENDED TO BE DISCHARGED INTO THE SEPTIC SYSTEM.
- NO POOL OR SPA WATER SHALL BE DISCHARGED INTO THE SEPTIC SYSTEM.
- THERE ARE NO KNOWN EASEMENTS ON THIS PROPERTY.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY BENJAMIN AND WIZOREK, INC., DATED 11/15/91, AND SIGNED BY THOMAS S. BENJAMIN, N.J.P.E. No.21207.
- UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED SEPTIC FIELD SHALL BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- THERE ARE NO WATERCOURSES WITHIN 50 FT. OF THE PROPOSED DISPOSAL FIELD.
- NO LAWN SPRINKLER INSTALLATION ALLOWED OVER BED AREA AFTER CONSTRUCTION.
- PROPERTY IS SERVED BY A PRIVATE WELL.
- THE EXISTING SEPTIC TANK AND PUMP PIT SHALL BE PUMPED BY A LICENSED SEWAGE SCAVENGER, CRUSHED, AND BACKFILLED WITH CLEAN SAND. THE HEALTH DEPARTMENT SHALL WITNESS THE ABANDONMENT PROCESS.
- PRIOR TO CONSTRUCTION OF PROPOSED SEPTIC SYSTEM, THE CONTRACTOR SHALL VERIFY THE EXISTING SEWER INVERTS FROM THE DWELLING TO ENSURE GRAVITY FLOW IS MAINTAINED TO PROPOSED TANK. CONTRACTOR TO VERIFY THAT ALL PLUMBING FIXTURES ARE CONNECTED TO THE PROPOSED SEPTIC SYSTEM.
- TOPOGRAPHIC INFORMATION SHOWN WAS COLLECTED BY RYAN L. SMITH, N.J.P.E. No.42575.
- A STABILIZED BASE OF CRUSHED STONE (MIN. 6 INCH THICK) SHALL BE USED BELOW THE PROPOSED ADVANCED WASTE WATER TANK TO PREVENT SETTLEMENT AND INSURE TANK IS SET & MAINTAINED LEVEL.
- A COPY OF THE SIGNED SERVICE CONTRACT (BY THE PROPERTY OWNER) FOR REQUIRED MANDATORY MAINTENANCE INSPECTIONS SHALL BE PROVIDED TO THE HEALTH DEPARTMENT PRIOR TO COMPLETION OF CONSTRUCTION.
- THE AUTHORIZED INSTALLER OF THE ADVANCED WASTEWATER TREATMENT SYSTEM SHALL BE PHYSICALLY PRESENT AT ALL TIMES DURING INSTALLATION AND EITHER INSTALL OR DIRECTLY OVERSEE INSTALLATION. THE DESIGN ENGINEER SHALL BE PRESENT DURING INSTALLATION AND INSTALLING OPERATION OF THE ADVANCED WASTEWATER SYSTEM.
- THE AUTHORIZED INSTALLER OF THE ADVANCED WASTEWATER TREATMENT SYSTEM SHALL ENSURE THAT THE PROPERTY OWNER HAS BEEN PROVIDED WITH A COPY OF THE SERVICE AGREEMENT AND AGREES TO COMPLY IT'S MAINTENANCE AGREEMENT IN WRITING.
- THE ADVANCED TREATMENT SYSTEM INSTALLER SHALL POSSESS A VALID CERTIFIED INSTALLER OF ONSITE WASTE WATER TREATMENT SYSTEM (GOWTS) ADVANCED LEVEL CERTIFICATION FROM THE NATIONAL ENVIRONMENTAL HEALTH ASSOCIATION (NEHA). A COPY OF WHICH SHALL BE PROVIDED TO THE HEALTH DEPARTMENT PRIOR TO ISSUANCE OF PERMIT TO COMMENCE WORK.

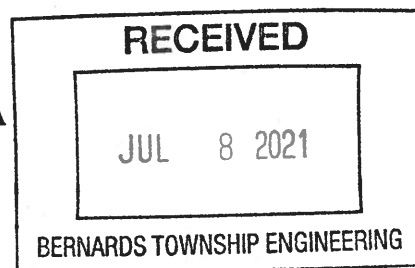


July 2, 2021

SENT VIA CERTIFIED MAIL

To: Property Owner or Interested Party

Re: Applications for Freshwater Wetlands General Permits 2 and 10A
& Letter of Interpretation-Extension
Applicant: Louis and Melanie Novello
Subject Property: 99 & 111 Mine Brook Road
Block 7201, Lots 30 & 31
Bernards Township, Somerset County



Dear Property Owner or Interested Party:

This letter is to provide you with legal notification that pursuant to the Freshwater Wetlands Protection Act Rules, N.J.A.C 7:7A, applications for Freshwater Wetlands General Permits 2, 10A and a Letter of Interpretation-Extension will be submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the project shown on the enclosed plans. A brief description of the proposed project follows:

The project site is currently vacant. The applicant is proposing to construct a single family residential dwelling with access driveway and sanitary sewer connection. A portion of the proposed driveway and sanitary sewer connection will be within wetlands and are proposed within the parameters of a Freshwater Wetlands General Permit 2 & 10A for disturbance to freshwater wetlands. The General Permits 2 and 10A require authorization from the New Jersey Department of Environmental Protection, Division of Land Resource Protection. The Letter of Interpretation-Extension is to extend a currently valid Letter of Interpretation-Line Verification. A Letter of Interpretation-Line Verification verifies the extent and location of freshwater wetlands, State open waters and/or Transition Areas on a site.

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 comments within 45 calendar days of the receipt of this letter to:

If By Regular Mail:

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

Property Owner or Interested Party

July 2, 2021

Re: Applications for Freshwater Wetlands General Permits 2 and 10A
& Letter of Interpretation-Extension
Applicant: Louis and Melanie Novello
Subject Property: 99 & 111 Mine Brook Road
Block 7201, Lots 30 & 31
Bernards Township, Somerset County


If by Hand Delivery, Courier Service or Overnight Delivery:

New Jersey Department of Environmental Protection
Division of Land Resource Protection
501 East State Street
5 Station Plaza, 2nd Floor
Trenton, New Jersey 08609
Attn: Bernards Township Supervisor

Please send the undersigned a copy of any comments you submit to the New Jersey Department of Environmental Protection. Please feel free to contact our office regarding this letter and its contents.

Very truly,

ENVIRONMENTAL TECHNOLOGY INC.



David C. Krueger
President

DCK 20176

Enclosures: 11" X 17" Plan

cc: w/encl: Louis and Melanie Novello

NJDEP

Bernards Township Clerk, w/complete copy of application; Sent Via CMRRR

Property Owners Within 200' and Easement Holders; Sent Via CM

County Planning Board, Sent Via CM

Municipal Planning Board, Sent Via CM

Municipal Construction Official, Sent Via CM

Municipal Environmental Commission, Sent Via CM

Somerset County Soil Conservation District

PROPOSED LOT COVERAGE (LOT 30)	
	AREA (SQ. FT.)
DWELLING	2,530
DRIVEWAY	7,088
FRONT WALK/STEPS	321
PKTD	400
AC UNITS	18
GENERATOR	12
TOTAL (SQ. FT.)	10,357

ZONING SCHEDULE R-4 RESIDENTIAL ZONE		
ORDINANCE ITEM	REQUIRED	LOT 30
MIN. LOT AREA	43,560 SQ. FT. 1 ACRE	92,878 SQ. FT. = 2.134 ACRES
MIN. LOT WIDTH AT SETBACK	200 FT	151.93 FT(1)
MIN. FRONTAGE	100 FT	159.48 FT
MIN. FRONT YARD	75 FT	471.8 FT
MIN. REAR YARD	75 FT	84.9 FT
MIN. SIDE YARD	20 FT	22.4 FT
MIN. SIDE YARD COMBINED	50 FT	81.5 FT
MAX. COVERAGE	15.0% (13,946.7 SQ. FT.)	11.1% (10,357 SQ. FT.)
MAX. BLDG. HEIGHT	35 FT	<35 FT.
MIN. IMPROVABLE LOT AREA	10,000 SQ. FT.	17,389 SQ. FT.

(1) EXISTING NON-CONFORMING CONDITION

Soil Log #1
0'-5" Topsoil
5'-36" (SYR 44) Reddish brown, subangular blocky, friable, sandy clay loam
36'-48" (2.5 YR 4/4) Reddish brown, subangular blocky, friable, sandy clay loam, 20% gravel, 10% cobbles, 5% stones
Machine refusal @ 48"
Roots to 36"
No moles.
Seepage, light flow @ 46"

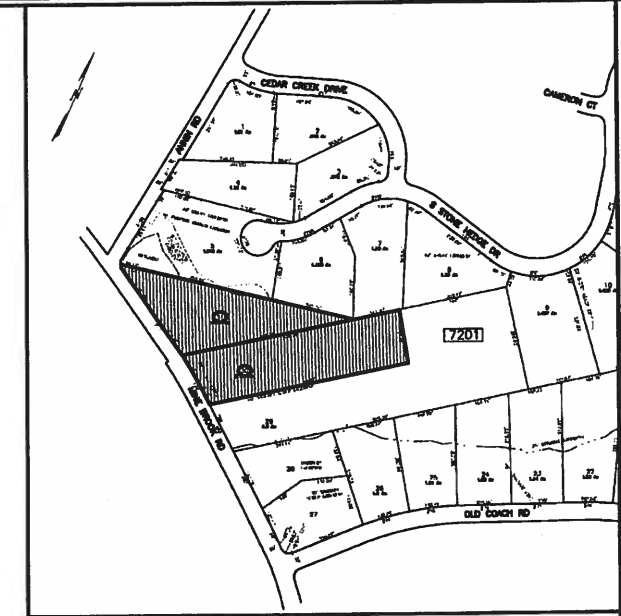
Percolation Test 1A
Depth of test = 42"
Bottom width = 8"
Permeometer V = 22
Percolation Rate (pm) = 5.5 min/inch
Permeability Rate K = a pm = 22 / 5.5 = 4.0 in/hr

Soil Log #2
0'-5" Topsoil
5'-24" (SYR 44) Reddish brown, subangular blocky, friable, sandy clay loam
24'-36" (2.5 YR 4/4) Reddish brown, subangular blocky, friable, sandy clay loam, 20% gravel, 10% cobbles, 5% stones
Machine refusal @ 36"
Roots to 18"
No moles.
Seepage, light flow @ 36"

Percolation Test 2A
Depth of test = 32"
Bottom width = 8"
Permeometer V = 22
Percolation Rate (pm) = 4.5 min/inch
Permeability Rate K = a pm = 22 / 4.5 = 4.9 in/hr

Soil Log #3
0'-5" Topsoil
5'-20" (SYR 44) Reddish brown, subangular blocky, friable, sandy clay loam
20'-36" (2.5 YR 4/4) Reddish brown, subangular blocky, friable, sandy clay loam, 20% gravel, 10% cobbles, 5% stones
Machine refusal @ 36"
Roots to 12"
No moles.
No groundwater.

Percolation Test 3A
Depth of test = 32"
Bottom width = 8"
Permeometer V = 22
Percolation Rate (pm) = 3.5 min/inch
Permeability Rate K = a pm = 22 / 3.5 = 6.3 in/hr



KEY MAP
TOWNSHIP OF BERNARDS TAX MAP SHEET No.72
NOT TO SCALE

GENERAL NOTES:

- OWNER/APPLICANT: LOUIS AND MELANIE HONELLO
180 HELLGESS ROAD
WATCHUNG, NJ 07099
- LOT AREA(LOT 30) = 92,878 SQ.FT. = 2.134 ACRES
LOT AREA(LOT 31) = 88,887 SQ.FT. = 2.044 ACRES
TOTAL DISTURBED AREA = 36,385 SQ. FT. = 0.835 ACRES (INCLUDES DISTURBANCE IN R.O.W.)
NET INCREASE IN LOT COVERAGE = 10,357 SQ. FT. = 0.238 ACRES
- FOR LOT 30, THIS MAP WAS PREPARED BASED ON A SURVEY PREPARED BY DIA ASSOCIATES, P.A., DATED 8/18/13, REVISED THROUGH 3/3/21, AND SIGNED BY JAMES R. WATSON, RUPLS LIC NO. 30750, AND FOR LOT 31, THIS MAP WAS PREPARED BASED ON A SURVEY PREPARED BY DIA ASSOCIATES, P.A., DATED 8/2/14, AND SIGNED BY JAMES R. WATSON, RUPLS LIC NO. 30750
- TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY DIA ASSOCIATES, P.A., DATED 8/18/13, REVISED THROUGH 3/3/21, AND SIGNED BY JAMES R. WATSON, RUPLS LIC NO. 30750.
- WETLANDS SHOWN ON LOTS 30 & 31 VERIFIED BY NJDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION, FILE NO. 1808-15-00041, FWH 150001.
NJDEP FWH GENERAL PERMIT 2 AND 10A IS REQUIRED FOR THE PROJECT.
THERE ARE NO CATEGORY ONE WATERS WITHIN 300 FEET OF THE PROPOSED DISTURBANCE.
- THE BURNING OF BRUSH, STUMPS, TREES OR ANY CONSTRUCTION RELATED MATERIALS IS PROHIBITED.
- ALL ON SITE GRADING NOT TO EXCEED 3:1 SLOPES.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND, AFTER THE BACKFILLING OF TRENCHES FOR THE UTILITIES, THESE AREAS ARE TO BE STABILIZED IN ACCORDANCE WITH THE SPECIFICATIONS NOTED.
- IMMEDIATELY AFTER FINE GRADING, ALL AREAS SHALL BE LIMED, FERTILIZED AND SEEDING.
- DISTURBS AS LITTLE AREA AS POSSIBLE DURING EXCAVATION. EXCAVATED MATERIAL IS TO BE DISPOSED OF ON SITE AFTER ALL BUILDING CONSTRUCTION IS COMPLETED, OR DEPOSITED OF IN A OFFICE APPROVED LANDFILL.
- EXISTING UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PRIOR TO BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL UNDERGROUND UTILITIES (1-800-372-1000) FOR MARK OUT PRIOR TO ANY EXCAVATION FOR CONSTRUCTION.
- THE PROPOSED DWELLING WILL BE SERVED BY PUBLIC WATER SUPPLY AND SANITARY SEWER SERVICE.
- THERE IS NO SOIL DISTURBANCE ON SLOPES 15% OR GREATER
- AN ENGINEERING PERMIT SHALL BE REQUIRED FOR ANY DISTURBANCE WITHIN THE ROAD RIGHT-OF-WAY. THIS PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO ALL STATE, COUNTY AND TOWNSHIP STATUTES, ORDINANCES, RULES AND REGULATIONS AFFECTING DEVELOPMENT IN THE TOWNSHIP, COUNTY AND STATE.
- ALL OUTCUTS SHALL BE PROTECTED WITH CUTTER GUARDS TO MINIMIZE LEAF LITTER FROM ACCUMULATING IN ROOF DRAINAGE PIPING.
- SOIL LOGS AND PERMEABILITY TESTING WERE PERFORMED ON 1/19/21.

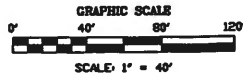
DISTURBANCE AREA TABLE NJDEP REGULATED WETLANDS AREA		MAXIMUM PERMITTED
GENERAL PERMIT No. 10A - VERY MINOR ROAD CROSSINGS	2,430 SQ. FT.	10,800 SQ. FT.(1) 5,445 SQ. FT. (2)
GENERAL PERMIT No. 2 - UNDERGROUND UTILITY LINES	3,837 SQ. FT.	21,780 SQ. FT.

(1) SHORT CROSSING SCENARIO
(2) LONG CROSSING SCENARIO

GP10A AREA CALCULATIONS

PROPOSED DRIVEWAY AND UTILITIES	1,291
PROPOSED DRIVEWAY AND UTILITIES	1,139
TOTAL	= 2,430 SQ. FT.

LEGEND
PHOTOGRAPH LOCATION AND DIRECTION



YANNACCONE VILLA & ALDRICH, LLC
Civil Engineers & Land Surveyors
400 MAIN STREET, P.O. BOX 458
CHESTER, NEW JERSEY 07930
PHONE: 908-879-8848
FAX: 908-879-8891
N.J. STATE BOARD FOR P.E. & P.L.S. EXEMPTED
OF AUTHORIZATION NO. 94067434000

DATE: 8/29/21
RYAN L. SMITH
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
AND LAND SURVEYOR No. 42575
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

1 8/29/21 ADJUSTED HOUSE LOCATION
NO. DATE REVISION

PROJECT TITLE:
NOVELLO PROPERTY
99 MINE BROOK ROAD
LOT 30 & 31 ~ BLOCK 7201
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, N.J.

SHEET TITLE:
NJDEP PERMIT PLAN

DRAWN BY: DATE:
MAY 24, 2021

CHECKED BY: SCALE:
1" = 40'

NO. 221001.2

F.B. ON 43500-015 SURVEY, 2015 7/29/13

FILE:

COMP FILE: MSEP/PC/_221001/Lot30-10REV1.dwg

SHEET 1 of 1

6-28
meeting

EC

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB21.019 Block: 9501 Lot: 37 Zone: PUD-5

Applicant: WEISFELNER, BENJAMIN / JACKSON, REBECCA

Address of Property: 22 HIGH MEADOW ROAD

Description: CONSTRUCTION OF IN-GROUND POOL NOT
LOCATED BEHIND THE REAR BUILDING OF EXISTING
RESIDENTIAL STRUCTURES ON ADJOINING LOT

APPLICATION CHECKLIST

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

SCHEDULING

3.19.21 Original Submission Date 60
5.10.21 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete 60
7.17.21 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

3.22.21 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

TOWNSHIP OF BERNARDS
2021 ZONING BOARD OF ADJUSTMENT APPLICATION

- | | |
|--|---|
| <p><input type="checkbox"/> Bulk or Dimensional ("c") Variance</p> <p><input 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: Benjamin Weistfener Rebecca Jackson
Address: 22 High Meadow Road
Phone: (home) _____ (work) _____ (mobile) 516-860-8831
Email (will be used for official notifications): _____

2. OWNER (if different from applicant): Same
Address: _____
Phone: _____ Email (will be used for official notifications): _____

3. ATTORNEY: Homeowner is a attorney
Address: _____
Phone: _____ Email (will be used for official notifications): _____

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):
Name: Scott Anderson Profession: Pool Contractor
Address: 100 Main St Chatham
Phone: 862-222-4569 Email (will be used for official notifications): SRA07920@yahoo.com

5. PROPERTY INFORMATION: Block(s): 4501 Lot(s): 37 Zone: PUD-5
Street Address: 22 High Meadow Rd Total Area (square feet/acres): 89,782.43 +/-

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 [X] Yes (if yes, explain) Wetlands easement

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

Install swimming pool / Patio / fence on existing
residential lot with 2 story home

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

Requesting relief from Land Development Ordinance
21-18.1 Pool must be behind adjacent homes

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

Improvements to be centrally located in rear yard of
subject property. Stormwater run off to be collected
on site not to cause any issues with adjacent Property

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

APPLICANT(S) SIGN HERE:

I/we, Rebecca Jackson and Benjamin Weisfelner 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): R Jackson and B Weisfelner

Sworn and subscribed before me, this 22nd day of February, 2021.

Susan M. Kelleher
Notary

USAN M. KELLEHER
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 _____, 20__.

Notary

SUBMIT ORIGINAL AND 16 COPIES

FORM A

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

SITE INSPECTION CONSENT FORM

Applicant: Rebecca Jackson

Block: 9561 Lot: 37

Street Address: 22 High Meadow Lane, Basking Ridge, NJ
07920

I, Rebecca Jackson, 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: R Jackson Date: 2/22/21

SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	7000	89,782.43	89,782.43
LOT WIDTH		395.05	395.05
FRONTAGE		395.05	395.05
FRONT YARD SETBACK	75	85.6	85.6
REAR YARD SETBACK	75	186.31 Dwelling	186.31 Dwelling Pool 95.96
COMBINED SIDE YARD		187.7 Dwelling	131.78
SIDE YARD	25	76.0 Dwelling	76.0 Dwelling 37.46 Pool
COVERAGE		8435 sqft 9.39%	10790 sqft 12.01%
HEIGHT		NA	Existing to Remain
IF REQUIRED, GROSS FLOOR AREA			
IF REQUIRED, FLOOR AREA RATIO			
IF REQUIRED, IMPROVABLE LOT AREA			

9:07



3D

Propox
Pool

Search for a place or address









ENVIRONMENTAL
TECHNOLOGY
INC.

Environmental Consultants



June 2, 2021

SENT VIA EMAIL

Mr. Benjamin Weisfelner
22 High Meadow Road
Basking Ridge, NJ 07920

Re: Wetlands/Transition Area Investigation
22 High Meadow Road
Block 9501, Lot 37
Township of Bernards, Somerset County, N.J.

Dear Mr. Wiesfelner,

Per your request, Environmental Technology Inc. has visited the above referenced property and conducted a wetlands investigation to determine the presence or absence of freshwater wetlands or associated transition areas within a specific area of disturbance. The plan reviewed was prepared by David E. Fantina, P.E. and entitled "Lot 37 in Block 9501 #22 High Meadow Lane, Bernards Township Somerset County New Jersey" dated December 07, 2020 and consisting of five sheets. Our methodology and findings are as follows:

STUDY METHODOLOGY

The investigation of the site was performed by David C. Krueger of Environmental Technology, Inc. on May 21, 2021.

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

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

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

Mr. Benjamin Weisfelner
Re: Wetlands/Transition Area Investigation
22 High Meadow Road
Block 9501, Lot 37
Township of Bernards, Somerset County, N.J.

June 2, 2021

mottling is present.

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

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

Vegetation is classified according to the Eastern Mountains and Piedmont 2014 Regional Wetland Plant List prepared by the USACOE. The classifications, according to this list are as follows:

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

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

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

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

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

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

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

Mr. Benjamin Weisfelner
Re: Wetlands/Transition Area Investigation
22 High Meadow Road
Block 9501, Lot 37
Township of Bernards, Somerset County, N.J.

June 2, 2021

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

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

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

FINDINGS

The investigation found the lot to consist of a single-family dwelling, deck to the rear and driveway to the northeast. There are scattered trees in the front with lawn and landscaping. The rear yard consists of lawn and landscaping with undeveloped wooded area. The investigation found that there were no wetlands or wetland buffers impacting the proposed development area.

Soil samples confirmed the presence of non-hydric soils within and adjacent to the limit of disturbance (Munsell Soil Color Chart Readings of 10YR 3/3 from 0 to 8 inches and 10YR 5/4 from 8 to 18 inches).

Vegetation observed in and adjacent to the development area consisted of mostly upland vegetation such as American Beech (*Fagus grandiflora*, FACU), Shagbark Hickory (*Carya ovata*, FACU), Black Cherry (*Prunus serotina*, FACU), White Oak (*Quercus alba*, FACU), eastern white pine (*Pinus strobus*, FACU), multiflora rose (*Rosa multiflora*, FACU), and grasses (*Panicum* and *Poa* spp. V).

CONCLUSIONS

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

Since no portion of the proposed construction activities are within the jurisdiction of NJDEP's Freshwater Wetlands Protection Act Rules no contact with the NJDEP regarding freshwater wetlands or transition areas is required by NJDEP for the development as depicted on the referenced plan.

The information provided is based on the most current information available and our best professional judgment. This letter does not consider pending or future legislation or regulations

Mr. Benjamin Weisfelner
Re: Wetlands/Transition Area Investigation
22 High Meadow Road
Block 9501, Lot 37
Township of Bernards, Somerset County, N.J.

June 2, 2021

professional judgment. This letter does not consider pending or future legislation or regulations that may change the opinions provided.

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



Very truly,

ENVIRONMENTAL TECHNOLOGY INC.

David C. Krueger, President
Professional Wetland Scientist 000662
Certified Wetland Delineator WDCP94MD03101146B

2114
r/dck

scanned
7-26 mtg.

ADDITIONAL MATS

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB21-019 Block: 9501 Lot: 37 Zone: PUD-5

Applicant: WEISFELNER, BENJAMIN / JACKSON, REBECCA

Address of Property: 22 HIGH MEADOW ROAD

Description: CONSTRUCTION OF IN-GROUND POOL NOT
LOCATED BEHIND THE REAR BUILDING OF EXISTING
RESIDENTIAL STRUCTURES ON ADJOINING LOTS

APPLICATION CHECKLIST

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

SCHEDULING

3.19.21 Original Submission Date
5.18.21 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete 60
7.17.21 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

3.22.21 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

Benjamin Weisfelner and Rebecca Jackson
Tax Block 9501, Lot 37 – 22 High Meadow Road

APPENDIX D, ARTICLE III

Checklist

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

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

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









ENVIRONMENTAL
TECHNOLOGY
INC.

Environmental Consultants



June 2, 2021

SENT VIA EMAIL

Mr. Benjamin Weisfelner
22 High Meadow Road
Basking Ridge, NJ 07920

Re: Wetlands/Transition Area Investigation
22 High Meadow Road
Block 9501, Lot 37
Township of Bernards, Somerset County, N.J.

Dear Mr. Wiesfelner,

Per your request, Environmental Technology Inc. has visited the above referenced property and conducted a wetlands investigation to determine the presence or absence of freshwater wetlands or associated transition areas within a specific area of disturbance. The plan reviewed was prepared by David E. Fantina, P.E. and entitled "Lot 37 in Block 9501 #22 High Meadow Lane, Bernards Township Somerset County New Jersey" dated December 07, 2020 and consisting of five sheets. Our methodology and findings are as follows:

STUDY METHODOLOGY

The investigation of the site was performed by David C. Krueger of Environmental Technology, Inc. on May 21, 2021.

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

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

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

Mr. Benjamin Weisfelner
Re: Wetlands/Transition Area Investigation
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Township of Bernards, Somerset County, N.J.

June 2, 2021

mottling is present.

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

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

Vegetation is classified according to the Eastern Mountains and Piedmont 2014 Regional Wetland Plant List prepared by the USACOE. The classifications, according to this list are as follows:

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

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

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

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

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

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

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

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

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

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

FINDINGS

The investigation found the lot to consist of a single-family dwelling, deck to the rear and driveway to the northeast. There are scattered trees in the front with lawn and landscaping. The rear yard consists of lawn and landscaping with undeveloped wooded area. The investigation found that there were no wetlands or wetland buffers impacting the proposed development area.

Soil samples confirmed the presence of non-hydric soils within and adjacent to the limit of disturbance (Munsell Soil Color Chart Readings of 10YR 3/3 from 0 to 8 inches and 10YR 5/4 from 8 to 18 inches).

Vegetation observed in and adjacent to the development area consisted of mostly upland vegetation such as American Beech (*Fagus grandiflora*, FACU), Shagbark Hickory (*Carya ovata*, FACU), Black Cherry (*Prunus serotina*, FACU), White Oak (*Quercus alba*, FACU), eastern white pine (*Pinus strobus*, FACU), multiflora rose (*Rosa multiflora*, FACU), and grasses (*Panicum* and *Poa* spp. V).

CONCLUSIONS

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

Since no portion of the proposed construction activities are within the jurisdiction of NJDEP's Freshwater Wetlands Protection Act Rules no contact with the NJDEP regarding freshwater wetlands or transition areas is required by NJDEP for the development as depicted on the referenced plan.

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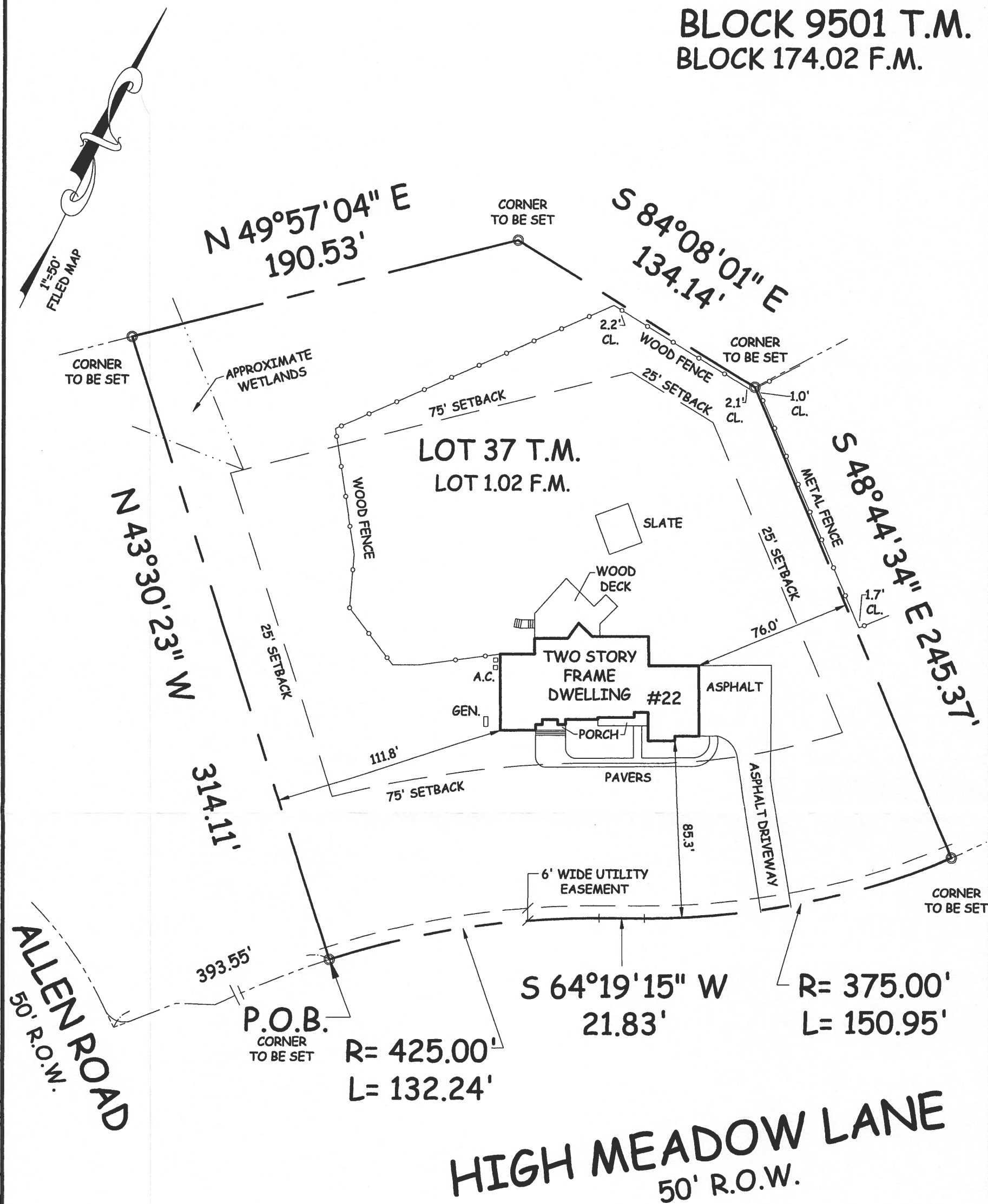
Very truly,

ENVIRONMENTAL TECHNOLOGY INC.

David C. Krueger
David C. Krueger, President
Professional Wetland Scientist 000662
Certified Wetland Delineator WDCP94MD03101146B

2114
r/dck

BLOCK 9501 T.M.
BLOCK 174.02 F.M.

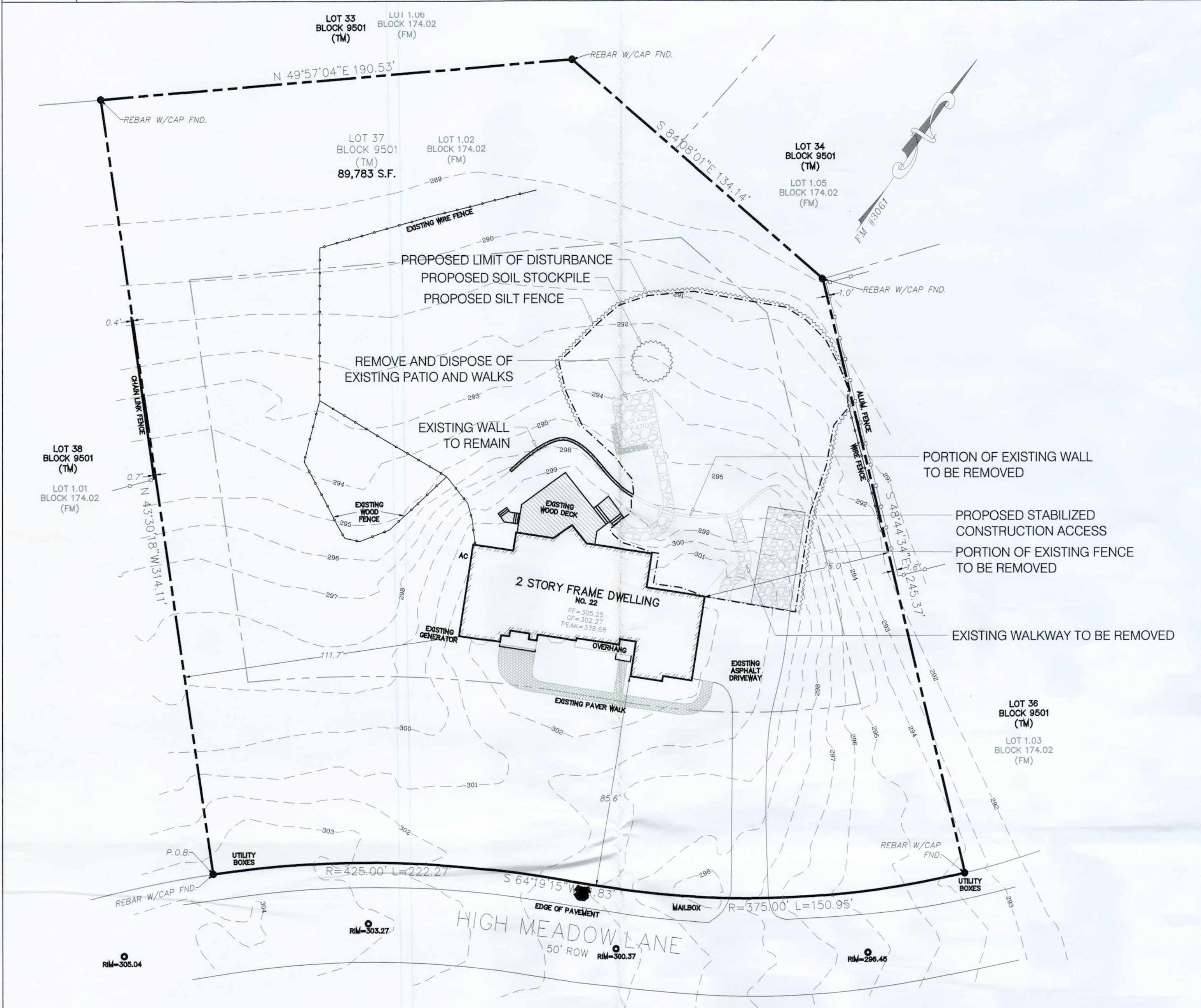


REFERENCES:

"MAJOR SUBDIVISION, THE HILLS, SECTION 14"
FILED 12/20/1994, MAP NO. 3061; DEED BOOK 2061,
PAGE 491; TOWNSHIP OF BERNARDS TAX MAP
SHEET NO. 95

CORNER MARKERS TO BE
SET AT A LATER DATE.

	BRUNSWICK WEST, INC. LICENSED LAND SURVEYORS 219 1/2 SOUTH MAIN STREET FLEMINGTON, NEW JERSEY 08822-1763 PHONE (908) 284-0888 FAX (908) 284-2818		I HEREBY CERTIFY THIS SURVEY TO: REBECCA JACKSON AND BENJAMIN WEISFELNER, WIFE AND HUSBAND; KW LAW GROUP, LLC; BENJAMIN WEISFELNER, ESQUIRE; SIMPLICITY TITLE, LLC; WESTCOR LAND TITLE INSURANCE COMPANY; MERS, SOLELY AS NOMINEE FOR TD BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR RICHARD S. ZINN N.J.L.S. 34888
	PLAN OF SURVEY REBECCA JACKSON AND BENJAMIN WEISFELNER BERNARDS TOWNSHIP SOMERSET COUNTY, NEW JERSEY BLOCK 9501, LOT 37 C.A. #246A28022700		
	Drawn by <u>WBW</u> Job No. <u>20.2157</u> Date <u>9/20/2020</u>		
	Checked by <u>HP</u> Drawing No. <u>SR</u> Scale <u>1"=50'</u>		



SOMERSET - UNION SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence and maintained until permanent protection is established.

2. Any Disturbed areas that will be left exposed more than 30 Days and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of a temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of two (2) tons per acre, according to NJ State Standards

3. Permanent Vegetation shall be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch will be used for protection until seeding is established

4. All work shall be done in accordance with the NJ State Standards for Soil Erosion and Sediment Control in New Jersey, 7th Edition last revised January 2014

5. A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days or preliminary grading.

6. Immediately following initial disturbance or rough grading all critical areas subject to erosion (i.e.: steep slopes, roadway embankments) will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of two (2) tons per acre, according to the NJ State Standards.

7. Any steep slopes receiving pipeline installation will be backfilled and stabilized daily, as the installation proceeds (i.e.: slopes greater than 3:1)

8. Traffic control Standards require the installation of a 50"x30"x6"pad of 1 1/2" or 2" stone, at all construction driveways, immediately after initial site disturbance.

9. The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any land disturbing activity.

10. At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover, shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites.

11. In that NUSA 4-24-39 et seq., requires that no Certificate of Occupancy be issued before the provisions of the Certified Plan for Soil Erosion and Sediment Control have been complied with for permanent measures, all site work for site plans and all work around individual lots in subdivisions, will have to be completed prior to the District issuing a Report of Compliance for the issuance of a Certificate of Occupancy by the Municipality.

12. Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.

13. Any changes to the Certified Soil Erosion and Sediment Control Plan will require the submission of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current NJ State Soil Erosion & Sediment Control Standards.

14. The Somerset-Union Soil Conservation District shall be notified of any changes in ownership.

15. Mulching to the NJ Standards is required for obtaining a Conditional Report of Compliance. Conditionals are only issued when the season prohibits seeding.

16. Contractor is responsible for keeping all adjacent roads clean during life of construction project.

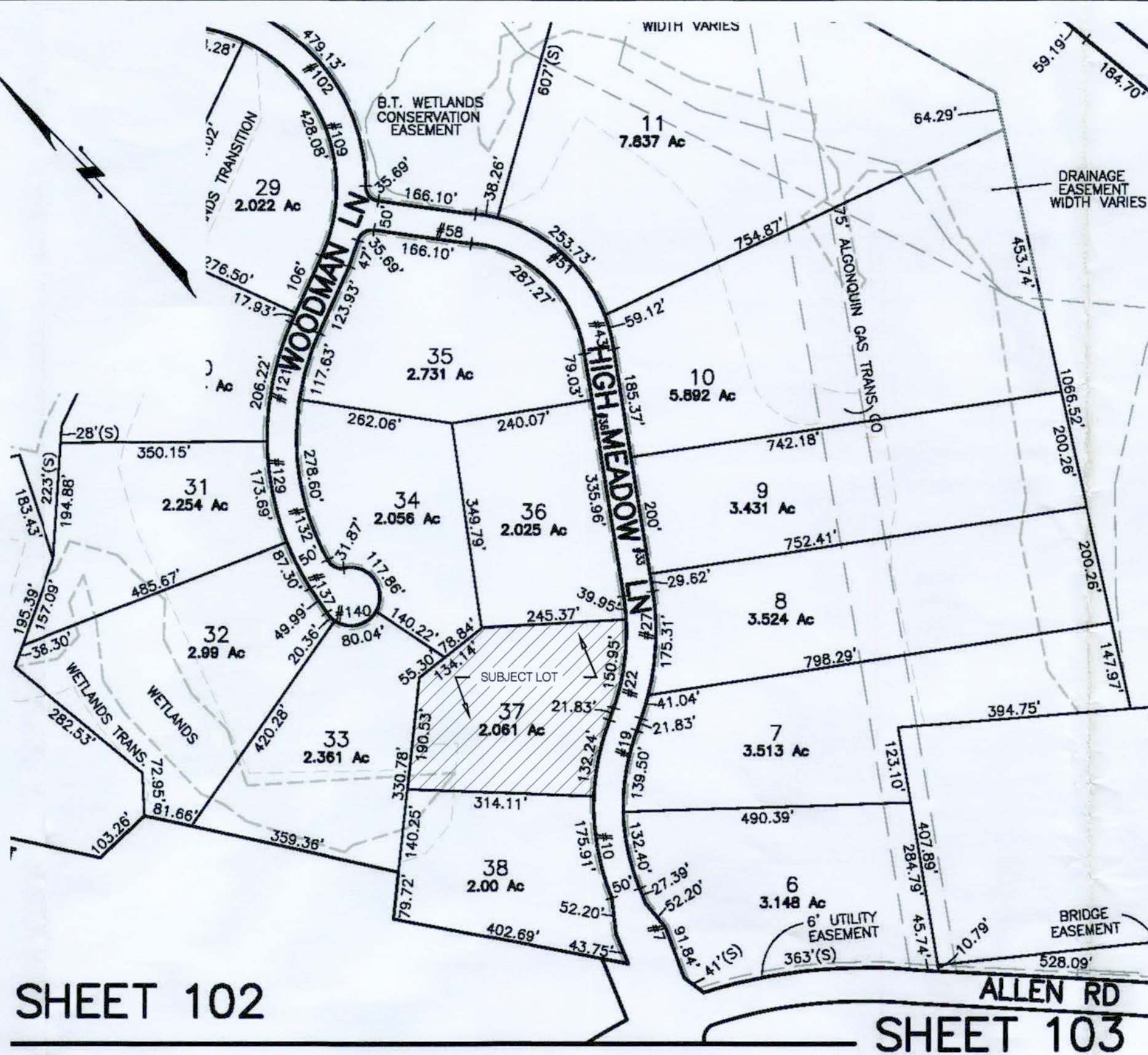
17. The developer shall be responsible for remediating any erosion or sediment problems that arise as a result of ongoing construction at the request of the Somerset-Union Soil Conservation District.

18. Hydro seeding is a two- step process. The first step includes seed, fertilizer, lime, etc., along with minimal amounts of mulch to promote consistency, good seed to soil contact, and give a visual indication of coverage. Upon completion of seeding operation, hydro-mulch should be applied at a rate of 1500 lbs. per acre in second step. The use of hydro-mulch, as opposed to straw, is limited to optimum seeding dates as listed in the NJ Standards.

REV 8/24/20

300 0 15 30 60 120

GRAPHIC SCALE
SCALE: 1" = 30'



3

PROJECT SUMMARY

AGENCY:

BERNARDS TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

OWNER:

MR. AND MRS. JACKSON

ADDRESS:

#22 HIGH MEADOW LANE, BERNARDS TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

PROJECT SITE ADDRESS:

#22 HIGH MEADOW LANE, BERNARDS TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

USE:

PRIVATE RESIDENTIAL

ZONE:

PUD-5

LOT / BLOCK:

LOT 37 BLOCK 9501

PROJECT DESCRIPTION:

INSTALLATION OF THE PROPOSED IN-GROUND SWIMMING POOL, PATIO SPACES, AND RETAINING WALLS.

TOTAL PROJECT DISTURBED AREA:

10,134 SQ. FT.

4

ZONING INFORMATION

SUBJECT PROPERTY IS LOCATED IN THE PUD-5 ZONE OF THE TOWNSHIP OF BERNARDS.

LOT AREA 89,782.43 +/- SF.

ZONE REQUIREMENTS

GENERAL LOT

MINIMUM LOT AREA	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
	7,000 SF.	89,782.43 SF.	89,782.43 SF.	

ACCESSORY BUILDING

ACCESSORY BDLG. SIDE YARD

ACCESSORY BDLG. REAR YARD

ACCESSORY BDLG. TO OTHER STRUCTURE

20 FT.

20 FT.

20 FT.

10 FT.

NA

NA

NA

NA

20.08 FT.

45.96 FT.

10 FT.

IMPERVIOUS COVERAGE STUDY

SOURCE	EXISTING AREA	PROPOSED AREA
DWELLING	3,651 SF.	3,651 SF.
DRIVEWAY	2,406 SF.	2,406 SF.
PORCH	141 SF.	141 SF.
DECK	685 SF.	685 SF.
FRONT WALK	589 SF.	589 SF.
REAR WALKS	770 SF.	387 SF.
WALLS	193 SF.	393 SF.
STEPPING STONES	0 SF.	50 SF.
POOL HOUSE	0 SF.	300 SF.
POOL PATIO	0 SF.	1,164 SF.
POOL COPING	0 SF.	164 SF.
POOL EQUIPMENT PAD	0 SF.	50 SF.

TOTAL COVERAGE

COVERAGE PERCENTAGE

8,435 SF.

9.39%

9,980 SF.

11.11%

PROPOSED INCREASE IN IMPERVIOUS COVERAGE = 1,545 SF.

AREA OF DISTURBANCE = 10,134 SQ. FT.

1.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS AND UNDER MUNICIPAL SUPERVISION.
2.

ALL SPECIFICATIONS, WHETHER NOTED OR NOT, TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AS THEY EXIST AT THE TIME OF CONSTRUCTION.
3.

ALL UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE, BASED UPON SURFACE STRUCTURES VISIBLE ON THE DATE OF BOUNDARY AND TOPOGRAPHIC SURVEY. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY BE ENCOUNTERED. ALL SUBSURFACE UTILITY LOCATIONS MUST BE VERIFIED AND FIELD MARKED BY THE APPROPRIATE UTILITY AUTHORITIES PRIOR TO EXCAVATION/CONSTRUCTION. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN NOR THE LACK THEREOF.
4.

ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
5.

THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY LAKELAND SURVEYING DATED DECEMBER 2nd 2020.
6.

ALL PROPOSED GRADING CAN TIE INTO EXISTING TOPOGRAPHIC CONTOURS ON THE SUBJECT PROPERTY WITHOUT AN ADVERSE GRADING OR DRAINAGE IMPACT TO ADJOINING LOTS
7.

ALL DISTURBANCE AND GRADING IS TO BE LIMITED TO THE SUBJECT PROPERTY.
8.

THE CONTRACTOR SHALL INSTALL ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY THE TOWNSHIP ENGINEER.
9.

ALL EXCESS SOILS ARE TO REMAIN ON SITE. SEE CUT AND FILL CALCULATIONS BELOW.
10.

REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS FOR DETAILS AND NOTES.
11.

DEVIATIONS FROM THE PLAN MUST BE APPROVED BY THE TOWNSHIP ENGINEER IN WRITING PRIOR TO CHANGE. ANY DEVIATIONS WITHOUT PRIOR APPROVAL WILL RENDER THE PERMIT NULL AND VOID.
12.

ANY DAMAGE TO THE PUBLIC ROAD SHALL BE REPAIRED BY THE CONTRACTOR AT THE DIRECTION OF THE TOWNSHIP ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13.

THERE WILL BE NO BURYING OF STUMPS, CONSTRUCTION DEBRIS, OR GARBAGE. ALL WASTE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS.
14.

NO REGULATED SLOPES ARE TO BE DISTURBED AS PART OF THIS PROJECT.
15.

POOL IS TO BE SURROUNDED ON ALL SIDES WITH POOL CODE FENCING. ALL GATES ARE TO BE POOL CODE SELF-CLOSING AND LATCHING. ALL DOUBLE GATES SHALL HAVE KEYS LOCKS.

CONSTRUCTION SCHEDULE	
OPERATION	ESTIMATED TIME TO COMPLETE
NOTIFY THE CHESTER TOWNSHIP ENGINEERING DEPARTMENT 72 HOURS PRIOR TO COMMENCING ON SITE WORK.	
INSTALL SILT FENCE	1 DAY
STRIP AND STOCKPILE TOPSOIL	1 DAY
INSTALL DRYWELL FIELD	2 DAYS
INSTALL POOL	4 WEEKS
INSTALL POOL HOUSE	4 WEEKS
INSTALL PATIOS AND WALLS	3 WEEKS
FINISH GRADE AND INSTALL SPRINKLER SYSTEM	4 DAYS
PLANTING INSTALLATION	4 DAYS
FINISH GRADE AND MULCH BEDS	2 DAYS
FINISH GRADE AND INSTALL PERMANENT STABILIZATION	2 DAYS
CLEAN SITE, REMOVE DEBRIS AND EXIT	1 DAY
TOTAL ESTIMATED PROJECT DURATION	14 WEEKS

CUT/FILL CALCULATIONS		
SOURCE/OPERATION	CUT	FILL
POOL EXCAVATION	233 CY	
DRYWELL EXCAVATION	60 CY	
GRADING	58 CY	351 CY
TOTAL	351 CY	351 CY
NO SOIL IS TO BE REMOVED FROM OR IMPORTED TO THE SITE		

- C1.0

TITLE SHEET
- S1.0

SOIL EROSION AND SEDIMENT CONTROL PLAN
- S1.1

ANTICOMPACTION AND SOIL STABILIZATION NOTES
- S1.2

GRADING AND DRAINAGE PLAN
- D1.0

PROJECT DETAILS AND NOTES

COVER SHEET

LOT 37 in BLOCK 9501

#22 High Meadow Lane, Bernards Township

Somerset County New Jersey

DAVID E. FANTINA, P. E.

Professional Engineer

15 Sunset Drive, Bernardsville, NJ 07924

Scale

AS NOTED

Date

12/7/20

file

JACKSON.dwg

Sheet

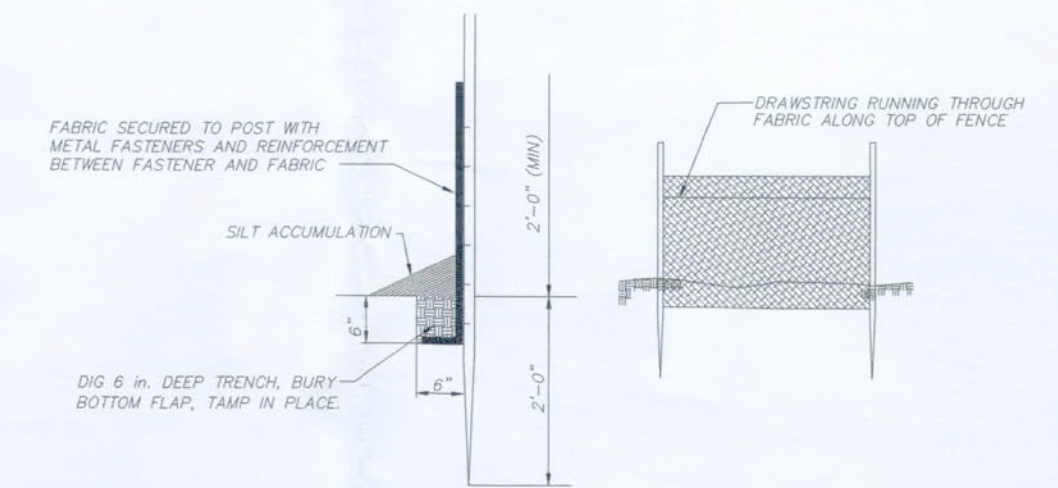
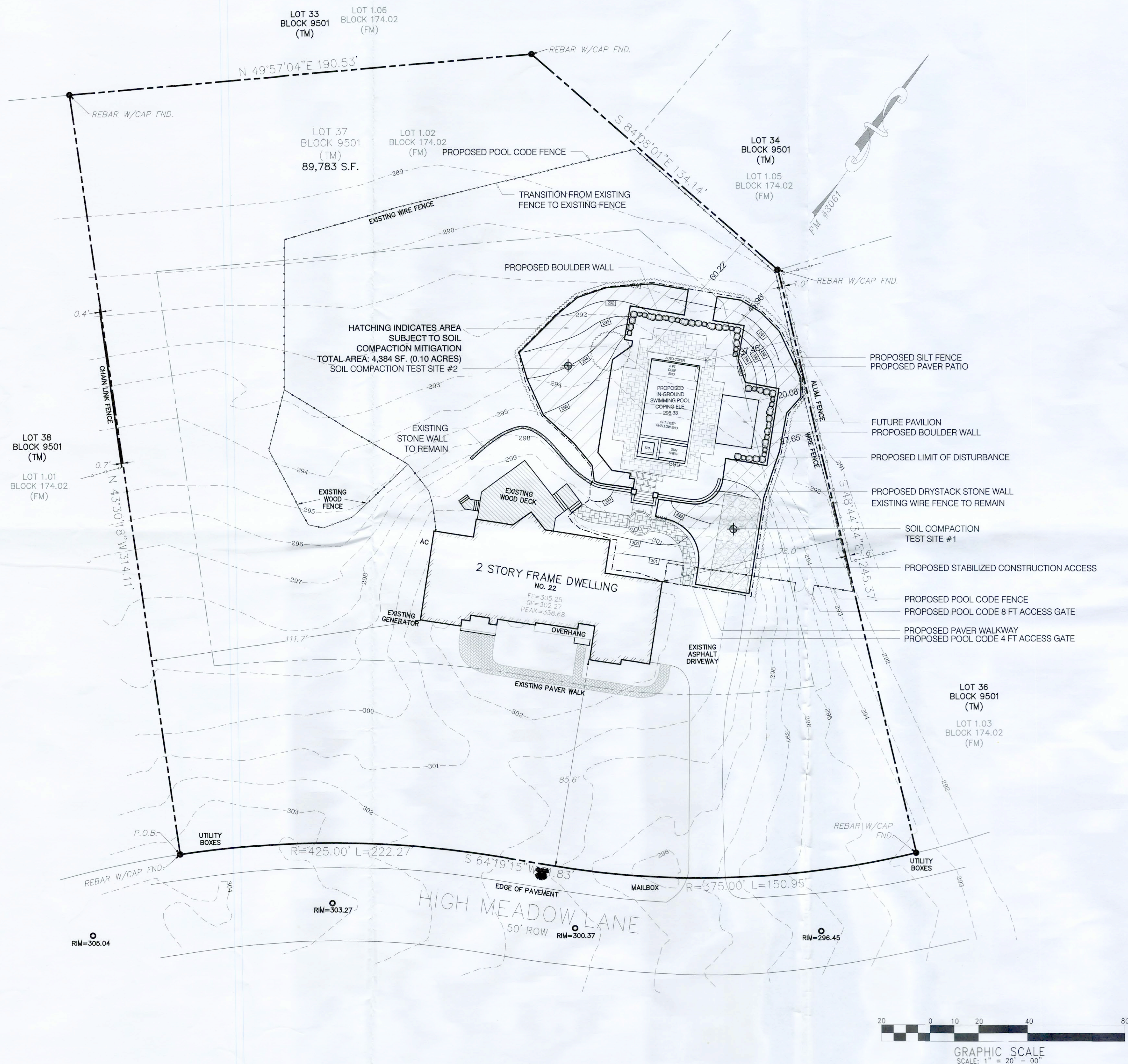
C1.0

Date

Item(s)

By

Revisions



REF.: STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL
IN NEW JERSEY, PAGE 23-4

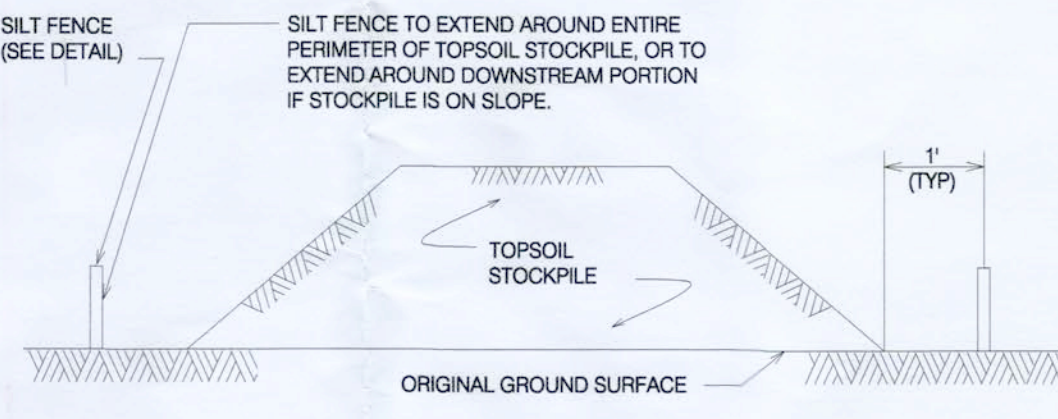
REQUIREMENTS FOR SILT FENCE:

(1) FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.

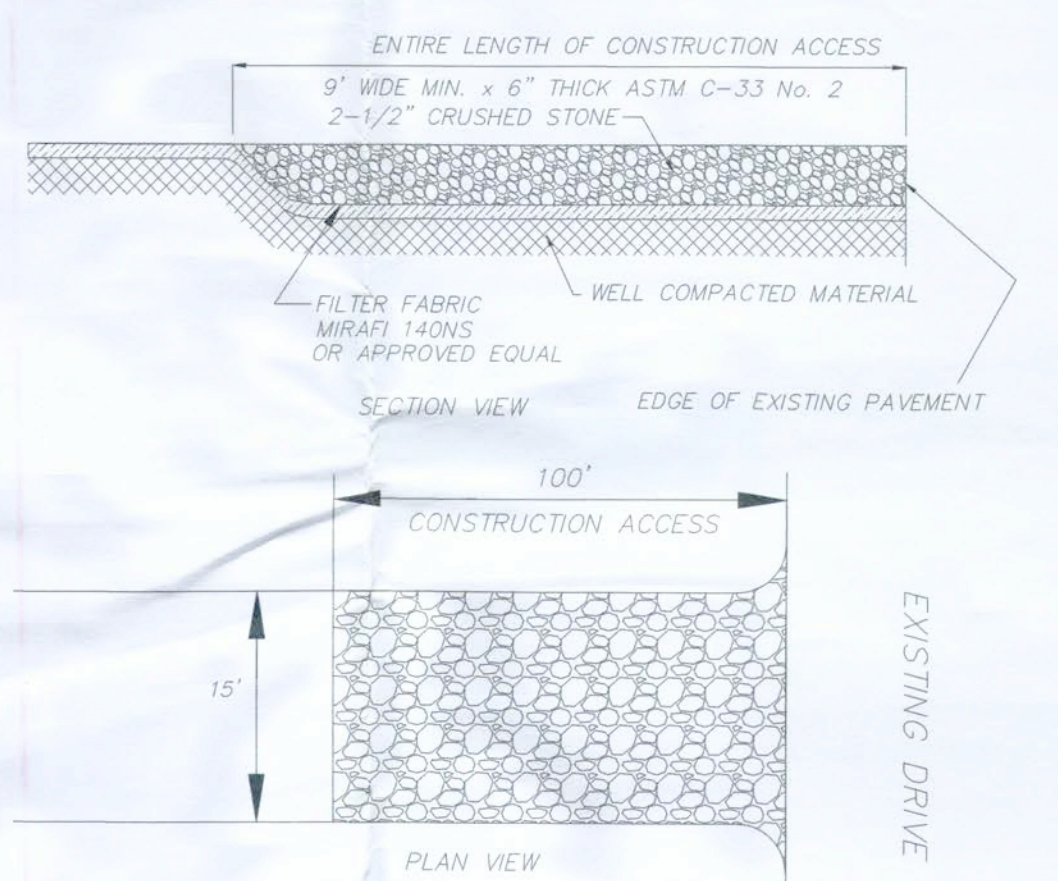
(2) A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. IT MUST BE FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.

(3) A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (WELON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE.

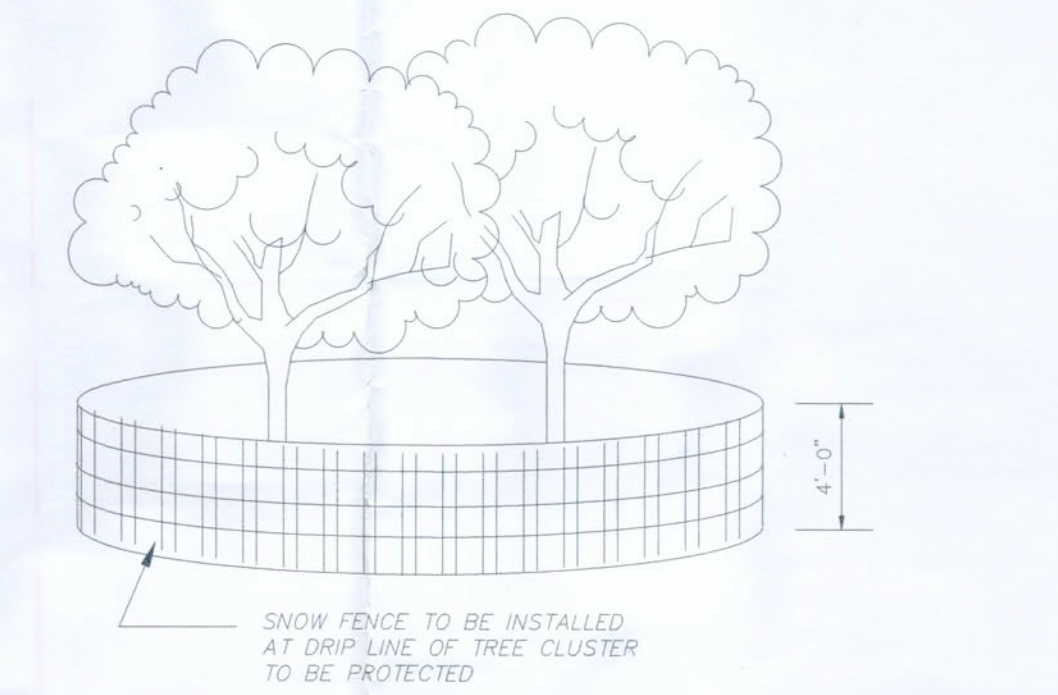
2 SILT FENCE DETAIL SCALE: N.T.S.



3 SOIL STOCKPILE DETAIL SCALE: N.T.S.



4 STABILIZED CONSTRUCTION ACCESS DETAIL SCALE: N.T.S.



5 TREE PROTECTION DETAIL SCALE: N.T.S.

SOIL EROSION AND SEDIMENT CONTROL PLAN
LOT 37 in BLOCK 9501
#22 High Meadow Lane, Bernards Township
Somerset County New Jersey

DAVID E. FANTINA, P. E.

Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	File	Sheet
AS NOTED	12/7/20	JACKSON.dwg	S1.0

Date: By: Revisions: NUPE Lic#32395

ADDITIONAL MATS

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB21-021 Block: 6902 Lot: 14 Zone: R-4

Applicant: FABIAN, MATTHEW W. & MICHELLE A.

Address of Property: 20 ADDISON DRIVE

Description: BULK VARIANCE FOR MAX IMPERVIOUS
COVERAGE FOR IN-GROUND POOL & PATIO

APPLICATION CHECKLIST

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

SCHEDULING

4.9.21 Original Submission Date 60
6.8.21 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete 60
8.7.21 Time to Act (45/95/120 days)

HEARING

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

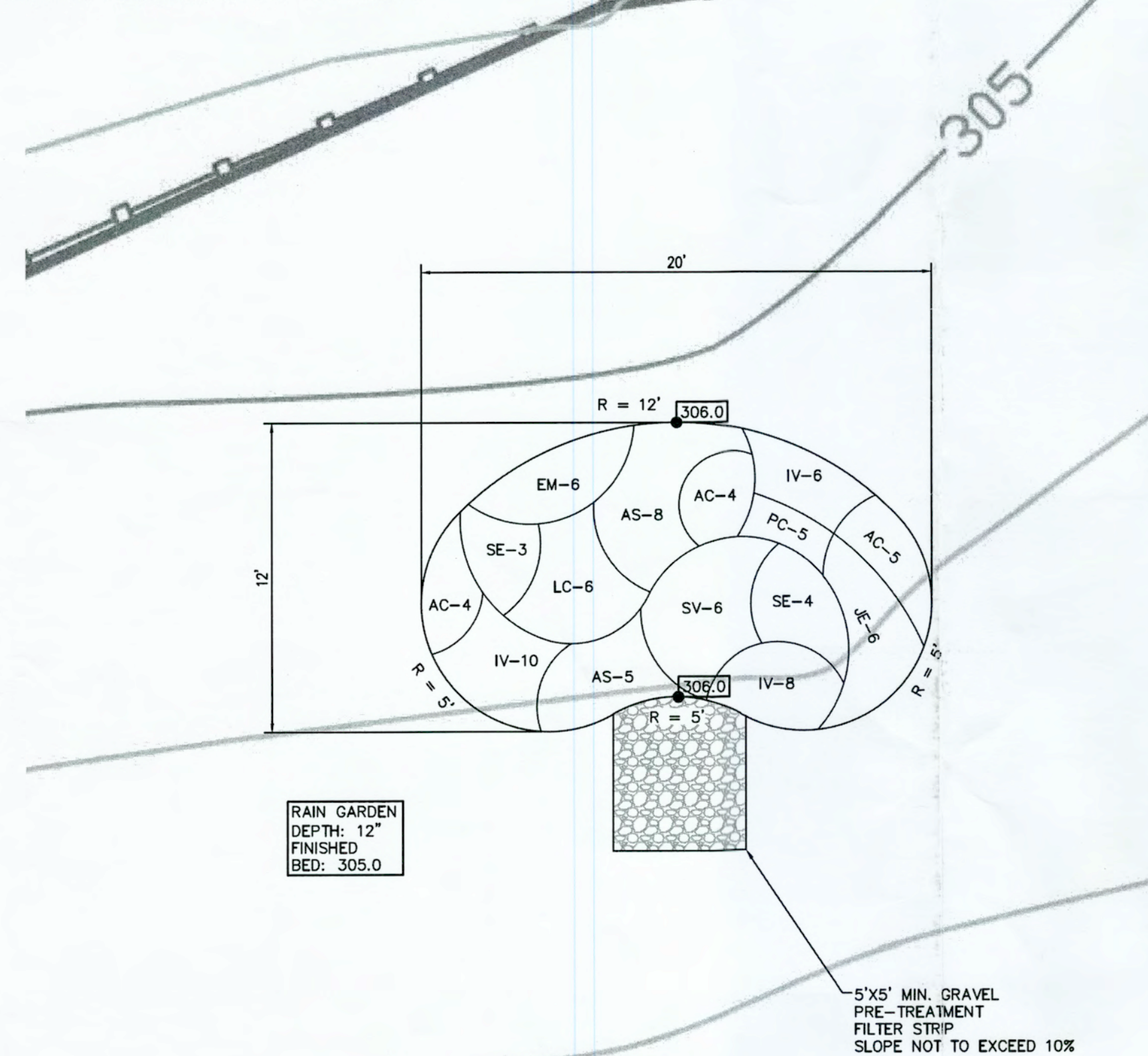
DISTRIBUTION

4.12.21 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

SURVEY NOTES AND REFERENCES:

- BOUNDARY AND MERIDIAN INFORMATION SHOWN HEREON BASED ON A CERTAIN MAP ENTITLED, "PROPERTY SURVEY & AREA TOPOGRAPHY, 20 ADDISON DRIVE, BLOCK 6902 ~ LOT 14, TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY", DATED MAY 13, 2020, AS PREPARED BY DAB SURVEYING, INC.
- ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS PER A CERTAIN MAP ENTITLED, "PROPERTY SURVEY & AREA TOPOGRAPHY, 20 ADDISON DRIVE, BLOCK 6902 ~ LOT 14, TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY", DATED MAY 13, 2020, AS PREPARED BY DAB SURVEYING, INC.
- PROPOSED PAVEMENT IMPROVEMENTS SHOWN HEREON BASED ON A CERTAIN PLAN ENTITLED, "FABIAN RESIDENCE, VARIANCE PLAN", DATED MARCH 28, 2021, AS PREPARED BY DELL OUTDOOR.



RAIN GARDEN DETAIL SCALE: 1" = 5'

THE RATIONAL METHOD USED IN PEAK RUNOFF CALCULATIONS:
THE MODIFIED RATIONAL METHOD USED IN ROUTING CALCULATIONS:

Q = Runoff
C = Flow Coef. (0.3 Pervious | 0.9 Impervious)
I = Rainfall Intensities Taken from NOAA Database
A = Area

Tc = Time of Concentration
Tc = 10 min.
I₂ = 3.82 in/hr.
I₁₀ = 5.02 in/hr.
I₂₅ = 5.60 in/hr.
I₁₀₀ = 6.43 in/hr.

Existing Conditions:

	AREA	Tc	C	CxA	Q2	Q10	Q25	Q100
	ACRES	Min	AVR.	ACRES	cfs	cfs	cfs	cfs
Total Site	Impervious	0.153	10	0.90	0.138	0.53	0.69	0.77
	Pervious	0.773	10	0.30	0.232	0.89	1.16	1.30
Total Drainage Area	0.926	acres		Total Runoff =	1.412	1.855	2.070	2.377

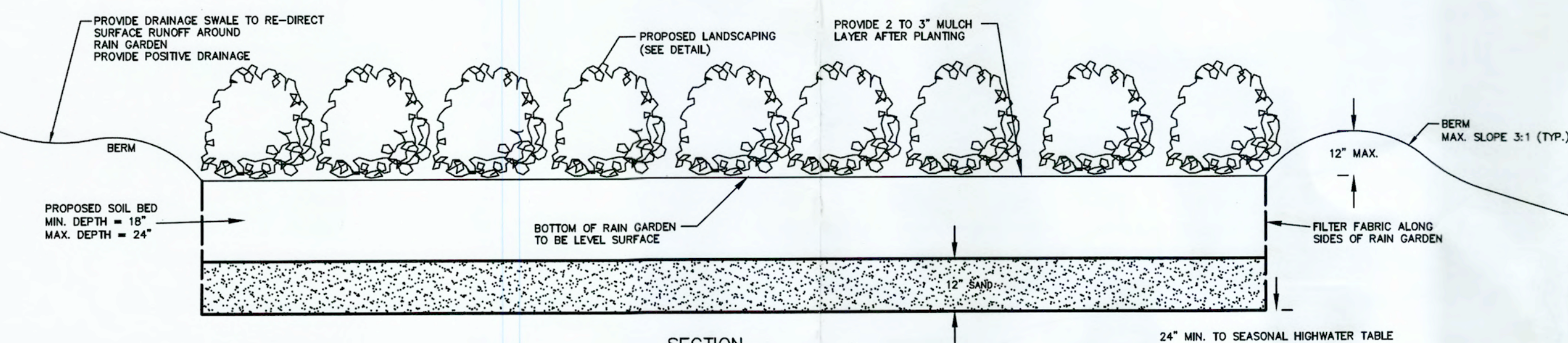
Proposed Conditions:

	AREA	Tc	C	CxA	Q2	Q10	Q25	Q100
	ACRES	Min	AVR.	ACRES	cfs	cfs	cfs	cfs
Total Site	Impervious	0.126	10	0.90	0.113	0.43	0.57	0.64
	Pervious	0.773	10	0.30	0.232	0.89	1.16	1.30
Area to Rain Garden	Impervious	0.035	10	0.90	0.032	0.12	0.16	0.20
Total Drainage Area	0.934	acres		Total Runoff =	1.319	1.733	1.934	2.221

Net Runoff	1.32	1.77	1.93	2.22
Proposed Decrease	0.093	0.122	0.136	0.156
	7%	7%	7%	7%

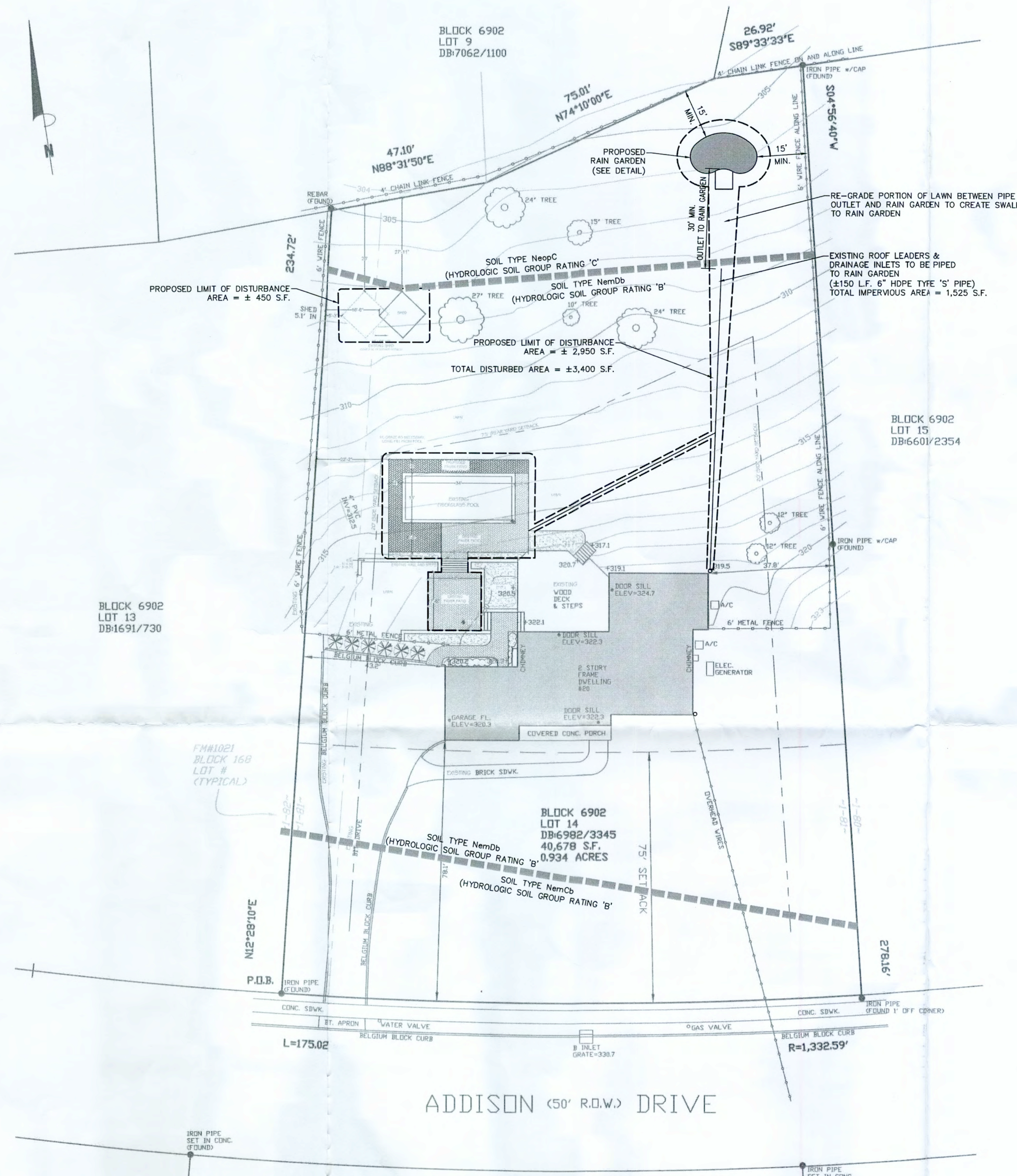
RAIN GARDEN SIZE

VOLUME TO RAIN GARDEN = 0.2 CFS X 60 SEC./MIN. X 10 MIN. = 120 C.F.
VOLUME PROVIDED = 192 C.F.
NOTE: INFILTRATION IS NOT INCLUDED IN CALCULATIONS. SOIL PERMEABILITY TO BE DETERMINED.



SECTION **RAIN GARDEN DETAIL**

SOIL BED MATERIAL: 85% TO 95% SAND; NO MORE THAN 25% FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY; WITH 2% TO 5% CLAY CONTENT; ENTIRE MAY TO BE AMENDED WITH 3 TO 7% ORGANICS, BY WEIGHT. SOIL BED MATERIAL TO BE FREE OF CONTAMINANTS; SOIL BED MATERIAL MUST BE PLACED IN LIFTS NOT TO EXCEED 6".



SITE LAYOUT PLAN SCALE: 1" = 20'

SOIL TYPE LEGEND:

NemCb - NESHAMINY-MOUNT LUCAS SILT LOAMS, 6 TO 12 PERCENT SLOPES, VERY STONY
NemDb - NESHAMINY-MOUNT LUCAS SILT LOAMS, 12 TO 18 PERCENT SLOPES, VERY STONY
NeopC - NESHAMINY VARIANT SILT LOAM, 6 TO 12 PERCENT SLOPES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	NUMBER OF PLANTS
AC	ACORUS CALAMUS	SWEET FLAG	13
AS	ASCLEPIAS INCARNATA	SWAMP MILKWEED	13
EM	EUPATORIUM MACULATUM	SPOTTED JOEPEWEED	6
IV	IRIS VERSICOLOR	BLUE FLAG	24
JE	JUNCUS EFFUSUS	SOFT RUSH	6
LC	LOVELIA CARDINALIS	CARDINAL FLOWER	6
PC	PONTERDERIA CORDATA	PICKEREL WEED	5
SV	SCIRPUS VALIDUS	SOFT-STEMMED BULRUSH	6
SE	SPARGANIUM EURYCARPUM	BUR-REED	7

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF BERNARDS

DATE _____
CHAIRMAN _____
SECRETARY _____
ENGINEER _____

NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOT 14 IN BLOCK 6902 AS SHOWN ON THE CURRENT TAX MAP OF THE TOWNSHIP OF BERNARDS.
- OWNER/APPLICANT: MATTHEW AND MICHELLE FABIAN
20 ADDISON DRIVE
BASKING RIDGE, NJ, 07920
- PROPERTY LOCATED IN THE "R-4" ZONE (1 ACRE RESIDENTIAL)
- ZONING DATA - REFER TO PLAN ENTITLED, "FABIAN RESIDENCE, VARIANCE PLAN", DATED MARCH 28, 2021, AS PREPARED BY DELL OUTDOOR.
- EXISTING IMPERVIOUS AREA (PRIOR TO POOL) (S.F.) = 5,391 (0.124 AC)
PROPOSED IMPERVIOUS AREA (S.F.) = 7,028 (0.161 AC)
PROPOSED INCREASE IN IMPERVIOUS AREA (S.F.) = 1,637 (0.037 AC)
- LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS. IF THERE ARE ANY CONFLICTS WITH THIS PLAN, THE ENGINEER / ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCE AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND REGULATIONS OF THE TOWNSHIP OF BERNARDS, THE COUNTY OF SOMERSET, NJDOT, NJDEP, AND ADA REGULATIONS.
- CONTRACTOR SHALL CALL GARDEN STATE LOCATOR SERVICE (1-800-262-1000) IN ADVANCE OF BEGINNING ANY ACTIVITY ON THIS SITE AND IN ACCORDANCE WITH STATUTORY REQUIREMENTS.
- PROJECT SITE LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD INSURANCE RATE MAP #34035C0062E, EFFECTIVE 9/28/2007.
- NO WETLANDS EXIST ON SITE PER CURRENT NJDEP GEOWEB MAPPING.
- PROJECT IS CLASSIFIED AS A MINOR DEVELOPMENT; PROJECT PROPOSES TO INCREASE IMPERVIOUS COVERAGE BY OVER 1,000 S.F. AND DISTURB OVER 2,500 S.F. OF LAND AREA; THEREFORE, THE PROJECT MEETS THE MINIMUM REQUIREMENTS OF THE DEFINITION OF MINOR DEVELOPMENT; THE PROJECT PROPOSES TO DISTURB LESS THAN 1 ACRE, AND IS THEREFORE NOT CONSIDERED A MAJOR DEVELOPMENT, PURSUANT TO TOWNSHIP OF BERNARDS CODE 21-42.2 AND NJAC 7:8.
- NJAC 7:8(A) STIPULATES "STORMWATER MANAGEMENT MEASURES SHALL ONLY BE REQUIRED FOR WATER QUALITY CONTROL IF AN ADDITIONAL ONE-QUARTER ACRE OF IMPERVIOUS SURFACE IS BEING PROPOSED ON A DEVELOPMENT SITE". THE PROJECT PROPOSES AN INCREASE OF LESS THAN ONE QUARTER ACRE OF IMPERVIOUS SURFACES, SO WATER QUALITY CONTROL REGULATIONS DO NOT APPLY.
- SOIL TYPES SHOWN PER USDA WEB SOIL SURVEY. SOIL TESTS ARE REQUIRED AT THE EXACT LOCATION OF THE PROPOSED RAIN GARDEN IN ORDER TO CONFIRM ITS ABILITY TO FUNCTION AS DESIGNED. TESTING OF SOIL PERMEABILITY RATE AND GROUND WATER DEPTH DETERMINATION MUST BE PERFORMED PRIOR TO CONSTRUCTION OF RAIN GARDEN. IF PROPOSED LOCATION IS DEEMED UNSUITABLE DUE TO GROUND WATER ELEVATION AND SOIL PERMEABILITY, RAIN GARDEN SHALL BE RE-LOCATED TO ACCOMMODATE THESE PARAMETERS.
- DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF THE PROPOSED RAIN GARDEN (SMALL-SCALE BIOTRETENTION SYSTEM).
- THE LOCATION OF THE PROPOSED RAIN GARDEN MUST BE CORDONED OFF DURING CONSTRUCTION TO PREVENT COMPACTION OF THE SUBSOIL BY CONSTRUCTION EQUIPMENT AND STOCKPILES.
- EXCAVATION AND CONSTRUCTION OF THE RAIN GARDEN MUST BE PERFORMED WITH EQUIPMENT PLACED OUTSIDE THE LIMITS OF THE BASIN.
- THE LOCATION OF THE PROPOSED RAIN GARDEN SHOULD NOT BE USED TO PROVIDE SEDIMENT CONTROL DURING CONSTRUCTIONS; HOWEVER, WHEN UNAVOIDABLE, THE BOTTOM OF THE SEDIMENT CONTROL BASIN SHOULD BE AT LEAST 2 FEET ABOVE THE FINAL DESIGN ELEVATION OF THE BOTTOM OF THE SOIL BED IN THE RAIN GARDEN.
- THE EXCAVATION TO THE FINAL DESIGN ELEVATION OF THE RAIN GARDEN BOTTOM MAY ONLY OCCUR AFTER ALL CONSTRUCTION WITHIN ITS CONTRIBUTORY DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED. IF CONSTRUCTION OF THE RAIN GARDEN CANNOT BE DELAYED, BERMS MUST BE PLACED AROUND THE PERIMETER OF THE SYSTEM DURING ALL PHASES OF CONSTRUCTION TO DIVERT ALL FLOWS AWAY FROM THE RAIN GARDEN. THE BERMS MAY NOT BE REMOVED UNTIL ALL CONSTRUCTION WITHIN THE DRAINAGE AREA IS COMPLETED AND THE AREA IS STABILIZED.
- THE CONTRIBUTING DRAINAGE AREA MUST BE COMPLETELY STABILIZED PRIOR TO BIOTRETENTION SYSTEM USED.
- POST-CONSTRUCTION TESTING MUST BE PERFORMED ON THE AS-BUILT RAIN GARDEN TO ENSURE THAT THE AS-BUILT SYSTEM FUNCTIONS AS DESIGNED; POST-CONSTRUCTION TESTING MUST INCLUDE A DETERMINATION OF THE PERMEABILITY RATES OF THE SOIL BED AND SUBSOIL WHERE AS-BUILT TESTING RESULTS IN LONGER DRAIN TIMES THAN DESIGNED. CORRECTIVE ACTION MUST BE TAKEN. THE DRAIN TIME IS DEFINED AS THE TIME IT TAKES TO FULLY INFILTRATE THE MAXIMUM DESIGN STORM RUNOFF VOLUME THROUGH THE MOST HYDRAULICALLY RESTRICTIVE LAYER. MAXIMUM DRAIN TIME = 72 HOURS.

DATE	REVISION
0 10 20 40 60 80 GRAPHIC SCALE	
RAIN GARDEN PLAN	
FABIAN RESIDENCE	
20 ADDISON DRIVE	
BLOCK 6902	LOT 14
TOWNSHIP OF BERNARDS	SOMERSET COUNTY NEW JERSEY
ALLISON ENGINEERING AND LAND SURVEYING LLC	
34 OLCOTT ROAD HEWITT, NJ 07421 (973) 506-7777	
(CERT. OF AUTH.) 246A28322500	
ALLISON J. LAPATKA N.J. P.E. & L.S. LIC. No. 42578	
PROFESSIONAL ENGINEER & LAND SURVEYOR	
DRAWN AJL	CHECKED AJL
SCALE AS SHOWN	DATE 06/24/21
SHEET No. 1 of 1	PROJECT No. 21-181

6-28
EC meeting

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB21.021 Block: 6902 Lot: 14 Zone: R-4

Applicant: FABIAN, MATTHEW W. & MICHELLE A.

Address of Property: 20 ADDISON DRIVE

Description: BULK VARIANCE FOR MAX IMPERVIOUS
COVERAGE FOR IN-GROUND POOL & PATIO

APPLICATION CHECKLIST

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

SCHEDULING

4.9.21 Original Submission Date 60
6.8.21 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete 60
8.7.21 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

4.12.21 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

Bisogno, Loeffler & Zelley, L.L.C.

Attorneys at Law
88 South Finley Avenue
Post Office Box 408
Basking Ridge, New Jersey 07920

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Frederick B. Zelley (Member N.J. & Pa. Bars)

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Paul D. Mitchell

pmitchell@baskingridgelaw.com

Telephone: (908) 766-6666

Facsimile: (908) 766-7809

April 9, 2021

Ms. Cynthia Kiefer, Administrator
Bernards Township Board of Adjustment
277 South Maple Avenue
Basking Ridge, New Jersey 07920

Via Hand Delivery

Re: Application for Bulk Variance (Impervious Coverage)
Applicants: Matthew W. and Michelle A. Fabian
Tax Block 6902, Lot 14 – 20 Addison Drive, Basking Ridge

Dear Ms. Kiefer:

This office represents, Matthew W. and Michelle A. Fabian, the Applicants in the above referenced Application.

Enclosed herewith please find the following:


1. Bernards Township Zoning Board of Adjustment Application (O+16)
2. Addendum to Application (O+16)
3. "C" Variance Checklist (17)
4. Dimensional Statistics Sheet (17)
5. Site Inspection Consent Form (17)

6. Proposed Notice of Hearing (17)
7. 200' Property Owners List (17)
8. Property Tax Certification
9. Copy of Applicants' Deed (17)
9. Site Photographs (¹⁶/~~#~~ photos) (17 sets)
10. Site Plan by Aaron Pastore, Landscape Architect (1 Sheet) (17)
11. Survey by D.A.B. Surveying, Inc. (1 Sheet) (17)
14. Our client's checks in the respective amounts of \$100.00 for the application fee, \$1,500.00 for the escrow and \$25.00 for the document imaging fee.
15. Form W-9

If any additional documentation is needed in order to make this application complete, kindly advise our office accordingly. If not, kindly advise us when the application has been deemed to be complete and of the scheduled hearing date. Needless to say, our client would like to have the application heard as soon as possible.

Thank you for your attention and anticipated continued cooperation in this matter. Should you have any questions or concerns, or if we may otherwise be of any further assistance, please do not hesitate to contact me.

Very truly yours,


Frederick B. Zelley

FBZ/wp

Enclosures

cc: Mr. and Mrs. Matthew W. and Michelle A. Fabian

TOWNSHIP OF BERNARDS
2019 ZONING BOARD OF ADJUSTMENT APPLICATION

- | | |
|--|--|
| <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 | <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): _____ |
|--|--|

1. APPLICANT: Matthew W. and Michelle A. Fabian

Address: 20 Addison Drive, Basking Ridge, New Jersey 07920

Phone: (home) _____ (work) _____ (mobile) (732) 710-8672

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

2. OWNER (if different from applicant): _____

Address: _____

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

3. ATTORNEY: Frederick B. Zelley / Bisogno, Loeffler & Zelley, L.L.C.

Address: 88 South Finley Avenue, P.O. Box 408, Basking Ridge, New Jersey 07920

Phone: (908) 766-6666 Email (will be used for official notifications): fzelley@baskingridgelaw.com

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

Name: Aaron Pastore Profession: Landscape Architect

Address: C/O Dell Outdoor, 136 Lincoln Road, Kinnelon, New Jersey, 07405

Phone: (201) 546-4448 Email (will be used for official notifications): apastore@twcny.rr.com

5. PROPERTY INFORMATION: Block(s): 6902 Lot(s): 14 Zone: R-4

Street Address: 20 Addison Drive, Basking Ridge Total Area (square feet/acres): 40,678sf/.934ac

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) _____

Impervious coverage (subject of within application). Lot area and lot width are preexisting, non-conforming conditions.

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

[✓] No [] Yes (if yes, explain and attach copy) _____

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

Single family residential lot with excess impervious coverage due to paver patio areas and swimming pool.

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

Impervious coverage

Ordinance Section 21-15.1(d)(1) and Table 501

Please see Addendum

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

Please see Addendum

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

APPLICANT(S) SIGN HERE:

I/we, Matthew W. Fabian and Michelle A. Fabian 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 9th day of April, 2021.


Frederick B. Zelley, Attorney at Law 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 _____, 2019.

Notary

ADDENDUM TO BOARD OF ADJUSTMENT APPLICATION
MATTHEW W. AND MICHELLE A. FABIAN
20 ADDISON DRIVE, BLOCK 6902, LOT 14

The following are responses to the respective Application Items noted “Please see Addendum”:

10. [Description of Requested Variances or Exceptions]

This is an application for a variance for excessive impervious coverage. In the course of construction of an inground swimming pool with associated patio areas, the Applicants exceeded the 15% maximum impervious coverage requirement of the R-4 Zone. Prior to completion of the project, this nonconformity was noted to the Applicants by the zoning official. The Applicants seek variance relief in order to be able to complete the construction of a safe and appropriately designed swimming pool and patio area (see further discussion below). Specifically, the Applicants seek a variance for impervious coverage of 17.3%, of which approximately 1% (almost 50% of the excess) consists of stormwater neutral pool water area.

With the exception of the said variance, the Applicants believe that no other variance, waiver or exception is required in order to grant the approval requested. However, if the Board directs that additional variance(s), waiver(s) or exception(s) is/are needed, the Applicants may seek the same in accordance with such direction.

11. [Arguments in Support of Application]

Positive Criteria

The variance requested would likely be considered a “C-2” (“flexible c”) variance, in that the purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-1, *et seq.*, would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

In this case, the granting of the requested variance would satisfy the purpose set forth in N.J.S.A. 40:55D-2(a), which is “[t]o encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare”. The primary reason that the Applicants constructed the swimming pool patio as they have, and that they wish to expand the same to surround the entire pool, is to provide a safer (level and less slippery) area for bathers, as well as to provide more secure and safer anchors for the pool cover. Without the requested patio areas, the area surrounding the pool would consist of slippery grass and the anchors would continue to consist of dangerous pieces of rebar protruding from the grass. The granting of the requested variance would therefore promote health, safety and general welfare.

The completion of the swimming pool project as proposed by the Applicants would also assist in conserving property values in the neighborhood as whole, which remains a purpose of land

use regulation even though that goal is not expressly stated in N.J.S.A. 40:55D-2. Home Builders League of S. Jersey, Inc. v. Township of Berlin, 81 N.J. 127, 144-45 (1979).

The Applicants do not believe that the granting of the variance would be detrimental in any way (see Negative Criteria discussion below). Accordingly, the benefit outweighs any detriment (none being perceived).

Additionally, the property is undersized, which creates a hardship under "C-1" analysis. While it is conceded that the proposed coverage would be excessive (albeit it less so) even if the property were of compliant area, some recognition of this hardship should nonetheless be afforded by the Board in the course of its deliberations.

Negative Criteria

The Negative Criteria are also satisfied, as the variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and the purpose of the zone plan and zoning ordinance. Other similarly sized lots in the neighborhood have similarly sized inground swimming pools and associated patios, which have not caused any detrimental effect. Notably, such improvements are located on the following lots: Block 6902, Lots 6 and 17; Block 6701, Lots 17 and 19; Block 6704, Lots 3 and 9; and Block 7901, Lots 24, 25 and 26.

Respectfully Submitted,

BISOGNO, LOEFFLER & ZELLEY, LLC



By: Frederick B. Zelley, Esq.
Attorneys for the Applicants
Matthew W. and Michelle A. Fabian

Dated: April 9, 2021

FABIAN APPLICATION – 20 ADDISON DRIVE, BASKING RIDGE

APPENDIX D, ARTICLE III

Checklist

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

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

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

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	1 ac	0.934 ac	0.934 ac
LOT WIDTH	200'	149.03'	149.03'
FRONTAGE	100'	175.02'	175.02'
FRONT YARD SETBACK	75'	78.1'	78.1'
REAR YARD SETBACK	75'	135'	135'
COMBINED SIDE YARD	50'	81'	81'
SIDE YARD	20'	37.8'	37.8'
COVERAGE	15%	16.4%	17.3%
HEIGHT	35'	25'	25'
IF REQUIRED, GROSS FLOOR AREA	Not Required		
IF REQUIRED, FLOOR AREA RATIO	Not Required		
IF REQUIRED, IMPROVABLE LOT AREA	Not Required		

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

SITE INSPECTION CONSENT FORM

Applicant: Matthew W. and Michelle A. Fabian Application: Bulk Variance
Block: 6902 Lot: 14 Street Address: 20 Addison Drive, Basking Ridge

I, Matthew W. and Michelle A. Fabian, owner of the above property, hereby acknowledge that, upon determination of completeness of the application, a site inspection shall 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: 4/9/21
Matthew W. Fabian

Signature:  Date: 4/9/21
Michelle A. Fabian

NOTICE OF PUBLIC HEARING
BERNARDS TOWNSHIP BOARD OF ADJUSTMENT

YOU ARE HEREBY NOTIFIED that the undersigned Applicants have filed an application with the Bernards Township Board of Adjustment for variance relief relative to the Applicants' property known as Tax Block 6902, Lot 14 and located at 20 Addison Drive, Basking Ridge, New Jersey, which is located in the R-4 Residential Zone. The Applicants wish to complete the construction of a swimming pool patio, which will result in impervious coverage of 17.3% when only 15% is permitted in the zone, thus requiring variance relief.

With the exception of the aforementioned variance, the Applicants believe that no other variance, waiver or exception is required in order to grant the approvals requested. However, if the Board of Adjustment directs that additional variance(s), waiver(s) or exception(s) is/are needed, the Applicants may seek the same in accordance with such direction.

A copy of the proposed plans and application are on file with the Secretary to the Board of Adjustment and are open for inspection during regular business hours at the office of said Secretary, which is located at 277 South Maple Avenue, Basking Ridge, New Jersey.

The application will be considered by the Bernards Township Board of Adjustment on Wednesday, _____, 2021 at 7:30 p.m. at the Bernards Township Municipal Building, Courtroom, 1 Collyer Lane, Basking Ridge, New Jersey 07920. A hearing will be held by the Board at that time during which members of the public will be heard on the matter. The public will also be able to view the meeting live on Optimum/Cablevision TV - Channel 15 and Verizon FIOS TV - Channel 35. The meeting will also be streamed live for those interested in watching on their computers. The link will be available at 7:30 PM by clicking on the "Watch the Meeting Live" icon on the Bernards Township homepage. Any interested party may participate in said hearing in accordance with the rules of the Board of Adjustment.

Matthew W. and Michelle A. Fabian /s/

Dated: April 9, 2021

Submitted by:
Frederick B. Zelley, Esq.
Bisogno, Loeffler & Zelley, L.L.C.
88 South Finley Avenue
P.O. Box 408
Basking Ridge, New Jersey 07920
(908) 766-6666
FAX: (908) 766-7809
Email: fzelley@baskingridgelaw.com



OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE

BASKING RIDGE, NJ 07920

(908) 204-3082 Fax (908) 766-1644

*** 200 Foot Property Search ***

** VALID FOR 90 DAYS **

Date: 04/07/2021

Block: 6902 **Lot(s):** 14 **Qual:**

Property Location: 20 Addison Drive

Applicant: Frederick B. Zelley

Phone : 908-766-6666 **Fax:** 908-766-7809 **Email:** fzelley@baskingridgelaw.com

PROPERTY OWNER INFORMATION

Name: Matthew W. & Michelle A. Fabian

Address: 20 Addison Drive

City, State, Zip: Basking Ridge, NJ 07920

Due to the location of the referenced

Block and Lot, the following

Fire Company Should be notified:



Liberty Corner Fire Company

P.O. Box 98, Church St.

Liberty Corner, NJ 07938

Search To Be Picked Up

Notify When Complete: Frederick B. Zelley

908-766-6666

CERTIFIED BY:

David Centrelli, Assessor - Township Of Bernards

Amount Paid: No Fee (Re-Certification)

Bernards Township

Parcel Offset List

Target Parcel(s): Block-Lot: 6902-14
FABIAN, MATTHEW W & MICHELLE A
20 ADDISON DR

11 parcels fall within 200 feet of this parcel(s).

Block-Lot: 6902-16

LISTON, DAVID M & CHAN-LISTON, MAY
34 ADDISON DR
BASKING RIDGE NJ 07920
RE: 34 ADDISON DR

Block-Lot: 6902-15

ESTRADA, ERIC & MENDES, SUSAN
28 ADDISON DR
BASKING RIDGE NJ 07920
RE: 28 ADDISON DR

Block-Lot: 6902-13

JAEGER, RICHARD M & MARY S
12 ADDISON DR
BASKING RIDGE NJ 07920
RE: 12 ADDISON DR

Block-Lot: 6902-12

ESPOSITO, LAWRENCE J & HANGER, LISA
6 ADDISON DR
BASKING RIDGE NJ 07920
RE: 6 ADDISON DR

Block-Lot: 6902-10

DRAWID, AMAR
268 LYONS RD
BASKING RIDGE NJ 07920
RE: 268 LYONS RD

Block-Lot: 6902-9

SCHOLL, LARRY L JR & SARA A
262 LYONS RD
BASKING RIDGE NJ 07920
RE: 262 LYONS RD

Block-Lot: 6902-8

FRIEDMAN, MARC J & SARA A
252 LYONS RD
BASKING RIDGE NJ 07920
RE: 252 LYONS RD

Block-Lot: 6701-11

POLITO, ANGEL & ELLEN
11 ADDISON DR
BASKING RIDGE NJ 07920
RE: 11 ADDISON DR

Block-Lot: 6701-10

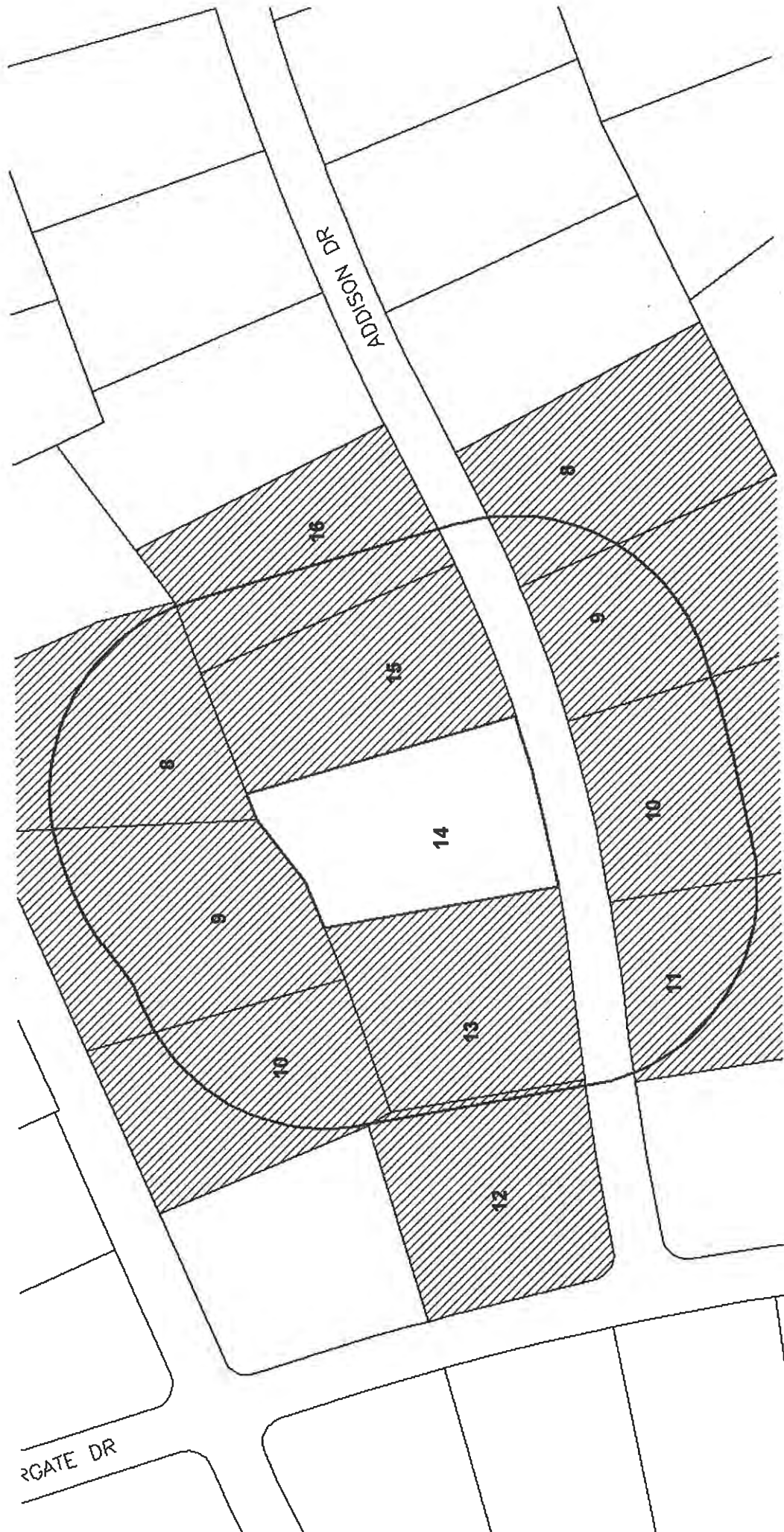
PERCHAK, AIMEE & CHISMAR, JOHN
19 ADDISON DR
BASKING RIDGE NJ 07920
RE: 19 ADDISON DR

Block-Lot: 6701-9

MARIGLIANO, HENRY M & DANA
27 ADDISON DR
BASKING RIDGE NJ 07920
RE: 27 ADDISON DR

Block-Lot: 6701-8

LAMBERT, MATTHEW J & MIHM, KRISTINE
33 ADDISON DR
BASKING RIDGE NJ 07920
RE: 33 ADDISON DR





OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS
ONE COLLYER LANE
BASKING RIDGE, NJ 07920
(908)-204-3082 FAX (908)-766-1644

200 FOOT PROPERTY SEARCH

List of names and addresses of all owners of property as shown on the current tax duplicate located within 200 feet of any part of the property affected by this application. The Township of Bernards accepts no liability for errors hereon. ***The attached list was compiled by the Engineering Department.***

If the property is within 200 feet of an adjoining municipality, the Township Clerk of that municipality should be notified. In addition, the applicant must also obtain the names and addresses of the owners of the land in such adjoining municipalities that are located within 200 feet of the subject premises.

The following is a list of utility companies located within Bernards Township. It is not to be construed as utilities being on or within 200 feet of the property being searched.

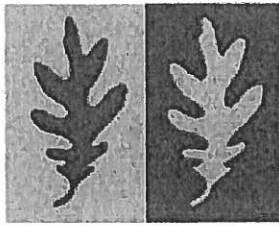
- | | | |
|--|---|---|
| 1. ALGONQUIN GAS TRANSMISSION CO
1 Lindbergh Rd
Stony Point, NY 10980
(908) 757-1212 | 6. NEW JERSEY AMERICAN WATER CO
Donna Short, GIS Supervisor
NJ-American Water Company, Inc.
1025 Laurel Oak Rd
Voorhees, NJ 08043 | 10. NEW JERSEY BELL TELEPHONE CO
Edward D. Young III, Secretary
Verizon Legal Dept.
540 Broad St – Room 2001
Newark, NJ 07101
(201) 649-2233 |
| 2. BELL ATLANTIC CORPORATION
Secretary, 46 th Floor
1717 Arch
Philadelphia, PA 19102 | 7. CABLEVISION OF RARITAN VALLEY
275 Centennial Ave; CN6805
Piscataway, NJ 08855
Attn: Margurite Prenderville
Construction Dept | 11. TRANSCONTINENTAL GAS PIPELINE
Division Office
3200 S Wood Ave
Linden, NJ 07036 |
| 3. JCP & L/ GPU
Service Tax Dept
PO Box 1911
Morristown, NJ 07962-1911 | 8. BERNARDS TWP SEWERAGE AUTH
1 Collyer Ln
Basking Ridge, NJ 07920
(908) 204-3002 | 12. VERIZON BUSINESS/MCI
Right of Way Dept.
2400 N Glenville Dr
Richardson, TX 75082 |
| 4. PUBLIC SERVICE ELECTRIC & GAS
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102 | 9. ENVIRONMENTAL DISPOSAL CORP
William Halsey, President
601 State Hwy 202/206
Bedminster, NJ 07921
(908) 234-0677 | |
| 5. VERIZON COMMUNICATIONS
Engineering
290 W Mt Pleasant Ave; Ste 1400
Livingston, NJ 07039-2763 | | |
- PLEASE NOTE:**
Numbers 1,3,4,5 and 7 are
registered with the Township and
REQUIRE NOTIFICATION

If the property is adjacent to a State Highway, the
COMMISSIONER OF TRANSPORTATION
must be notified at

NEW JERSEY DEPT OF TRANSPORTATION
1035 Parkway Ave., CN600
Trenton, NJ 08625

If the property is adjacent to a County Road, the
SOMERSET COUNTY PLANNING BOARD
must be notified at

SOMERSET COUNTY PLANNING BOARD
PO Box 3000
Somerville, NJ 08876



Township of Bernards

Peggy L Warren, Tax Collector

1 Collyer Lane, Basking Ridge, NJ 07920

Phone: 908-204-3080; Fax: 908-766-1941; Website: www.bernards.org

March 1, 2021

This is to certify that the property located at Block 6902 Lot 14, otherwise known as 20 Addison Drive, Basking Ridge, NJ is assessed to Fabian, Matthew W & Michelle A and is paid through 1st Quarter 2021.

Very truly yours,

Kevin Sant'Angelo
Deputy Tax Collector



SOMERSET COUNTY
DOCUMENT COVER SHEET

HON. BRETT A. RADI
SOMERSET COUNTY CLERK
PO BOX 3000
20 GROVE STREET
SOMERVILLE, NJ 08876

WWW.CO.SOMERSET.NJ.US

Brett A. Radi, County Clerk
Electronically Recorded Somerset County NJ
2017 Aug 16 11:45:06 AM
BK: 6982 PG: 3345-3349
Instrument # 2017033062
Fee: \$ 83.00 Doc Type: DEED
CONS: \$870000.00 EXEMPT: OS
NJ XFER FEE: \$8067.00

(Official Use Only)

DATE OF DOCUMENT: 08/16/2017	TYPE OF DOCUMENT: DEED
FIRST PARTY (Grantor, Mortgagor, Seller, Assignor)	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

MUNICIPALITY: BERNARDS TOWNSHIP	MAILING ADDRESS OF GRANTEE: 20 Addison Drive Basking Ridge , NJ 07920
BLOCK: 6902	
LOT: 14	
CONSIDERATION: \$870,000.00	

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING
INFORMATION FOR ASSIGNMENTS,
RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS
ONLY**

BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE
------	------	--------------	---------------

DO NOT REMOVE THIS PAGE
THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD
RETAIN THIS PAGE FOR FUTURE REFERENCE

Deed

This Deed is made on this 22nd day of June, 2017 and delivered on June 30th, 2017

Between

ANTHONY M. SILEO AND BARBARA A. SILEO, Husband and Wife,

whose post office address is: 20 Addison Drive, Basking Ridge, New Jersey,

referred to as the Grantor,

and

MATTHEW W. FABIAN AND MICHELLE A. FABIAN, Husband and Wife,

whose post office address is about to be: 20 Addison Drive, Basking Ridge, New Jersey,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of *Eight Hundred Seventy Thousand Dollars (\$870,000.00)*. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26:A-3) Municipality of the Township of Bernards

Block No. 6902

Lot No. 14

Account No.

☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Bernards, County of Somerset and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

(For Recorder's Use Only)

Prepared by:


Karen M. Spano, Esquire

BEING THE SAME PREMISES conveyed to Anthony M. Sileo and Barbara A. Sileo, Husband and Wife by Deed from William T. Harris, Jr. and Mary Alice O'Connor Harris, husband and wife a/k/a William T. Harris and Mary Alice Harris, his wife, dated April 23, 2003, recorded April 30, 2003, in the Somerset County Clerk's Office in Deed Book 5355, Page 132.

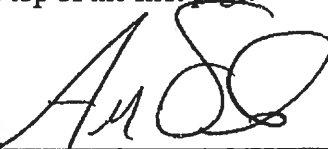
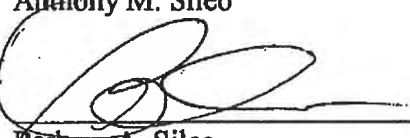
The street address of the Property is: 20 Addison Drive, Basking Ridge, NJ 07920

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:


(Print Name) Karen M. Spano


Anthony M. Sileo

Barbara A. Sileo

STATE OF NEW JERSEY)
COUNTY OF SOMERSET)

I CERTIFY that on June 22, 2017, Anthony M. Sileo and Barbara A. Sileo personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$870,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

Karen M. Spano
Attorney at Law
State of New Jersey


(Print name and title below signature)

RECORD AND RETURN TO:
Frank A. Coppa, Esquire
Law Office of Frank A. Coppa, LLC
234 Morse Avenue, Suite A
Wyckoff, NJ 07481



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Anthony M. Sileo and Barbara A. Sileo

Current Street Address

18 Cedar Creek Drive

City, Town, Post Office Box

Basking Ridge

State

NJ

Zip Code

07920

PROPERTY INFORMATION

Block(s)

6902

Lot(s)

14

Qualifier

Street Address

20 Addison Drive

City, Town, Post Office Box

Basking Ridge

State

NJ

Zip Code

07920

Seller's Percentage of Ownership

100%

Total Consideration

\$870,000.00

Owner's Share of Consideration

\$870,000.00

Closing Date

6/30/17

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (Individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

6-22-17

Date

6/22/17

Date

Signature Anthony M. Sileo
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature Barbara A. Sileo
(Seller) Please indicate if Power of Attorney or Attorney in Fact

WESTCOR LAND TITLE INSURANCE COMPANY

File Number: NJ-HAS-63065

EXHIBIT A LEGAL DESCRIPTION

All that certain lot, parcel or tract of land situated and lying in the Township of Bernards County of Somerset, and State of New Jersey and being more particularly bounded and described as follows:

Beginning at a point marked by an iron pipe found on the northeasterly R.O.W. line of Addison Drive (50' R.O.W.), said point being a distance of 391.28 feet from its intersection with the southeasterly R.O.W. line of Archgate Road (50' R.O.W.), as the same is extended and running; thence

- 1) N12°28'10"E, a distance of 234.72 feet to a point; thence
- 2) N88°31'50"E, a distance of 47.10 feet to a point marked by an iron pipe found; thence
- 3) N74°10'00"E, a distance of 75.01 feet to a point; thence
- 4) S89°33'10"E, a distance of 26.92 feet to a point; thence
- 5) S04°56'40"W, a distance of 278.16 feet to a point on curve; thence
- 6) Along a curve to the right having a radius of 1332.59 feet, and an arc length of 175.02 feet to the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being known and designated as part of Lot 1-81 in Block 168 as shown on a certain map entitled "Final Map, Section No. 2, Glenbrook" said map was filed in the Somerset County Clerk's Office on November 16, 1964 as Filed Map No. 1021.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, Service@MorganEngineeringLLC.com, dated June 21, 2017, marked project #17-04287.

NOTE: Being Lot(s) Lot: 14, Block: 6902; Tax Map of the Township of Bernards, County of Somerset, State of New Jersey.

BEING KNOWN AS:

20 Addison Drive;
Township of Bernards, County of Somerset, State of New Jersey

NOTE: Lot and Block shown for informational purposes only.

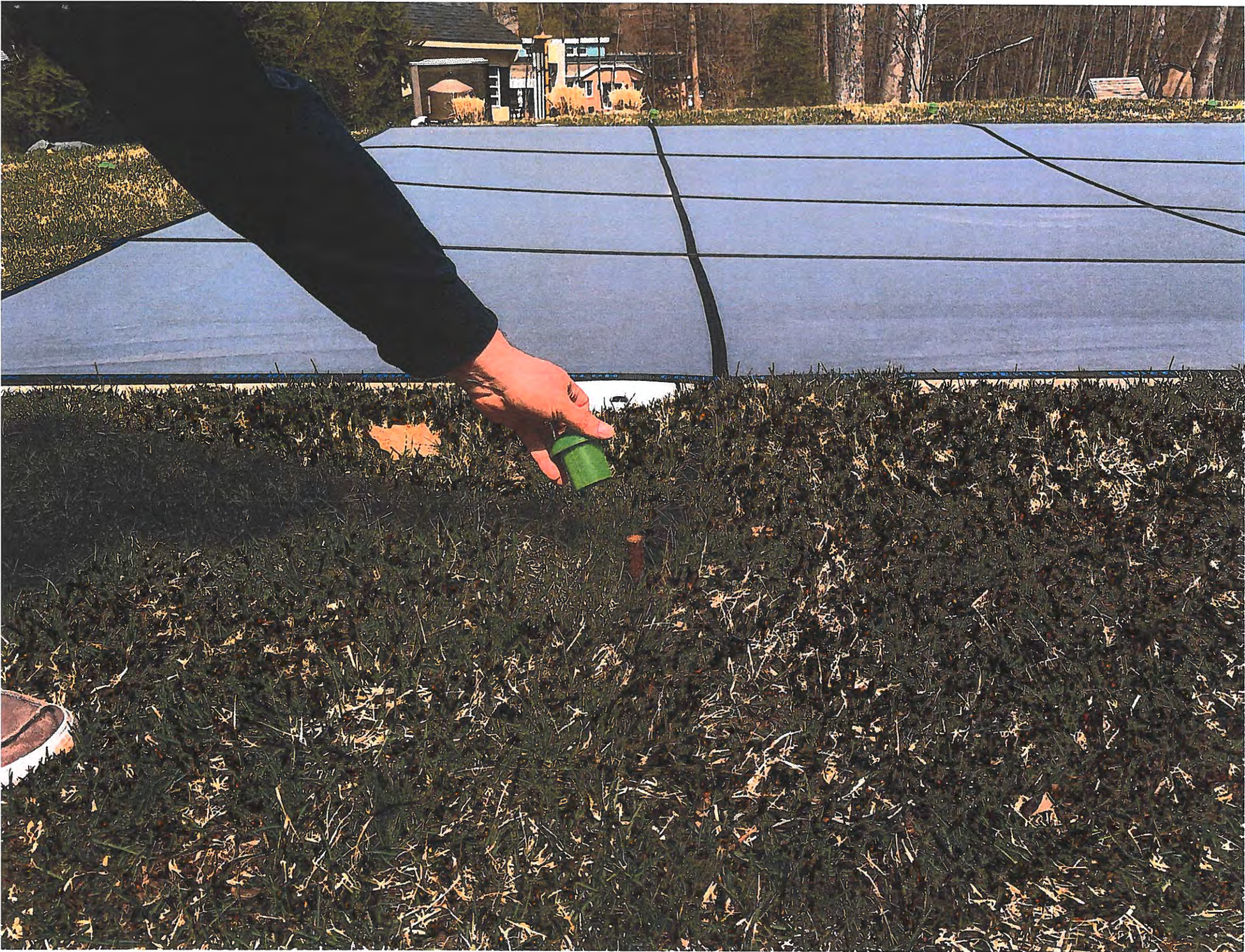






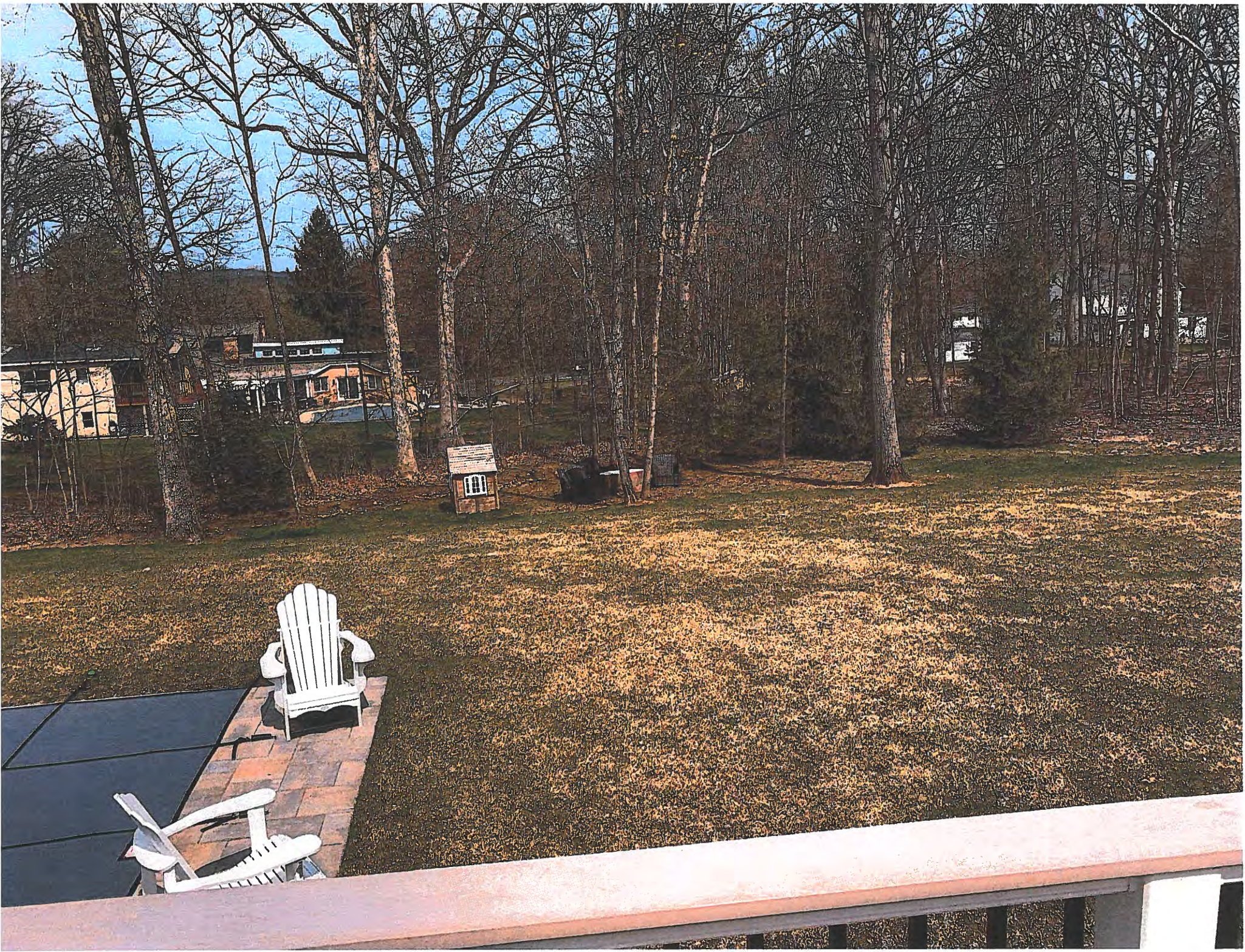














MATTHEW AND MICHELLE FABIAN
20 ADDISON DRIVE
BLOCK 6902 LOT 14
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

FREDERICK B. ZELLEY, ESQ.
BISOGNO, LOEFFLER & ZELLEY, L.L.C.
88 SOUTH FINLEY AVENUE
P.O. BOX 408
BASKING RIDGE, NEW JERSEY 07920

A map of a residential area. A central white area is labeled 14. Surrounding it are several shaded areas, each labeled with a number: 8, 9, 10, 11, 12, 13, 15, and 16. A road labeled 'ADDISON DR' runs diagonally across the map. A scale bar labeled 'SCALE DR' is in the top left corner.

ZONING TABLE (R4 Residential

Description	Required	Existing Prior to Pool	Currently Existing	Proposed
Min. Lot Size	1.0 acre	0.934	0.934	0.934
Max. Density	1.0 acre	1	1	1
Min. Lot Width	200 feet	149.03'	149.03'	149.03'
Min. Lot Frontage	100 feet	175.02'	175.02'	175.02'
Min. Front Yard Setback	75 feet	78.1'	78.1'	78.1'
Min. Side Yard Setback	20 feet	37.8'	37.8'	37.8'
Min. Side Yard Combined	50 feet	81'	81'	81'
Min. Rear Yard Setback	75 feet	135'	135'	135'
Max. Coverage	15%	13.3%	16.4%	17.3%
Max. Building Height	35 feet	25'	25'	25'

R4 Zone	Required	Existing Prior to Pool	Currently Existing	Proposed
Side Property Lines	15 feet	5'-3"	5'-3"	16'
Rear Property Lines	20 feet	25'-9"	25'-9"	25'-9"
Distance Between Two Buildings	10 feet	99'-3"	99'-3"	99'-3"

Building	Existing Prior to Pool	Currently Existing	Proposed
House / Pools	2,537	2,537	-
Driveway	2,316	2,316	-
Sub-Total	4,853	4,853	-
Improvements	Existing Prior to Pool	Currently Existing	Proposed
Front Walkway	288	288	-
Rear Walkway	150	175	-
Rear Walls	0	105	-
Rear Steps	0	49	-
Shed	100	100	-
Upper Patio	0	280	-
Pool Patio	0	301	360
Pool Coping	0	94	-
Pool (water)	-	416	-
Sub-Total	538.00	1,810.00	365.00
TOTAL LOT COVERAGE	5,391.00	6,663.00	7,028.00
COVERAGE INCREASE		12.6%	8.9%
TOTAL LOT AREA	40,678.00	40,678.00	40,678.00
TOTAL LOT COVERAGE	13.3%	16.4%	17.3%

Block-Lot: 6902-16, Liston, David M & Chan-Liston, May
34 Addison Dr. Basking Ridge NJ 07920

Block-Lot: 6902-15, Estrada, Eric & Mendes, Susan
28 Addison Dr, Basking Ridge NJ 07920

Block-Lot: 6902-15, Estrada, Eric & Mendes, Susan
28 Addison Dr, Basking Ridge NJ 07920

Block-Lot: 6902-13, Jaeger, Richard M & Mary S
12 Addison Dr. Basking Ridge NJ 07920

Block-Lot: 6902-12, Esposito, Lawrence J & Hanger, Lisa
6 Addison Dr. Basking Ridge NJ 07920

Block-Lot: 6902-10, Drawid, Amar
268 Lyons Rd. Basking Ridge NJ 07920

Block-Lot: 6902-9, Scholl, Larry L Jr & Sara A
262 Lyons Rd, Basking Ridge NJ 07920

Block-Lot: 6902-8, Friedman, Marc J & Sara A
252 Lyons Rd. Basking Ridge NJ 07920

Block-Lot: 6701-11, Polito, Angel & Ellen
11 Addison Dr, Basking Ridge NJ 07920

Block-Lot: 6701-10, Perchak, Aimee & Chismar, John
19 Addison Dr, Basking Ridge NJ 07920

Block-Lot: 6701-9, Marigliano, Henry M & Dana
27 Addison Dr, Basking Ridge NJ 07920

Block-Lot: 6701-8, Lambert, Matthew J & Mihm, Kristine
33 Addison Dr, Basking Ridge NJ 07920

Liberty Corner Fire Company P.O. Box
98, Church St. Liberty Corner, NJ 07938

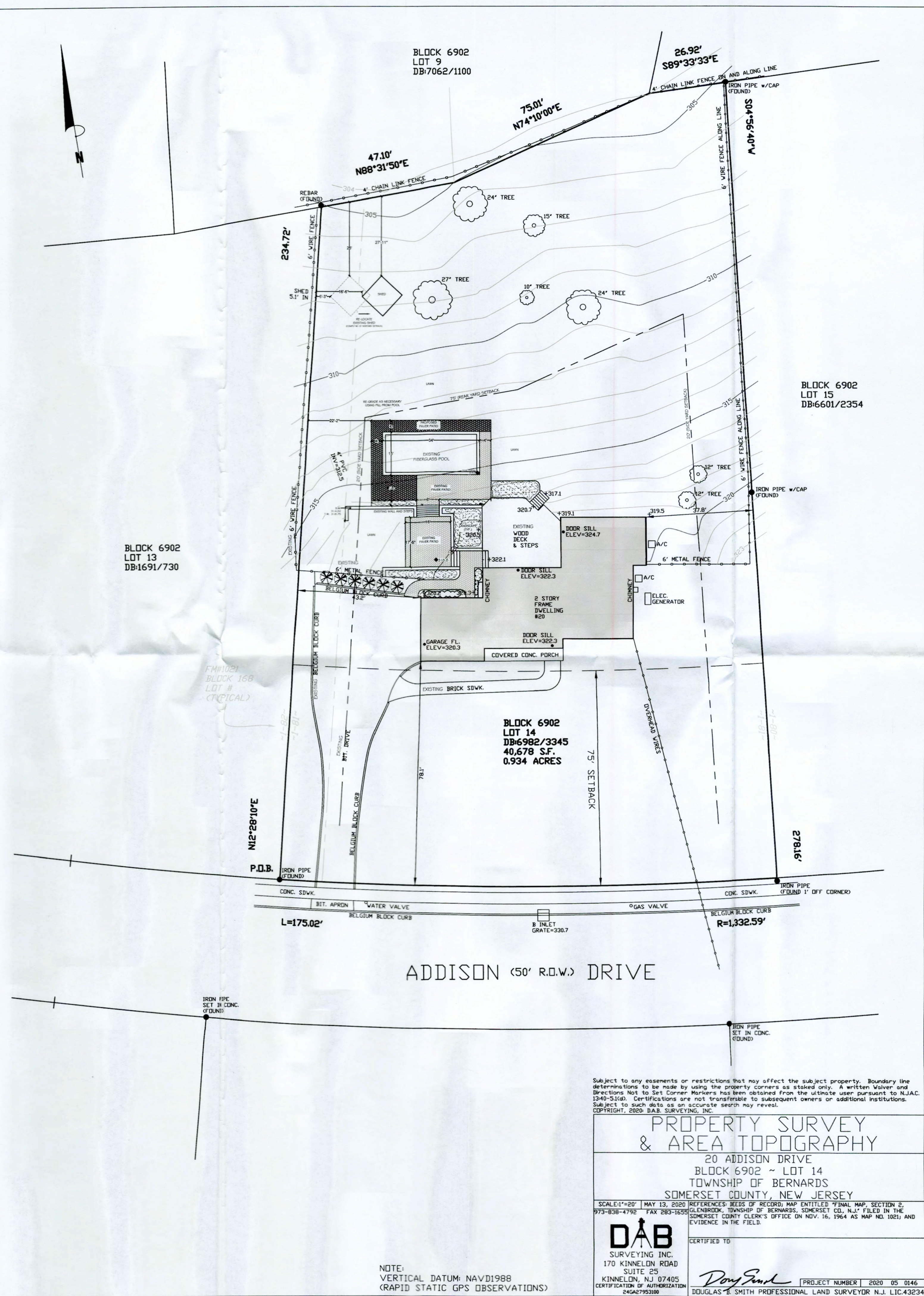
Algonquin Gas Transmission Co
1 Lindebergh Rd Stony Point, NY 10980

JCP&L/GPU Service Tax Dept
P.O. Box 1911 Morristown, NJ 07962-1911

Public Service Electric & Gas Manager – Corporate Properties
80 Park Plaza, T6B Newark, NJ 07102

Verizon Communications Engineering
290 W Mt Pleasant Ave; Ste 1400 Livingston, NJ 07039-2763

Cablevision of Raritan Valley
275 Centennial Ave; CN6805 Piscataway, NJ 08855
Attn: Margurite Prenderville Construction Dept





BLOCK 6902
LOT 9
DB:7062/1100

26.92'
S89°33'33"E

75.01'
N74°10'00"E

47.10'
N88°31'50"E

BLOCK 6902
LOT 15
DB:6601/2354

BLOCK 6902
LOT 13
DB:1691/730

BLOCK 6902
LOT 14
DB:6982/3345
40,678 S.F.
0.934 ACRES

FM#1021
BLOCK 168
LOT #
(TYPICAL)

ADDISON (50' R.O.W.) DRIVE

Subject to any easements or restrictions that may affect the subject property. Boundary line determinations to be made by using the property corners as staked only. A written Waiver and Directions Not to Set Corner Markers has been obtained from the ultimate user pursuant to N.J.A.C. 17:27-2.1(c). Certifications are not transferable to subsequent owners or additional institutions. Subject to such data as an accurate search may reveal.
COPYRIGHT, 2020 DAB SURVEYING, INC.

PROPERTY SURVEY & AREA TOPOGRAPHY

20 ADDISON DRIVE
BLOCK 6902 ~ LOT 14
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

SCALE: 1"=20' MAY 13, 2020 REFERENCES: DEEDS OF RECORD; MAP ENTITLED "FINAL MAP, SECTION 2, 973-838-4792 FAX 283-1655 GLICKBROOK, TOWNSHIP OF BERNARDS, SOMERSET CO., N.J." FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON NOV. 16, 1964 AS MAP NO. 1021; AND EVIDENCE IN THE FIELD.

DAB
SURVEYING INC.
170 KINNELON ROAD
SUITE 25
KINNELON, NJ 07405
CERTIFICATION OF AUTHORIZATION
246A27953100

CERTIFIED TO

Douglas B. Smith
DOUGLAS B. SMITH PROFESSIONAL LAND SURVEYOR N.J. LIC. 43234
PROJECT NUMBER 2020 05 0146

NOTE:
VERTICAL DATUM: NAVD1988
(RAPID STATIC GPS OBSERVATIONS)

ADDITIONAL MAT'L

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB21-022 Block: 5302 Lot: 3 Zone: R-4

Applicant: CAESAR, ALBERT & STEPHANIE

Address of Property: 24 POST TERRACE

Description: (C) VARIANCE - REAR YARD SETBACK TO
CONSTRUCT A SECOND STORY MASTER SUITE OVER
AN EXISTING GARAGE

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 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 type="checkbox"/>	Checklist

SCHEDULING

5.3.21 Original Submission Date *60
7.2.21 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete *60
8.31.21 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

____ Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

* COVID

Jay Petrillo

From: Jay Petrillo <jaypetrilloarchitect@verizon.net>
Sent: Tuesday, May 04, 2021 9:55 AM
To: 'David Schley'; sb_caesar@yahoo.com
Cc: 'Jay Petrillo'
Subject: RE: Caesar Variance Application #ZB21-022; 24 Post Terrace - Completeness Review

Good morning David,

Thank you for the quick review and comments. In reference to #1 in your review letter I will drop off a to scaled copy of the site survey used which is the site survey from the 2007 variance application ZB14-007 which shows the previously approved additions to the rear of the house. Also note in reference to #2 in your review letter the distance from the South East corner of the garage / addition above the garage is 61.5' and the distance from the North East corner of the garage / addition above is 60.0' to the rear property line. The proposed second story addition will be no closer than the existing garage wall below it.

Thanks,

Jay

Jay Michael Petrillo, AIA, Architect

38 Hardscrabble Road

Basking Ridge, New Jersey 07920

908-766-4549 office

908-256-6778 cell

www.petrilloarchitecture.com



Petrillo Architecture



houzz

From: David Schley [<mailto:dschley@bernards.org>]
Sent: Tuesday, May 04, 2021 8:44 AM
To: sb_caesar@yahoo.com
Cc: Jay Michael Petrillo (jaypetrilloarchitect@verizon.net)
Subject: Caesar Variance Application #ZB21-022; 24 Post Terrace - Completeness Review

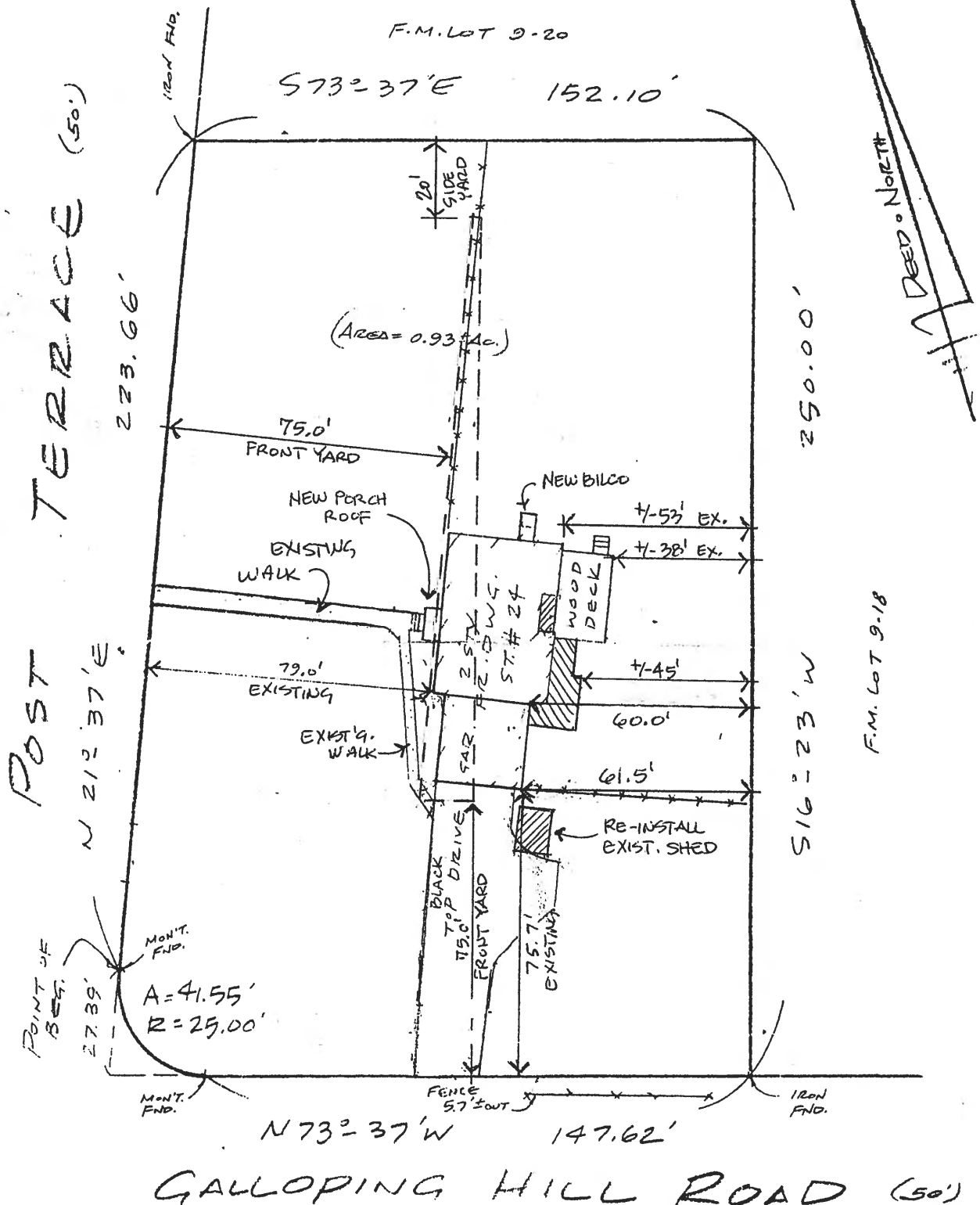
Dear Mr. and Mrs. Caesar,

Please see the attached letter regarding your variance application and do not hesitate to contact me with any questions.

One point of clarification as to item 2 in the letter... You do not need to revise the submitted plans to show this setback dimension, we just need to know what that dimension is.

David Schley, PP, AICP
Township Planner
Township of Bernards
277 South Maple Avenue
Basking Ridge, NJ 07920
(908) 204-3004
(908) 204-3089 fax

DESCRIPTION BEING KNOWN AS LOT 9-19 BLOCK 117.3 ON A MAP ENTITLED "FINAL MAP OF CEDAR KNOLL SECTION 2," PROPERTY SITUATED IN THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY. MAP FILED AUG. 20, 1963 AS MAP NO. 916.



CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

THIS SURVEY IS CERTIFIED ONLY TO THE PARTIES SHOWN HEREON AND IS NOT TRANSFERABLE. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES. CORNER MARKER WAIVER OBTAINED FROM ULTIMATE USER PER REG. N.J.A.C. 13:40-5.1(d) UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON, NOR ARE ANY EASEMENTS NOT RECORDED OR SPECIFIED IN THE TITLE SEARCH SUPPLIED. NOT RESPONSIBLE FOR CORNER MARKERS NOT SET BY THIS FIRM.

PLAN OF SURVEY OF PROPERTY LOCATED IN THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY. TAX MAP LOT 3, BLOCK 141

ALBERT T. CAESAR AND STEPHANIE BELKO-CAESAR, H/W
FIRST AMERICAN TITLE INSURANCE COMPANY.
ATLANTIC TITLE AGENCY, INC. - AT-15207.
PARAGANO & RICHMAN, P.C. - VINCENT D. PARAGANO, ESQ.

[Signature]
JACK L. HELD

7-10-2000

Licensed Land Surveyor
N.J.P.L.S. LIC. NO. 33104 - N.J.P.P. LIC. NO. 3859

WILLIAM HELD ASSOCIATES, INC.
LICENSED LAND SURVEYORS

P.O. BOX 576, WESTFIELD, NJ 07091

SCALE: 1" = 40' DATE: 7-7-00 BK. 32 P. 72

EC

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

Application No: ZB21-022 Block: 5302 Lot: 3 Zone: R-4

Applicant: CAESAR, ALBERT & STEPHANIE

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<input checked="" type="checkbox"/>	Site Visit Consent (A)	<input checked="" type="checkbox"/>	Survey
<input type="checkbox"/>	Ownership Form (B)	<input checked="" type="checkbox"/>	Photographs
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<input checked="" type="checkbox"/>	Tax Certification (D)	<input checked="" type="checkbox"/>	Application Fee
<input 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 type="checkbox"/>	Checklist

SCHEDULING

5.3.21 Original Submission Date *60
7.2.21 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete *60
8.31.21 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

____ Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

* COVID

**TOWNSHIP OF BERNARDS
2021 ZONING BOARD OF ADJUSTMENT APPLICATION**

- | | |
|--|--|
| <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 | <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): |
|--|--|

1. APPLICANT: AL and STEPHANIE CAESAR
Address: 24 POST TERRACE
Phone: (home) 908-696-8980 (work) _____ (mobile) 908-500-9467 (S)
Email (will be used for official notifications): sb-caesar@yahoo.com

2. OWNER (if different from applicant): N/A
Address: _____
Phone: _____ **Email (will be used for official notifications):** _____

3. ATTORNEY: N/A
Address: _____
Phone: _____ **Email (will be used for official notifications):** _____

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

Name: JAY M. PETRILLO, AIA **Profession:** ARCHITECT
Address: 38 HARD SCRABBLE ROAD BASKING RIDGE, NJ 07920
Phone: 908-766-4549 **Email (will be used for official notifications):** jaypetrilloarchitect@verizon.net

5. PROPERTY INFORMATION: Block(s): 5302 Lot(s): 3 Zone: R-4
Street Address: 24 POST TERRACE **Total Area (square feet/acres):** 40,722

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) 2B 14-007

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 REQUEST IS TO REMOVE ROOF FROM 2 CAR GARAGE TO ADD A 2ND FLOOR MASTER SUITE OVER GARAGE. THE GARAGE IS CURRENTLY IN VIOLATION OF THE REAR YARD SETBACK WHICH REQUIRES A 75' SETBACK AND 45' EXISTS AND IS PROPOSED.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.): REQUEST FOR VARIANCE FOR 21-15.1(d)(1) and Table 501 REAR YARD SETBACK

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: THE HOUSE FRONTS ONTO TWO ROADS AND THE LOT IS NARROW COMPARED TO ITS WIDTH CAUSING A MAJORITY OF THE EXISTING HOME TO BE OUTSIDE OF THE BUILDABLE AREA. SECOND FLOOR ADDITION WILL BE NO CLOSER THAN THE EXISTING GARAGE

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

APPLICANT(S) SIGN HERE:

I/we, Albert Caesar and Stephanie B. Caesar 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): Albert Caesar and Stephanie B. Caesar

Sworn and subscribed before me, this 23rd day of April, 2021

B. Manjula
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 _____, 20__.

Notary

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF BERNARDS**

**ALBERT and STEPHANIE CAESAR
Case No. ZB14-007**

RESOLUTION

WHEREAS, ALBERT and STEPHANIE CAESAR (the “Applicants”) have applied to the Zoning Board of Adjustment of the Township of Bernards (the “Board”) for the following bulk variances, in connection with a one-story, 196 square foot addition to the rear of the existing dwelling, as part of a home renovation project, on property identified as Block 5302, Lot 3 on the Tax Map, more commonly known as 24 Post Terrace:

1. A variance for a proposed rear-yard setback of 45 feet for the addition, whereas the existing rear-yard setback is 53 feet to the dwelling and 38 feet to the deck, and whereas the minimum required rear-yard setback in an R-4 (1 acre) residential zone is 75 feet, pursuant to Section 21-15.1(d)(1) and Table 501 of the Land Development Ordinance; and
2. A variance for an accessory structure (shed) setback of approximately 5 feet from the dwelling, whereas the minimum setback between buildings is 10 feet, and an accessory structure (shed) located in a front yard, whereas accessory structures are not permitted in front yards, pursuant to Sections 21-16.1(c) and Table 507, and Section 21-16.1(b) of the Land Development Ordinance, respectively; and

WHEREAS, a public hearing on notice was held on such application on May 7, 2014, 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 Applicants and the reports from consultants and reviewing agencies, has made the following factual findings and conclusions;

1. The Board reviewed the application and deemed it to be complete.

2. The subject property is a slightly undersized, elongated, corner lot (intersection of Post Terrace and Galloping Hill Road) (the "Property").

3. The Property is presently improved with a two-story, four bedroom, single-family dwelling with a 2-car attached garage, wood deck (rear), accessory shed, and associated walkways and driveway.

4. The Applicants propose to construct a one-story, 196 square foot addition (new laundry room, new powder room, and expanded kitchen) to the rear of the existing dwelling. The addition is part of a home renovation project that also includes a new gable roof replacing a portion of the existing roof at the front of the dwelling, a new porch roof over the existing front stoop, new siding and trim, and the relocation of an existing shed.

5. The Applicants submitted architectural drawings consisting of existing floor plans/elevations dated December 17, 2013 (2 sheets), and proposed floor plans/elevations, dated March 21, 2014 (2 sheets). The Applicants also submitted a Survey prepared by Jack L. Held, P.L.S., of William Held Associates, Inc., dated July 7, 2000, with proposed conditions designated thereon, same consisting of one (1) sheet.

6. By Memo dated April 21, 2014, the Environmental Commission noted that it had no environmental concerns at that time.

7. The Property is located in the R-4 (1 acre) residential zone. The requested variances for the rear-yard setback and accessory structure (shed) location and setback are governed by the criteria of N.J.S.A. 40:55D-70(c).

8. David Schley, A.I.C.P./P.P., the Township/Board Planner, was duly sworn according to law.

9. Stephanie and Albert Caesar, the Applicants, residing at 24 Post Terrace, were duly sworn according law. Mrs. Caesar testified that she and her husband have lived at the Property for thirteen years with their 4 children who attend local schools, and that they wish to remain in the Township and, therefore, they have invested money into renovating their home. She also explained the need for the approximately 196 square foot, one-story addition.

10. Jay Michael Petrillo, AIA, was duly sworn according to law, provided his credentials and was accepted by the Board as an expert in the field of architecture. Mr. Petrillo explained the site plan/survey, including the existing and proposed conditions at the Property. He also explained the architectural aspects of the proposed addition and the architectural benefit therefrom. He explained that it was a small, one-story, approximately 196 square foot addition to square off the kitchen and fill in a "carve out" in the rear of the dwelling, and that it would provide a mud room/laundry room and a larger kitchen for the needs of the growing family. He opined that the renovated dwelling would be visually more pleasing from an architectural standpoint.

11. Mrs. Caesar testified that she took the photographs submitted with the application materials approximately 4 weeks ago and that they constitute an accurate depiction of the Property and the dwelling thereon as they presently exist.

12. Mr. Petrillo testified that there was substantial existing landscaping between the Property and the adjacent property (Lot 4) and that the topography of the subject Property was such that it sloped east to west downward toward the subject Property.

13. The Caesars testified that they spoke with their neighbors and none of them had any objection to the proposed addition. They also testified that the existing accessory shed was

approximately 12 feet by 9 feet and angled such that, after its removal for purposes of the contractors gaining access to dig the foundation for the proposed addition, they would like to rotate the shed 45 degrees so as to have it face Post Terrace and to leave it in approximately the same location. As such, it would be approximately 5 feet from the rear/side building line of the dwelling, as opposed to the requisite minimum 10 feet therefrom. The shed would also be located in a front yard area, since there are two front-yards given that the Property is a corner lot. Mr. Schley, the Township/Board Planner, introduced into evidence, as Exhibit B-1, an aerial photograph of the Property on which he marked the conforming area for location of the accessory shed (i.e., the side- and rear-yard areas as opposed to the primary and secondary front-yard areas). He also designated thereon the location of the existing shed.

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

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

16. At the outset, the Board notes that the existing front stoop encroaches upon the 75- foot front-yard setback area; however, the proposed porch roof satisfies the criteria of Section 21-18B of the Land Development Ordinance, which permits front porch additions to extend up to 6 feet beyond the front setback line provided the porch is an open porch not exceeding 10 feet wide or 8 feet deep. Therefore, the porch roof does not require a variance.

17. With respect to the positive criteria under the “(c)(1)” or “hardship” analysis, the Board finds that the Applicants have satisfied their burden of demonstrating that strict

application of the zoning regulations will result in peculiar and exceptional difficulties to, or exceptional and undue hardship upon, them as the owners of the Property, due to an extraordinary and exceptional situation uniquely affecting the Property. The evidence revealed that the Applicants' lot is an elongated, rectangular corner lot, and because the dwelling faces Post Terrace instead of Galloping Hill Road, the Property has a building envelope that averages only about 12 feet deep (the lot is an average of approximately 162 feet deep at Post Terrace and the required front yard and rear yard setbacks are 75 feet each). Thus, the Board recognizes that the potential for a conforming building addition is extremely limited. The Board further recognizes that the proposed addition is 8 feet closer to the rear of the property line than the existing building wall, and 7 feet further from the property line than the existing deck, and the deck is an open deck which is permitted to encroach upon the 75 foot rear-yard setback area. The evidence also revealed that the topography/slope of the Property, combined with the corner location (i.e. two front yards) and the orientation of the dwelling thereon, makes it exceptionally difficult for the Applicants to comply with the "no front yard" and "10 foot setback" restrictions on the location of the accessory structure (shed). The Board, moreover, finds that the Applicants' hardship was not "self-created," be it by the Applicants or any predecessor-in-title, but rather that the hardship is the product of the location and configuration of the Property and the orientation of the existing dwelling thereon.

18. The Board further finds that the Applicants have satisfied the negative criteria. The Applicants have 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. The Board notes that the addition is only one story and

relatively modest in size, and finds that the proposed addition actually benefits the public good since it will bring the existing dwelling more into character with the other homes in the subject neighborhood. Moreover, the Board considers the fact that there was no public objection to the application, including no objection from the most affected neighboring property owners.

WHEREAS, the Board took action on this application at its meeting on May 7, 2014, 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 7th day of May, 2014, that the application of Albert and Stephanie Caesar for variance relief, as aforesaid, be and is hereby granted, subject to the following conditions:

- (1) The Applicants shall post sufficient funds with the Township to satisfy any deficiency in the Applicants' escrow account;
- (2) The Applicants shall ensure that the color, materials, and architectural style of the exterior of the proposed addition shall be substantially similar to that of the exterior of the existing dwelling;
- (3) The Applicants may reposition/reorient the existing accessory shed 45 degrees to face Post Terrace and may relocate same in the approximate area in which it presently is located, but in no event closer than five (5) feet from the existing dwelling;
- (4) 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;
- (5) The aforementioned approval shall be subject to all State, County and Township statutes, ordinances, rules, regulations affecting development in the Township, County and State; and

- (6) Pursuant to Section 21-5.10 of the Land Development Ordinance, the variance relief granted herein shall expire unless such construction or alteration permitted by the variances has actually commenced within one year of the date of this Resolution.

ROLL CALL VOTE:

Those in Favor: Christ, Ross, Vogt, Zaidel, Moschello, Russo, Orr

Those Opposed: none

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of Bernards at its meeting on June 4, 2014 as copied from the Minutes of said meeting.



FRANCES FLORIO, Secretary
ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF BERNARDS,
COUNTY OF SOMERSET,
STATE OF NEW JERSEY

Dated: June 4, 2014

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.		✓	

SUBMIT ORIGINAL AND 16 COPIES

FORM A

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

SITE INSPECTION CONSENT FORM

Applicant: AL + STEPHANIE CAESAR

Block: 5302 Lot: 3

Street Address: 24 POST TERRACE

I, Stephanie Caesar, 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: Stephanie B Caesar Date: 4/24/21

SUBMIT 17 COPIES TOTAL

CAESAR (R-4)

124 POST TERRACE

* CORNER LOT GALLOPING HILL

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	43,560	40,722	N/C
LOT WIDTH	100'	251' (POST) 175' (G. HILL)	N/C
FRONTAGE	100'	251' 175'	N/C
FRONT YARD SETBACK	15'	119' (POST) 15.7' (G. HILL)	N/C
REAR YARD SETBACK	15'	45' (HOUSE) 38' (DECK)	N/C
COMBINED SIDE YARD	N/A	N/A	—
SIDE YARD	10'	104'	N/C
COVERAGE	15% 6,108 SQ FT	10.9% 4,434 SQ FT	N/C
HEIGHT	35'	28'	N/C
IF REQUIRED, GROSS FLOOR AREA	N/A	N/A	—
IF REQUIRED, FLOOR AREA RATIO	N/A	N/A	—
IF REQUIRED, IMPROVABLE LOT AREA	N/A	N/A	—

1.



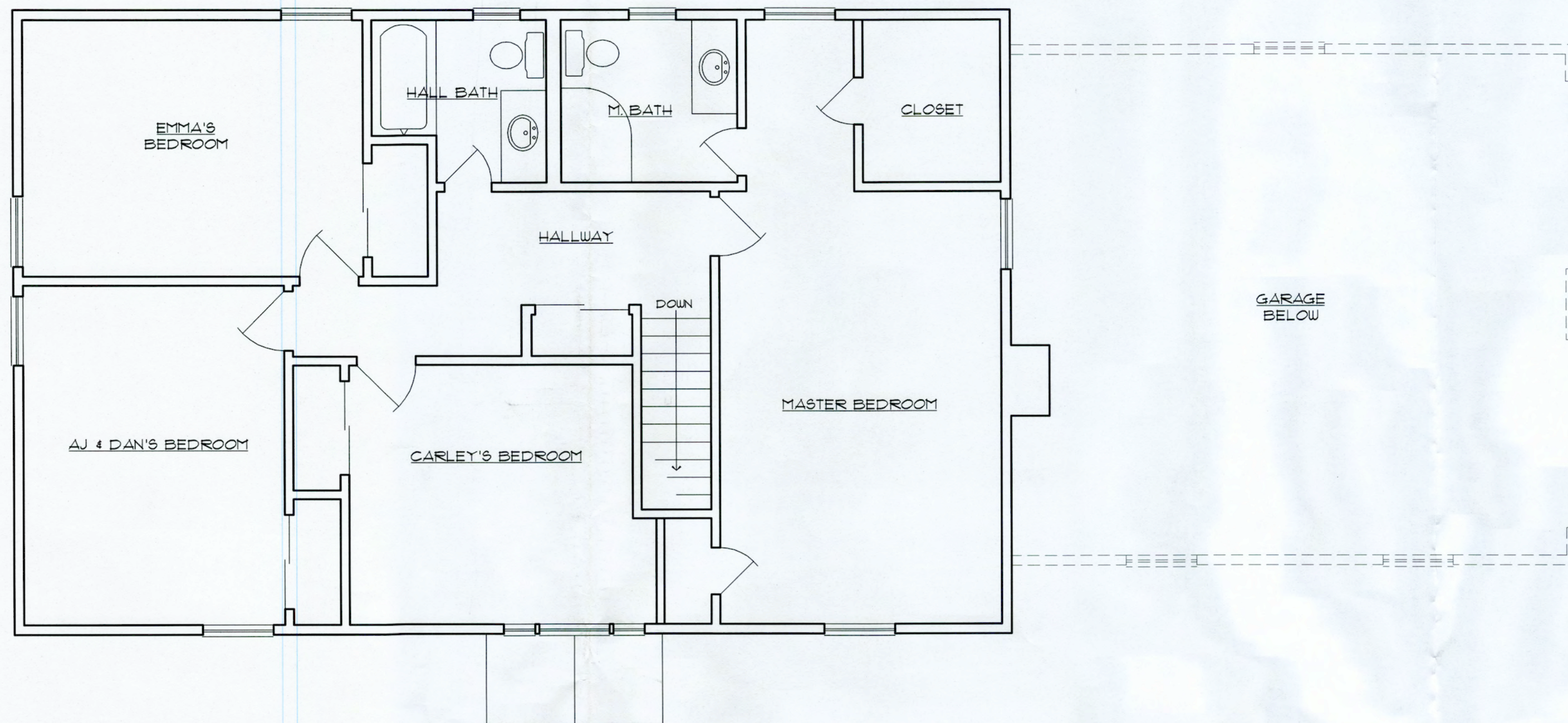
2.



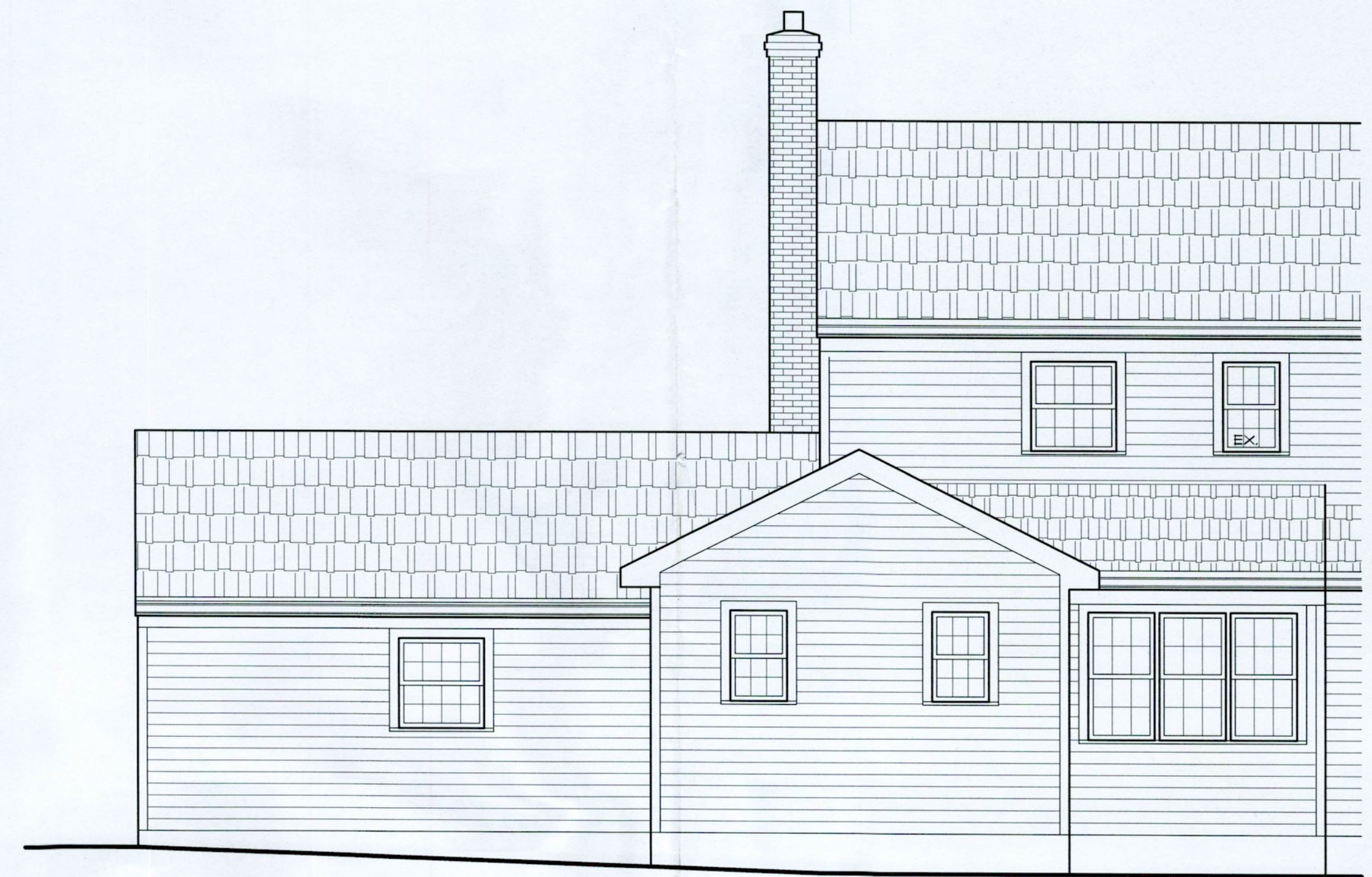
3.



24 POST TERRACE



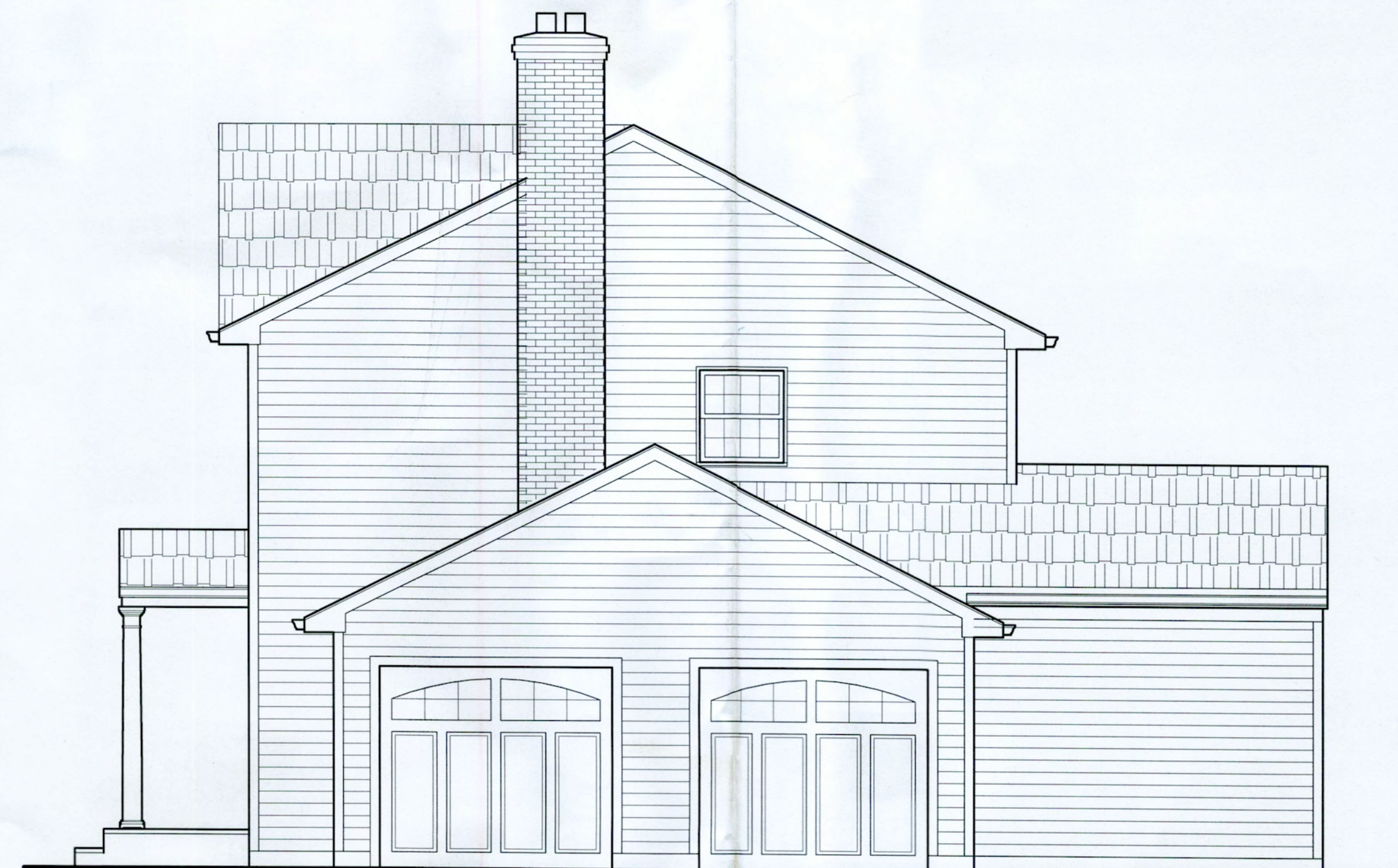
SECOND FLOOR PLAN
1/4"=1'-0" EXISTING



REAR ELEVATION
EXISTING 1/4"=1'-0"



FRONT ELEVATION
EXISTING 1/4"=1'-0"



RIGHT ELEVATION
EXISTING 1/4"=1'-0"

EXISTING

Revisions	By

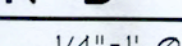
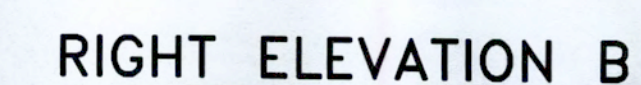
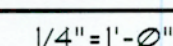
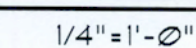
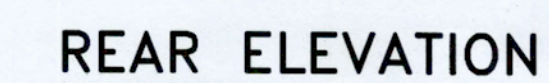
BOARD OF ADJUSTMENT
ELEVATIONS/FLOOR PLAN

PROPOSED ADDITION
CAESAR RESIDENCE
24 POST TERRACE
BASKING RIDGE, NEW JERSEY

JAY MICHAEL PETRILLO, AIA, ARCHITECT
38 HARDSCRABBLE ROAD
BASKING RIDGE, NJ 07920
908-766-4549
jay@petrilloarchitect.com verizon.net

Jay Petrillo
NJ - 011703

Date	4/27/2021
Scale	1/4"=1'-0"
Drawn	JMP/GD
Job No.	21-0170
File	0170-SK1
Sheet	1
of 2	Sheets



PROPOSED

[illegible]

Meeting
7-26-

EC

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB21-024 Block: 11501 Lot: 11 & 12 Zone: R-3

Applicant: VERB, GREGORI & WILLIAMS-VERB, CARA

Address of Property: 33 LONG ROAD

Description: VARIANCES TO CONSTRUCT POOL (1) NOT
BEHIND REAR BLDG LINE OF ADJACENT DWELLING
(2) POOL LOCATED IN FRONT YARD

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 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/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

6.2.21 Original Submission Date * 6.0
8.1.21 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete * 6.0
9.30.21 Time to Act (45/95/120 days)
* COVID DEADLINE

HEARING

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

DISTRIBUTION

6.2.21 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

**TOWNSHIP OF BERNARDS
2021 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: Gregori Verb and Cara Williams-Verb

Address: 33 Long Road, Bernards, NJ 07920

Phone: (home) _____ (work) 908-704-8989 (mobile) _____

Email (will be used for official notifications): gverb@moorehouseentities.com

2. OWNER (if different from applicant): N/A

Address: _____

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

3. ATTORNEY: John J. Sullivan, Jr., Esq. / Vastola & Sullivan

Address: 495 Union Avenue, Middlesex, NJ 08846

Phone: 732-560-0888 Email (will be used for official notifications): jsullivan@vfesqs.com

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

Name: Deborah D'Amico Profession: Engineer

Address: 68 North Bridge Street, Somerville, NJ 08876

Phone: 908-635-2868 Email (will be used for official notifications): d.damico@damicoengineer.com

5. PROPERTY INFORMATION: Block(s): 11501 Lot(s): 11 and 12 Zone: R-3

Street Address: 33 Long Road Total Area (*square feet/acres*): 6.18 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 [x] Yes (if yes, explain) 30' wide drainage/conservation easement along the centerline of the stream traversing the property.

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: See annexed project description.

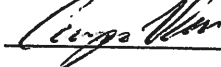

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):
21-18.1 to permit a private swimming pool in front of the rear building line of the adjacent property and
21-18.2 in the front yard of the subject property.

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: See annexed project description.

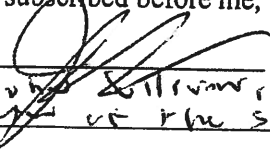
12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:

I/we, Gregori Verb and Cara Williams-Verb 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 24 day of May, 2021

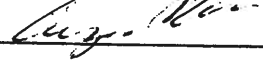
Notary , an attorney at law of the State of MD

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

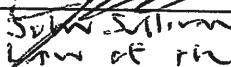
If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, Gregori Verb and Cara Williams-Verb the owner(s) of the property described in this application,

hereby authorize Gregori Verb and Cara Williams-Verb 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 24 day of MAY, 2021

Notary , an attorney at law of the State of MD

Rider to Verb Application – 33 Long Road

4. Other Professionals:

David D. Hartdorn - Architect

332 Deerfoot Lane, Brick Township, NJ 08724

732-899-1608 dhartdornaia@yahoo.com

Dominick Stanzione – Landscape Designer

94 Rodney Avenue, Somerset, NJ 08873

908-812-6582 dom.stanzione@gmail.com

PROJECT DESCRIPTION

The applicants, Gregori Verb and Cara Williams-Verb, are the owners and occupants of the property located at 33 Long Road and designated as Lots 11 and 12 in Block 11501 on the tax map. The site is improved with a single family dwelling and a detached garage. The lots will be merged as part of this application.

The applicants propose to construct a private swimming pool with a landscape and rock waterfall with slide, a pool house and related pool deck and fencing.

The site and the proposed improvements comply with all requirements of the ordinance with the exception of section 21-18.2 of the ordinance. Due to the configuration of the lot and the location of the existing dwelling the swimming pool is proposed to be located in front of the rear building line of existing residential structures on adjoining lots contrary to section 21-18.2 of the above ordinance.

Depending on the Board's interpretation of the ordinance as applied to this irregular shaped lot, the applicant may require a variance for the swimming pool to be located in a front or side yard contrary to section 21-18.1 of the ordinance.

The applicants submit that the application may be granted as a C(1) hardship variance and/or a C(2) benefits outweigh any detriment variance. The site is oversized for the zoning district, the pool will be several hundred feet from the front property line and will be shielded from the view of adjoining properties.



D'Amico Engineering, LLC

68 North Bridge Street
Somerville, New Jersey 08876

(908) 635-2868
www.damicoengineer.com

July 14, 2021

Mr. David Schley, PP, AICP
Township Planner
Township of Bernards
277 South Maple Avenue
Basking Ridge, NJ 07920

Re: Verb and Williams-Verb Variance Application #ZB21-024
Lots 11& 12 in Block 11501
33 Long Road
Bernards Township, Somerset County

Dear Mr. Schley:

This is in response to your July 9th completeness review letter regarding the above captioned application. The Stream Buffer Conservation Easement shown on the revised plans is in conformance with Ordinance §21-14.4b. The following is offered in support.

§21-14.4b.3 states:

Width Determination. A Stream Buffer Conservation Area shall extend a minimum of 75 feet from each defined edge of a Stream at bankfull flow or shall equal the extent of the 100 year floodplain or NJDEP Special Water Resource Protection Area, whichever is greater. A Stream Buffer Conservation Area shall consist of two distinct zones designated as follows (see Figure 205 located at the end of this chapter).

On the west side of the stream, there is no defined edge of bank, therefore the SBCA could not be established at 75' from top of bank. The Open Water shown on the plan is consistent with the NJDEP Wetland map and is approximated. In conversation with staff at NJDEP, the Wetland and associated Transition area fully encompasses and is more stringent than any open water that would be established, therefore it is an approximation to shown that an open water exists within the wetland features. While Open Waters usually denotes a top of bank, in this case it does not.

There is no Special Water Resource Protection Area associated with this stream.

In accordance with the ordinance, the SBCA would be located at the 100 year floodplain. I turned to NJAC 7:13 to determine the Flood Hazard Area. NJAC7:13-3.5 Approximation Method was utilized and the FHA Elevation was approximated to be 387. NJAC 7:13-3.5(c) states:

(c) An applicant may elect to establish the approximate flood hazard area limit at an elevation higher than that which is provided by Method 5 in order to match an existing topographic feature onsite, such as the top of an embankment, or to run concurrent with a verified freshwater wetland or transition area line.

The wetland line confirms the FHA and it would be appropriate to define the FHA. However the limit of the Transition Area is more consistent with the purpose and intent outlined in Bernards Township

July 14, 2021

Page 2 of 2

Ordinance §21-14.4a, therefore the Stream Buffer Conservation Easement is set at that location and is appropriate.

Lastly, the Bernards Ordinance §21-14.4b(3)(c) states

(c) Responsibility For Width Determination. The applicant or their designated representative shall be responsible for the initial width determination of a Stream Buffer Conservation Area and for identifying the area on any plan submitted to the Township in conjunction with an application for a construction permit or development plan approval or whenever the width determination is deemed necessary by the Zoning Enforcement Officer in order to determine compliance with this subsection. The initial determination shall be subject to approval by the Township Engineer.

Should the Township Engineer have further comments or questions, they will be addressed during the approval process.

If you have any questions, please contact me at your convenience.

Sincerely,

D'Amico Engineering, LLC

A handwritten signature in dark ink, appearing to read "Deborah D'Amico". The signature is fluid and cursive, with the first name "Deborah" and last name "D'Amico" clearly distinguishable.

Deborah D'Amico, P.E.
For the Firm

cc: G. Verb
J. Sullivan

SUBMIT ORIGINAL AND 16 COPIES

FORM A

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

SITE INSPECTION CONSENT FORM

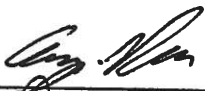
Applicant: Gregori Verb and Cara Williams-Verb

Block: 11501 Lot: 11 and 12

Street Address: 33 Long Road

I, Gregori Verb and Cara Williams-Verb, 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:

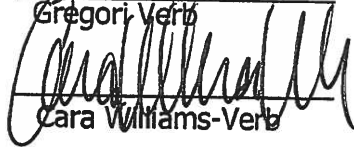


Gregori Verb

Date:

5/20/21

Signature:



Cara Williams-Verb

Date:

5/20/21

SUBMIT 17 COPIES TOTAL

FORM F

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	2 acres	6.18 acres	6.18 acres
LOT WIDTH	250'	579.4'	579.4'
FRONTAGE	125'	576.95'	576.95'
FRONT YARD SETBACK	100'	327.2'	327.2'
REAR YARD SETBACK	100'	122.3'	122.3'
COMBINED SIDE YARD	100'	573.5'	573.5'
SIDE YARD	50'	271.1'	271.1'
COVERAGE	15%	6.75%	8.2%
HEIGHT	Principal 35' Accessory 1 1/2 sty/20'	Principal <35' Accessory 1 sty < 20'	Principal <35' Accessory 1 sty/20'
IF REQUIRED, GROSS FLOOR AREA			
IF REQUIRED, FLOOR AREA RATIO			
IF REQUIRED, IMPROVABLE LOT AREA			

Accessory Building

Side	15'	>15'	>15'
Rear	20'	20.3'	20.3'
Distance between buildings	10'	>10'	>10'

Rev 10/01/2020

APPENDIX D, ARTICLE III

Checklist

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

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

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



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE
Acting Commissioner

SHEILA Y. OLIVER
Lt. Governor

Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

Gregori Verb
33 Long Road
Basking Ridge, New Jersey 07920

MAY 10 2021

RE: **Freshwater Wetlands Letter of Interpretation: Line Verification**
File No.: 1802-20-0005.1
Activity Number: FWW200001
Applicant: Gregori Verb
Block: 11501; Lot(s): 11 & 12
Bernards Township, Somerset County
Sub-watershed: Middle Brook WB
Watershed: Raritan River Lower (Lawrence to Millstone)

Dear Mr. Verb:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on October 15, 2020, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "WETLANDS LOCATION PLAN, WETLANDS PLANSS LOTS 11 & 12 IN BLOCK 11501 33 LONG ROAD BERNARDS TOWNSHIP SOMERSET COUNTY NEW JERSEY", consisting of sheet 01 of 01, dated April 8, 2020, last revised March 24, 2021, and prepared by Deborah D'Amico P.E., of D'Amico Engineering, LLC of , is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP"

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: All wetlands on the subject property as shown on the above referenced plans. [50 foot wetland buffer]

State Open Water: Within the wetland boundary as shown on the above referenced plans. [No wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information. In addition, regulated State open waters are on the site as shown on the above-referenced plan. There are no standard transition areas required adjacent to State open waters per the Freshwater Wetlands Protection Act rules. However, a riparian buffer may be required in accordance with the Flood Hazard Area Control Act rules.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

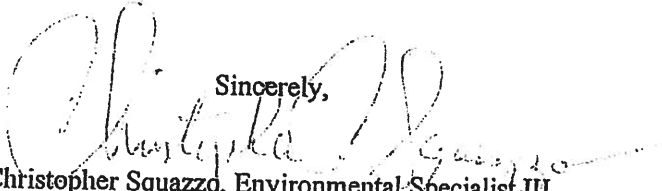
1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 777-0454 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Michael Tropiano of our staff by e-mail at Michael.Tropiano@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

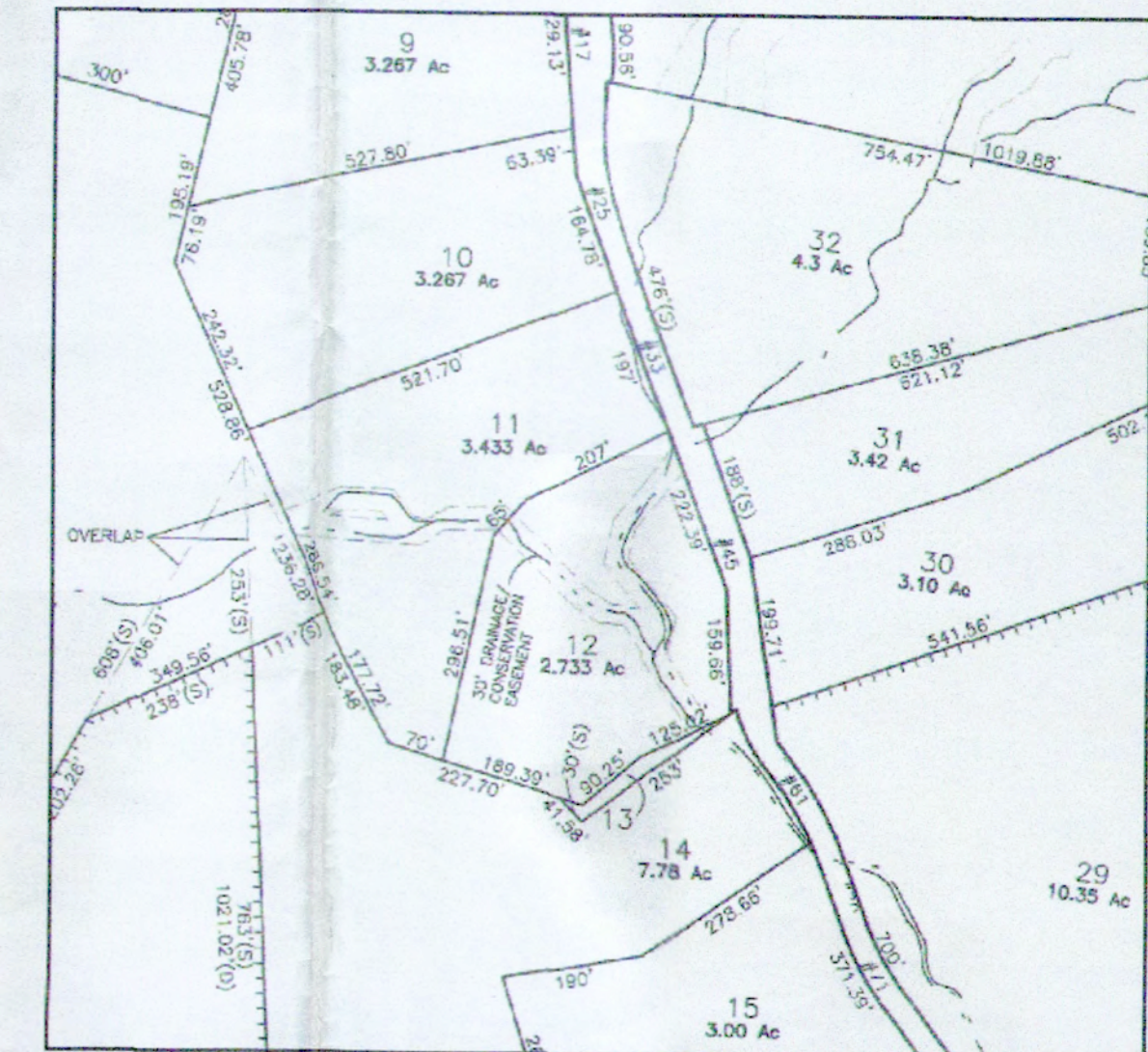
Sincerely,


Christopher Squazzo, Environmental Specialist-III
Division of Land Resource Protection

cc: Bernard's Township Municipal Clerk w/plan
Bernard's Township Municipal Construction Official
Agent - Deborah D'Amico w/plan



OWNERS:
Gregori & Cara Verb
33 Long Road
Basking Ridge, NJ 07920

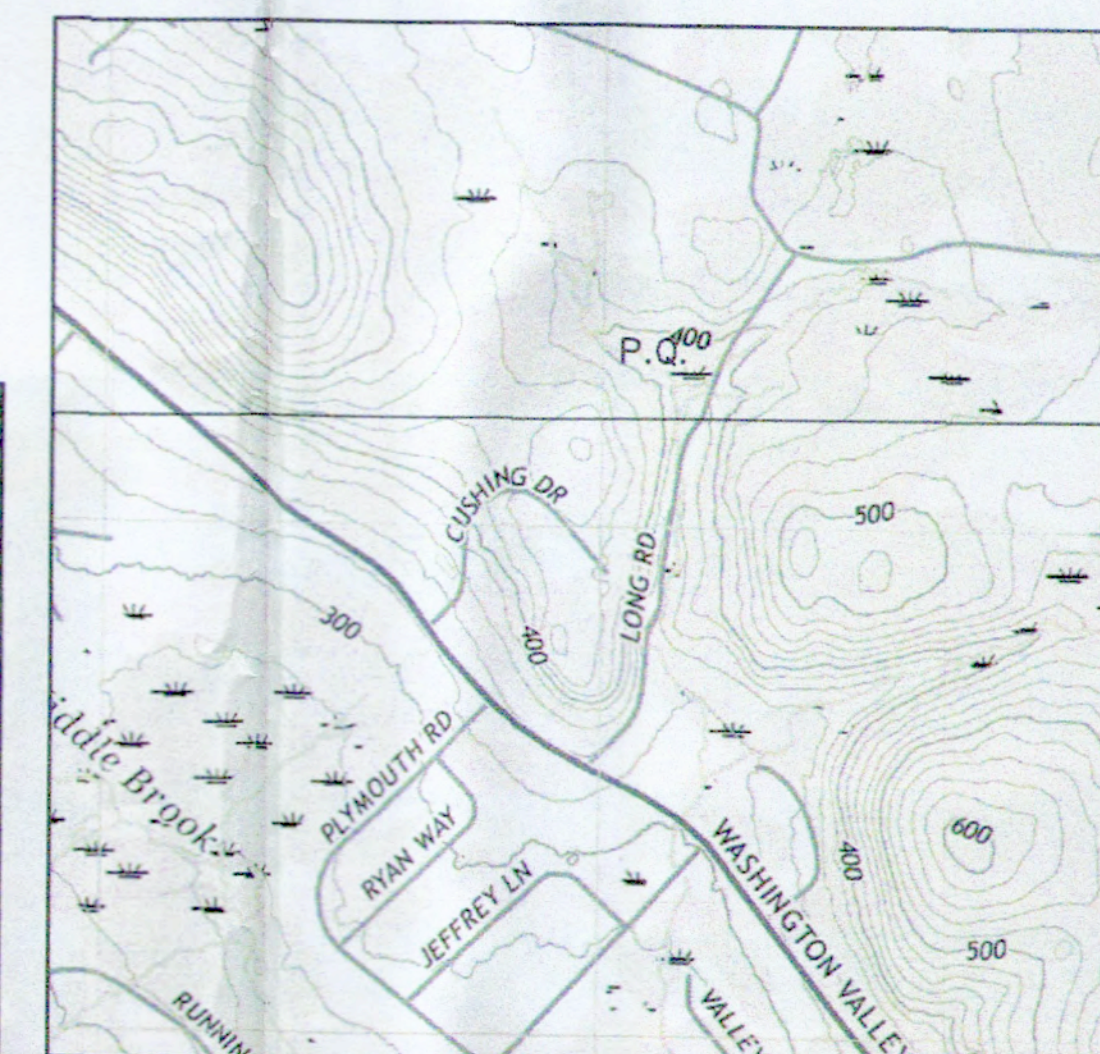


Tax Map
Tax Map Sheets 115 & 116

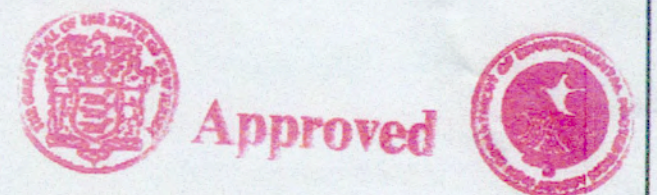


Soils Map
Source: USDA NRCS Soil Survey for Somerset County

AmdB	Amwell gravelly loam, 2 to 6 percent slopes
MapCb	Mount Lucas-Watching silt loams, 6 to 12 percent slopes, very stony
NernCb	Neshominy-Mount Lucas silt loams, 6 to 12 percent slopes, very stony
NernDb	Neshominy-Mount Lucas silt loams, 12 to 18 percent slopes, very stony
WasA	Watching silt loam, 0 to 2 percent slopes



USGS TOPOGRAPHIC SURVEY
2019 Bound Brook, NJ Quadrangle
2019 Bernardsville, NJ Quadrangle

[illegible]

New Jersey Department of Environmental Protection
Division of Land Use Regulation

1802-20-0005.1

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**D'Amico
Engineering, LLC**

68 North Bridge Street
Somerville, New Jersey 08876

Telephone: 908-635-2868

Certificate of Authorization: 2GA28227800

Deborah D. Amico

Deborah D'Amico, P.E.
Professional Engineer, NJ Lic. No. 39421
(plan not valid without raised seal)

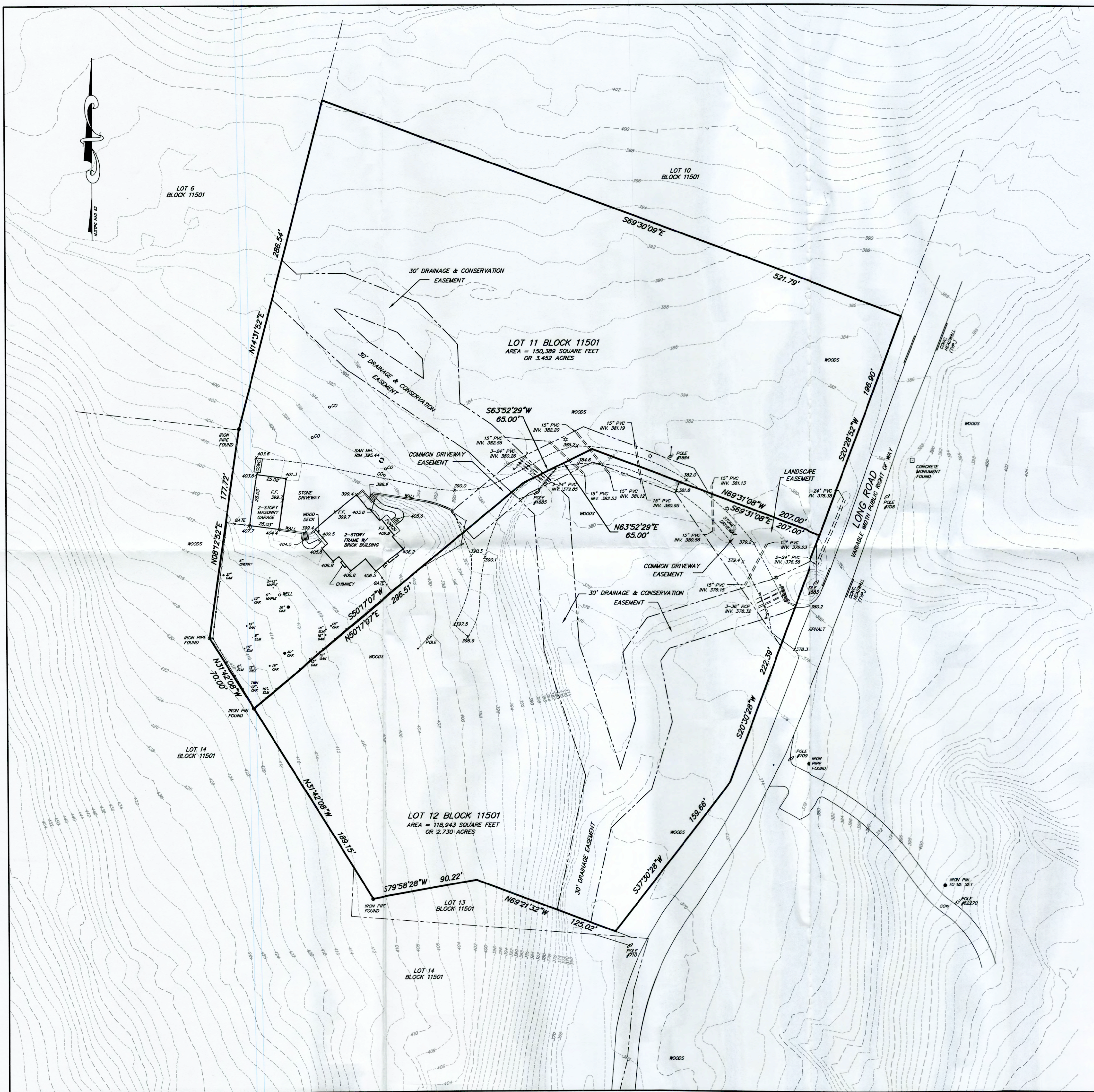
project:

Wetlands Plans
Lots 11 & 12 in Block 11501
33 Long Road
Bernards Township
Somerset County
New Jersey

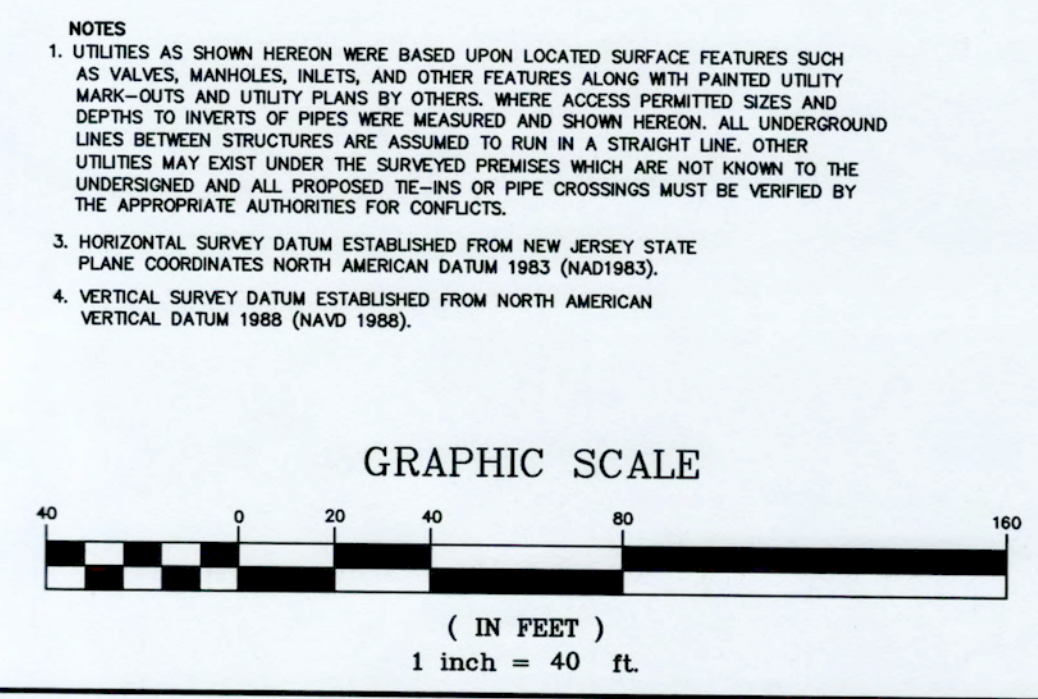
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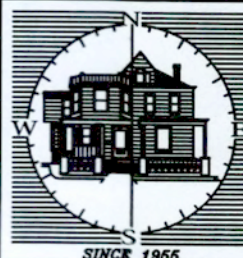
Wetland Location Plan

file: 2019-125	drawn/checked: DD
scale: 1" = 40'	sheet: 01 of 01
date: 4/8/2020	



- SYMBOL LEGEND**
- MONITORING WELL
 - ⊙ GUARD POST
 - ⊙ GAS VALVE
 - ⊙ WATER VALVE
 - ⊙ SANITARY SEWER CLEANOUT
 - UTILITY MANHOLE
 - ⊙ LIGHT POLE
 - ⊙ HANDICAP SPACE
 - ⊙ HYDRANT
 - ⊙ SIGN (ROAD)
 - ⊙ UTILITY POLE
 - ⊙ GUY ANCHOR
 - INLET
 - FENCE
 - ELECTRIC/TELEPHONE CABLES
 - GAS MAIN
 - WATER MAIN
 - STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ° ANGULAR DEGREES
 - ' ANGULAR MINUTES
 - " ANGULAR SECONDS



TOPOGRAPHIC SURVEY	
33 LONG ROAD LOTS 11 & 12 BLOCK 11501 TOWNSHIP OF BERNARDS SOMERSET COUNTY NEW JERSEY	
 STIRES ASSOCIATES, P.A. ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS 43 West High Street, Somerville, New Jersey 08876 Phone (908) 725-0230 Fax (908) 707-0831	
RICHARD C. MATHEWS PROFESSIONAL LAND SURVEYOR <i>Richard C. Mathews</i>	DESIGNED BY: DRAWN BY: T.W. CHECKED BY: JMH
DATE: 5/31/18	SHEET NUMBER 1 OF 1
CAUTION: If this document does not contain the related information and of the professional, it is not an authorized original document and may have been altered.	

DATE	REVISION	BY

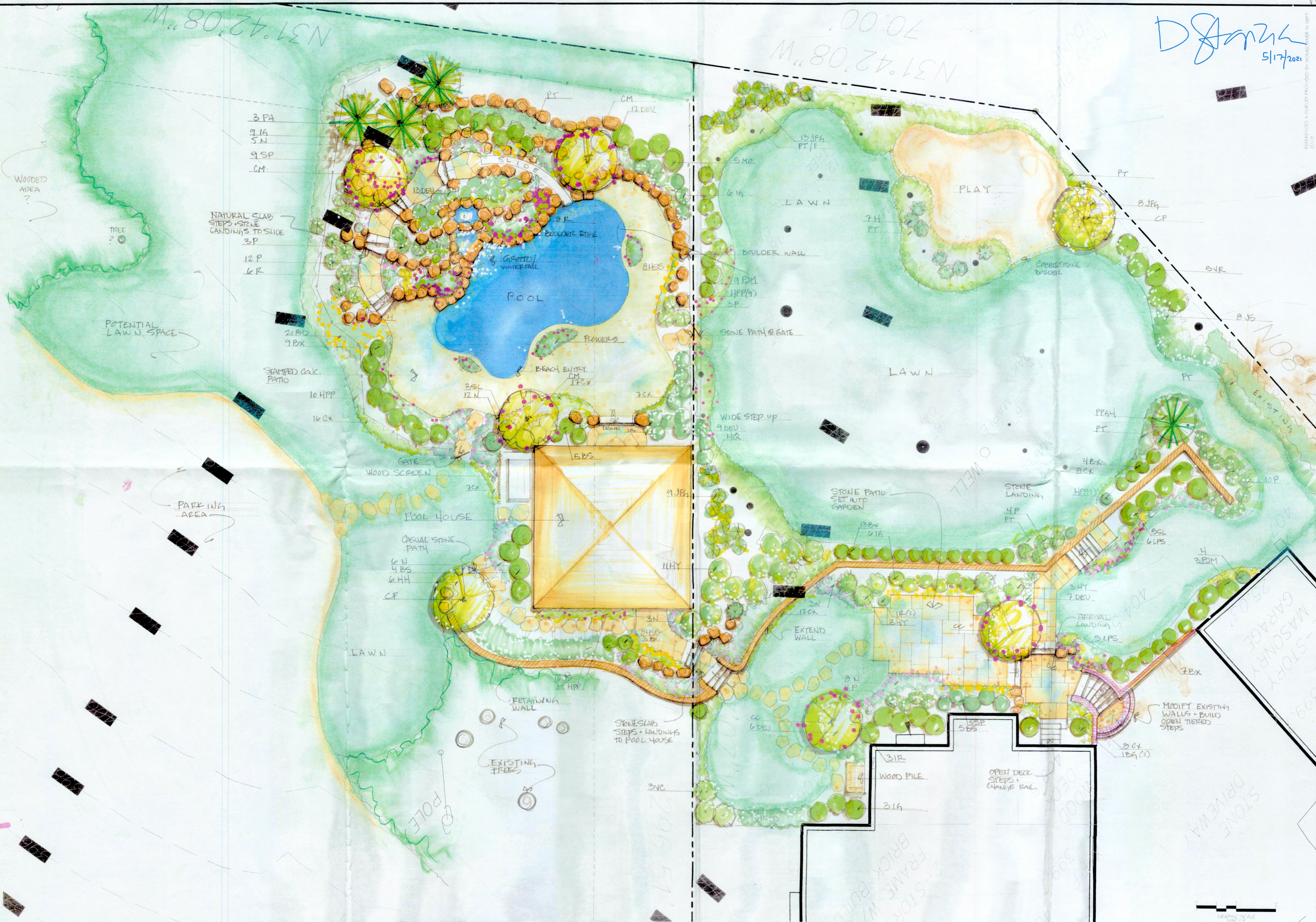
D. Stanzone
5/17/2021

DOMINICK STANZONE DESIGNS, LLC
LANDSCAPE DESIGN AND CONSTRUCTION
94 Rodney Avenue, Somerset, New Jersey 08873
908.871-0882 dominick@stanzone.com www.stanzone.com



VERB RESIDENCE
LANDSCAPE DESIGN
33 LONG ROAD
BASKING RIDGE, NEW JERSEY

Revisions	Plan	CONCEPT	Scale
1	1	1	1" = 8' 0"



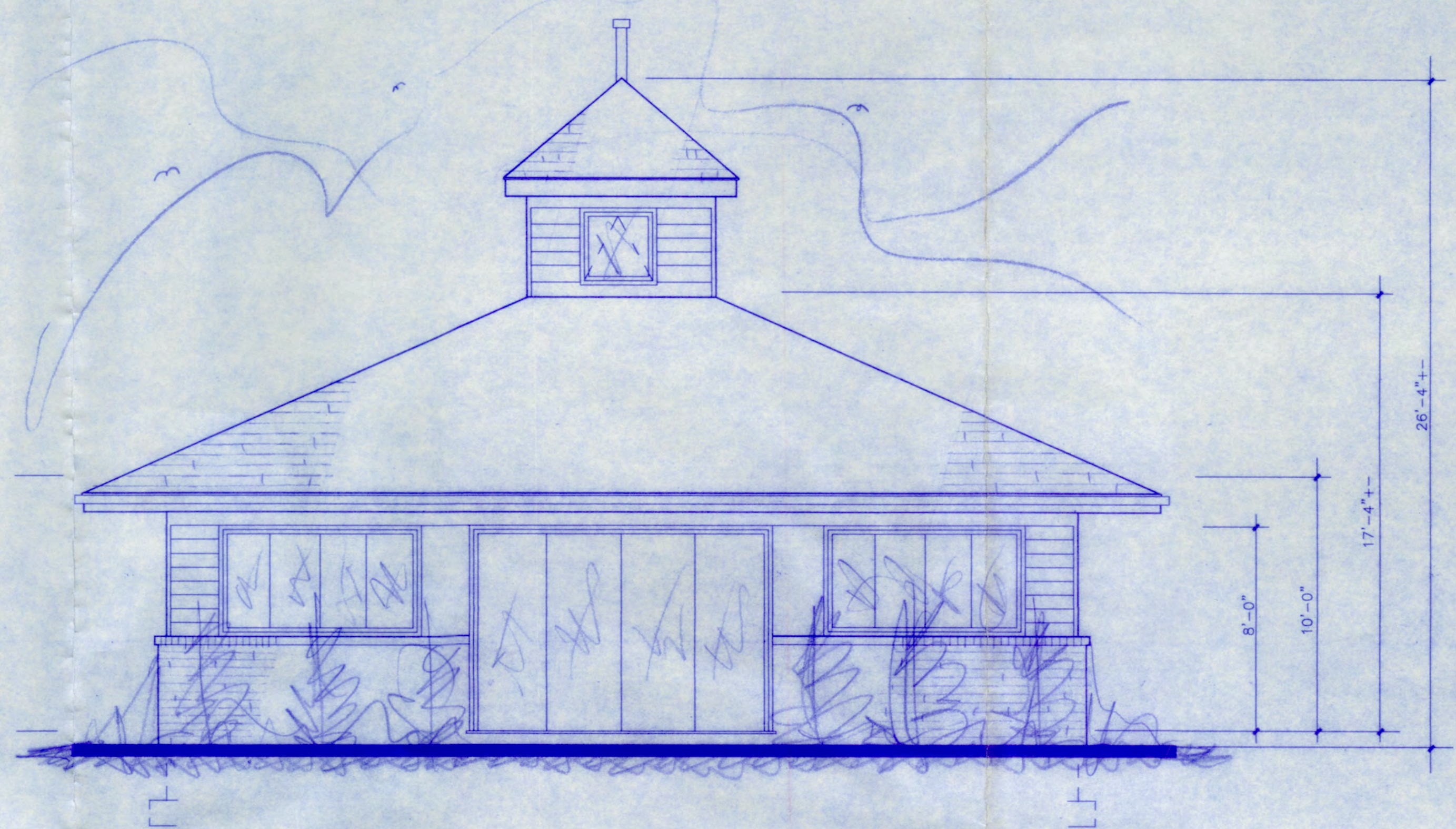
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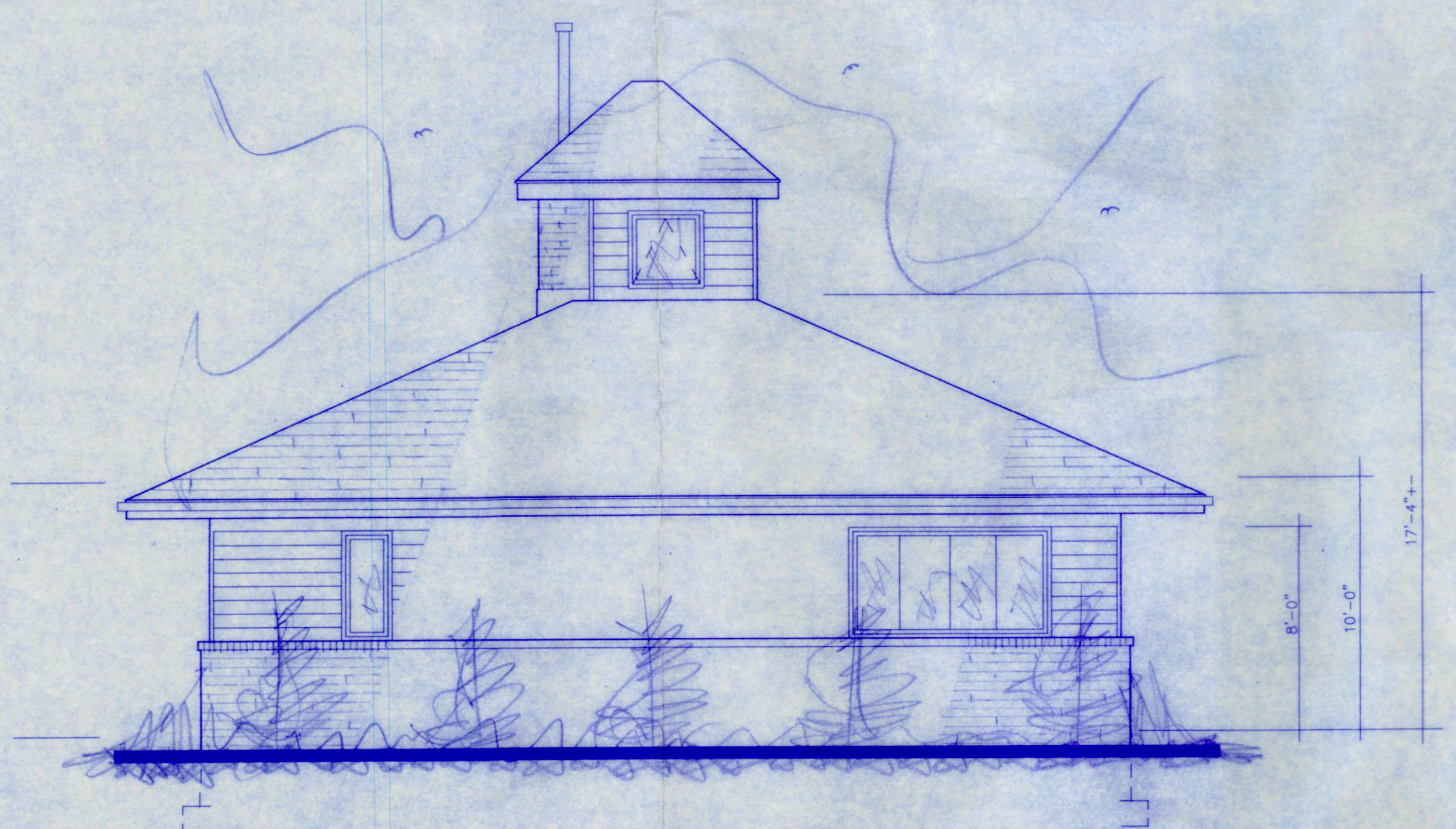
Verb ZB21.024
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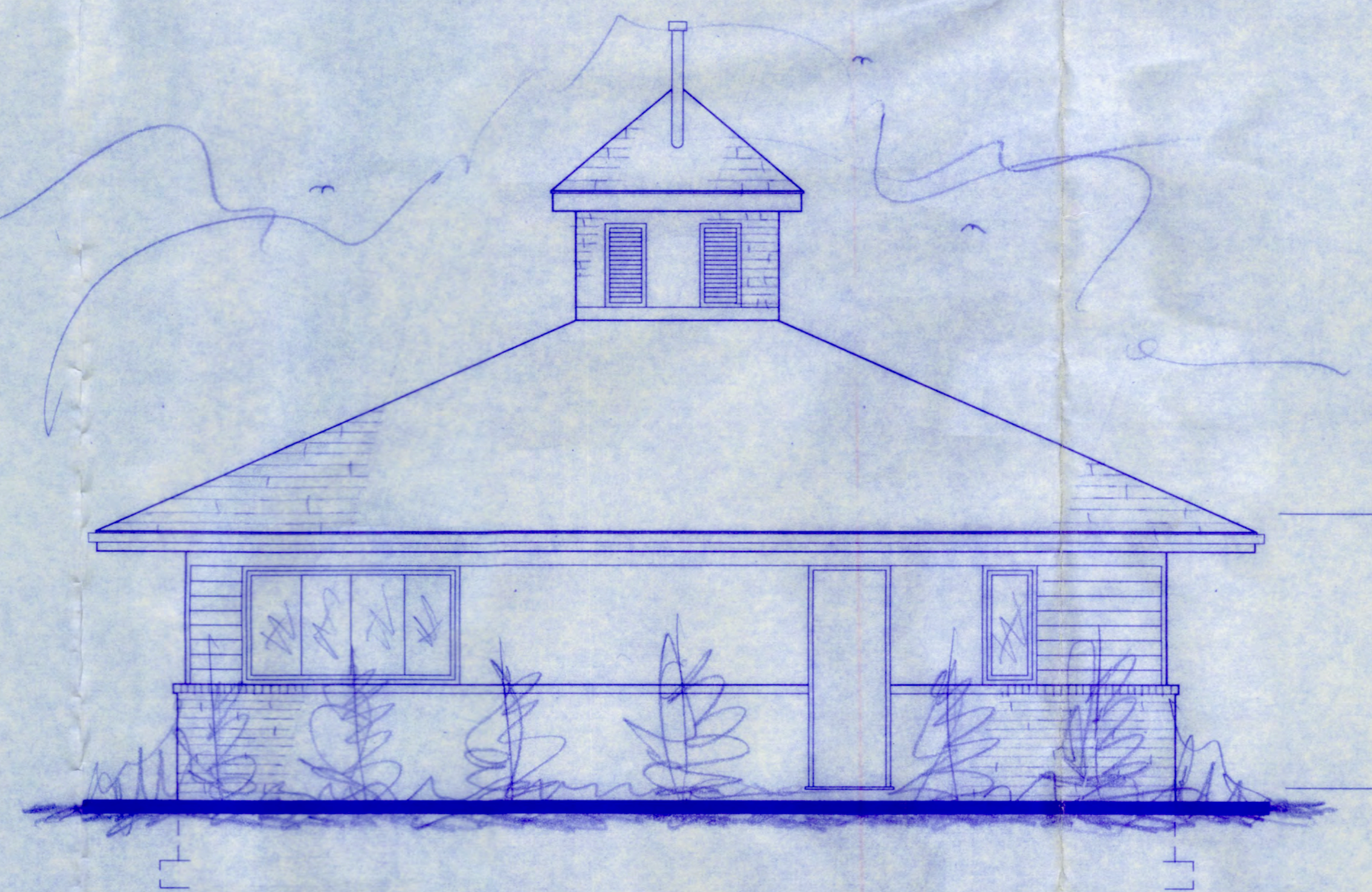
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



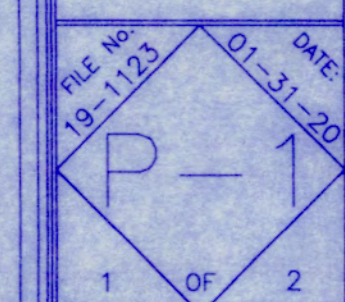
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

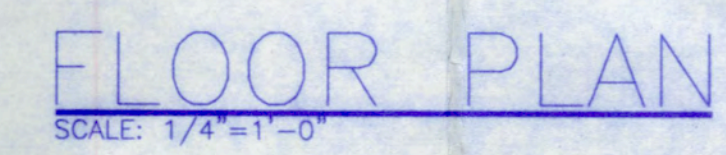
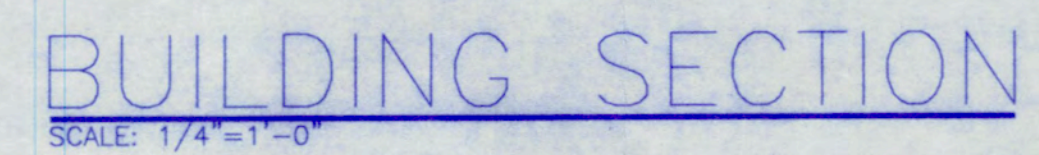


POOL HOUSE
BASKING RIDGE, NEW JERSEY

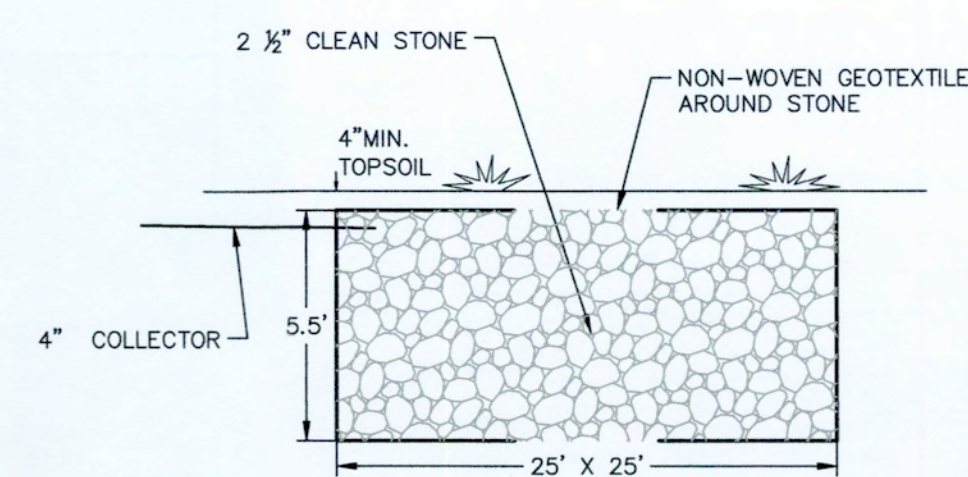
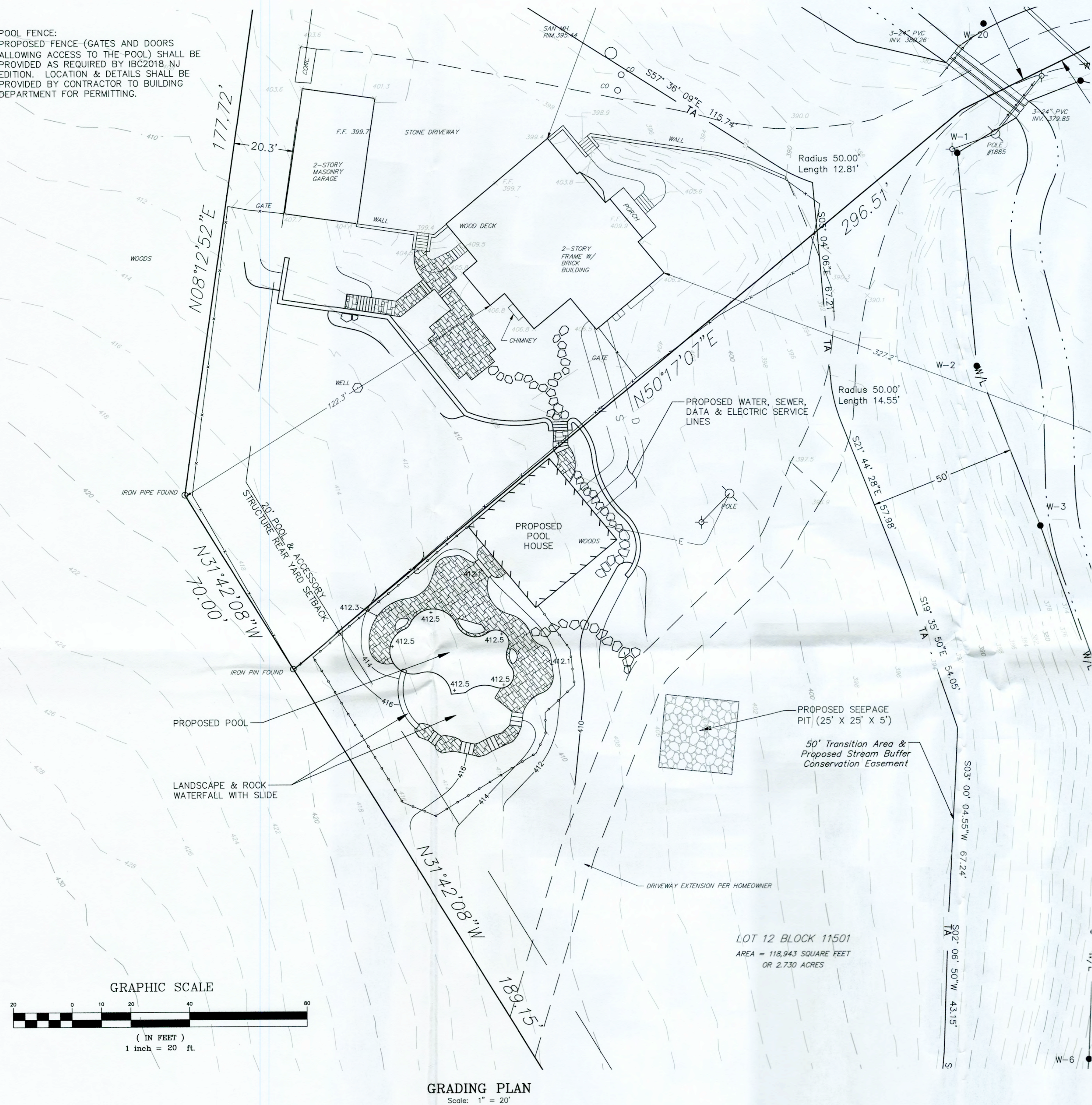
DAVID B. HARTDORN, A.I.A.
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(732) 899-1608

DBH-DESIGN.COM





POOL FENCE:
PROPOSED FENCE (GATES AND DOORS
ALLOWING ACCESS TO THE POOL) SHALL BE
PROVIDED AS REQUIRED BY IBC2018, NJ
EDITION. LOCATION & DETAILS SHALL BE
PROVIDED BY CONTRACTOR TO BUILDING
DEPARTMENT FOR PERMITTING.



Required Storage:
Rate/volume control capacity of 3" over increased impervious coverage
Increase in impervious surface = 4,208 sq.ft.
Required Vol = $\frac{(4,208 \text{ sq.ft.}) \times (3")}{(12"/\text{sq.ft.})} = 1,052 \text{ ft}^3$

Stone Storage Volume:
Assume 33% voids
 $0.33(5.5' \times 25' \times 25') = 1,134 \text{ ft}^3$

STONE RECHARGE DEVICE
FOR SURFACE WATER MANAGEMENT

Notes:

1. Reference: "Topographic Survey, 33 Long Road" Dated 5/31/18 Stires Associates, P.A. Somerville
2. Wetland delineation performed by James R. Frace, in accordance three-perimeter approach enumerated in the 1989 Federal Manual and NJAC 7:27A Freshwater Wetlands Protection Act Rules.
3. Wetlands flags survey located by Soladin Associates PC, Somerville, NJ.
4. LRI application NJDEP DLUR File No. 1802--20--0005.1 approval is pending.
5. Vertical Survey Datum NAVD1988.

[illegible]

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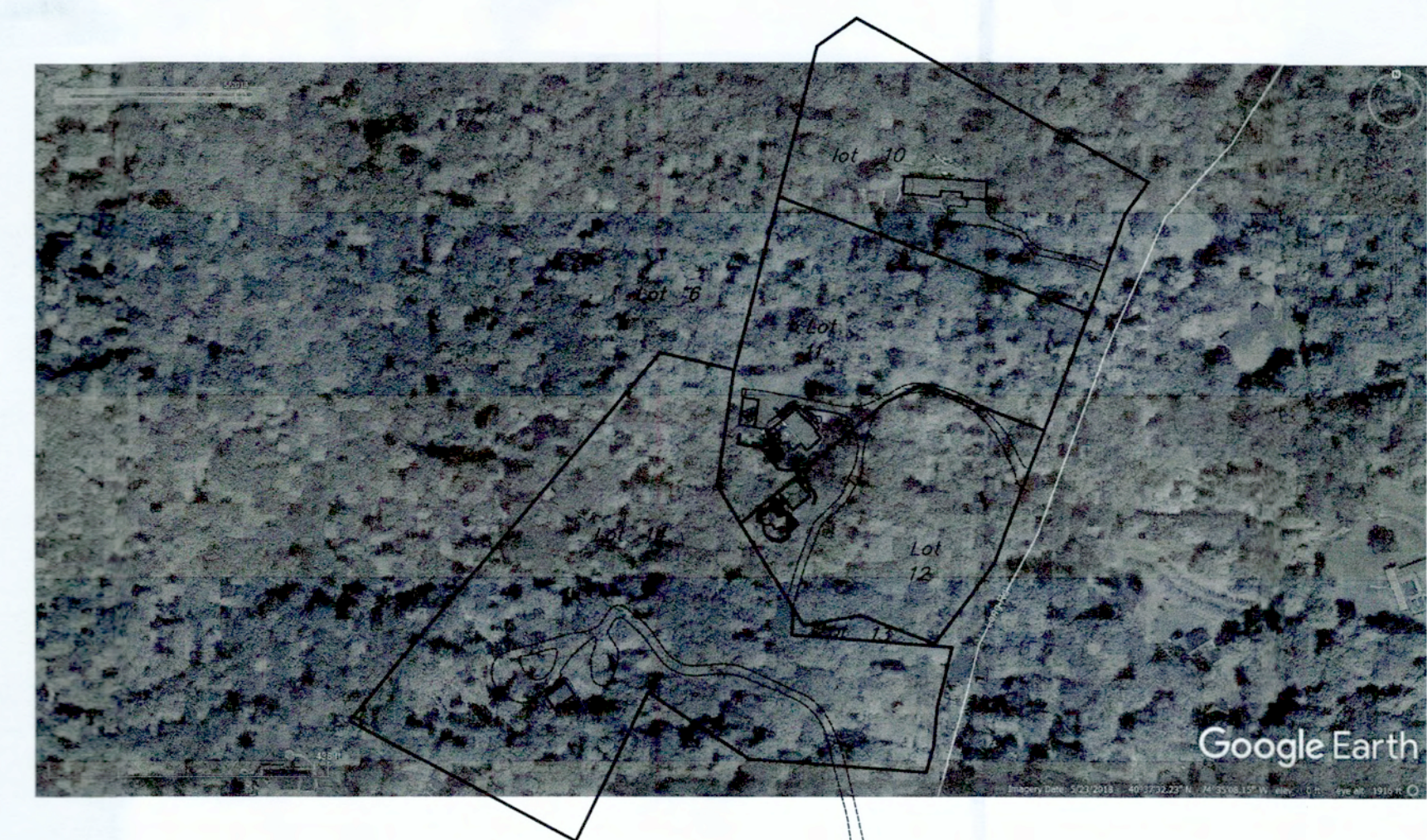
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Pool Plans
Lots 11 & 12 in Block 11501
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Bernards Township
Somerset County
New Jersey

sheet title:

Grading Plan

file: 2019-125	drawn/checked: DD
scale: 1" = 20'	sheet: 02 of 03
date: 4/14/2021	



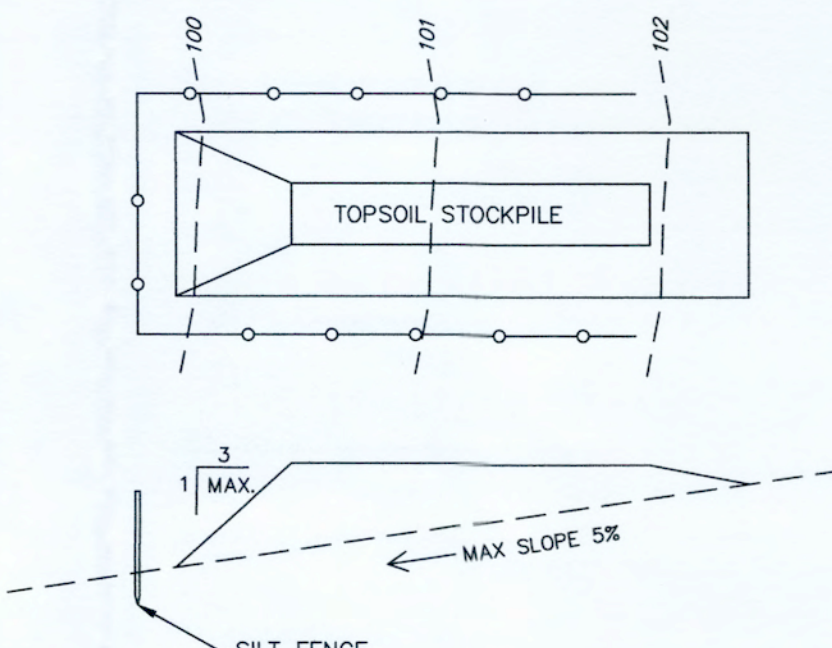
Orientation Exhibit
N.T.S.

Sources:
Google Earth Image, scale as noted
Tax Map sheet 115

Note:

The purpose of this exhibit is to show how the proposed pool relates to the rear building lines of dwellings on adjoining residential lots.

Overlay is approximate.



1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCHING IS PROHIBITED FOR TEMPORARY SEEDING. THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE N.J. STANDARDS (E.G. E & TWINE, MULCH NETTING OR LIQUID MULCH BINDERS).
3. ALL EXPOSED AREA WHICH ARE TO BE PERMANENTLY VEGETATED WILL BE SEEDED WITHIN 10 DAYS OF FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED.
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT AT A RATE OF 2 TONS PER ACR. ACCORDING TO THE N.J. STANDARDS.
5. THE SITE SHALL AT ALL TIME BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
7. TO THE EXTENT FEASIBLE, STOCKPILES ARE NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, STREAM, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A HAYBALE BARRIER OR SEDIMENT FENCE.
8. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
9. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
10. THE SOIL CONSERVATION DISTRICT AND/OR TOWNSHIP MUST BE NOTIFIED IN WRITING AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
11. THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.

file: 2019-125	drawn/checked: DD
scale: 1" = 20'	sheet: 03 of 03
date: 4/14/2021	

TYPICAL SEQUENCE OF CONSTRUCTION		DURATION
•INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE SOIL EROSION CONTROL PLAN.		1 DAY
•INSTALL STABILIZED CONSTRUCTION ENTRANCE(S) AS SHOWN ON THE SOIL EROSION CONTROL PLAN AND DETAILS.		1 DAY
•ROUGH GRADE SITE.		1 DAY
•CONSTRUCT ALL ONSITE FACILITIES, SOIL EROSION AND SEDIMENT		10 DAYS
•FINE GRADE AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE MINIMUM STABILIZED REQUIREMENTS.		2 DAYS
•REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES.		1 DAY