

BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION

**Regular Meeting of [June 26, 2023](#) - 7 pm
Municipal Building - Warren Craft Room
1 Collyer Lane, Basking Ridge, NJ**

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 22, 2023](#)**
 - a. [April 24, 2023](#)**
- 6.**
- 7. Reports and Miscellaneous Correspondence**
 - a. [US Fish & Wildlife Email](#)**

Discussion

Subcommittee Reports

- i. Applications Review: John Crane, John Valeri, Todd Edelstein
- ii. ANJEC email monitoring / important educational webinars: Todd Edelstein
- iii. Native Pollinator Group: Sarah Wolfson
 1. Small pollinator garden on township owned property.
- iv. Community Outreach / Education: Nancy Cook
- v. Tree Protection: John Valeri

- 8. Old Business**
 - a. Status on Current Projects:**

9. New Business

Applications

- i. [Wadhwa / Mohan – ZB 23-005 – 16 Chaucer Court](#) – Construction of in-ground pool and amenities requiring relief for maximum impervious coverage & not behind the rear building line (Lot 20).
- ii. [Faruk – ZB 23-009 – 145 Bernards Dr](#) – “C” variance for exceeding maximum coverage allowed – construction of in-ground pool, patio, pavilion & walkway.
- iii. [Stowe – ZB 23-010 – 11 Culberson Rd](#) – Relief for maximum lot coverage & maximum height of any accessory building to construct a 2 story, 2 car detached garage.
- iv. [Maio- ZB 23-012 – 444 Mt. Airy Rd](#) – Disturbance of steep slopes

- 10. Comments by Public**
- 11. Comments by Members**
- 12. Adjournment**

Ellen Houlihan, 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 22, 2023

CALL TO ORDER

Chairperson Alice Smyk called the meeting to order at 7:04 pm in the Warren Craft Room, Bernards Township Municipal Building in accordance with the Open Public Meeting Act of 1975.

ROLL CALL

Present: Present: Elizabeth Cirri, John Crane, Todd Edelstein, Alice Smyk, John Valeri Jr., Sarah Wolfson

Absent: Gary Baumann, Nancy Cook

Also Present: Kaitlin Cartoccio, Recording Secretary, Kate Ferrante, New Recording Secretary

APPROVAL OF MEETING MINUTES

The minutes for April 24, 2023 will be tabled until the June meeting.

PUBLIC COMMENT

Jennifer Asay stopped by to bid farewell to the Environmental Commission as she has moved to the Municipal Alliance. She welcomed Gary Baumann and his experience to the Environmental Commission. She mentioned there would be a town wide yard sale in September in the spirit of the environment.

REPORTS & MISCELLANEOUS CORRESPONDENCE

a. PK Environmental Letter

No comments.

b. Styrofoam Recycling Email

Email from Debra DeWitt regarding Watchung receiving a grant to recycle styrofoam. Todd Edelstein said he spoke with Pat Monaco who would communicate with DPW regarding the Township's ability to recycle styrofoam to see if this was a possibility. Todd said he would also follow up with Long Hill Township to see how they operate with this task and if they would possibly accept styrofoam from Bernards Township.



Bernards Township Environmental Commission



DISCUSSION

Subcommittee Reports

- a. **Applications** - John Crane shared an ordinance that the Bernards Township Committee would be voting on 5/23/23. Ordinance would default the stream buffer ordinance to the DEP. John Crane mentioned that the Environmental Commission should have been able to comment on the ordinance prior to it going up for vote. Standard Comments will have to be updated to reflect the new ordinance should it pass.

Alice Smyk made a motion to recommend the passing of the Ordinance #2521, Elizabeth Cirri seconded. All in favor, motion carried.

- b. **ANJEC** - June 10th - Long Branch - 12-3 pm NJ Wind Works Rally. May 31st - Zoom webinar on offshore research and monitoring.
- c. **Native Pollinator Group/Guerilla Gardening** - The library is on board and very enthusiastic for the Commission to be involved. DPW can trim the hedges at the library or remove completely depending on the Commission's scope of the project. Next step is to talk to DPW and Basking Ridge Garden Club. Susan Kessel (Rutgers Environmental Steward) will be working on this as her project and Rutgers may provide the plants for the area.
- d. **Community Outreach/Education** - No update.
- e. **Tree Protection** - Three applications with tree removal.

OLD BUSINESS

- a. **Status on Current Projects**

- i. **Native Plant Sale**

Plant sale went well. 37 orders were placed.



Bernards Township Environmental Commission



NEW BUSINESS

a. Applications

- i. **Blumberg – ZB 23-004 – 106 Annin Rd** – Construction of in-ground pool not located behind the rear building line of adjacent residence. Square FT of pool exceeds max permitted.

The applicant should get a riparian buffer delineation from the New Jersey DEP, and Wetlands L.O.I

120 linear feet 3'x4' dry well calculation should be shown; it appears to be undersized on the plan 151 linear feet may be needed for a 1/3 void ratio, for the patio 2,420 sf.

The limit of disturbance 4,927 sf may not be practical to construct in a normal manner the applicant should consider going to the County for soil permit which is required for 5,000 or more square feet.

The applicant should confirm that the engineering plan will override any rendering concept plan .

The Environmental Commission notes the presence of freshwater wetlands and a surface water body on the subject property. Best management practices to protect these sensitive ecological areas should be implemented during the site work (sediment and erosion controls) and post-construction (organic lawn care, protect and preserve natural soil, vegetation, and grading in buffer zones and within the stream).

The Commission asks the Board to suggest that applicants increasing impervious coverage manage stormwater runoff by planting native trees or shrubs. The roots of these plants will take up water and promote conditions that allow soil to retain water. Adding plants can mitigate the decreased water infiltration imposed by the new impervious coverage. Please refer to the Recommended Tree and Shrub List for an introductory list of native plants available at local nurseries.

The Environmental Commission notes the lack of details regarding the recharge of stormwater as part of the proposed development. The recharge of stormwater is required when impervious surface is increased by > 1,000 sq ft. Site drainage in general is a concern due to the existing characteristics of the property, for example the presence of poorly drained soil.

This property contains a wetlands conservation easement and as such, the Environmental Commission would like to see an LOI. In addition, the Commission would like the Board to examine the Riparian Buffer.

The Commission notes that a tree inventory is not depicted on the plan and asks that the applicant discuss whether any trees will be removed as part of the construction.



Bernards Township Environmental Commission



In regard to this application, 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.

Todd Edelstein made a motion, John Valeri Jr. seconded. All in favor, motion carried.

- ii. **Lembo – ZB 23-008 – 17 Tysley St – “C”** variance for encroaching into side yard setback (porch).

No environmental concern.

Elizabeth Cirri made a motion, Sarah Wolfson seconded. All in favor, motion carried.

- ii. **Cordano – ZB 23-006 – 177 Whitenack Rd.** – Covered patio encroaches into rear yard setback.

The Environmental Commission notes the presence of freshwater wetlands and a surface water body on the subject property. Best management practices to protect these sensitive ecological areas should be implemented during the site work (sediment and erosion controls) and post-construction (organic lawn care, protect and preserve natural soil, vegetation, and grading in buffer zones and within the stream).

The Commission asks the Board to suggest that applicants increasing impervious coverage manage stormwater runoff by planting native trees or shrubs. The roots of these plants will take up water and promote conditions that allow soil to retain water. Adding plants can mitigate the decreased water infiltration imposed by the new impervious coverage. Please refer to the Recommended Tree and Shrub List for an introductory list of native plants available at local nurseries.

The Environmental Commission notes the lack of details regarding the recharge of stormwater as part of the proposed development. The recharge of stormwater is required when impervious surface is increased by > 1,000 sq ft. Site drainage in general is a concern due to the existing characteristics of the property, for example the presence of poorly drained soil.

With regard to the presence of and proposed development on the existing wetlands, the Environmental Commission defers to the NJDEP review of the Freshwater Wetland Individual Permit.



Bernards Township Environmental Commission

The Commission notes that a tree inventory is not depicted on the plan and asks that the applicant discuss whether any trees will be removed as part of the construction.

John Crane made a motion, Alice Smyk seconded. All in favor, motion carried.

- iv. **BR Presbyterian Church – ZB 23-007 – 12 E Allen St.** – Conditional use variance to operate a food pantry in an existing garage.

No environmental concerns. The applicant may want to consider a no idling sign for pick ups.

John Valeri Jr. made a motion, John Crane seconded. All in favor, motion carried.

- iv. **Norton – ZB 23-011 – 76 Highland Ave.** – Fence in front yard exceeding maximum allowable height & not 50% open

No environmental concerns.

John Valeri Jr. made a motion, John Crane seconded. All in favor, motion carried.

PUBLIC COMMENT

Kathleen (Kate) Ferrante will be taking over for Kaitlin Cartoccio when she steps down after this meeting.

MEMBER COMMENT

John Crane mentioned the Patch was advertising “No Mow May”. Sarah Wolfson said it’s more beneficial to plant native plants that are consistent food sources for native pollinators. Todd Edelstein mentioned that NJ 101.5 was talking about how the City of Newark was pushing for tree planting. He also mentioned that today was recycling and on all the cans there was a plastic bag advertising the food bank. It was ironic there was a plastic bag that can’t be recycled on a recycling container. Alice Smyk mentioned that there is an Environmental Commission budget which has \$290 remaining for the year.

ADJOURNMENT

Meeting was adjourned at 8:20 pm. Motion by Alice Smyk seconded by John Valeri Jr. All in favor, motion carried.

Respectfully submitted,
Kaitlin Cartoccio, Meeting Secretary



Bernards Township Environmental Commission

TO: Zoning Board Chairperson and Members

FROM: Alice Smyk, Chairperson
Bernards Township Environmental Commission

DATE: May 23, 2023

SUBJECT: Application Review

The Environmental Commission reviewed these applications at their May 22, 2023, meeting and forwards the following comments:

ZB 23-004 106 Annin Rd variance for a pool not located behind the rear of a building line of adjacent residence, and square footage of a pool exceeds the maximum permitted. Asking for Wetlands delineation waiver

Highlights:

- R-1 zone 3 AC
- Lot area 2.82 AC
- Coverage permitted 15%
- Existing coverage 10.18% 12,496 sf
- Proposed coverage 13.17% 16,166 sf
- Pool add 1,250 sf
- Patio add 2,520 sf
- The site has the Dead River to the West of it, 150' Wetlands buffer, has a 100-year flood limit line shown on plans, Township riparian Zone 1 and 2 shown on the plans.

Comments:

The applicant should get a riparian buffer delineation from the New Jersey DEP, and Wetlands L.O.I

The 120 LF 3'x4' dry well calculation should be shown. It appears to be undersized on the plane; 151 LF could be needed for a 1/3 void ratio, for the patio size of 2,420 sf.

The limit of disturbance 4,927 sf may not be practical to construct in a normal manner. The applicant should consider going to the county for a soil permit which is required for 5,000 or more square feet.



Bernards Township Environmental Commission

The applicant should confirm that the engineering plan will override any rendering concept plan.

The Environmental Commission notes the presence of freshwater wetlands and a surface water body on the subject property. Best management practices to protect these sensitive ecological areas should be implemented during the site work (sediment and erosion controls) and post-construction (organic lawn care, protect and preserve natural soil, vegetation, and grading in buffer zones and within the stream).

The Commission asks the Board to suggest that applicants increasing impervious coverage manage stormwater runoff by planting native trees or shrubs. The roots of these plants will take up water and promote conditions that allow soil to retain water. Adding plants can mitigate the decreased water infiltration imposed by the new impervious coverage. Please refer to the Recommended Tree and Shrub List for an introductory list of native plants available at local nurseries.

[https://www.bernards.org/?option=com_fileman&view=file&routed=1&name=Tree%20and%20Shrub %20Replacement%20List.pdf&folder=Environmental&container=fileman-files](https://www.bernards.org/?option=com_fileman&view=file&routed=1&name=Tree%20and%20Shrub%20Replacement%20List.pdf&folder=Environmental&container=fileman-files)

The Environmental Commission notes the lack of details regarding the recharge of stormwater as part of the proposed development. The recharge of stormwater is required when impervious surface is increased by > 1,000 sq ft. Site drainage in general is a concern due to the existing characteristics of the property, for example the presence of poorly drained soil.

This property contains a wetlands conservation easement and as such, the Environmental Commission would like to see an LOI. In addition, the Commission would like the Board to examine the Riparian Buffer.

The Commission notes that a tree inventory is not depicted on the plan and asks that the applicant discuss whether any trees will be removed as part of the construction.

In regard to this application, 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 nonpoint source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.



Bernards Township Environmental Commission

ZB 23-008

17 Tysley St.- Block 708 lot 5

Variance for encroachment into a side yard setback porch
R-6 3/4 acre Zone

No environmental concerns

ZB 23-006

177 Whitenack Road -Block 4601 Lot 12

Highlights:

- Covered patio encroaches into rear yard setback,
- R-1 zone 3 Acre
- Coverage allowed 15%
- Existing coverage 7.71% 7,390 sf
- Proposed coverage 12.03% 11 530 sf
- The site has wetlands and wetlands permit.

Comments:

The applicant does not show any recharge on the site plans provided there's approximately 4,140 square feet of additional coverage. The applicant should provide a breakdown of the new coverage of the existing construction and the proposed additional covered patio.

The applicant should provide a soil erosion plan and the limit of disturbance in square feet.

The Environmental Commission notes the presence of freshwater wetlands and a surface water body on the subject property. Best management practices to protect these sensitive ecological areas should be implemented during the site work (sediment and erosion controls) and post-construction (organic lawn care, protect and preserve natural soil, vegetation, and grading in buffer zones and within the stream).

The Commission asks the Board to suggest that applicants increasing impervious coverage manage stormwater runoff by planting native trees or shrubs. The roots of these plants will take up water and promote conditions that allow soil to retain water. Adding plants can mitigate the decreased water infiltration imposed by the new impervious coverage. Please refer to the Recommended Tree and Shrub List for an introductory list of native plants available at local nurseries.

https://www.bernards.org/?option=com_fileman&view=file&routed=1&name=Tree%20and%20Shrub%20Replacement%20List.pdf&folder=Environmental&container=fileman-files

The Environmental Commission notes the lack of details regarding the recharge of stormwater as part of the proposed development. The recharge of stormwater is required when impervious



Bernards Township Environmental Commission

surface is increased by > 1,000 sq ft. Site drainage in general is a concern due to the existing characteristics of the property, for example the presence of poorly drained soil.

With regard to the presence of and proposed development on the existing wetlands, the Environmental Commission defers to the NJDEP review of the Freshwater Wetland Individual Permit.

The Commission notes that a tree inventory is not depicted on the plan and asks that the applicant discuss whether any trees will be removed as part of the construction.

ZB 23-007

12 East Allen Street Presbyterian Church - Block 1608 Lot 1
R7 Zone half acre

Conditional use variance to operate a food pantry in existing garage.

No environmental concerns. May want to consider a no idling sign for pickups.

ZB 23-011

76 Highland Avenue - Block 6303 Lot 25
3/4 Acres Zone R-6 Zone
Fence in front yard exceeding maximum allowable height not 50% open

No environmental comment

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



Bernards Township Environmental Commission



BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES – April 24, 2023

CALL TO ORDER

Chairperson Alice Smyk called the meeting to order at 7:00 pm in the Warren Craft Room, Bernards Township Municipal Building in accordance with the Open Public Meeting Act of 1975.

ROLL CALL

Present: Present: Nancy Cook, Elizabeth Cirri, John Crane, Todd Edelstein, Alice Smyk, John Valeri Jr., Sarah Wolfson

Absent: Jennifer Asay

Also Present: Kaitlin Cartoccio, Recording Secretary, Kate Ferrante, New Recording Secretary

APPROVAL OF MEETING MINUTES

Motion to approve the March 27, 2023 minutes made by Sarah Wolfson, seconded by Nancy Cook. All in favor, motion carried.

PUBLIC COMMENT

Sue Kessel, a Bernards Township resident, is completing the Rutgers Environmental Stewardship program. Her interests are mainly invasive species, native species and waterway and streams. She would like to help with a project wherever she can fit in.

John Gray, a Bernards Township resident came to comment on the Native and Invasive Species list that the Environmental Commission Shares. He commented that the Shade Tree Commission is coming out with a new list that the Environmental Commission should share. He also made several comments regarding conservation easements at local residences.

REPORTS & MISCELLANEOUS CORRESPONDENCE

None.



Bernards Township Environmental Commission



DISCUSSION

Subcommittee Reports

- a. **Applications** – No applications.
- b. **ANJEC** – Grant application for guerilla gardening submitted but after reading the fine print, members realized that the targeted property must be preserved.
- c. **Native Pollinator Group/Guerilla Gardening** – Seedlings were handed out at Lord Stirling Park on April 28th.
- d. **Community Outreach/Education** – Nancy Cook and Elizabeth Cirri will work together to determine articles and information for outreach.
- e. **Tree Protection** – Two applications. One tree was dead.

OLD BUSINESS

- a. **Status on Current Projects**
 - i. **Native Plant Sale** - Sarah Wolfson will send out the sign up link for the plant sale.

NEW BUSINESS

- a. **Applications**
No new applications

MEMBER COMMENT

John Crane and Todd Edelstein discussed the easement ordinances that were brought up in Public Comment.

ADJOURNMENT

Meeting was adjourned at 8:17 pm. Motion by John Valeri Jr seconded by Elizabeth Cirri. All in favor, motion carried.

Respectfully submitted,
Kaitlin Cartoccio, Meeting Secretary

Ellen Houlihan

From: Stark, Jillian R <jillian_r_stark@fws.gov>
Sent: Tuesday, May 23, 2023 7:41 AM
Subject: American Cyanamid Superfund Site Trustees Release a Draft Restoration Plan for Public Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

The U.S. Fish and Wildlife Service, the National Oceanic and Atmospheric Administration, and the New Jersey Department of Environmental Protection, (the "Trustees"), have opened a 30-day public comment period on the Draft Floodplain, Riparian, and Wetlands Restoration Plan/Environmental Assessment ("RP/EA") for proposed ecological restoration associated with the American Cyanamid Superfund Site in Bridgewater Township, Somerset County, New Jersey (the "American Cyanamid site"). The Trustees have identified restoration actions that could compensate the public for potential injuries resulting from the release of hazardous substances at the American Cyanamid site. Federal agencies are required to develop an EA as part of the process for determining whether a proposed action has the potential to cause significant adverse environmental impacts. The RP/EA will be available for comment through June 22, 2023. To access the Draft RP/EA, visit: https://www.cerc.usgs.gov/orda_docs/DocHandler.ashx?task=get&ID=9776.

Releases associated with industrial activities at the American Cyanamid site resulted in contamination of soil and groundwater with volatile organic compounds, semi-volatile organic compounds, polychlorinated biphenyls, polycyclic aromatic hydrocarbons, cyanide, and heavy metals. Releases to the Raritan River and Cuckels Brook, a tributary to the Raritan River, as well as associated sediments, groundwater, wetlands, riparian areas, floodplains, and uplands have resulted in potential injury to fish and wildlife.

The Trustees seek to compensate the public for potential injuries to floodplain, riparian, and wetland resources that occurred as a result of the release of hazardous substances at the American Cyanamid site. The preferred restoration alternative is a proposed commitment by a potentially responsible party at the American Cyanamid site to fund and implement the design, construction, and 15-year maintenance of a 112-acre floodplain reforestation project adjacent to the Raritan River on property owned and managed by the Duke Farms Foundation in Hillsborough, New Jersey. The restoration would involve managing invasive species, creating vernal pools, planting approximately 50,000 native trees and shrubs, installing deer fence, and conducting long-term monitoring and maintenance to realize the following benefits for wildlife and the public:

- Improved habitat for a diversity of wildlife including migratory birds, amphibians, and mammals
- Filtering nutrients and pollutants and reducing sedimentation to improve water quality
- Restoring wetland function and hydrology to increase water-table capacity
- Increasing water uptake from trees and shrubs to improve flood resilience
- Increasing shading of the river to keep water temperatures cool for aquatic species

More information is available at: [Floodplain Reforestation Project Proposed Along the Raritan River in Hillsborough, New Jersey | U.S. Fish & Wildlife Service \(fws.gov\)](#). The Trustees are seeking comments through

June 22, 2023 and may be submitted electronically to [Jillian R Stark@fws.gov](mailto:Jillian.R.Stark@fws.gov) or via mail (post-marked by June 22, 2023) to:

Jillian Stark
4 E. Jimmie Leeds Road, Suite 4
Galloway, NJ 08205

Please put "ATTN: 2023 American Cyanamid Draft RP/EA" in the subject line of comments.

Thank you for your time.

Jillian



Jillian Stark
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service | [New Jersey Field Office](#)
4 E. Jimmie Leeds Road, Suite 4 | Galloway, NJ 08205

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB23-005 Block: 7101 Lot: 21 Zone: R-4

Applicant: WADHWA, NANDNI / MOHAN, MADAN

Address of Property: 16 CHAUCER COURT

Description: CONSTRUCTION OF AN IN-GROUND POOL AND AMENITIES REQUIRING RELIEF FOR MAXIMUM IMPERVIOUS COV. NOT BEHIND THE REAR BLDG LINE (LOT 20)

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 checked="" type="checkbox"/> Checklist

SCHEDULING

3.16.23 Original Submission Date
4.30.23 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete
8.28.23 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

3.16.23 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

**TOWNSHIP OF BERNARDS
2022 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: Nandni Wadhwa MADAN MOHAN

Address: 16 Chauver Ct, Bernards, NJ 07920

Phone: (home) _____ (work) _____ (mobile) 908-723-0442

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

2. OWNER (if different from applicant): Same as applicant

Address: _____

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

3. ATTORNEY: N/A

Address: _____

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

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

Name: MGC Associates Profession: P.E.

Address: 237-1 Burr Rd, Burlington, NJ 08016

Phone: 609-556-4915 Email (will be used for official notifications): mgcassociatesllc@gmail.com

5. PROPERTY INFORMATION: Block(s): 7101 Lot(s): 21 Zone: R-4

Street Address: 16 Chauver Ct Total Area (square feet/acres): 0.96 ac.

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

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☐ No ☒ Yes (if yes, explain) current lot coverage 15.5%

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

[] No [x] Yes (if yes, explain) 10' wide utility easement

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

Ex. Single family home. Propose in-ground swimming pool
and pool house and patio, fencing.

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

Z1 - Table 501 Lot coverage 15% allowed, 19.8% proposed
Z1-18.1 pool is not behind rear of dwelling to lot 20

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

Ex. Impervious already over allowable.
Hardship due to location of ex. dwelling on adjacent lot 20

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

APPLICANT(S) SIGN HERE:

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

Signature of Applicant(s): Nandni Wadhwa and _____

Sworn and subscribed before me, this 16th day of September, 2022

[Signature]
Notary

AMANTE SANSANO, JR.
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 12, 2027

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 17 COPIES TOTAL

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	1.0 Ac.	0.96 Ac.	0.96 Ac.
LOT WIDTH	200'	188.0'	188.0'
FRONTAGE	100'	152.32'	152.32'
FRONT YARD SETBACK Pool	N/A	N/A	N/A
REAR YARD SETBACK Pool	20'	N/A	39.1'
COMBINED SIDE YARD	N/A		
SIDE YARD Pool	20'	N/A	70.3'
COVERAGE	15.7%	15.57%	19.8%
HEIGHT	20' pool house	N/A	< 20'
IF REQUIRED, GROSS FLOOR AREA	N/A		
IF REQUIRED, FLOOR AREA RATIO	N/A		
IF REQUIRED, IMPROVABLE LOT AREA	N/A		

SUBMIT ORIGINAL AND 16 COPIES

FORM A

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

SITE INSPECTION CONSENT FORM

Applicant: Nandni Wadhwa

Block: 7101 Lot: 21

Street Address: 16 Chevre Ct

I, Nandni Wadhwa, 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: Nandni Wadhwa Date: 8/13/22

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 §21-42.11.b.1, shown on the plot plan or survey, if 1,000sf or more of new impervious area is proposed.	✓		







CERTIFIED TO:

- MADAN MOHAN & NANDNI WADHWA
- SANTANDER BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
- TRUSTED TITLE, LLC, (TITLE No. TT-17543)
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- MARTIN D. EAGAN, ESQ.

DESCRIPTION:

BEING KNOWN & DESIGNATED AS LOT 47, BLOCK 138.01 ON A MAP ENTITLED "FINAL MAP, CANTERBURY, SECTIONS I & II, LOTS 2 & 2.02, BLOCK 138, TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY" DATED JULY 8, 1999, LAST REVISED MAY 28, 2000 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JULY 27, 2000 AS MAP No. 3517.

NOTES:

- THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY ASSIGNMENT OF THIS SURVEY TO ANY PERSON NOT SO NAMED.
- SUBJECT TO SUCH STATE OF FACT THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
- UNDERGROUND UTILITIES ARE NOT DEPICTED, THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR EXISTENCE OF SAME.
- DEED REFERENCE: BOOK 3567 PAGE 370, FILED IN THE SOMERSET COUNTY CLERK'S OFFICE.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.A.C. 45:8-36.3) AND (N.J.A.C. 13:40-5.1(D)).

CANTERBURY WAY
50' R.O.W.

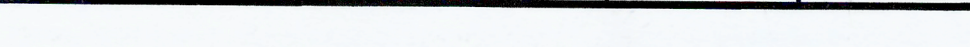
CHAUCER COURT
50' R.O.W.

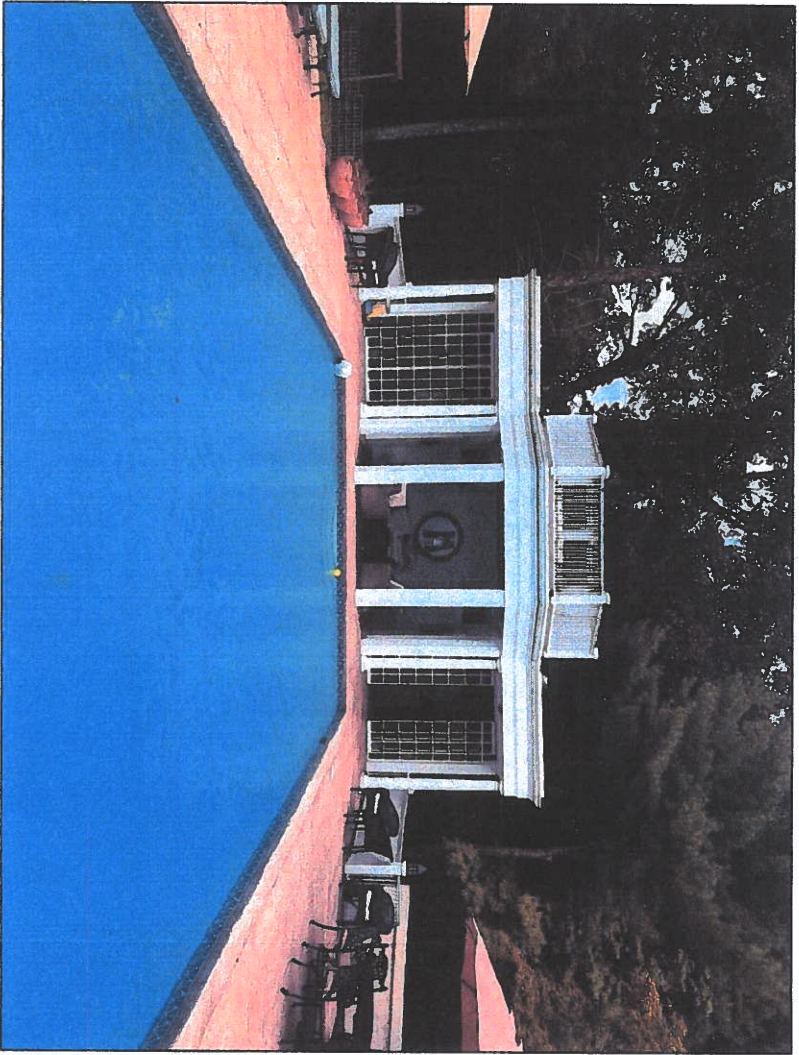
JAMES P. DEADY SURVEYOR, LLC
PROFESSIONAL LAND SURVEYING SERVICES
admin@deadysurveying.com
(908) 534-0145
(908) 534-0147 FAX
205 ROUTE 22 EAST
ONE SALEM SQUARE
SUITE 202 WEST
WHITEHOUSE STATION, NJ 08889

REVISIONS	DATE	Scale: 1"=30'
		Date: 08-14-14
		Drawn By: T.A.
		Check'd By: J.C.R.
		FILE# 1802-993-1
		BK 326 PG 72

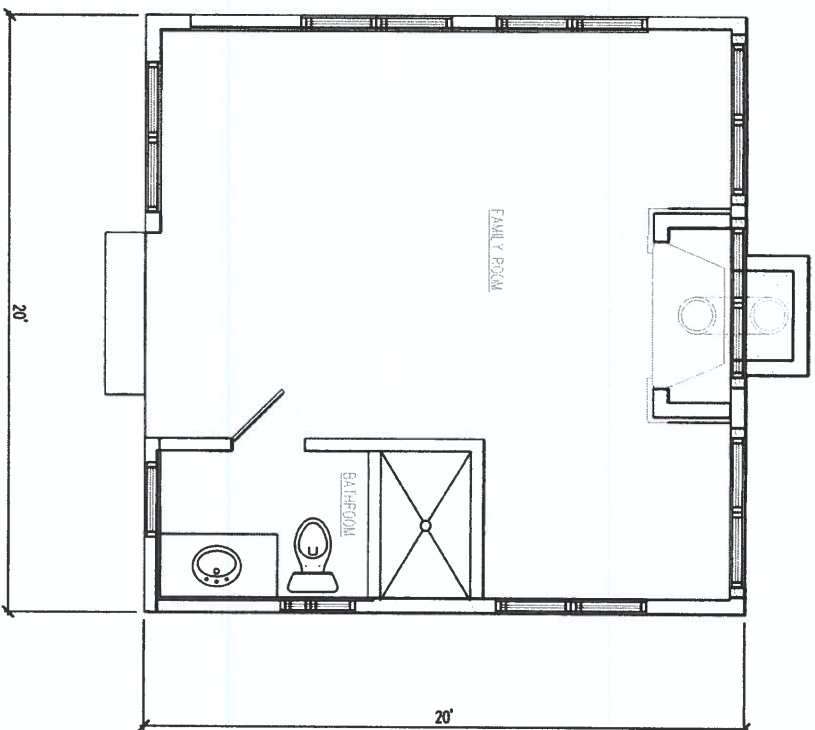
SURVEY
of
TAX LOT 21-BLOCK 71
LOCATED IN THE
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

BY: John C. Ritt
John C. Ritt N.J.P.L.S. Lic. No. 24GS04
Certificate No. 24GA2B





FRONT ELEVATION



FLOOR PLAN

POOL HOUSE SKETCH
TAX LOT 21 BLOCK 7101
16 CHAUCER COURT
BERNARDS TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

EC

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB23-009 Block: 6404 Lot: 13 Zone: RC4

Applicant: FARUK, ALAMAIR & BELUM, TASIM ARA

Address of Property: 145 BERNARD DRIVE

Description: "C" VARIANCE FOR EXCEEDING MAXIMUM
COVERAGE ALLOWED - CONSTRUCTION OF
INGROUND POOL, PATIO, PAVILLION & WALKWAY

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 checked="" type="checkbox"/>	Checklist

SCHEDULING

4.13.23 Original Submission Date
5.20.23 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete
9.25.23 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

4.13.23 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

**TOWNSHIP OF BERNARDS
2023 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: ALAM AIR FARUK & TASIM AIR BELUM

Address: 145 BERNARD DR. BASKING RIDGE NJ 07920

Phone: (home) 848-248-9688 (work) _____ (mobile) _____

Email (will be used for official notifications): ALAMFM76@gmail.com

2. OWNER (if different from applicant): _____

Address: _____

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

3. ATTORNEY: _____

Address: _____

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

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

Name: MGL Associates Profession: Engineer

Address: 237-1 Buirs Rd, Burlington, NJ 08016

Phone: 609-556-4915 Email (will be used for official notifications): MGLASSOCIATESLLC@GMAIL.COM

5. PROPERTY INFORMATION: Block(s): 16207 Lot(s): 13 Zone: RL-4

Street Address: 145 Bernard Dr. Total Area (square feet/acres): 21,805 sf

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

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

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

[☒] No [] Yes (if yes, explain) _____

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

In-ground swimming pool and pavilion and walkway

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

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

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

APPLICANT(S) SIGN HERE:

I/we, ALAMAIR FARUK and TASIM ARA BELUM 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): A. [Signature] and [Signature]

Sworn and subscribed before me, this 15TH day of FEBRUARY, 2023

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

SUBMIT ORIGINAL AND 16 COPIES

FORM A

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

SITE INSPECTION CONSENT FORM

Applicant: ALAMAIR FARUK

Block: 162.7 Lot: 13

Street Address: 145 BERNARD DRIVE

I, ALAMAIR FARUK, 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: A. Faruk Date: 2/1/23

SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000	21,805 sq	-
LOT WIDTH	125	140.7	-
FRONTAGE	50	150.37	-
FRONT YARD SETBACK	50	55'	-
REAR YARD SETBACK	20 50	59.2'	20' Pool
COMBINED SIDE YARD	50	58.47	55.2 Pool
SIDE YARD	25	29.2	20' Pool
COVERAGE	20%	20.9%	29.1%
HEIGHT	N/A	-	-
IF REQUIRED, GROSS FLOOR AREA	N/A	-	-
IF REQUIRED, FLOOR AREA RATIO	N/A	-	-
IF REQUIRED, IMPROVABLE LOT AREA	N/A	-	-

APPENDIX D, ARTICLE III

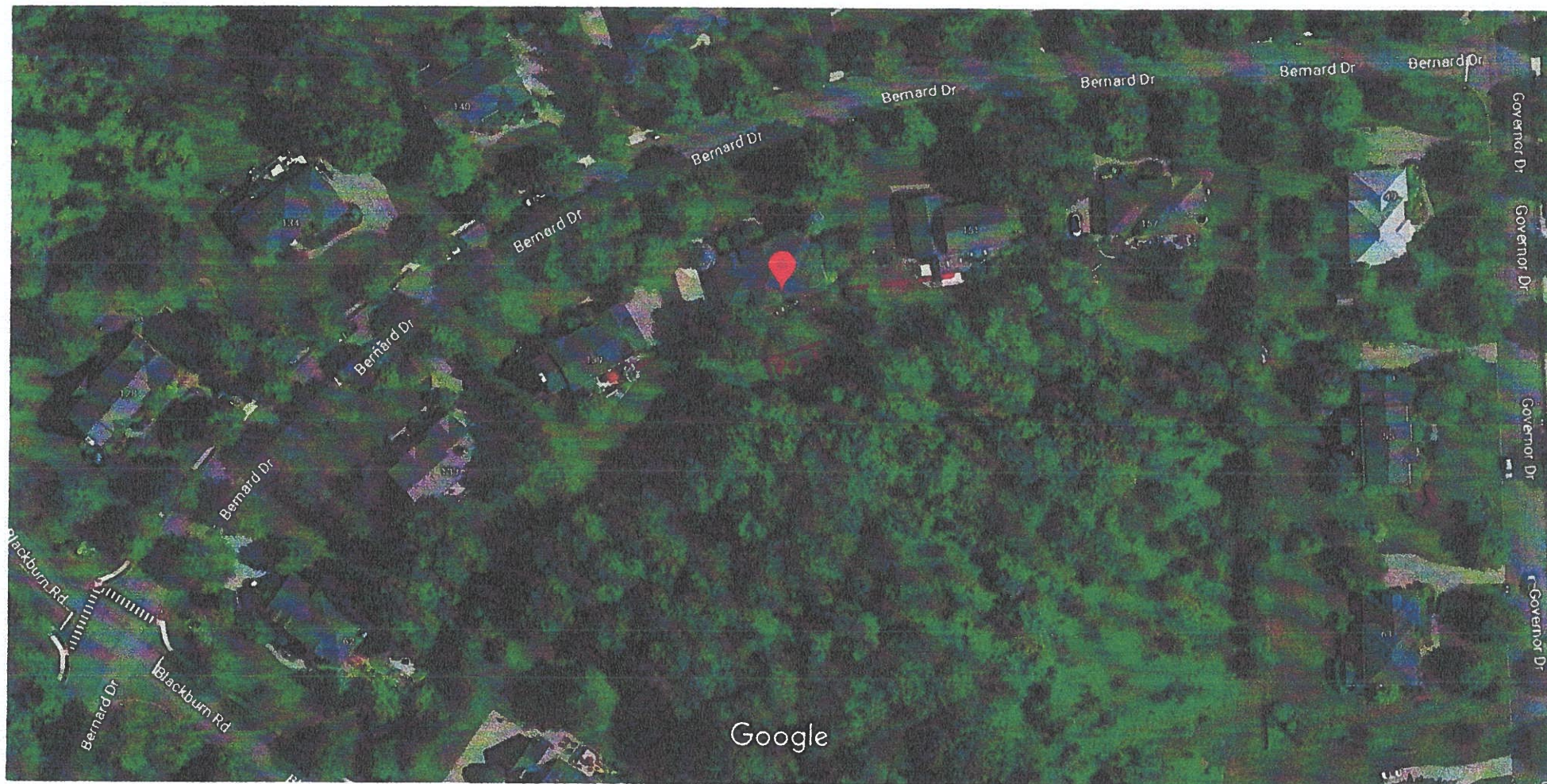
Checklist

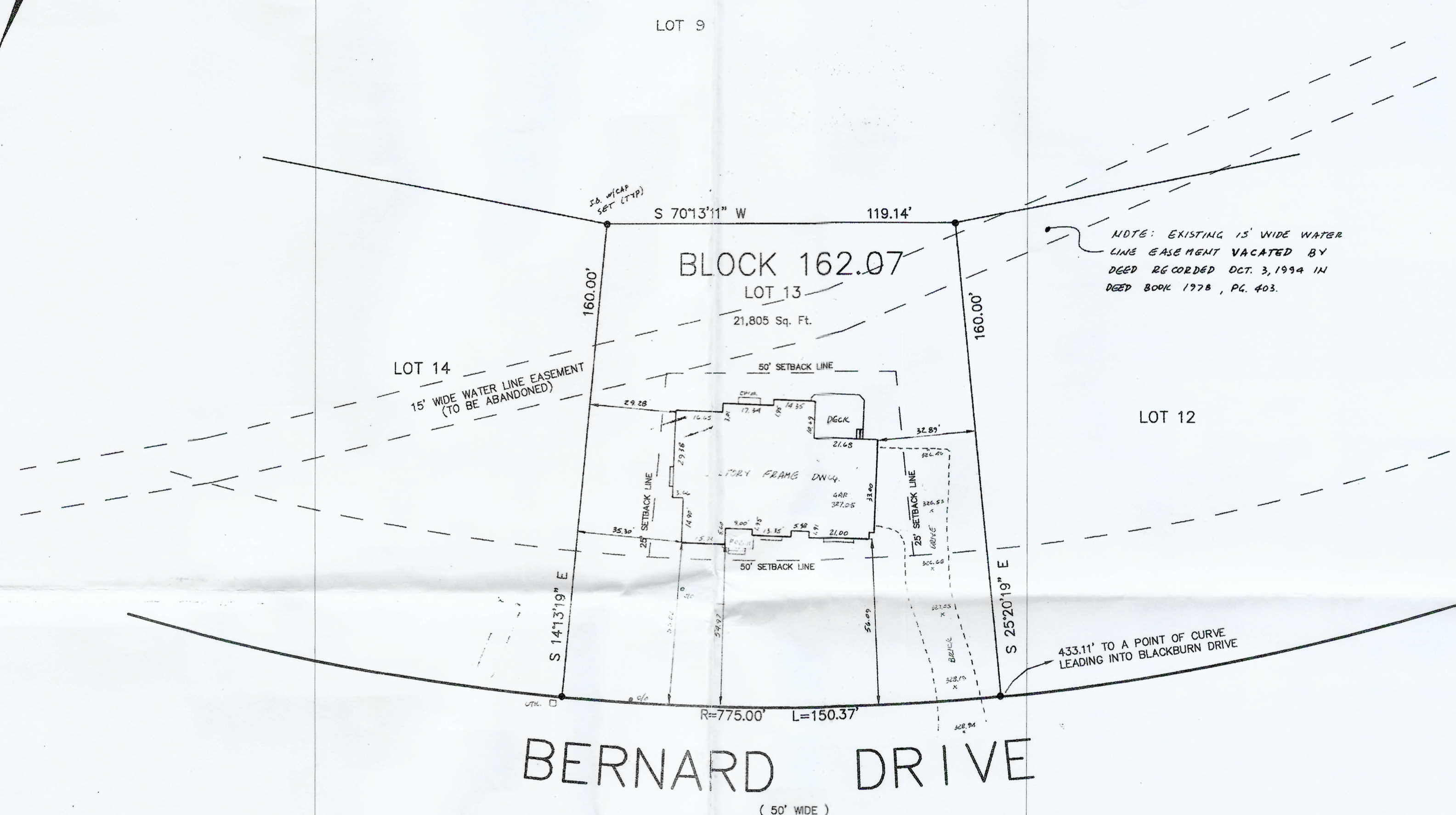
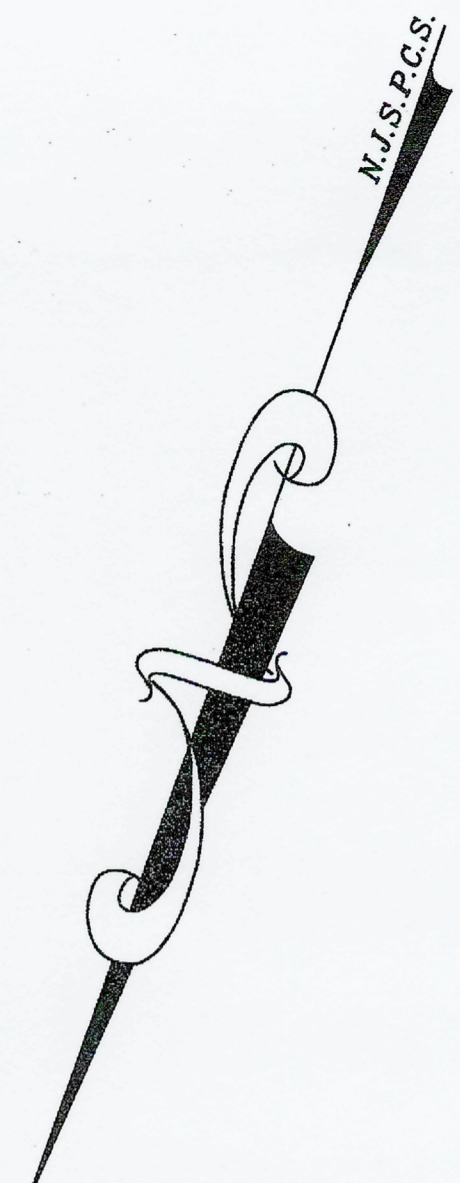
Application for Approval of a Variance Pursuant to NJSA 40:55D-70(c)

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

No.	Item	Submitted	Not Applicable	Waiver Requested
1	A completed application form and checklist.	✓		
2	A certificate from the tax collector indicating that taxes are paid.	✓		
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 §21-42.11.b.1, shown on the plot plan or survey, if 1,000sf or more of new impervious area is proposed.	✓		







NOTES:

THE WORD CERTIFY, IN ANY FORM, AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THIS PLAN AND CERTIFICATION IS MADE SOLELY TO THE HEREON NAMED PARTIES AND IS NOT TRANSFERABLE, EXCEPT TO THE MORTGAGE HOLDER WHICH SHALL SURVIVE TO ITS SUCCESSORS AND ASSIGNS.

IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE ORIGINAL SURVEYOR IT IS AN UNAUTHORIZED DOCUMENT.

THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A COMPLETE AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.

CORNER MARKERS WILL BE SET BY CONTRACTUAL ARRANGEMENT WITH FRANK SHU.

LOT COVERAGE IS 20%

DEED DESCRIPTION:

BEING LOT 13 BLOCK 162.07 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL MAP OF SHERBROOK @ BERNARDS II PHASE FOUR" TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY, FILED IN THE SOMERSET COUNTY CLERK'S OFFICE SEPTEMBER 22, 1993 AS MAP NO. 2953.

CERTIFIED TO:

N.S. FRANK SHU & WEI YUNG VIRGINIA SHU, H/W
LAURENCE J. SHAPIRO, ESQ.
PROGRESSIVE TITLE AGENCY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SUMMIT BANK, ITS SUCCESSORS AND/OR ASSIGNS
SHERBROOK DEVELOPERS, INC.
WILF & SILVERMAN, ESQS.

	SURVEY OF LOT 13 BLOCK 162.07 FINAL MAP OF SHERBROOK @ BERNARDS II PHASE FOUR TOWNSHIP OF BERNARDS, SOMERSET CO. NEW JERSEY		Keller & Kirkpatrick Inc. 900 Lanidex Plaza, Parsippany, N.J. 07054 201-377-8500 CONSULTING ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS PLANNERS ROBERT C. KIRKPATRICK, JR., P.E., P.L.S., LIC. 11359 STANLEY T. OMLAND, P.E., LIC. 30696 MATTHEW L. MARTINI, P.L.S., LIC. 30088	DATE: JULY 26, 1994 SCALE: 1" = 30' FLD. BK.: 98-18 PROJ.: 921202 CHKD.: mm PAGE: 	<table border="1"><tr><td>6</td><td>SET CORNERS</td><td>4/12/95</td></tr><tr><td>5</td><td>ADD CERTIFICATION</td><td>4/4/95</td></tr><tr><td>4</td><td>UPDATE SURVEY</td><td>9/29/95</td></tr><tr><td>3</td><td>FINAL SURVEY</td><td>9/28/95</td></tr><tr><td>2</td><td>FOUNDATION LOCATION</td><td>9/16/94</td></tr><tr><td>1</td><td>Stake for Construct.</td><td>7/27/94</td></tr></table>	6	SET CORNERS	4/12/95	5	ADD CERTIFICATION	4/4/95	4	UPDATE SURVEY	9/29/95	3	FINAL SURVEY	9/28/95	2	FOUNDATION LOCATION	9/16/94	1	Stake for Construct.	7/27/94
			6	SET CORNERS	4/12/95																		
5	ADD CERTIFICATION	4/4/95																					
4	UPDATE SURVEY	9/29/95																					
3	FINAL SURVEY	9/28/95																					
2	FOUNDATION LOCATION	9/16/94																					
1	Stake for Construct.	7/27/94																					

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB23-010 Block: 1902 Lot: 8 Zone: R-6

Applicant: STONE, JODYM. & CLARK, CAROLYN H.

Address of Property: 11 CULBERSON ROAD

Description: RELIEF FOR MAXIMUM LOT COVERAGE &
MAXIMUM HEIGHT OF AN ACCESSORY BUILDING
TO CONSTRUCT A 2-STORY 2-CAR DETACHED GARAGE

APPLICATION CHECKLIST

<input checked="" type="checkbox"/>	Original + 16 copies of Application
<input checked="" type="checkbox"/>	W-9
<input checked="" type="checkbox"/>	Site Visit Consent (A)
<input type="checkbox"/>	Ownership Form (B)
<input checked="" type="checkbox"/>	200' Property Search List (C)
<input checked="" type="checkbox"/>	Tax Certification (D)
<input checked="" type="checkbox"/>	Notice to be Served/Published (E)
<input checked="" type="checkbox"/>	Dimensional Statistics Form (F)
<input type="checkbox"/>	Contributions Disclosure Form (G)

<input checked="" type="checkbox"/>	Engineering Plan/Plot Plan
<input checked="" type="checkbox"/>	Architectural Plans
<input checked="" type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	Photographs
<input type="checkbox"/>	Wetlands Report/LOI
<input checked="" type="checkbox"/>	Application Fee
<input checked="" type="checkbox"/>	Escrow Deposit
<input checked="" type="checkbox"/>	Imaging Fee
<input type="checkbox"/>	Tax Map Revision Fee
<input checked="" type="checkbox"/>	Checklist

SCHEDULING

<u>4.21.23</u>	Original Submission Date
<u>6.5.23</u>	Completeness Deadline (45 days)
_____	Incomplete Date
_____	Resubmission Date
_____	Date Complete
<u>10.3.23</u>	Time to Act (45/95/ <u>120 days</u>)

HEARING

_____	Notice to Property Owners
_____	Date of Publication
_____	Completeness Hearing
<u>7.13.23</u>	Public Hearing
_____	Carried to Date
_____	Decision - Approved/Denied
_____	Resolution Memorialized
_____	Resolution Published

DISTRIBUTION

<u>4.24.23</u>	Environmental Comm
_____	Fire Official
_____	LCFAS
_____	Police

NOTES



BRETT A. RADI
SOMERSET COUNTY CLERK
20 GROVE STREET
P.O. BOX 3000
SOMERVILLE, NJ 08876-1262

Recorded: 06/22/2015 09:17:35 AM

Book: OPR 6801 Page: 766-772

Instrument No.: 2015024908

DEED 7 PGS \$93.00

CONSIDERATION: \$1,650,000.00

EXEMPTION: OD

NJ REALTY XFER FEE: \$17,440.00

1% GRANTEE TAX: \$16,500.00

Recorder: ECKLES

DO NOT DISCARD



2015024908

Law Offices of Frederick B. Zelley

53 Division Avenue – First Floor
Post Office Box 324
Millington, New Jersey 07946

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

Telephone: (908) 647-6001
Facsimile: (908) 647-8939
Email: fzelley@fbzlegal.com

April 20, 2023

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 Variances
Applicants: Carolyn S. Clark and Jody M. Stowe
Tax Block 1902, Lot 8 – 11 Culberson Road

Dear Ms. Kiefer:

This office represents Carolyn S. Clark and Jody M. Stowe, the Applicants in the above referenced Application.

Enclosed herewith please find the following:

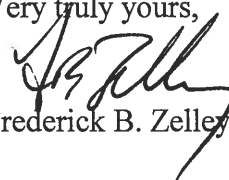
1. Bernards Township Zoning Board of Adjustment Application (O+16)
2. Addendum to Application (O+16)
3. C Variance Checklist (17)
4. Dimensional Statistics Sheet (17)
5. Site Inspection Consent Form (17)
6. Proposed Notice of Hearing (17)
7. 200' Property Owners List (17)
8. Property Tax Certification

9. Copy of Board of Adjustment Resolution (ZB14-019) (17)
10. Copy of Applicants' Deed (17)
11. Site Photographs (15 photos) (17 sets)
12. Neighborhood Photographs (5 photos) (17 sets)
13. Engineering Plans by Page-Mueller Engineering (2 Sheets) (17 Sets)
14. Survey by James P. Deady Surveyor, LLC (17)
15. Architectural Plans by Washington Architectural Group (3 Sheets) (17 Sets)
16. Our client's checks in the respective amounts of \$100.00 for the application fees, \$1,500.00 for the escrows and \$25.00 for the document imaging fee.
17. Form W-9 (if required)

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: Mesdames Carolyn S. Clark and Jody M. Stowe (via email, w/o plans)
Catherine A. Mueller, P.E. (via email, w/o plans)

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: Carolyn S. Clark and Jody M. Stowe

Address: 11 Culberson Road, Basking Ridge, New Jersey 07920

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

Email (will be used for official notifications): _____

2. OWNER (if different from applicant): (same as Applicant)

Address: _____

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

3. ATTORNEY: Frederick B. Zelley / Law Offices of Frederick B. Zelley LLC

Address: 53 Division Avenue, First Floor, P.O. Box 324, Millington, New Jersey 07946

Phone: (908) 647-6001 Email (will be used for official notifications): fzelley@fbzlegal.com

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

Name: Catherine A. Mueller / Page-Mueller Eng. Consult. Profession: P.E.

Address: P.O. Box 4619, Warren, New Jersey 07059

Phone: (732) 805-3979 Email (will be used for official notifications): cmueller@pagemuellereng.com

5. PROPERTY INFORMATION: Block(s): 1902 Lot(s): 8 Zone: R-6

Street Address: 11 Culberson Road Total Area (square feet/acres): 41,481sf/0.95ac

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*) Variance granted for deficient lot width. Please see copy of Resolution submitted herewith.

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☐ No ☒ Yes (*if yes, explain*) Existing impervious coverage is 18.54% (7,691 sf) where 18% (7,467 sf) is permitted. This is due to installation of gravel walkways, etc., which Applicants did not realize are considered impervious in Bernards Township.

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

[☒] No [☐] Yes (if yes, explain and attach copy) (None known)

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

Please see Addendum

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

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

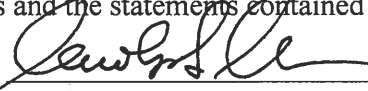
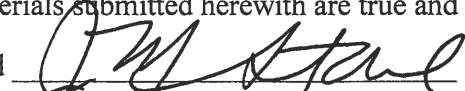
11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: _____

Please see Addendum

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

APPLICANT(S) SIGN HERE:

I/we, Carolyn S. Clark and Jody M. Stowe 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 20th day of April, 2023.


Frederick B. Zelley, Attorney at Law of the 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 _____, 2023.

Notary

Addendum to Application for Bulk Variances

Applicants: Carolyn S. Clark and Jody M. Stowe

Tax Block 1902, Lot 8 – 11 Culberson Road (R-6 Zone)

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

4. [Additional Professionals]

David C. Washington, Architect
or Thomas Chauvette, Architect
Washington Architectural Group
930 Mt. Kemble Avenue
Morristown, New Jersey 07960
Phone: (973) 425-7722
FAX: (973) 425-1366
Email: dcwarch@aol.com

9. [Description of the Existing Property and the Proposal/Request]

The Applicants wish to construct a detached, front load, two bay garage with a second level recreation/golf room at the end of their existing driveway, on the right (east) side of their property. They will soon have four (4) licensed drivers in their family with separate vehicles. They also have a collector vehicle. They wish to be able to garage all of the said vehicles, for protection from the elements as well as from theft given the recent increase in residential auto thefts in the area.

10. [Description of Requested Variances or Exceptions]

This is an application for bulk variances for impervious coverage (21.58% (8,950 sf) where 18% (7,467 sf) is permitted in the R-6 Zone) and for excessive height of an accessory building (detached garage) (21.92' where 20' is permitted).

With the exception of the aforementioned variances, 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 Applicant may seek the same in accordance with such direction.

11. [Arguments in Support of Application]

The variances requested would be "C-2" flexible variances, 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. The addition of the detached garage to the Applicants' property would advance the following purposes of the MLUL, as set forth in N.J.S.A. 40:55D-2:

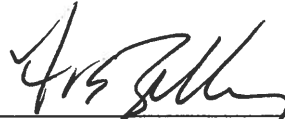
- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare, by providing safe storage of the Applicants' vehicles and by providing a safe environment (on the second level of the proposed garage) within which the Applicant and their family can recreate;
- c. To provide adequate light, air and open space, by constructing a second building detached from the main house, rather than increasing the size and mass of the house; and
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement, by constructing an attractive accessory structure architecturally complementary to the Applicants' home and the surrounding neighborhood.

Additionally, the proposed attractive additional garage with recreation space would assist in improving the housing stock and 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 Negative Criteria are also satisfied, as the variances 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. In fact, there are several detached garages in the Applicants' neighborhood which are as large if not larger than their proposed garage, the existence of which has not been detrimental to the public good and has not substantially impaired of the intent and the purpose of the zone plan and zoning ordinance.

Respectfully Submitted,

LAW OFFICES OF
FREDERICK B. ZELLEY LLC



By: Frederick B. Zelley, Esq.
Attorneys for the Applicants
Carolyn S. Clark and Jody M. Stowe

Dated: April 20, 2023

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 §21-42.11.b.1, shown on the plot plan or survey, if 1,000sf or more of new impervious area is proposed.	×		

SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	0.75 Ac.	0.95 Ac.	0.95 Ac.
LOT WIDTH	150'	148.74' (VG)	148.74' (VG)
FRONTAGE	75'	149.90'	149.90'
FRONT YARD SETBACK	50'	56.1'	56.1'
REAR YARD SETBACK	50'	151.9'	151.9'
COMBINED SIDE YARD	75'	77.7'	77.7'
SIDE YARD	30'	31.19'	31.19'
COVERAGE	18%	18.54% (P)	21.58% (VR)
HEIGHT (Garage)	20'	N/A	21.92' (VR)
IF REQUIRED, GROSS FLOOR AREA	N/A		
IF REQUIRED, FLOOR AREA RATIO	N/A		
IF REQUIRED, IMPROVABLE LOT AREA	7,500 sf	13,066 sf	13,066 sf

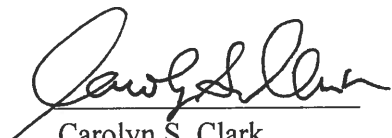
(P) = Pre-existing non-conforming condition
 (VG) = Variance previously granted
 (VR) = Variance required

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

SITE INSPECTION CONSENT FORM

Applicant: Carolyn S. Clark and Jody M. Stowe Application: Bulk Variances
Block: 1902 Lot: 8 Street Address: 11 Culberson Road

I, Carolyn S. Clark and Jody M. Stowe, 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: 4/20/23
Carolyn S. Clark

Signature:  Date: 4/20/23
Jody M. Stowe

NOTICE OF PUBLIC HEARING
BERNARDS TOWNSHIP BOARD OF ADJUSTMENT

YOU ARE HEREBY NOTIFIED that the undersigned Applicant has filed an application with the Bernards Township Board of Adjustment for variance relief relative to the Applicants' property known as Tax Block 1902, Lot 8 and located at 11 Culberson Road, Basking Ridge, New Jersey, which is in the R-6 Residential Zone.

This is an application for bulk variances for impervious coverage (21.58% (8,950 sf) where 18% (7,467 sf) is permitted) and for excessive height of an accessory building, specifically a proposed detached garage with second level recreation room (21.92' where 20' is permitted).

With the exception of the aforementioned variances, 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, , 2023 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.

Carolyn S. Clark and Jody M. Stowe /s/

Dated: April 20, 2023

Submitted by:

Frederick B. Zelley, Esq.
Law Offices of Frederick B. Zelley LLC
53 Division Avenue - First Floor
P.O. Box 324
Millington, New Jersey 07946
Telephone: (908) 647-6001
Facsimile: (908) 647-8939
Email: fzelley@fbzlegal.com



OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

One Collyer Ln, Basking Ridge, NJ 07920

(908) 204-3082 Fax (908) 766-1643

assessor@bernards.org

200 Foot Property Search

** VALID FOR 90 DAYS **

Date: 04/18/2023

Block: 1902 Property Location: 11 Culberson Rd

Lot(s): 8 Applicant: Frederick B. Zelle, Esq.

Qual:

Phone : Fax: Email: fzelley@fbzlegal.com

PROPERTY OWNER INFORMATION

Owner Name: Clark / Stowe

Address: 11 Culberson Rd

City, State, Zip: Basking Ridge, NJ 07920

Due to the location of the referenced Block and Lot,
the following Fire Company Should be notified:

Basking Ridge Fire Company, P.O. Box 326, Basking Ridge, NJ 07920

Return By: E-Mail ☒ Mail ☐ Fax ☐ Pick-Up ☐

Email Report To: Frederick B. Zelle, Esq.

fzelley@fbzlegal.com

CERTIFIED BY:

David Centrelli, CTA
Assessor, Township of Bernards

Amount Paid: \$10.00

Check No.: 1046

Date Paid: 04/18/2023



Bernards Township

Parcel Offset List

Target Parcel(s): Block-Lot: 1902-8
CLARK, CAROLYN S & JODY M STOWE
11 CULBERSON RD

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

Block-Lot: 2701-5

BATCHELOR, CHRISTOPHER D & SINHA, S
26 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 26 CULBERSON RD

Block-Lot: 2701-4

CARUSO, KENNETH & JOYCE
20 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 20 CULBERSON RD

Block-Lot: 2701-3

ROSSI, PATRICK & NESA
14 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 14 CULBERSON RD

Block-Lot: 2701-2

TAN, EUGENE Y & NG, CHARLENE C
8 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 8 CULBERSON RD

Block-Lot: 2701-1

KOLETO, GREGORY
101 SPENCER RD
BASKING RIDGE NJ 07920
RE: 101 SPENCER RD

Block-Lot: 1902-10

KACZUN, MICHAEL & BAMBERGER, S
23 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 23 CULBERSON RD

Block-Lot: 1902-9

MARYLES, DAVID & TARA
17 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 17 CULBERSON RD

Block-Lot: 1902-7

LESZKOWICZ, GEORGE A
97 SPENCER RD
BASKING RIDGE NJ 07920
RE: 97 SPENCER RD

Block-Lot: 1902-29

BOBSIN, JOHN H & LYNN M
16 VOORHEES DR
BASKING RIDGE NJ 07920
RE: 16 VOORHEES DR

Block-Lot: 1902-28

LUPIA, BERNADETTE M & JOSEPH A
20 VOORHEES DR
BASKING RIDGE NJ 07920
RE: 20 VOORHEES DR

Block-Lot: 1902-27

GRUENING, RAINER & EVELYN
24 VOORHEES DR
BASKING RIDGE NJ 07920
RE: 24 VOORHEES DR

Block-Lot: 1902-6

GUNN, KEVIN & MEGAN
91 SPENCER RD
BASKING RIDGE NJ 07920
RE: 91 SPENCER RD

Block-Lot: 1902-5

CAPRIGLIONE, VINCENZO & SAMANTHA

85 SPENCER RD

BASKING RIDGE NJ 07920

RE: 85 SPENCER RD

Block-Lot: 1902-4

ROBERTS, DOUGLAS B & CHRISTINE U

79 SPENCER RD

BASKING RIDGE NJ 07920

RE: 79 SPENCER RD





Assessor

Property Summary		Portal	Refresh	Open All	Close All
Owner:	CLARK, CAROLYN S & JODY M STOWE				
Location:	11 CULBERSON RD				
Block:	1902				
Lot:	8				
Lead Parcel:	Yes				
Qualifier:					

- ▼ About the Owner...
- ▼ About the Property...
- ▼ About the Taxes...
- ▼ Projects...
- ▼ Construction...
- ▼ Complaints...
- ▼ Health...
- ▼ Land Use...
- ▼ Engineering...
- ▼ Health Pro...
- ▼ Fire Prevention...
- ▼ Attachments...
- ▼ Comments...

BATCHELOR, CHRISTOPHER D & SINHA, S
26 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 2701-5: 26 CULBERSON RD

CARUSO, KENNETH & JOYCE
20 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 2701-4: 20 CULBERSON RD

ROSSI, PATRICK & NESA
14 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 2701-3: 14 CULBERSON RD

TAN, EUGENE Y & NG, CHARLENE C
8 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 2701-2: 8 CULBERSON RD

KOLETO, GREGORY
101 SPENCER RD
BASKING RIDGE NJ 07920
RE: 2701-1: 101 SPENCER RD

KACZUN, MICHAEL & BAMBERGER, S
23 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 1902-10: 23 CULBERSON RD

MARYLES, DAVID & TARA
17 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 1902-9: 17 CULBERSON RD

LESZKOWICZ, GEORGE A
97 SPENCER RD
BASKING RIDGE NJ 07920
RE: 1902-7: 97 SPENCER RD

BOBSIN, JOHN H & LYNN M
16 VOORHEES DR
BASKING RIDGE NJ 07920
RE: 1902-29: 16 VOORHEES DR

LUPIA, BERNADETTE M & JOSEPH A
20 VOORHEES DR
BASKING RIDGE NJ 07920
RE: 1902-28: 20 VOORHEES DR

GRUENING, RAINER & EVELYN
24 VOORHEES DR
BASKING RIDGE NJ 07920
RE: 1902-27: 24 VOORHEES DR

GUNN, KEVIN & MEGAN
91 SPENCER RD
BASKING RIDGE NJ 07920
RE: 1902-6: 91 SPENCER RD

CAPRIGLIONE, VINCENZO & SAMANTHA
85 SPENCER RD
BASKING RIDGE NJ 07920
RE: 1902-5: 85 SPENCER RD

ROBERTS, DOUGLAS B & CHRISTINE U
79 SPENCER RD
BASKING RIDGE NJ 07920
RE: 1902-4: 79 SPENCER RD



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
Gilbert Trinidad
501 Coolidge St
South Plainfield, NJ 07080
(732) 427-5217 | 5. NEW JERSEY AMERICAN WATER CO
Donna Short, GIS Supervisor
NJ-American Water Company, Inc.
1025 Laurel Oak Rd
Voorhees, NJ 08043 | 9. 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. JCP & L/ GPU
Service Tax Dept
PO Box 1911
Morristown, NJ 07962-1911 | 6. CABLEVISION OF RARITAN VALLEY
275 Centennial Ave; CN6805
Piscataway, NJ 08855
Attn: Marguerite Prenderville
Construction Dept | 10. TRANSCONTINENTAL GAS PIPELINE
Division Office
3200 S Wood Ave
Linden, NJ 07036 |
| 3. PUBLIC SERVICE ELECTRIC & GAS
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102 | 7. BERNARDS TWP SEWERAGE ATHTY
One Collyer Ln.
Basking Ridge, NJ 07920
(908) 204-3002 | 11. VERIZON BUSINESS/MCI
Right of Way Dept.
2400 N. Glenville Dr.
Richardson, TX 75082 |
| 4. VERIZON COMMUNICATIONS
Engineering
6000 Hadley Rd
South Plainfield, NJ 07080 | 8. ENVIRONMENTAL DISPOSAL CORP
William Halsey, President
PO Box 709
Pluckemin, NJ 07978
(908) 234-0677 | |

PLEASE NOTE:

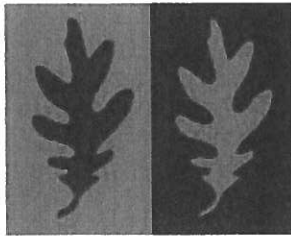
Numbers 1,2,3,4 and 6 are
registered with the Township and
REQUIRE NOTIFICATION

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

Kevin Sant'Angelo, Tax Collector

1 Collyer Lane, Basking Ridge, NJ 07920

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

April 18, 2023

This is to certify that the property located at Block 1902 Lot 8, otherwise known as 11 Culberson Rd. Basking Ridge, NJ, is assessed to Clark, Carolyn S & Jody M Stowe property taxes are paid current through 1st Quarter 2023.

Very truly yours.

Kevin Sant'Angelo
Tax Collector

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF BERNARDS**

**ROCKRIDGE COURT, LLC
Case No. ZB14-019**

RESOLUTION

WHEREAS, ROCKRIDGE COURT, LLC (the "Applicant"), has applied to the Zoning Board of Adjustment of the Township of Bernards (the "Board"), for the following bulk variance in connection with the removal of the existing dwelling, shed and swimming pool, and construction of a two-story, 5,283 square foot dwelling with attached three-car garage, on property identified as Block 1902, Lot 8 on the Tax Map, more commonly known as 11 Culberson Road:

A variance for a pre-existing lot width of 148.74 feet, whereas the minimum required lot width in an R-6 (3/4 acre) residential zone is 150 feet, pursuant to Section 21-15.1.d.1 and Table 501 of the Land Development Ordinance; and

WHEREAS, a public hearing on notice was held on such application on September 3, 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 Applicant 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 lot is a 41,481 square foot (0.952) acre lot, pre-existing slightly undersized as to lot width, fronting on Culberson Road (the "Property").

3. The Property is presently improved with a dwelling with shed, swimming pool and related walkways and driveway. The Applicant proposes to remove the existing structures and construct a two-story 5,283 square foot dwelling with attached three-car garage.

4. The Applicant's proposal is depicted on a Variance Plan prepared by Kevin G. Page, P.E., P.P., dated July 8, 2014, last revised on August 6, 2014, same consisting of 2 sheets. The Applicant's proposal also is depicted on architectural plans prepared by Washington Architectural Group, P.A. undated, same consisting of 4 (of 12) sheets.

5. The requested variance for the minimum lot width deviation is governed by the criteria of N.J.S.A. 40:55D-70(c).

6. The Applicant submitted a Wetlands/Transition Area Investigation Report, dated July 15, 2014, by David C. Krueger, President of Environmental Technology, Inc., concluding that no portion of the proposed construction activities are within the jurisdiction of NJDEP's Freshwater Wetlands Protection Act Rules, and the project does not require any authorizations pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A).

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

8. Kevin G. Page, P.E., P.P., of Page Engineering Consultants, P.C., Warren, NJ, was duly sworn according to law, provided his credentials and was accepted by the Board as an expert in the fields of both civil engineering and professional planning.

9. Mr. Page characterized the Property as “oversized” since it is almost 1 acre in lot area, whereas the minimum lot area in the R-6 is three quarters of an acre. He characterized the minimum lot width deviation of 1.26 feet as being de minimis and noted that most of the neighboring lots are also slightly more narrow than the minimum required lot width. Mr. Page also pointed out that most of the homes in the neighborhood, which he characterized as a “neighborhood in transition”, were comparable in size and character to the proposed two-story, 5 bedroom colonial home. Mr. Page also noted that the proposed dwelling will comply with all setback and other zoning requirements, except for the de minimis deficiency in the lot width, which is something that is outside the control of the Applicant. Mr. Page also pointed out that the existing dwelling deviates from some of the recently amended zoning requirements (for which it is grandfathered), but that the proposed dwelling will comply with all current zoning standards.

10. On questioning by a Board Member, Mr. Page conceded that the proposed front-yard setback of 51 feet (as opposed to the existing front-yard setback of 73 feet), while conforming, is still almost one-third less than the existing front-yard setback.

11. Robert Horowitz, with a business address of 20 Watchung Avenue, Chatham, NJ, was duly sworn according to law. Mr. Horowitz testified that he is a member of the LLC Applicant and himself a home builder who will be principally overseeing the construction of the proposed dwelling. He testified that he has built 17 houses in Basking Ridge and is a resident of the Township. Mr. Horowitz testified that he was concerned about moving the proposed dwelling further back from the front property line given the location of the existing swimming

pool and also the swimming pool to the rear of the dwelling on the neighboring corner lot to the east which, if the proposed dwelling were located further back on the Property, would be, at least in part, located in front of the front building line of the proposed dwelling (i.e., within in the viewshed of the front yard). He also testified that there was substantial existing landscaping that screened the view between the existing dwelling on the Property and the swimming pool on the adjacent corner lot.

12. Mr. Page introduced into evidence, as Exhibit A-1, an aerial view of the Property and the existing dwelling thereon, and he indicated thereon the proposed front-yard setback for the new dwelling. The Applicant stipulated, as a condition of approval, to moving back by approximately 5 feet the front building line of the proposed new dwelling, and the Board accepted such stipulation with the understanding that the Applicant would be relieved of any associated side-yard setback deviations and afforded variance relief therefrom, which was within the jurisdiction of the Board to grant given that the Applicant provided the requisite notice to the public and 200-foot property owners. Mr. Page testified that it was his expectation that no side yard variance would be necessary.

13. Mr. Page introduced into evidence, as Exhibit A-2, one sheet of 8 photographs of the Property, including views of the home directly across the street to the south on Lot 3 (second line, far right photograph) and Lot 9 to the west (bottom far right photograph). Mr. Page testified that he took these photographs in July of this year and that they constitute an accurate depiction of the various views from the Property.

14. Mr. Horowitz testified that many of the neighboring properties were comparable in size and character to the proposed dwelling. He specifically identified the home across the street on Lot 3 as being approximately 5,000 square feet and selling for approximately 1.5 million dollars, whereas he testified that the proposed dwelling was slightly less than 5,300 square feet and he anticipated it would sell for slightly less than did the home on Lot 3. Mr. Horowitz also estimated the front-yard setback of the home on adjacent Lot 9 to the west as being between 55 and 60 feet. He also testified that he discussed the proposal with neighbors and that they expressed that they were pleased to have the proposed dwelling constructed on the Property, anticipating that it would increase the value of their homes.

15. The Applicant stipulated to all of the conditions set forth below.

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

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

18. First, as to the "positive criteria" for a "(c)(1)" or "hardship" variance, the Board finds that the Applicant has satisfied its burden of demonstrating that strict application of the zoning regulations will result in peculiar and exceptional difficulties to, or exceptional and undue hardship upon it. The Board recognizes that the Applicant's lot was conforming until 1999, when the minimum lot width requirement increased from 125 feet to 150 feet. The Board also recognized that the Applicant's lot is one of twelve lots in the R-6 zone along Culberson Road, and ten of the twelve lots are interior lots like the Applicant's lot, and two lots are corner lots

containing dwellings which face Spencer Road. The Board observes that, based upon the Township tax map, all ten of the interior lots, including the Applicant's lot, are either 150 feet wide or slightly less than 150 feet wide. As such, the Board concludes that the lot width deviation was a pre-existing de minimis condition that was not self-created by this Applicant, the owner of the Property or any predecessor-in-title, but rather simply was the result of a relatively recent zone change.

19. The Board further finds that the Applicant has established that no additional land is available for purchase which would bring the lot width into, or significantly closer to, conformity with the district standards of the Land Development Ordinance. The evidence revealed that the Applicant's lot is 148.74 feet wide, and is, therefore, less than one and one-half foot deficient in lot width and was conforming until 1999. Moreover, both adjoining lots are developed with single-family dwellings and the acquisition of a portion of at least one of them by the Applicant would render that lot nonconforming or more nonconforming.

20. Second, the Board finds that the Applicant has satisfied the negative criteria for variance relief; that is, it has demonstrated that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance. In this regard, the Board notes, inter alia, that there was no public opposition to the application.

WHEREAS, the Board took action on this application at its meeting on September 3, 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 3rd day of September, 2014, that the application of Rockridge Court, LLC, for variance relief as aforesaid, be and is hereby granted, subject to the following conditions:

- (1) The Applicant shall post sufficient funds with the Township to satisfy any deficiency in the Applicant's escrow account;
- (2) The Applicant shall provide soil erosion and sediment control measures and stormwater infiltration measures, including perc test results in support thereof, in accordance with Section 21-42.1.f.2 of the Land Development Ordinance, subject to review and approval of the Township Engineering Department prior to the issuance of a building permit;
- (3) The Applicant shall pay the requisite development fees in accordance with Section 21-86 of the Land Development Ordinance;
- (4) The Applicant shall make the site available to the Basking Ridge Fire Company in the event that same shall desire to run drills on the site, with notice given to the Fire Company at least 30 days prior to the demolition date of the existing dwelling;
- (5) An engineering permit shall be obtained prior to any work within the Township right-of-way;
- (6) The Applicant shall submit a tree protection, removal and replacement plan, for further review and approval by the Township Engineering Department, prior to any land disturbance;
- (7) The Applicant shall disclose to the purchaser of the new dwelling information regarding lot coverage, using the Township standard form;
- (8) All utility services shall be underground, and routed to minimize disturbance to existing trees;
- (9) The Applicant shall move the front building line of the proposed new dwelling back by approximately 5 feet and the Applicant shall be relieved of any associated side-yard setback deviations and afforded variance relief therefore;

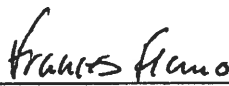
- (10) The aforementioned approval shall be subject to all requirements, conditions, restrictions and limitations set forth in all prior governmental approvals, to the extent same are not inconsistent with the terms and conditions set forth herein;
- (11) The aforementioned approval also shall be subject to all State, County and Township statutes, ordinances, rules and regulations affecting development in the Township, County and State; and
- (12) 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 variance relief has actually commenced within one year of the date of this Resolution.

ROLL CALL VOTE:

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

Those Opposed: none

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Township of Bernards at its meeting on October 8, 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: October 8, 2014

Prepared By:

Paul H. Loeffler
Paul H. Loeffler, Esq.



2015024908

BRETT A. RADI COUNTY CLERK
SOMERSET COUNTY, NJ
2015 JUN 22 09:17:35 AM
BK: 6801-66-766-772
CONS: \$1,650,000.00 EXEMPT: 00
NJ XFER FEE: \$17,440.00
INSTRUMENT # 2015024908

NEW CONSTRUCTION

DEED

THIS DEED made on June 18, 2015

BETWEEN: ROCKRIDGE COURT, LLC, a New Jersey Limited Liability
Company,

whose address is: 20 Walchung Avenue, Chatham, New Jersey 07928

referred to as the Grantor,

AND: CAROLYN S. CLARK and JODY M. STOWE, Married to each
other

whose address is: about to be 11 Culberson Road, Basking Ridge, NJ 07920

referred to as the Grantee,

TRANSFER OF OWNERSHIP. The Grantor grants and conveys
(transfers ownership of) the property described below to the Grantee. This transfer is
made for the sum **ONE MILLION SIX HUNDRED FIFTY THOUSAND
DOLLARS AND 00/100 (\$1,650,000.00).**

The Grantor acknowledges receipt
of this money.

TAX MAP REFERENCE: (N.J.S.A. 46:15-1.1) Municipality of the
Township of Bernards, County of Somerset, State of New Jersey,
Block No. 1902, Lot No. 8, Account No.

[] No property tax identification number is available on the date of this Deed.

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:

SEE EXHIBIT A ATTACHED HERETO.

BEING the same premises conveyed to the Grantor herein by Deed from Robert E.
O'Neill, Widower by Nancy Matera - Attorney in Fact, dated July 18, 2014 and
recorded on July 22, 2014 in the Clerk's Office of Somerset County in Deed Book
6729, Page 3687.



Chicago Title Insurance Company

SCHEDULE A (Continued)

File No. ZT15-0168

LEGAL DESCRIPTION (revised 06/02/2015)

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

BEGINNING at the intersection of northerly line of Culberson Road (50 foot ROW) and the easterly line of Lot 9, said Block 1902; thence

- (1) Along said easterly line North 05 degrees 59 minutes 00 seconds East 279.15 feet to the southerly line of Lot 27, said Block 1902; thence
- (2) Along the said southerly line and along a portion of the southerly line of Lot 28, Block 1902 south 86 degrees 20 minutes 00 seconds East 143.33 feet to the westerly line of Lot 6, said Block 1902; thence
- (3) Along said westerly line and along the westerly line of Lot, Block 1902 South 04 degrees 39 minutes 00 seconds West 286.94 feet to the northerly line of the aforementioned Culberson Road (50 foot ROW); thence
- (4) Along said northerly line North 83 degrees 17 minutes 00 seconds West 149.90 feet to the point of beginning.

The above description is in accordance with a survey made by Kennon Surveying Services Inc. dated 06/02/2015.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 8 in Block 1902 on the Township of Bernards Tax Map.

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY

Consideration \$ 1,650,000.00
 RTF paid by buyer \$ 16,500.00
 Date 6/22/15 By jc

COUNTY Somerset} SS. County Municipal Code
1802MUNICIPALITY OF PROPERTY LOCATION Bernards

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

XXX-XX-X 6 5 1

Last three digits in grantee's Social Security Number

Deponent, Carolyn S. Clark (Name) being duly sworn according to law upon his/her oath,deposes and says that he/she is the Grantee in a deed dated June 18, 2015 transferring (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 1902 Lot number 8 located at11 Culberson Road, Basking Ridge and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 1,650,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

☒ Class 2 - Residential ☒ Class 4A - Commercial properties
☒ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property (if checked, calculation in (E) required below)
☐ Cooperative unit (four families or less) (See C. 46:8D-3.)
☐ Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

Property class. Circle applicable class or classes: 1 3B 4B 4C 15
 Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☐ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class	\$		+	%	=	\$
Property Class	\$		+	%	=	\$
Property Class	\$		+	%	=	\$
Property Class	\$		+	%	=	\$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 18th day of June, 2015.

Signature of Deponent

Carolyn S. Clark

Grantee Name

11 Culberson Rd., Basking Ridge
Deponent Address11 Culberson Rd., Basking Ridge
Grantee Address at Time of SaleLynne Urbanowicz-Mulcahy
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
 PO BOX 251
 TRENTON, NJ 08695-0251
 ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
 Instrument Number 11 County Somerset
 Deed Number 6/18/15 Book 6/22/15
 Deed Dated 6/18/15 Date Recorded 6/22/15

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/lpt/localtax.shtml.

NEW CONSTRUCTION

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY SOMERSET

SS. County Municipal Code
1802

FOR RECORDER'S USE ONLY

Consideration \$ 1,650,000.00
RTF paid by seller \$ 17,440.00
Date 6/22/15 By SS

*Use symbol "C" to indicate that fee is exclusively for county use.

MUNICIPALITY OF PROPERTY LOCATION Bernards Twp.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Robert Horowitz being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Member of Grantor in a deed dated June 18, 2015 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 1902 Lot number 8 located at
11 Culberson Road, Basking Ridge, NJ 07920 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1,650,000.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 1,650,000.00 + 1.05% = \$ 1,708,250.00

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) ☐ legally blind or;
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

☒ Entirely new improvement. ☒ Not previously occupied.
☒ Not previously used for any purpose. ☒ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 17 day of June, 20 15

Paul H. Loeffler
Paul H. Loeffler
An Attorney at Law of the
State of New Jersey

ROCKRIDGE COURT, LLC
Signature of Deponent Grantor Name
20 Watchung Avenue, Chatham, NJ 07928

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 954

Last three digits in Grantor's Social Security Number

James U. McLaughlin, Esq.
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County Somerset
Deed Number _____ Book _____ Page _____
Deed Dated 6/18/15 Date Recorded 6/22/15

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/localtax.htm



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)
 ROCKRIDGE COURT, LLC

Current Resident Address:

Street 20 Watchung Avenue

City, Town, Post Office
 Chatham, NJ 07928

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

1902

Lot(s)

8

Qualifier

Street Address:

11 Culberson Road

City, Town, Post Office

Basking Ridge, NJ 07920

State

Zip Code

Seller's Percentage of Ownership

100%

Consideration

\$1,650,000.00

Closing Date

June 18, 2015

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☐ I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
☐ No non-like kind property received.
8. ☐ Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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.

6/18/15

Date

Walter Dreyer, Member

Signature Russell Dreyer, Member

(Seller) Please indicate if Power of Attorney or Attorney in Fact

6/18/15

Date

Glenn Dreyer, Member

Signature Robert Horowitz, Member

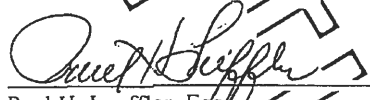
(Seller) Please indicate if Power of Attorney or Attorney in Fact

The street address of the Property is: 11 Culberson Road, Basking Ridge, NJ 07920

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).

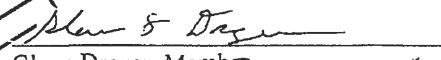
SIGNATURES. This Deed is signed and attested to by the Grantor's proper Members as of the date at the top of the first page.

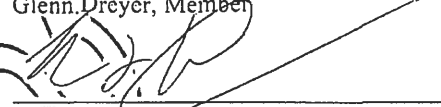
WITNESS:


Paul H. Loeffler, Esq.


Walter Dreyer, Member


Russell Dreyer, Member



Glenn Dreyer, Member


Robert Horowitz, Member

STATE OF NEW JERSEY, COUNTY OF SOMERSET SS.:

I CERTIFY that on June 18, 2015, WALTER DREYER, RUSSELL DREYER, GLENN DREYER and ROBERT HOROWITZ, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as all the Members of ROCKRIDGE COURT, LLC, a New Jersey Limited Liability Company, the entity named in this Deed; and
- (c) this Deed was made for \$1,650,000.00 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.)


Paul H. Loeffler
An Attorney at Law of the
State of New Jersey

RECORD & RETURN TO:
Lynne Urbanowicz-Mulcahy, Esq.
336 Main Street
P.O. Box 1005
Bedminster, NJ 07921

































96 Culberson



68 South Alward



46 South Alward



14 South Alward



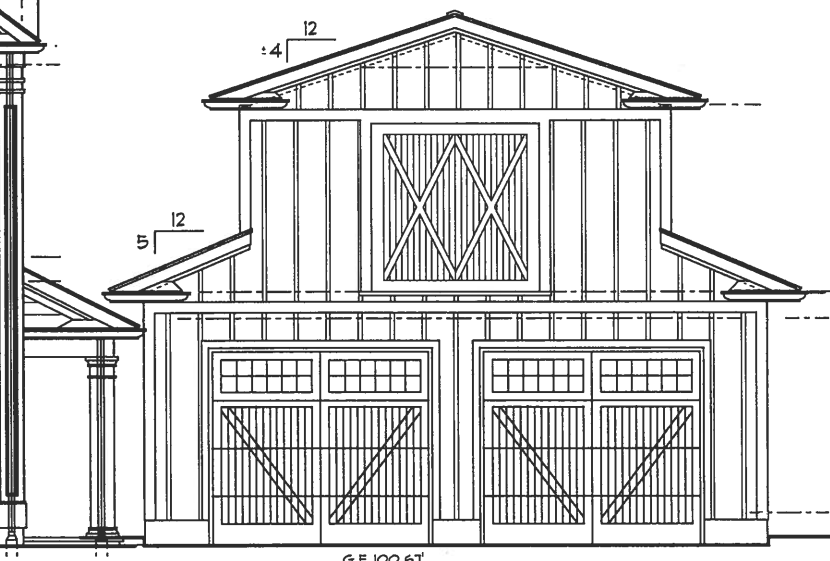
53 Spencer



124 West Oak



EXISTING MAIN HOUSE
FRONT ELEVATION

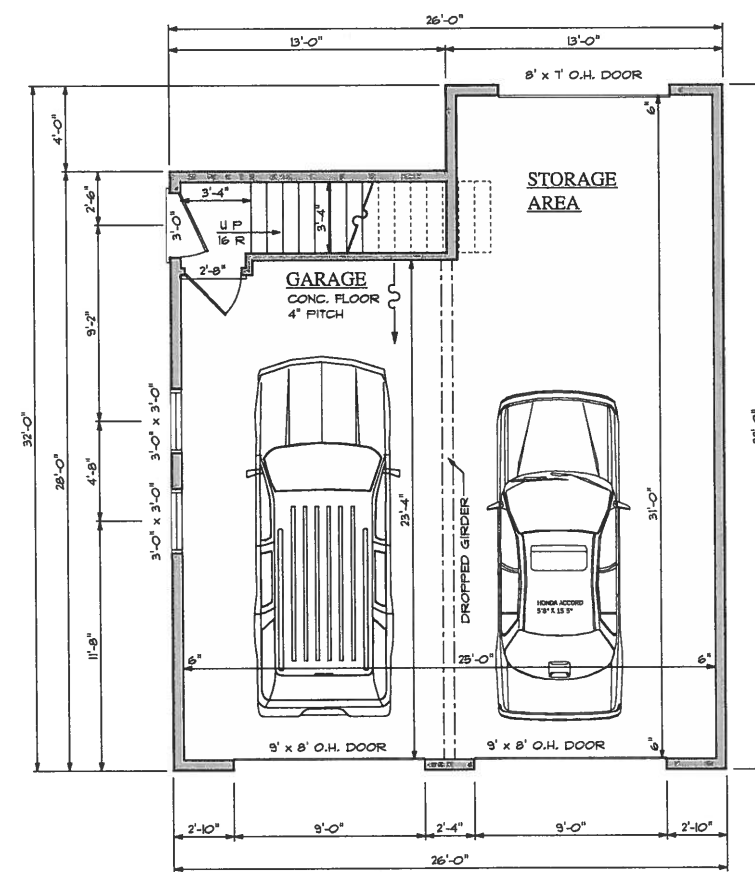


DETACHED GARAGE
FRONT ELEVATION

COMM. NO. 2225 STOWE
11 CULBERSON RD.

[illegible]

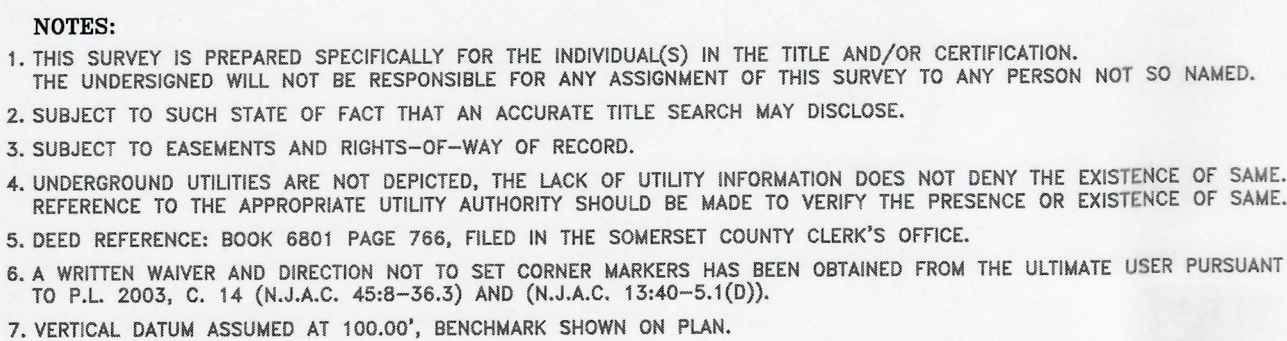
504 S.F.



780 S.F.

ISSUED FOR PRELIMINARY	DATE	DRAWING BoA	DRAWN BY TEC	DATE 3-1-23	CHKD. BY REJ	CHKD. DATE 3-1-23
BID		BoA	TEC	3-16-23		
BOARD OF ADJUSTMENT ERECTION	3-1-23					
AMENDED						
PRODUCTION						

COMM. NO. 2225



JAMES P. DEADY SURVEYOR, LLC PROFESSIONAL LAND SURVEYING SERVICES 295 ROUTE 22 EAST, ONE SALEM SQUARE SUITE 202 WEST WHITEHOUSE STATION, NJ 08889 (908) 534-0145 (908) 534-0147 FAX		BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY of TAX LOT 8-BLOCK 1902 LOCATED IN THE TOWNSHIP OF BERNARDS SOMERSET COUNTY, NEW JERSEY
REVISIONS	DATE	Scale: 1"=20' Date: 12-23-22 Dwn. By: T.A. Chk'd By: J.C.R. FILE# 1802-1408-1 BK PG

BY: John C. Ritt N.J.P.L.S. Lic. No. 24GS04324100
 Certificate No. 245628199000



PROPERTY OWNERS WITHIN 200 FEET

(AS CERTIFIED BY THE BERNARDS TOWNSHIP TAX ASSESSOR 1/23/23)

Block	Lot	Owner	Utilities/Misc.
1902	4	ROBERTS, DOUGLAS B. & CHRISTINE U. 79 SPENCER ROAD BASKING RIDGE, NJ 07920	ALCONQUIN GAS TRANSMISSION CO. GILBERT TRINDAD 501 COOLIDGE STREET SOUTH PLAINFIELD, NJ 07080 (732) 427-5217
1902	5	CAPRIGLIONE, VINCENTO & SAMANTHA 85 SPENCER ROAD BASKING RIDGE, NJ 07920	JCP&L/GPU SERVICE TAX DEPT. P.O. BOX 1911 MORRISTOWN, NJ 07962-1911
1902	6	GUINN, KEVIN & MEGAN 91 SPENCER ROAD BASKING RIDGE, NJ 07920	PUBLIC SERVICE ELECTRIC & GAS MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, T69 NEWARK, NJ 07102
1902	7	LESZKOWICZ, GEORGE A. 97 SPENCER ROAD BASKING RIDGE, NJ 07920	VERIZON COMMUNICATIONS ENGINEERING 6000 HADLEY ROAD SOUTH PLAINFIELD, NJ 07080
1902	9	MARYLES, DAVID & TARA 17 CULBERSON ROAD BASKING RIDGE, NJ 07920	CABLEVISION OF RARITAN VALLEY 275 CENTENNIAL AVE, CN6805 PISCATAWAY, NJ 08855 ATTN: MARGUERITE PRENDERVILLE CONSTRUCTION DEPT.
1902	10	KACZUN, MICHAEL & BAMBERGER, S. 23 CULBERSON ROAD BASKING RIDGE, NJ 07920	BASKING RIDGE FIRE COMPANY P.O. BOX 328 BASKING RIDGE, NJ 07920
1902	27	GRUENING, RAINER & EVELYN 24 VOORHEES DRIVE BASKING RIDGE, NJ 07920	
1902	28	LUPA, BERNADETTE M. & JOSEPH A. 20 VOORHEES DRIVE BASKING RIDGE, NJ 07920	
1902	29	BOSSIN, JOHN H. & LYNN M. 18 VOORHEES DRIVE BASKING RIDGE, NJ 07920	
2701	1	KOLETO, GREGORY 101 SPENCER ROAD BASKING RIDGE, NJ 07920	
2701	2	TAN, EUGENE Y. & NG, CHARLENE C. 8 CULBERSON ROAD BASKING RIDGE, NJ 07920	
2701	3	ROSSI, PATRICK & NESA 14 CULBERSON ROAD BASKING RIDGE, NJ 07920	
2701	4	CARUSO, KENNETH & JOYCE 20 CULBERSON ROAD BASKING RIDGE, NJ 07920	
2701	5	301 GARRETT, LLC 21 COLUMBIA ROAD BASKING RIDGE, NJ 07920	

OWNER(S)/APPLICANT(S)

CAROLYN CLARK & JODY STOWE
11 CULBERSON ROAD
BASKING RIDGE, NJ 07920
PH: (908) 391-2143

ATTORNEY

FREDERICK B. ZELLEY, ESQ.
53 DIVISION AVENUE - FIRST FLOOR
P.O. BOX 324
MILLINGTON, NJ 07946
PH: (908) 647-6001

APPROVED BY THE BERNARDS TOWNSHIP BOARD OF ADJUSTMENT

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

LIST OF DRAWINGS

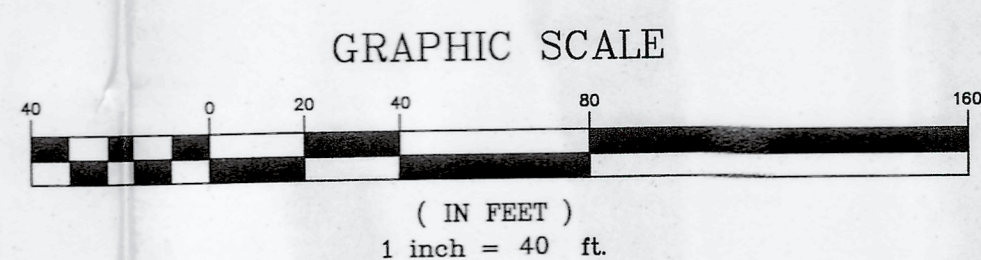
- 1 EXISTING CONDITIONS MAP
- 2 LOT IMPROVEMENT PLAN

GENERAL REFERENCES/NOTES:

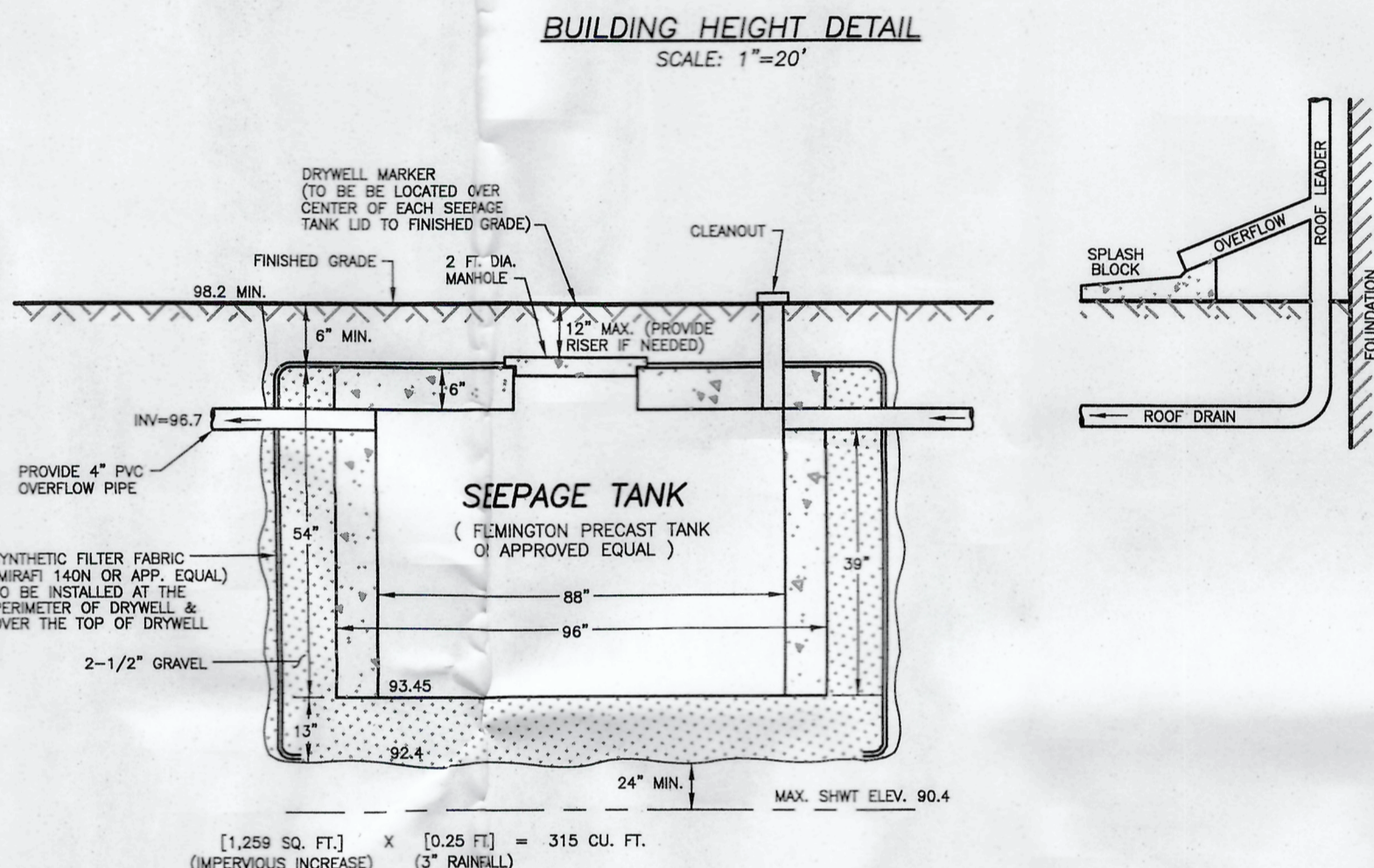
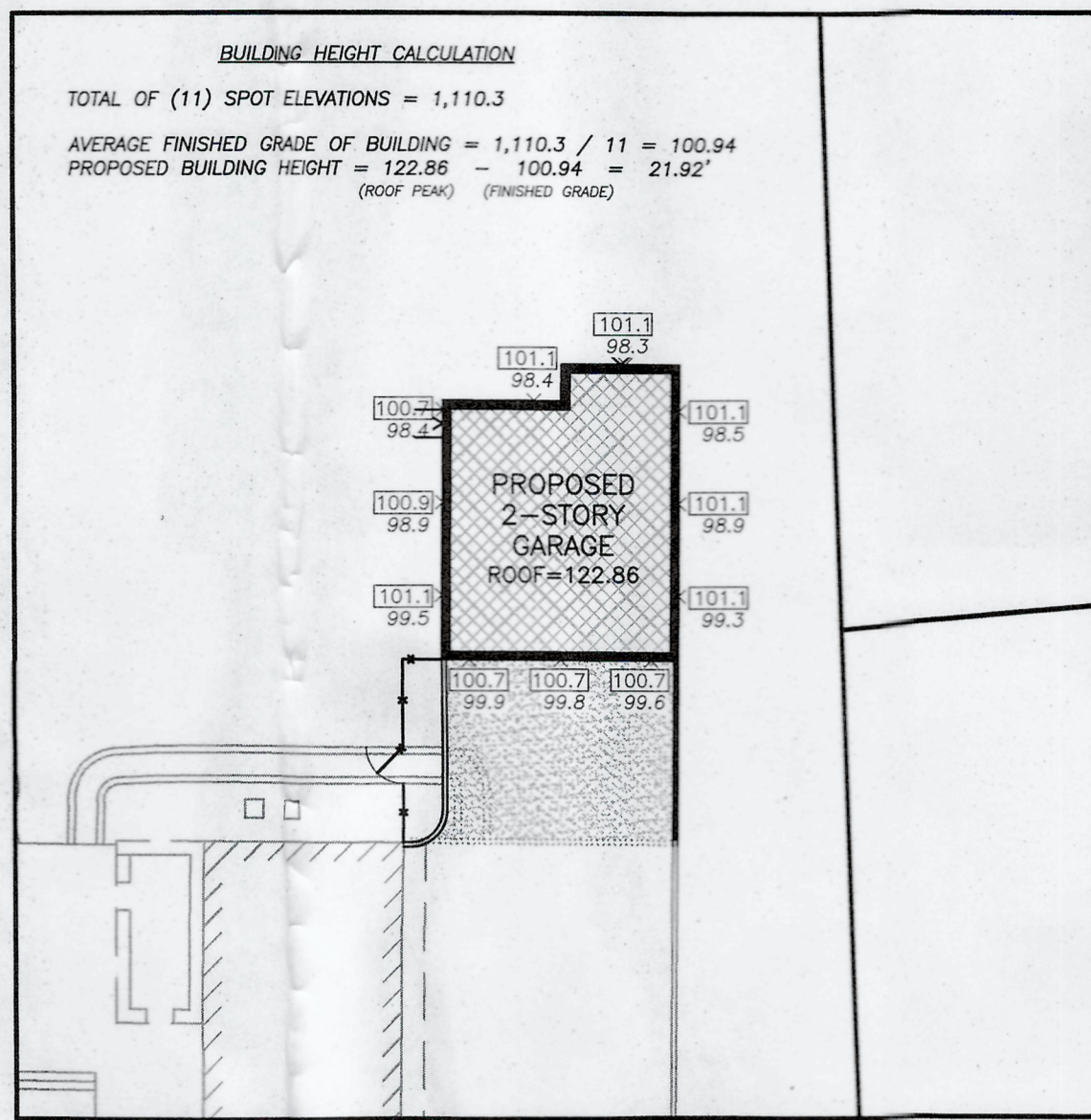
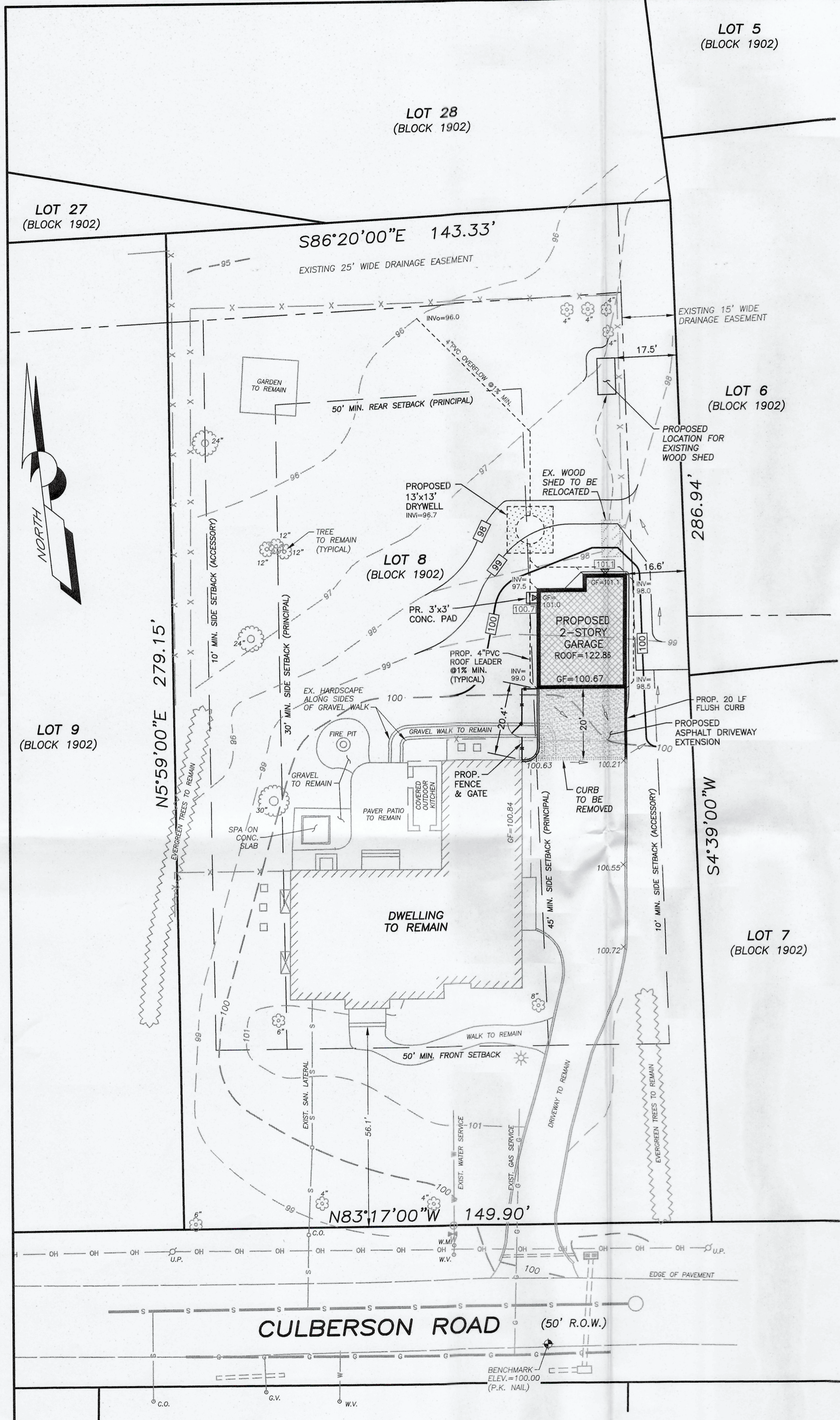
1. EXISTING BOUNDARY, IMPROVEMENTS, & PHYSICAL FEATURES ACQUIRED FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY JAMES P. DEADY SURVEYOR LLC, DATED 12/23/22.
2. EXISTING TOPOGRAPHY (THIS SHEET), IMPROVEMENTS (OFF-SITE), & PHYSICAL FEATURES (OFF-SITE) ACQUIRED FROM BERNARDS TOWNSHIP TOPOGRAPHIC MAPS AND 2020 AERIAL PHOTOGRAPHY.
3. EXISTING LOT LINES (OFF-SITE) ACQUIRED FROM G.I.S. INFORMATION.
4. THERE ARE NO SLOPES >10% ON THE SITE.

LIST OF REQUIRED GOVERNMENTAL APPROVALS

(BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION)
BERNARDS TOWNSHIP BOARD OF ADJUSTMENT



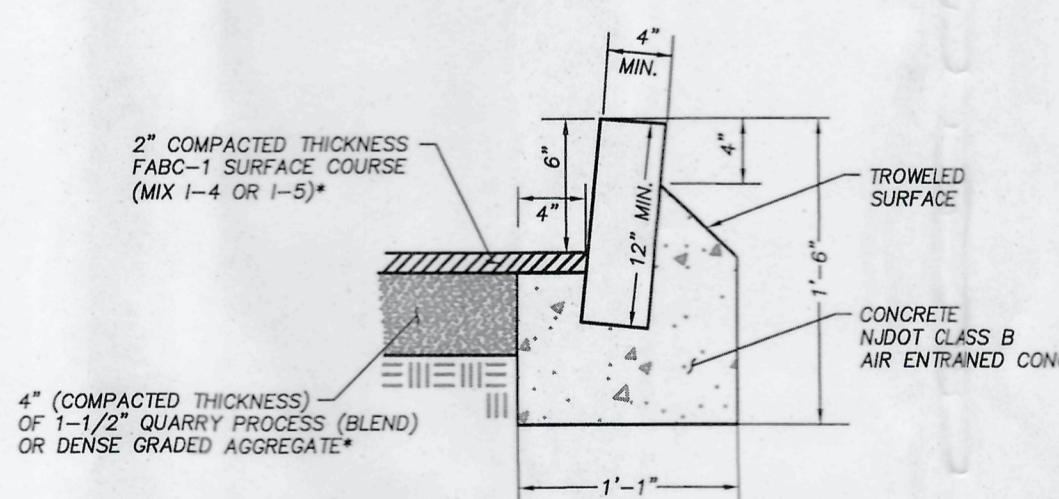
PM EC	PAGE-MUELLER ENGINEERING CONSULTANTS, PC POST OFFICE BOX 4619 WARREN, NEW JERSEY 07059 (732) 805 - 3979 • FAX (732) 805 - 3978	project name VARIANCE PLAN FOR 11 CULBERSON ROAD BLOCK 1902: LOT 8 (TAX MAP SHEET 19) BERNARDS TOWNSHIP, SOMERSET COUNTY, NEW JERSEY			
		drawing no. EXISTING CONDITIONS MAP 1 OF 2			
drawn by RW		checked by CAM	date 4/17/23	scale 1"=40'	project no. 2324



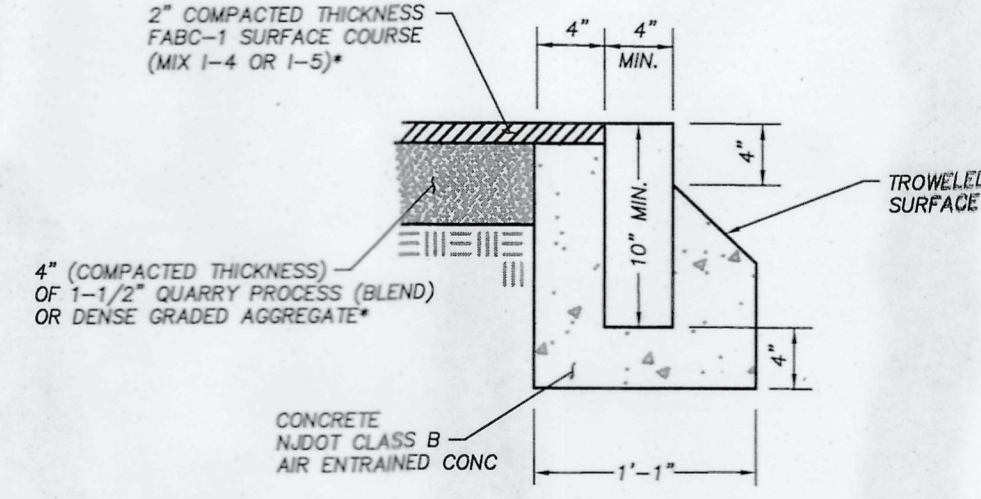
1,259 SQ. FT. x 0.25 FT. = 315 CU. FT.
(IMPERVIOUS INCREASE)
(3" RAINFALL)
TANK VOLUME PROPOSED: (3.25' x 42.28' SF) = 137 CF/TANK x 1 = 137 CF TANK VOL.
STONE VOLUME PROPOSED: (169 SQ. FT.) - (50 SQ. FT.) = 119 SF x 3.25' H = 387 CF
(AROUND TANKS) (TANK DISPLACEMENT)
STONE VOLUME PROPOSED: (169 SQ. FT.) x 1.08' H = 183 CF
(BELOW TANKS) (EXCAVATION)
STONE VOIDS PROPOSED: (387 CU. FT.) + (183 CU. FT.) = 570 CF x 0.33 = 188 CF VOIDS
(STONE AROUND) (STONE BELOW)
TOTAL VOLUME PROPOSED: (137 CU. FT.) + (188 CU. FT.) = 325 CU. FT.
(TANK VOLUME) (VOID VOLUME)
EFFECTIVE DEPTH: (325 CU. FT.) / (169 SQ. FT.) x 12 IN./FT. = 23.1 IN.
(TOTAL VOLUME) (EXCAVATION)
REQUIRED TESTED PERMEABILITY (MINIMUM): 2 x (23.1 IN.) / (72 HR.) = 0.6 IN./HR.
(EFFECTIVE DEPTH) (MAX. DRAIN TIME)

BERNARDS DRYWELL DETAIL

N.T.S.
NOTE: SOIL TEST REQUIRED PRIOR TO INSTALLATION TO DETERMINE PERMEABILITY & DEPTH TO SEASONAL HIGH WATER TABLE. SYSTEM MUST DRAIN WITHIN 72 HOURS (MINIMUM TESTED PERMEABILITY RATE 0.6 IN./HR.) OR ELSE ENGINEER MUST BE CONTACTED TO PROVIDE ALTERNATE DESIGN.



DRIVEWAY/BLOCK CURB DETAIL
N.T.S.



DRIVEWAY/BLOCK CURB DETAIL (FLUSH CURB)
N.T.S.

GENERAL NOTES/REFERENCES:

- EXISTING BOUNDARY, IMPROVEMENTS, & PHYSICAL FEATURES ACQUIRED FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY JAMES P. DEADY SURVEYOR LLC, DATED 12/23/22.
- EXISTING TOPOGRAPHY (THIS SHEET) ACQUIRED FROM ABOVE REFERENCED BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY. VERTICAL DATUM IS ASSUMED.
- THERE ARE NO WETLANDS OR WETLAND BUFFERS WITHIN 200' OF THE SUBJECT PROPERTY PER G.I.S. INFORMATION.
- THE INFORMATION CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. ALL EXISTING UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH THE NEW JERSEY ONE-CALL REGULATIONS BY CALLING 1-800-272-1000 AND PROVIDE THE MUNICIPALITY WITH THE CONFIRMATION NUMBER PROVIDED PRIOR TO COMMENCING EXCAVATION WORK.

ZONING INFORMATION

R-6 RESIDENTIAL	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3/4 AC.	0.95 AC. (41,481 SF)	0.95 AC. (41,481 SF)
MIN. IMPROVABLE LOT AREA	7,500 SF	13,066 SF	13,066 SF
MIN. LOT WIDTH	150'	148.74' (VG)	148.74' (VG)
MIN. LOT FRONTAGE	75'	149.90'	149.90'
MIN. FRONT YARD	50'	56.1'	56.1'
MIN. REAR YARD, PRINCIPAL	50'	151.9'	151.9'
MIN. REAR YARD, SHED	10'	88.3'	43.0'
MIN. REAR YARD, GARAGE	10'	N/A	110.9'
MIN. SIDE YARD, PRINCIPAL (EACH)	30'	31.19'	31.19'
MIN. SIDE YARD, PRINCIPAL (BOTH)	75'	77.7'	77.7'
MIN. SIDE YARD, SHED (EACH)	10'	18.0'	17.5'
MIN. SIDE YARD, GARAGE (EACH)	10'	N/A	16.6'
MIN. DISTANCE BETWEEN BUILDINGS	10'	60.2'	20.4'
MAX. BUILDING HEIGHT, PRINCIPAL	35'	32.6'±	32.6'±
MAX. BUILDING HEIGHT, SHED	20'	<20'	<20'
MAX. BUILDING HEIGHT, GARAGE	20'	N/A	21.92' (VR)
MAX. COVERAGE	18% (7,467 SF)	18.54% (P) (7,691 SF)	21.58% (VR) (8,950 SF)

(P) = PRE-EXISTING NON-CONFORMING CONDITION
(VG) = VARIANCE GRANTED
(VR) = VARIANCE REQUIRED

EXISTING IMPERVIOUS COVERAGE

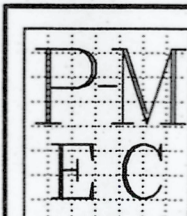
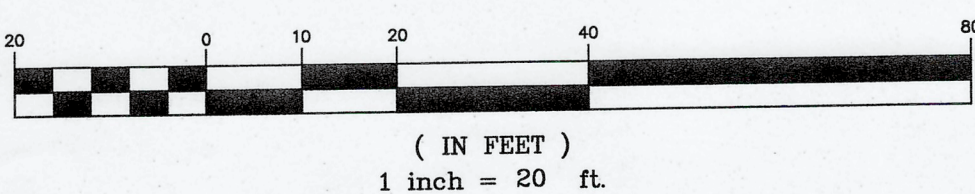
DWELLING	3,027 SF
COVERED PORCHES	100 SF
COVERED OUTDOOR KITCHEN	188 SF
SHED	59 SF
DRIVEWAY	2,660 SF
OPEN PATIO	597 SF
SPA	64 SF
WALKS/STEPS/MISC.	553 SF
GRAVEL	443 SF
	7,691 SF

PROPOSED IMPERVIOUS COVERAGE

REMAINING DWELLING	3,027 SF
REMAINING COVERED PORCHES	100 SF
REMAINING COVERED OUTDOOR KITCHEN	188 SF
REMAINING SHED	59 SF
REMAINING DRIVEWAY	2,660 SF
REMAINING OPEN PATIO	597 SF
REMAINING SPA	64 SF
REMAINING WALKS/STEPS/MISC.	538 SF
REMAINING GRAVEL	417 SF
PROPOSED GARAGE	780 SF
PROPOSED DRIVEWAY EXTENSION	510 SF
PROPOSED MISC.	10 SF

(1,259 SF INCREASE) 8,950 SF

GRAPHIC SCALE



PAGE-MUELLER ENGINEERING CONSULTANTS, PC
POST OFFICE BOX 4619
WARREN, NEW JERSEY 07069
(732) 805 - 3979 • FAX (732) 805 - 3978

CATHERINE A. MUELLER, P.E.
NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. GE44252

11 CULBERSON ROAD
BLOCK 1902: LOT 8
(TAX MAP SHEET 19)
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

LOT IMPROVEMENT PLAN

drawn by RW checked by CAM date 4/17/23 scale 1"=20' project no. 2324

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB23-012 Block: 5203 Lot: 18 Zone: R-4

Applicant: MAIO, PETERA. & NICOLE

Address of Property: 444 MT. AIRY ROAD

Description: DISTURBANCE OF STEEP SLOPES

APPLICATION CHECKLIST

<input checked="" type="checkbox"/> Original + 16 copies of Application	<input checked="" type="checkbox"/> Engineering Plan/Plot Plan
<input 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 type="checkbox"/> 200' Property Search List (C)	<input type="checkbox"/> Wetlands Report/LOI
<input checked="" type="checkbox"/> Tax Certification (D)	<input checked="" type="checkbox"/> Application Fee
<input checked="" type="checkbox"/> Notice to be Served/Published (E)	<input checked="" type="checkbox"/> Escrow Deposit
<input checked="" type="checkbox"/> Dimensional Statistics Form (F)	<input checked="" type="checkbox"/> Imaging Fee
<input type="checkbox"/> Contributions Disclosure Form (G)	<input type="checkbox"/> Tax Map Revision Fee
	<input checked="" type="checkbox"/> Checklist

SCHEDULING

6.15.23 Original Submission Date
7.30.23 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete
11.27.23 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

6.15.23 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

TOWNSHIP OF BERNARDS
2023 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: Peter Maio

Address: 444 Mount Airy Road, Basking Ridge, NJ 07920

Phone: (home) _____ (work) _____ (mobile) 908-873-4991

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

2. OWNER (if different from applicant): Same as applicant

Address: _____

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

3. ATTORNEY: _____

Address: _____

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

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

Name: Catherine A. Mueller, P.E. Profession: Engineer

Address: Page-Mueller Engineering Consultants, P.C., P.O. Box 4619, Warren, NJ 07059

Phone: 732-805-3979 Email (will be used for official notifications): cmueller@pagemuellereng.com

5. PROPERTY INFORMATION: Block(s): 5203 Lot(s): 18 Zone: R-4

Street Address: 444 Mount Airy Road Total Area (square feet/acres): 54,645 sf / 1.255 ac.

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

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☐ No ☒ Yes (if yes, explain) The applicant received a stop work order from the Township due to unauthorized disturbance of steep slopes.

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

☒ No ☐ Yes (if yes, explain) _____

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

The applicant has cleared and re-graded portions of the property, and constructed retaining walls in order to create more usable space on the property. The applicant is requesting after-the-fact variances for the steep slope disturbance on the property. There are also pre-existing non-conforming conditions for minimum lot width and minimum front yard setback.

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

Sec. 21-14.2.b.2(a): Maximum disturbance of slopes 15-19.9% = 40% of slopes 15-19.9%; Proposed = 47.2% of slopes 15-19.9%

Sec. 21-14.2.b.2(b): Maximum disturbance of slopes 20-25% = 20% of slopes 20-25%; Proposed = 84.5% of slopes 20-25%

Sec. 21-14.2.b.3: No disturbance of slopes greater than 25% permitted; Proposed = 83.8% of slopes >25%

Table 501: Min. Lot Width = 200'; Ex./Pr. = 196.88'; Min. Front Yard = 75'; Ex.Pr. = 71.1';

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

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

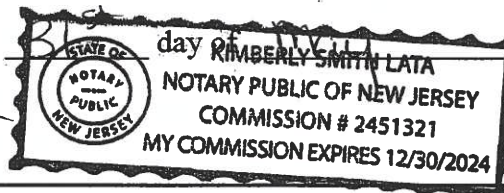
APPLICANT(S) SIGN HERE:

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

Signature of Applicant(s):  and _____

Sworn and subscribed before me, this _____

Kimberly Smith Lata
Notary



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: Peter Maio
Block: 5203 Lot: 18
Street Address: 444 Mount Airy Road

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

Signature:  Date: 4-13-2023

SUBMIT 17 COPIES TOTAL

FORM F

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	1 Ac.	1.255 Ac.	1.255 Ac.
LOT WIDTH	200'	196.88' (P)	196.88' (P)
FRONTAGE	100'	203.40'	203.40'
FRONT YARD SETBACK	75'	71.1' (P)	71.1' (P)
REAR YARD SETBACK	75'	188'	188'
COMBINED SIDE YARD	50'	136.65'	136.65'
SIDE YARD	20'	53.21'	53.21'
COVERAGE	15%	8.3%	10.1%
HEIGHT	35'	<35'	<35'
<i>IF REQUIRED,</i> GROSS FLOOR AREA	N/A		
<i>IF REQUIRED,</i> FLOOR AREA RATIO	N/A		
<i>IF REQUIRED,</i> IMPROVABLE LOT AREA	10,000 sf	12,947 sf	12,947 sf

(P) = Pre-existing non-conforming condition

APPENDIX D, ARTICLE III

Checklist

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

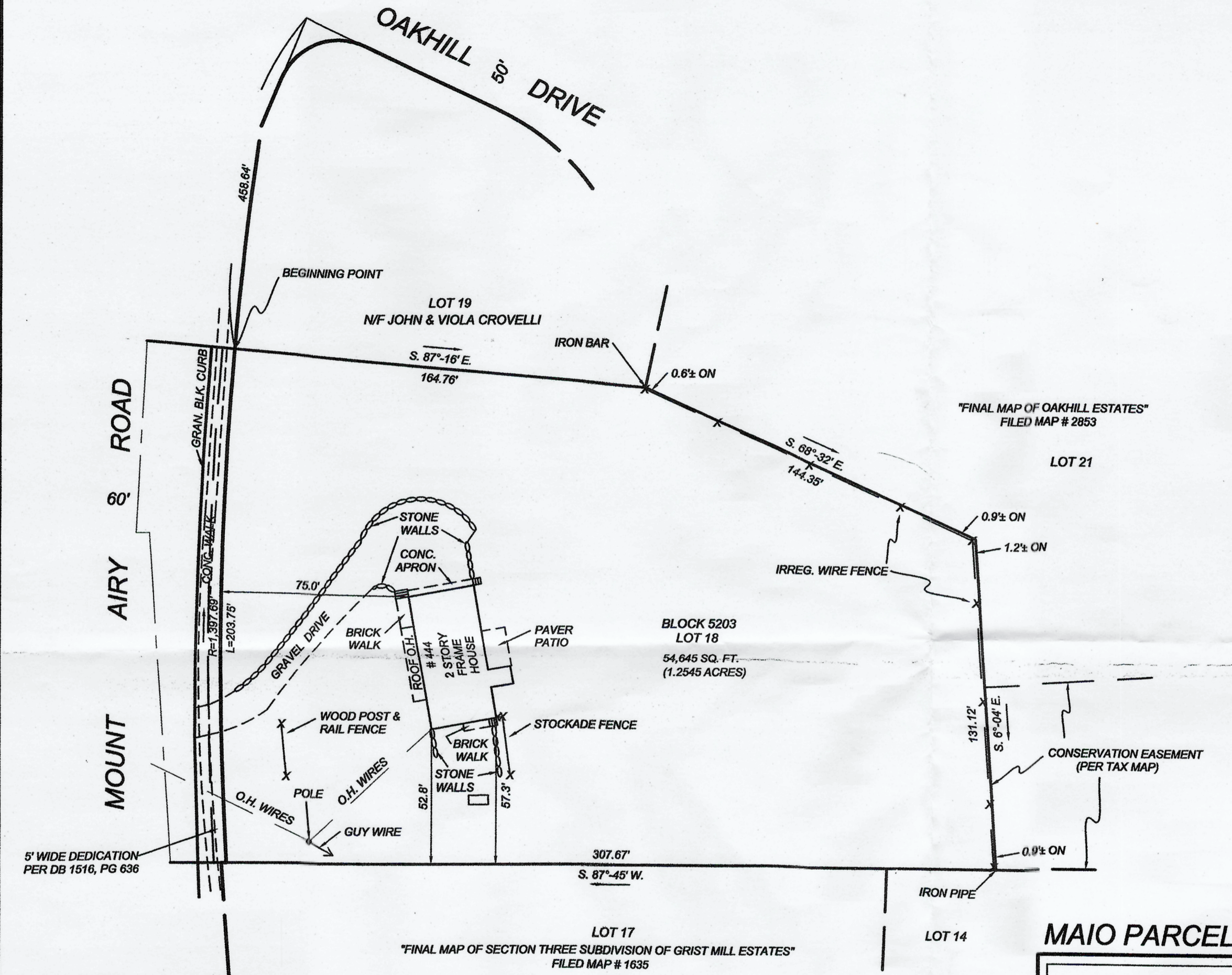
Important: Each item must be marked Submitted, Not Applicable or Waiver Requested

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 §21-42.11.b.1, shown on the plot plan or survey, if 1,000sf or more of new impervious area is proposed.		×	

PME #2325-000
444 Mount Airy Road
Block 5203, Lot 18
Bernards Township
Color Site Photos
Taken by James P. Dedy Surveyor LLC (Autumn 2022)



Being known as Lot 18, Block 5203 on the Township of Bernards Tax Map



5' WIDE DEDICATION
PER DB 1516, PG 636

This location survey is certified to:
Peter A. Maio and Nicole Maio,
husband and wife;
Suburban Title Examiners, Inc.;
Fidelity National Title Insurance Company;
David A. Schnitzer, Esq. and/or Erwin C. Schnitzer, Esq.;
Wells Fargo Bank, NA,
its successors and/or assigns,
as their interest may appear.

SCALE: 1" = 40'

A written Waiver and Direction Not to Set Corner Markers has been
obtained from the ultimate user pursuant to P.L.2003, c. 14(C45:8-36.3)
and N.J.A.C. 13:40-5.1(d) per letter dated March 16, 2020.

MAIO PARCEL

LOT 18, BLOCK 5203
IN THE
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

Richard G. Titus
RICHARD G. TITUS
N.J. PROFESSIONAL
LAND SURVEYOR
LIC NO. GS33181

TITUS SURVEYING & ENGINEERING, P.C.
618 SOMERSET STREET
NORTH PLAINFIELD, NEW JERSEY 07060
PHONE: (908) 756-9047 FAX: (908) 756-9055

W. LELAND TITUS
N.J. PROFESSIONAL
ENGINEER
LIC NO. GE31635

* This survey makes no determination as to the existence or nonexistence of Wetlands
or Floodlands on this lot.
* This Certification is made only to above named parties for purchase and/or mortgage
of herein delineated property by above named purchaser. No responsibility of liability is
assumed by Surveyor for use of any survey for any other purpose including, but not
limited to, use of survey for survey Affidavit, resale of property, or to any other person
not listed in certification, either directly or indirectly. Not to be used for Construction.

DATE	JOB NO.	BOOK	PAGE	DR. BY	CHECKED	SHEET
MARCH 10, 2020	13-1864-20	353	10-11	RT/LM	WLT	1 OF 1

NOTES:

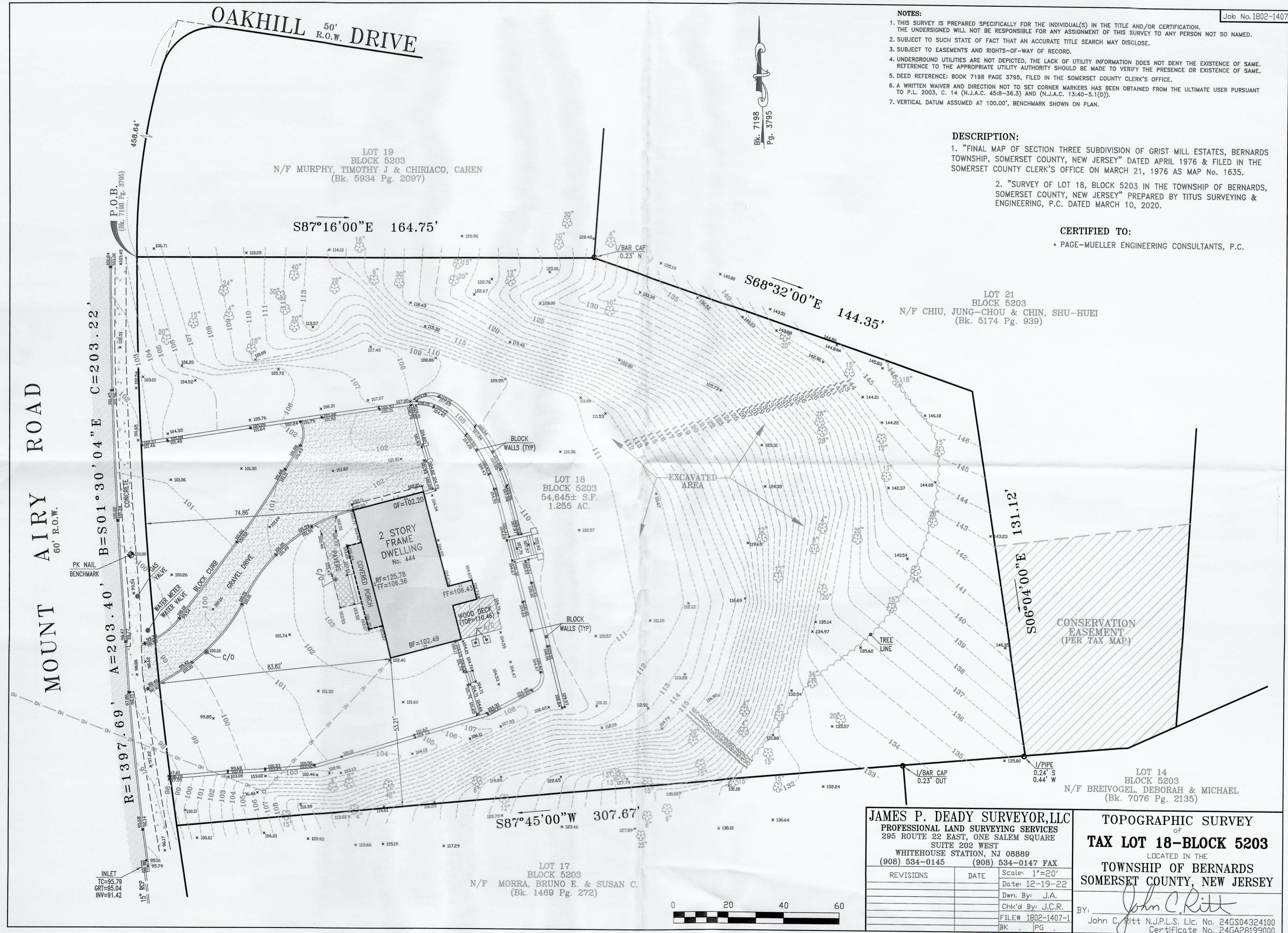
1. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY ASSIGNMENT OF THIS SURVEY TO ANY PERSON NOT SO NAMED.
2. SUBJECT TO SUCH STATE OF FACT THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
3. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
4. UNDERGROUND UTILITIES ARE NOT DEPICTED, THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR EXISTENCE OF SAME.
5. DEED REFERENCE: BOOK 7198 PAGE 3795, FILED IN THE SOMERSET COUNTY CLERK'S OFFICE.
6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.A.C. 45:8-36.3) AND (N.J.A.C. 13:40-5.1(D)).
7. VERTICAL DATUM ASSUMED AT 100.00', BENCHMARK SHOWN ON PLAN.

DESCRIPTION:

1. "FINAL MAP OF SECTION THREE SUBDIVISION OF GRIST MILL ESTATES, BERNARDS TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" DATED APRIL 1976 & FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON MARCH 21, 1976 AS MAP No. 1635.
2. "SURVEY OF LOT 18, BLOCK 5203 IN THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY" PREPARED BY TITUS SURVEYING & ENGINEERING, P.C. DATED MARCH 10, 2020.

CERTIFIED TO:

• PAGE-MUELLER ENGINEERING CONSULTANTS, P.C.



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

TOPOGRAPHIC SURVEY
of
TAX LOT 18-BLOCK 5203
LOCATED IN THE

TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY

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



U.S.G.S. MAP
SCALE: 1"= 2,000'

PROPERTY OWNERS WITHIN 200'

(AS CERTIFIED BY THE BERNARDS TOWNSHIP TAX ASSESSOR 1/12/23)

Block	Lot	Owner	Block	Lot	Owner
5202	8	SILVER, ELIZABETH & HECTOR FERRER 445 MT AIRY RD BASKING RIDGE, NJ 07920	5203	16	PAJES, ANGELA 460 MT AIRY RD BASKING RIDGE, NJ 07920
5202	9	LEMANOWICZ, JEROME R & DEMIRIS, STACIE 437 MT AIRY RD BASKING RIDGE, NJ 07920	5203	17	MORRA, BRUNO E & SUSAN C 452 MT AIRY RD BASKING RIDGE, NJ 07920
5202	10	WEI, WENHUI & JING ZHANG 429 MT AIRY RD BASKING RIDGE, NJ 07920	5203	19	MURPHY, TIMOTHY J & CHIRIACO, CAREN 436 MT AIRY RD BASKING RIDGE, NJ 07920
5203	12	COYLE III, ROBERT T & JULIE G 367 GRIST MILL DR BASKING RIDGE, NJ 07920	5203	20	MATARAZZO, PETER & LILIANA 7 OAKHILL DR BASKING RIDGE, NJ 07920
5203	13	DONCHEZ, PETER J & JULIE L 375 GRIST MILL DR BASKING RIDGE, NJ 07920	5203	21	CHIU, JUNG-CHOU & CHIN, SHU-HUEI 17 OAKHILL DR BASKING RIDGE, NJ 07920
5203	14	BREWSTER, DEBORAH & MICHAEL 383 GRIST MILL DR BASKING RIDGE, NJ 07920	5203	22	BINDER, DANIEL & ALYSON 23 OAKHILL DR BASKING RIDGE, NJ 07920
			7101	15	HOLLOWELL, JASON MICHAEL & CAREY A 455 MT AIRY RD BASKING RIDGE, NJ 07920

Utilities

ALCONQUIN GAS TRANSMISSION CO.
GILBERT TRINIDAD
501 COOLIDGE ST
SOUTH PLAINFIELD, NJ 07080
(732) 427-5217

JCP & L/ GPU
SERVICE TAX DEPT.
P.O. BOX 1911
MORRISTOWN, NJ 07962-1911

PUBLIC SERVICE ELECTRIC & GAS
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T8B
NEWARK, NJ 07102

VERIZON COMMUNICATIONS
ENGINEERING
6000 HADLEY RD
SOUTH PLAINFIELD, NJ 07080

NEW JERSEY AMERICAN WATER CO
DONNA SHORT, GIS SUPERVISOR
NJ- AMERICAN WATER COMPANY, INC.
1025 LAUREL OAK RD
VOORHEES, NJ 08043

CABLEVISION OF RARITAN VALLEY
275 CENTENNIAL AVE, CN6805
PISCATAWAY, NJ 08855
ATTN: MARGURITE PRENDERVILLE
CONSTRUCTION DEPT.

BERNARDS TWP SEWERAGE AUTHORITY
ONE COLLYER LN
BASKING RIDGE, NJ 07920
(908) 204-3002

ENVIRONMENTAL DISPOSAL CORP
WILLIAM HALSEY, PRESIDENT
PO BOX 709
PLUCKEMIN, NJ 07978
(908) 234-0677

NEW JERSEY BELL TELEPHONE CO
EDWARD D YOUNG III, SECRETARY
VERIZON LEGAL DEPT.
540 BROAD ST-ROOM 2001
NEWARK, NJ 07101
(201) 649-2233

TRANSCONTINENTAL GAS PIPELINE
DIVISION OFFICE
3200 S WOOD AVE
LINDEN, NJ 07036

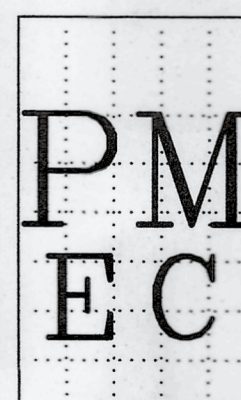
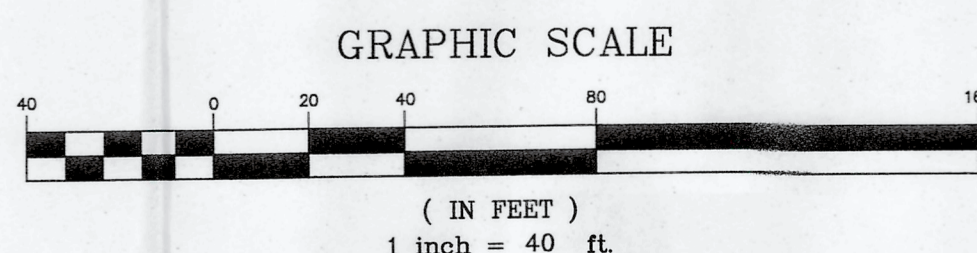
VERIZON BUSINESS/MCI
RIGHT OF WAY DEPT.
2400 N GLENVILLE DR
RICHARDSON, TX 75082

LIST OF REQUIRED GOVERNMENTAL APPROVALS

BERNARDS TOWNSHIP BOARD OF ADJUSTMENT
SOMERSET-UNION SOIL CONSERVATION DISTRICT

GENERAL REFERENCES/NOTES:

- EXISTING BOUNDARY FOR LOT 18 TAKEN FROM A SURVEY PREPARED BY JAMES P. DEADY SURVEYOR LLC, DATED 12/19/22.
- PRE-EXISTING IMPROVEMENTS FOR LOT 18 TAKEN FROM A SURVEY PREPARED BY TITUS SURVEYING & ENGINEERING, P.C., DATED 3/10/20.
- ADJACENT LOT LINES ACQUIRED FROM G.I.S. INFORMATION.
- PRE-EXISTING TOPOGRAPHY & IMPROVEMENTS ON ADJACENT LOTS ACQUIRED FROM BERNARDS TOWNSHIP TOPOGRAPHIC MAPS.
- EXISTING TOPOGRAPHY & IMPROVEMENTS ACQUIRED FROM ABOVE REFERENCED SURVEY BY JAMES P. DEADY SURVEYOR LLC. VERTICAL DATUM ASSUMED.
- NO FLOOD HAZARD AREAS, RIPARIAN BUFFERS, OR WETLANDS EXIST ON THE SUBJECT PROPERTY PER AVAILABLE G.I.S. INFORMATION.
- NO BERNARDS TOWNSHIP STREAM BUFFERS EXIST ON THE SUBJECT PROPERTY.



PLANS PREPARED BY:

PAGE-MUELLER ENGINEERING CONSULTANTS, PC

POST OFFICE BOX 4619
WARREN, NEW JERSEY 07059
(732) 805 - 3979 * FAX (732) 805 - 3978

JUNE 5, 2023

VARIANCE PLAN
BLOCK 5203: LOT 18
(TAX MAP SHEET 52)
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY



KEY MAP
SCALE: 1"= 600'

LIST OF DRAWINGS

- COVER SHEET
- LOT DEVELOPMENT PLAN

OWNER/APPLICANT

PETER MAIO
444 MOUNT AIRY ROAD
BASKING RIDGE, NJ 07920
908-873-4991

STEEP SLOPE
LEGEND

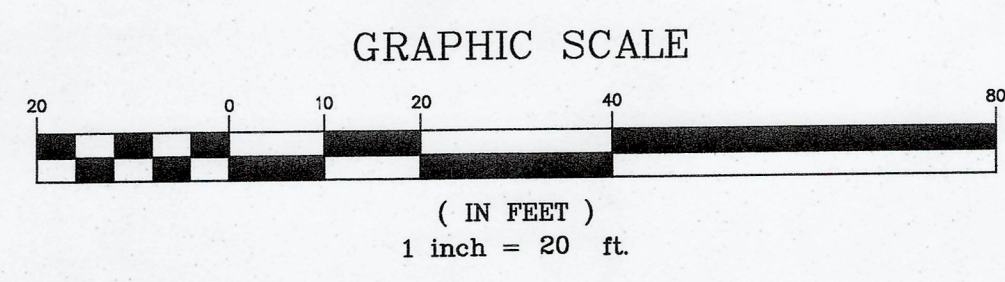
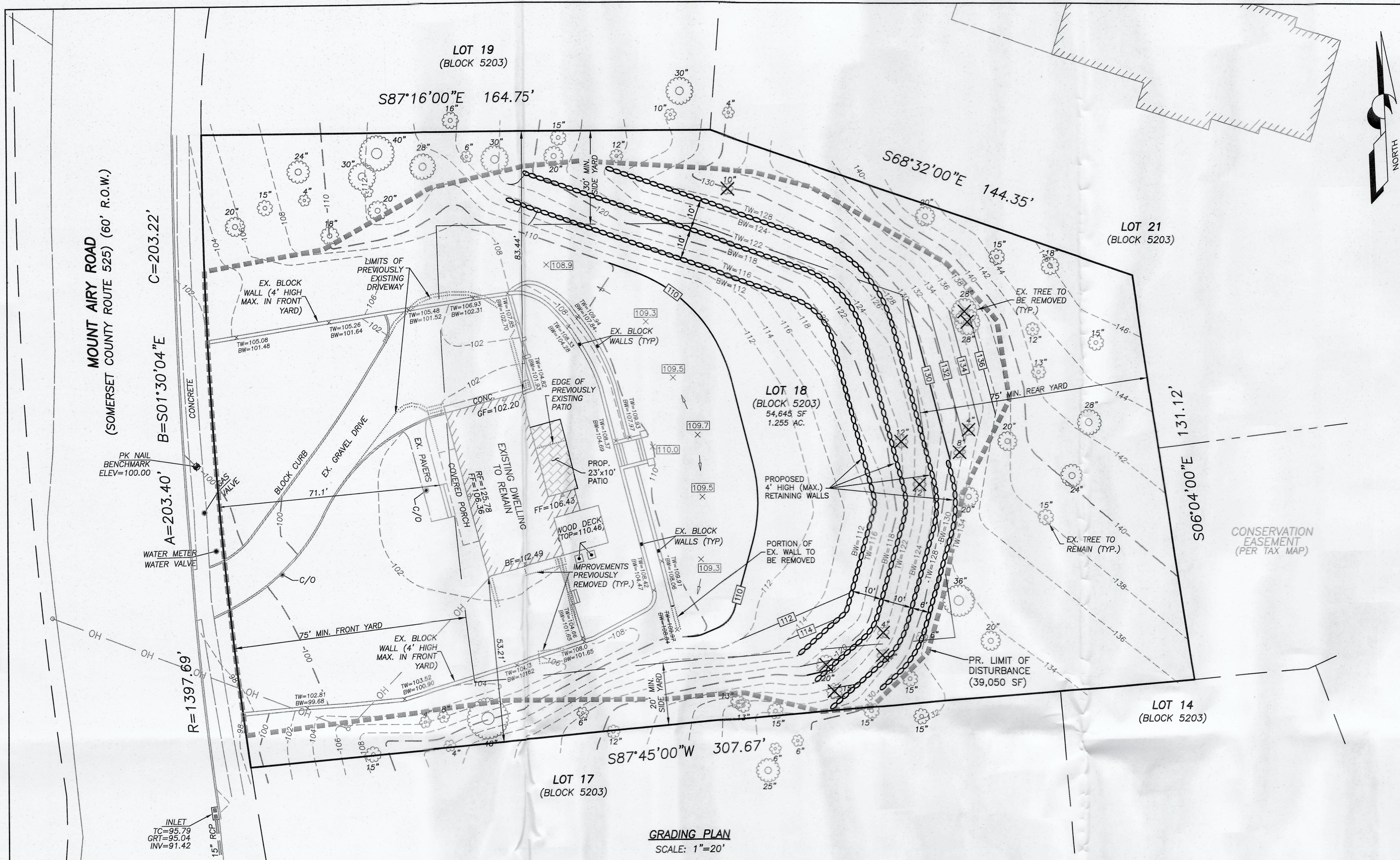
CATEGORY	AREA ON SITE
15-19.9%	5,257 SF
20-25%	4,252 SF
>25%	12,344 SF

NOTE: STEEP SLOPES DETERMINED BASED ON 10' CONTOUR INTERVALS.

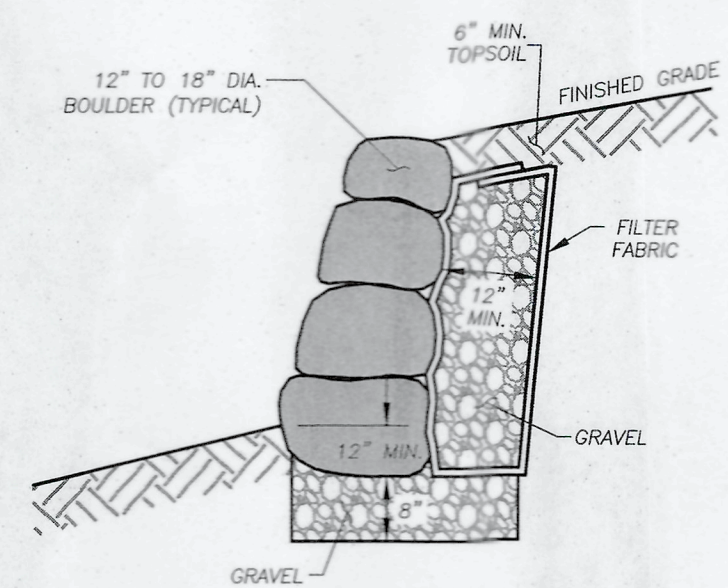
APPROVED BY THE BERNARDS TOWNSHIP BOARD OF ADJUSTMENT

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

ALL LOTS SHOWN ARE
LOCATED IN THE R-4 ZONE

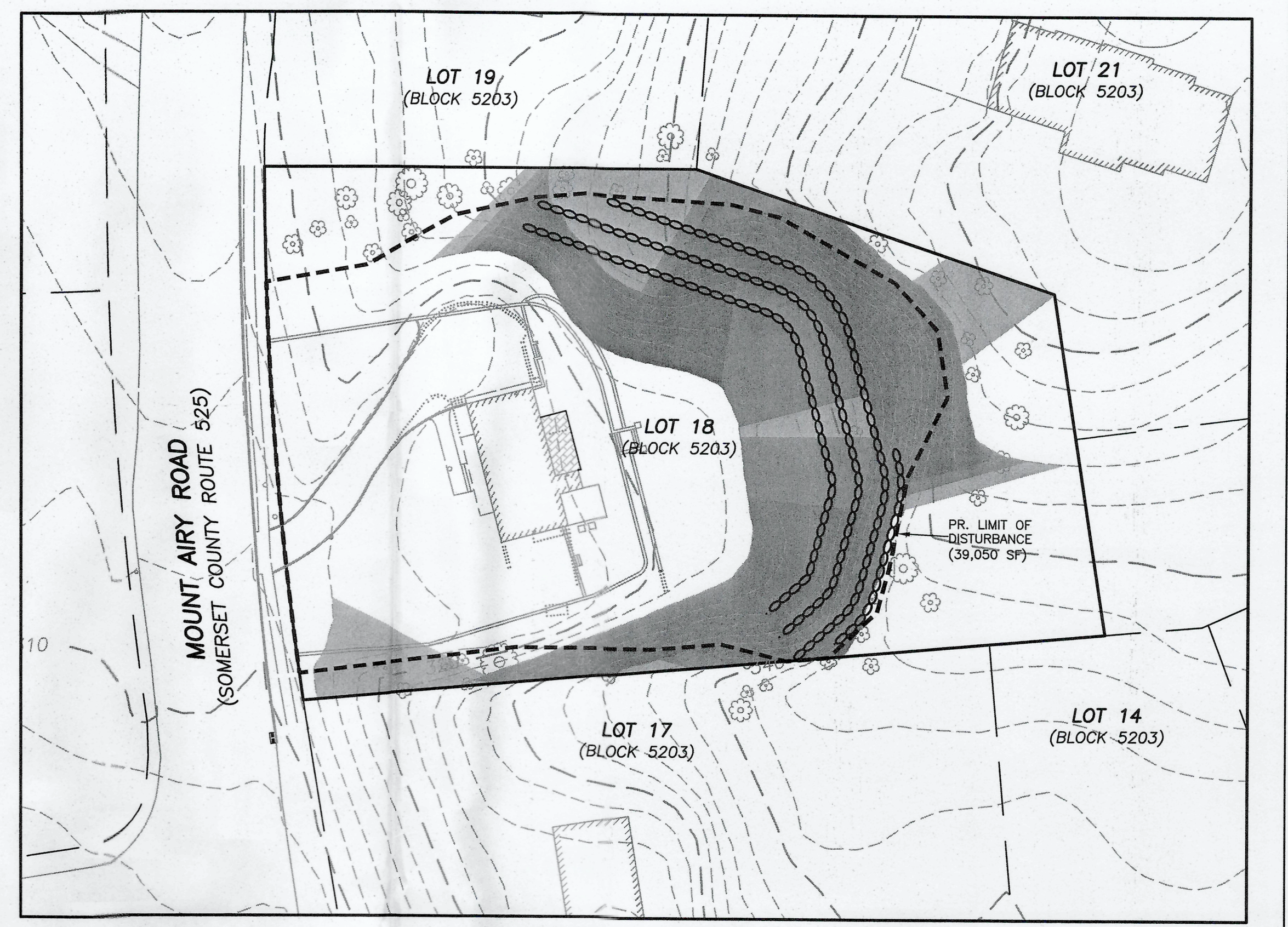


GRADING PLAN
SCALE: 1"=20'



Boulder retaining wall detail
N.T.S.
(OR APPROVED EQUAL)

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 - NO FLOOD HAZARD AREAS, RIPARIAN BUFFERS, OR WETLANDS EXIST ON THE SUBJECT PROPERTY PER AVAILABLE G.I.S. INFORMATION.
 - NO BERNARDS TOWNSHIP STREAM BUFFERS EXIST ON THE SUBJECT PROPERTY.
 - TREE REPLACEMENT TO BE PROVIDED PER TOWNSHIP REQUIREMENTS.
 - THE INFORMATION CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. ALL EXISTING UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH THE NEW JERSEY ONE-CALL REGULATIONS BY CALLING 1-800-272-1000 AND PROVIDE THE MUNICIPALITY WITH THE CONFIRMATION NUMBER PROVIDED PRIOR TO COMMENCING EXCAVATION WORK.



SLOPE DISTURBANCE MAP
SCALE: 1"=40'

STEEP SLOPE DISTURBANCE SUMMARY			
CATEGORY	AREA ON SITE	PERMITTED DISTURBANCE	PROPOSED DISTURBANCE
15-19.9%	5,257 SF	2,103 SF 40% OF SLOPES	2,481 SF 47.2% OF SLOPES (V)
20-25%	4,252 SF	850 SF 20% OF SLOPES	3,595 SF 84.5% OF SLOPES (V)
>25%	12,344 SF	NONE	10,339 SF 83.8% OF SLOPES (V)

(V) - VARIANCE REQUIRED

ZONING INFORMATION			
R-4 RESIDENTIAL	REQUIRED	PREVIOUSLY EXISTING	PROPOSED
MIN. LOT AREA	1 AC.	54,645 SF 1.255 AC.	54,645 SF 1.255 AC.
MIN. IMPROVABLE LOT AREA (1)	10,000 SF	12,947 SF	12,947 SF
MIN. LOT WIDTH	200'	196.88' (P)	196.88' (P)
MIN. LOT FRONTAGE	100'	203.40'	203.40'
MIN. FRONT YARD	75'	71.1' (P)	71.1' (P)
MIN. REAR YARD	75'	188'	188'
MIN. SIDE YARD (EACH)	20'	53.21'	53.21'
MIN. SIDE YARD (COMBINED)	50'	136.65'	136.65'
MAX. LOT COVERAGE	15%	8.3%	10.1%
MAX. BUILDING HEIGHT	35'	<35'	<35'
MAX. WALL HEIGHT (FRONT YARD)	4'	<4'	4'
MAX. WALL HEIGHT (SIDE/REAR YARD)	6'	<6'	<6'

(1) - The minimum improvable lot area shall be a contiguous area of each lot that is free of all constrained areas defined by ordinance, except that the minimum improvable lot area may contain natural slopes ranging from 15% to 19.9%, to a maximum of 40% of the total area of those slopes on the lot, and the minimum improvable lot area may contain natural slopes ranging from 20% to 25%, to a maximum of 20% of the total area of those natural slopes on the lot.
(P) - PRE-EXISTING IOW-CONFORMING CONDITION
(V) - VARIANCE REQUIRED

PRE-EXISTING IMPERVIOUS COVERAGE		PROPOSED IMPERVIOUS COVERAGE	
DWELLING	1,482 SF	REMAINING DWELLING	1,482 SF
COVERED PORCH	164 SF	REMAINING COVERED PORCH	164 SF
DRIVEWAY	2,557 SF	DRIVEWAY	2,797 SF
PATIO	160 SF	PROPOSED PATIO	230 SF
WALKS/WALLS/MISC	190 SF	WALKS/WALLS/MISC	873 SF
	4,553 SF		5,546 SF (993 SF INCREASE)

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project name

VARIANCE PLAN FOR
444 MOUNT AIRY ROAD
BLOCK 5203: LOT 18
(TAX MAP SHEET 52)
BERNARDS TOWNSHIP, SOMERSET COUNTY, NEW JERSEY

drawing name

LOT DEVELOPMENT PLAN

drawing no.

2 OF 2

drawn by

TBB

checked by

CAM

date

6/5/23

scale

1"= 20'

project no.

2325-000

CATHERINE A. MUELLER, P.E.

NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. GE44252