

# BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION

Regular Meeting of [September 21, 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 – [August 28, 2023](#)
- 6.
7. Reports and Miscellaneous Correspondence
  - a. [Pumpkin Smash Email](#)
  - b. [Dr. Maloney Email - Trees](#)

## 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. [Signature Acquisitions Add't Info – ZB 22-028](#) – Traffic Engineers Info
- ii. [Purdum– ZB 23-015 – 14 Columbia Rd](#) – Variance for lot coverage to construct an addition to an existing dwelling.
- iii. [Flanigan – ZB 23-013 – 54 Dyckman Pl](#) – Maximum allowable impervious coverage relief for a single-story addition, pool, patio & deck.
- iv. [Rogers- ZB 23-014 – 204 Morristown Rd](#) – Prelim / final site plan, conditional use to install modular building with 2 classrooms.
- iv. [Brinkworth- ZB 23-018 – 12 Fairview Dr East](#) – Front yard, side yard, combined side yard variance relief to construct an addition to an existing dwelling.

## 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 – August 28, 2023**

#### **CALL TO ORDER**

Chairperson Alice Smyk called the meeting to order at 7:09 pm in the Warren Craft Room, Bernards Township Municipal Building in accordance with the Open Public Meeting Act of 1975.

#### **ROLL CALL**

**Present:** Gary Baumann, Elizabeth Cirri, Nancy Cook, Todd Edelstein, Alice Smyk, John Valeri, Jr.

**Absent:** John Crane, Sarah Wolfson

**Also Present:** Kathleen Ferrante, Recording Secretary, Lee Cleary - Resident

#### **APPROVAL OF MEETING MINUTES**

Motion to approve the July 24, 2023, meeting minutes made by Nancy Cook, seconded by John Valeri, Jr.. All in favor, motion carried.

#### **REPORTS & MISCELLANEOUS CORRESPONDENCE**

- a. **Waterway Clean Up** - Gary Baumann – letter was not very specific, unclear of which waterway or whether it is in the Township, suggests passing on reply. John Valeri, Jr. - If the author follows up we would invite them to the next EC Meeting to speak and provide clarity. Nancy Cook – is unclear of the purpose, the letter mentions books and blood drives. Motion by Gary Baumann for no reply, second Nancy Cook. All in favor, motion carried

#### **DISCUSSION**

##### **Subcommittee Reports**

- a. **Applications** – Nancy Cook – There are no new applications, there are two updates:
  - a. **Signature Acquisitions LLC Add't Info – ZP 22-028** – Todd Edelstein – No additional comments. Motion made by Nancy Cook, seconded by Todd Edelstein. All in favor, Gary Baumann abstained, motion carried.





## ***Bernards Township Environmental Commission***



- b. **Faruk – Add't Info ZB 23-009 – 145 Bernards Dr** – Todd Edelstein – No additional comments. Motion made by Todd Edelstein, seconded by John Valeri. All in favor, Gary Baumann abstained, motion carried.
  
- a. **ANJEC** – Todd Edelstein – Attended a webinar on August 1<sup>st</sup> regarding NJ DEP new flood hazard protection rules. DEP has increased the flood protection elevation to 5'3". The Township has already approved the adoption of these changes. Todd Edelstein does not believe the Environmental Commission needs to make any adjustments.
  
- c. **Native Pollinator Group/Guerilla Gardening** – Alice Smyk – Sarah Wolfson is absent and did not receive any updates on start date. Nancy Cook - reviewed the plan and believes this will be a great improvement. Alice Smyk – will contact Sarah on updates from DPW and a start date.
  
- d. **Community Outreach/Education** - Nancy Cook and Elizabeth Cirri will be meeting prior to September 15<sup>th</sup> to discuss some of the “Tips” they would like to see published for the public.
  
- e. **Tree Protection** – John Valeri - No applications

### **OLD BUSINESS**

- a. **Status on Current Projects**
  - a. **Townwide Composting** – Gary Baumann was able to confirm the Township would not be able to provide the resources necessary to support this project. Nancy Cook and Elizabeth Cirri will pursue resources for the “Tips” that will be made available to Township residents for DIY Composting.
  - b. **Townwide Garage Sale** – Residents can register on the Township website, garage sale will be September 9<sup>th</sup>.

### **NEW BUSINESS**

- a. **Applications** – See Discussion, Subcommittee Reports, Applications Review

### **PUBLIC COMMENT**

- a. Lee Cleary introduced herself, she hopes the library project goes through it will be amazing. She questioned the previously mentioned Styrofoam project, Todd Edelstein provided a summary and results of the EC research on the topic. Cleary added that Bernardsville had a successful one-day collection. Cleary was unaware of the new flood detection rules and inquired if residents not previously considered in a flood zone may now find themselves in a flood zone and if they would be notified. John Valeri, Jr. - advised this change was made at a state level, Alice Smyk added that if residence have concerns they may want to inquire within other departments within the Township that could provide better flood plain information.



## ***Bernards Township Environmental Commission***



### **MEMBER COMMENT**

Alice Smyk will not be present next month, Elizabeth Cirri will be acting Chairperson.

### **ADJOURNMENT**

Meeting was adjourned at 7:55 pm. Motion by Todd Edelstein seconded by John Valeri All in favor, motion carried.

Respectfully submitted,  
Kathleen Ferrante, Meeting Secretary

## Ellen Houlihan

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**From:** Alice W <alice@smyk.us>  
**Sent:** Saturday, September 2, 2023 7:44 PM  
**To:** Ellen Houlihan; ecirri.environment@gmail.com  
**Subject:** Fwd: Fw: Annual Pumpkin Smash - Nov. 4th

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**From:** Tyler Seville <[tyler.g.seville@gmail.com](mailto:tyler.g.seville@gmail.com)>  
**Sent:** Saturday, September 2, 2023 1:45 PM  
**To:** [caffi13@hotmail.com](mailto:caffi13@hotmail.com) <[caffi13@hotmail.com](mailto:caffi13@hotmail.com)>  
**Cc:** [gbaumann.bernardspb@gmail.com](mailto:gbaumann.bernardspb@gmail.com) <[gbaumann.bernardspb@gmail.com](mailto:gbaumann.bernardspb@gmail.com)>  
**Subject:** Annual Pumpkin Smash - Nov. 4th

Hi Alice,

Hope your weekend is going well.

I am reaching to see if the Environmental Commission would like to once again co-brand the Pumpkin Smash this year.

I reached out to Carol English (our host) and we have a date set for November 4th from 10am to 1pm. I can work on blasting out the communication, but would welcome volunteers from the Commission.

Thank you and please let me know if you have any questions,  
Tyler

## Bernards Township hosts 3rd Annual Pumpkin Smash

Liberty Corner, NJ - Bernards Township Agricultural Advisory Committee is hosting the Third Annual Pumpkin Smash on Saturday, Nov. 4th from 11:00 am to 2:00 pm at Dogwood and English Farms. The community is invited to bring their old Halloween pumpkin to safely smash and throw out their pumpkins in an environmentally friendly way. No registration is required.

"The event is great family fun and we are so glad to continue this tradition," explained Tyler Seville, chair of the Bernards Township Agricultural Advisory Committee. "Our farmers are one of the many gems of Bernards Township and we would not be able to do this without the help of our committee and the English Farm."

The pumpkins are smashed by visitors and then fed to the farm animals. While biodegradable, most of the 1.3 billion pounds of pumpkins produced in the U.S. end up in a landfill, according to the US Department of Energy.

"The event keeps the pumpkins out of the trash and are used as feed for the chickens and the pigs. It's a win-win," highlighted Gary Baumann, the Township Committee Liaison to the Agricultural Advisory Committee and the Environmental Commission.

"We are also excited to support this event," said Alice Smyth, chair of the Bernards Township Environmental Commission. "It's important to keep our pumpkins out of landfills, so to avoid greenhouse gas emissions."

Residents are invited to bring the old pumpkins to Dogwood Farms/ English Farm on November 4th or earlier that week while Dogwood Farms is open.

The Bernards Township Agricultural Advisory Committee is responsible for promoting and preserving agriculture as a viable economic activity within Bernards Township and enabling agricultural enterprises to continue to contribute to the quality of life in the community.

The Bernards Township Environmental Commission is responsible for ensuring that environmental issues in Bernards Township are given the right priority in order to protect and preserve natural resources of the town and surrounding areas including: land, water, air, and bios.

## Ellen Houlihan

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**From:** Karl Maloney <karlmone@yahoo.com>  
**Sent:** Friday, September 8, 2023 10:27 AM  
**To:** Ellen Houlihan  
**Cc:** Dominick; Sharon Maloney  
**Subject:** Trees

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

Hello,

Our pool permit and variance required we put up trees to block our neighbors line of sight to our pool.

Are green giant Arborvitae appropriate for this?

Please advise.

Karl Maloney, DDS  
Diplomate, American Board of Oral & Maxillofacial Surgery

# ADDITIONAL MATERIALS

EC

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

Application No: ZB22-028 Block: 11201 Lot: 3 Zone: E-2

Applicant: SIGNATURE ACQUISITION LLC

Address of Property: 150 ALLEN ROAD

Description: PRELIM/FINAL SITE PLAN, D-4 FAR,  
BULK VARIANCES TO RAZE EXISTING BUILDING  
AND CONSTRUCT TWO (2) MIXED USE BUILDINGS

### APPLICATION CHECKLIST

☒ Original + <sup>3</sup>16 copies of Application  
☒ W-9  
☒ Site Visit Consent (A)  
☒ Ownership Form (B)  
☒ 200' Property Search List (C)  
☒ Tax Certification (D)  
☒ Notice to be Served/Published (E)  
☒ Dimensional Statistics Form (F)  
☒ Contributions Disclosure Form (G)

☐ Engineering Plan/Plot Plan  
☒ Architectural Plans  
☒ Survey  
☐ Photographs  
☒ Wetlands Report/LOI  
☒ Application Fee  
☒ Escrow Deposit  
☒ Imaging Fee  
☐ Tax Map Revision Fee  
☒ Checklist

### SCHEDULING

9.27.22 Original Submission Date  
11.11.22 Completeness Deadline (45 days)  
10.25.22 Incomplete Date  
11.7.22 Resubmission Date  
11.9.22 Date Complete  
03.9.22 Time to Act (45/95/120 days)

### HEARING

12.22.22 Notice to Property Owners  
12.23.22 Date of Publication  
11.9.22 Completeness Hearing  
01.04.23 Public Hearing  
02.08.23 Carried to Date  
☐ Decision - Approved/Denied  
☐ Resolution Memorialized  
☐ Resolution Published

### DISTRIBUTION

☒ Environmental Comm  
☒ Fire Official  
☐ LCFAS  
☐ Police

### NOTES

RESTART:

05.03.23  
05.11.23  
06.07.23  
08.09.23  
09.14.23  
10.12.23



**DiFrancesco Bateman**  
Kunzman, Davis, Lehrer & Flaum, P.C.

**15 Mountain Boulevard  
Warren, New Jersey 07059**

**Telephone: (908) 757-7800  
Fax: (908) 757-8039  
[www.newjerseylaw.net](http://www.newjerseylaw.net)**

**Michael E. Silbert  
Associate  
Extension 128  
[msilbert@newjerseylaw.net](mailto:msilbert@newjerseylaw.net)**

September 1, 2023

**VIA HAND DELIVERY AND EMAIL**

Ms. Cyndi Kiefer, Zoning Board of Adjustment Secretary  
Township of Bernards Planning & Zoning  
277 South Maple Avenue  
Basking Ridge, New Jersey 07920

**Re: Submission of Allen Road Intersection Plan  
Signature Acquisitions, LLC – Allen Road  
Application #22-028-ZB  
Block 11201, Lots 2 & 3**

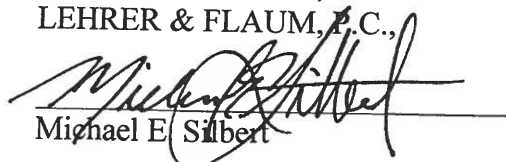
Dear Ms. Kiefer:

As you are aware, this firm represents Signature Acquisitions, LLC (“Signature”) in connection with an application for preliminary and final major site plan approval with certain “d” and “c” variance relief. As a part of the ongoing hearing process, Signature is pleased to submit the Allen Road Intersection Plan in advance of the next scheduled hearing before the Township’s Zoning Board on September 14, 2023:

1. Seventeen (17) copies of the Allen Road Intersection Plan prepared by Matthew J. Seckler, P.E., N.J. Lic. No.: 48731 of Stonefield Engineering & Design, dated August 31, 2023;

Thank you for your attention to this matter. Digital copies of the enclosed materials will be provided to you under separate cover.

Respectfully submitted,  
DIFRANCESCO BATEMAN  
KUNZMAN, DAVIS,  
LEHRER & FLAUM, P.C.,

  
Michael E. Silbert

# STONEFIELD

August 31, 2023

Ms. Cynthia Kiefer  
Planning/Zoning Board Secretary  
Township of Bernards  
277 South Maple Avenue  
Basking Ridge, NJ 07920

**RE: Signature Acquisitions LLC  
Block 11201, Lots 2 & 3; 150 Allen Road  
Application ZB-22-0128  
Block 301, Lot 5  
SED Job: PRI-220206**

Ms. Kiefer,

On behalf of the applicant, please find an updated Driveway Layout Plan showing modifications to the Allen Road driveway to restrict trucks from making a left-turn out of the site. The lane dimensions for the left-turn lane have been narrowed, full-height curbed islands are included, and overhead height clearance bar is proposed. Two turning template plans are enclosed showing how trucks can make the right-turn out, but cannot physically make a left turn due to the development signage and lane dimensions (along with the aforementioned overhead clearance bar). A standard passenger car can make a left-turn or right-turn out of the development. Line of sight exhibits are enclosed showing proper sight lines for cars and trucks exiting the driveway as currently designed. The following is an itemized summary of the resubmission items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Driveway Layout Plan	8/31/23	17	Stonefield Engineering & Design
Vehicle Circulation Plan – 2 Sheets	8/31/23	17	Stonefield Engineering & Design
Sight Distance Plan Passenger Car	8/31/23	17	Stonefield Engineering & Design
Sight Distance Plan Truck	8/31/23	17	Stonefield Engineering & Design

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Best regards,



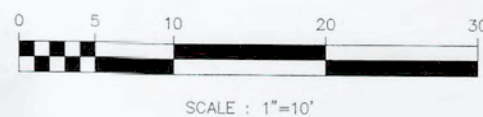
Matthew J. Seckler, PE, PTOE  
Stonefield Engineering and Design


Z:\Princeton\PRI\2022\PRI-220206 Signature Acquisitions - 150 Allen Road, Bernards Township NJ\Correspondence\Outgoing\Municipal\2023-08-31\_Municipal Resubmission Letter.docx

STONEFIELDENG.COM

92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.



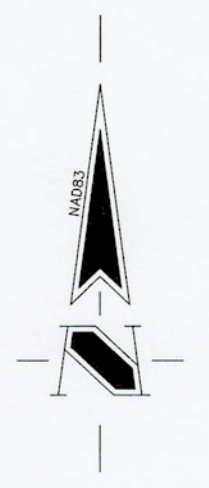


 <b>STONEFIELD</b> engineering & design	
SCALE: 1" = 10'	PROJECT ID: PRI-220206
TITLE:	
<b>DRIVEWAY LAYOUT PLAN</b>	
DRAWING:	
<b>C-1</b>	









Technical drawing of a truck chassis showing dimensions in feet and inches. The drawing includes a side profile of the truck with various measurements labeled. Key dimensions include: 27' 9" for the front overhang, 53' for the wheelbase, 23' 5" for the front overhang to the first axle, 17' 4" for the front overhang to the second axle, 4' 6" for the front overhang to the third axle, 68' 5" Horiz for the total length, 10' Vert for the height, and 43' 6" for the total length.

SCALE : 1"=10'

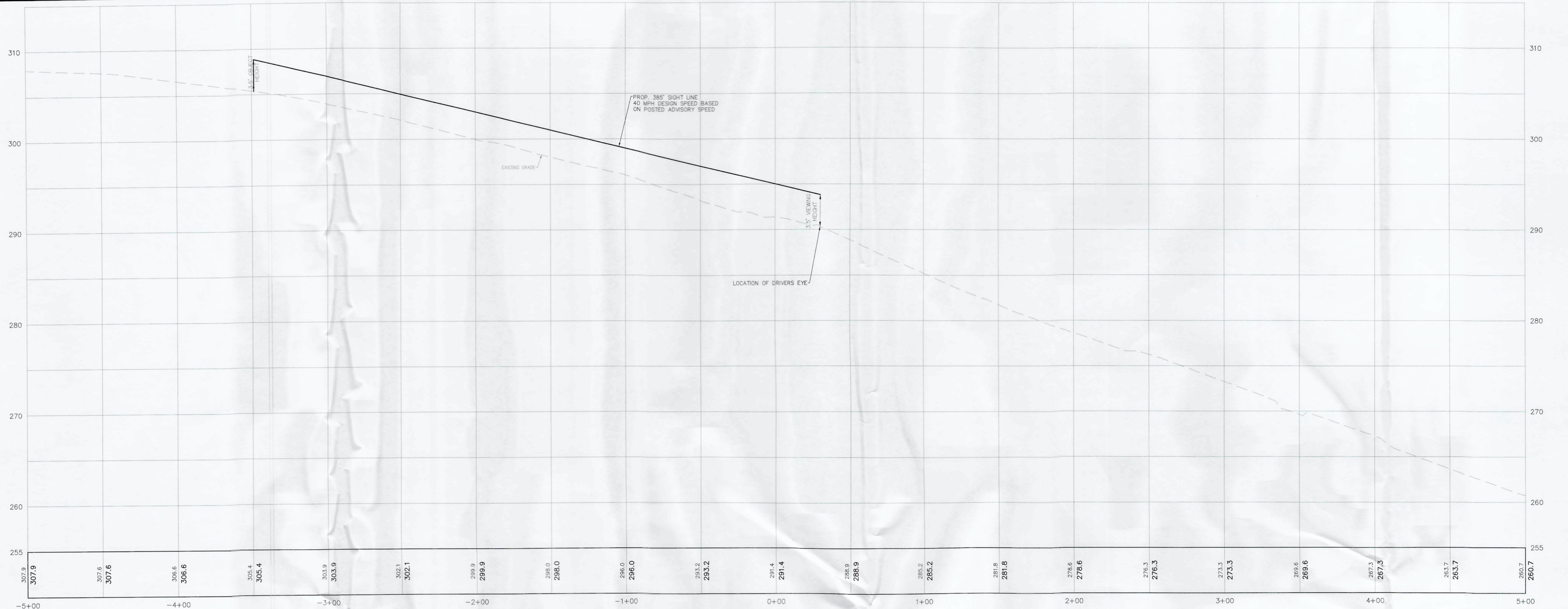
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE VEHICLE RIGHT TURNING MOVEMENTS OF AN INTERSTATE SEMI-TRAILER (WB-67).
2. VEHICLE TEMPLATES PROVIDED BY AUTODESK VEHICLE TRACKING 2019.1.

**C-3**

Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 • Fax 201.340.4472



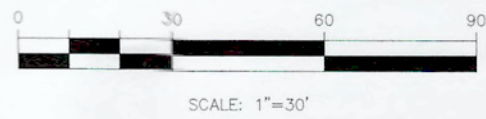
2:\PROJECTS\190220\190220.dwg B:\A\190220.dwg 19 ALLEN ROAD, BIRMINGHAM TOWNSHIP, NEW JERSEY 07033



CLEAR SIGHT LINE PROFILE (ALLEN ROAD)  
SCALE: HOR. = 1"=30'  
VER. = 1"=5'



CLEAR SIGHT LINE PLAN (ALLEN ROAD)  
SCALE: 1"=30'



NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
engineering & design  
Rutherford, NJ • New York, NY  
Princeton, NJ • Tampa, FL • Detroit, MI  
www.stonefieldeng.com  
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 • Fax 201.340.4472

PRELIMINARY AND FINAL MAJOR SITE PLAN  
**SIG150 ALLEN LLC**  
PROPOSED LIGHT MANUFACTURING  
DEVELOPMENT  
BLOCK 11201 LOT 3  
150 ALLEN ROAD  
CHERRY HILL TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY

STATE OF NEW JERSEY  
No. 4873  
MATTHEW J. SECKLER, P.E.  
NEW JERSEY LICENSE No. 4873  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: AS SHOWN PROJECT ID: PRJ-210204

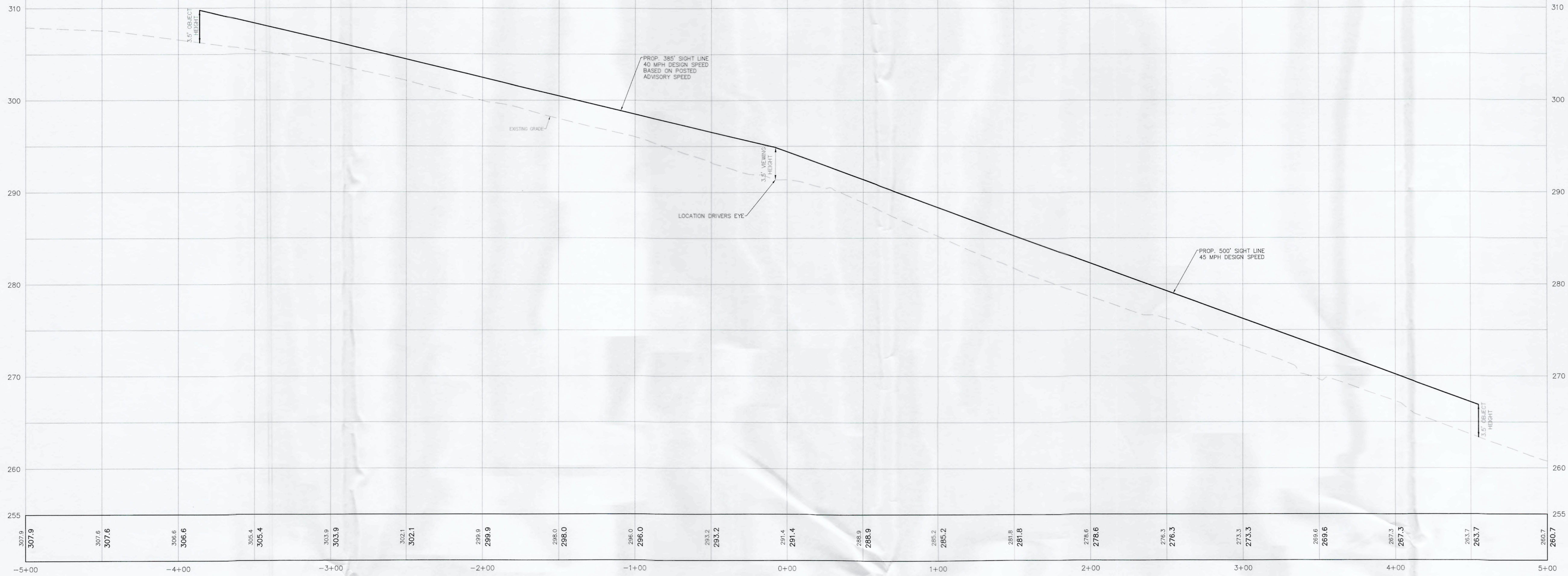
TITLE:  
**SIGHT DISTANCE PLAN  
(PASSENGER CAR)**

DRAWING:  
**C-4**

ISSUE	DATE	BY	DESCRIPTION
0	08/1/2023	JE	FOR MUNICIPAL SUBMISSION



Z:\PROJECTS\2022\20220710\20220710\_SIGHT DISTANCE PLAN\20220710\_SIGHT DISTANCE PLAN.dwg PLOTTED: 8/1/2023

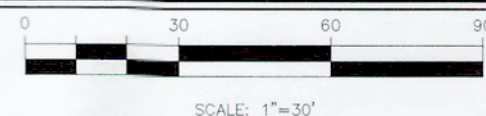


CLEAR SIGHT LINE PROFILE (ALLEN ROAD)  
SCALE: HOR. = 1"=30'  
VER. = 1"=5'



CLEAR SIGHT LINE PLAN (ALLEN ROAD)  
SCALE: 1"=30'

SIGHT DISTANCE AT INTERSECTIONS FOR LEFT, OR RIGHT TURNING & CROSSING VEHICLES WITH STOP CONTROL							FIGURE: 6-4 BDC07MR-04	
Intersection Sight Distance(d) Stop Control on Minor Road Two Lane Highway								
Design Speed	Left-Turn			Right-Turn or Cross				
	P	SU	WB	P	SU	WB		
25	280	350	425	240	315	385		
30	335	420	510	290	375	465		
35	390	490	595	335	440	540		
40	445	560	680	385	500	620		
45	500	630	760	430	565	695		
50	555	700	845	480	625	775		
55	610	770	930	530	690	850		
60	665	840	1015	575	750	930		
65	720	910	1100	625	815	1005		
70	775	980	1185	670	875	1085		



engineering & design  
Rutherford, NJ • New York, NY  
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www.stonefieldeng.com  
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 • Fax 201.340.4472

PRELIMINARY AND FINAL MAJOR SITE PLAN

**SIG150 ALLEN LLC**  
**PROPOSED LIGHT MANUFACTURING DEVELOPMENT**

BLOCK 1120, LOT 3  
TOWNSHIP OF BERNARDS  
SOMERSET COUNTY, NEW JERSEY

MATTHEW J. SECKLER, P.E.  
NEW JERSEY LICENSE No. 4873  
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: PM-220206

TITLE:

**SIGHT DISTANCE PLAN  
(PASSENGER CAR)**

DRAWING:

**C-5**

NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
0	08/01/2023	JE	FOR MUNICIPAL SUBMISSION







EC

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

Application No: ZB23-015 Block: 3603 Lot: 2 Zone: R-4

Applicant: PURDUM, ERIC & YAU, TZE YUEN

Address of Property: 14 COLUMBIA ROAD

Description: VARIANCE FOR LOT COVERAGE TO  
CONSTRUCT AN ADDITION TO AN EXISTING  
DWELLING

**APPLICATION CHECKLIST**

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

**SCHEDULING**

7.25.23 Original Submission Date  
9.8.23 Completeness Deadline (45 days)  
 \_\_\_\_\_ Incomplete Date  
 \_\_\_\_\_ Resubmission Date  
 \_\_\_\_\_ Date Complete  
1.6.24 Time to Act (45/95/120 days)

**HEARING**

\_\_\_\_\_ Notice to Property Owners  
 \_\_\_\_\_ Date of Publication  
 \_\_\_\_\_ Completeness Hearing  
11.8.23 Public Hearing  
 \_\_\_\_\_ Carried to Date  
 \_\_\_\_\_ Decision - Approved/Denied  
 \_\_\_\_\_ Resolution Memorialized  
 \_\_\_\_\_ Resolution Published

**DISTRIBUTION**

7.25.23 Environmental Comm  
 \_\_\_\_\_ Fire Official  
 \_\_\_\_\_ LCFAS  
 \_\_\_\_\_ Police

**NOTES**

**TOWNSHIP OF BERNARDS**  
**2023 ZONING BOARD OF ADJUSTMENT APPLICATION**

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

1. APPLICANT: Tze Yuen Yau & Eric Pardum

Address: 14 Columbia Road

Phone: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (mobile) 973-945-3991

Email (will be used for official notifications): Tze-yueny@hotmail.com 201-400-1911  
xnavydiver@aol.com

2. OWNER (if different from applicant): Same

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: Steven Parker Profession: Engineer

Address: 370 East Main Street, Somerville, NJ 08876

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

5. PROPERTY INFORMATION: Block(s): 3603 Lot(s): 2 Zone: R-4

Street Address: 14 Columbia Road Total Area (square feet/acres): 30,710 s.f. / 0.888 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) See attached 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: \_\_\_\_\_

A Single Family home exists on a flag lot on .89 acres of land.

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

To add an addition of about 700 - 1000 sq. Feet to existing home.

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

Because the property is a flag lot, the length of the driveway is very long and is the major component of lot coverage. The house and proposed addition are otherwise modest in size.

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

APPLICANT(S) SIGN HERE:

I/we, Tze Yuen Yan and Eric Pardum 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): Tze Yuen Yan and Eric Pardum

Sworn and subscribed before me, this 11th day of July, 2023

Notary Renuka K Raghunanan

RENUKA K RAGHUNANAN  
Notary Public  
State of New Jersey  
My Commission Expires June 6, 2027  
I.D.# 50197046

RENUKA K RAGHUNANAN  
Notary Public  
State of New Jersey  
My Commission Expires June 6, 2027  
I.D.# 50197046

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: Tze Yuen Yau

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Street Address: 14 Columbia Road  
Basking Ridge, NJ 07920

I, Tze Yuen Yau, 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: Tze Yuen Yau Date: July 6, 2023

SUBMIT ORIGINAL AND 16 COPIES

FORM A

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

**SITE INSPECTION CONSENT FORM**

Applicant:

ERIC RYAN PURDUM

Block:


\_\_\_\_\_ Lot: \_\_\_\_\_

Street Address:

14 COLUMBIA RD. ROSKDY RIDGE NT

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

Signature:



Date:

7/11/2023

**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.	✓		

Re: Application of Millington Quarry, Inc.

WHEREAS, on January 7, 2004, the Bernards Township Board of Adjustment (the "Board"), by a vote of 6 to 0, granted the application of Millington Quarry, Inc. (the "Applicant"), and directed its attorney to prepare a memorializing resolution pursuant to N.J.S.A. 40:55D-10(g);

NOW, THEREFORE, by way of memorializing the action of the Board taken on January 7, 2004, the Board finds as follows:

1. The Board has reviewed the application of the Applicant and has deemed it complete.

2. Applicant is the owner of property located at 14 Columbia Road, Basking Ridge, also known as Block 164, Lot 2 on the Bernards Township tax map, and is in the R-4 Residential zone. The property is accessed by a 12-foot wide, approximately 380-foot long driveway from Columbia Road to the west, a large residential lot to the south and west, and abuts the quarry to the east and the railroad to the north. The property is undersized, consisting of .889 acres where a minimum of 1 acre is required under the Land Development Ordinance of the Township

of Bernards (the “zoning ordinance”) and contains a single family residence. The lot configuration is essentially that of a flag lot.

3. In addition to being undersized, the property contains a nonconforming lot width of 123 feet where a minimum of 200 feet is required under the zoning ordinance, and nonconforming lot frontage of 16.03 feet (the driveway entrance) where a minimum of 100 feet is required under the zoning ordinance. The property also contains nonconforming impervious lot coverage of 19.5% where a maximum of 15% is permitted under the zoning ordinance.

4. Applicant seeks relief pursuant to N.J.S.A. 40:55D-70(c) from the requirements of § 21-15.1.d.1 and Table 501 of the zoning ordinance to demolish the existing dwelling and construct a new residence on the nonconforming property. After an initial meeting on December 3, 2003, the Applicant revised its plot plan/variance map and architectural plans to show a new location of the new residence on the lot. As presently before the Board, the proposed construction would increase the preexisting nonconforming impervious lot coverage to 19.9% where a maximum of 15% is permitted under the zoning ordinance. In addition to the preexisting nonconforming lot size, width and frontage, the proposed construction will also require bulk variances for a front

yard of 50 feet where 75 feet are required and combined side yards of 44 feet where 50 feet are required.

5. No one appeared in opposition to the application, but the neighboring residential property owner to the south and west appeared and made known to the Board and the Applicant that they were willing to sell a portion of their land to the Applicant.

6. In view of the size, location and unusual configuration of the lot, the preexisting nonconformities, and particularly in view of the inherent physical limitations on the construction of a residence on the lot, the Board finds that strict application of the zoning ordinance in this case would create peculiar and exceptional practical difficulties to, and impose undue hardship upon, the Applicant. The Board also finds that the relief requested, as hereafter conditioned, can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

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

a. The plot plan revision showing the new location of the new residence on the lot in conformance with this resolution, and the architectural plans showing the location of the front porch, are all subject to the satisfaction of the Township Engineer; and

b. Applicant shall provide a dry-well or other approved remediation method to compensate for water flow by reason of the resultant lot coverage increase over that permitted by the zoning ordinance, subject to the satisfaction of the Township Engineer; and

c. Applicant shall submit a tree removal and protection plan for review and approval by the Township Engineer prior to any clearing of the site, for the purpose of ensuring that disturbance to existing trees is kept to a reasonable minimum; and

d. Applicant shall discuss the project with the Historical Society of the Somerset Hills and make the site available to them for the purpose of taking photographs or otherwise collecting data regarding the history of the site, prior to the demolition of the existing structures. In addition, the Applicant shall provide a survey of the dwelling (including architectural photographs and floor plans) prepared in accordance with Historic American Building Survey (HABS) standards; and

e. The Applicant shall reconstruct the existing driveway to be 10 feet wide and located entirely on the Applicant's property, as shown on the plan; and

f. Applicant's plan shall contain a note stating that all new utilities shall be underground; and



g. A development fee shall be required of the Applicant in accordance with § 21-76.16 of the zoning ordinance; and

h. Applicant shall comply with all applicable federal, state and local laws and regulations; and

i. Pursuant to § 21-5.10 of the zoning ordinance, the variance(s) granted herein shall expire unless such construction or alteration permitted by the variance has actually commenced on each and every structure within one year of the date of this resolution.

Dated: February 4, 2004

FOR: \_\_\_\_\_

AGAINST: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

Variance Application – 14 Columbia Road  
Block 3603, Lot 2, Bernards Township, Somerset County, NJ



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



Variance Application – 14 Columbia Road  
Block 3603, Lot 2, Bernards Township, Somerset County, NJ



***PHOTOGRAPH 2 –View of the yard area of the proposed addition.***



Variance Application – 14 Columbia Road  
Block 3603, Lot 2, Bernards Township, Somerset County, NJ

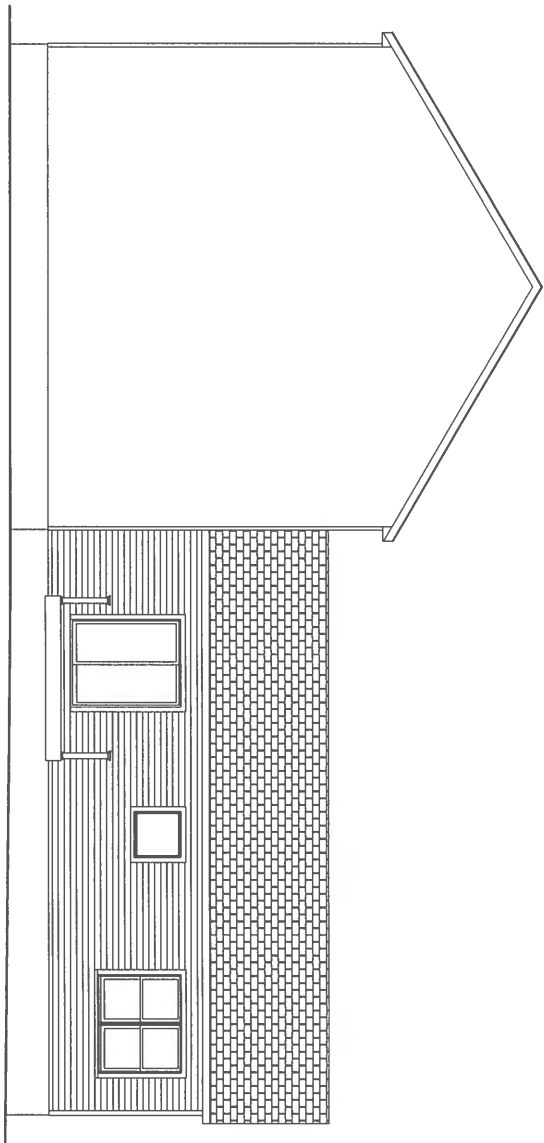


***PHOTOGRAPH 3 – View along the back of the house.***

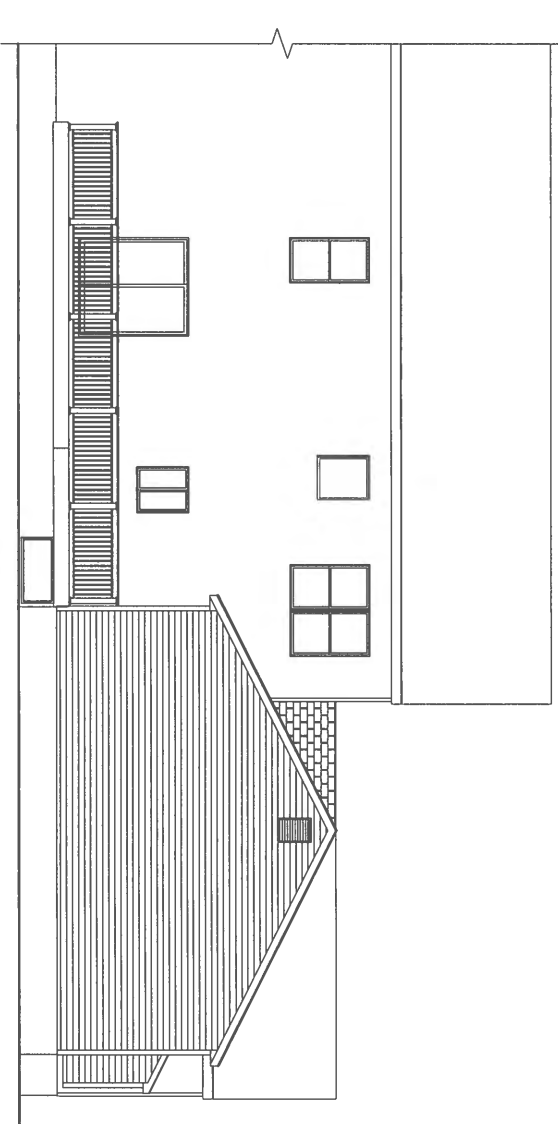
SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

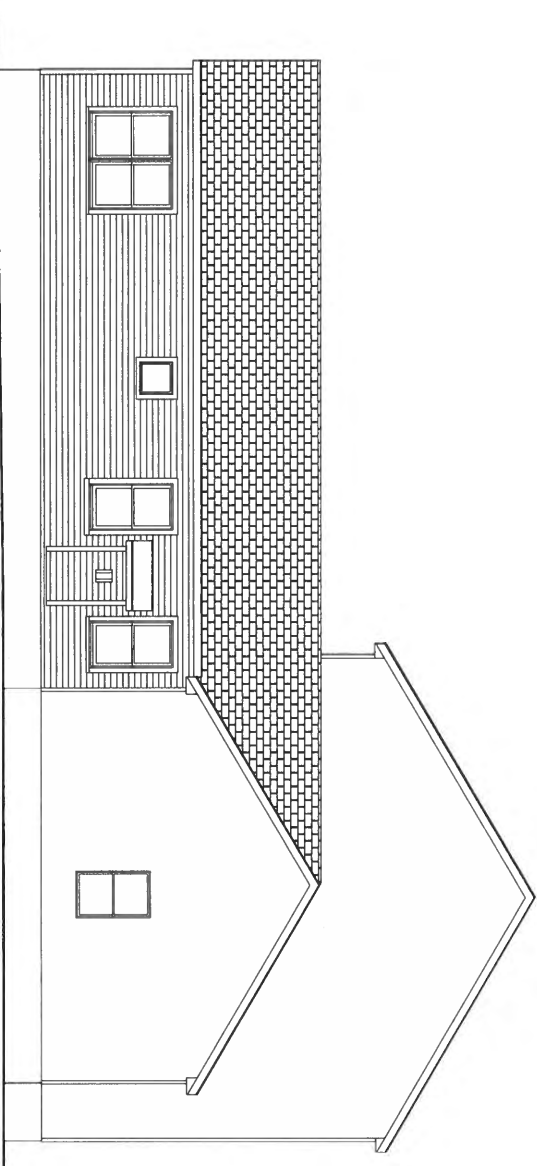
	REQUIRED	EXISTING	PROPOSED
LOT AREA	1 ac.	0.888 ac.	0.888 ac.
LOT WIDTH	200 Ft.	123 Ft.	123 Ft.
FRONTAGE	100 Ft.	16.3 Ft.	16.3 Ft.
FRONT YARD SETBACK	75 Ft.	56.1 Ft.	56.1 Ft.
REAR YARD SETBACK	75 Ft.	178.9 Ft.	157.4 Ft.
COMBINED SIDE YARD	50 Ft.	44.2	41.2
SIDE YARD	20 Ft.	23.5 Ft.	20.5 Ft.
COVERAGE	15%	18.9%	21.5%
HEIGHT	35 Ft.	34 Ft.	34 Ft.
IF REQUIRED, GROSS FLOOR AREA	N/A		
IF REQUIRED, FLOOR AREA RATIO	N/A		
IF REQUIRED, IMPROVABLE LOT AREA	N/A		



2 SIDE ELEVATION (FROM DECK)  
SCH-1 SCALE: 3/16" = 1'-0"



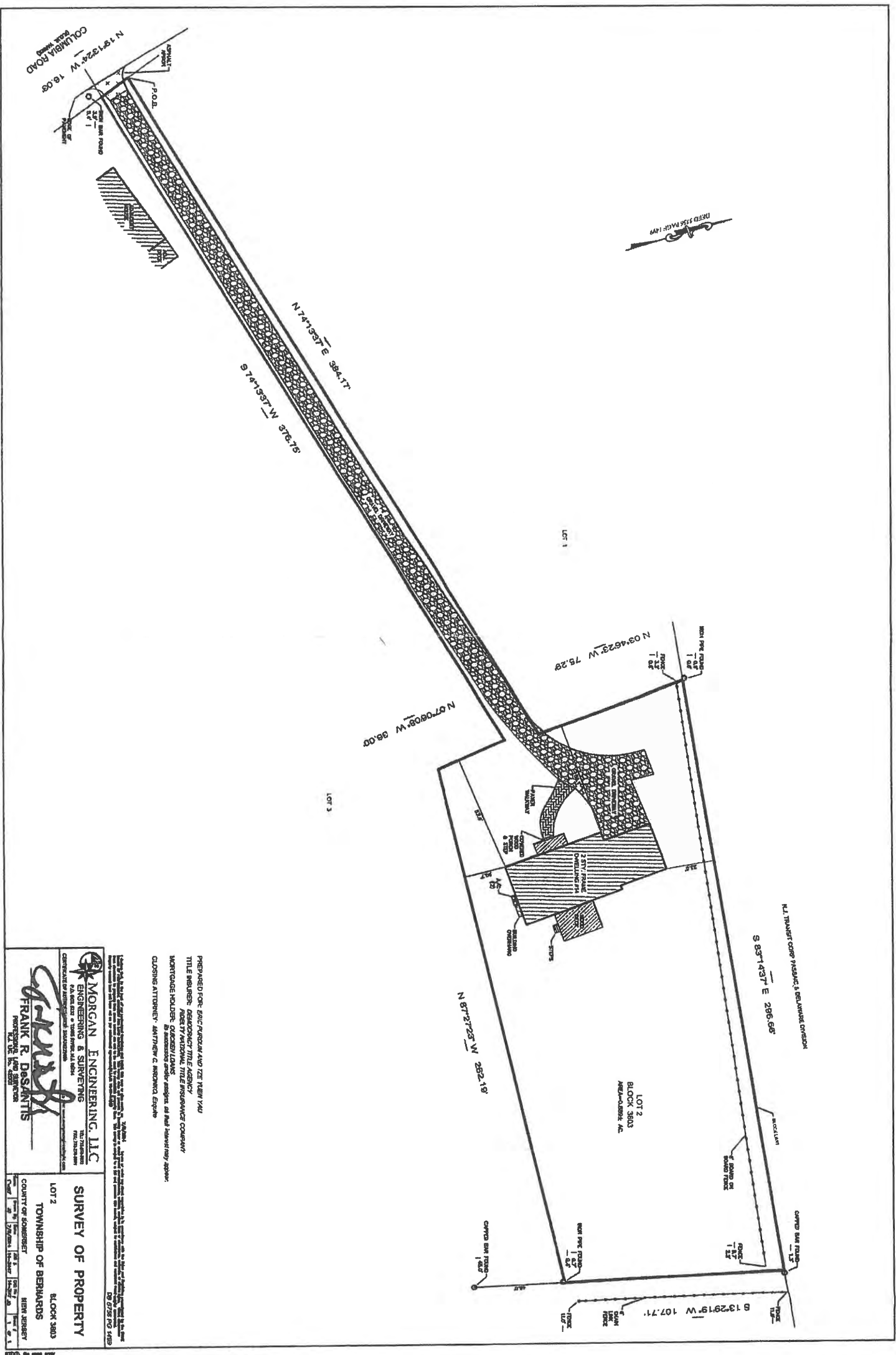
3 REAR ELEVATION  
SCH-1 SCALE: 3/16" = 1'-0"



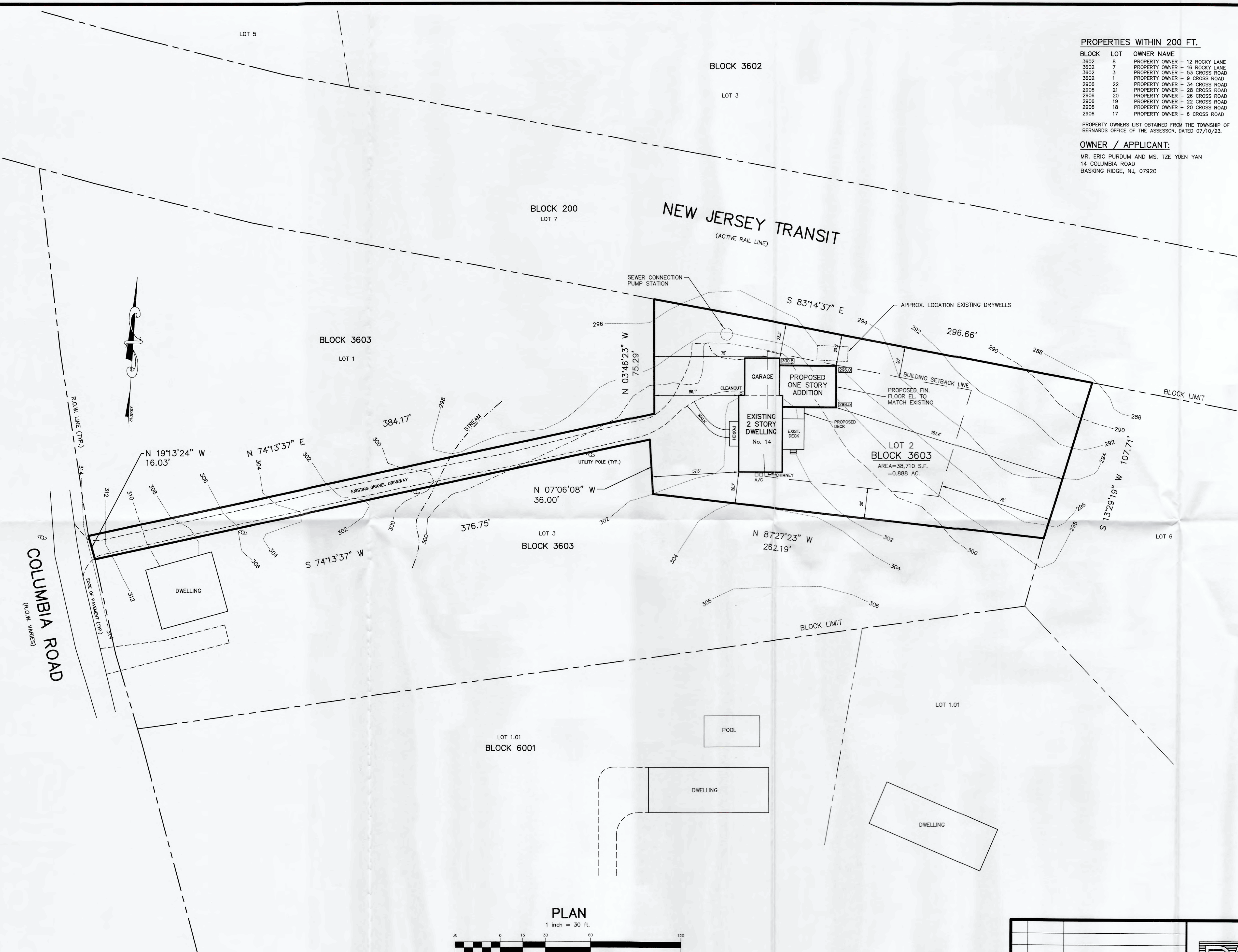
4 SIDE ELEVATION (FROM RAILROAD)  
SCH-1 SCALE: 3/16" = 1'-0"



1 FIRST FLOOR SCHEMATIC DESIGN  
SCH-1 SCALE: 1/4" = 1'-0"





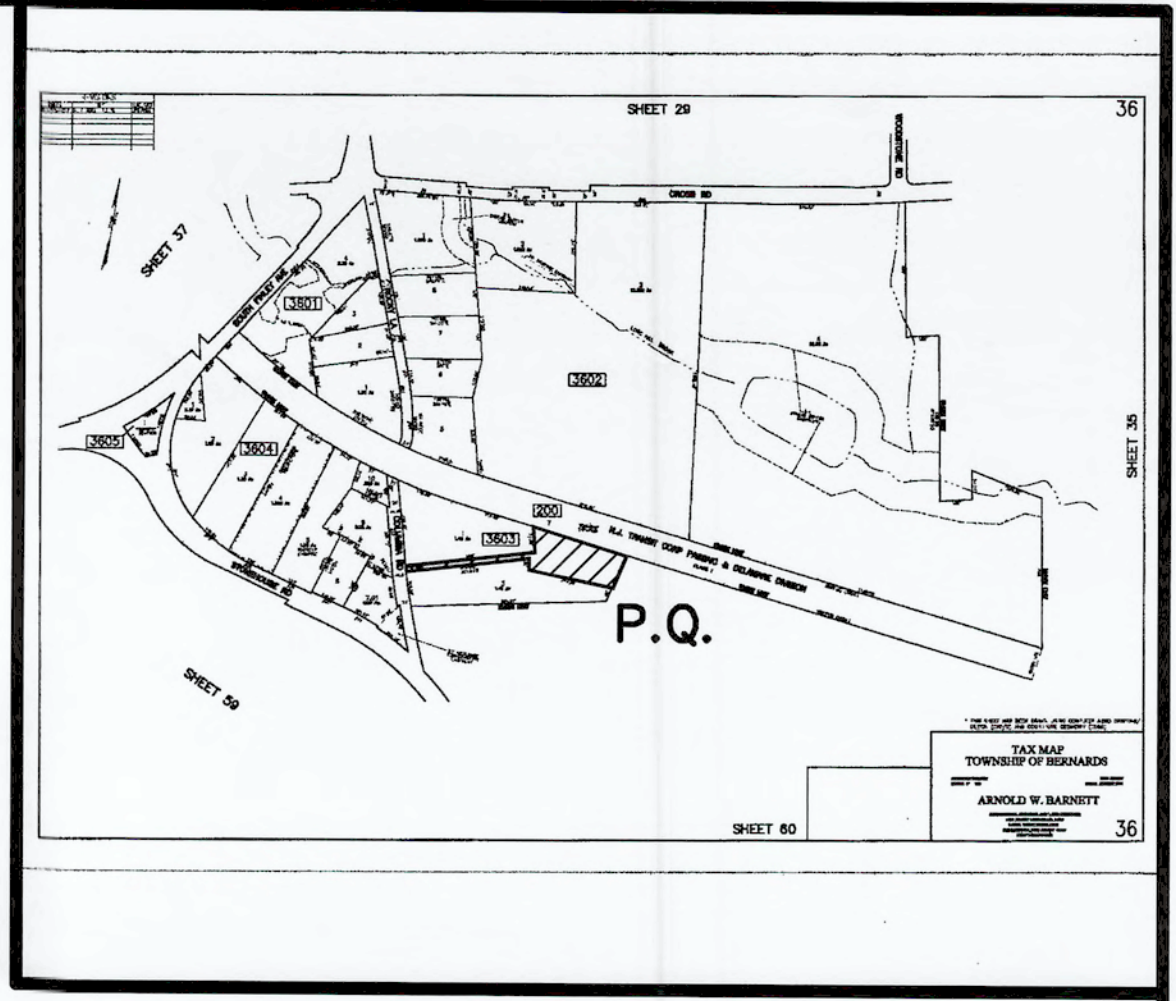


PROPERTIES WITHIN 200 FT.

BLOCK	LOT	OWNER NAME
3602	8	PROPERTY OWNER - 12 ROCKY LANE
3602	7	PROPERTY OWNER - 16 ROCKY LANE
3602	3	PROPERTY OWNER - 53 CROSS ROAD
3602	1	PROPERTY OWNER - 9 CROSS ROAD
2906	22	PROPERTY OWNER - 34 CROSS ROAD
2906	21	PROPERTY OWNER - 28 CROSS ROAD
2906	20	PROPERTY OWNER - 26 CROSS ROAD
2906	19	PROPERTY OWNER - 22 CROSS ROAD
2906	18	PROPERTY OWNER - 20 CROSS ROAD
2906	17	PROPERTY OWNER - 6 CROSS ROAD

PROPERTY OWNERS LIST OBTAINED FROM THE TOWNSHIP OF BERNARDS OFFICE OF THE ASSESSOR, DATED 07/10/23.

OWNER / APPLICANT:  
MR. ERIC PURDUM AND MS. TZE YUEN YAN  
14 COLUMBIA ROAD  
BASKING RIDGE, NJ, 07920



- KEY MAP**  
MUNICIPAL TAX MAP SHEET No. 36  
N.T.S.
- GENERAL NOTES:**
- SUBJECT PROPERTY KNOWN AS LOT 2, BLOCK 3603 AS PER THE CURRENT TAX MAP (SHEET 36) OF THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, N.J.
  - BOUNDARY AND LOCATION INFORMATION IS FROM A SURVEY PREPARED BY MORGAN ENGINEERING, FRANK R. DeSANTIS, N.J.P.L.S. LIC. No. 42001, DATED JULY 8, 2014.
  - TOPOGRAPHIC DATA OBTAINED FROM A PLOT PLAN PREPARED BY: PAGE ENGINEERING CONSULTANTS, KEVIN PAGE, N.J.P.P. & P.E., LIC. No. GE02511400. ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.
  - SUBJECT PROPERTY IS LOCATED IN THE R-4 ZONE.
  - LOT AREA = 38,710 S.F. (0.888 Ac.)
  - THIS LOT IS SERVED BY SANITARY SEWER AND PUBLIC WATER SUPPLY. NO NEW UTILITY CONNECTIONS ARE REQUIRED OR PROPOSED.
  - THE LOCATION OF SUBSURFACE UTILITIES IN THE VICINITY OF THE SUBJECT PROPERTY ARE APPROXIMATE AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. FOR UTILITY MARKOUT, CALL 1-800-272-1000.
  - A PERMIT FROM THE ENGINEERING DEPARTMENT IS REQUIRED FOR ANY WORK WITHIN THE RIGHT OF WAY.
  - TOTAL EXISTING IMPERVIOUS AREA = 7,307 S.F.  
TOTAL PROPOSED IMPERVIOUS AREA = 8,305 S.F.  
INCREASE IN IMPERVIOUS AREA = 998 S.F.
  - AREA OF DISTURBANCE = 2,000 S.F. = 0.05 AC. (LESS THAN 2,500 S.F.)  
NEW IMPERVIOUS AREA = 998 S.F. (LESS THAN 1,000 S.F.)  
THEREFORE THIS PROJECT IS CLASSIFIED AS AN EXEMPT DEVELOPMENT.
  - INFORMATION REGARDING THE PROPOSED ADDITION HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: WSA ARCHITECTURE, LLC.
  - NO TREES ARE PROPOSED TO BE REMOVED FOR THIS PROJECT.
  - AS PER THE NJDEP GEOWEB WEBSITE, THERE ARE NO WETLANDS WITHIN 150 FT. OF THE PROJECT AREA.

**ZONING SCHEDULE: R-4 RESIDENTIAL ZONE:**

STANDARD LOT TYPE			
BULK ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 Ac.	0.888 Ac.*	0.888 Ac.*
MIN. LOT WIDTH	200 FT.	123 FT.*	123 FT.*
MIN. LOT FRONTAGE	100 FT.	16.3 FT.*	16.3 FT.*
MAX. LOT COVERAGE (TOTAL IMPERVIOUS)	15%	18.9 %*	21.5 %**
PRINCIPAL BUILDING			
MIN. FRONT YARD	75 FT.	56.1 FT.*	56.1 FT.*
MIN. SIDE YARD (ONE)	20 FT.	23.5 FT.*	20.5 FT.*
MIN. SIDE YARD (COMBINED)	50 FT.	44.2 FT.*	41.2 FT.**
MIN. REAR YARD	75 FT.	178.9 FT.*	157.4 FT.*
MAX. BUILDING HEIGHT (FEET)	35 FT.	34 FT. +/-	34 FT. +/-

(1) SEE ORDINANCE: 21-10.12 AND TABLE 502 FOR ADDITIONAL FLAG LOT REQUIREMENTS.  
\* EXISTING CONDITION  
\*\* PROPOSED VARIANCE

**COVERAGE ANALYSIS:**

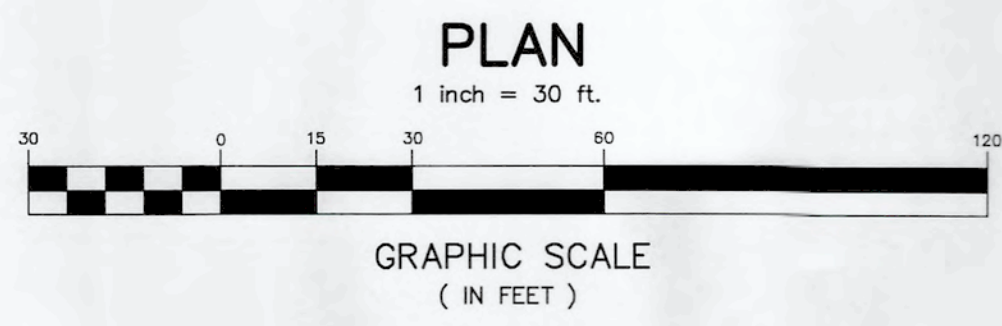
EXISTING CONDITIONS	PROPOSED CONDITIONS
DWELLING, PORCH = 2,208 S.F.	DWELLING, PORCH = 2,208 S.F.
DRIVEWAY = 4,944 S.F.	ADDITION = 998 S.F.
SIDEWALK = 147 S.F.	DRIVEWAY = 4,944 S.F.
A/C = 8	SIDEWALK = 147 S.F.
TOTAL = 7,307 S.F. = 18.9%	A/C = 8
	TOTAL = 8,305 S.F. = 21.5%

**APPROVALS:**

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

CHAIRMAN	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.



<b>PARKER</b> ENGINEERING & SURVEYING P.C. 370 EAST MAIN STREET, SOMERVILLE, N.J. 08876 PHONE: (908) 725-4400 - FAX: (908) 722-4401 E MAIL ADDRESS: PARKERES@aol.com	<b>VARIANCE MAP</b> 14 COLUMBIA ROAD TAX MAP LOT 2 BLOCK 3603 TOWNSHIP OF BERNARDS SOMERSET COUNTY, NEW JERSEY				
	<b>STEPHEN E. PARKER</b> NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187				
DRAWN BY PJD	CHECKED BY S.E.P.	SCALE 1"=30'	DATE 06-21-23	FILE 15654	SHEET 1 OF 1



EC

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

Application No: ZB23-013 Block: 1805 Lot: 24 Zone: R-7

Applicant: FLANIGAN, MICHAEL & CAITLYN

Address of Property: 54 DYCKMAN PLACE

Description: MAXIMUM ALLOWABLE IMPERVIOUS  
COVERAGE RELIEF FOR A SINGLE STORY  
ADDITION, POOL, PATIO & DECK

**APPLICATION CHECKLIST**

<input checked="" type="checkbox"/> Original + 16 copies of Application	<input checked="" type="checkbox"/> Engineering Plan/Plot Plan
<input checked="" type="checkbox"/> W-9	<input checked="" type="checkbox"/> Architectural Plans
<input checked="" type="checkbox"/> Site Visit Consent (A)	<input 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**

6.20.23 Original Submission Date  
8.4.23 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
12.2.23 Time to Act (45/95/120 days)

**HEARING**

\_\_\_\_ Notice to Property Owners  
\_\_\_\_ Date of Publication  
\_\_\_\_ Completeness Hearing  
10.4.23 Public Hearing  
\_\_\_\_ Carried to Date  
\_\_\_\_ Decision - Approved/Denied  
\_\_\_\_ Resolution Memorialized  
\_\_\_\_ Resolution Published

**DISTRIBUTION**

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

**1. APPLICANT:** MICHAEL & CAITLYN FLANIGAN

Address: 54 DYCKMAN PL, BASKING RIDGE, NJ 07920

Phone: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (mobile) 609 240-4436

Email (will be used for official notifications): MFLANIGAN@GAZELLEGROUP.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: CORY, FERNANDEZ, RA Profession: ARCHITECT

Address: 176 LINDEN ST, BRIDGEWATER, NJ 08807

Phone: 908-625-6459 Email (will be used for official notifications): CORY@TOTARCH.COM

**5. PROPERTY INFORMATION:** Block(s): 1805 Lot(s): 24 Zone: R-7

Street Address: 54 DYCKMAN PL, BASKING RIDGE, NJ 07920 Total Area (square feet/acres): 20,021/ .46 (+/-)

**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) \_\_\_\_\_

EXISTING NON-CONFORMING CONDITIONS INCLUDE LOT AREA, LOT WIDTH, AND LOT COVERAGE. SEE  
EXISTING CONDITIONS SURVEY & DEMOLITION PLAN BY ENSURPLAN INC. FOR BULK ZONING MATRIX

**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 EXISTING PROPERTY IS A SINGLE-FAMILY RESIDENCE, INTERIOR LOT ON CUL-DE-SAC. THE PROPOSAL REQUEST INCLUDES A 153 SF SINGLE STORY ADDITION WHICH INCLUDES A LAUNDRY & POWDER ROOM. THE PROPSAL REQUEST ALSO INCLUDES A SWIMMING POOL, PATIO, AND DECK

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

LAND DEVELOPMENT 21 TABLE 501 ATTACHMENT 7 (21-021G) MAXIMUM COVERAGE REQUIREMENTS, WHEREAS A MAXIMUM 20% IS ALLOWED , WHEREAS 24.2% IS EXISTING, AND 26.05% IS PROPOSED

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

THE EXISTING LOT IS NON-CONFORMING IN THAT IT DOES NOT MEET THE MINIMUM LOT AREA (20,021 IS EXISTING WHEREAS 21,780 IS REQUIRED). ADDITIONALLY, THE HOUSE IS SET FURTHER BACK REQUIRING AN EXTENDED DRIVEWAY WHICH USES MORE COVERAGE. THE PROPOSAL REMOVES EXISTING COVERAGE (PATIO) TO MITIGATE THE ADDITIONAL REQUIRED COVERAGE. THE PROPOSAL IS IN THE REAR OF THE HOME, IS SIMILAR TO OTHER LOCAL DEVELOPMENT, AND DOES NOT NEGATIVELY IMPACT THE NEIGHBORHOOD

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

**APPLICANT(S) SIGN HERE:**

I/we, MICHAEL FLANIGAN and CAITLYN FLANIGAN 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 8th day of June, 2023

  
Notary

MARCI FRISCIA  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50124670  
My Commission Expires 3/10/2025

**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: MICHAEL & CAITLYN FLANIGAN

Block: 1805 Lot: 24

Street Address: 54 DYCKMAN PL, BASKING RIDGE, NJ 07920

I, MICHAEL FLANIGAN, 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: 6/8/23



54 Dyckman Place, Basking Ridge, NJ 07920  
Variance Application  
6/20/2023



*View looking southwest*



*View looking northwest*



54 Dyckman Place, Basking Ridge, NJ 07920  
Variance Application  
6/20/2023



*View looking east*



*View looking southwest*

**SUBMIT 17 COPIES TOTAL**

**FORM F**

**DIMENSIONAL STATISTICS**

**ZONING REQUIREMENTS: RESIDENTIAL DISTRICT R-7**

	ZONE R-7	EXISTING	PROPOSED	VARIANCE
LOT AREA (MINIMUM)	½ ACRE	20,021 SF	NO CHANGE	YES- EX CON.
LOT FRONTAGE (MINIMUM)	75 FT	98.58 FT	NO CHANGE	NO
LOT WIDTH (AT MINIMUM SETBACK)	125 FT	100.00 FT	NO CHANGE	YES- EX CON.
PRINCIPAL BUILDING FRONT YARD (MINIMUM)	40 FT	48.3 FT OVERHANG	NO CHANGE	NO
PRINCIPAL BUILDING SIDE YARD (MIN)	10 FT *	14.9 FT	NO CHANGE	NO
PRINCIPAL BUILDING SIDE YARD (COMBINED)	30 FT *	43.9 FT	NO CHANGE	NO
PRINCIPAL BUILDING REAR YARD (MIN)	40 FT	103.8 FT	103.8 FT	NO
ACCESSORY SIDE YARD - POOL	20 FT	N/A	22.8 FT	NO
ACCESSORY REAR YARD - POOL	20 FT	N/A	59.3 FT	NO
MAXIMUM % REAR YD - POOL	25%	N/A	0%	NO
ACCESSORY SIDE YARD - OPEN DECK	20 FT	N/A	24.5 FT	NO
ACCESSORY REAR YARD - OPEN DECK	15 FT	N/A	89.4 FT	NO
MAXIMUM LOT COVERAGE	20%	24.2% (4845 SF)	26.05% (5216 SF)	YES
MAXIMUM BUILDING COVERAGE	N/A	7.7% (1553 SF)	8.5% (1706 SF)	NO
MAXIMUM BUILDING HEIGHT (GRADE PLANE)	35 FT	31.27 FT	NO CHANGE	NO **

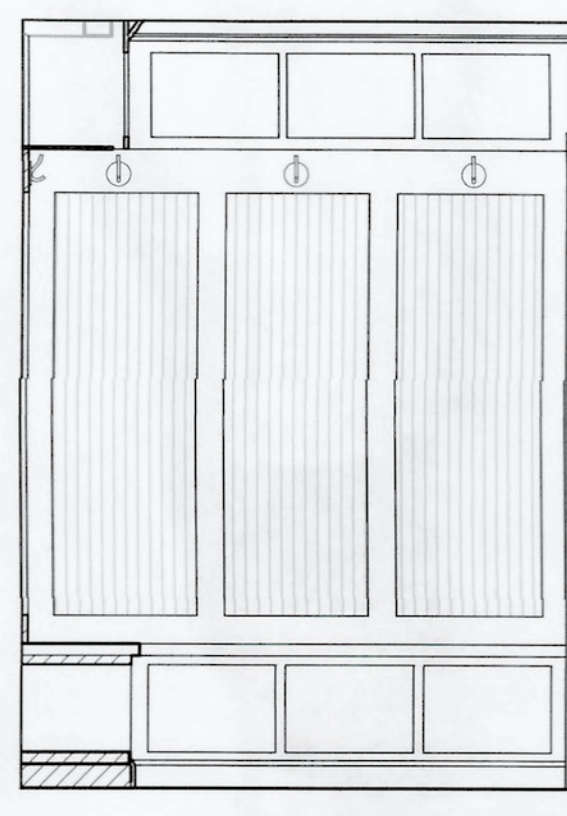
\* MINIMUM SIDE YARD (20 FT) AND COMBINED SIDE YARD (60 FT) FOR DWELLINGS CONSTRUCTED PRIOR TO SEPTEMBER 21, 2006 MAY BE REDUCED TO 10 FT AND 30 FT, RESPECTIVELY, PROVIDED ANY ADDITION SHALL BE NO CLOSER TO THE SIDE LOT LINES THAN THE EXISTING DWELLING.

\*\* BUILDING HEIGHT = PEAK (135.47) - GRADE PLANE (104.2) = 31.27 FT

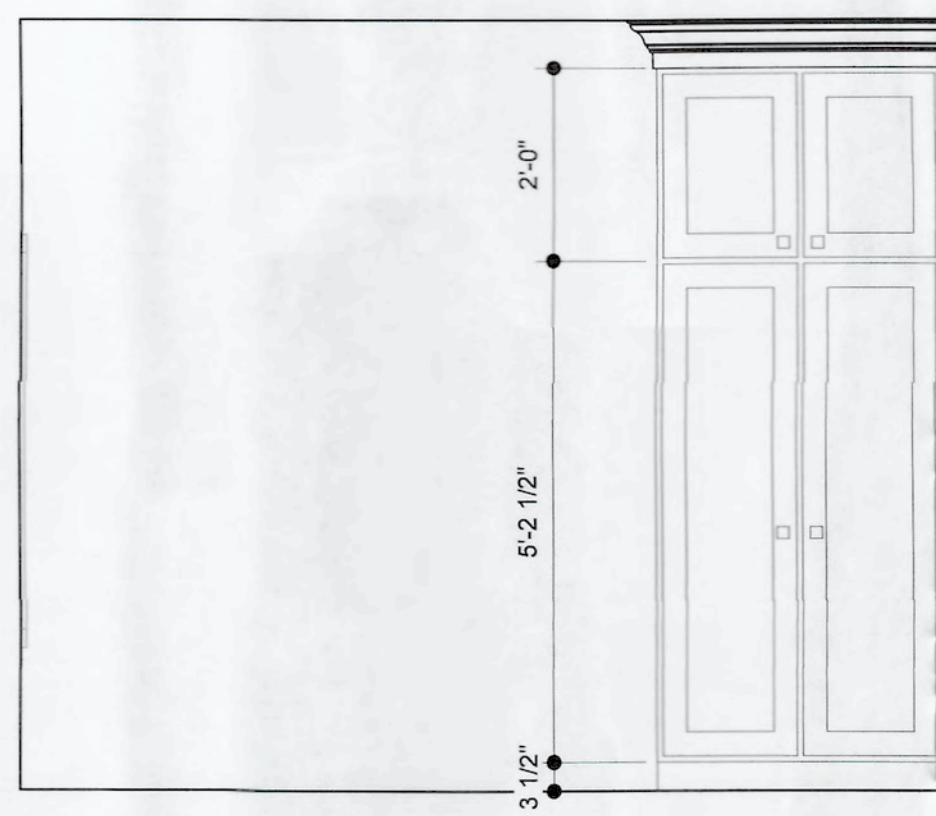




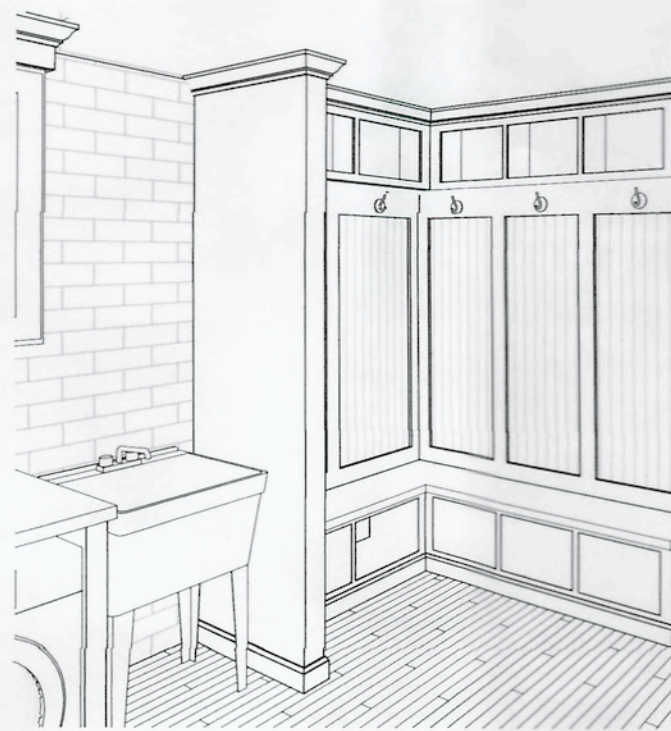
3 LAUNDRY WALL  
SCALE: 1/2" = 1'-0"



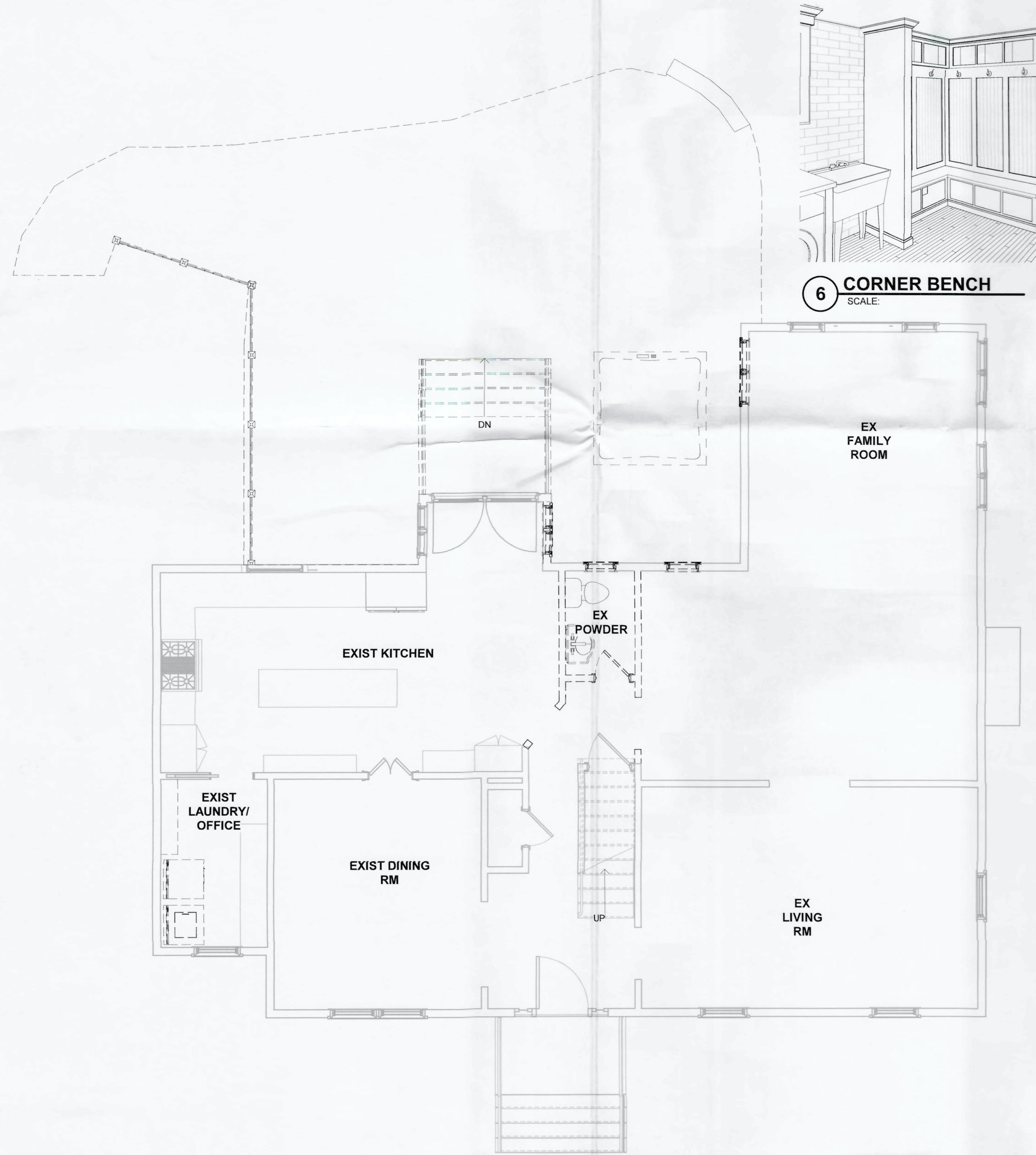
4 CORNER BENCH  
SCALE: 1/2" = 1'-0"



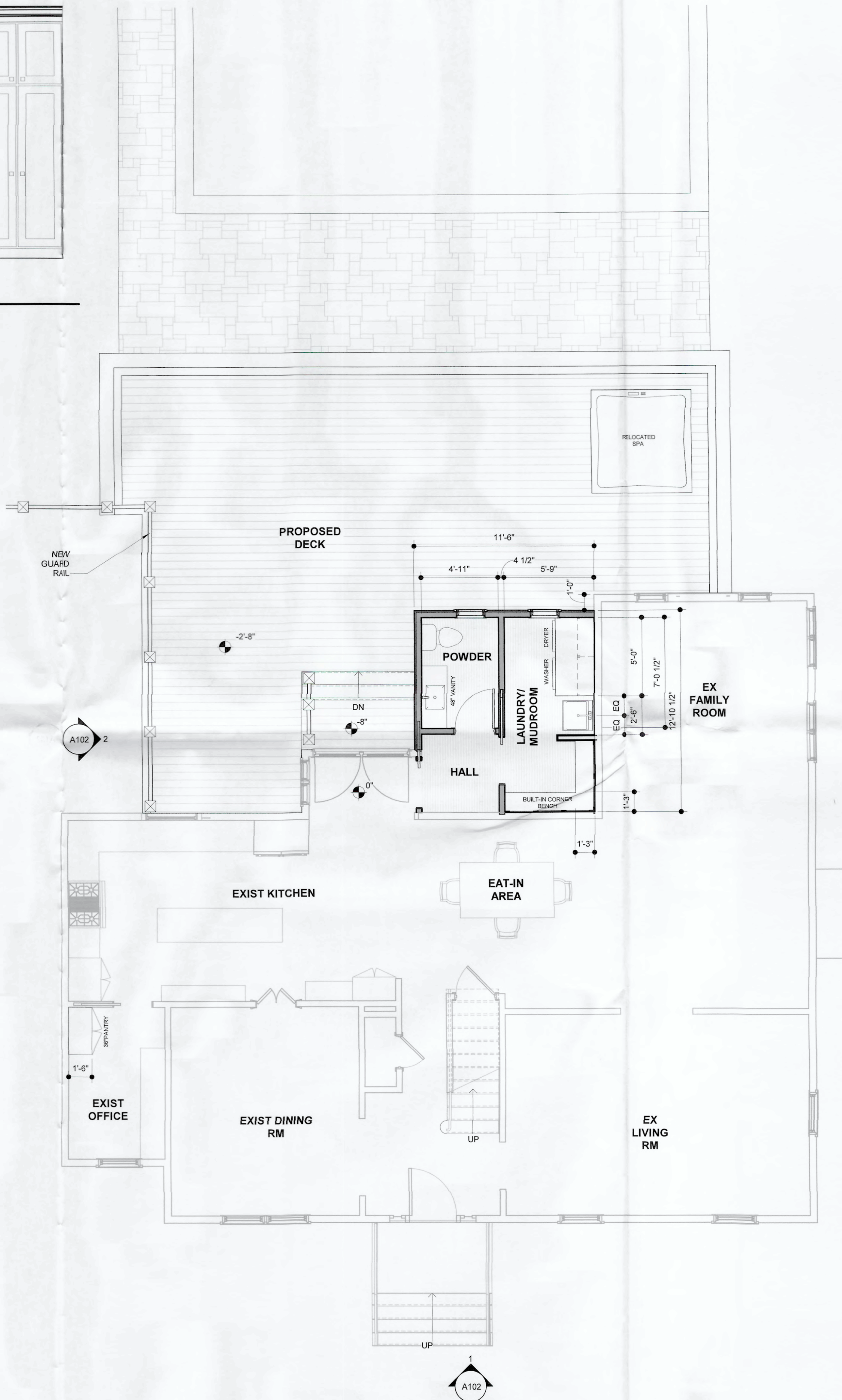
5 OFFICE PANTRY  
SCALE: 1/2" = 1'-0"



6 CORNER BENCH  
SCALE:



1 FIRST FLOOR REMOVAL PLAN  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

TOTAL ARCHITECTURE

Cory Fernandez, AIA

ARCHITECT

License No. 21A102040500

176 LINDEN ST.

BRIDGEWATER, NJ 08807

PROJECT No. 22019

ADDITION TO THE:

# FLANIGAN RESIDENCE

54 DYCKMAN PL, BASKING RIDGE, NJ 07920  
BLOCK: 1805 LOT: 24

DATE: 01/23/2023  
SCHEMATIC DWGS

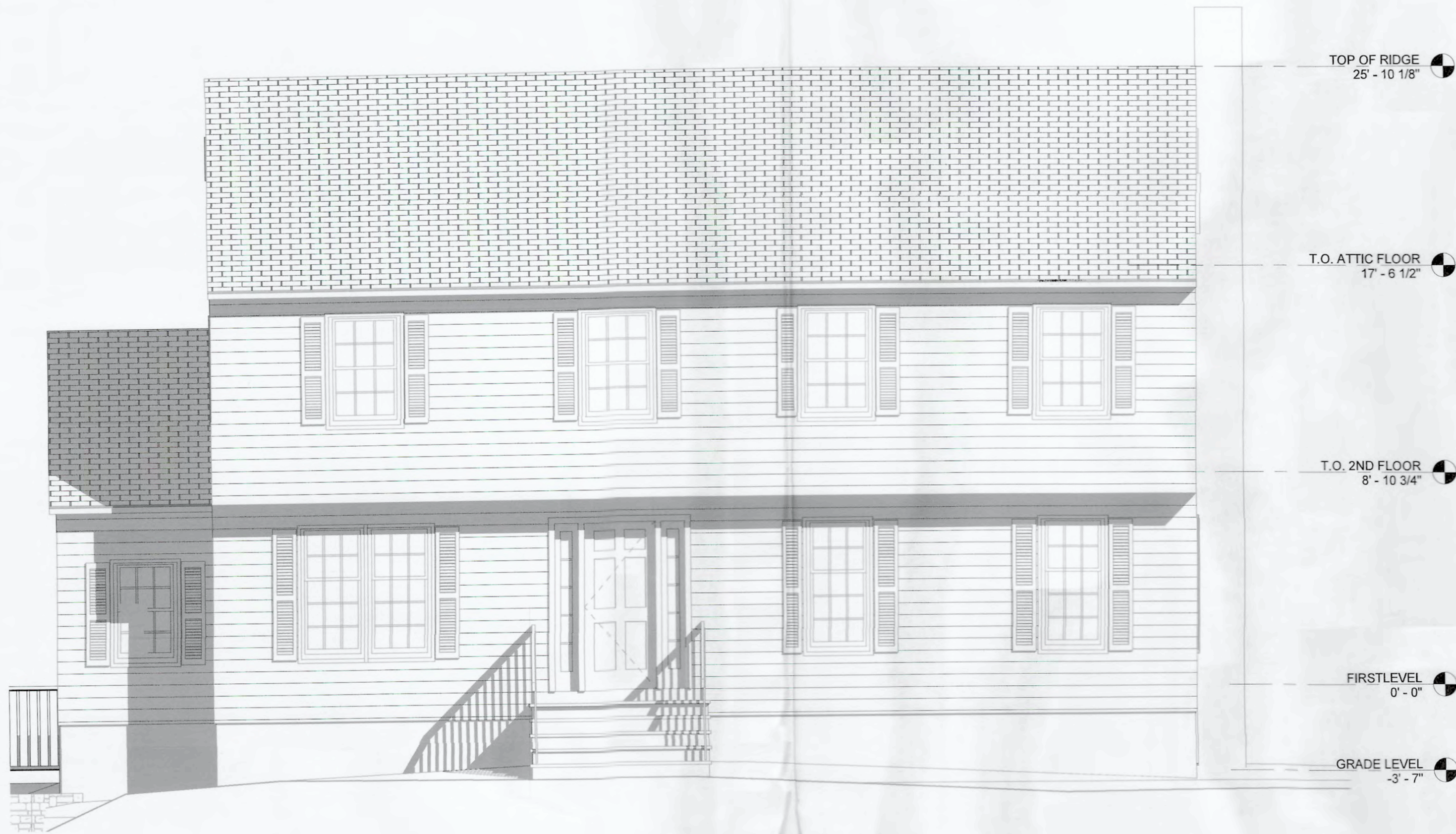
No. Revision/Issue Date

NOT FOR CONSTRUCTION

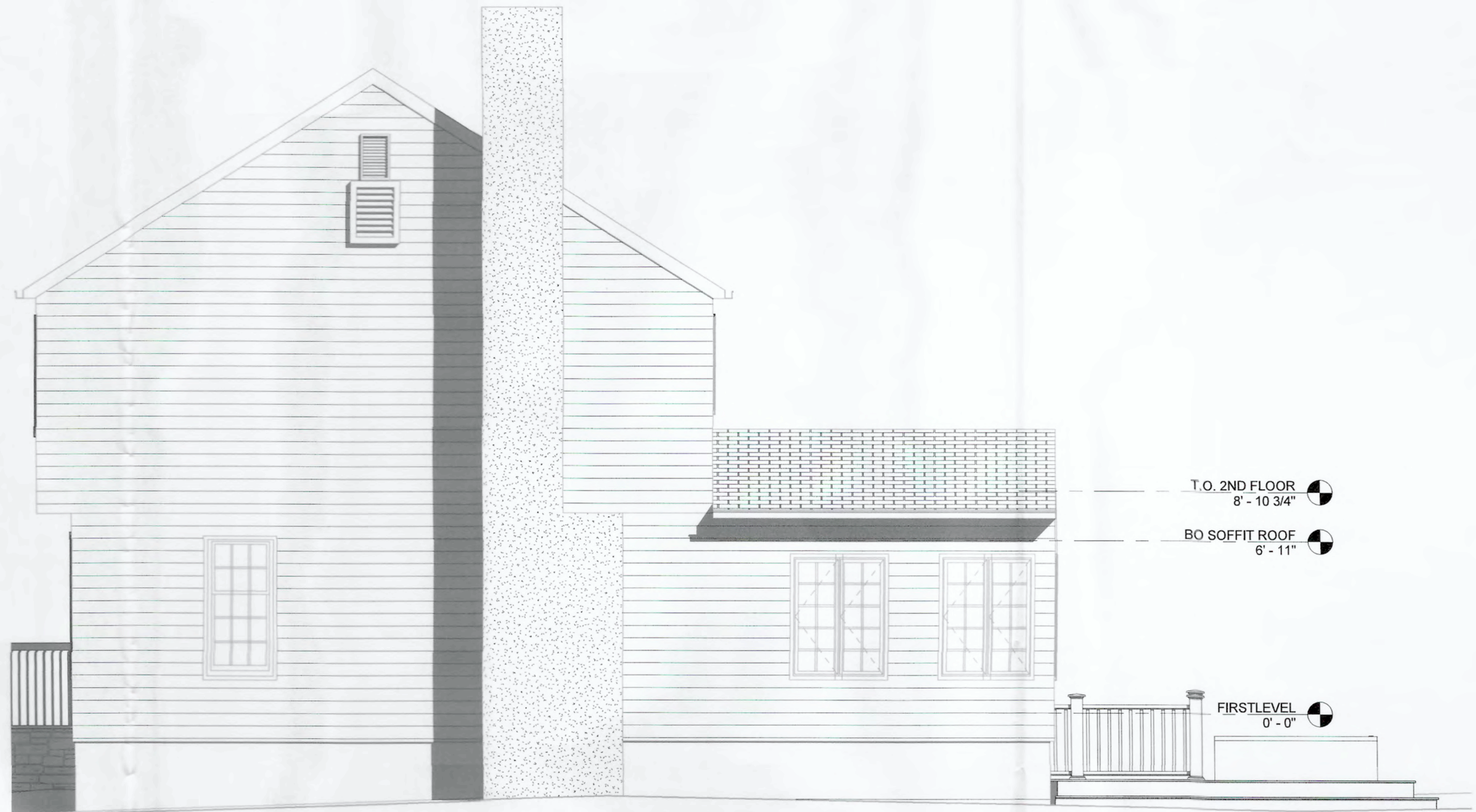
FIRST FLOOR PLANS

A101





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



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



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

TOTAL ARCHITECTURE

Cory Fernandez, AIA

ARCHITECT

License No. 21A102040500

176 LINDEN ST.

BRIDGEWATER, NJ 08807

*Cory Fernandez*

PROJECT No. 22019

ADDITION TO THE:

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54 DYCKMAN PL., BASKING RIDGE, NJ 07920  
BLOCK: 1805 LOT: 24

DATE: 01/23/2023  
SCHEMATIC DWGS

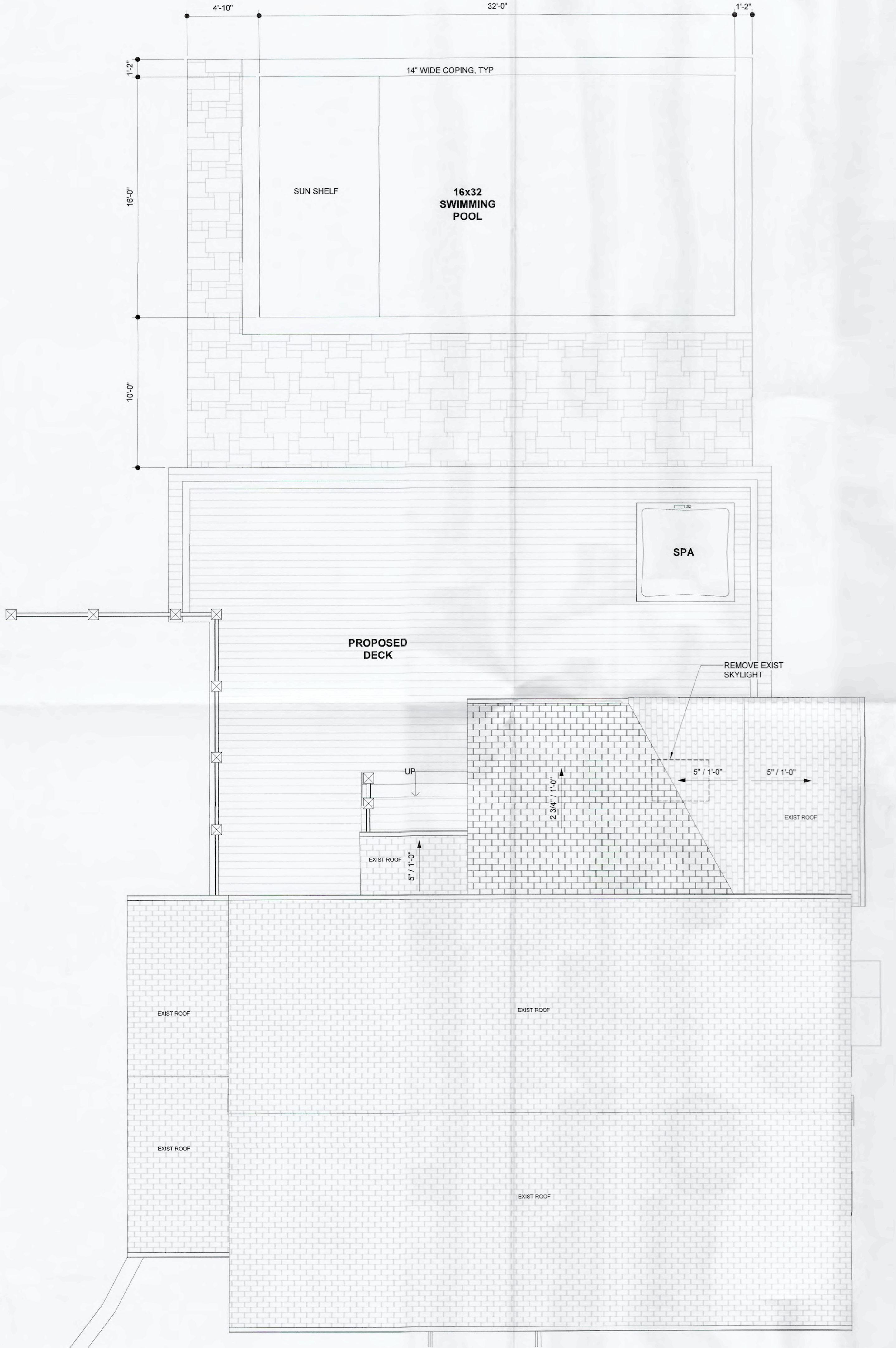
No.	Revision/Issue	Date
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NOT FOR  
CONSTRUCTION

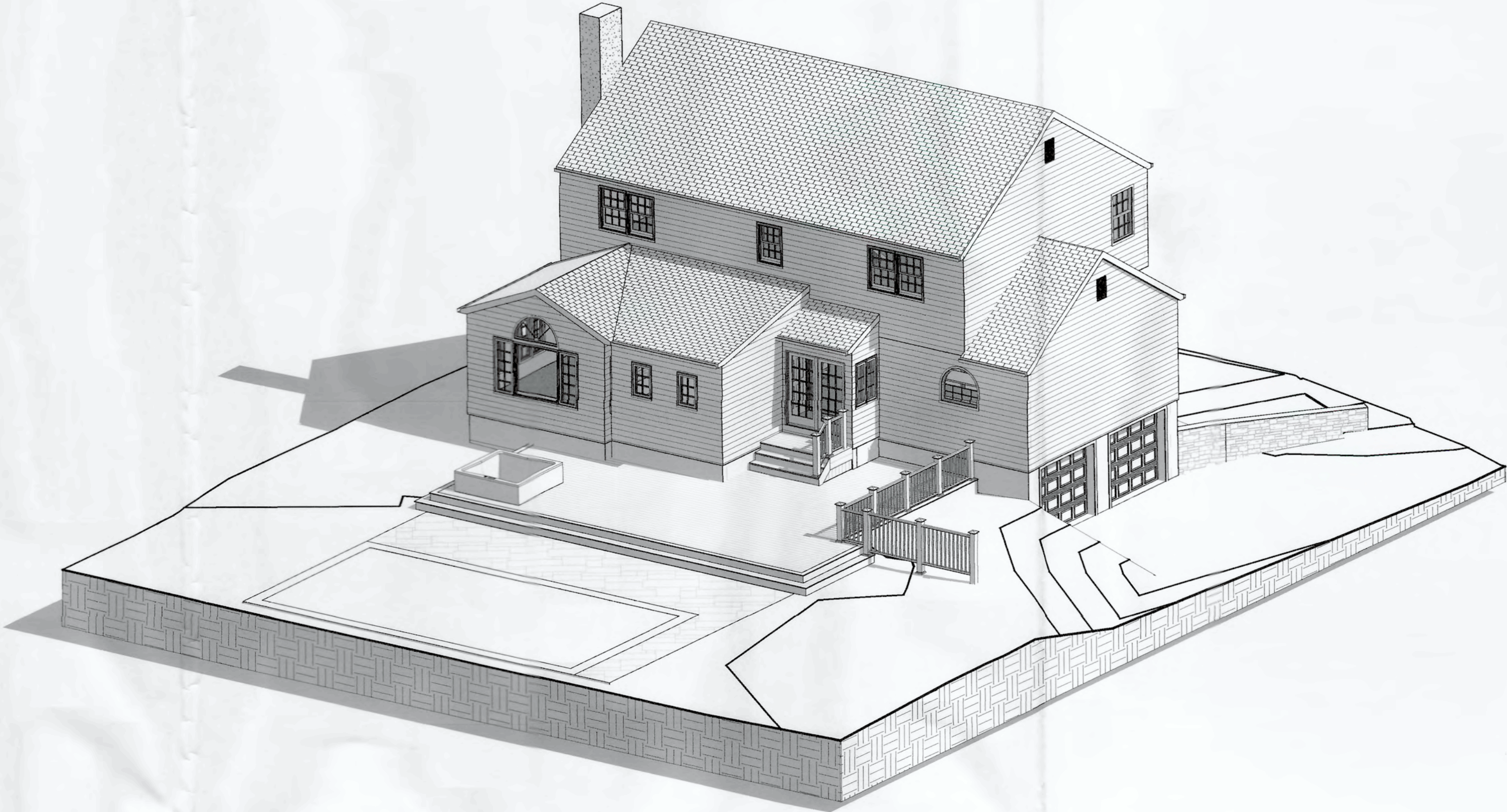
ELEVATIONS

A102





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



3 {3D}  
SCALE:



2 3D VIEW  
SCALE:

TOTAL ARCHITECTURE

Cory Fernandez, AIA  
ARCHITECT  
License No. 21A102040500  
176 LINDEN ST.  
BRIDGEWATER, NJ 08807

PROJECT No. 22019

ADDITION TO THE:

# FLANIGAN RESIDENCE

54 DYCKMAN PL., BASKING RIDGE, NJ 07920  
BLOCK: 1805 LOT: 24

DATE: 01/23/2023  
SCHEMATIC DWGS

No.	Revision/Issue	Date
-----	----------------	------

NOT FOR  
CONSTRUCTION

ROOF PLAN & 3D  
PERSPECTIVE

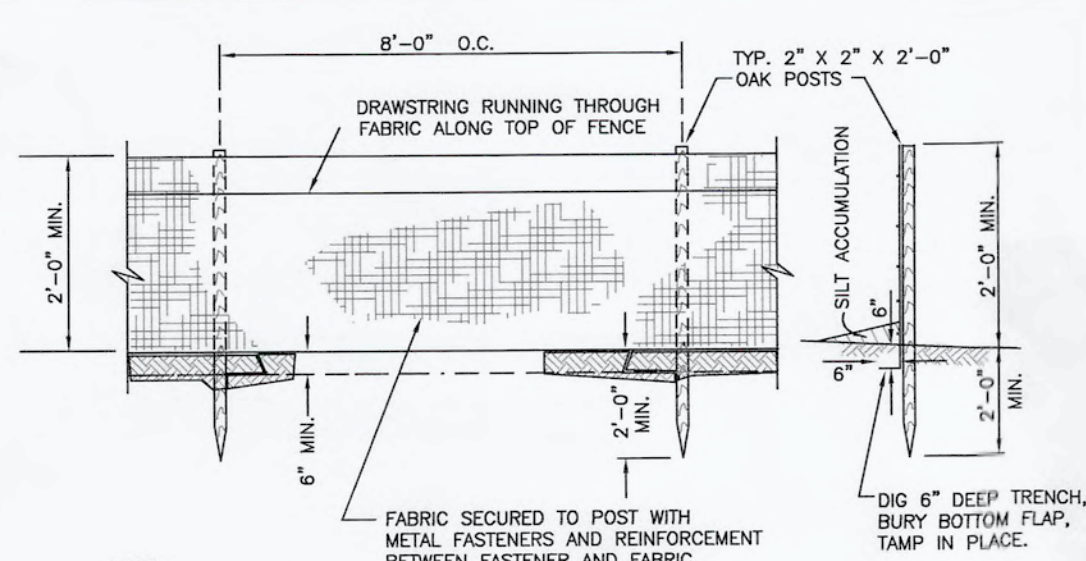
A103



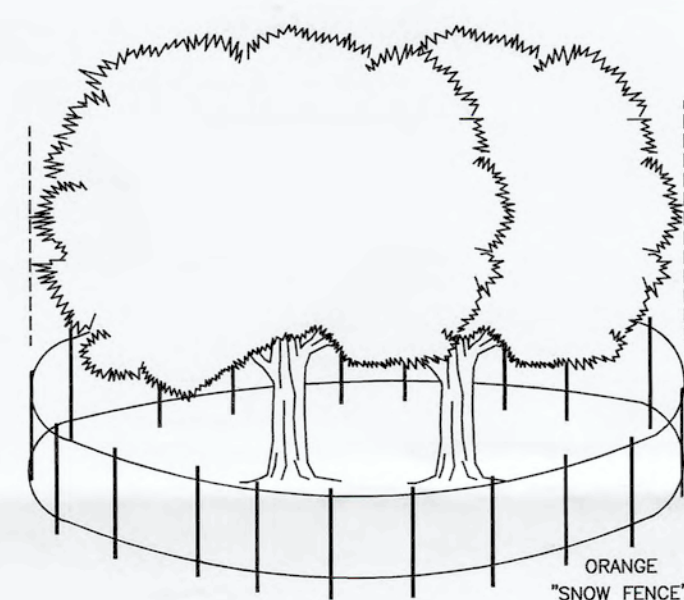


Know what's below  
Call before you dig.

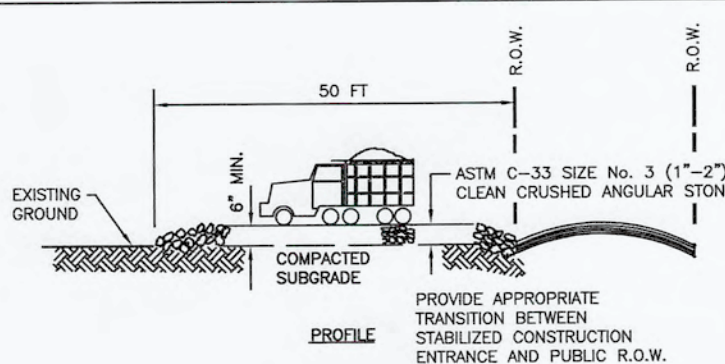
CONTRACTOR SHALL CONTACT NEW JERSEY STATE DIG SAFE  
PRIOR TO COMMENCEMENT OF ANY EXCAVATION.



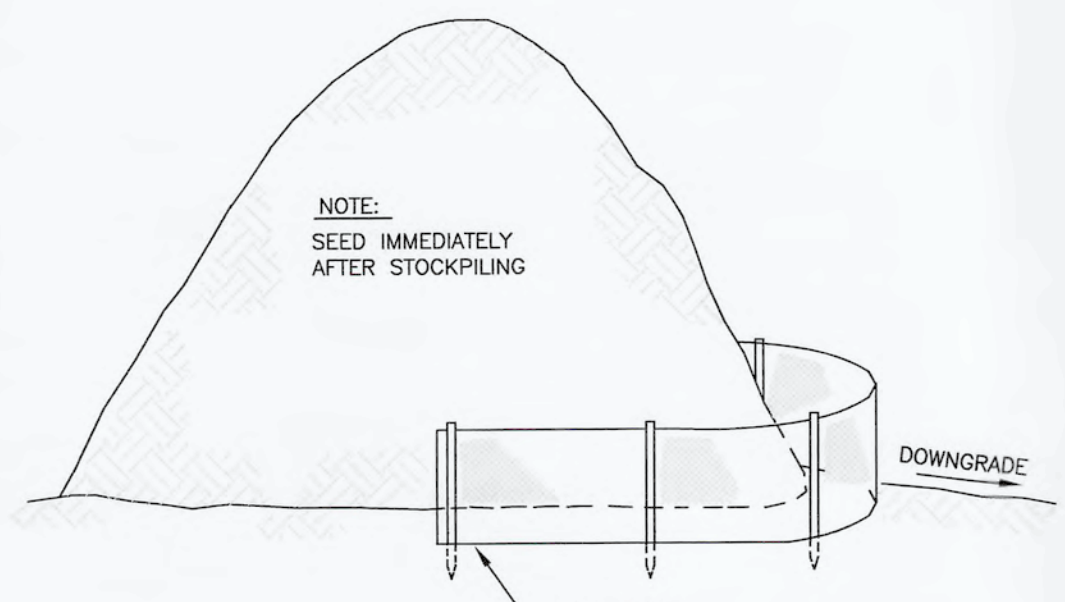
TEMPORARY SILTATION CONTROL FENCE  
NOT TO SCALE



TREE PROTECTION FENCING  
NOT TO SCALE

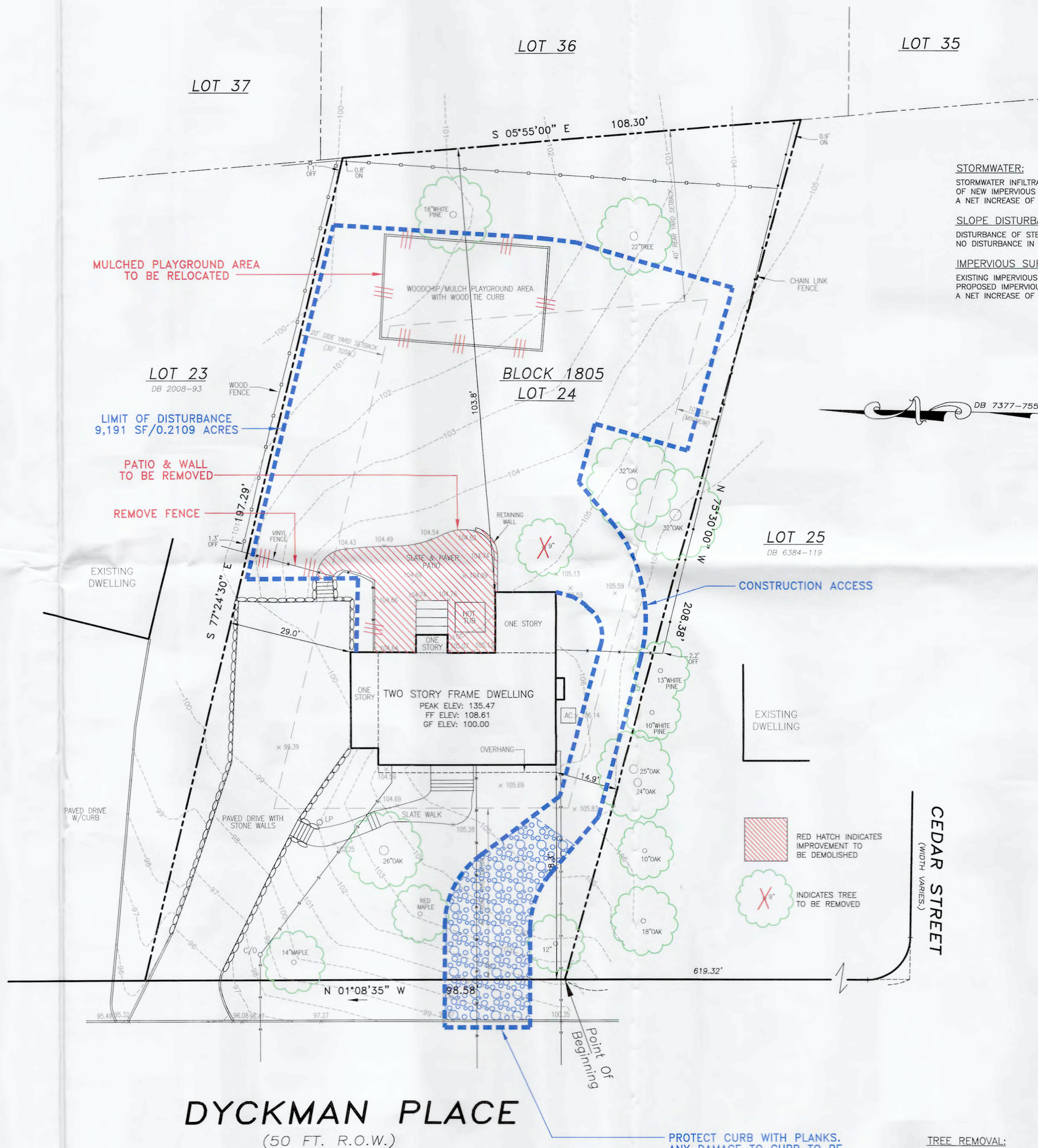


STABILIZED CONSTRUCTION ACCESS  
NOT TO SCALE



TYPICAL TOPSOIL STOCKPILE  
NOT TO SCALE

# EXISTING CONDITIONS SURVEY & DEMOLITION PLAN



## STORMWATER:

STORMWATER INFILTRATION MEASURES ARE REQUIRED IF THERE IS 1000 SF OR MORE  
OF NEW IMPERVIOUS AREA PROPOSED.  
A NET INCREASE OF 371 SF OF IMPERVIOUS AREA IS PROPOSED.

## SLOPE DISTURBANCE:

DISTURBANCE OF STEEP SLOPE IN EXCESS OF 1,000 SF REQUIRES BOARD APPROVAL.  
NO DISTURBANCE IN STEEP SLOPE AREAS IS PROPOSED.

## IMPERVIOUS SURFACE:

EXISTING IMPERVIOUS SURFACE: 4845 SF  
PROPOSED IMPERVIOUS SURFACE: 5216 SF  
A NET INCREASE OF 371 SF OF IMPERVIOUS SURFACES IS PROPOSED.

CEDAR STREET  
(WIDTH VARIES)

RED HATCH INDICATES  
IMPROVEMENT TO  
BE DEMOLISHED

INDICATES TREE  
TO BE REMOVED

## DYCKMAN PLACE (50 FT. R.O.W.)

UTILITY LOCATIONS SHOWN ARE APPROXIMATE, THE  
CONTRACTOR MUST VERIFY UTILITY LOCATIONS, WITH  
TEST PITS AS NECESSARY.

EXISTING GAS, SANITARY AND ELECTRIC SERVICES  
SHALL BE LOCATED AND PROTECTED DURING  
CONSTRUCTION.

PROTECT CURB WITH PLANKS.  
ANY DAMAGE TO CURB TO BE  
REPAIRED TO THE SATISFACTION  
OF THE TOWNSHIP ENGINEER.  
INSTALL TRACKING PAD FOR  
CONSTRUCTION ACCESS.

TREE REMOVAL:  
ONE 9" D.B.H. TREE PROPOSED FOR REMOVAL  
NO TREE REPLACEMENT IS PROPOSED.

EXISTING LOT COVERAGE:	
HOUSE, CHIMNEY, OVERHANG:	1553 SF
FRONT WALK/STEPS:	253 SF
DRIVE/CURB/STONE WALLS:	2149 SF
REAR PATIO:	60 SF
REAR PATIO:	754 SF
BLOCK WALL:	14 SF
WOOD TIE CURB:	50 SF
AC UNIT PAD:	12 SF
TOTAL EXISTING COVERAGE: 4845 SF	
PROPOSED LOT COVERAGE:	
HOUSE, CHIMNEY, OVERHANG:	1706 SF
FRONT WALK/STEPS:	253 SF
DRIVE/CURB/STONE WALLS:	2149 SF
BLOCK WALL:	14 SF
WOOD TIE CURB:	50 SF
AC UNIT PAD:	12 SF
REAR DECK (835 SF):	0 SF
POOL (WATER SURFACE):	512 SF
REAR PATIO:	520 SF
TOTAL PROPOSED COVERAGE: 5216 SF	
INCREASE IN COVERAGE: 371 SF	

## ZONING REQUIREMENTS: RESIDENTIAL DISTRICT R-7

	ZONE R-7	EXISTING	PROPOSED	VARIANCE
LOT AREA (MINIMUM)	1/2 ACRE	20,021 SF	NO CHANGE	YES- EX CON.
LOT FRONTAGE (MINIMUM)	75 FT	98.58 FT	NO CHANGE	NO
LOT WIDTH (AT MINIMUM SETBACK)	125 FT	100.00 FT	NO CHANGE	YES- EX CON.
PRINCIPAL BUILDING FRONT YARD (MINIMUM)	40 FT	48.3 FT OVERHANG	NO CHANGE	NO
PRINCIPAL BUILDING SIDE YARD (MIN)	10 FT *	14.9 FT	NO CHANGE	NO
PRINCIPAL BUILDING REAR YARD (COMBINED)	30 FT *	43.9 FT	NO CHANGE	NO
PRINCIPAL BUILDING REAR YARD (MIN)	40 FT	103.8 FT	103.8 FT	NO
ACCESSORY SIDE YARD - POOL	20 FT	N/A	22.8 FT	NO
ACCESSORY REAR YARD - POOL	20 FT	N/A	59.3 FT	NO
MAXIMUM % REAR YD - POOL	25%	N/A	0%	NO
ACCESSORY SIDE YARD - OPEN DECK	20 FT	N/A	24.5 FT	NO
ACCESSORY REAR YARD - OPEN DECK	15 FT	N/A	89.4 FT	NO
MAXIMUM LOT COVERAGE	20%	24.2% (4845 SF)	26.05% (5216 SF)	YES
MAXIMUM BUILDING COVERAGE	N/A	7.7% (1553 SF)	8.5% (1706 SF)	NO
MAXIMUM BUILDING HEIGHT (GRADE PLANE)	35 FT	31.27 FT	NO CHANGE	NO **

\* MINIMUM SIDE YARD (20 FT) AND COMBINED SIDE YARD (60 FT) FOR DWELLINGS CONSTRUCTED PRIOR TO  
SEPTEMBER 21, 2006 MAY BE REDUCED TO 10 FT AND 30 FT, RESPECTIVELY, PROVIDED ANY ADDITION  
SHALL BE NO CLOSER TO THE SIDE LOT LINES THAN THE EXISTING DWELLING.

\*\* BUILDING HEIGHT = PEAK (135.47) - GRADE PLANE (104.2) = 31.27 FT

## GENERAL NOTES:

- THIS PLAN IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH  
MAY DISCLOSE. SUBJECT TO EASEMENTS OF RECORD. THIS PLAN DOES  
NOT CONSTITUTE A TITLE SEARCH BY ENSURPLAN, INC.
- IF THIS PLAN DOES NOT CONTAIN A RAISED IMPRESSION SEAL IT IS  
NOT AN ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
- UNDERGROUND STRUCTURES AND UTILITIES HAVE NOT BEEN LOCATED.
- UTILITY LOCATIONS ARE APPROXIMATE AND SHOWN FOR PLANNING  
PURPOSES ONLY. CONTRACTORS MUST CONTACT THE NEW JERSEY  
ONE CALL SYSTEM FOR ACCURATE MARK-OUTS.
- WETLAND AREAS, IF ANY, HAVE NOT BEEN DETERMINED, LOCATED IN  
THE FIELD OR INDICATED HEREON.
- VERTICAL DATUM IS ASSUMED.  
LOCAL BENCHMARK IS GF = 100.00.

## OWNER/APPLICANT:

MICHAEL & CAITLYN FLANIGAN  
54 DYCKMAN PLACE  
BASKING RIDGE, NJ 07920

## PROPERTY NOTES:

- PROPERTY KNOWN AS LOT 24 IN BLOCK 1805 ON THE CURRENT TAX  
MAP OF THE TOWNSHIP OF BERNARDS, SHEET NO. 18.
- PROPERTY KNOWN AS LOT 22 IN BLOCK 124-3 ON A MAP ENTITLED,  
"DAWN RIDGE EAST..." AND RECORDED IN THE SOMERSET COUNTY CLERK'S  
DECEMBER 17, 1975 AS MAP NO. 1607.
- BEING THE SAME PREMISES DESCRIBED IN A DEED RECORDED IN THE SOMERSET  
COUNTY CLERK'S OFFICE ON AUGUST 27, 2021 IN DEED BOOK 7377-756.
- BEING MORE COMMONLY KNOWN AS 54 DYCKMAN PLACE,  
TOWNSHIP OF BERNARDS (BASKING RIDGE), NEW JERSEY.
- PROPERTY CONTAINS 20,021 SF OR 0.46 ACRES (MORE OR LESS).
- PROPERTY SITUATED IN ZONE R-7 AS SHOWN ON THE CURRENT ZONING MAP  
LAST AMENDED 9-11-2018.
- PROPERTY SITUATED IN FLOOD ZONE X (AREA OF MINIMAL FLOODING)  
AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR SOMERSET COUNTY,  
NEW JERSEY ON MAP 34035C0058F DATED 9/28/2007.

## APPROVALS:

### OWNER & APPLICANT

I HEREBY CONSENT TO THE FILING OF THIS SITE  
PLAN WITH THE TOWNSHIP OF BERNARDS.

DATE MICHAEL FLANIGAN

DATE CAITLYN FLANIGAN

### TOWNSHIP OF BERNARDS ZONING BOARD:

#### APPROVAL:

DATE CHAIRMAN

DATE SECRETARY

### ENGINEER

I HAVE REVIEWED THIS SUBDIVISION PLAN AND CERTIFY THAT IT  
MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION

DATE BOARD ENGINEER

## Revision Table:

- |    |                              |            |
|----|------------------------------|------------|
| 2) | ARCHITECT REAR YARD COMMENTS | 05-02-2023 |
| 1) | ADD PROPOSED DECK & POOL     | 04-13-2023 |
| 0) | INITIAL ISSUE                | 08-19-2022 |

*William S. Scott, P.E.*  
**WILLIAM S. SCOTT, P.E.**  
Professional Engineer  
N.J. License No. GE44863

*Nancy J. Scott, P.L.S.*  
**NANCY J. SCOTT, P.L.S.**  
Professional Land Surveyor  
N.J. License No. GS35875

**ENGINEERING  
SURVEYING  
PLANNING**  
ENSURPLAN INC.  
(Certificate of Authorization No. 240A27997700)  
P.O. BOX 4304, WARREN, N.J. 07059  
172 WASHINGTON VALLEY RD., SUITE 1 WARREN, N.J.  
Tel: 732-469-0400  
Fax: 732-469-0466

**LOT GRADING PLAN**  
**54 DYCKMAN PLACE**  
LOT 24 IN BLOCK 1805  
SITUATED IN THE  
TOWNSHIP OF BERNARDS,  
SOMERSET COUNTY, NJ

SCALE: 1"=15'  
DATE: 04-13-2023  
ORDER: E-10901  
FILE: 29669  
1  
2



SOMERSET - UNION SOIL CONSERVATION DISTRICT  
SOIL EROSION AND SEDIMENT CONTROL NOTES REVISED TO 8/24/20

1. All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
2. Any Disturbed areas that will be left exposed more than 30 days and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of a temporary cover, the disturbed area will be mulched with straw, or equivalent material, at a rate of two (2) tons per acre, according to NJ State Standards.

3. Permanent Vegetation to be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch will be used as necessary for protection until seeding is established.
4. All work shall done in accordance with the NJ State Standards for Soil Erosion and Sediment Control in New Jersey, 7th Edition last revised January 2014.

5. A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways, and parking areas. In areas where no utilities are present the stabilized sub-base shall be installed within 15 days of preliminary grading.
6. Immediately following initial disturbance or rough grading, all critical areas subject to erosion (i.e. steep slopes and roadway embankments) will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of two (2) tons per acre, according to NJ State Standards.

7. Any steep slopes receiving pipeline installation will be backfilled and stabilized daily, as installation proceeds (i.e. slopes greater than 3:1).
8. Traffic Control Standard require the installation of a 50"x30"x6" pad of 1 1/2" or 2" stone, at all construction driveways, immediately after initial site disturbance.
9. The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any disturbance activity.

10. At the time when the site preparation for permanent vegetative stabilization is going to be accomplished any soil that will not provide a suitable environment to support adequate vegetative ground cover, shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.

Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites.

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

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

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

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

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

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

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

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

SEEDING PRACTICES

STABILIZATION SPECIFICATIONS-TEMPORARY SEEDING AND MULCHING

- Lime-90lbs/1,000 sq ft ground limestone;
- Fertilizer - 14 lbs/1,000 sq ft;
- 10-20-10 or equivalent worked into soil a minimum of 4";
- Seed-Annual Ryegrass 40 lbs/acre or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
- Mulch-salt hay or small grain straw at a rate of 70 to 90 lbs/1,000 sq ft to be applied according to the NJ Standards. Mulch shall be secured by approved methods (i.e. peg and twine, mulch netting, or liquid mulch binder).

PERMANENT STABILIZATION NOTES:

Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.

PERMANENT STABILIZATION SPECIFICATIONS: SEEDING

- Perennial Ryegrass.....1/2 lb/1,000sq ft
- Kentucky Bluegrass.....1/2 lb/1,000sq ft
- Red Fescue.....1/2 lb/1,000sq ft
- Spreading Fescue.....1/2 lb/1,000sq ft
- Lime.....90 lb/1,000sq ft
- Fertilizer.....14 lb/1,000sq ft

PERMANENT STABILIZATION SPECIFICATIONS: MULCHING

- a. Mulch material to be unrattled salt hay, hay or small grain straw at the rate of 1.5 to 2 tons per acre of 70 to 90 pounds per 1,000 sq. ft.
- b. Spread uniformly by hand or mechanically so that approximately 75% to 95% of soil surface will be covered.
- c. Mulch anchoring to be done immediately after placement by one of the following methods:
  - (1) Peg and twine
  - (2) Mulch netting
  - (3) Liquid mulch-binders

CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES.

1. SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS PRIOR TO START OF CONSTRUCTION.
2. INSTALL TRACKING PAD FOR CONSTRUCTION ACCESS.
3. INSTALL SILT FENCE AND MARK LIMIT OF DISTURBANCE. REMOVE IMPROVEMENTS.
4. STRIP TOPSOIL INTO PILE AND STABILIZE.
5. ALL CONSTRUCTION VEHICLES TO ACCESS YARD VIA TRACKING PAD. MAINTAIN PAD THROUGHOUT PROJECT. IMMEDIATELY REMOVE TRACKED SOIL.
6. REMOVE TREES & PATIO AS SHOWN. ROUGH GRADE AND STABILIZE.
7. CONSTRUCT ADDITION, POOL AND PATIO.
8. FINISH GRADING SITE AND INSTALL SITE LANDSCAPING. ESTABLISH PERMANENT VEGETATIVE COVER. NOTE: REMOVE TOPSOIL EROSION CONTROL MEASURES AND STONE TRACKING PAD DURING FINAL GRADING OF SITE AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
9. REMOVE SILT FENCE AND SEDIMENT SACKS AFTER PERMANENT VEGETATIVE COVER IS ESTABLISHED.

DURATION SCHEDULE

1. 2 DAYS
2. 1 DAY
3. 1 WEEK
4. 1 DAY
5. CONTINUOUS
6. 3 WEEKS
7. 6 MONTHS
8. 3 WEEKS
9. 2 DAYS

PROJECT IS A PREVIOUSLY DEVELOPED SITE LOCATED WITHIN STATE PLANNING AREA PA-2.

SOIL TYPE (USDA WEB SURVEY)

RaR Ar  
Raritan Silt Land  
PenB  
Penn Silt Loam

DISTURBANCE LIMIT AND

SILT FENCE INSTALLED (typ)

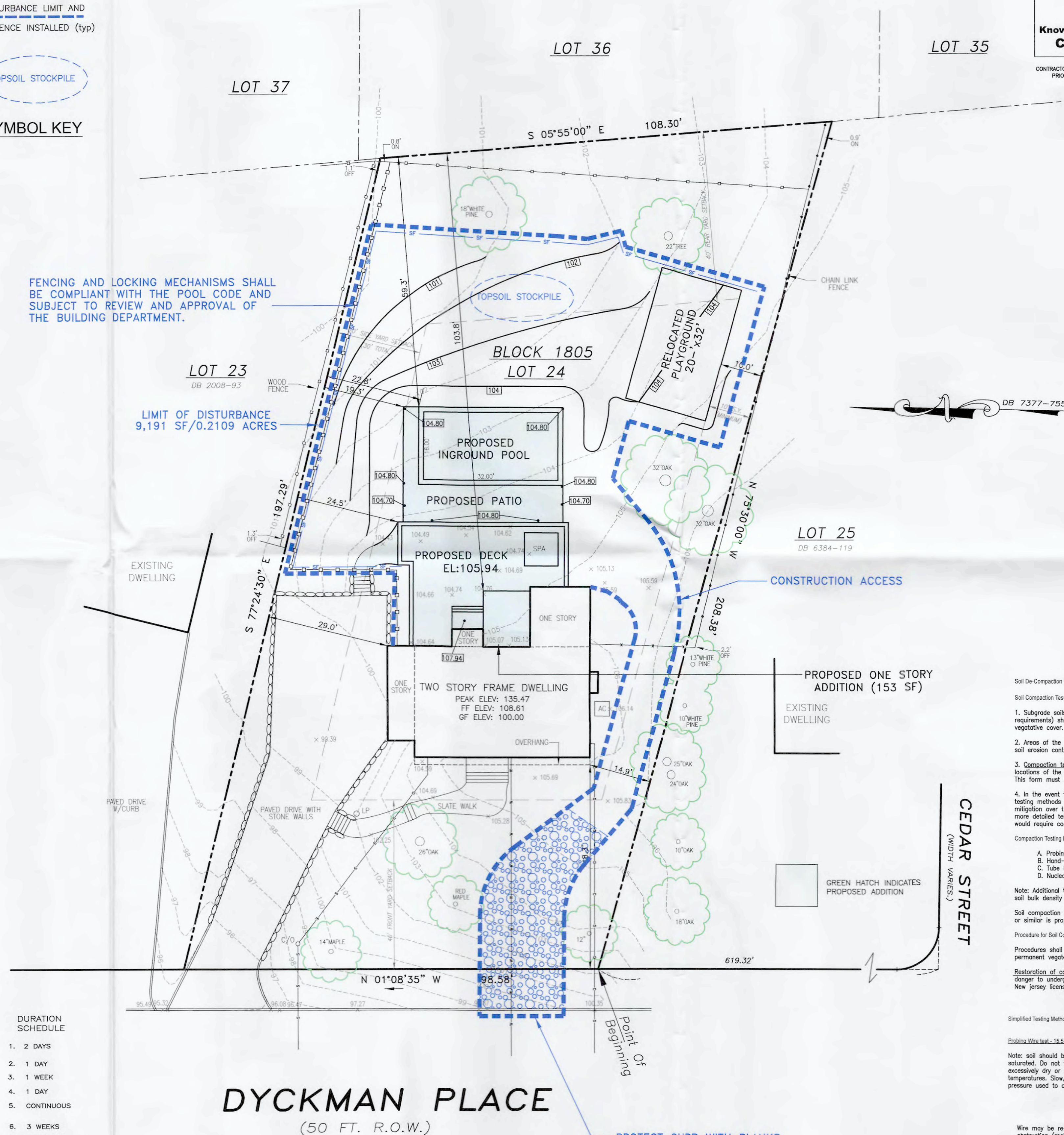
TOPSOIL STOCKPILE

SYMBOL KEY

FENCING AND LOCKING MECHANISMS SHALL BE COMPLIANT WITH THE POOL CODE AND SUBJECT TO REVIEW AND APPROVAL OF THE BUILDING DEPARTMENT.

LIMIT OF DISTURBANCE  
9,191 SF/0.2109 ACRES

# LOT GRADING & SOIL EROSION PLAN



Know what's below  
Call before you dig.

CONTRACTOR SHALL CONTACT NEW JERSEY STATE DIG SAFE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.



SUB-SOIL COMPACTION MITIGATION MAP  
1"=30'

LOT IS WITHIN PLANNING AREA TWO AND SUBJECT TO SUB-SOIL COMPACTION MITIGATION. GREEN HATCHED AREAS OUTSIDE OF FOUNDATION BUFFER AND DRIVEWAY 3.212 SF±

TEST LOCATIONS

Soil De-Compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils prior to application of topsoil (see permanent seeding and stabilization note for topsoil requirements) shall be free of excessive compaction to a depth of 6 inches to enhance the establishment of permanent vegetative cover.
2. Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.
3. Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of the tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
4. In the event that testing indicates compaction in excess of the maximum threshold indicated for the simplified testing methods (see detail below) the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

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

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

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

Procedure for Soil Compaction Mitigation

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

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

Simplified Testing Methods

Probing Wire Test - 16.5 ga steel wire (survey flag)

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

Wire may be re-inserted if/when an obstruction (rock, root, debris) is encountered.

Wire must penetrate a minimum of 6" without deformation.

Handheld Soil Penetrometer Test

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

Penetrometer may be re-inserted if/when an obstruction (rock, root, debris) is encountered.

\*Use correct size tip for soil type

THE AREA DENOTED BY HATCHING SHALL BE SUBJECT TO SUBGRADE COMPACTION MITIGATION. THE PROCEDURE TO MITIGATE EXCESSIVE SOIL COMPACTION SHALL BE PERFORMED PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. RESTORATION OF AREAS OF COMPACTED SOILS SHALL BE ACCOMPLISHED THROUGH DEEP SCARIFICATION/TILLAGE TO A MINIMUM DEPTH OF 6". THIS PROCEDURE SHALL BE CONDUCTED IN ALL AREAS DENOTED FOR RESTORATION EXCEPT LOCATIONS WHERE THERE MAY BE DANGER TO UNDERGROUND UTILITIES, CABLES, WIRING OR IRRIGATION SYSTEMS.

FOLLOWING MITIGATION PROCEDURES, A MINIMUM DEPTH OF 5" OF TOPSOIL SHALL BE APPLIED AND PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED.

OWNER/APPLICANT:

MICHAEL & CAITLYN FLANIGAN  
54 DYCKMAN PLACE  
BASKING RIDGE, NJ 07920

Revision Table:

- 2) ARCHITECT REAR YARD COMMENTS 05-02-2023
- 1) ADD PROPOSED DECK & POOL 04-13-2023
- 0) INITIAL ISSUE 08-19-2022

*William S. Scott*  
**WILLIAM S. SCOTT, P.E.**  
Professional Engineer  
N.J. License No. GE44863

*Nancy J. Scott*  
**NANCY J. SCOTT, P.L.S.**  
Professional Land Surveyor  
N.J. License No. GS35875

ENGINEERING  
SURVEYING  
PLANNING

ENSURPLAN INC.  
(Certificate of Authorization No. 246427997700)  
P.O. BOX 4504, WARREN, N.J. 07059  
172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J.  
Tel: 732-469-0400  
Fax: 732-469-0466

LOT GRADING PLAN  
54 DYCKMAN PLACE

LOT 24 IN BLOCK 1805

SITUATED IN THE  
TOWNSHIP OF BERNARDS,  
SOMERSET COUNTY, NJ

SCALE: 1"=15'

DATE: 04-13-2023

ORDER: E-10901

FILE: 29669

2

2



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

Application No: ZB23-014 Block: 501 Lot: 10 Zone: R-1

Applicant: ROGERS, BARBARA (MENDHAM COUNTRY DAY

Address of Property: 204 MORRISTOWN ROAD SCHOOL)

Description: PRELIM/FINAL SITE PLAN, CONDITIONAL USE  
TO INSTALL MODULAR BUILDING W/ 2 CLASS ROOMS

**APPLICATION CHECKLIST**

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

☒ Engineering Plan/Plot Plan  
☒ Architectural Plans  
☒ Survey  
☒ Photographs  
☒ Wetlands Report/LOI  
☒ Application Fee  
☒ Escrow Deposit  
☐ Imaging Fee  
☐ Tax Map Revision Fee  
☒ Checklist

**SCHEDULING**

7.10.23 Original Submission Date  
8.24.23 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
1.2.24 Time to Act (45/95/120 days)

**HEARING**

\_\_\_\_ Notice to Property Owners  
\_\_\_\_ Date of Publication  
8.9.23 Completeness Hearing  
10.4.23 Public Hearing  
\_\_\_\_ Carried to Date  
\_\_\_\_ Decision - Approved/Denied  
\_\_\_\_ Resolution Memorialized  
\_\_\_\_ Resolution Published

**DISTRIBUTION**

7.10.23 Environmental Comm  
\_\_\_\_ Fire Official  
\_\_\_\_ LCFAS  
\_\_\_\_ Police

**NOTES**

NEW + REPLACEMENTS

ADD

**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 Site Plan approval and Conditional Use approval, relative to the Applicant's property known as Tax Block 501, Lot 10, located at 204 Morristown Road (U.S. Route 202), Basking Ridge, New Jersey, which is located in the R-1 Residential Zone.

The Applicant intends to construct a 1,400 SF one story addition to the existing building. The lot and use complies with the conditional use section of the Ordinance (Section 21-12.3(g)), except that the Applicant cannot comply with the following sections:

1. **The minimum lot area shall be 4 acres.** Applicant has 3.54 acres. This is an existing condition.
2. **The maximum coverage shall be 15%.** Applicant originally was approved by the Planning Board for 23.9% and now seeks lot coverage of 27%. This is a new variance.
3. **No public or private school shall be located within 100 ft. of any property line.** Applicant's current building is approximately 75 ft. from the property lines and the new structure will be 67 ft. from Childs Road. This is a new variance.
4. **No parking shall be permitted in the front yard or within 100 ft. of any property line.** Parking is currently in the front yard and within 100 ft. of property line. This is an existing condition that was previously approved.
5. **No active recreation area shall be permitted in the front yard or location within 75 ft. of a property line.** The recreation area is approximately 25 ft. from the westerly property line and has been at that distance for approximately 30 years. This is an existing condition.

With the exception of the aforementioned variances, the Applicant believes 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 Applicant 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 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 3. The meeting will also be streamed live for those interested in watching on their computers. The link will be available at 7:30 p.m. 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.

Dated: August 4, 2023

Barbara Rogers  
Mendham Country Day School /s/

Submitted by:

Vincent T. Bisogno, Esq.  
Bisogno & Loeffler, LLC  
88 South Finley Avenue  
P.O. Box 408  
Basking Ridge, New Jersey 07920  
(908) 766-6666  
FAX: (908) 766-7809  
Email: [vbisogno@baskingridgelaw.com](mailto:vbisogno@baskingridgelaw.com)

**TOWNSHIP OF BERNARDS  
APPLICATION FOR TREE REMOVAL PERMIT**

Date 9/5/2023

1. Name and address of the owner of the premises and status of legal entity (individual, partnership, corporation of this or any other state, etc.)  
Barbara Rogers, 204 Morristown Rd. (U.S. Route 202), Basking Ridge, N.J. 07920  
\_\_\_\_\_  
\_\_\_\_\_
2. Status of the applicant with respect to land (owner, lessee, tenant, purchaser, under contract, etc.)  
Owner  
\_\_\_\_\_  
\_\_\_\_\_
3. Name and address of the applicant for the permit if other than the owner (attach owner's written consent)  
N.A.  
\_\_\_\_\_  
\_\_\_\_\_
4. Description of the premises where tree removal is to take place, including lot and block numbers and street address  
204 Morristown Rd., Basking Ridge, N.J. 07920, Block 501, Lot 10.  
\_\_\_\_\_  
\_\_\_\_\_
5. A list of all trees to be removed with a DBH equal to or greater than six inches identified by size and species, including total number of each species to be removed (attach separate sheet if necessary)  
It is anticipated 1 oak tree with a DBH of 24 inches will be removed.  
However, during construction, other trees may be removed.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Purpose for tree removal (construction, street or roadway, driveway, utility easement, recreation areas, patio, parking lot, etc.)  
Construction of addition to building.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Proof that there are no delinquent property taxes or assessments due on the property for which the application is submitted (attach certification from tax collector)  
Submitted.
8. Trees that had been removed within the past two years  
None.  
\_\_\_\_\_  
\_\_\_\_\_



103—DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)  
AND TO HND OR CORP - Plain Language

AD OR V -2

Copyright © 1982 By ALL-STATE LEGAL SUPPLY CO  
One Commerce Drive, Cranford, N.J. 07016

## DEED

Prepared By: (Print name and show signature)

ANTHONY T. COLASANTI, ESQ.

This Deed is made on December 29, 1992.

BETWEEN

ROLAND D. SPIOTTA, Two Brookside Road, Maplewood, New Jersey 07040;  
ROBERT A. SPIOTTA, P. O. Box 750, Millburn, New Jersey 07041; and  
MORTON SALKIND

Whose address is P. O. Box 2341, Secaucus, New Jersey 07094

referred to as the Grantor.

AND

PAUL ROGERS and BARBARA ROGERS, husband and wife, t/a  
MENDHAM COUNTRY DAY SCHOOL

whose post office address is 42 Oak Knoll Road, Mendham, NJ 07945

referred to as the Grantee.

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

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 of TWO HUNDRED FIFTY THOUSAND-(\$250,000.00) DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bernards Township  
Block No. 5 Lot No. 1 Account No.

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

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 Schedule A, attached.

REC. DEC 29/1992 12:34PM 042839

SOMERSET COUNTY CLERK LHM 1003.00

1993142858

RECORDED IN DEED

BK 1933PG 113

LOT 1 BLOCK 5, CHILDS ROAD AND U.S. ROUTE 202, BERNARDS

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

Beginning at the point of intersection of the westerly sideline of Childs Road with the northerly sideline of U.S. Route 202 and running thence

1. Along the northerly sideline of U.S. Route 202 on a curve to the right having a radius of 1399.69 feet and an arc length of 277.20 feet to a point of tangency, thence
2. Still along the northerly sideline of U.S. Route 202 South  $40^{\circ} 18' 00''$  West 310.00 feet to a point, thence
3. Along the easterly line of Lot 48 Block 5 North  $21^{\circ} 38' 00''$  West 238.00 feet to a point, thence
4. Along the southerly line of Lot 2 Block 5 North  $45^{\circ} 46' 00''$  East 256.50 feet to a marble monument, thence
5. Along the easterly line of said Lot 2 North  $5^{\circ} 15' 00''$  West 343.59 feet to a concrete monument in the southerly sideline of Childs Road, thence
6. Along the southerly sideline of Childs Road North  $84^{\circ} 45' 00''$  East 94.66 feet to a concrete monument at the point of curve, thence
7. Still along the sideline of Childs Road on a curve to the right having a radius of 110.24 feet and an arc length of 141.64 feet to a point of tangency, thence
8. Still along the sideline of Childs Road South  $21^{\circ} 38' 00''$  East 234.18 feet to the point and place of Beginning.

Containing 154,382 square feet more or less as described herein.

Subject to a Slope Easement Line and any other easements of record.

This description is in accordance to a survey dated November 3, 1992 prepared by Murphy and Hollows Associates, Inc., Civil Engineering and Surveying, 192 Central Avenue, Stirling, New Jersey 07980.

*Will G. Hollows*  
Prepared by  
William G. Hollows, NJPE & LS #27473

BK1933PG114

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

Witnessed by:

*Anthony T. Colasanti*  
ANTHONY T. COLASANTI  
Attorney at Law of New Jersey

*Anthony T. Colasanti*  
ANTHONY T. COLASANTI  
Attorney at Law of New Jersey

*Roland D. Spiotta* (Seal)  
ROLAND D. SPIOTTA

*Robert A. Spiotta* (Seal)  
ROBERT A. SPIOTTA

*Morton Salkind* (Seal)  
MORTON SALKIND

STATE OF NEW JERSEY, COUNTY OF ESSEX SS.:

I CERTIFY that on December 29, 1992

MORTON SALKIND, ROLAND D. SPIOTTA and ROBERT A. SPIOTTA personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 250,000.00 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.)

*Anthony T. Colasanti*  
(Print name and title below signature)  
ANTHONY T. COLASANTI  
Attorney at Law of New Jersey

BK1933PG115

STATE OF NEW JERSEY, COUNTY OF Essex SS.:

I CERTIFY that on December 29, 1992,

MORTON SALKIND personally came before me and acknowledged under oath, to my satisfaction, that this person:

(a) is named in and personally signed this Deed.

(b) signed, sealed and delivered this Deed as his act and deed; and

(c) made this Deed for \$250,000.00 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.)

*Geoffrey M. H. ...*  
Notary Public  
Rt. 1, AT LAW N.J.

**D E E D**

ROLAND D. SPIOTTA, ROBERT A. SPIOTTA and MORTON SALKIND

Grantor.

TO  
PAUL ROGERS AND BARBARA ROGERS,  
HUSBAND AND WIFE, t/a MENDHAM  
COUNTRY DAY SCHOOL

Grantee.

Dated: December 29, 1992

Record and return to:

Vincent T. Bisogno, Esquire  
Bisogno & Loeffler  
88 South Finley Avenue  
P. O. Box 408  
Basking Ridge, New Jersey 07920

BK1933PG116

END OF DOCUMENT





Environmental Consultants



August 30, 2023

SENT VIA EMAIL: brogers@mendhamcountrydayschool.com

Ms. Barbara Rogers  
Mendham Country Day School  
204 Morristown Road  
Basking Ridge, NJ 07920

Re: Wetlands/Transition Area Investigation  
Mendham Country Day School  
204 Morristown Road  
Block 501, Lot 10  
Bernards Township, Somerset County, N.J.

Dear Ms. Rogers,

Per your request, Environmental Technology Inc. has visited the above-referenced property and conducted a wetlands investigation to determine the presence or absence of freshwater wetlands and their associated transition areas within a specific area of disturbance for a proposed addition to the existing building. The plans reviewed were prepared by Murphy and Hollows Associates, LLC and entitled "SITE PLAN FOR LOT 10 BLOCK 501 204 MORRISTOWN ROAD MENDHAM COUNTRY DAY SCHOOL TOWNSHIP OF BERNARDS SOMERSET COUNTY," dated June 22, 2023 and consisting of five (5) sheets. This review was pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C 7:7A.)

Our methodology and findings are as follows:

#### STUDY METHODOLOGY

The investigation of the site was performed by the staff of Environmental Technology, Inc. on August 29, 2023.

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

1. Hydric Soils

Ms. Barbara Rogers  
Re: Wetlands/Transition Area Investigation  
Mendham Country Day School  
204 Morristown Road  
Block 501, Lot 10  
Bernards Township, Somerset County, N.J.

August 30, 2023

## 2. A Predominance of Hydrophytic Vegetation

## 3. Hydrology

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

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

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

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

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

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

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

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

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

According to the Federal Manual for Identifying and Delineating Jurisdictional Wetlands dated January 10, 1989, an area has hydrophytic vegetation, when under normal circumstances more than 50 percent of the composition of the dominant species from all strata are obligate

Ms. Barbara Rogers  
Re: Wetlands/Transition Area Investigation  
Mendham Country Day School  
204 Morristown Road  
Block 501, Lot 10  
Bernards Township, Somerset County, N.J.

August 30, 2023

wetland (OBL), facultative wetland (FACW), and/or facultative (FAC) species.

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

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

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

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

## FINDINGS

The investigation found the site to be mostly developed with the school facility, associated macadam parking, detention basin and gravel/macadam play areas. There are some scattered trees along the perimeter and a small, wooded fringe in the northern section. The proposed area for the addition and associated improvements consists of a gravel area and lawn area to the north of the existing building.

The investigation performed by the staff of ETI found that there are no wetlands identified on or within 150 feet of the proposed addition/improvements, which is the maximum wetlands transition area.

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

Vegetation observed on and adjacent to the area of disturbance was limited to lawn area, Norway spruce (*Picea abies*, NL), Norway maple (*Acer platanoides*, NL), pin oak (*Quercus palustris*, FACW), black locust (*Robinia pseudo-acacia*, NL), eastern white pine (*Pinus strobus*, FACU), black walnut (*Juglans nigra*, FACU), sugar maple (*Acer saccharum*, FACU), common privet (*Ligustrum vulgare*, FACU), poison ivy (*Toxicodendron radicans*, FAC), grape (*Vitis sp.*, V), white snakeroot (*Eupatorium rugosum*, NLK) pokeweed (*Phytolacca americana*, FACU) and grasses (*Poa* and *Panicum spp.*, V).



Ms. Barbara Rogers  
Re: Wetlands/Transition Area Investigation  
Mendham Country Day School  
204 Morristown Road  
Block 501, Lot 10  
Bernards Township, Somerset County, N.J.

August 30, 2023

### CONCLUSIONS

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

Since no portion of the site is within the jurisdiction of NJDEP's Freshwater Wetlands Protection Act Rules no contact with the NJDEP regarding freshwater wetlands or transition areas is required.

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

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



Very truly,

ENVIRONMENTAL TECHNOLOGY INC.

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

23132

EC

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

Application No: ZB23-014 Block: 501 Lot: 10 Zone: R-1

Applicant: ROGERS, BARBARA & PAUL (MENDHAM COUNTRY DAY

Address of Property: 204 MORRISTOWN ROAD SCHOOL

Description: PRELIM/FINAL SITE PLAN, CONDITIONAL USE  
TO INSTALL MODULAR BUILDING w/ 2 CLASSROOMS

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

**SCHEDULING**

7.10.23 Original Submission Date  
8.24.23 Completeness Deadline (45 days)  
 \_\_\_\_\_ Incomplete Date  
 \_\_\_\_\_ Resubmission Date  
 \_\_\_\_\_ Date Complete  
1.21.24 Time to Act (45/95/120 days)

**HEARING**

\_\_\_\_\_ Notice to Property Owners  
 \_\_\_\_\_ Date of Publication  
8.9.23 Completeness Hearing  
10.4.23 Public Hearing  
 \_\_\_\_\_ Carried to Date  
 \_\_\_\_\_ Decision - Approved/Denied  
 \_\_\_\_\_ Resolution Memorialized  
 \_\_\_\_\_ Resolution Published

**DISTRIBUTION**

7.10.23 Environmental Comm  
 \_\_\_\_\_ Fire Official  
 \_\_\_\_\_ LCFAS  
 \_\_\_\_\_ Police

**NOTES**

**TOWNSHIP OF BERNARDS  
2022 ZONING BOARD OF ADJUSTMENT APPLICATION**

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

**1. APPLICANT:** Barbara Rogers

Address: P.O. Box 527, Chester, New Jersey 07930

Phone: (home) N.A. (work) 1-908-766-3323 (mobile) 1-908-642-7069

Email (will be used for official notifications): brogers284@aol.com

**2. OWNER (if different from applicant):** Barbara Rogers

Address: P.O. Box 527, Chester, New Jersey 07930

Phone: 1-908-642-7069 Email (will be used for official notifications): brogers285@aol.com

**3. ATTORNEY:** Vincent T. Bisogno, Esq. and Frederick B. Zelley, Esq.

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

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

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

Name: Murphy & Hollows Associates, LLC Profession: Engineer & Surveyor

Address: 192 Central Avenue, Stirling, New Jersey 07960

Phone: 908-580-1255 Email (will be used for official notifications): murphyhollows@gmail.com

**5. PROPERTY INFORMATION:** Block(s): 501 Lot(s): 10 Zone: R-1

Street Address: 204 Morristown Road Total Area (square feet/acres): 3.544 acres

**6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY?** ☐ No ☒ Yes (if yes, explain or attach Board resolution) See attached Resolution dated 8/4/1992.

**7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY?** ☐ No ☒ Yes (if yes, explain) See attached. Violations occurred because of change in Zoning Ordinance.

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



[X] No [ ] Yes (if yes, explain) \_\_\_\_\_

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

See attached.

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

See attached. Ordinance Section involved is Section 21-12.3(g).

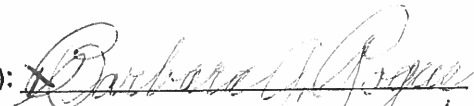
**11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:** \_\_\_\_\_

See attached.

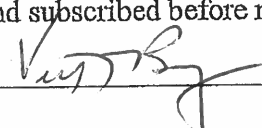
**12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):**

**APPLICANT(S) SIGN HERE:**

I/we, Barbara Rogers 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 15 day of JUNE, 2023

Notary 

**Vincent T. Bisogno**

**An Attorney at Law of the**

**OWNER(S) SIGN HERE** ~~(IF APPLICANT IS NOT THE OWNER):~~ <sup>State of New Jersey</sup>

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**

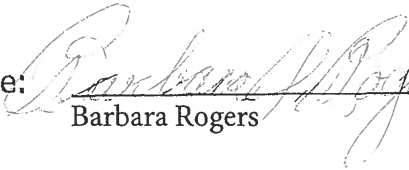
**SITE INSPECTION CONSENT FORM**

Applicant: Barbara Rogers

Block: 501 Lot: 10

Street Address: 204 Morristown Road

I, Barbara Rogers, 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: 6/29 /2023  
Barbara Rogers

SUBMIT 17 COPIES TOTAL

FORM F

**DIMENSIONAL STATISTICS**

SEE ADDENDUM TO APPLICATION  
FOR FURTHER REQUIREMENTS.

	REQUIRED	EXISTING	PROPOSED	
LOT AREA	4 acres	3.544 acres	3.544 acres	*
LOT WIDTH	250' (R-1 Zone)	780' 1,057'	781'	
FRONTAGE	125' (R-1 Zone)	92.2'	1,057'	
FRONT YARD SETBACK	100'	Route 202 - 92.2' Childs Rd. - 78.7'*	Route 202 - 92.2' Childs Rd. - 67.1'	**
REAR YARD SETBACK	100'	75.3'*	75.7'	**
COMBINED SIDE YARD	N.A.	N.A.	N.A.	
SIDE YARD	100'	N.A. 26%*	N.A.	
COVERAGE	15%	<35'	27%	**
HEIGHT	35' (R-1 Zone)	N.A.	<35'	
<i>IF REQUIRED,</i> GROSS FLOOR AREA	N.A.		N.A.	
<i>IF REQUIRED,</i> FLOOR AREA RATIO	N.A.	N.A.	N.A.	
<i>IF REQUIRED,</i> IMPROVABLE LOT AREA	N.A.	N.A.	N.A.	

\*Existing condition

\*\*New variance



## ADDENDUM TO APPLICATION

Barbara Rogers is the owner of real estate located at 204 Morristown Road, on which is located the Mendham Country Day School, a private school for children between the ages of 2 months and 13 years. It services children in preschool to the 8<sup>th</sup> grade. The school has an enrollment of 222 students.

The property involved is located at the corner of Route 202, Childs Road and North Maple Avenue, and consists of 3.54 acres of land. It is located in the R-1 Zone of Bernards Township and is a conditional use under Section 21-12.3(g) of the Zoning Ordinance. Mendham Country Day School received approval from the Bernards Township Planning Board on August 4, 1992, to operate a private day school. At the time, all of the conditions set forth in the Ordinance were satisfied by the applicant.

The proposal before the Board is to install a modular building with two classrooms, on the northerly side of the existing building, one story in height, and approximately 1,400 SF. It will be attached to the main building by a covered walkway.

The conditional use requirements set forth in the Bernards Township Zoning Ordinance, Section 21-12.3(g), provide the following requirements for a public or private school:

1. **The minimum lot area shall be 4 acres.** Applicant has 3.54 acres. This is an existing condition.
2. **The maximum floor area for all buildings shall be 10%.** Applicant complies at 7.75%.
3. **The maximum coverage shall be 15%.** Applicant originally was approved by the Planning Board for 23.9% and now seeks lot coverage of 27%. This is a new variance.
4. **No public or private school shall be located within 100 ft. of any property line.** Applicant's current building is approximately 75 ft. from the property lines and the new structure will be 67 ft. from Childs Road. This is a new variance.
5. **No parking shall be permitted in the front yard or within 100 ft. of any property line.** Applicant's parking is approximately 75 ft. from the westerly and northerly property lines. This is an existing condition.
6. **No active recreation area shall be permitted in the front yard or location within 75 ft. of a property line.** The recreation area is approximately 25 ft. from the westerly property line and has been at that distance for approximately 30 years. This is an existing condition.
7. **All recreation and parking area shall be screened from view from all property lines by landscaping in accordance with Section 21-28 and 21-43.** Applicant complies with this section of the Ordinance.

8. **There shall be no outdoor activities after 8:00 p.m.** Applicant complies.

9. **All exterior lighting, except that required for security, shall be turned off between 11:00 p.m. and 6:00 a.m., Monday through Saturday and between 6:00 p.m. and 8:00 a.m. on Sunday.** Applicant complies.

10. **Primary access shall be achieved from a State or County roadway.** Applicant complies.

Schools, whether public or private, are an inherently beneficial use. The leading case in the field of conditional use variance is Coventry Square v. Westwood Zoning Board of Adjustment, 138 N.J. 285, 294 (1994).

It is to be noted that when this application was approved in 1992, applicant met all the conditions set forth in the Ordinance for a private school. The variances arise as a result of a change in the Zoning Ordinance.

As was stated in Coventry Square, Super, at Page 298-299, the applicant seeking a conditional use variance that does not meet one or more of the conditions set forth in the Zoning Ordinance, “must demonstrate that the proposed use, in the context of the applicant’s proposed site plan, continues to be an appropriate site for the conditional use, notwithstanding the deviations from one or more of the conditions imposed by the Ordinance.” The Court further stated at Page 299, “thus, a Conditional-Use Variance applicant must show that the site will accommodate the problems associated with the use even though the proposal does not comply with the conditions the Ordinance established to address those problems.”

In regard to the negative criteria, the applicant must demonstrate what effect, if any, the deviations from the Ordinance have on the neighboring properties and whether it would cause such damage to the character of the neighborhood as to constitute a substantial detriment to the public good. Applicant must also show that there is no substantial impairment of the Zone Plan and Zoning Ordinance as a result of the new variances.

Here we have a school that has been in existence for over 30 years, serving the public. Any impact that the school has had on neighboring properties has already occurred and the proposed minor addition will not be a detriment to the neighborhood or the zone plan.

**SUBMIT ORIGINAL + 2 COPIES**  
**Not for "Bulk" or "C" variances**

**FORM G**

**TOWNSHIP OF BERNARDS**  
**PLANNING BOARD/ZONING BOARD OF ADJUSTMENT**  
**CONTRIBUTION DISCLOSURE STATEMENT**

**Contribution Disclosure Statement Required.** Pursuant to Bernards Township Ordinance Section 21-7A (Ordinance #1745, adopted October 26, 2004), Contribution Disclosure Statements are required for certain types of development applications that include a request for a variance or other relief. When required, a Contribution Disclosure Statement must be submitted by all applicants and property owners, as well as all professionals who apply for or provide testimony, plans or reports in support of the application. See Section 21-7A for details.

Applicant: Barbara Rogers Application: \_\_\_\_\_

Pursuant to Bernards Township Ordinance Section 21-7A, I hereby certify that I, or the firm or entity with which I am associated, made the following contributions to or on behalf of a candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee of, or pertaining to, the Township of Bernards, within one year prior to the filing of the above application.

☒ I made no contributions.

☐ I made the following contributions:

Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Frederick B. Zelly, Esq.

Attorney

Law Offices of Frederick B. Zelly LLC

53 Division Avenue, 1st Floor  
Millington, NJ 07946

Date: 6/16 /2023



**SUBMIT ORIGINAL + 2 COPIES**  
**Not for "Bulk" or "C" variances**

**FORM G**

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**PLANNING BOARD/ZONING BOARD OF ADJUSTMENT**

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☐ I made the following contributions:

Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____

Signature:   
Name: Vincent T. Bisogno, Esq.  
Title: Attorney  
Firm: Bisogno & Loeffler, LLC  
Address: 88 South Finley Avenue  
Basking Ridge, NJ 07920

Date: 6 / 29 / 2023

SUBMIT ORIGINAL + 2 COPIES  
Not for "Bulk" or "C" variances

FORM G

TOWNSHIP OF BERNARDS  
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT  
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Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____

Signature:  Date: 6/29 /2023

Name: Barbara Rogers  
Title: \_\_\_\_\_  
Firm: Mendham Country Day School  
Address: 104 Morristown Road  
Basking Ridge, NJ 07920

**SUBMIT ORIGINAL + 2 COPIES**  
**Not for "Bulk" or "C" variances**

**FORM G**

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

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Applicant: Barbara Rogers Application: \_\_\_\_\_

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☐ I made the following contributions:

Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____

Signature: 

Date: 6/20/2023

Name: \_\_\_\_\_

William G. Hollows

Title: \_\_\_\_\_

P.E./P.L.S.

Firm: \_\_\_\_\_

Murphy & Hollows Associates LLC

Address: \_\_\_\_\_

192 Central Avenue

Stirling, NJ 07980

Submit 3 copies TOTAL

FORM II

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

**CONTRIBUTION DISCLOSURE STATEMENT**

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Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____
Date: _____	Amount: _____	Recipient: _____

Damon T.  
Pross

Digitally signed by Damon T. Pross  
DN: cn=Damon T. Pross, o=Modular  
Genius, Inc, ou=President,  
email=dpross@modulargenius.com,  
c=US  
Date: 2023.06.15 15:19:51 -04'00'

Date: 6/15/2023

Signature:

Name:

Title:

Firm:

Address:

Damon Pross  
President  
Modular Genius  
1201 S. Mountain Road  
Joppa, MD 21085



## APPENDIX B, ARTICLE III

### Checklist

#### Application for Preliminary Approval of a Major Subdivision or Site Plan (See Article VII for Details)

\*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(s). If the application involves a wireless telecommunications tower and/or antennas, all items listed on the Wireless Telecommunications Facilities Checklist must be also be submitted.		<input checked="" type="checkbox"/>	
2	A certificate from the tax collector indicating that taxes are paid.	<input checked="" type="checkbox"/>		
3	All required application and escrow deposit fees.	<input checked="" type="checkbox"/>		
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.	<input checked="" type="checkbox"/>		
5	Title block indicating:			
	a. Name of development and street location.	<input checked="" type="checkbox"/>		
	b. Name and address of applicant, owner and authorized agent, if any.	<input checked="" type="checkbox"/>		
	c. Name and address of professional(s) preparing plans including signature, date, license number and seal.	<input checked="" type="checkbox"/>		
	d. Tax map block and lot numbers.	<input checked="" type="checkbox"/>		
	e. Date of plan preparation and revision box with date of each revision.	<input checked="" type="checkbox"/>		
	f. Development application number.		<input checked="" type="checkbox"/>	
	g. Written and graphic scale.	<input checked="" type="checkbox"/>		
6	Signature of applicant and, if applicant is not owner, signed consent of the owner.	<input checked="" type="checkbox"/>		
7	Name and address of the attorney representing parties, if any, and the name of each client represented.	<input checked="" type="checkbox"/>		
8	Signature blocks as required by the Map Filing Law.		<input checked="" type="checkbox"/>	
9	North arrow giving reference meridian.	<input checked="" type="checkbox"/>		
10	Copies of any protective covenants or deed restrictions applying to the subject property, including a statement as to whether such covenants or deeds are of record. A copy or abstract of the deed or deeds or other instruments by which title is derived with the names of all owners must also be provided.		<input checked="" type="checkbox"/>	
11	A key map showing the entire tract and its relation to the surrounding areas, including all roads, zone boundaries and municipal boundaries within one-half (1/2) mile of the subject property at a scale of one (1) inch equals not more than two thousand (2,000) feet.	<input checked="" type="checkbox"/>		
12	A zoning schedule indicating the zone(s) within which the property is located and required, existing & proposed conditions relative to lot area, width, frontage, yard setbacks, lot coverage, height, floor area, floor area ratio, density, open space, parking, loading, signs, etc.	<input checked="" type="checkbox"/>		
13	A list of required and obtained regulatory approvals and permits.	<input checked="" type="checkbox"/>		
14	A list of requested variances and exceptions.		<input checked="" type="checkbox"/>	
15	The location and dimensions of existing & proposed property lines, existing streets, streets shown on the Township's official map or master plan, structures (indicating the use of each structure and whether existing structures will remain or be removed), building setbacks, rights-of-way, easements, parking & loading areas, driveways, railroads, bridges, culverts, drain pipes, gas transmission lines, overhead utilities, historic sites/structures, wooded areas, watercourses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of the subject property.	<input checked="" type="checkbox"/>		
16	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 § 21-14.1.a.		<input checked="" type="checkbox"/>	

No.	Item	Submitted	Not Applicable	Waiver Requested
17	Plans & profiles of proposed utility layouts, including water supply, sewage disposal, stormwater drainage, gas, telephone and electricity, showing feasible connections to existing or proposed systems. Plans for individual on-site water supply and/or sewage disposal systems shall be accompanied by the necessary local, county and/or state agency approvals. If service will be provided by an existing utility company, a letter from that company stating that service will be available before occupancy is required.		✓	
18	The locations of percolation tests on each existing/proposed lot and a copy of the written approval of the tests and locations from the Bernards Township Health Department, if sewage disposal is to be handled by individual septic system(s). For each lot, the applicant shall submit test locations and written approvals from the Health Department for both a primary and secondary septic disposal field. The applicant must show on the development plan the locations and dimensions of both septic disposal fields.		✓	
19	All means of vehicular and pedestrian access to the site from public streets, including locations and dimensions of driveways and curbcuts and any traffic signs, signals, channelization, acceleration and deceleration lanes or other traffic control devices.	✓		
20	Site identification sign and street sign locations and details.		✓	
21	Existing & proposed topographic contour intervals based on U.S.C. & G.S. datum on and within 200' of the subject property as follows: - up to 3% grade = 1' intervals      - over 3% grade = 2' intervals	✓		
22	A steep slope map in accordance with § 21-14.2.b, if the property contains any existing slopes of 15% or greater.	✓	✓	
23	Spot and finished elevations at all property corners.	✓		
24	A landscaping plan showing shade trees, screening, buffering, existing vegetation and limits of clearing, a planting schedule, details of plantings, landscape treatments and other amenities, etc. (see § 21-54.4 for detailed requirements).	✓		
25	A tree identification plan and an application for tree removal permit including the following (see § 21-45.3 for detailed requirements):		✓	
	a. Location of existing tree canopy and labeling of the canopy areas to be removed and to be preserved.	✓		
	b. Location of individual trees with a DBH equal to or greater than six inches identified by size and species within the limit of disturbance and 30 feet beyond the limit of disturbance, labeled to be removed or to be preserved.	✓		
	c. Location of individual trees with a DBH equal to or greater than ten inches identified by size and species within the property boundaries, labeled to be removed or to be preserved.	✓		
	d. Tree protection details.	✓		
	e. A list of all trees to be removed and, if replacement trees are required, a schedule in accordance with the table in § 21-45.1 indicating the number of replacement trees required and the number of replacement trees proposed.		✓	
26	A lighting plan in accordance with Section 21-41, including the location, type, height, graphic details and specifications of all existing & proposed lighting. The plan shall show the proposed illumination in footcandle values throughout the site and shall identify the average maintained horizontal illumination in vehicular areas and in sidewalk areas.		✓	
27	A soil erosion and sediment control plan, if required pursuant to Section 21-27.	✓		
28	A solid waste management plan and a recycling plan, including locations and details of outdoor refuse and recycling storage areas and means of screening, in accordance with Sections 21-40 and 21-40A.		✓	

No.	Item	Submitted	Not Applicable	Waiver Requested
29	Plans and profiles of proposed driveways.		✓	
30	Plans, typical cross-sections, centerline profiles, tentative grades, curb radii and details of all streets on the site or off the site which are proposed to be improved, including curbing, sidewalks and drainage structures.		✓	
31	Construction details in accordance with Township standards.		✓	
32	Existing & proposed easements or land reserved for or dedicated to public use, utility use or for the common use of property owners in the development, including a statement of the limits and purpose of the easement rights or dedicated land.		✓	
33	Existing & proposed sight triangles.		✓	
34	Development staging plans.		✓	
35	Existing & proposed block and lot numbers.		✓	
36	The area in square feet and to the nearest tenth of an acre of all existing and proposed lots.		✓	
37	A sketch of the proposed or possible layout or disposition of remaining lands, if any.		✓	
38	General soil information including soil logs.			✓
39	Source and date of the current property survey and a copy of the survey showing all existing tract boundary or lot lines with lengths of courses to hundredths of a foot and bearings to half minutes, the error of closure not to exceed one (1) to ten thousand (10,000). The tract boundary or lot lines shall be clearly delineated. All bearings shall be in the New Jersey Plane Coordinate System, with coordinates shown on at least three (3) corners.	✓		
40	Appropriate certification blocks as required by the Map Filing Law		✓	
41	Monumentation as specified by the Map Filing Law.		✓	
42	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and rights-of-way and centerline curves on streets.		✓	
43	Plans and computations for any storm drainage systems, including locations, details and specifications of all storm sewer lines, catch basins, inlets, manholes, culverts, headwalls, dry wells, ground water recharge basins, detention basins, etc. and existing and proposed drainage area maps.	✓		
44	When a stream is proposed for alteration, improvement or relocation or when a drainage structure or fill is proposed over, under, in or along a running stream, intermittent stream, swale or drainageway, evidence of approval or of the request for approval, required modifications or lack of jurisdiction over the improvement by the New Jersey Department of Environmental Protection shall accompany the application (see § 21-54.4 for additional required details).		✓	
45	When ditches, streams or watercourses are to be altered, improved or relocated, the method of stabilizing slopes and measures to control erosion and siltation, as well as typical ditch sections and profiles, shall be shown.		✓	
46	For a site plan, preliminary elevations and plans of all buildings and structures, showing windows, doors, architectural treatment, roof treatment, roof appurtenances and screening, floor elevations and proposed methods of energy conservation and the locations, dimension and legend(s) of all proposed signs. For a subdivision, the approximate basement and first floor elevation for each house.	✓		
47	A list of names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be.	✓		

No.	Item	Submitted	Not Applicable	Waiver Requested
48	A Project Report, which may be submitted separately or as part of the Environmental Impact Assessment, including the following (see § 21-54.6 for details). Where individual maps or exhibits are submitted separately to satisfy other checklist requirements, they may be referenced in the Project Report.			<input checked="" type="checkbox"/>
	a. Project Description and Statistics Report.			
	b. Land Classification Map and Report.			
	c. Natural Features Report.			
	d. Open Space Plan and Report.			
	e. Land Coverage and Drainage Plan and Report.			
	f. Soil Erosion and Sedimentation Control Plan and Report.			
	g. Sewer and Water Plan and Report.			
	h. Circulation Plan and Traffic Report.			
	i. Utilities Plan and Report.			
	j. Development Schedule Plan.			
	k. Variances and Exceptions Report.			
	l. Easements and Covenants Report.			
49	An Environmental Impact Assessment, including the following (see § 21-54.6.m for details).			<input checked="" type="checkbox"/>
	a. Plan and description of the development plan.			
	b. Inventory of existing natural resources.			
	c. Assessment of environmental impacts.			
	d. Unavoidable adverse environmental impacts.			
	e. Steps to minimize environmental damage.			
	f. Alternatives.			
	g. Details and matters to be evaluated:			
	(1) Sewerage facilities.			
	(2) Water supply.			
	(3) Storm water.			
	(4) Stream encroachments.			
	(5) Floodplains.			
	(6) Solid waste disposal.			
	(7) Air pollution.			
	(8) Traffic.			
	(9) Social/economic factors.			
	(10) Aesthetics.			
	(11) Licenses, permits, etc.			
	(12) A copy of the development plan and application form.			
50	Delineation of riparian zones in accordance with Subsection 21-14.4.		<input checked="" type="checkbox"/>	
51	Contribution Disclosure Statement, if required pursuant to Section 21-7A.	<input checked="" type="checkbox"/>		
52	A plan showing all the details required in the procedures of Table 401-A, entitled Maximum Permitted Lot Yield & Minimum Improvable Lot Area Standards, Residential Development, R-1 Through R-7 Zones.		<input checked="" type="checkbox"/>	
53	For each proposed dwelling, cross sections shall be provided from the center of the road to the rear of the house in existing and proposed conditions; cross sections shall be provided perpendicular to the road through the center of the dwelling to a point 50' to the rear of the dwelling; the cross section shall be provided at a scale of 1" = 10' horizontal and 1" = 10' vertical.		<input checked="" type="checkbox"/>	
54	A fire service plan, showing on a separate plan sheet(s) information relating to fire safety and emergency response, including: existing and proposed water lines, fire department connections, hydrants and cisterns; widths and turning radii of streets, driveways, parking aisles, emergency access roads and fire lanes; public building entrances; parking spaces; and stormwater drainage basins.		<input checked="" type="checkbox"/>	



## APPENDIX C, ARTICLE III

### Checklist

#### Application for Final Approval of a Major Subdivision or Site Plan

(See Article VII for Details)

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

No.	Item	Submitted	Not Applicable	Waiver Requested
1	All items required for preliminary approval as set forth in § 21-54.4, unless previously waived by the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All additional items required by the Board as a condition of preliminary approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	A certificate from the tax collector indicating that taxes are paid.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All required application and escrow deposit fees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Final detailed architectural renderings of each building and sign, including front, side and rear elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Final cross-sections, profiles and established grades of all streets, aisles, lanes and driveways and construction documents for all public improvements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Final plans and profiles of all storm sewers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Final plans and profiles of all sanitary sewers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Final plans and profiles of all water mains.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	All dimensions of the exterior boundaries of any subdivision, balanced and closed to a precision of one to 10,000, and the dimensions of all lot lines to within one to 20,000. All dimensions, angles and bearings must be tied to at least two permanent monuments not less than 300 feet apart and all information shall be indicated on the plat. At least one corner of the subdivision shall be tied to U.S.C. and G.S. benchmarks with data on the plat as to how the bearings were determined.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Proposed street names.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	A Final Application Comparison Report, including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	a. The number and type of dwelling units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. The amount of nonresidential floor space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c. The type of community facilities and/or structures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d. The amount of open space to be preserved.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e. The nature and cost of public improvements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	f. The anticipated value of residential and nonresidential construction.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	g. Finalized landscaping and tree removal information pursuant to Sections 21-43 through 21-45.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h. A comparison to the preliminary development approval, indicating the nature and reasons for any changes to the preliminary approval.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No.	Item	Submitted	Not Applicable	Waiver Requested
13	Organization documents, including:			
	a. Articles of incorporation, by-laws and membership rules/regulations for any homeowner's association, condominium association or other organization to maintain the common open space or community facilities.		✓	
	b. A copy of the master deed detailing the rights and privileges of individual owners of common property.		✓	
	c. A copy of all materials submitted to the Department of Community Affairs as required by the New Jersey Planned Real Estate Development Full Disclosure Act Regulations and evidence of the status of acceptance of and/or approval by the Department of Community Affairs.		✓	
	d. Covenants or easements restricting the use of the common open space or elements.		✓	
	e. Covenants or agreements requiring homeowners or residents to pay the organization for the maintenance of the common open space and/or community facilities. This shall include a proposed schedule of membership fees for at least the first three years of operation.		✓	
14	All easements or covenants affecting any land in the development.		✓	
15	All maintenance agreements under which private roads and other facilities will be maintained, refuse collected and other supplementary services provided, if there is to be no homeowners' association, condominium association, open space organization or similar arrangement.		✓	
16	An offer of dedication including all legal requirements for valid dedication to the Township or, where appropriate, to another governmental body of roads or other improvements intended for public ownership.		✓	

**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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	A certificate from the tax collector indicating that taxes are paid.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All required application and escrow deposit fees.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	A plot plan or survey accurately depicting the entire subject property and all existing buildings, structures, driveways, patios, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sketch of all proposed improvements on the plot plan or survey, with dimensions of improvements and distances to property lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Calculations of existing & proposed lot coverage percentages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Architectural sketches (floor plan and elevations) of the proposed improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Photographs of the property in the location of the proposed improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Delineation of riparian zones in accordance with Subsection 21-14.4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





Area of Location of Modular Addition





Front Entrance





Entrance to property From 202-

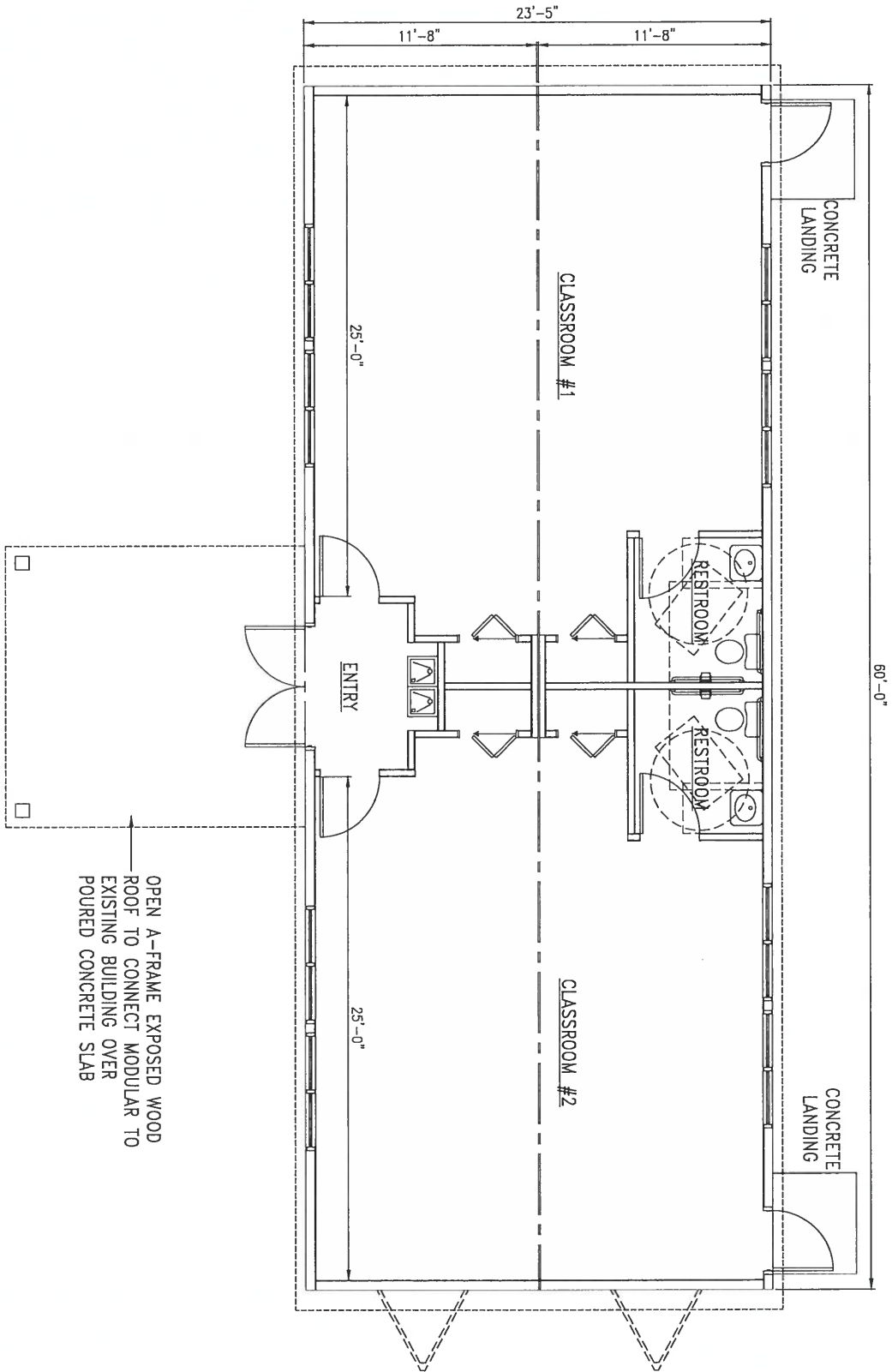












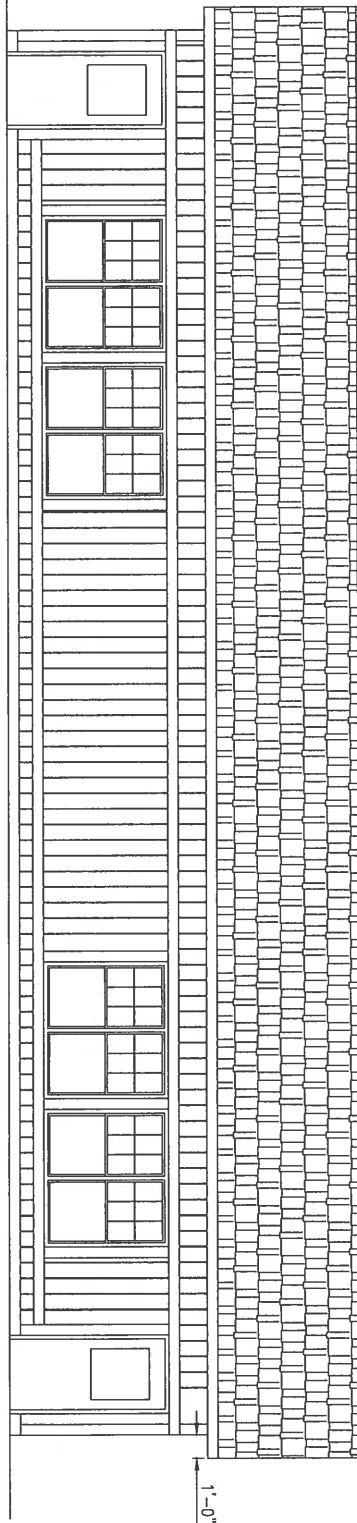
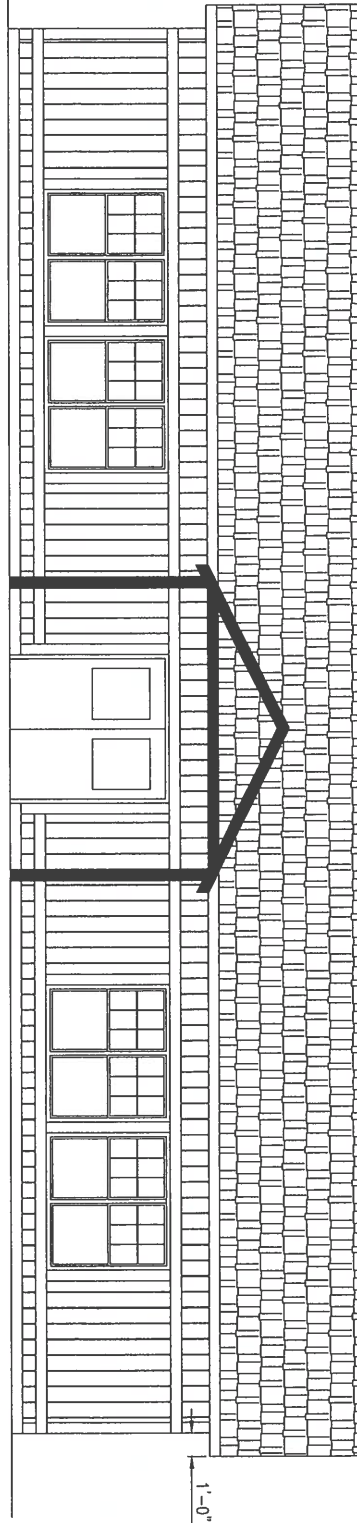
# MENDHAM COUNTRY DAY SCHOOL



FLOOR PLAN			
DESIGNED:	1/12/23	DRAWN BY:	HAS
SERIAL:	22-0081	SCALE:	3/16" = 1'-0"
DATE:	1/12/23 2:49PM	DRAWING #:	A1
APPROVED BY:			

REVISION:	

THIS DRAWING HAS BEEN PREPARED FOR THE EXPRESS PURPOSE OF OUTLINING AND SPECIFYING THE DESIGN REQUIREMENTS OF OUR PROJECT. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF MODULAR GENIUS, INC.



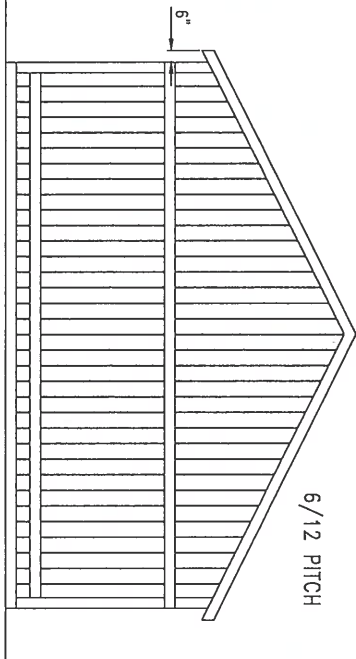
MENDHAM COUNTRY  
DAY SCHOOL



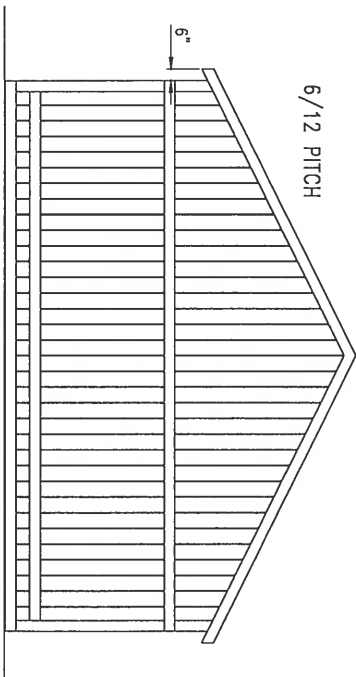
# Modular Genius

## EXTERIOR ELEVATIONS

DESIGNED:	1/12/23	DRAWN BY:	HAS
SERIAL #:	22-0081	SCALE:	3/16" = 1'-0"
PRINTED:	1/12/23 2:49PM	DRAWING #:	A2
APPROVED BY:			



LEFT ELEVATION



RIGHT ELEVATION

REVISION:	

THIS DRAWING HAS BEEN PREPARED FOR THE EXPRESS PURPOSE OF OUTLINING AND SPECIFYING THE DESIGN REQUIREMENTS OF OUR SUBSEQUENT PROPOSAL. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF MODULAR GENIUS, INC.

MENDHAM COUNTRY  
DAY SCHOOL

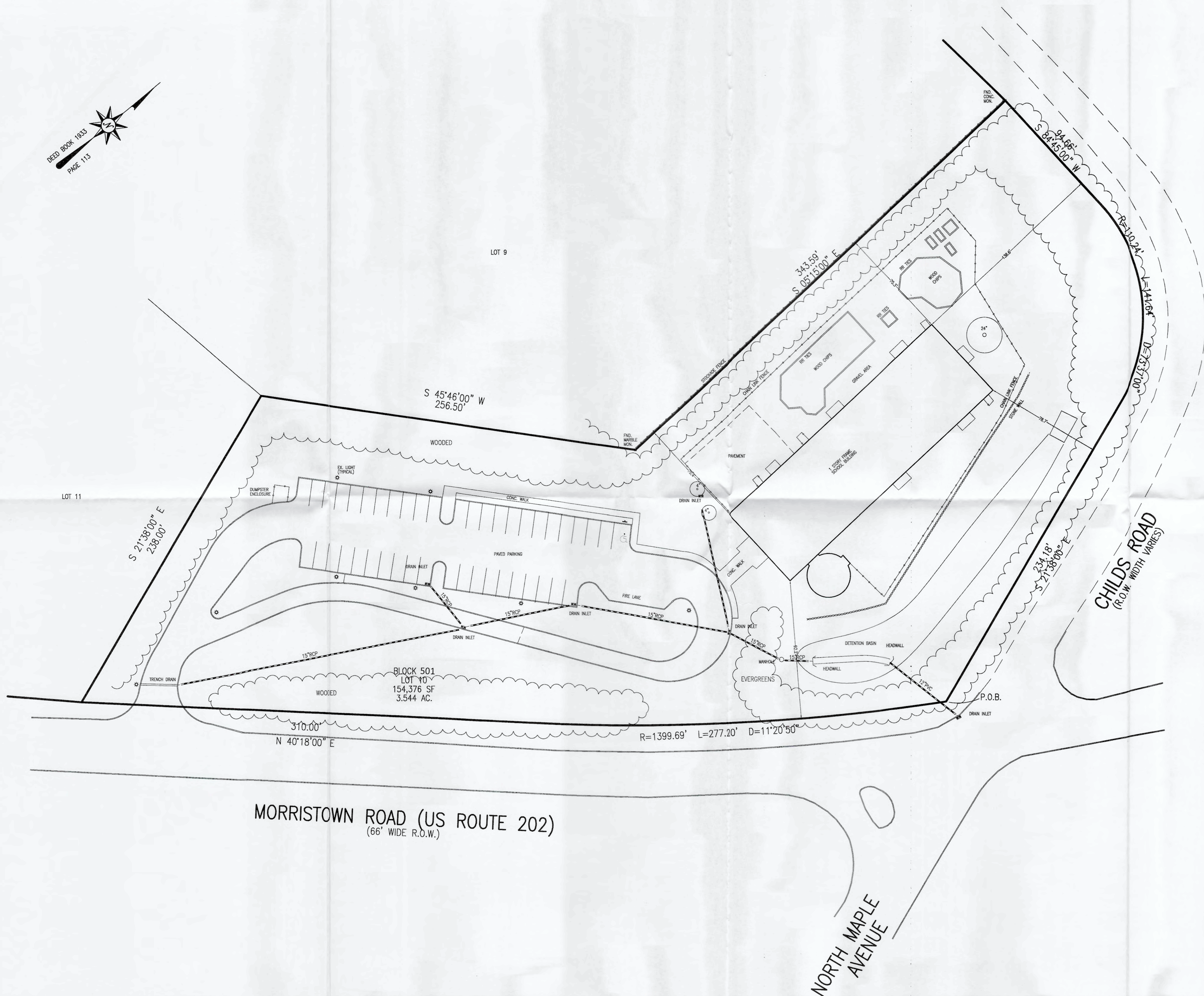


# Modular Genius

## EXTERIOR ELEVATIONS

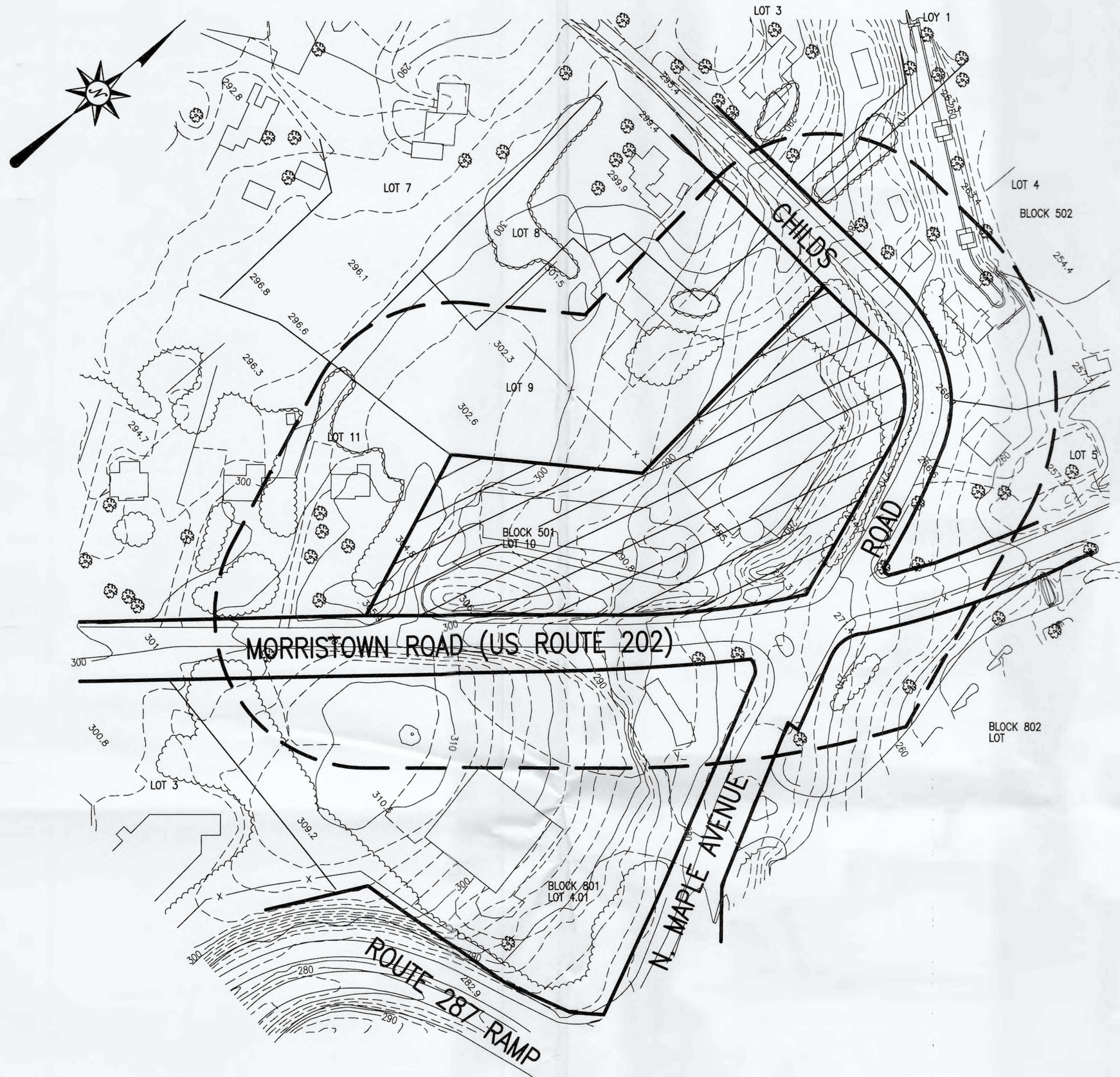
DESIGNER:	1/12/23	DRAWN BY:	HAS
SERIAL #:	22-0081	SCALE:	3/16" = 1'-0"
PRINTED:	1/12/23 2:49PM	DRAWING #:	A3
APPROVED BY:			





DRAWN BY: SP		CHECKED BY: WGH	
JOB No. 94-288			
BOOK			
SCALE 1" = 30'			
GRAPHIC SCALE			
DATE JANUARY 23, 2023			
REVISIONS			
CERTIFICATE OF AUTHORIZATION No. 24GA27959700			
NOTES			
<div><div><div>Murphy &amp; Hollows Associates LLC</div><div>CIVIL ENGINEERING AND SURVEYING</div><div>192 CENTRAL AVENUE, STIRLING, NJ 07980</div><div>908.580.1255 murphyhollows@gmail.com</div></div><div><div>SURVEY OF</div><div>LOT 10 BLOCK 501</div><div>204 MORRISTOWN ROAD</div><div>MENDHAM COUNTRY DAY SCHOOL</div><div>TOWNSHIP OF BERNARDS</div><div>SOMERSET COUNTY</div><div>NEW JERSEY</div></div></div>			
<div><div>AIDAN T. MURPHY</div><div>N.J. LIC. PROFESSIONAL ENGINEER #21319</div><div>1973-2016</div></div>			
<div><div></div><div><div>WILLIAM G. HOLLOWES</div><div>N.J. LIC. PROFESSIONAL ENGINEER</div><div>&amp; LAND SURVEYOR #27473</div><div>N.J. PROFESSIONAL PLANNER #2530</div></div></div>			
FILE	SHEET		
LF94-288	1 OF 1		





PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY		
BLOCK	LOT	OWNER
801	4.01	195 MORRISTOWN ROAD LLC 195 MORRISTOWN ROAD, BASKING RIDGE, NJ 07920
802	1	HIGHLAND FARMS PARTNERS 225 ROUTE 202, BASKING RIDGE, NJ 07920
502	5	O'DONNELL REALTY LLC 287 CHILDS ROAD, BASKING RIDGE, NJ 07920
502	4	DOWLING, WILLIAM J. JR & EUGENIA J. 277 CHILDS ROAD, BASKING RIDGE, NJ 07920
502	3,1	SWAYNE, THOMPSON M. & SUSAN 263 CHILDS ROAD, BASKING RIDGE, NJ 07920
501	12	MUNOZ, HECTOR F. 188 MORRISTOWN ROAD, BASKING RIDGE, NJ 07920
501	11	ADAMO, THOMAS & VIVIAN M. TRUSTEES 194 MORRISTOWN ROAD, BASKING RIDGE, NJ 07920
501	9	JACOBS, MATTHEW F. & ALAYNE BRADY 270 CHILDS ROAD, BASKING RIDGE, NJ 07920
501	8	KANE, ERIC & JULIANNE 262 CHILDS ROAD, BASKING RIDGE, NJ 07920
501	7	CORODEMUS, STEVEN J. & MICHELE 250 CHILDS ROAD, BASKING RIDGE, NJ 07920



KEY MAP

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOT 10, BLOCK 501  
TAX MAP SHEET No. 5.
- AREA OF LOT 10, BLOCK 501 = 154,376 SF; 3.544 Ac.  
TO SIDELINE
- OWNER & APPLICANT:  
BARBARA ROGERS  
PO BOX 527  
CHESTER, NJ 07930
- ATTORNEY FOR APPLICANT:  
VINCENT BISOGNO, ESQ.  
BISOGNO & LOEFFLER  
PO BOX 408  
BASKING RIDGE, NJ 07920  
908.766.6666  
FREDERICK B. ZELLEY, ESQ.  
53 DIVISION AVENUE, FIRST FLOOR  
PO BOX 324  
MILLINGTON, NJ 07946  
908.647.6001
- OWNERS CONSENT  
I HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE  
ZONING BOARD OF THE TOWNSHIP OF BERNARDS  
  
AUTHORIZED SIGNATURE
- THERE IS EXISTING LIGHTING ON SITE, NO NEW LIGHTING  
IS PROPOSED

- REQUIRED APPROVALS
- A) BERNARDS TOWNSHIP ZONING BOARD
  - B) SOMERSET COUNTY PLANNING BOARD
  - C) SOMERSET/UNION SOIL CONSERVATION DISTRICT

THIS PLAN HAS BEEN APPROVED BY THE ZONING  
BOARD OF THE TOWNSHIP OF BERNARDS  
ON \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRPERSON—JEANMARIE GENIRS \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY — CYNDI KIEFER \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER — THOMAS TIMKO, PE \_\_\_\_\_ DATE \_\_\_\_\_

TABLE OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	AREA MAP/ZONING SCHEDULE
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	GRADING DETAIL
5	CONSTRUCTION DETAILS

ZONING SCHEDULE:

ZONE: R-1		
REQUIREMENT	REQUIRED	EXISTING
MIN. LOT AREA	3 AC.	3.544 AC.
MIN. LOT WIDTH	250 FT	780 FT
MIN. LOT FRONTAGE	125 FT	1057.68 FT
MIN. FRONT YARD	100 FT	
MIN. REAR YARD	100 FT	
MIN. SIDE YARD (ONE)	50 FT	
MIN. SIDE YARD (COMBINED)	100 FT	
MAX. LOT COVERAGE	15%	
MAX. BUILDING HEIGHT	35 FT/2 1/2 STY	
MIN. IMPROVABLE LOT AREA	25,000 SF	
MIN. ACCESSORY SIDE SETBACK	15 FT	
MIN. ACCESSORY REAR SETBACK	20 FT	
MIN. ACCESSORY DISTANCE BETWEEN BLDGS	10 FT	

ZONE: R-1 CONDITIONAL USE PUBLIC & PRIVATE SCHOOL

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4 AC.	3.544 AC.*	3.544 AC.*
MAX. FLOOR AREA RATIO	10%	7.73%	8.64%
MAX. LOT COVERAGE	15%	26.0%**	27.0%**
MIN. FRONT YARD	100 FT	92.2 FT ROUTE 202*	92.2 FT ROUTE 202*
		78.7 FT CHILDS*	67.1 FT CHILDS**
MIN. REAR YARD	100 FT	NA	NA
MIN. SIDE YARD	50 FT	73.5 FT*	73.5 FT*
MIN. RECREATION AREA SETBACK FRONT	100 FT	77.7 FT*	77.7 FT*
MIN. RECREATION AREA SETBACK SIDE & REAR 75 FT		25.5 FT*	25.5 FT*

\* DENOTES EXISTING NONCONFORMING CONDITION  
\*\* DENOTES PROPOSED NONCONFORMING CONDITION

COVERAGE CALCULATIONS

EXISTING		PROPOSED	
BUILDING	11,358 SF	BUILDING	11,358 SF
CLO.	578 SF	CLO.	578 SF
PLAYGROUND PAVEMENT	2617 SF	PLAYGROUND PAVEMENT	2617 SF
STOOPS	307 SF	STOOPS	307 SF
FRONT WALK	1670 SF	FRONT WALK	1670 SF
PAVEMENT	23,562 SF	PAVEMENT	23,562 SF
TOTAL	40,092 SF	NEW BUILDING	1405 SF
		CANOPY OVER WALK	224 SF
		TOTAL	41,721 SF

DRAWN BY: SP	CHECKED BY: WGH
JOB No. 94-288	
BOOK	
SCALE 1" = 100'	
GRAPHIC SCALE	
DATE JUNE 22, 2023	
REVISIONS JULY 27, 2023	
CERTIFICATE OF AUTHORIZATION No. 24GA27959700	
NOTES	
<b>Murphy &amp; Hollows Associates LLC</b> CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1255 murphyhollows@gmail.com	
SITE PLAN FOR LOT 10 BLOCK 501 204 MORRISTOWN ROAD MENDHAM COUNTRY DAY SCHOOL TOWNSHIP OF BERNARDS SOMERSET COUNTY NEW JERSEY AREA MAP	
AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016	
 WILLIAM G. HOLLOWES N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473 N.J. PROFESSIONAL PLANNER #2530	
FILE LF94-288	SHEET 1 OF 5

REPLACE









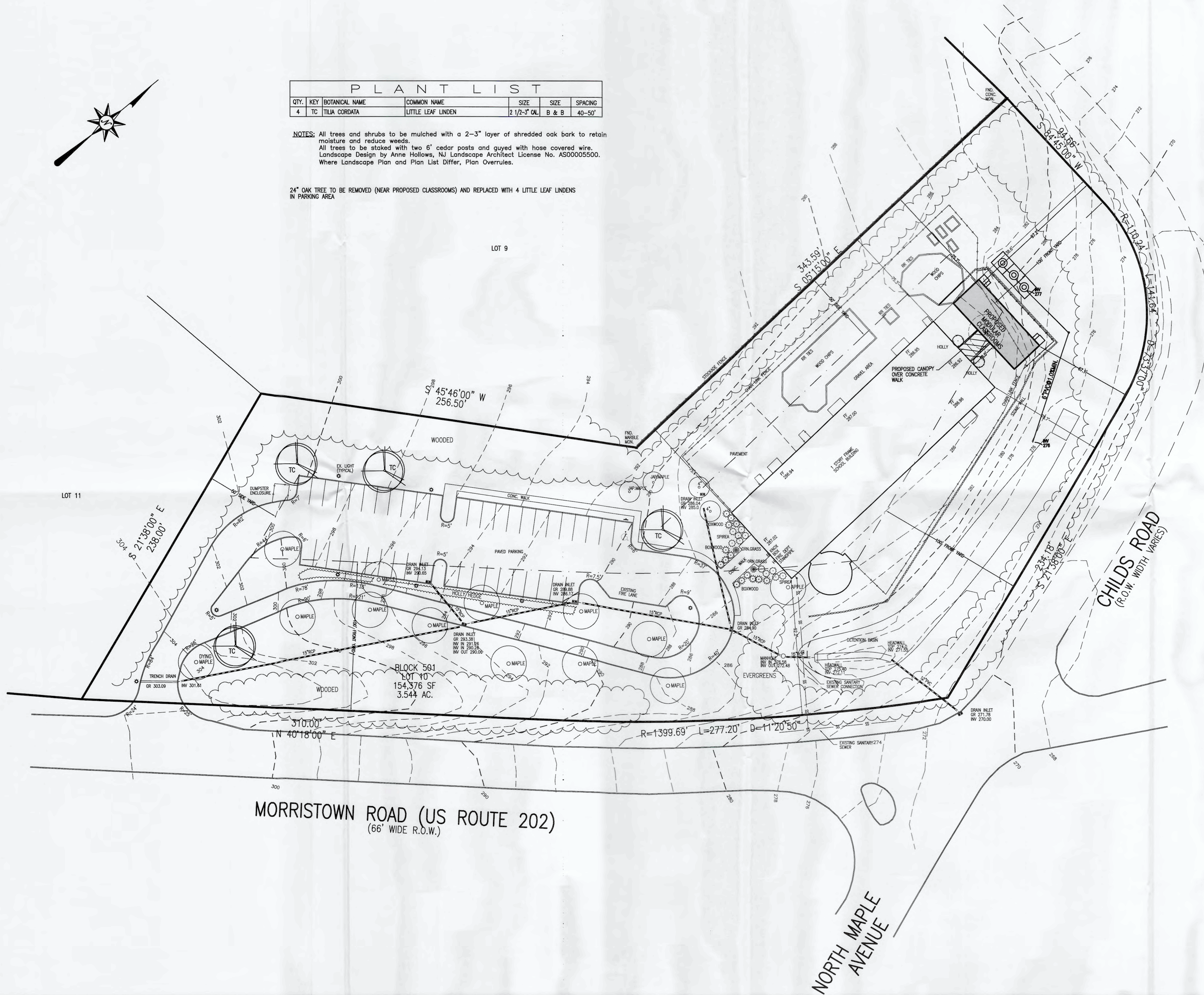
P L A N T   L I S T					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
4	TC	TILIA CORDATA	LITTLE LEAF LINDEN	2 1/2-3" O.N.	B & B 40-50'

NOTES: All trees and shrubs to be mulched with a 2-3" layer of shredded oak bark to retain moisture and reduce weeds.  
All trees to be staked with two 6' cedar posts and guyed with hose covered wire.  
Landscape Design by Anne Hollows, NJ Landscape Architect License No. AS00005500.  
Where Landscape Plan and Plan List Differ, Plan Overrides.

24" OAK TREE TO BE REMOVED (NEAR PROPOSED CLASSROOMS) AND REPLACED WITH 4 LITTLE LEAF LINDENS IN PARKING AREA

LOT 9

LOT 11



DRAWN BY: SP CHECKED BY: WGH

JOB No. 94-288

BOOK

SCALE 1" = 30'



GRAPHIC SCALE

DATE JUNE 22, 2023

REVISIONS JULY 27, 2023

CERTIFICATE OF AUTHORIZATION No. 24GA27959700

NOTES

Murphy & Hollows Associates LLC

CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1255 murphyhollows@gmail.com

SITE PLAN FOR LOT 10 BLOCK 501 204 MORRISTOWN ROAD MENDHAM COUNTRY DAY SCHOOL TOWNSHIP OF BERNARDS SOMERSET COUNTY NEW JERSEY PROPOSED CONDITIONS

AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016

WILLIAM G. HOLLOWS N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473 N.J. PROFESSIONAL PLANNER #2530

FILE LF94-288 SHEET 3 OF 5







# SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOT 21 BELOW.
- PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOT 22 BELOW.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
- TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
- PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER". SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILES BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.
- A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
- ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
- ALL SEDIMENT BASINS WILL BE CLEARED WHEN THE CAPACITY HAS BEEN REDUCE BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
- DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE TOWNSHIP/DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE TOWNSHIP.
- ALL TREES OUTSIDE OF THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
- THE TOWNSHIP MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE TOWNSHIP MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE CONSTRUCTION MEETING HELD.
- CONTRACTOR TO SET UP A MEETING WITH THE INSPECTION FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
- TOPSOIL STOCKPILE PROTECTION
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ FT
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SQ FT
  - APPLY PERENNIAL RYEGRASS SEED AT 1 LB PER 1000 SQ FT AND ANNUAL RYEGRASS AT 1 LB PER 1000 SQ FT
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ FT
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
  - PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- TEMPORARY STABILIZATION SPECIFICATION
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ FT
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SQ FT
  - APPLY PERENNIAL RYEGRASS SEED AT 1 LB PER 1000 SQ FT AND ANNUAL RYEGRASS AT 1 LB PER 1000 SQ FT
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ FT
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS
  - APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
  - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS PER 1000 SQ FT AND WORK FOUR INCHES INTO SOIL.
  - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS PER 1000 SQ FT
  - APPLY HARD FESCUE SEED AT 2.7 LBS PER 1000 SQ FT AND CREEPING RED FESCUE SEED AT 0.7 LBS PER 1000 SQ FT AND PERENNIAL RYEGRASS SEED AT 0.25 LBS PER 1000 SQ FT
  - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ FT.
  - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

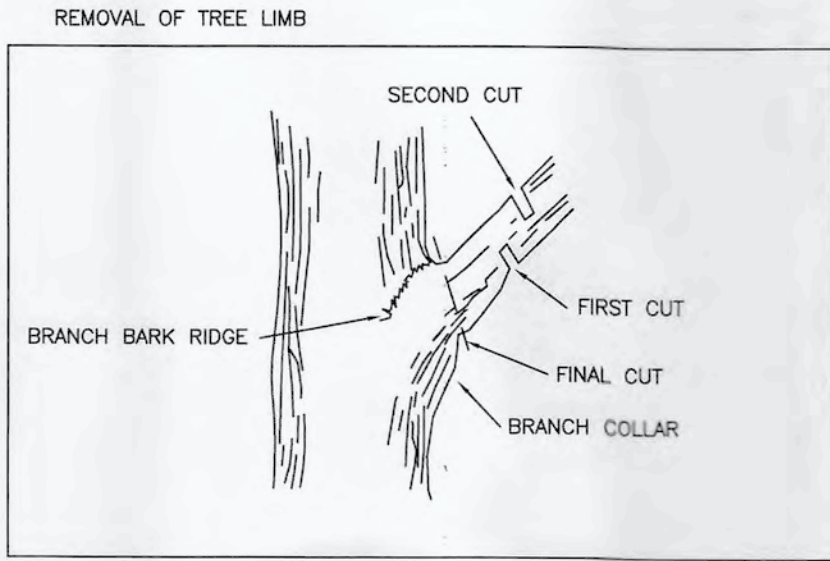
\*NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE NOTICE IN WRITING, SHALL BE GIVEN TO BERNARDS TOWNSHIP ENGINEER(INSPECTIONS) & SOMERSET COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

SEQUENCE OF CONSTRUCTION:		
1. Clear proposed construction area	_____	2 days
2. Install silt fence as shown on plan	_____	1 day
3. Rough grade site & stockpile topsoil	_____	2 days
4. Begin building addition	_____	6 months
5. Install drainage system (if required)	_____	2 days
6. Fine grade and seed, areas to receive grass or plantings shall be scarified to a minimum depth of 6 inches	_____	2 days
7. Remove silt fence	_____	1 day

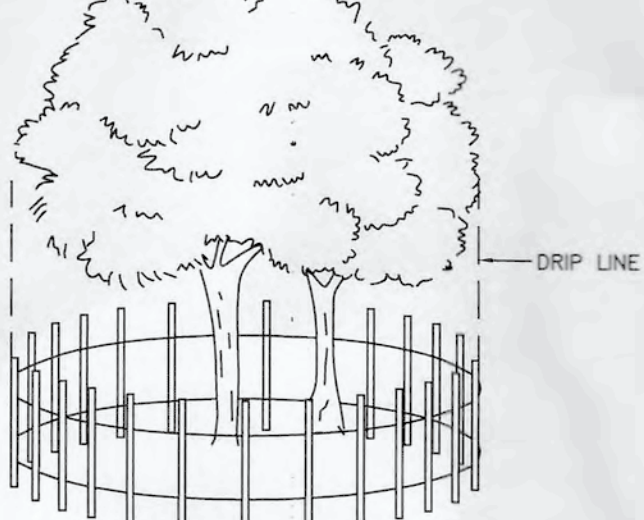
NOTE: AREA IS LOCATED IN THE SUBURBAN PLANNING AREA

AREA TO RECIEVE LAWN, SOD OR LANDSCAPING SHALL HAVE THE SOIL SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES

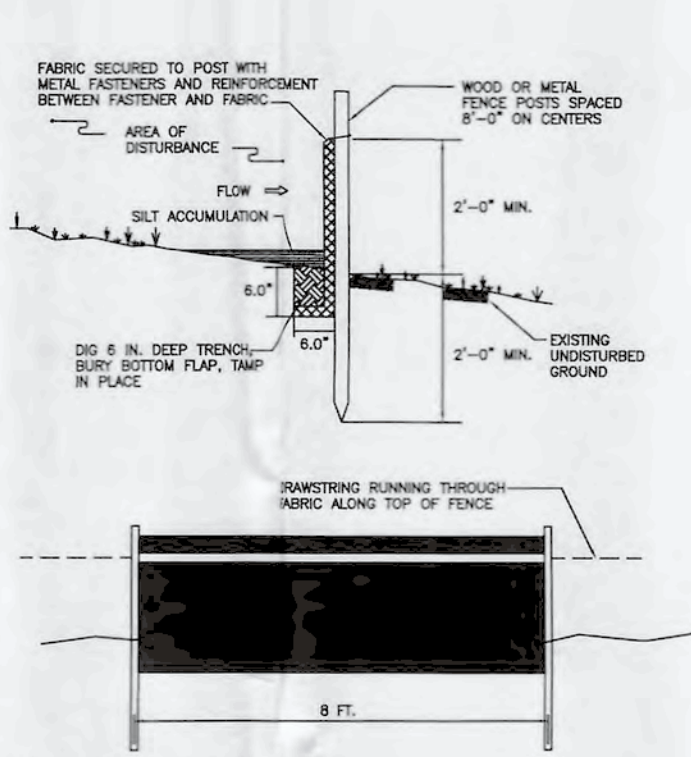
AREA TO BE SCARIFIED: 8000± SF



CORRECT FENCING FOR TREE PROTECTION



TREE PROTECTION DETAIL  
NOT TO SCALE



REQUIREMENTS FOR SILT FENCE:

- FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. (FITS 24-26) POSTS SHALL BE CONSTRUCTED OF HANDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
- A METAL FENCE WITH 8 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC. (FITS 24-26) POSTS SHALL BE CONSTRUCTED OF HANDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
- A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 8 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR CHAINS) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, DYNAMITE, WADSWORTH, ETC.) PLACED BETWEEN THE FACTORY AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

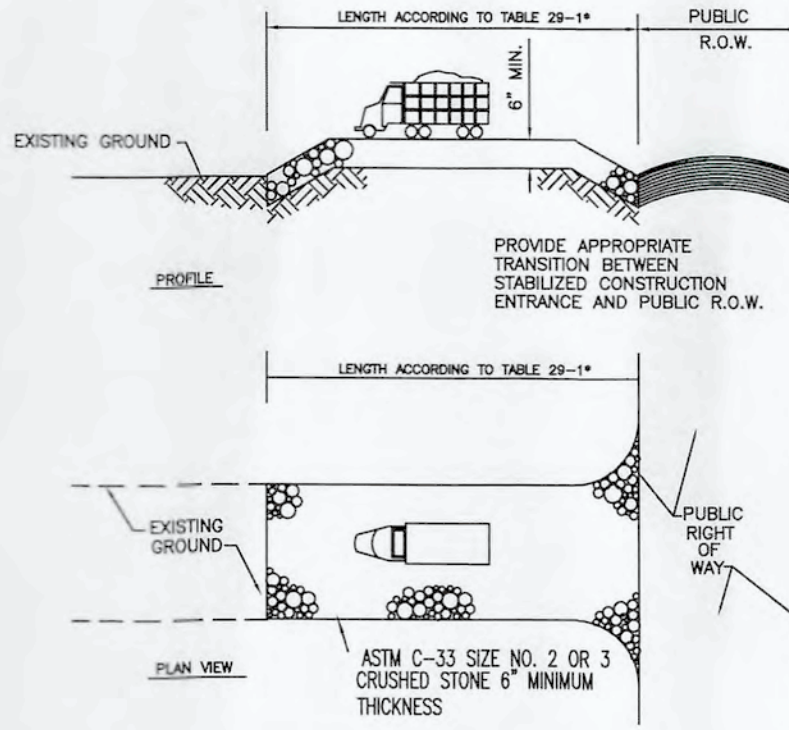
SILT FENCE  
NOT TO SCALE



**SOMERSET - UNION SOIL CONSERVATION DISTRICT**  
Somerset County 4-H Center  
308 Milltown Road • Bridgewater, NJ 08807  
(908) 526-2701 Fax (908) 526-7017

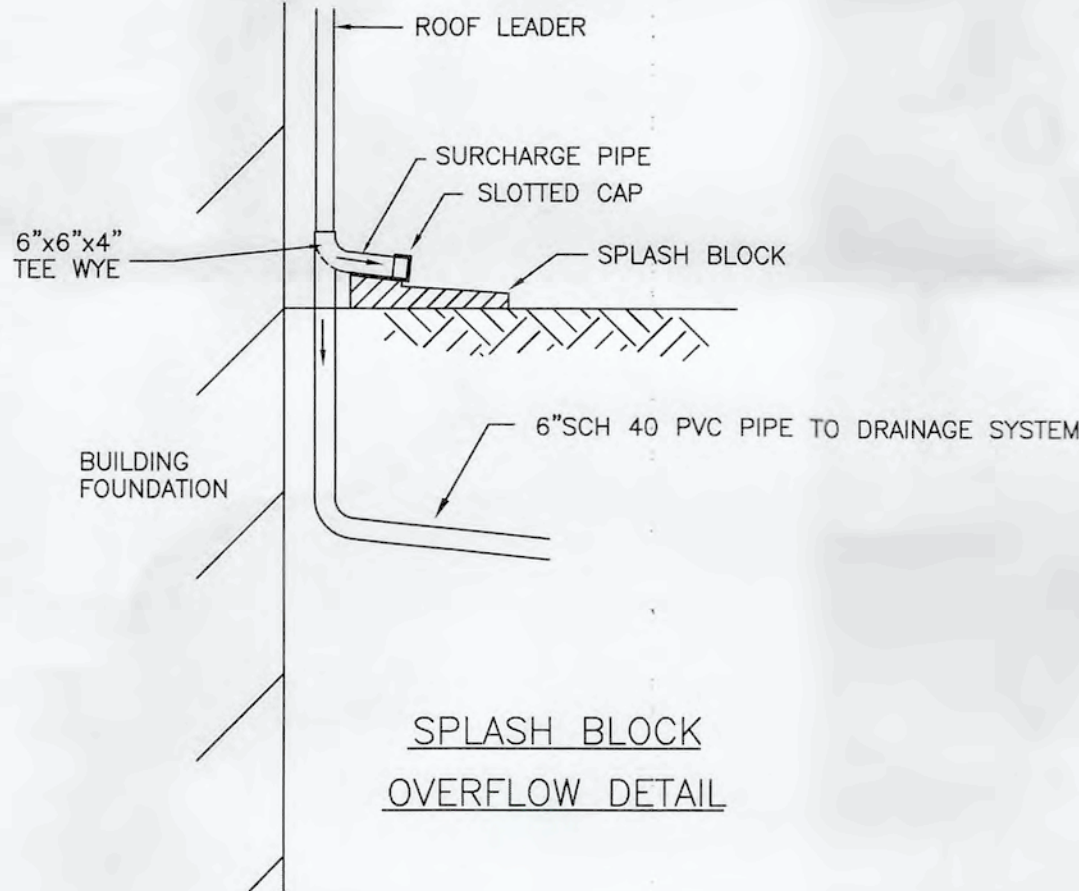
## SOIL EROSION AND SEDIMENT CONTROL NOTES

- All Soil Erosion and Sediment Control practices shall be installed prior to any major soil disturbances, or in their proper sequence and maintained until permanent protection is established.
- Any Disturbed areas that will be left exposed more than 30 Days and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishment of a temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of two (2) tons per acre, according to NJ State Standards
- Permanent Vegetation shall be seeded or sodded on all exposed areas within ten (10) days after final grading. Mulch will be used for protection until seeding is established
- All work shall be done in accordance with the NJ State Standards for Soil Erosion and Sediment Control in New Jersey, 7<sup>th</sup> Edition last revised January 2014
- A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days or preliminary grading.
- Immediately following initial disturbance or rough grading all critical areas subject to erosion (i.e.: steep slopes, roadway embankments) will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of two (2) tons per acre, according to the NJ State Standards.
- Any steep slopes receiving pipeline installation will be backfilled and stabilized daily, as the installation proceeds (i.e.: slopes greater than 3:1)
- Traffic control Standards require the installation of a 50'x30'x6'pad of 1 1/2" or 2" stone, at all construction driveways, immediately after initial site disturbance.
- The Somerset-Union Soil Conservation District shall be notified in writing 48 hours in advance of any land disturbing activity.

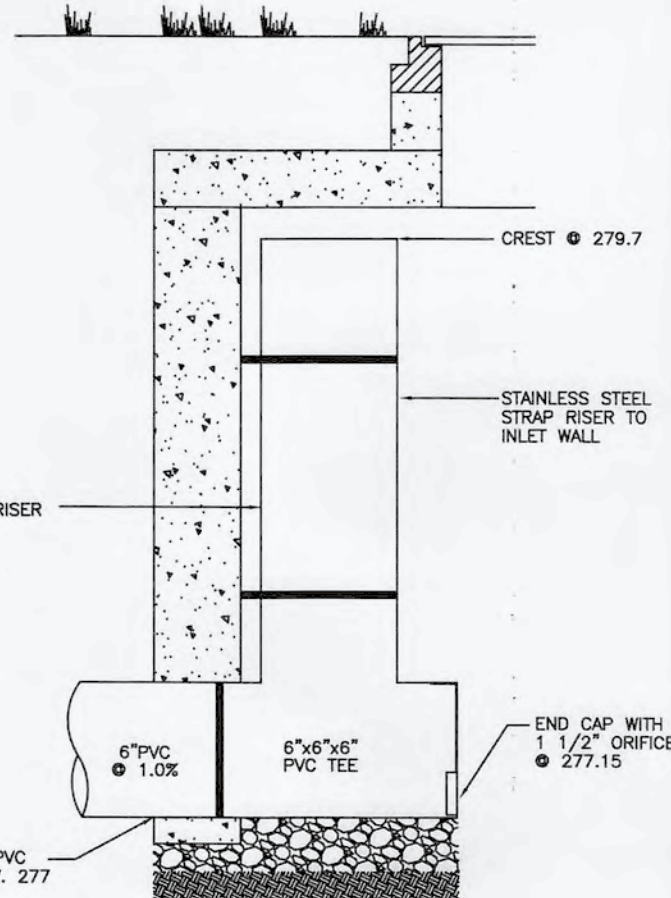


STABILIZED CONSTRUCTION ACCESS

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0-2%	50 FT.	100 FT.
2-5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	



SPLASH BLOCK  
OVERFLOW DETAIL



\*DRYWELL OUTLET DETAIL  
NOT TO SCALE

### TYPICAL SOIL LOG

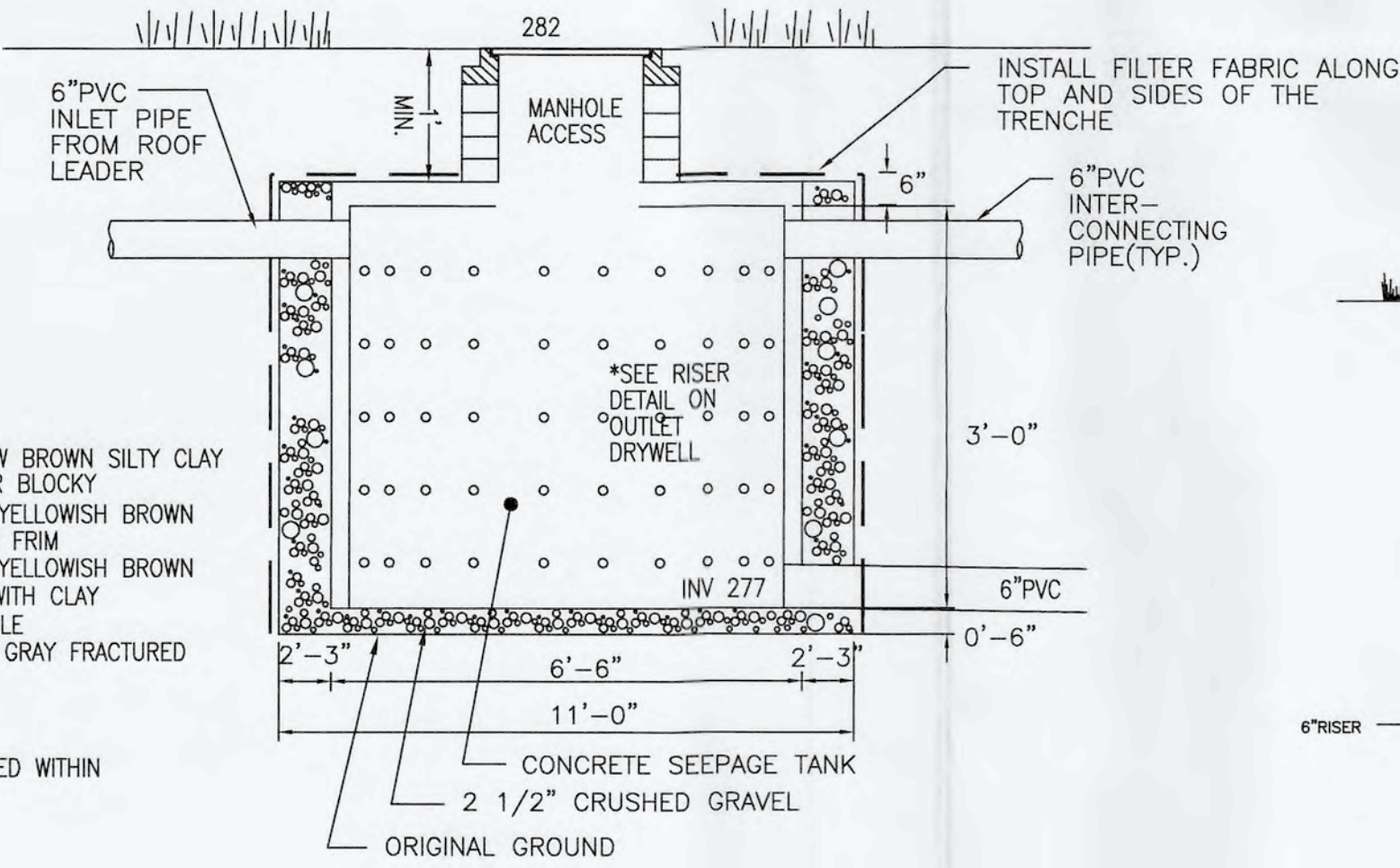
0-7"	TOPSOIL
7-36"	10 YR 5/8 YELLOW BROWN SILTY CLAY LOAM, SUBANGULAR BLOCKY
36-60"	10 YR 4/4 DARK YELLOWISH BROWN CLAY, SUBANGULAR FRIM
60-104"	10 YR 3/4 DARK YELLOWISH BROWN TRACE OF SHALE WITH CLAY SUBANGULAR FRIABLE
104-120"	7.5 YR 3/0 DARK GRAY FRACTURED SHALE

BASIN FLOOD TEST - NOT DRAINED WITHIN 24 HOURS

### DETENTION CALCULATIONS

INCREASE IN IMPERVIOUS = 1629 SF  
STORE 3" OF RUNOFF  
(1629 SF)(3/12) = 407.25 CF  
STORAGE VOLUME OF A 6' DIA. DRYWELL IN A 11'x11' GRAVEL TRENCH W/33% VOID VOLUME = 58.9 CF/LF  
VOID VOLUME OF GRAVEL BASE = (10x20x0.5)/0.33 = 33 CF  
407.25 CF - 33 CF = 374.25 CF  
374.25/58.9 = 6.35 LF  
INSTALL 3 DRYWELLS 2.5 LF BELOW INVERT WITH 6"PVC INTERCONNECTION PIPES)

### DRYWELL DETAIL



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

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

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

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

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

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

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

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

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

REV 8/24/20

DRAWN BY:	SP	CHECKED BY:	WGH
JOB No.	94-288		
BOOK			
SCALE	N.T.S.		
DATE	JUNE 22, 2023		
REVISIONS	JULY 27, 2023		

CERTIFICATE OF AUTHORIZATION  
No. 24GA27959700

### NOTES

**Murphy & Hollows Associates LLC**  
CIVIL ENGINEERING AND SURVEYING  
192 CENTRAL AVENUE, STIRLING, NJ 07980  
908.580.1255 murphyhollows@gmail.com

SITE PLAN  
FOR  
LOT 10 BLOCK 501  
204 MORRISTOWN ROAD  
MENDHAM COUNTY  
DAY SCHOOL  
TOWNSHIP OF BERNARDS  
SOMERSET COUNTY  
NEW JERSEY  
CONSTRUCTION DETAILS

AIDAN T. MURPHY  
N.J. LIC. PROFESSIONAL ENGINEER #21319  
1973-2016

*William G. Hollows*  
**WILLIAM G. HOLLOWES**  
N.J. LIC. PROFESSIONAL ENGINEER  
& LAND SURVEYOR #27473  
N.J. PROFESSIONAL PLANNER #2530

FILE	SHEET
LF94-288	5 OF 5



EC

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

Application No: ZB23-018 Block: 4101 Lot: 23 Zone: R-6

Applicant: BRINKWORTH, GREG / TSUNG, CHRISTINA

Address of Property: 12 FAIRVIEW DRIVE EAST

Description: FRONT, YARD, SIDE YARD, COMBINED SIDE  
YARD VARIANCE RELIEF TO CONSTRUCT AN  
ADDITION TO AN EXISTING DWELLING

**APPLICATION CHECKLIST**

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

**SCHEDULING**

8.26.23 Original Submission Date  
10.12.23 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
2.9.24 Time to Act (45/95/120 days)

**HEARING**

\_\_\_\_ Notice to Property Owners  
\_\_\_\_ Date of Publication  
\_\_\_\_ Completeness Hearing  
12.6.23 Public Hearing  
\_\_\_\_ Carried to Date  
\_\_\_\_ Decision - Approved/Denied  
\_\_\_\_ Resolution Memorialized  
\_\_\_\_ Resolution Published

**DISTRIBUTION**

9.6.23 Environmental Comm  
\_\_\_\_ Fire Official  
\_\_\_\_ LCFAS  
\_\_\_\_ Police

**NOTES**



Gregory Brinkworth and Christina Tsung  
12 Fairview Drive E  
Basking Ridge, New Jersey  
07920

13 Sept 23

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

Dear Mr. Schley,

There are three sheds on our property. We placed two of them to temporarily alleviate space issues, as we worked toward expanding the house. We've been planning an addition to the home for over ten years, but have had difficulty formulating a strategy until this time.

Shed A, back of property 4'

When we acquired the property, there was an 8' by 10' wood frame shed at this location. It was deteriorated, and we replaced it with the existing vinyl 8' by 10' shed. We seek variance relief to retain this shed in its current location.

Shed B, 4' off northwest corner of home

This is an 8' by 10' vinyl shed. Subject to variance approval for the addition, this shed will be removed.

Shed C, 5' off southwest corner of home

This 8' by 15' vinyl shed is not shown on the 2013 survey that accompanies the variance application. Subject to variance approval for the addition, this shed will be removed.

We've asked our architect, Jon Booth, to amend the application materials to reflect the description herein.

Thanks for your consideration.

Sincerely,

  
Gregory Brinkworth



BRINKWORTH  
12 FAIRVIEW DRIVE EAST  
BLOCK 4101 LOT 23

# APPENDIX D, ARTICLE III

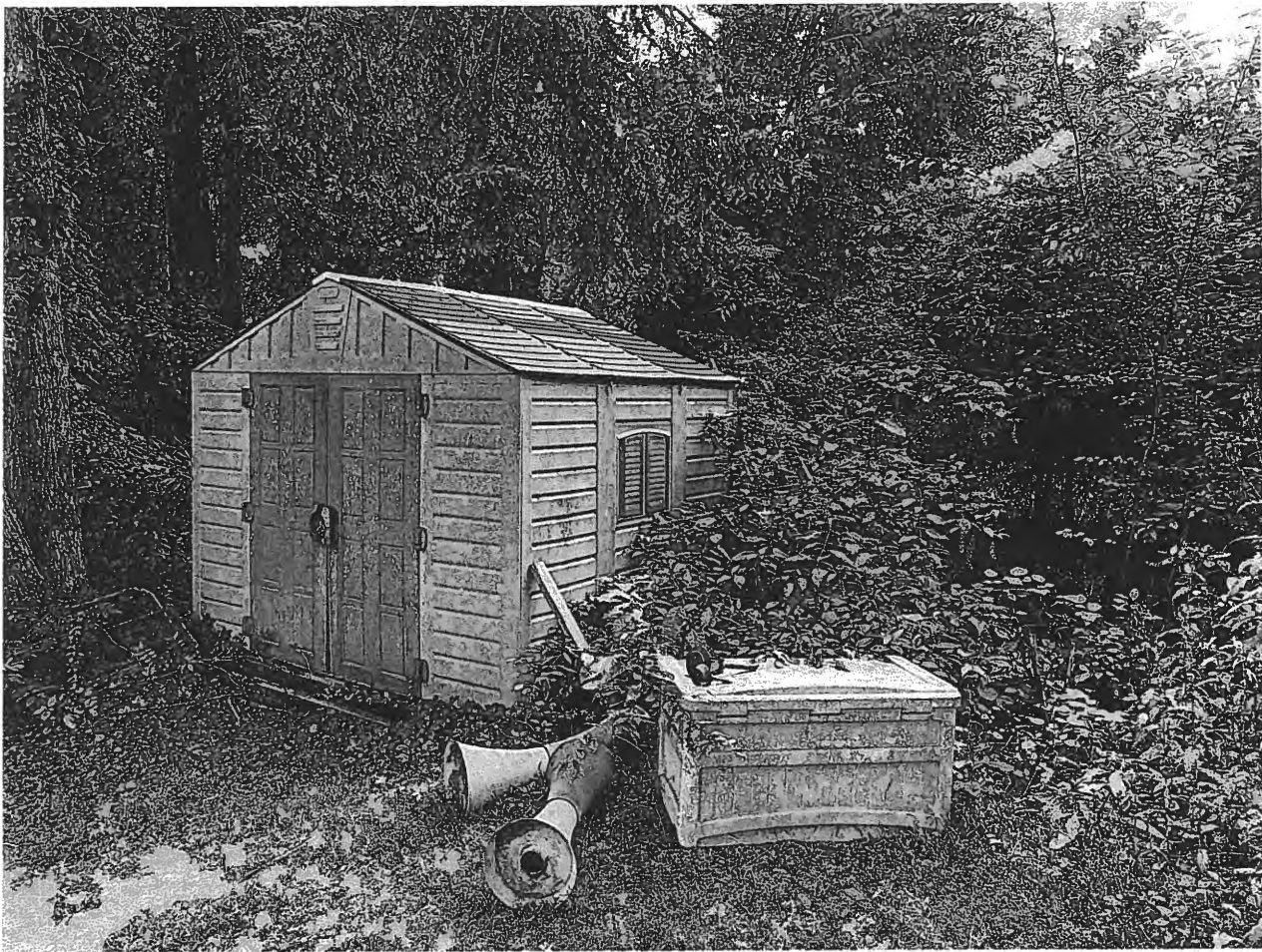
## Checklist

### 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\*

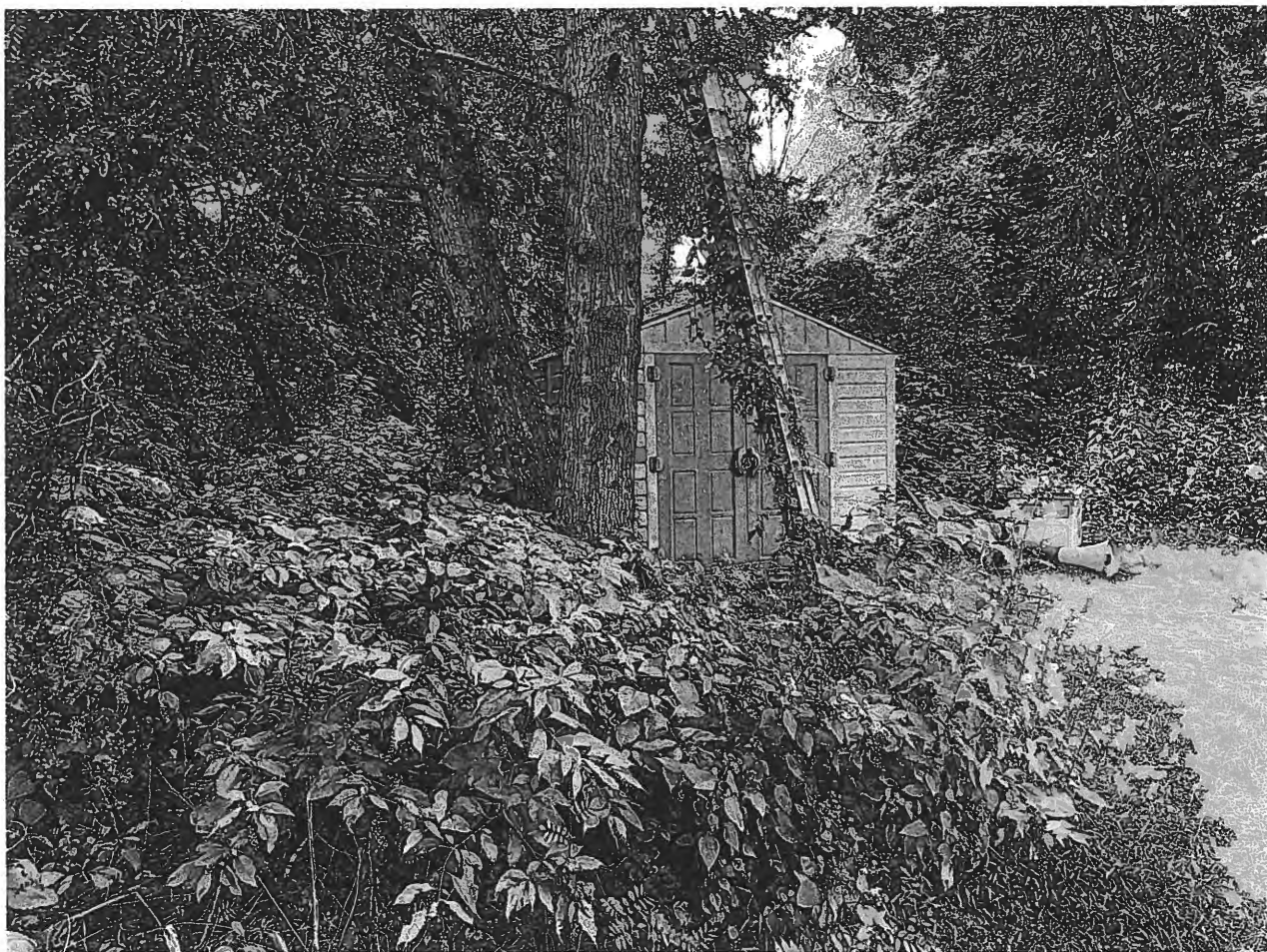
No.	Item	Submitted	Not Applicable	Waiver Requested
1	A completed application form and checklist.	✓		
2	A certificate from the tax collector indicating that taxes are paid.	✓		
3	All required application and escrow deposit fees.	✓		
4	Names and addresses of property owners within 200' of the subject property, 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	Delineation of riparian zones in accordance with Subsection 21-14.4.		✓	
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.		✓	





BRINKWORTH  
12 FAIRVIEW D.

SHED 'A'  
TO REMAIN.  
VARIANCE  
REQUEST FOR  
SIDE  
YARD



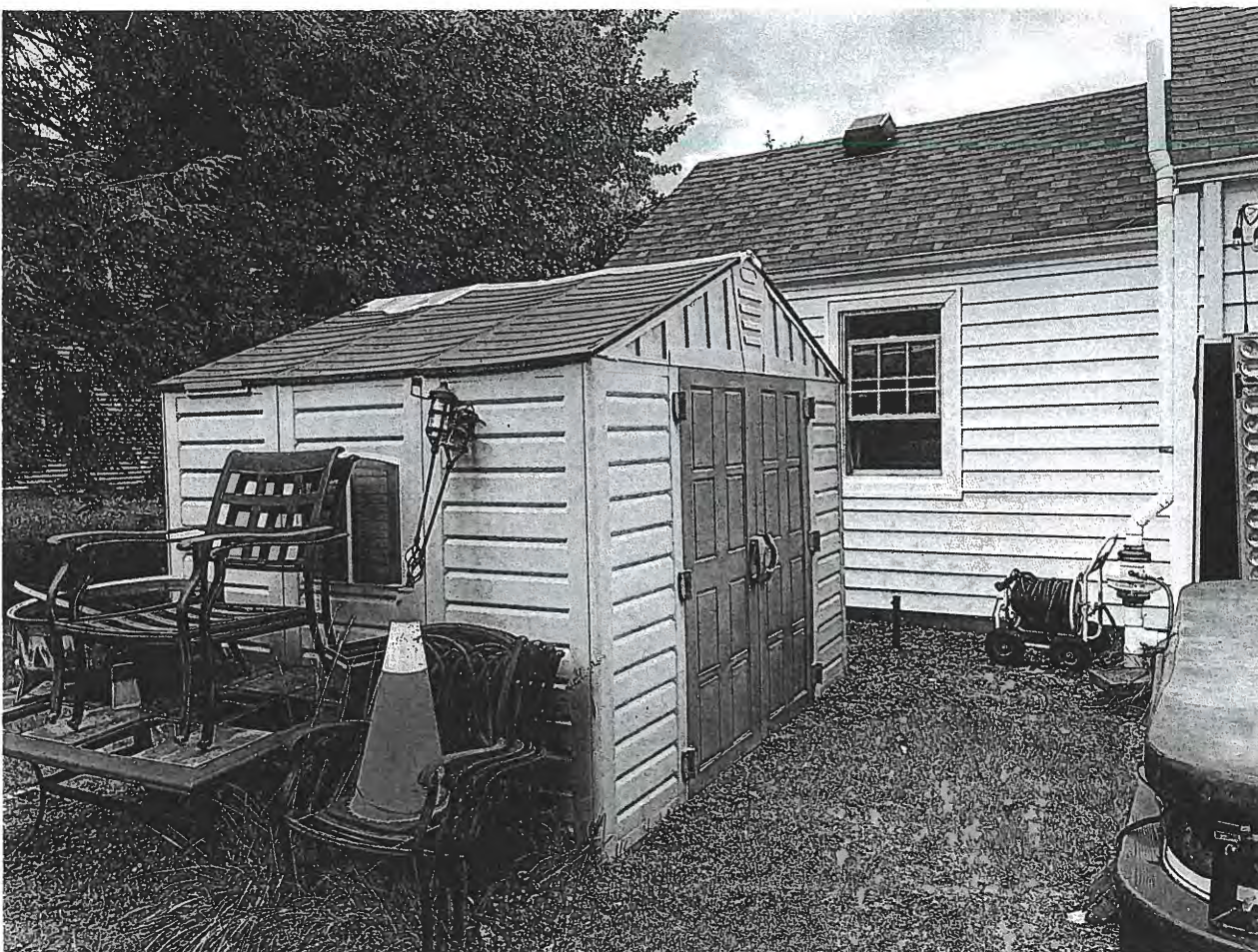
14 SEPT 23-





BRINKWORTH  
12 FAIRVIEW D,

SHED 'B'  
TO BE  
REMOVED



14 SEPT 23





BRINKWORTH  
12 FAIRVIEW DR

SHED 'C'  
TO BE  
REMOVED



14 SEPT 23



**TOWNSHIP OF BERNARDS  
2023 ZONING BOARD OF ADJUSTMENT APPLICATION**

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

1. APPLICANT: GREG BRINKWORTH  
CHRISTINA TSUNG  
Address: 12 FAIRVIEW DRIVE EAST  
BASKING RIDGE, New Jersey 07920  
Phone: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (mobile) 908 406-2521  
Email (will be used for official notifications): brinkworth@msn.com

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

3. ATTORNEY: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email (will be used for official notifications): \_\_\_\_\_

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):  
Name: JONATHAN E. BOOTH Profession: ARCHITECT  
Address: 73 BULLION ROAD  
BASKING RIDGE, New Jersey 07920  
Phone: 908 304-3782 Email (will be used for official notifications): jonbootharc@gmail.com

5. PROPERTY INFORMATION: Block(s): 4101 Lot(s): 23 Zone: R-6  
Street Address: 12 FAIRVIEW DRIVE EAST Total Area (square feet/acres): 29,100 sq. ft. / .67 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) \_\_\_\_\_

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 existing 29,100 sq ft (3 1/2 ac) prop. contains a 1 1/2 story, 1794 st residence (ca. 1950) with 3 bedrooms and 1 bath and 1 car garage

The proposal adds 1776 sq ft with 3 new bedrooms and 2 baths and a two car garage (requiring front and side yard variances) and general improvements.

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

see attached

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

see attached

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

**APPLICANT(S) SIGN HERE:**

I/we, GREGORY BRINKWORTH and CHRISTINA TSUNG hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

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

Sworn and subscribed before me, this 17 day of AUGUST, 2023

[Signature]  
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, GREGORY BRINKWORTH and CHRISTINA TSUNG the owner(s) of the property described in this application,

hereby authorize JOE BOOTH 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): [Signature]

Sworn and subscribed before me, this 17 day of AUGUST, 2023

[Signature]  
Notary

**GABRIELLE BRINKWORTH  
NOTARY PUBLIC OF NEW JERSEY**

**Comm. # 2458236**

**My Commission Expires 02/06/2025**

02/06/19

**Board of Adjustment Township Zoning Board of Adjustment**

Page 2 of 2



Brinkworth  
12 Fairview Drive East  
blk 4101 lot 23

**10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS:**

Variance relief is sought from the following ordinance section:

21-15.1(d)1, Table 501 (Ch 21 attachment 7)

Specifically:

To permit a front yard setback of 48.5' to the principal structure, and 45.7' to the garage overhang, where a minimum of 50' is required, and 53' exists.

To permit a side yard setback of 17.7' to the principal structure, where a minimum of 25.91' is required and also exists at the south side yard.

To permit a combined side yard setback of 34.13' where a minimum of 42.34' is required.

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

1. Hardship due to Narrowness of Lot and Placement of the Existing Residence

The property is relatively narrow for the neighborhood, and tapers from front to back. The side yard setbacks, although conforming at the time of construction and until an ordinance change in 2006, do not afford any expansion to the sides.

2. The Benefit of the Proposed Development, as Compared to Conforming Alternatives

A fundamental driver of the layout of the addition is to accomplish a two car garage, a feature that is typically found in the neighborhood. A conforming alternative for a two car garage, would locate it at the back of the house. Although this would conform to the bulk requirements, including lot coverage, it would also create significant additional coverage, and would likely result in greater visual impact to the immediate neighbors. The proposal, although requiring minor front and side setback variances, is also compact.

3. Context of the Neighborhood

The size and scale of homes in the neighborhood is somewhat mixed. Many properties have smaller, 1950's capes, such as the subject property. Gradually, though, homes are being expanded and enlarged.



SUBMIT 17 COPIES TOTAL

FORM F

DIMENSIONAL STATISTICS

BRINKWORTH RESIDENCE  
12 FAIRVIEW DR. EAST

R-6 ZONE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	$\frac{3}{4}$ AC	.67 AC 29,100	.67 AC 29,100
LOT WIDTH	125'	116'	116'
FRONTAGE	75'	120'	120'
FRONT YARD SETBACK	50'	53'	48.5' to princ bl. 45.7' to chng
REAR YARD SETBACK	50'	174.3'	169.7'
COMBINED SIDE YARD	42.34'	42.34'	34.13'
SIDE YARD	16.43' @ No 25.91' @ 50	16.43' @ No 25.91' @ 50	16.43' @ No 17.7' @ 50
COVERAGE	18% 5238 sq	13.80% 3784 sq	14.16% 4120 sq
HEIGHT	35'	18' 1 1/2 story	28' 2 story
IF REQUIRED, GROSS FLOOR AREA			
IF REQUIRED, FLOOR AREA RATIO			
IF REQUIRED, IMPROVABLE LOT AREA			

REQUIRES  
VARIANCE

REQUIRES  
VARIANCE

REQUIRES  
VARIANCE

see  
note  
below

The minimum side yard and minimum combined side yard for dwelling constructed prior to September 21<sup>st</sup>, 2006 may be reduced to 15' and 40', respectively, provided any addition shall be no closer to the side lot lines than the existing dwelling.

The subject residence predates 2006, and so the required minimum side and combined side yards, are the actual existing setbacks, extended laterally.



SUBMIT ORIGINAL AND 16 COPIES

FORM A

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


**SITE INSPECTION CONSENT FORM**

Applicant: GREG BRINKWORTH  
CHRISTINA BRINKWORTH

Block: 4101 Lot: 23

Street Address: 12 FAIRVIEW DRIVE EAST

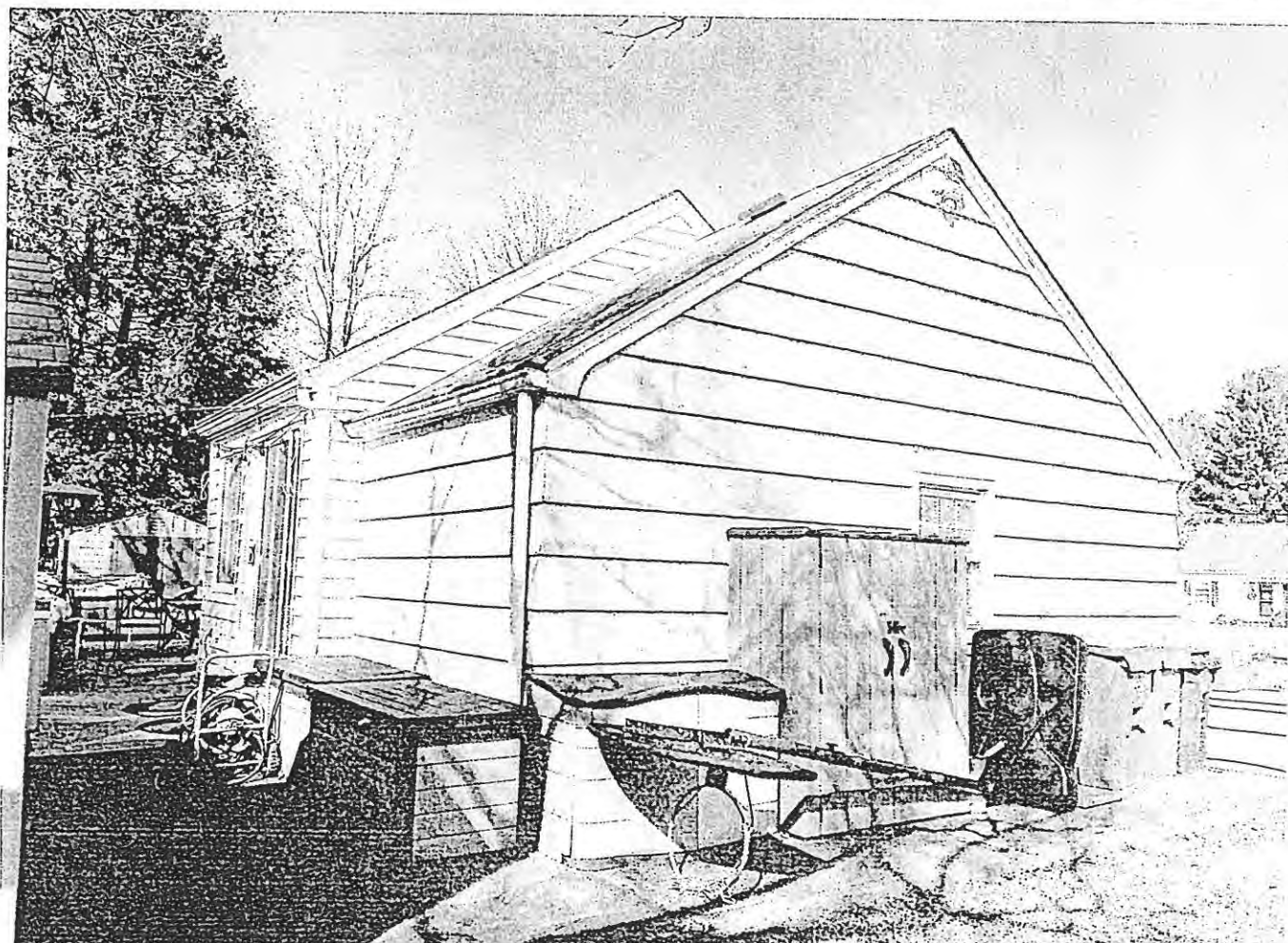
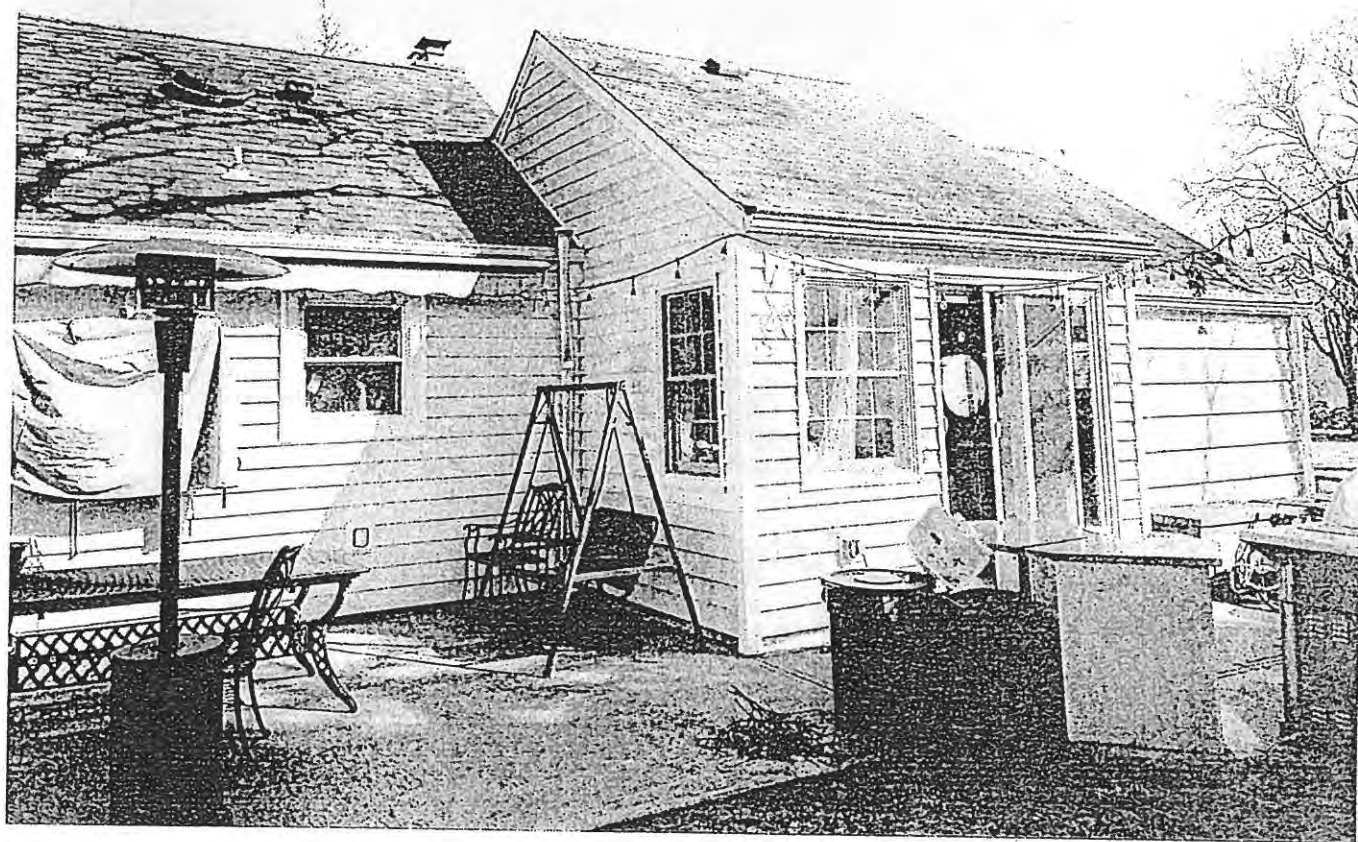
I, Gregory Brinkworth, owner of the above property, hereby acknowledge that, upon determination of completeness of the application, a site inspection may be scheduled with the Board for a mutually convenient date and time. I hereby authorize members of the Planning Board/Board of Adjustment and their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

Signature:  Date: 8/18/23







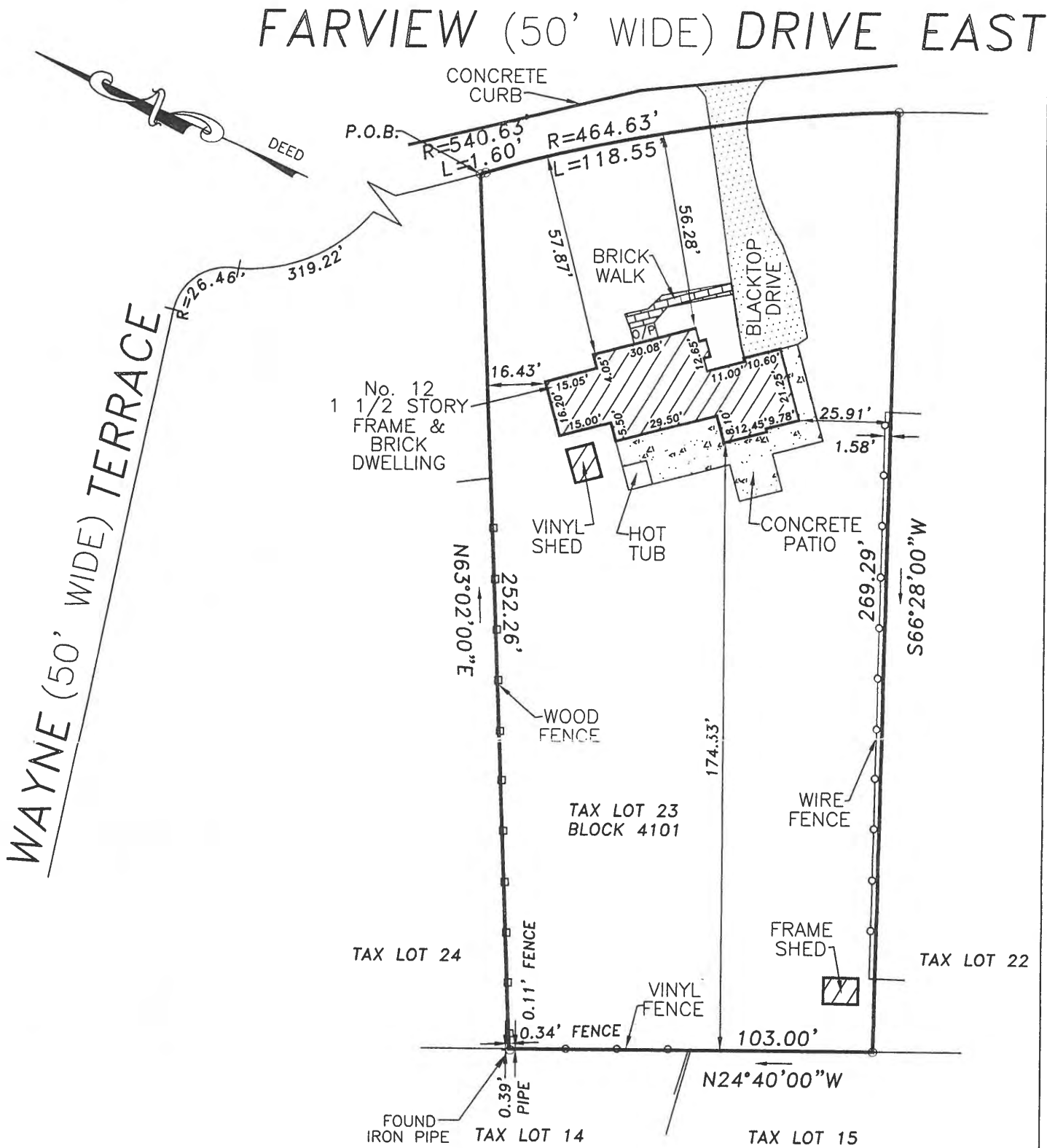








PROPERTY CORNERS ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.



GROSS AREA = 29,100 S.F./0.67 ACRES

**DESCRIPTION:**  
BEING LOT 23, BLOCK 4101, ON THE TOWNSHIP OF BERNARDS TAX MAP.  
BEING LOT 39, THE SOUTHERLY 5.00 FEET OF LOT 40 & A TRIANGULAR STRIP OF LOT 38, MAP OF FAIRVIEW ACRES, SECTION 2, FILED 03/13/49 AS MAP #191.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF, GREGORY BRINKWORTH;

HIS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

01/24/13

LICENSED LAND SURVEYOR No. 22714

**STEVEN R. KELLY, P.L.S.**

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NOTES. 1. NOT TO BE USED FOR CONSTRUCTION.  
2. NOT TO BE USED WITH A SURVEY AFFIDAVIT.



STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR  
P.O. BOX 24, MEDFORD, N.J. 08055-0024  
PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN  
TOWNSHIP OF BERNARDS  
COUNTY OF SOMERSET, N.J.  
No. 12 FAIRVIEW DRIVE EAST

DATE  
01/14/13

SCALE  
1"=40'

DRAWN  
CK

CHKD  
SK

JOB No.  
20120419





Jonathon E. Booth

Architect

T 908 204-9527

33 Bullion Road

Basking Ridge, New Jersey

07920

*Jonathon E. Booth*

NJ Lic # AI 11475 00

Addition

and

Alterations

to

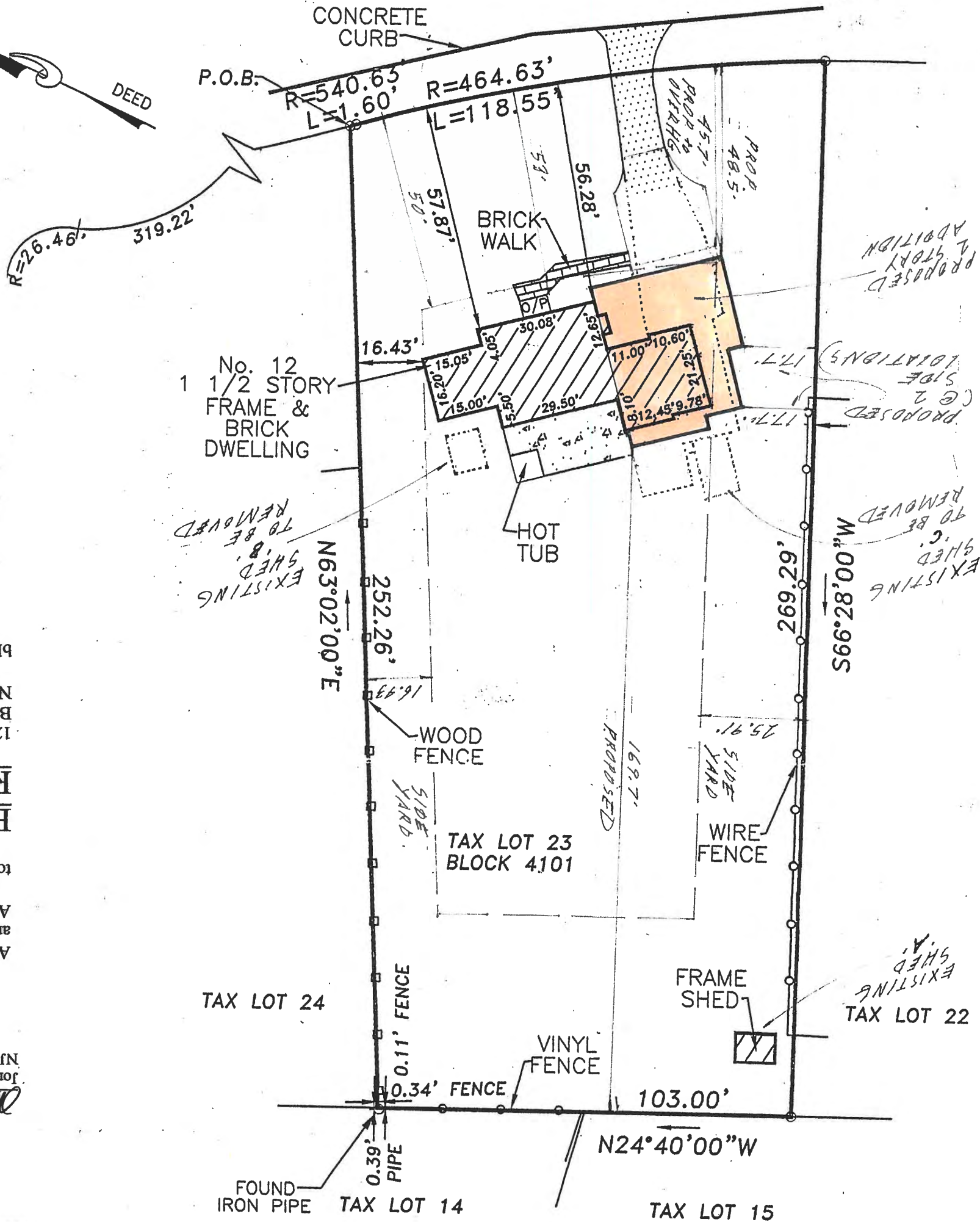
**Brinkworth Residence**

12 Fairview Drive East

Basking Ridge,

New Jersey

Blk 4101 Lot 23



# FARVIEW (50' WIDE) DRIVE EAST

Site

1" = 30'

SEE ARCHITECTURAL  
DRAWINGS  
DATED 22 AUG 23  
FOR ZONING SCHED  
AND ADD'L INFO

14 SEPT 23









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Architect  
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Jonathon E. Booth  
Jonathon E. Booth  
NJ Lic # AI 11475 00

Addition  
and  
Alterations  
to

Brinkworth  
Residence

12 Fairview Drive East  
Basking Ridge,  
New Jersey

blk 4101 lot 23



Northeast



**Owners**  
Greg Brinkworth  
Christina Tsung  
12 Fairview Drive East  
Basking Ridge, New Jersey  
07920

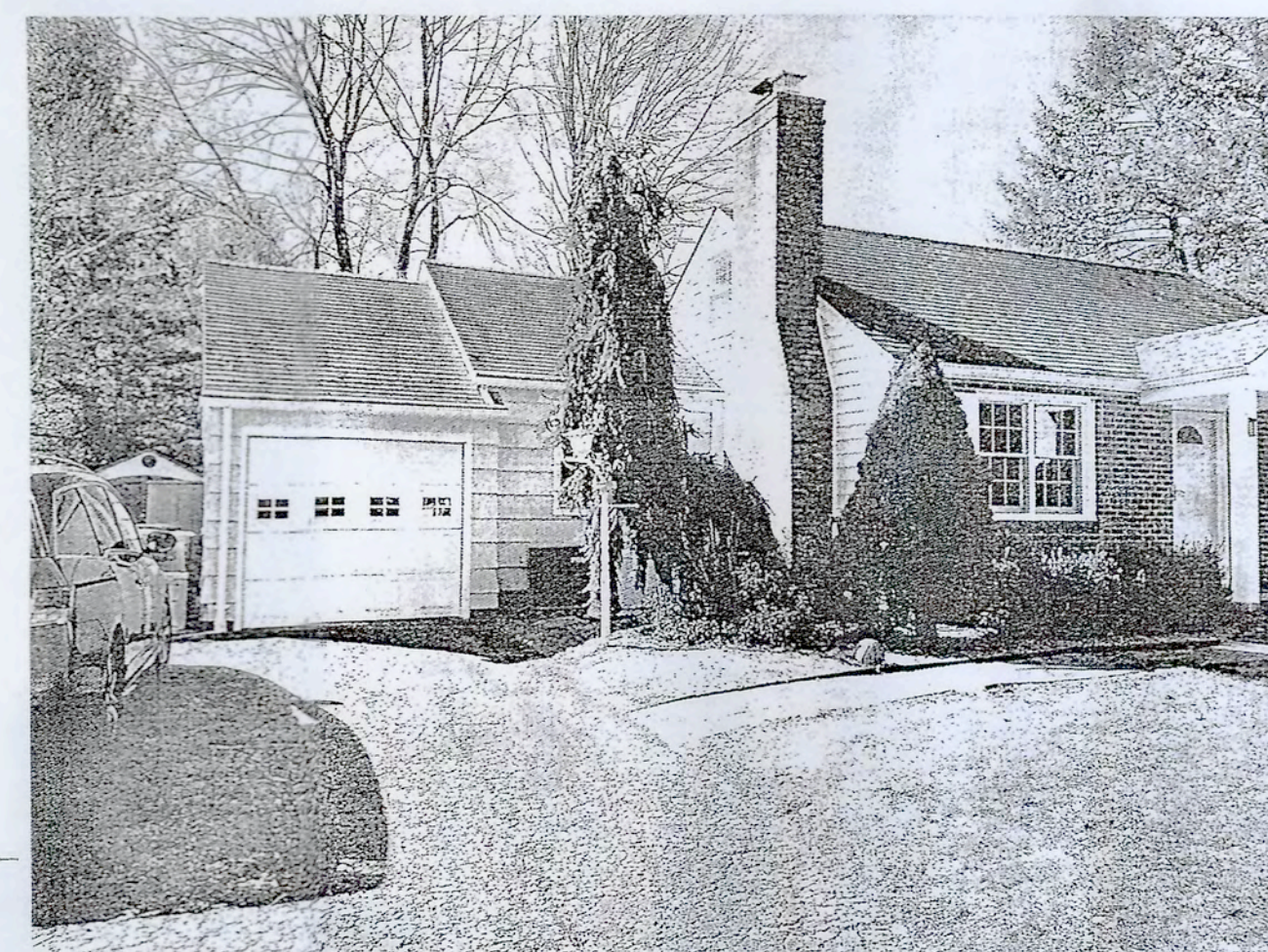
block 4101 lot 23

908 406-2521 (gb cel)  
brinkworth@msn.com

#### Building Data

Area, sf	Existing	Addition	Total
First Floor	1474	438	1912
Second Floor	320	1338	1658
Total	1794	1776	3570
Garage	210	422	632

- Notes:**
- Volume of Addition: 26,550 cf
  - 2021 IRC NJ Edition Use Classification: R5 single family
  - 2021 IRC NJ Edition Construction Type: 5B unprotected
  - Design Live Loads per 2021 IRC NJ Section R301.5:
    - Attics without storage 10 psf
    - Attics with limited storage 20
    - Decks 40
    - Habitable attics and served with fixed stairs 30
    - Rooms other than sleeping rooms 40
    - Sleeping rooms 30
    - Stairs 40
  - Project Description:**
    - two story addition, 1776 sf containing three bedrooms and two baths
    - 422 sf garage addition
    - related interior (including kitchen remodel) alterations
    - related exterior alterations, including replacement of roofing and siding
  - Residence is served by the following:
    - natural gas
    - public sewer
    - public water
    - buried electrical service
  - The "addition" figures reflect net new added areas. A considerable area of the existing south wing of the home is to be removed to facilitate construction of the addition.
  - Building Height:**
    - Existing 1 1/2 story, 18'
    - Proposed 2 story, 28'



#### Bernards Township Parcel Offset List

got Parcel(s): Block-Lot: 4101-23  
Property Owner  
12 FAIRVIEW DR E  
16 parcels fall within 200 feet of this parcel(s).

<b>Block-Lot: 4104-16</b> Property Owner 3 FAIRVIEW DR E BASKING RIDGE NJ 07920 RE: 3 FAIRVIEW DR E	<b>Block-Lot: 4101-24</b> Property Owner 16 FAIRVIEW DR E BASKING RIDGE NJ 07920 RE: 16 FAIRVIEW DR E
<b>Block-Lot: 4104-15</b> Property Owner 9 FAIRVIEW DR E BASKING RIDGE NJ 07920 RE: 9 FAIRVIEW DR E	<b>Block-Lot: 4101-22</b> Property Owner 8 FAIRVIEW DR E BASKING RIDGE NJ 07920 RE: 8 FAIRVIEW DR E
<b>Block-Lot: 4104-14</b> Property Owner 13 FAIRVIEW DR E BASKING RIDGE NJ 07920 RE: 13 FAIRVIEW DR E	<b>Block-Lot: 4101-21</b> Property Owner 4 FAIRVIEW DR E BASKING RIDGE NJ 07920 RE: 4 FAIRVIEW DR E
<b>Block-Lot: 4104-13</b> Property Owner 17 FAIRVIEW DR E BASKING RIDGE NJ 07920 RE: 17 FAIRVIEW DR E	<b>Block-Lot: 4101-20</b> Property Owner 15 FAIRVIEW DR S BASKING RIDGE NJ 07920 RE: 15 FAIRVIEW DR S
<b>Block-Lot: 4104-12</b> Property Owner 21 FAIRVIEW DR E BASKING RIDGE NJ 07920 RE: 21 FAIRVIEW DR E	<b>Block-Lot: 4101-19</b> Property Owner 23 FAIRVIEW DR S BASKING RIDGE NJ 07920 RE: 23 FAIRVIEW DR S
<b>Block-Lot: 4101-25</b> Property Owner 20 FAIRVIEW DR E BASKING RIDGE, NJ 07920 RE: 20 FAIRVIEW DR E	<b>Block-Lot: 4101-18</b> Property Owner 29 FAIRVIEW DR S BASKING RIDGE NJ 07920 RE: 29 FAIRVIEW DR S

**Block-Lot: 4101-16**  
Property Owner  
19 ETON PL  
BASKING RIDGE NJ 07920  
RE: 19 ETON PL

**Block-Lot: 4101-15**  
Property Owner  
29 ETON PL  
BASKING RIDGE NJ 07920  
RE: 29 ETON PL

**Block-Lot: 4101-14**  
Property Owner  
37 ETON PL  
BASKING RIDGE NJ 07920  
RE: 37 ETON PL

**Block-Lot: 4101-2**  
Property Owner  
12 WAYNE TER  
BASKING RIDGE NJ 07920  
RE: 12 WAYNE TER

Tax Map

to Printed: 8/8/2023

Pag

Date Printed: 8/8/2023

22 AUG 23

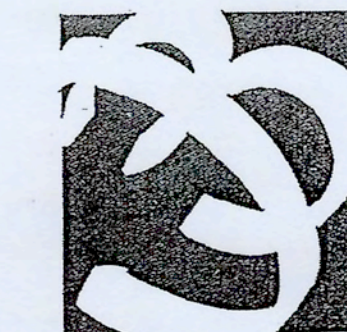
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*Jonathon E. Booth*  
Jonathon E. Booth  
NJ Lic # AI 11475 00

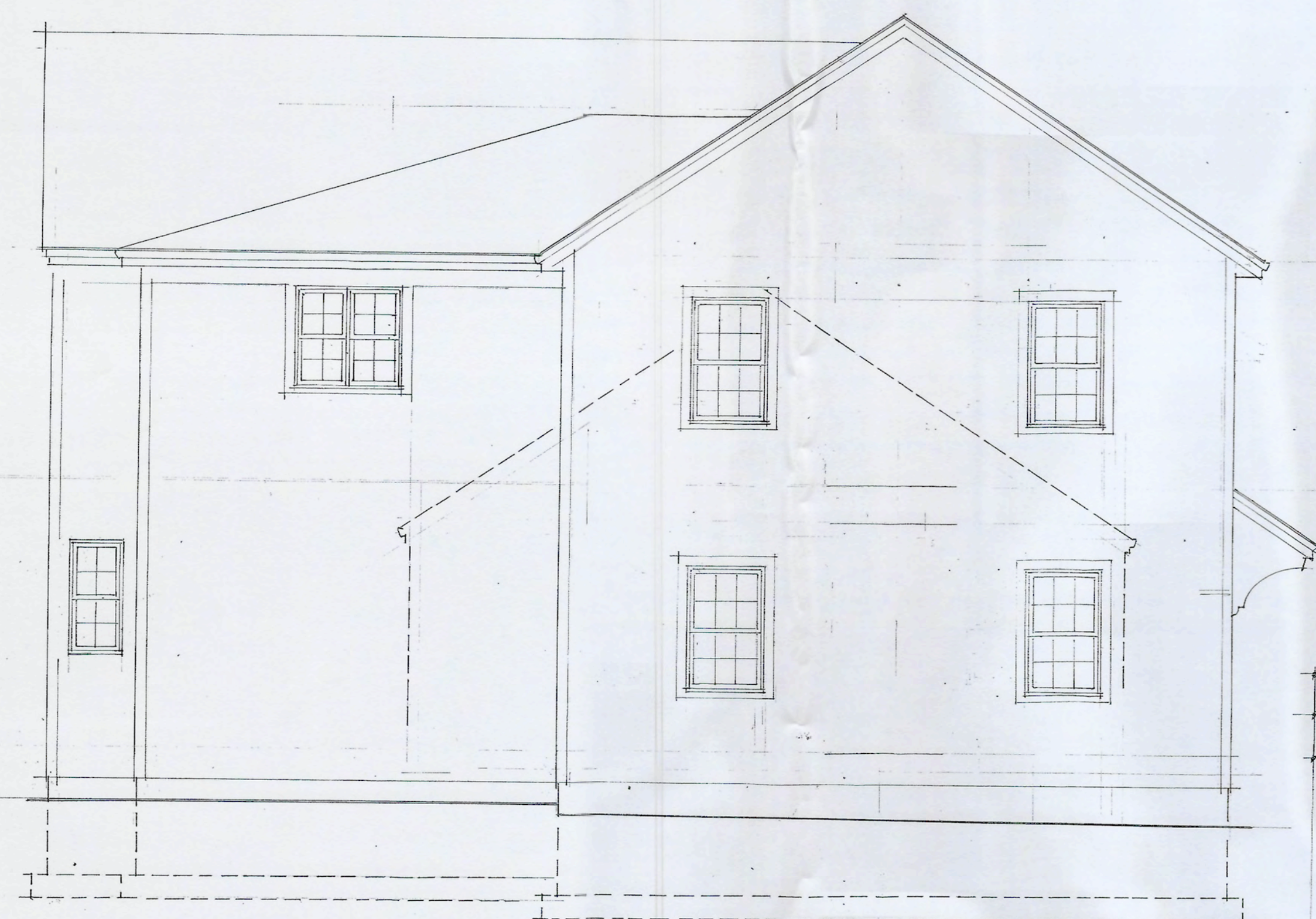
Addition  
and  
Alterations

to

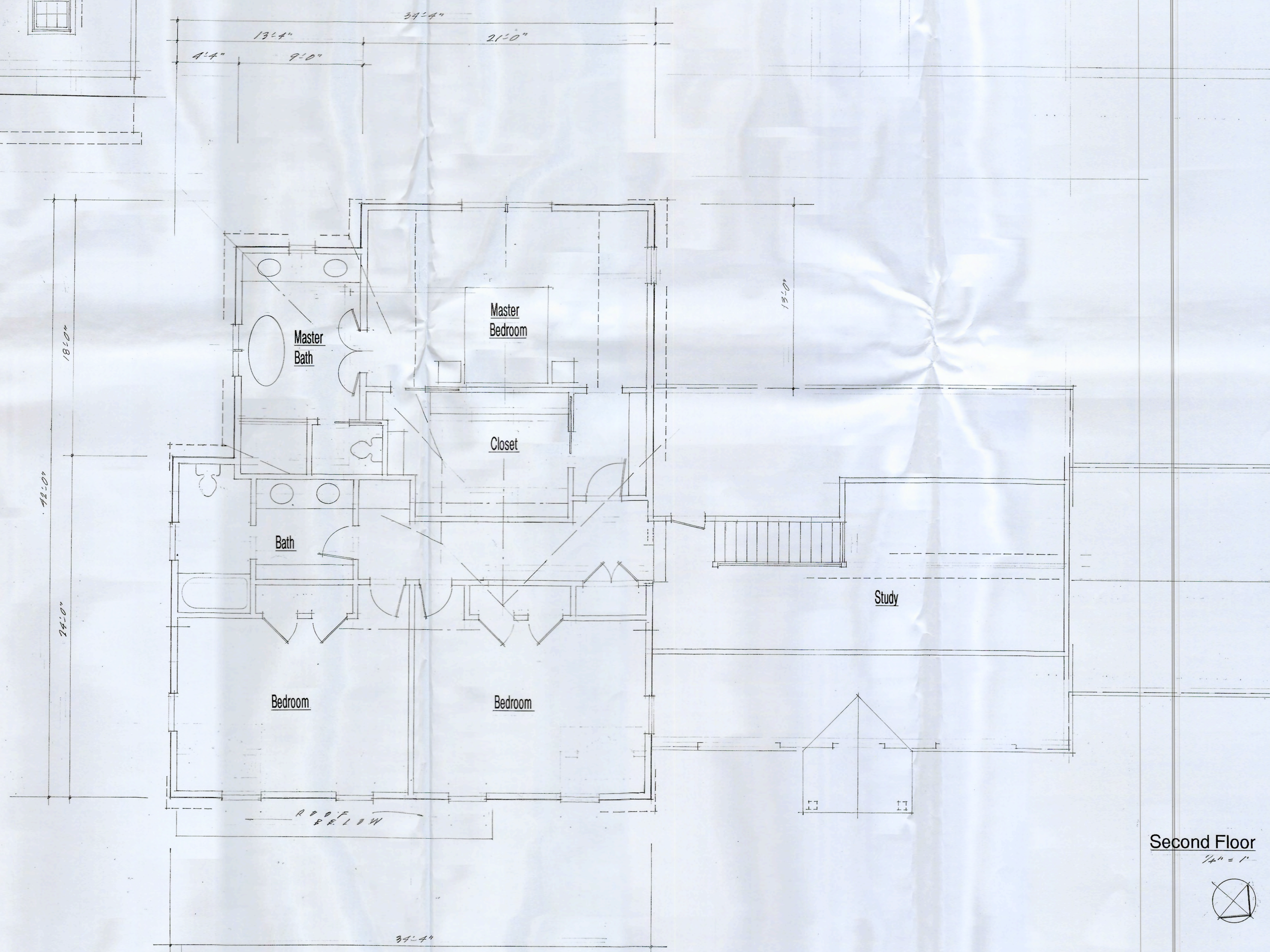
**Brinkworth  
Residence**

12 Fairview Drive East  
Basking Ridge,  
New Jersey

blk 4101 lot 23

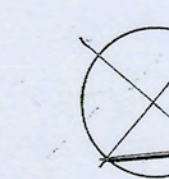


**Southeast**



**Second Floor**

1/4" = 1'



22 AUG 23

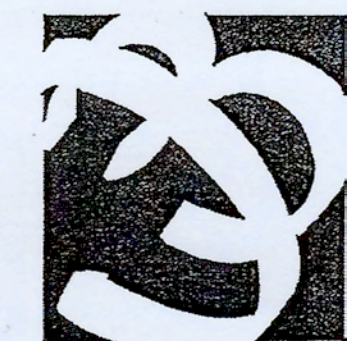
**3**

2305





Southwest



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*Matthew Booth*  
Jonathon E. Booth  
NJ lic # AI 11475 00

Addition  
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Alterations

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New Jersey

blk 4101 lot 23

22 AUG

4

2305