

BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION
Regular Meeting of September 28, 2020-7 pm

The Environmental Commission meeting for September 28, 2020 will be conducted using Zoom Video Conferencing. The public will be able to view the meeting live by clicking on this link at 7:00 PM : <https://us02web.zoom.us/j/89671341346?pwd=UDlka2tKbG5oam0rcTdEQ1RSa0VWUT09>
Or by calling 1-646-558-8656 and entering Meeting ID: 896 7131 1346 and Passcode: 835323. Public comment will be accepted via e-mail. Please include your name and address in the e-mail and send comments to kcartoccio@bernards.org. They will be read during the public comment section.

Meeting Agenda-Amended 9.28.2020

- 1. Call to Order**
- 2. Open Public Meeting Statement**
- 3. Flag Salute**
- 4. Roll Call**
- 5. Approval of EC meeting minutes regular – [August 24, 2020](#)**
- 6. Reports and Miscellaneous Correspondence**
 - a. [37 Sunset Lane](#)-Septic System
 - b. [LCB Senior Living Holdings II, LLC](#)-Freshwater Wetlands General Permit #10A
 - c. [Tilton Hospital Comments](#)
- 7. Old Business - None**
- 8. New Business**
 - a. **Applications**
 - i. [SILVER LIVING LLC-ZB 20-015-14 North Maple Ave.](#)-Bulk variances & max lot coverage to raze existing structure & replace with new single-family home
 - ii. [A. SPOSATO REALTY CO.-ZB 20-016-31 & 35 East Craig St](#)-Lot 10.02-Lot frontage & Lot width, Lot 11-Lot width & side yard setback.
- 9. Comments by Public**
- 10. Comments by Members**
- 11. Adjournment**

Susan Long, Acting Secretary



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



Bernards Township Environmental Commission



BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES – August 24, 2020 – 7pm

CALL TO ORDER

Chairperson Ann Parsekian called the meeting to order at 7:03pm via Zoom Conference call in accordance with the Open Public Meeting Act of 1975.

FLAG SALUTE

All those assembled saluted the flag.

ROLL CALL

Present: Ann Parsekian, Debra DeWitt, Alice Smyk, James LaMaire, Nancy Cook, Jane Conklin (arrived at 7:08 pm)

Absent: John Crane, Joan Harris, Mahwish Mustafa

Also Present: Christopher Kyriacou – IT Manager, Kaitlin Cartoccio – Recording Secretary

APPROVAL OF MEETING MINUTES

Minutes were approved after the discussion of Old Business. Motion to approve the minutes made by Nancy Cook, seconded by Jane Conklin. All in favor, motion carried.

REPORTS & MISCELLANEOUS CORRESPONDENCE

a. **177 Whitenack Road** – Septic System

No comments.

b. **TWA Application** – Dewey Meadow

No comments.

OLD BUSINESS

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

The Environmental Commission has reviewed this application with plans revised as of 7/20/2020, and offers the following comments. The Environmental Commission does not support any filling of wetlands, which is associated with degradation of surface water and groundwater quality. The Freshwater Wetlands Protection Act was passed by the New Jersey Legislature on July 1, 1987, to "preserve the purity and integrity of freshwater wetlands from random, unnecessary or undesirable alteration or disturbance." The act extended protection to inland waterways and freshwater wetlands that serve to protect water quality, provide flood protection, and provide habitat for wildlife. The Conservation Plan of the Master Plan seeks to minimize further degradation of these resources. The Environmental Commission urges the Planning Board to discuss further reduction of wetland filling and removal of the shed depicted within the wetlands.

The Environmental Commission notes that the proposed dwelling depicted on the new



Bernards Township Environmental Commission



plans shows a typical patio, but no proposed locations for other potential amenities. The Environmental Commission recommends that the Planning Board discuss locations for future additional amenities, and specify these locations, should the application be approved.

Motion by Debra Dewitt, seconded by Alice Smyk.

All in favor, motion carried.

NEW BUSINESS

- a. TRINKS ZB 20-012-50 Long Road** – Bulk variance to construct additions to existing dwelling and deck.

No comments.

Motion by Debra Dewitt, seconded by Alice Smyk.

All in favor, motion carried.

- b. SANDS ZB 20-013-141 Washington Ave** – Coverage for covered deck.

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

Motion by Alice Smyk seconded by Jane Conklin.

All in favor, motion carried.

- c. BECHT ZB-20-014-26 Normandy Ct** – Variances for addition

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



Bernards Township Environmental Commission



Motion by Alice Smyk, seconded by Jane Conklin .

All in favor, motion carried.

PUBLIC COMMENT

Todd Edelstein wrote in for public comment asking when the meeting was changed to a virtual format, specifically what time and why was it changed. He also asked to clarify from the minutes from July 27th that he did not like so many members on the phone because it was hard to understand. He also commented that the plans were not in view during the board member's examination. Ann Parsekian stated that at the previous meeting that the Environmental Commission would pursue the Zoom format for the following meeting. There was discussion between the IT manager, Township Administration, Chair, Vice Chair and Recording Secretary to make the Zoom call possible on July 18th. The agenda with this information was posted several days ahead of time. Todd Edelstein stated that the meeting room was still reserved and that it needs to be posted 48 hours in advance. Debra DeWitt commented that when the agenda was posted the plans are on the agenda. Ann Parsekian commented that the public could go into the planning board office to view the plans as well.

There was also discussion that the Public Comment could be emailed in to the Recording Secretary prior to the spot on the agenda.

COMMENTS BY MEMBERS

Nancy Cook commented she liked the Zoom meeting format. Alice Smyk mentioned it was easier to read the documents together and zoom in on specific parts of applications. Debra DeWitt mentioned this also allows members to hear each other and their comments better.

ADJOURNMENT

Meeting was adjourned at 8:09 pm by Debra DeWitt, seconded by Nancy Cook. All in favor, motion carried.

Respectfully submitted,
Kaitlin Cartoccio, Meeting Secretary



Bernards Township Environmental Commission

TO: Planning Board Chairperson and Members

FROM: Ann Parsekian, Chairperson
Bernards Township Environmental Commission

DATE: August 24, 2020

RE: **Moye**
PB17-001
11 Mountain Avenue
Block 11401, L11

The Environmental Commission has reviewed this application with plans revised as of 7/20/2020, and offers the following comments. The Environmental Commission does not support any filling of wetlands, which is associated with degradation of surface water and groundwater quality. The Freshwater Wetlands Protection Act was passed by the New Jersey Legislature on July 1, 1987, to "preserve the purity and integrity of freshwater wetlands from random, unnecessary or undesirable alteration or disturbance." The act extended protection to inland waterways and freshwater wetlands that serve to protect water quality, provide flood protection, and provide habitat for wildlife. The Conservation Plan of the Master Plan seeks to minimize further degradation of these resources. The Environmental Commission urges the Planning Board to discuss further reduction of wetland filling and removal of the shed depicted within the wetlands.

The Environmental Commission notes that the proposed dwelling depicted on the new plans shows a typical patio, but no proposed locations for other potential amenities. The Environmental Commission recommends that the Planning Board discuss locations for future additional amenities, and specify these locations, should the application be approved.

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



Bernards Township Environmental Commission

TO: Zoning Board Chairperson and Members

FROM: Ann Parsekian, Chairperson
Bernards Township Environmental Commission

DATE: August 24, 2020

RE: Applications review

The Environmental Commission reviewed these applications at their August 24, 2020 meeting and forwards the following comments.

Trinks ZB-20-012 50 Long Road

The Environmental Commission has reviewed this application and has no comments at this time.

Sands ZB-20-013 141 Washington Avenue

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

Becht ZB-20-014. 26 Normandy Court

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

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

EC

NOTICE OF APPLICATION

Date: September 1, 2020

Site: 57 Sunset Lane
Bernards Township, Somerset County – Lot 17, Block 11601

This letter is to provide you with legal notification that an application for an authorization under freshwater wetlands general permit 24 will be submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the development shown on the enclosed plans. A brief description of the proposed development follows:

The owner of the property is proposing to construct a new septic system to replace their existing malfunctioning septic system.

The complete permit application package can be reviewed at either the Municipal Clerk's Office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to:

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



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

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

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

PUBLIC NOTICE

NJDEP Wetlands (FWW) General Permit #10A

TO: Bernards Township Clerk, Bernards Township Construction Official, Bernards Township Environmental Commission, Bernards Township Planning Board, Somerset County Planning Board, and Property Owners Within 200-Feet of Block 2301 Lot 31 in Bernards Township

DATE: September 10, 2020

RE: NJDEP Freshwater Wetlands (FWW) General Permit #10A Application
Block 2301 Lot 31 (219 Mt. Airy Road)
Bernards Township, Somerset County, NJ
Applicant/Owner: LCB Senior Living Holdings II, LLC

This letter provides you with legal notification that LCB Senior Living Holdings II, LLC has submitted an application for authorization of a Freshwater Wetlands General Permit #10A for a very minor road crossing of NJDEP regulated wetland transition area (TA). Enclosed is a copy of the "Freshwater Wetlands Transition Area Waiver and General Permit Plan", prepared by Gladstone Design Inc., last revised on August 26, 2020.

The complete NJDEP application package can be reviewed at either the Bernards Township Clerk's office, or by appointment at the NJDEP's Trenton office. The NJDEP welcomes comments and any information that you may provide concerning the proposed on-site development, and if there are any comments or questions regarding this FWW application, please submit your written comments to the address below, within 15-days of your receipt of this letter.

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

Sincerely,

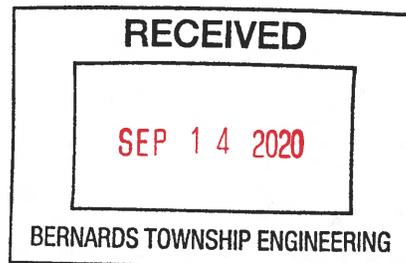
PK ENVIRONMENTAL

John Peel, P.P.

ENC

cc: NJDEP DLRP
Rhonda Pisano (Bernards Clerk)
Lee Bloom (Applicant)

CERTIFIED MAIL



DATE: October 30, 2007

TO: Bernards Township Planning Board

FROM: Historic Preservation Committee, The Historical Society of the Somerset Hills

RE: Ridge Custom Homes - 25 & 35 East Craig Street Teardown and Subdivision Application

Members of the Historic Preservation Committee wish to express their concerns about the proposal by Ridge Custom Homes to demolish two existing viable houses on adjoining lots on East Craig Street, to be replaced by four dramatically larger houses on a new cul-de-sac.

The Historical Society has previously brought to your attention some preliminary information about the potential for significant archaeological resources on the above referenced property. Based on this preliminary information, the state historic preservation office has recommended doing an archaeological survey of the subject property. Some additional details may be helpful at this time.

During the period of the Revolutionary War, the two lots that are part of the application were part of the property that was the location of Dr. James Tilton's experimental hospital used during the winter of 1779-80, in connection with the Continental Army's encampment at Jockey Hollow.

John Morton was a wealthy New York City merchant who fled the city at the start of hostilities and, according to his daughter's memoirs, bought a house and farm in Basking Ridge in 1776 that was a half-mile from Elias Boudinot's house (J. Cross on 1860 map). The 1778 tax ratables for Bernards Township list Morton owning 132 acres. Originally an officer in the British Army commissary, Morton was dedicated to the patriot's cause and used his personal fortune to help fund the effort. The British called him the Rebel Banker.

Dr. James Tilton was one of many physicians who were repulsed by the medical services during the grim winter at Valley Forge. He said, "It would be shocking to humanity to relate the history of the general hospitals in the years 1777 and 1778. Hospitals swallowed up at least half our army, owing to a fatal tendency in the system to throw all the sick of the army together." Tilton was elevated to be in charge of hospitals in Morristown during the winter encampment of 1779-80, and built an experimental hospital in Basking Ridge that was intended to diminish mortality from disease:

. . .in cold climates and winter seasons, some better protection than tents afford may be necessary. In such cases, the best hospital I have ever contrived was upon the plan of an Indian hut. The fire was built in the midst of the ward without any chimney, and the smoke circulating round about, passed off thro' an opening about four inches wide in the ridge of the roof. The common surface of the earth served for the floor. The patients laid with their heads to the wall

round about, and their feet were all turned to the fire. The wards were thus completely ventilated. The smoke contributed to combat infection, without giving the least offence to the patients: for it always rose above their heads, before it spread abroad in the ward. And more patients could be crowded with impunity in such wards, than in any others I have seen tried. This was the expedient I employed in the hard winter of 79, 80, when the army was huddled near Morris Town, and I was well satisfied with the experiment.

Although the exact location of the hospital has been forgotten, John Morton's daughter, Eliza, later wrote a description that provides important clues:

A hospital was located on Mr. Morton's estate. It was a long, low, log building, situated on a rising ground in a meadow; a brook ran in front of it, and supplied the inmates with water for cooking, and washing. Dr. Tilton, the director of the medical department, with Dr. Stevenson, Dr. Coventry, and other physicians, had rooms in my father's house; and a small school house as converted into an apothecary's shop. This arrangement continued more than two years.

Across the high road was a fine spring – excavated and lined with boards – making a kind of cistern four or five feet square. . . . The barns were also on that side of the road, farther up the hill. . .

Eliza was only two years old when the family moved to Basking Ridge and was nine by the time the family left at the conclusion of the war in 1783. Her vivid memory of the years she spent in Basking Ridge were undoubtedly helped by vivid events: Not only were soldiers marching up and down on the road in front of her house, but also, in the spring of 1781, a group of robbers forced their way into the Morton's house and stole almost everything of value. Her father chased the robbers on horseback, but failed to catch them. Only days later, he suddenly died. Mrs. Morton and the children remained in Basking Ridge in 1783. Eliza returned to Basking Ridge ten years later, and wrote her memoirs in 1821, when she was 47 years old. She had married Josiah Quincy of Boston, who was a member of Congress from 1804 to 1813, Mayor of Boston from 1823 to 1829, and president of Harvard from 1829 to 1845. In 1838, Mrs. Quincy again returned to New Jersey and wrote:

I crossed the Hudson at New York to Jersey City, went by railroad to Morristown, and then took a carriage to visit Basking Ridge. I recollected the whole road as we went on. We passed a handsome house I remembered as the residence of a family of the name of Kemble, and, nearer Basking Ridge that of Mr. Southard, and drove over a tract of ground through which three brooks ran; the last was the one near by father's house. We ascended a little hill; and there was the house and the spring opposite. It was partly demolished and stood, as I have described it, on the descent of the hill, one story high on one side, two on the other.

Mrs. Quincy's descriptions clearly locate the Morton property near the southernmost of the three stems of Penns Brook. Based upon the topography in this vicinity, an entirely plausible location of the "rising ground in a meadow" where she reports the hospital was situated is the site of the proposed subdivision.

In the early 1900s, William Van Dorn of Basking Ridge addressed the question of the location of the Morton house:

The Morton house stood about half way down the hill on the Morristown road near the Presbyterian churchyard. When my father came here from Peapack in 1842, the above property was owned and occupied by John Craig. . . After the death of John Craig, his son, Daniel D. owned the place. . . He finally sold the old house to Amadee F. Voorhees, M.D. who had the old house torn down and built another near it. . . The house was torn down in the early seventies; I have forgotten the exact year.

The 1858 deed from John Craig to his son describes two large tracts of land totaling 78 acres, called the “homestead farm.” One tract is 22 acres on the west side of the road leading to Morristown, extending northward from the north boundary of the cemetery past East Craig Street. In 1866, Daniel D. Craig bought the Doty property north of this tract, which expanded his holdings on the west side of North Maple to the southern boundary of DeCoster’s land. In 1871, Daniel D. Craig sold approximately 6 acres bordering the cemetery to Malvina Voorhees, wife of Amadee F. Voorhees.

The second tract in the 1858 deed is 56 acres on the east side of the road to Morristown, where Eliza reported the barns were located. It extended from near the old Academy (approximately opposite the east end of Allen Street) north to Southard’s property (Adamson on the 1860 map).

Together these two tracts probably represent the farm purchased by John Morton in 1776. Morton also owned three tracts near Mill Street in Bernardsville, which likely account for most if not all the remaining 54 acres of the 132 acres listed in the 1778 tax ratables.

Eliza distinguishes between “the hill” where the barns were and “the rising ground” where the hospital was, suggesting they were in different locations. It is entirely plausible therefore that the “rising ground” and the hospital were on the west side of the road, in the vicinity of the proposed subdivision. The remains of a long-abandoned road on the north side of the brook at the rear of Lot 17 suggests a point of access to the hospital site. Perhaps this was the “low road” Eliza implied existed.

Based upon SHPO’s guidelines regarding the potential for the presence of undocumented archaeological historic properties, Vincent Maresca, Historic Preservation Specialist at the New Jersey Historic Preservation Office, submitted a recommendation to the NJDEP Land Use that what is known as a Phase 1 Archaeological Survey should be conducted within the proposed development. We agree with this recommendation.

Although the applicant has withdrawn their general permit application, which would have required a Section 106 review of the site, the Planning Board can and we believe should choose to require the applicant submit a Phase 1 Archaeological Survey so they may evaluate the potential effect that the proposed subdivision would have. It is our understanding that Bernards Township ordinances require an applicant to provide an inventory of “existing natural resources at the site and in the affected region *which shall describe. . . history and archaeology.*” [Section 21-54.6.m.3(b)] (italics added) The land development ordinances also require the applicant to

provide an assessment of the impact of the proposed project on these factors. Now that the potential for archaeological resources has been revealed, in order to meet the stated requirements and intent of Township ordinances, it would be reasonable for the Planning Board to require that applicant submit a Phase 1 archaeological survey as recommended by NJHPO.

FC

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

Application No: ZB20.015 Block: 1607 Lot: 2 Zone: R-7

Applicant: SILVER LIVING LLC

Address of Property: 14 NORTH MAPLE AVENUE

Description: BULK VARIANCES + MAX LOT COVERAGE
TO RAZE EXISTING STRUCTURE & REPLACE WITH
NEW SINGLE FAMILY 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 checked="" type="checkbox"/> Ownership Form (B) | <input checked="" type="checkbox"/> Photographs |
| <input checked="" type="checkbox"/> 200' Property Search List (C) | <input type="checkbox"/> Wetlands Report/LOI |
| <input checked="" type="checkbox"/> Tax Certification (D) | <input checked="" type="checkbox"/> Application Fee |
| <input checked="" type="checkbox"/> Notice to be Served (E) | <input checked="" type="checkbox"/> Escrow Deposit |
| <input checked="" type="checkbox"/> Notice to be Published (F) | <input checked="" type="checkbox"/> Imaging Fee |
| <input checked="" type="checkbox"/> Dimensional Statistics Form (G) | <input type="checkbox"/> Tax Map Revision Fee |
| <input type="checkbox"/> Contributions Disclosure Form (H) | <input checked="" type="checkbox"/> Checklist |

SCHEDULING

8.17.20 Original Submission Date 60*
10.16.20 Completeness Deadline (~~45~~ days)
 _____ Incomplete Date
 _____ Resubmission Date
 _____ Date Complete
12.15.20 Time to Act (~~45/95/120~~ days)
60*

HEARING

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

***COVID DEADLINES**

DISTRIBUTION

8.18.20 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES

Bisogno, Loeffler & Zelle, L.L.C.

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

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ploffler@baskingridgelaw.com

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

fzelle@baskingridgelaw.com

Paul D. Mitchell

pmitchell@baskingridgelaw.com

Telephone: (908) 766-6666

Facsimile: (908) 766-7809

August 17, 2020

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

Via Hand Delivery

Re: Application for Bulk Variances
Applicant: Silver Living LLC
Tax Block 1607, Lot 2 – 14 North Maple Avenue

Dear Ms. Kiefer:

This office represents Silver Living LLC, the Applicant in the above referenced Application.

Enclosed herewith please find the following:

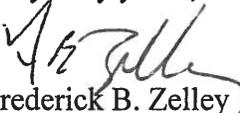
1. Bernards Township Zoning Board of Adjustment Application (O+16)
2. Addendum to Application (O+16)
3. Dimensional Statistics Sheet (17)
4. C Variance Checklist (17)
5. Site Inspection Consent Form (17)

6. Statement of Ownership (O+16)
7. Proposed Notice of Hearing (17)
8. 200' Property Owners List (17)
9. Copy of Applicant's Deed (17)
10. Site Photographs (6 photos) (17 sets)
11. Engineering Plans by Murphy & Hollows Associates (3 Sheets) (17 Sets)
12. Survey by Murphy & Hollows Associates (17)
13. Architectural Plans by Battersby Architecture and Design (6 Sheets) (17 Sets)
14. Property Tax Certification
15. Our client's checks in the respective amounts of \$100.00 for the application fee, \$1,500.00 for the escrow and \$25.00 for the imaging fee.
16. Form W-9

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

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

Very truly yours,



Frederick B. Zelle

FBZ/wp

Enclosures

cc: Silver Living LLC (via email, w/o plans)
William G. Hollows, P.E. (via email, w/o plans)
Douglas Battersby, R.A. (via email, w/o plans)

TOWNSHIP OF BERNARDS
2019 ZONING BOARD OF ADJUSTMENT APPLICATION

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

1. APPLICANT: Silver Living LLC

Address: 106 Woodbine Circle, New Providence, New Jersey 07974

Phone: (home) (201) 310-8921 (work) Same (mobile) Same

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

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

Address: _____

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

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

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

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

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

Name: William G. Hollows (please also see Addendum) Profession: Professional Engineer

Address: Murphy & Hollows Associates LLC, 192 Central Avenue, Stirling, New Jersey 07980

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

5. PROPERTY INFORMATION: Block(s): 1607 Lot(s): 2 Zone: R-7

Street Address: 14 North Maple Avenue Total Area (square feet/acres): 8,276sf/0.19ac

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

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? No Yes (if yes, explain) The following non-conformities exist but are all believed to predate the zoning ordinance: lot area, lot width, front yard setbacks (both streets), rear yard setback and improvable lot area.

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?
[] No [X] Yes (if yes, explain and attach copy) Sight easement for intersection of East Allen Street and North Maple Avenue

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

Please see Addendum

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

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

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

Please see Addendum

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

APPLICANT(S) SIGN HERE:

I/we, Silver Living LLC by Marco Scarabaggio, Managing Member hereby deposes and says that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): Marco Scarabaggio and _____

Sworn and subscribed before me, this 31st day of JULY, 2020.

Frederick B. Zelle
Notary Frederick B. Zelle
An Attorney at Law of the
State of New Jersey

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

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

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

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

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 2019.

Notary

ADDENDUM TO BOARD OF ADJUSTMENT APPLICATION
SILVER LIVING LLC
14 NORTH MAPLE AVENUE, BLOCK 1607, LOT 2

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

4. [Additional Professionals]

Douglas Battersby, R.A.
Battersby Architecture and Design
P.O. Box 370
4 Ramapo Valley Road
Oakland, New Jersey 07436
201-316-7478
Doug@BattersbyAD.com

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

The subject property is the southwest corner lot at the intersection of North Maple Avenue and East Allen Street. The property is surrounded by the Presbyterian Church's cemetery to its south, a single family residence to its west, East Allen Street and the lawn of Lot 23 to its north and North Maple Avenue and single family homes thereon to its east. The only structure on the property is a single family, two and one half story frame residence, which is in a severe state of disrepair. The Applicant recently purchased the property from the survivor of two related women (mother and daughter or sisters) who had owned it since 1983. While the Applicant has no direct knowledge of the history of the home, the existence of three (3) separate electric meter cases on its exterior (only one holding a meter presently), suggests that the home was at some point used as a multi-family residence, presumably without legal authority.

The Applicant proposes to raze the existing single family home down to the foundation and to replace it with a modern home of similar architecture to the existing home, utilizing the existing foundation provided it is structurally sound. As noted, the existing home has fallen into a state of extreme disrepair, and in any event its internal configuration is not reasonably conducive to reconfiguration to meet the needs of a modern family. The proposed new home would better meet the needs and desires of a present day family in Bernards Township, given the number, types and layout of the interior rooms and given the inclusion of an attached two car garage and a two car driveway (the existing home has no onsite parking, requiring parking on the very narrow East Allen Street).

10. [Description of Requested Variances or Exceptions]

This is an application for bulk variances for front, side and rear yard setbacks and for lot coverage. The subject lot is also non-conforming as to area, width and improvable area, but these are existing non-conformities that would not be exacerbated by the Applicant's proposal.

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

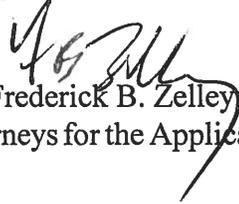
11. [Arguments in Support of Application]

The variances requested are “C-1” variances, based upon the hardship created by the lot being undersized and being a corner lot, and by the location of the lawfully existing home, the foundation of which the Applicant hopes to preserve. The variances are also supported under “C-2” a/k/a “flexible C” analysis, in that the purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment. Specifically, the proposed redevelopment of the lot would serve the following purposes of the MLUL: (h) (to encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight); (i) (to promote a desirable visual environment through creative development techniques and good civic design and arrangement); and (j) (to promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land). Furthermore, the replacement of the existing deteriorated and outdated home with a modern home would assist in conserving property values in the neighborhood as whole, which remains a purpose of land use regulation even though that goal is not expressly stated in N.J.S.A. 40:55D-2. Home Builders League of S. Jersey, Inc. v. Township of Berlin, 81 N.J. 127, 144-45 (1979).

The Negative Criteria are also satisfied as the variances can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance. Like the existing home, the proposed home will be one of only three homes on East Allen Street, with open space to its south (cemetery) and to its north (large lawn area on Lot 23). While the home to its west (which was recently constructed with similar variance relief) will obviously be in close proximity, the two homes together will be surrounded to the south and west by the openness of the cemetery. Given these surroundings, having a larger home on this particular undersized lot will not have a detrimental effect upon the public good or the zone plan.

Respectfully Submitted,

BISOGNO, LOEFFLER & ZELLEY, LLC


By: Frederick B. Zelle Esq.

Attorneys for the Applicant Silver Living LLC

Dated: August 16, 2020

SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	0.5 ac	0.19 ac	0.19 ac
LOT WIDTH	156.25'	115.89' (E. Allen)	115.89' (E. Allen)
FRONTAGE	75'	118.2' (E. Allen)	118.2' (E. Allen)
FRONT YARD SETBACK	40'	10.3' (E. Allen) 33.2' (N. Maple)	5.9' (E. Allen) 32.6' (N. Maple)
REAR YARD SETBACK	40'	30'	20.5'
COMBINED SIDE YARD	60'	N/A (Corner Lot)	N/A (Corner Lot)
SIDE YARD	20'	40.6'	18.7'
COVERAGE	20%	19.3%	37.4%
HEIGHT	35'/2.5 stories	2.5 stories	34.75'/2.5 stories
IF REQUIRED, GROSS FLOOR AREA	Not Required		
IF REQUIRED, FLOOR AREA RATIO	Not Required		
IF REQUIRED, IMPROVABLE LOT AREA	Not Required		

[APPLICANT]

[ADDRESS]

APPENDIX D, ARTICLE III

Checklist

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

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

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

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

SITE INSPECTION CONSENT FORM

Applicant: Silver Living LLC Application: C Variances
Block: 1607 Lot: 2 Street Address: 14 North Maple Avenue

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

Signature: Marco Scarabaggio Date: 7/31/20

SUBMIT ORIGINAL + 2 COPIES

STATEMENT OF OWNERSHIP

Corporate or Partnership
Name of Applicant Silver Living LLC

Address 106 Woodbine Circle
New Providence, New Jersey 07974

The following is a list of all shareholders and/or partners owning beneficially or having registered in their names not less than ten percent (10%) of the stock of the corporation or interest in a partnership involved in an application hereinabove referred to:

Name <u>Marco Scarabaggio</u>	Name <u>Michelle Scarabaggio</u>
Address: <u>106 Woodbine Circle</u> <u>New Providence, New Jersey 07974</u>	Address: <u>106 Woodbine Circle</u> <u>New Providence, New Jersey 07974</u>

Name _____	Name _____
Address: _____	Address: _____

Name _____	Name _____
Address: _____	Address: _____

Name _____	Name _____
Address: _____	Address: _____

I hereby certify under penalty of perjury that the foregoing is true:

Signature: *Marco Scarabaggio* Date: July 31, 2020
Marco Scarabaggio

NOTICE OF PUBLIC HEARING
BERNARDS TOWNSHIP BOARD OF ADJUSTMENT

YOU ARE HEREBY NOTIFIED that the undersigned Applicant has filed an application with the Bernards Township Board of Adjustment for variance relief relative to the Applicant's property known as Tax Block 1607, Lot 2 and located at 14 North Maple Avenue, Basking Ridge, New Jersey (corner lot at East Lewis Street), which is located in the R-7 Residential Zone.

The Applicant proposes to raze the existing single family home, which is in violation of the following requirements of the zoning ordinance: Lot Area, Improvable Lot Area, Lot Width, Front Yard and Single Side Yard. The Applicant proposes to then construct a new single family home, which will require the following variance relief:

1. Minimum Lot Area of 0.19 acres where 0.5 acres is required (existing condition);
2. Minimum Improvable Lot Area 4,402 sf where 5,000 sf is required (existing condition);
3. Minimum Lot Width of 115.89' where 156.25' is required at East Lewis Street (existing condition);
4. Minimum Front Yards of 32.6' at North Maple Avenue and 5.9' at East Lewis Street, where 40' is required;
5. Minimum Single Side Yard of 18.7' where 20' is required; and
6. Lot Coverage of 37.4% where maximum of 20% is permitted.

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, _____, 20____ at 7:30 p.m. at the Bernards Township Municipal Building, Courtroom, 1 Collyer Lane, Basking Ridge, New Jersey 07920. A hearing will be held by the Board at that time during which members of the public will be heard on the matter. The public will also be able to view the meeting live on Optimum/Cablevision TV - Channel 15 and Verizon FIOS TV - Channel 35. The meeting will also be streamed live for those interested in watching on their computers. The link will be available at 7:30 PM by clicking on the "Watch the Meeting Live" icon on the Bernards Township homepage. Any interested party may participate in said hearing in accordance with the rules of the Board of Adjustment.

Silver Living /s/

Dated: August 16, 2020

Submitted by:

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



OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE

BASKING RIDGE, NJ 07920

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

*** 200 Foot Property Search ***

** VALID FOR 90 DAYS **

Date: 8/17/2020

Block: 1607 **Lot(s):** 2 **Qual:**

Property Location: 14 North Maple Avenue

Applicant: Frederick B. Zellely

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

PROPERTY OWNER INFORMATION

Name: Silver Living LLC.

Address: 106 Woodbine Circle

City, State, Zip: New Providence, NJ 07974

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



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

Email When Complete:

Email Report To: Frederick B. Zellely

bzeley@baskingridgelaw.com

CERTIFIED BY:

David Centrelli, Assessor - Township Of Bernards

Amount Paid: \$10.00

Paid By: Check (No. 14291)



Bernards Township

Parcel Offset List

Target Parcel(s): Block-Lot: 1607-2
SILVER LIVING LLC,
14 N MAPLE AVE

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

Block-Lot: 1609-4

MENDIOLA, REDENTOR JR & GUTIERREZ,E
21 N MAPLE AVE
BASKING RIDGE NJ 07920
RE: 21 N MAPLE AVE

Block-Lot: 1609-3

CHARLAND, PAUL
19 N MAPLE AVE
BASKING RIDGE NJ 07920
RE: 19 N MAPLE AVE

Block-Lot: 1609-2

WICHERN, ANNE LOGAN & WALTER A III
245 E 72ND ST; 18G
NEW YORK NY 10021
RE: 15 N MAPLE AVE

Block-Lot: 1609-1

BASKING RIDGE PRESBYTERIAN CHURCH
1 E OAK ST
BASKING RIDGE NJ 07920
RE: 5 N MAPLE AVE

Block-Lot: 1608-23

MILTON, DENNIS P & MARGARET
20 N MAPLE AVE
BASKING RIDGE NJ 07920
RE: 20 N MAPLE AVE

Block-Lot: 1608-22

PHILIPSCHECK, SUSAN
24 N MAPLE AVE
BASKING RIDGE NJ 07920
RE: 24 N MAPLE AVE

Block-Lot: 1608-1

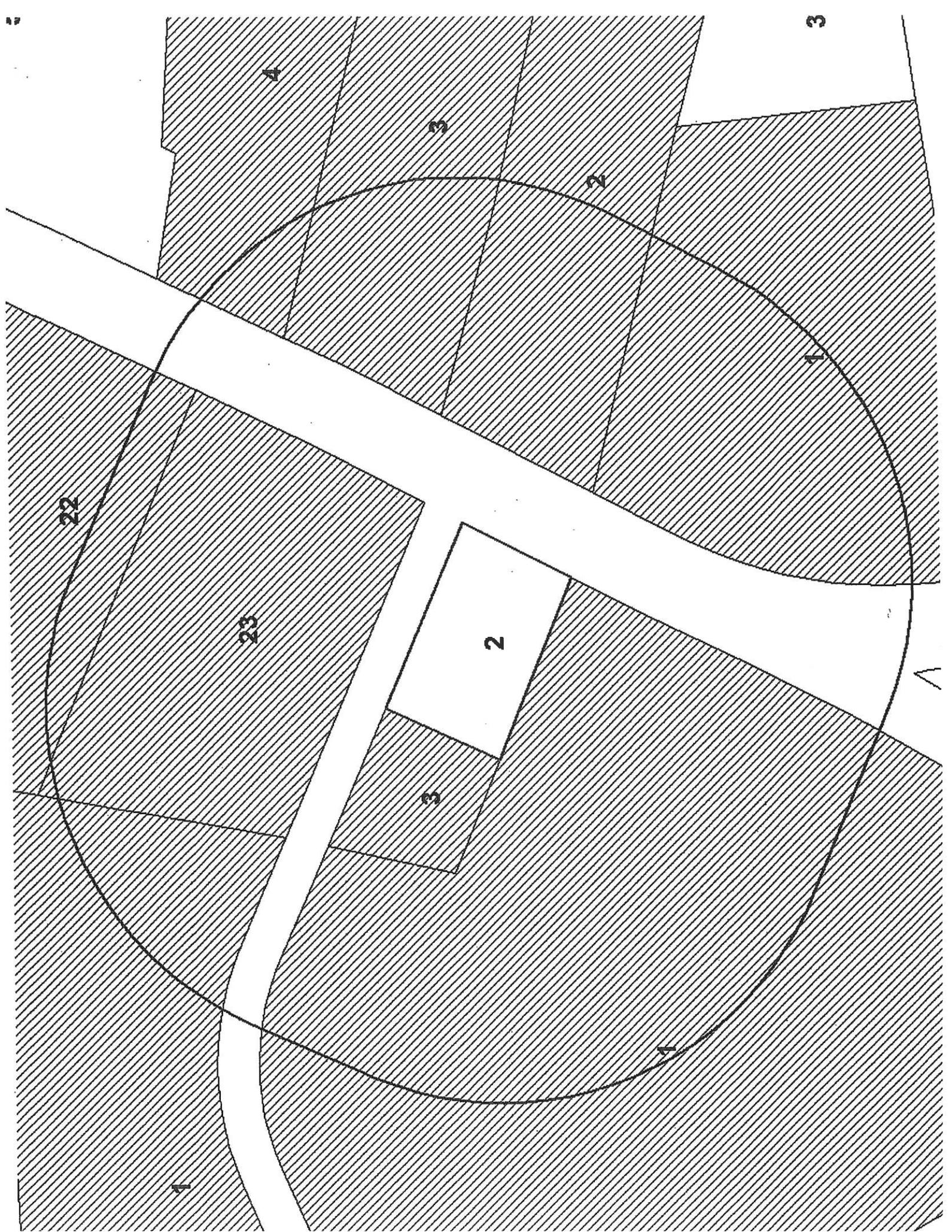
BASKING RIDGE PRESBYTERIAN CHURCH
ONE E OAK ST
BASKING RIDGE NJ 07920
RE: 12 E ALLEN ST

Block-Lot: 1607-3

GRANT, KATHLEEN L
17 E ALLEN ST
BASKING RIDGE NJ 07920
RE: 17 E ALLEN ST

Block-Lot: 1607-1

BASKING RIDGE PRESBYTERIAN CHURCH
1 E OAK ST
BASKING RIDGE NJ 07920
RE: 2 E OAK ST





OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

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

200 FOOT PROPERTY SEARCH

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

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

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

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

PLEASE NOTE :
Numbers 1,3,4,5 and 7 are
registered with the Township and
REQUIRE NOTIFICATION

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

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

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

SOMERSET COUNTY PLANNING BOARD
PO Box 3000
Somerville, NJ 08876



SOMERSET COUNTY
DOCUMENT COVER SHEET

HON. STEVE PETER
SOMERSET COUNTY CLERK
PO BOX 3000
20 GROVE STREET
SOMERVILLE, NJ 08876

WWW.CO.SOMERSET.NJ.US



INSTRUMENT # 2019047909

BOOK: 7173 PAGE: 2548-2556

(Official Use Only)

DATE OF DOCUMENT: 11/14/2019	TYPE OF DOCUMENT: DEED
FIRST PARTY <i>(Grantor, Mortgagor, Seller or Assignor)</i> Candice Anne Geary, Individually and as Administrator Estate of Patricia L. Geary	SECOND PARTY <i>(Grantee, Mortgagee, Buyer, Assignee)</i> Silver Living LLC
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
MUNICIPALITY: New Providence	MAILING ADDRESS OF GRANTEE: 106 WOODBINE CIRCLE NEW PROVIDENCE, NJ 07974
BLOCK: 1607	
LOT: 2	
CONSIDERATION: \$ 326,620.00	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY			
BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE

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

DEED - BARGAIN AND SALE (Covenant as to Grantor's Act) IND. TO IND. OR CORP. - Plain Language

DEED

This Deed is made on November 14, 2019

BETWEEN

CANDICE ANNE GEARY, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF PATRICIA L. GEARY, DECEASED, whose address is 14 North Maple Avenue, Basking Ridge, NJ 07920, referred to as the GRANTOR,

AND

SILVER LIVING LLC, whose address 106 Woodbine Circle, New Providence, NJ , referred to as the GRANTEE.

07974
1

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 **Three Hundred Twenty-Six Thousand Six Hundred Twenty Dollars and No Cents (\$326,620.00)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of **Township of Bernards.**

Block No. 1607 Lot No. 2

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

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

rlc
FIRST LEGACY GROUP
TITLE & ABSTRACT, LLC
30 Freneau Ave.
Matawan, NJ 07747
732-360-2800

ATTN - 43205

103

PREPARED BY:



A. GREGORY D'ALESSANDRO, ESQ.

**Schedule A
COMMITMENT
(Revised Description)**

File No.: AFRM-43205-S

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

BEGINNING at the intersection of the northwesterly side line of North Maple Avenue with the southwesterly sideline of East Allen Street and from thence runs,

- (1) Along the southwesterly side line of East Allen Street, North 57 degrees 50 minutes 00 seconds West 118.20 feet to a point; thence**
- (2) Along the southeasterly line of Lot 3 Block 1607 South 32 degrees 10 minutes 00 seconds West 73.47 feet to a point; thence**
- (3) Along the northeasterly line of Lot 1 Block 1607 South 58 degrees 49 minutes 20 seconds East 114.09 feet to a point in the northwesterly side line of North Maple Avenue; thence**
- (4) Along the northwesterly side line of North Maple Avenue North 35 degrees 28 minutes 00 seconds East 71.62 feet the point and place of BEGINNING.**

Subject to a Sight Easement per Deed Book 1274 Page 630 and a Sewer Easement for the benefit of Lot 3 Block 1607 per Deed Book 1308 Page 639.

The above description was drawn in accordance with a survey prepared by Murphy & Hollows Associates, LLC dated November 11, 2019.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 2 in Block 1607 on the Township of Bernards Tax Map.

FOR INFORMATIONAL PURPOSES ONLY: Property known as 14 N. Maple Avenue (a/k/a 14 North Maple Avenue), Basking Ridge, NJ 07920.

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Somerset } SS. County Municipal Code 1802

FOR RECORDER'S USE ONLY
Consideration \$ 1103,500.00
RTF paid by seller \$ 2810.25
Date 12.11.19 By VG

MUNICIPALITY OF PROPERTY LOCATION Bernards Township *Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, Candice Anne Geary, being duly sworn according to law upon his/her oath, (Name) deposes and says that he/she is the grantor in a deed dated November 14, 2019 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 1607 Lot number 2 located at 14 North Maple Avenue, Basking Ridge, NJ 07920 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 326,620.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

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

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ _____ + _____ % = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

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

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

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

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

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

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

- C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)
 Entirely new improvement. Not previously occupied.
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
 No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

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

Subscribed and sworn to before me this 14 day of November, 2019

A. GREGORY D'ALESSANDRO
ATTORNEY AT LAW OF NEW JERSEY

Candice Anne Geary
Signature of Deponent Grantor Name

14 North Maple Avenue
Basking Ridge, NJ 07920

4228 Milades Lane
Doylestown, PA 18902

Deponent Address

Grantor Address at Time of Sale

xxx-xxx-221

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County Somerset
Deed Number _____ Book _____ Page _____
Deed Dated 11.14.19 Date Recorded 12.11.19

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

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



State of New Jersey
 DEPARTMENT OF THE TREASURY
 DIVISION OF TAXATION
 PO BOX 251
 TRENTON, NJ 08895-0251

RTF Breakdown

The Total Consideration is \$327,000.00
 One or two family residential property owned by a senior and one other as tenants in common.
 \$163,500.00 entitled to the partial exemption.

The senior citizen is entitled to a partial exemption from the realty transfer fee of 50% of the property because they qualify in all categories.

\$327,000.00 divided by 50% is entitled to the partial exemption.

\$75,000.00 /\$500 X \$.50	\$75.00
\$88,500.00 /\$500 X \$1.25	\$221.25

Total Senior RTF Fee

\$296.25 ✓

\$75,000.00 /\$500 X \$2.00	\$300.00
\$25,000.00 /\$500 X \$3.35	\$167.50
\$63,500.00 /\$500 X \$3.90	\$495.30

Total RTF for Non Partial Exemption

\$962.80 ✓

Total RTF

\$1,259.05

County Portion \$.50 Per \$500 of	\$327,000.00	\$327.00
P.H.P.F \$.25 Per \$500 of	\$163,500.00	\$81.75
E.A.A . \$.60 Per \$500 of	\$25,000.00	\$30.00
E.A.A \$1.15 Per \$500 of	\$63,500.00	\$146.05
N.J.A.H.T.F. \$.75 Per \$500 of	\$177,000.00	\$265.50
General Fund \$1.25 Per \$500 of	\$163,500.00	\$408.75

Total Distribution

\$1,259.05

The Affidavit of Consideration should indicate that the senior portion is calculated on 50% of the consideration.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Estate of Patricia L. Geary

Current Street Address

4228 Milladies Lane

City, Town, Post Office Box

Doylestown

State

PA

Zip Code

18902

PROPERTY INFORMATION

Block(s)

1607

Lot(s)

2

Qualifier

Street Address

14 North Maple Avenue

City, Town, Post Office Box

Basking Ridge

State

NJ

Zip Code

07920

Seller's Percentage of Ownership

50%

Total Consideration

\$326,620.00

Owner's Share of Consideration

\$163,310.00

Closing Date

11/18/2019

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

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

SELLER'S DECLARATION

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

11/14/19

 Date

Candice Geary Geary Administrator

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

 Date

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Candice Anne Geary

Current Street Address

4228 Miladies Lane

City, Town, Post Office Box

Doylestown

State

PA

Zip Code

18902

PROPERTY INFORMATION

Block(s)

1607

Lot(s)

2

Qualifier

Street Address

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City, Town, Post Office Box

Basking Ridge

State

NJ

Zip Code

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Total Consideration

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Owner's Share of Consideration

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Closing Date

11/18/2019

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2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
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SELLER'S DECLARATION

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11/14/19

Date

Candice Anne Geary

Signature

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

Date

Signature

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

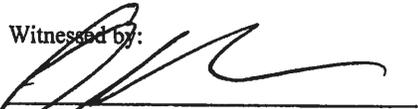
STREET ADDRESS RECITAL. Being commonly designated as 14 North Maple Avenue, Basking Ridge, NJ 07920.

TITLE RECITAL. Being the same premises conveyed to Patricia L. Geary and Candice Ann Geary by Deed from Ronald Thomas Patterson and Barbara Mellen Patterson, his wife, dated August 3, 1983 and recorded in the Somerset County Clerk's Office on September 8, 1983 in Deed Book 1487 at Page 578. The said Patricia L. Geary died intestate on November 11, 2001. Letters of Administration of the Estate of Patricia L. Geary were granted to Candice A. Geary on September 23, 2016 by the Somerset County Surrogate's Court under Docket No. 02-00356.

EASEMENTS AND RESTRICTIONS. This conveyance is made subject to easements and restrictions of record, if any, such statement of facts as an accurate survey may disclose and to applicable zoning ordinances.

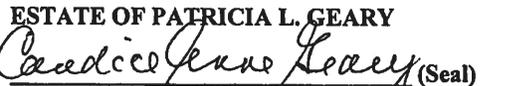
PROMISES BY GRANTORS. The Grantor promises that the Grantor has done no act to encumber this property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such 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:

A. GREGORY D'ALESSANDRO
Attorney at Law of New Jersey

 (Seal)
CANDICE ANNE GEARY, INDIVIDUALLY


A. GREGORY D'ALESSANDRO
Attorney at Law of New Jersey

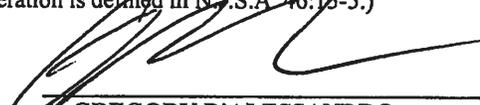
ESTATE OF PATRICIA L. GEARY
 (Seal)
By: CANDICE ANNE GEARY, Administrator

STATE OF NEW JERSEY, COUNTY OF SOMERSET

SS.:

I CERTIFY that on November 14, 2019
CANDICE ANNE GEARY, INDIVIDUALLY, and as
ADMINISTRATOR OF THE ESTATE OF PATRICIA L. GEARY
personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

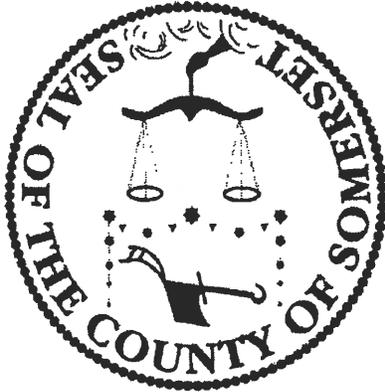
- a) are named in and personally signed this Deed;
- b) signed, sealed and delivered this Deed as his or her act and deed; and
- c) made this Deed for \$326,620.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


A. GREGORY D'ALESSANDRO
Attorney at Law of New Jersey

DEED
CANDICE ANNE GEARY,
INDIVIDUALLY AND AS
ADMINISTRATOR OF THE ESTATE OF
PATRICIA L. GEARY, GRANTOR

TO
SILVER LIVING LLC, GRANTEE

DATED: November 14, 2019
RECORD AND RETURN TO:
FREDERICK ZELLEY, ESQ.
BISIGNO, JOEFFLER & ZELLEY
88 S. FINLEY AVENUE
P.O. BOX 408
BASKING RIDGE, NJ 07920



Steve Peter
Somerset County Clerk
20 Grove Street
P.O. Box 3000
Somerville, NJ 08876

Date Recorded:	12/11/2019	11:45:06 AM
Recorded By:	GONCALVES	
Book & Page:	OPR 7173	2548-2556
Instrument No.:	2019047909	
Number of Pages:	9	
Document Type:	DEED	
Consideration:	\$326,620.00	
Exemption:	A SENIOR CITIZEN/BLIND/LOW INCOME	
NJ Realty Transfer Fee:	\$1,259.05	
Recording Fee (inc all addtl charges):	\$113.00	

DO NOT DISCARD



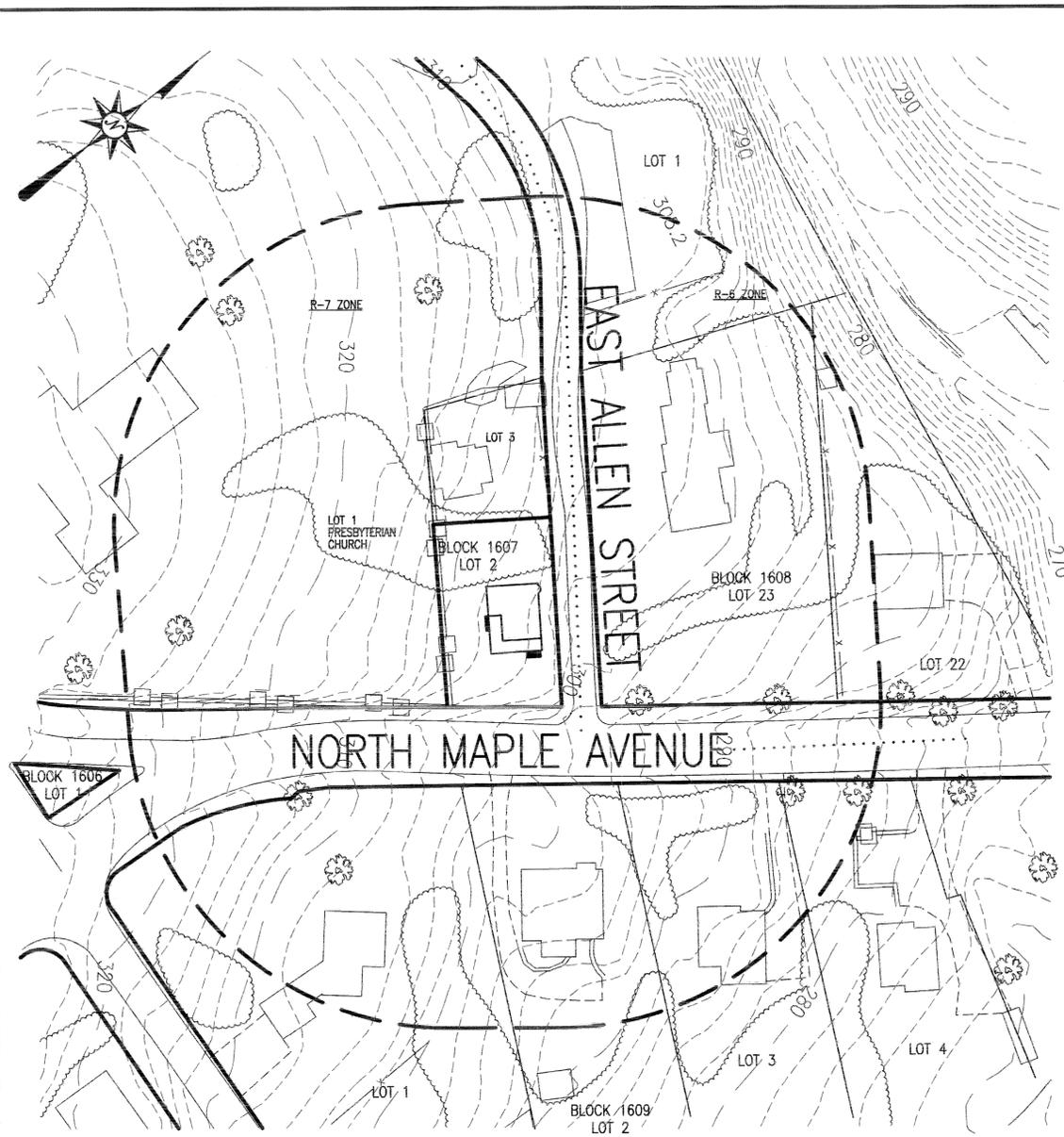






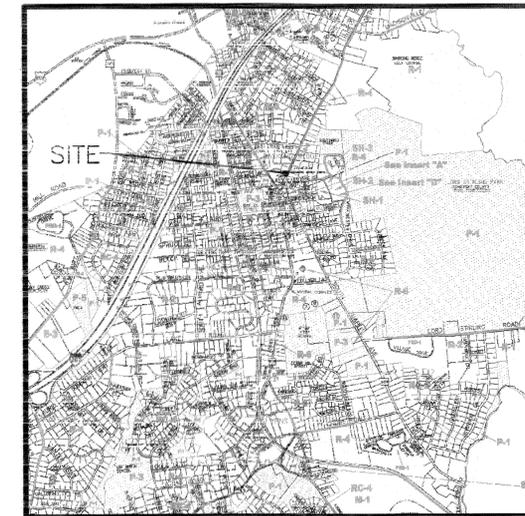






PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY

BLOCK	LOT	OWNER
1609	4	MONDIOLA, REDENTOR JR & QUINTERREZ, E 21 N. MAPLE AVENUE, BASKING RIDGE, NJ 07920
1609	3	CHARLAND, PAUL 19 N. MAPLE AVENUE, BASKING RIDGE, NJ 07920
1609	2	WICHERN, ANNE, LOGAN & WALTER A. III 245 E 72ND ST, 186, NEW YORK, NY 10021
1609	1	BASKING RIDGE PRESBYTERIAN CHURCH 1 E. OAK STREET, BASKING RIDGE, NJ 07920
1608	23	MILTON, DENNIS P. & MARGARET 70 N. MAPLE AVENUE, BASKING RIDGE, NJ 07920
1608	22	PHILIPSCHOCK, SUSAN 22 N. MAPLE AVENUE, BASKING RIDGE, NJ 07920
1608	1	BASKING RIDGE PRESBYTERIAN CHURCH 1 E. OAK STREET, 186, NEW YORK, NY 10021
1607	3	GRANT, KATHLEEN 17 E. ALLEN STREET, BASKING RIDGE, NJ 07920
1607	1	BASKING RIDGE PRESBYTERIAN CHURCH 1 E. OAK STREET, BASKING RIDGE, NJ 07920



KEY MAP

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOT 2, BLOCK 1607
TAX MAP SHEET No. 16.
- AREA OF LOT 2, BLOCK 1607 = 8,416 SF; 0.19 Ac.
TO SIDELINE
- OWNER & APPLICANT:
MARCO & MICHELLE SCARABAGGIO
SILVER LIVING LLC
106 WOODBINE CIRCLE
NEW PROVIDENCE, NJ 07974
- ATTORNEY FOR APPLICANT:
FREDERICK B. ZELLEY, ESQ.
BISOGNO, LOEFFLER & ZELLEY
88 S. FINLEY AVENUE
PO BOX 408
BASKING RIDGE, NJ 07920
908.766.6666
- ARCHITECT FOR APPLICANT:
DOUGLAS BATTERSBY
BATTERSBY ARCHITECTURE AND DESIGN
PO BOX 370
4 RAMAPO VALLEY ROAD
OAKLAND, NJ 07436
- OWNERS CONSENT

I HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE
PLANNING BOARD OF THE TOWNSHIP OF BERNARDS

AUTHORIZED SIGNATURE _____
REQUIRED APPROVALS

- A) BERNARDS TOWNSHIP PLANNING BOARD
- B) SOMERSET COUNTY PLANNING BOARD
- C) SOMERSET/UNION SOIL CONSERVATION DISTRICT
- D) BERNARDS TOWNSHIP SEWERAGE AUTHORITY

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

CHAIRPERSON—BRAD BRESLIN _____ DATE _____

SECRETARY — CYNDI KIEFER _____ DATE _____

ENGINEER — THOMAS TIMKO, PE _____ DATE _____

TABLE OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	AREA MAP/ZONING SCHEDULE
2	EXISTING/PROPOSED CONDITIONS
3	DETAILS

COVERAGE CALCULATIONS

EXISTING		PROPOSED	
HOUSE	985 SF	HOUSE	985 SF
PORCH	366 SF	PORCH	165 SF
WALK	275 SF	NEW PORCH	36 SF
TOTAL	1626 SF	ADDITION	1196 SF
		WALK	253 SF
		DRIVE	512 SF
		TOTAL	3147 SF

ZONING SCHEDULE:

ZONE: R-7

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1/2 AC.	0.19 AC.*	0.19 AC.*
MIN. LOT WIDTH (CORNER)	156.25 FT	115.89 FT (EAST ALLEN)*	115.89 FT (EAST ALLEN)*
MIN. LOT FRONTAGE	75 FT	118.2 FT (EAST ALLEN)	118.2 FT (EAST ALLEN)
MIN. FRONT YARD	40 FT	10.3 FT*(EAST ALLEN)	5.9 FT***(EAST ALLEN)
MIN. REAR YARD	40 FT	33.2 FT*(N. MAPLE)	32.6 FT*(N. MAPLE)
MIN. SIDE YARD (ONE)	20 FT	30.0 FT*	20.5 FT**
MIN. SIDE YARD (COMBINED)	60	40.8 FT	18.7 FT**
MAX. LOT COVERAGE	20%	19.3%	37.4%**
MAX. BUILDING HEIGHT	35 FT/2 1/2 STY	2 1/2 STY*	34.75 FT
MIN. IMPROVABLE LOT AREA	5,000 SF	4,402 SF*	4,402 SF*
MIN. ACCESSORY SIDE SETBACK	10 FT	NA	NA
MIN. ACCESSORY REAR SETBACK	10 FT	NA	NA
MIN. ACCESSORY DISTANCE BETWEEN BLDGS	10 FT	NA	NA

* DENOTES EXISTING NONCONFORMING CONDITION
** DENOTES PROPOSED NONCONFORMING CONDITION

DRAWN BY: SP CHECKED BY: WGH

JOB No. 19-104

BOOK

SCALE 1" = 50'



GRAPHIC SCALE

DATE NOVEMBER 1, 2019

REVISIONS APRIL 27, 2020 HOUSE

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

VARIANCE PLAN FOR LOT 2 BLOCK 1607 14 N. MAPLE AVENUE & E. ALLEN STREET TOWNSHIP OF BERNARDS SOMERSET COUNTY NEW JERSEY

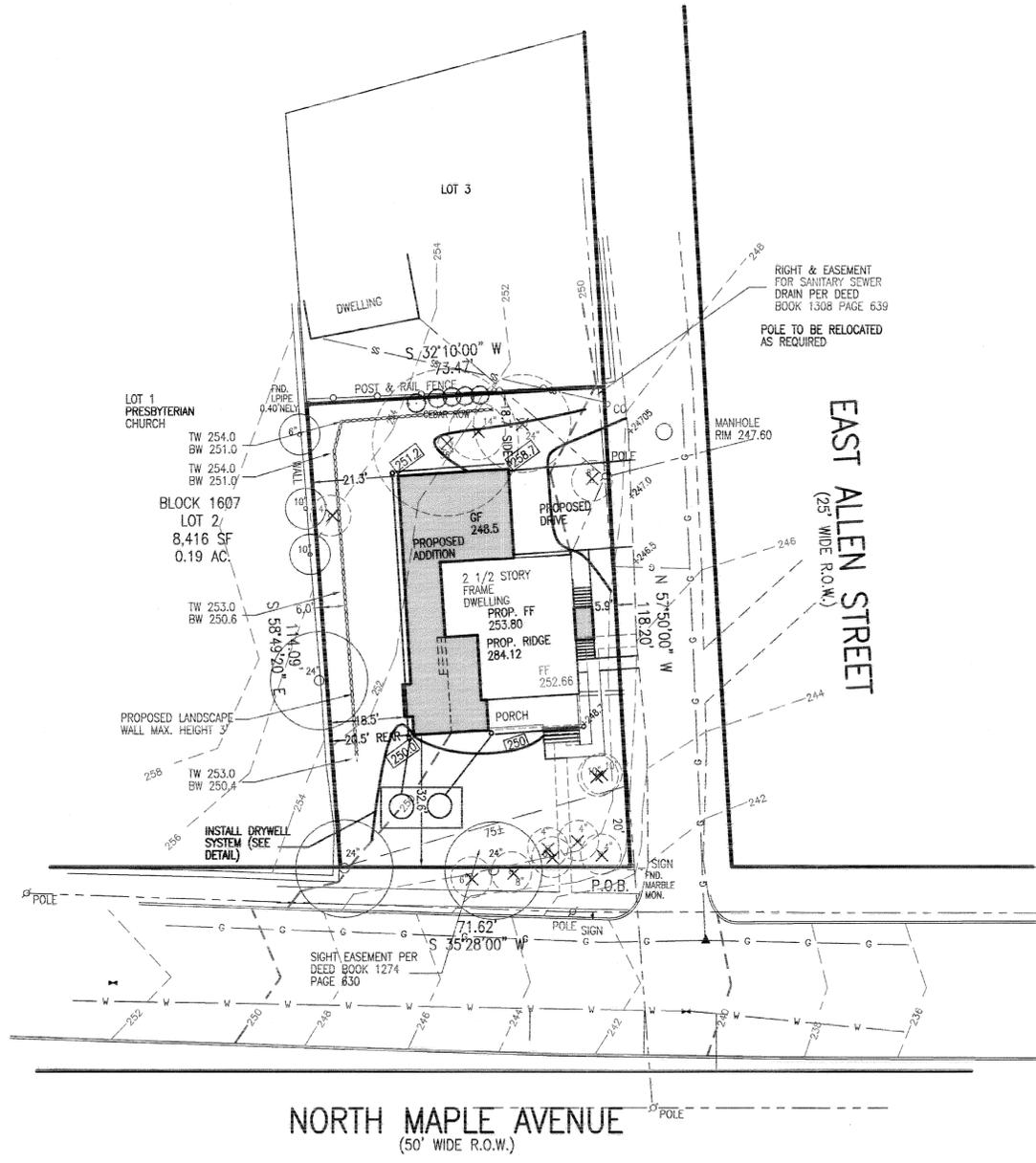
AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016

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

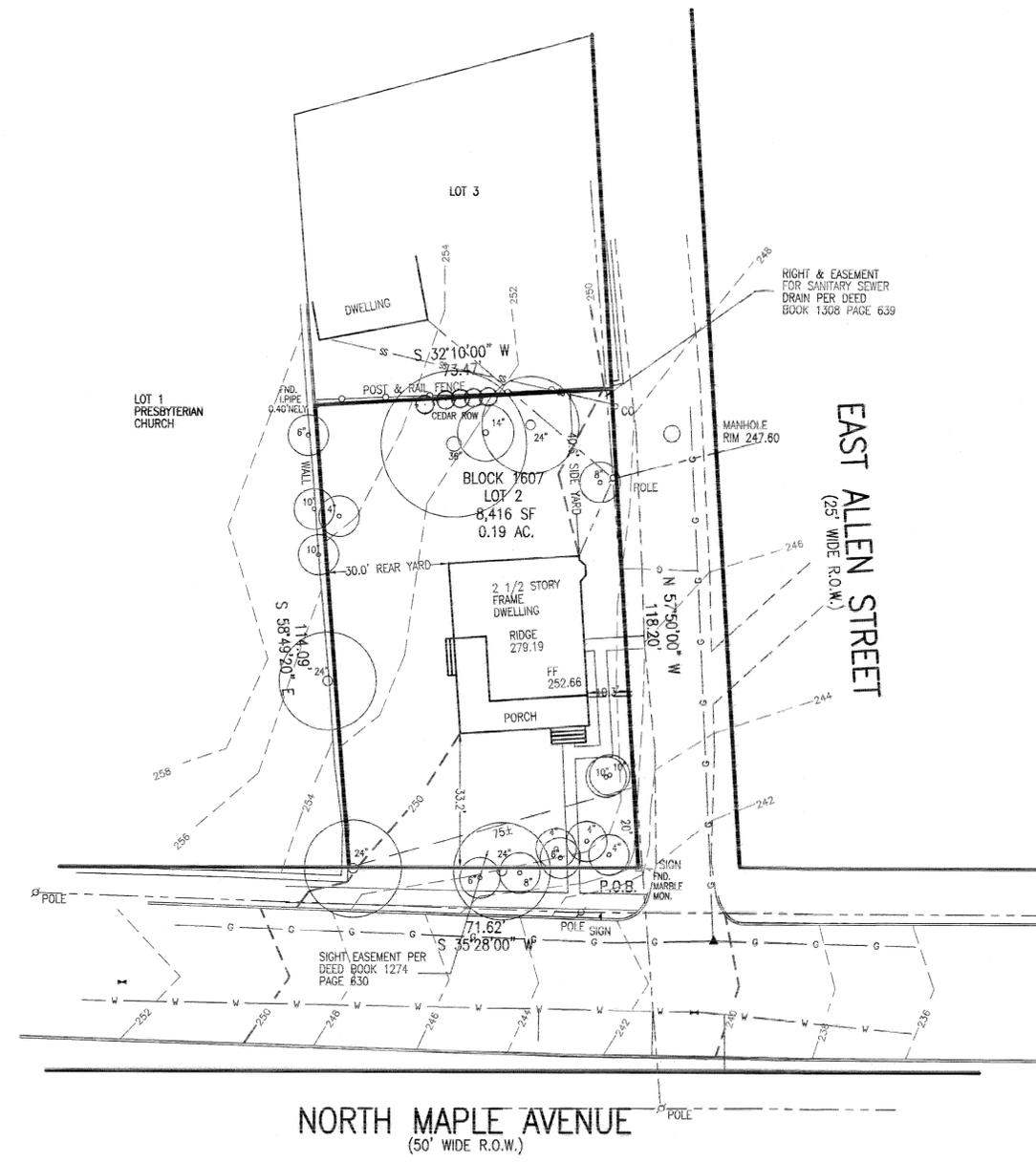
FILE LF19-104 SHEET 1 OF 3

DATE

N:\CAD Drawings\2019\9-104\REV1\19-104VP AREA.dwg, 7/13/2020 1:57:26 PM



PROPOSED CONDITIONS



EXISTING CONDITIONS

DRAWN BY: SP	CHECKED BY: WGH
JOB No. 19-104	
BOOK	
SCALE 1" = 20'	
GRAPHIC SCALE	

DATE
NOVEMBER 1, 2019

REVISIONS
APRIL 27, 2020 HOUSE

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

VARIANCE PLAN
 FOR
 LOT 2 BLOCK 1607
 14 N. MAPLE AVENUE &
 E. ALLEN STREET
 TOWNSHIP OF
 BERNARDS
 SOMERSET COUNTY
 NEW JERSEY

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 LF19-104	SHEET 2 OF 3
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SOIL EROSION AND SEDIMENT CONTROL NOTES

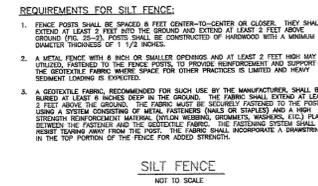
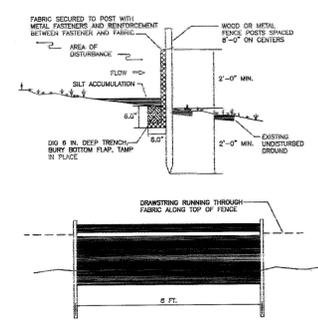
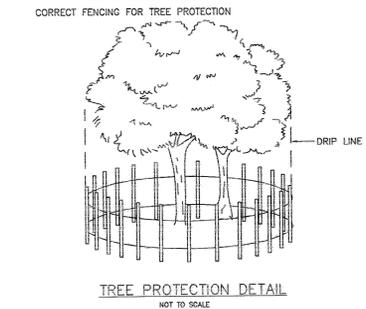
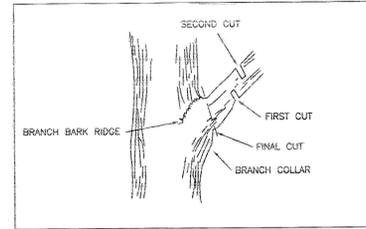
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY 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 NOTE 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 NOTE 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 IS 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 STOCKPILE 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 CLEANED 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

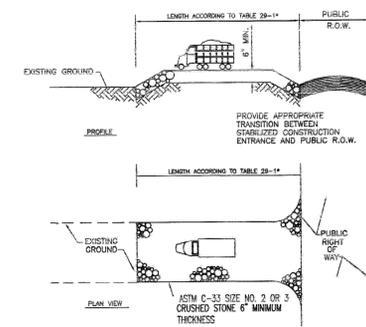
1. Clear proposed construction area	2 days
2. Install silt fence as shown on plan	1 day
3. Rough grade site & stockpile topsoil	2 days
4. Begin building addition	6 months
5. Install drainage system (if required)	2 days
6. Fine grade and seed	2 days
7. Pave drive	2 days
8. Remove silt fence	1 day

REMOVAL OF TREE LIMB



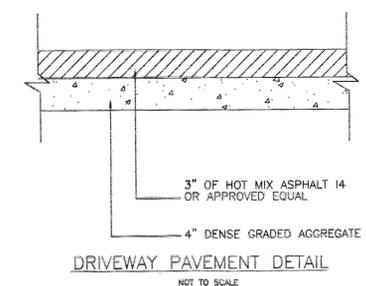
NOT TO SCALE

- REQUIREMENTS FOR SILT FENCE:
- FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 3 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. (NO. 2-3) POSTS SHALL BE CONSTRUCTED OF HARDWOOD 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. FASTENERS TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEMENT LAMINA IS EXPECTED.
 - A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 4 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO AT LEAST ONE SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) OR STRONG STRENGTH REINFORCEMENT MATERIAL (WIRE MESH, GRAMMETS, WIREMESH, ETC.) PLACED BETWEEN THE POSTS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAINWATERING IN THE TOP PORTION OF THE FENCE FOR HOOD STRUCTURE.

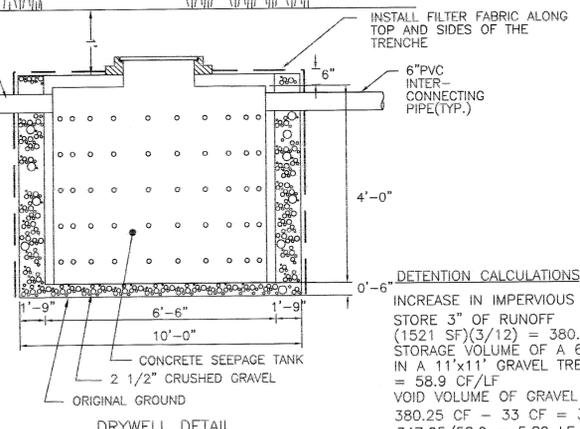
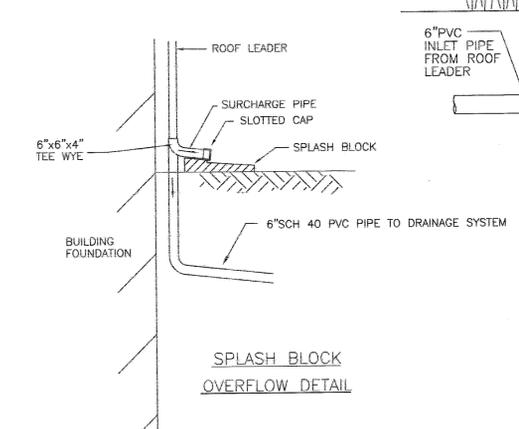


NOT TO SCALE

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	

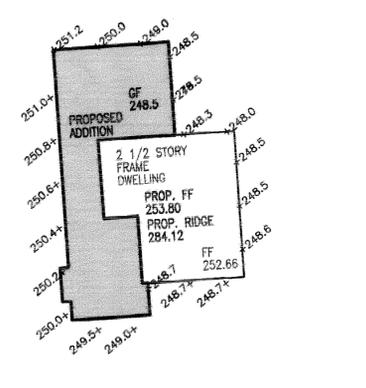


NOT TO SCALE



NOT TO SCALE

DETENTION CALCULATIONS
 INCREASE IN IMPERVIOUS = 1521 SF
 STORE 3" OF RUNOFF
 $(1521 \text{ SF})(3/12) = 380.25 \text{ CF}$
 STORAGE VOLUME OF A 6" DIA. DRYWELL
 IN A 11'x11' GRAVEL TRENCH W/33% VOID VOLUME
 $= 58.9 \text{ CF/LF}$
 VOID VOLUME OF GRAVEL BASE = $(10 \times 20 \times 0.5)0.33 = 33 \text{ CF}$
 $380.25 \text{ CF} - 33 \text{ CF} = 347.25 \text{ CF}$
 $347.25/58.9 = 5.89 \text{ LF}$
 INSTALL 2 DRYWELLS 3.5 LF BELOW INVERT
 WITH 6" PVC INTERCONNECTION PIPES)



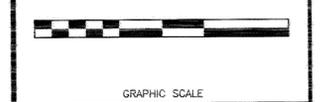
TOTAL 5236.7/21 = 249.37
 249.37
 + 30.0
 284.37 ALLOWABLE RIDGE HEIGHT
 PROPOSED RIDGE HEIGHT = 253.80 + 30.32 = 284.12
 F.F. TO RIDGE = 30.32
 THEREFORE BUILDING HEIGHT = 284.12 - 249.37 = 34.75 FT

DRAWN BY: SP CHECKED BY: WGH

JOB No. 19-104

BOOK

SCALE 1" = 20'



DATE NOVEMBER 1, 2019

REVISIONS APRIL 27, 2020 HOUSE

CERTIFICATE OF AUTHORIZATION No. 24GA27959700

NOTES

Murphy & Hollows Associates LLC
 CIVIL ENGINEERING AND SURVEYING
 192 CENTRAL AVENUE, STIRLING, NJ 07980
 908.590.1295 murphyhollows@gmail.com

VARIANCE PLAN FOR LOT 2 BLOCK 1607 14 N. MAPLE AVENUE & E. ALLEN STREET TOWNSHIP OF BERNARDS SOMERSET COUNTY NEW JERSEY

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 LF19-104 SHEET 3 OF 3

EC

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

Application No: ZB20-016 Block: 1608 Lot: 10.02+11 Zone: R-6

Applicant: A. SPOSATO REALTY CO. & SPOSATO REALTY LP

Address of Property: 31 & 35 EAST CRAIG STREET

Description: LOT 10.02 - LOT FRONTAGE & LOT WIDTH
LOT 11 - LOT WIDTH & SIDE YARD SETBACK
(PREVIOUSLY GRANTED BY PPS IN 2008)

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 checked="" type="checkbox"/> | Ownership Form (B) | <input checked="" type="checkbox"/> | Photographs |
| <input checked="" type="checkbox"/> | 200' Property Search List (C) | <input type="checkbox"/> | Wetlands Report/LOI |
| <input checked="" type="checkbox"/> | Tax Certification (D) | <input checked="" type="checkbox"/> | Application Fee |
| <input checked="" type="checkbox"/> | Notice to be Served (E) | <input checked="" type="checkbox"/> | Escrow Deposit |
| <input type="checkbox"/> | Notice to be Published (F) | <input checked="" type="checkbox"/> | Imaging Fee |
| <input checked="" type="checkbox"/> | Dimensional Statistics Form (G) | <input type="checkbox"/> | Tax Map Revision Fee |
| <input type="checkbox"/> | Contributions Disclosure Form (H) | <input checked="" type="checkbox"/> | Checklist |

SCHEDULING

8.27.20 Original Submission Date 60
10.26.20 Completeness Deadline (45 days)
 _____ Incomplete Date
 _____ Resubmission Date
 _____ Date Complete
12.25.20 Time to Act (45/95/120 days)
60

HEARING

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

DISTRIBUTION

8.31.20 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES

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

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

Vincent T. Bisogno

vbisogno@baskingridgelaw.com

Paul H. Loeffler (Member N.J. & N.Y. Bars)

ploeffler@baskingridgelaw.com

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

fzelley@baskingridgelaw.com

Paul D. Mitchell

pmitchell@baskingridgelaw.com

Telephone: (908) 766-6666

Facsimile: (908) 766-7809

August 27, 2020

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

Via Hand Delivery

Re: Application for Renewal of Bulk Variances
Applicants: A. Sposato Realty Co., Inc. and Sposato Realty LP
Tax Block 1608, Lots 10.02 and 11 – 31 and 35 East Craig Street

Dear Ms. Kiefer:

This office represents A. Sposato Realty Co., Inc. and Sposato Realty LP, the Applicants in the above referenced Application.

Enclosed herewith please find the following:

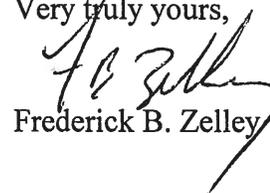
1. Bernards Township Zoning Board of Adjustment Application (O+16)
2. Dimensional Statistics Sheet (17)
3. C Variance Checklist (17)
4. Site Inspection Consent Form (17)
5. (2) Statements of Ownership (17 of each)
6. Proposed Notice of Hearing (17)
7. 200' Property Owners List (17)

8. Property Tax Certifications (17 each)
9. Copies of Applicants' Deeds (17 each)
10. Copy of Applicants' Driveway and Maintenance Easement (17)
11. Copy of Applicants' Declaration of Covenants and Restrictions (17)
12. Conceptual Floor Plans and Elevations for Lot 10.02 (2 Sheets) (17 Sets)
Note: These may not exactly match the footprint shown on the engineering plan, but would fit in essentially the same location within the building envelope.
13. Conceptual Floor Plans and Elevations for Lot 11 (2 Sheets) (17 Sets)
Note: These may not exactly match the footprint shown on the engineering plan, but would fit in essentially the same location within the building envelope.
14. Site Photographs (9 photos) (17 sets)
15. Engineering Plans and Survey by Stires Associates, P.A. for Lot 10.02 (3 Sheets) (17 Sets)
16. Engineering Plans and Survey by Stires Associates, P.A. for Lot 11 (2 Sheets) (17 Sets)
17. Our client's checks in the respective amounts of \$100.00 for the application fee, \$1,500.00 for the escrow and \$25.00 for the imaging fee.
18. Form W-9

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

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

Very truly yours,


Frederick B. Zelley

FBZ/wp

Enclosures

cc: Ms. Cynthia Andrews (via email, w/o plans)
Craig Stires, P.E. (via email, w/o plans)

TOWNSHIP OF BERNARDS
2019 ZONING BOARD OF ADJUSTMENT APPLICATION

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

1. APPLICANT: A. Sposato Realty Co., Inc. and Sposato Realty LP
Address: P.O. Box 393, Westhampton, New York 11977
Phone: (home) (908) 625-4685 (work) Same (mobile) Same
Email (will be used for official notifications): candrews@klsir.com

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

3. ATTORNEY: Frederick B. Zelle / Bisogno, Loeffler & Zelle, L.L.C.
Address: 88 South Finley Avenue, P.O. Box 408, Basking Ridge, New Jersey 07920
Phone: (908) 766-6666 Email (will be used for official notifications): fzelle@baskingridgelaw.com

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):
Name: Craig W. Stires / Stires Associates Profession: Prof. Engineer
Address: 43 W. High St., Somerville, New Jersey 08876
Phone: (908) 439-2277 Email (will be used for official notifications): cstires@stiresassociates.com

5. PROPERTY INFORMATION: Block(s): 1608 Lot(s): 11 and 10.02 Zone: R-6
Street Address: 31 and 35 East Craig Street Total Area (square feet/acres): 180,164 sf/ 4.14 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) Minor Subdivision Application to Bernards Twp. Planning Board (No. PB#07-003) approved December 2, 2008

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? No Yes (if yes, explain) _____
Lot Frontage and Lot Width on Lot 10.02 (variances granted in 2008 but have expired); Lot Frontage and Side Yard Setback on Lot 11 (variances granted in 2008 but have expired).

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

No Yes (if yes, explain and attach copy) Share driveway easement over Lot 11 for benefit of Lot 10.02

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

Application is for renewal of the Lot Frontage and Lot Width variances granted by the Planning Board in 2008 for Lot 10.02 and of the Lot Width and Side Yard Setback variances granted by the Planning Board in 2008 for Lot 11.

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

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

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

Please see reasons set forth in Planning Board Resolution for Application No. PB#07-003 submitted herewith.

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

APPLICANT(S) SIGN HERE:

I/we, Cynthia Andrews, for A. Sposato Realty Co., Inc. and Sposato Realty LP 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): Cynthia Andrews ~~and~~ 8-27-2020

Sworn and subscribed before me, this 27th day of ~~July~~ AUGUST, 2020.

Frederick B. Zelle
An Attorney at Law of the
State of New Jersey

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

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

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

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 2019.

Notary

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING (Lot 10.02 / Lot 11)	PROPOSED (Lot 10.02 / Lot 11)
LOT AREA	0.75 ac	1.067 / 2.529 ac	1.067 / 2.529 ac
LOT WIDTH	150'	30' / 75'	30' / 75'
FRONTAGE	75'	30' / 75'	30' / 75'
FRONT YARD SETBACK	50'	N/A / 69.48'	50' / 70'
REAR YARD SETBACK	50'	N/A / 193.20'	50' / 50'
COMBINED SIDE YARD	75'	N/A / 143.22	75' / 75'
SIDE YARD	30'	N/A / 10.78'	30' / 10.78' *
COVERAGE	18%	N/A / 7.1%	7.3% / 9.0%
HEIGHT	35'	</=35' / </=35'	</=35' / </=35'
IF REQUIRED, GROSS FLOOR AREA	N/A	N/A	N/A
IF REQUIRED, FLOOR AREA RATIO	N/A	N/A	N/A
IF REQUIRED, IMPROVABLE LOT AREA	7,500 SF	17,085 SF / 29,411 SF	17,085 SF / 29,411 SF

* If existing house remains; otherwise 30'

[APPLICANT]

[ADDRESS]

APPENDIX D, ARTICLE III

Checklist

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

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

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

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

SITE INSPECTION CONSENT FORM

Applicant: A.SposatoRealtyCo.,Inc./SposatoRealtyLP Application: Renewal of Bulk Variances
Block: 1608 Lot: 10.02 and 11 Street Address: 31 and 35 East Craig Street

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

Signature:  Date: 8-27-2020

SUBMIT ORIGINAL + 2 COPIES

STATEMENT OF OWNERSHIP

Corporate or Partnership Name of Applicant A. Sposato Realty Co. Inc.

Address P.O. BOX 1160
Quogue, NY 11959

The following is a list of all shareholders and/or partners owning beneficially or having registered in their names not less than ten percent (10%) of the stock of the corporation or interest in a partnership involved in an application hereinabove referred to:

Name Amanda S. Ryan
Address: 316 Whisper Rock Dr.
Ponte Vedra, FL 32081

Name Patricia Sposato
Address: 62 Brittany Ln.
Westhampton Beach, NY 11978

Name Francine Sposato
Address: 8 Ashley Circle
Commack, NY 11725

Name Cynthia Andrews
Address: 497 Mine Brook Rd.
Far Hills NJ 07931

Name Claudia Stacklen
Address: 3 Deer Path
Quogue NY 11959

Name _____
Address: _____

Name _____
Address: _____

Name _____
Address: _____

I hereby certify under penalty of perjury that the foregoing is true:

Signature: Cynthia Andrews Date: 07-06-2020

SUBMIT ORIGINAL + 2 COPIES

STATEMENT OF OWNERSHIP

Corporate or Partnership Name of Applicant Sposato Realty, LP

Address P. O. Box 1160
Quogue NY 11959

The following is a list of all shareholders and/or partners owning beneficially or having registered in their names not less than ten percent (10%) of the stock of the corporation or interest in a partnership involved in an application hereinabove referred to:

Name Amanda S. Ryan
Address: 316 Whisper Rock Dr.
Ponte Vedra FL 32081

Name Patricia Sposato
Address: 62 Brittany Ln.
West Hampton Beach NY 11978

Name Francine Sposato
Address: 8 Ashley Circle
Commack, NY 11725

Name Cynthia Andrews
Address: 497 Mine Brook Rd.
Fan Hills NJ 07931

Name Claudia Stucklen
Address: 3 Deer Path
Quogue NY 11959

Name _____
Address: _____

Name _____
Address: _____

Name _____
Address: _____

I hereby certify under penalty of perjury that the foregoing is true:

Signature: Cynthia Andrews Date: 07-06-2020
Treasurer

NOTICE OF PUBLIC HEARING
BERNARDS TOWNSHIP BOARD OF ADJUSTMENT

YOU ARE HEREBY NOTIFIED that the undersigned Applicants have filed an application with the Bernards Township Board of Adjustment for variance relief relative to the Applicants' properties known as Tax Block 1608, Lots 10.02 and 11 and located at 31 and 35 East Craig Street, Basking Ridge, New Jersey, which are located in the R-6 Residential Zone.

The Applicants seek renewal of the following bulk variances granted by the Bernards Township Planning Board in connection with the minor subdivision approval that created Lot 10.02 in 2008 (Application No. PB#07-003):

Lot 10.02: Lot Width (150' required; 30' exists) and Lot Frontage (75' required; 30' exists)

Lot 11: Lot Width (150' required; 75' exists) and Side Yard Setback (30 feet required; 10.78 exists)

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

A. Sposato Realty Co., Inc. /s/
Sposato Realty LP /s/

Dated: August 26, 2020

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



OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE

BASKING RIDGE, NJ 07920

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

*** 200 Foot Property Search ***

** VALID FOR 90 DAYS **

Date: 07/06/2020

Block: 1608 **Lot(s):** 10.02&11 **Qual:**

Property Location: 31 & 35 East Craig Street

Applicant: Frederick B. Zellely, Esq.

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

PROPERTY OWNER INFORMATION

Name: Sposato Realty LP

Address: PO Box 393

City, State, Zip: Westhampton, NY 11977

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



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

Search To Be Picked Up

Notify When Complete: Frederick B. Zellely, Esq.

908-766-6666

CERTIFIED BY:

David Centrelli, Assessor - Township Of Bernards

Amount Paid: \$10.00

Paid By: Check (No. 14224)

Bernards Township

Parcel Offset List

Target Parcel(s): Block-Lot: 1608-11
SPOSATO REALTY LP,
35 E CRAIG ST
Block-Lot: 1608-10.02
A SPOSATO REALTY CO, INC
31 E CRAIG ST

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

Block-Lot: 1608-1

BASKING RIDGE PRESBYTERIAN CHURCH
ONE E OAK ST
BASKING RIDGE NJ 07920
RE: 12 E ALLEN ST

Block-Lot: 1608-4

L A WIMLEY TRUST/A M WIMLEYTRUST
15 BLUE GRASS DR % S FOX
EWING NJ 08638
RE: 43 N FINLEY AVE

Block-Lot: 1001-15

BONNEFOI, MARC & SARAH
30 E CRAIG ST
BASKING RIDGE NJ 07920
RE: 30 E CRAIG ST

Block-Lot: 1608-14

REYNOLDS, BRIAN & HILLARY
49 E CRAIG ST
BASKING RIDGE NJ 07920
RE: 49 E CRAIG ST

Block-Lot: 1608-12

BEITZ, DREW & NORA
39 E CRAIG ST
BASKING RIDGE NJ 07920
RE: 39 E CRAIG ST

Block-Lot: 1608-9

THOMPSON, JOHN E & MELISSA M
19 E CRAIG ST
BASKING RIDGE NJ 07920
RE: 19 E CRAIG ST

Block-Lot: 1608-8

HERRERA, JAIME B
11 E CRAIG ST
BASKING RIDGE NJ 07920
RE: 11 E CRAIG ST

Block-Lot: 1608-13

SPECTRUM SANCTUARY, LLC
161 CULBERSON RD
BASKING RIDGE NJ 07920
RE: 45 E CRAIG ST

Block-Lot: 1607-3

GRANT, KATHLEEN L
17 E ALLEN ST
BASKING RIDGE NJ 07920
RE: 17 E ALLEN ST

Block-Lot: 1104-28

KREMPA, CHERYL L
22 E CRAIG ST
BASKING RIDGE NJ 07920
RE: 22 E CRAIG ST

Block-Lot: 1608-19

SULLIVAN, TIMOTHY P & MARIE
36 N MAPLE AVE
BASKING RIDGE NJ 07920
RE: 36 N MAPLE AVE

Block-Lot: 1608-22

PHILIPSCHECK, SUSAN
24 N MAPLE AVE
BASKING RIDGE NJ 07920
RE: 24 N MAPLE AVE

Block-Lot: 1608-10.01

A SPOSATO REALTY CO, INC
PO BOX 393
WESTHAMPTON NY 11977
RE: 25 E CRAIG ST

Block-Lot: 1608-3

HUBER, STEVEN L & LAUREN
33 N FINLEY AVE
BASKING RIDGE NJ 07920
RE: 33 N FINLEY AVE

Block-Lot: 1607-1

BASKING RIDGE PRESBYTERIAN CHURCH
1 E OAK ST
BASKING RIDGE NJ 07920
RE: 2 E OAK ST

Block-Lot: 1608-21

LANE, TERESA
30 N MAPLE AVE
BASKING RIDGE NJ 07920
RE: 30 N MAPLE AVE

Block-Lot: 1001-14

FAHEY, DAVID M & ALLISON J
26 E CRAIG ST
BASKING RIDGE NJ 07920
RE: 26 E CRAIG ST

Block-Lot: 1608-20

LANE, TERESA D & NELSON, EDWARD S
30 N MAPLE AVE
BASKING RIDGE NJ 07920
RE: N MAPLE AVE

Block-Lot: 1001-16

BARRASSO, PETER PAUL
40 E CRAIG ST
BASKING RIDGE NJ 07920
RE: 40 E CRAIG ST

Block-Lot: 1608-2

SOMMER, MICHAEL S & MARLA A
27 N FINLEY AVE
BASKING RIDGE NJ 07920
RE: 27 N FINLEY AVE

Block-Lot: 1608-23

MILTON, DENNIS P & MARGARET
20 N MAPLE AVE
BASKING RIDGE NJ 07920
RE: 20 N MAPLE AVE





OFFICE OF THE ASSESSOR

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

200 FOOT PROPERTY SEARCH

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

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

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

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

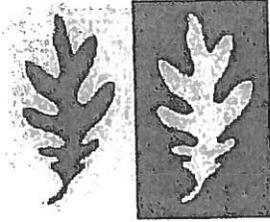
PLEASE NOTE :
Numbers 1,3,4,5 and 7 are
registered with the Township and
REQUIRE NOTIFICATION

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

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

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

SOMERSET COUNTY PLANNING BOARD
PO Box 3000
Somerville, NJ 08876



Township of Bernards

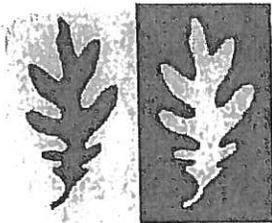
Peggy L Warren, Tax Collector
1 Collyer Lane, Basking Ridge, NJ 07920
Phone: 908-204-3080; Fax: 908-766-1941; Website: www.bernards.org

August 17, 2020

This is to certify that the property located at Block 1608 Lot 10.02, otherwise known as 31 E Craig St, Basking Ridge, NJ is assessed to A Sposato Realty Co, Inc and is paid through the third quarter 2020.

Very truly yours,

Peggy L. Warren
Tax Collector



Township of Bernards

Peggy L Warren, Tax Collector

1 Collyer Lane, Basking Ridge, NJ 07920

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

August 17, 2020

This is to certify that the property located at Block 1608 Lot 11, otherwise known as 35 E Craig St, Basking Ridge, NJ is assessed to A Sposato Realty LP and is paid through the third quarter 2020.

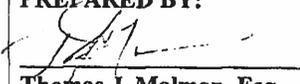
Very truly yours,

A handwritten signature in cursive script, appearing to read "Peggy L. Warren", is written over a vertical line.

Peggy L. Warren
Tax Collector

MINOR SUBDIVISION DEED

PREPARED BY:


Thomas J. Malman, Esq.

This Deed is made on April 7, 2009

BETWEEN

A. SPOSATO REALTY CO., INC., a Delaware corporation,

whose post office address is

25 East Craig Street, Basking Ridge, New Jersey 07920

referred to as the Grantor,

AND

A. SPOSATO REALTY CO., INC., a Delaware corporation

whose post office address is

25 East Craig Street, Basking Ridge, New Jersey 07920

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ONE DOLLAR AND NO CENTS (\$1.00).

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Township of Bernards
Block No. 1608, New Lot Nos. 10.01 (25 East Craig Street) and 10.02 (31 East Craig Street),
[formerly known as Block 1608, Lot 10]

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

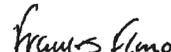
3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Bernards, County of Somerset, and State of New Jersey. The legal descriptions are attached hereto as Exhibit A and Exhibit B.

THIS deed is given to implement a minor subdivision approval granted by the Bernards Township Planning Board on September 2, 2008 and memorialized by Resolution adopted on December 2, 2008 as shown on a subdivision map entitled, "Minor Subdivision, 25 & 35 East Craig Street, Block 1608/ Lots 10 & 11, Bernards Township, Somerset County, New Jersey" prepared by Stires Associates, P.A., dated February 15, 2007 and revised through March 12, 2009. In accordance with N.J.S.A. 40:55D-47(d), the aforesaid minor subdivision approval is hereby confirmed by the Chairman and Secretary of the Bernards Township Planning Board.

4/21/09
Date


Kenneth White, Chairman

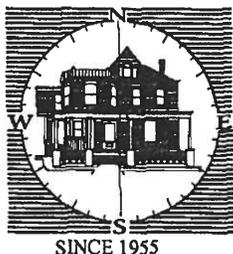
April 21, 2009
Date


Frances Florio, Secretary



BRETT A. BODY COUNTY CLERK
SOMERSET COUNTY, NJ
2009 APR 18 04:32:19 PM
INSTRUMENT # 2009024644

EXHIBIT A



STIRES ASSOCIATES, P.A.

PROFESSIONAL ENGINEERS AND SURVEYORS
ENVIRONMENTAL CONSULTANTS
43 W. HIGH STREET SOMERVILLE, N.J. 08876
Ph. (908) 725-0230 Fax (908) 707-0831
www.stiresassociates.com

Legal Description Lot 10.01 Block 1608 Township of Bernards, Somerset County, New Jersey

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

Commencing at an iron pipe found in the southerly right of way line of East Craig Street. Said point being the northwesterly corner of lands belonging now or formerly to Thomas and Annabel Bisset, Lot 12 Block 1608 on the current Tax Map of the Township of Bernards, thence a) along the southerly right of way line of East Craig Street, North 76 degrees 20 minutes 00 Seconds West a distance of 105.00 feet to the Point of Beginning; and from said point running;

- Thence 1) along a new line common with Lot 10.02 Block 1608, South 13 degrees 40 minutes 00 seconds West a distance of 204.00 feet;
- Thence 2) continuing along a new line with Lot 10.02, North 76 degrees 20 minutes 00 seconds West a distance of 172.40 feet to lands belonging now or formerly to Roman and Ingrid M. Schmitt, Lot 9 Block 1608;
- Thence 3) along the line of Schmitt North 00 degrees 06 minutes 39 seconds West a distance of 210.04 feet to the southerly right of way line of East Craig Street ;
- Thence 4) along the right of way line of East Craig Street South 76 degrees 20 minutes 00 seconds East a distance of 222.42 feet to the point and place of Beginning.

Containing 40,272 square feet or 0.925 acres

As shown on a map entitled "Minor Subdivision Plat, 25 & 35 East Craig Street, Lots 10 & 11 Block 1608, Bernards Township, Somerset County, New Jersey" prepared by Stires Associates, P.A., 43 West High Street, Somerville, New Jersey, dated 03/19/08 last revision 03/12/09.

Stires Associates, P.A.

Richard C. Mathews, LS
New Jersey Professional Land Surveyor
Registration Number 29353

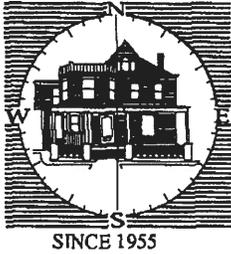


EXHIBIT B

STIRES ASSOCIATES, P.A.

PROFESSIONAL ENGINEERS AND SURVEYORS
ENVIRONMENTAL CONSULTANTS
43 W. HIGH STREET SOMERVILLE, N.J. 08876
Ph. (908) 725-0230 Fax (908) 707-0831
www.stiresassociates.com

Legal Description

Lot 10.02 Block 1608

Township of Bernards, Somerset County, New Jersey

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

Commencing at an iron pipe found in the southerly right of way line of East Craig Street. Said iron pipe being the northwesterly corner of lands belonging to Thomas and Annabel Bisset, Lot 12 Block 1608 on the current Tax Map of the Township of Bernards, thence a) along the southerly right of way line of East Craig Street, North 76 degrees 20 minutes 00 seconds West a distance of 75.00 feet to the northwest corner of lands belonging now or formerly to Ridge Custom Homes, LLC, Lot 11 Block 1608 and Point of Beginning; and from said point running;

- Thence 1) along the line of Ridge Custom Homes, LLC, South 13 degrees 40 minutes 00 seconds West a distance of 644.00 feet to lands belonging now or formerly to Basking Ridge Presbyterian Church, Lot 1 Block 1608 ;
- Thence 2) along the line of Basking Ridge Presbyterian Church North 85 degrees 30 minutes 00 seconds West a distance of 92.09 feet to lands belonging now or formerly to Michael S. and Maria Sommer, Lot 2 Block 1608;
- Thence 3) along the line of Sommer, lands belonging now or formerly to Steven and Lauren Huber, Lot 3 Block 1608, and lands belonging now or formerly to Roman and Ingrid Schmitt, Lot 9 Block 1608, North 00 degrees 06 minutes 39 seconds West a distance of 468.14 feet;
- Thence 4) along a new line common with Lot 10.01 Block 1608, South 76 degrees 20 minutes 00 seconds East a distance of 172.40 feet;
- Thence 5) continuing along new line common with Lot 10.01 Block 1608, North 13 degrees 40 minutes 00 seconds East a distance of 204.00 feet to the southerly right of way line of East Craig Street;
- Thence 6) along the right of way line of East Craig Street South 76 degrees 20 minutes 00 seconds East a distance of 30.00 feet to the point and place of Beginning.

Containing 69,982 square feet or 1.607 acres

As shown on a map entitled "Minor Subdivision Plat, 25 & 35 East Craig Street, Lots 10 & 11 Block 1608, Bernards Township, Somerset County, New Jersey" prepared by Stires Associates, P.A., 43 West High Street, Somerville, New Jersey, dated 03/19/08 last revision 03/12/09.

Stires Associates, P.A.

Richard C. Mathews, LS
New Jersey Professional Land Surveyor
Registration Number 29353

W/1g1/06/06225L10.02

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

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

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

STATE OF NEW JERSEY

COUNTY SOMERSET
} SS. County Municipal Code 1802

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
RTF paid by seller \$
Date By

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

MUNICIPALITY OF PROPERTY LOCATION BERNARDS TOWNSHIP

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

Deponent, A. SPOSATO REALTY CO., INC. being duly sworn according to law upon his/her oath,
deposes and says that he/she is the GRANTOR in a deed dated 04/7/09 transferring
real property identified as Block number 1608 Lot number 10 (to be Lots 10.01 & 10.02) located at
25 & 31 EAST CRAIG STREET, BASKING RIDGE, NJ and annexed thereto.

(2) CONSIDERATION \$ 1.00 (See Instructions #1 and #5 on reverse side)

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

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

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

\$ + % = \$

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

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

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
PERFECTION OF MINOR SUBDIVISION WITH CONSIDERATION UNDER \$100

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

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

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over.
B. BLIND PERSON Grantor(s) legally blind or;
DISABLED PERSON Grantor(s) permanently and totally disabled

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owned and occupied by grantor(s) at time of sale.
One or two-family residential premises.
Resident of State of New Jersey.
Owners as joint tenants must all qualify.

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

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

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

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

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

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

Subscribed and sworn to before me this 7th day of April, 2009

Signature of Deponent Armand Sposato, President
Deponent Address 25 E. Craig St., Basking Rdge,NJ
Day Pitney LLP
Name/Company of Settlement Officer

RICHARD J. OPPEDISANO
NOTARY PUBLIC, State of New York
No. 52-4629221, Suffolk County
Term Expires Nov. 30, 2010

FOR OFFICIAL USE ONLY
Instrument Number County Somerset
Deed Number Book Page
Deed Dated 4-7-09 Date Recorded 5-18-09

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT



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

(Please Print or Type)

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

Name(s)
A. SPOSATO REALTY CO., INC.

Current Resident Address:

Street: **25 EAST CRAIG STREET**

City, Town, Post Office	State	Zip Code
BASKING RIDGE	NJ	07920

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
1608	10.01 & 10.02	

Street Address:
25 & 31 EAST CRAIG STREET

City, Town, Post Office	State	Zip Code
BASKING RIDGE	NJ	07920

Seller's Percentage of Ownership	Consideration	Closing Date
100	1.00	

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
 No non-like kind property received.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

4.7.19

 Date

 Date

Armand Sposato

 Signature **Armand Sposato, President**
 (Seller) Please Indicate If Power of Attorney or Attorney in Fact

 Signature
 (Seller) Please Indicate If Power of Attorney or Attorney in Fact

Being the same property conveyed to the Grantor herein by deed from Ridge Custom Homes, LLC dated October 5, 2006 and recorded in the Office of the Somerset County Clerk on October 10, 2006 in Deed Book 5950 at page 529.

The street address of the Property is: East Craig Street, Basking Ridge, Bernards Township, New Jersey

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

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

A. SPOSATO REALTY CO., INC.

Kristin A. Howard
Kristin A. Howard

Armand Sposato (Seal)
Name: Armand Sposato
Title: President

STATE OF New York, COUNTY OF Suffolk SS.:

I CERTIFY that on April 7th, 2009

Armand Sposato, as President of A. Sposato Realty Co., Inc., personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as the act and deed as President of A. Sposato Realty, Co., Inc., the entity named in this Deed; and
- (c) made this Deed for \$1.00 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.)

Richard J. Oppedisano
Notary Public of the State of NY
Richard J. Oppedisano
No. 52-4629221, Suffolk County
Term Expires Nov. 30, 2010

My Commission Expires: Nov 30, 2010

MINOR SUBDIVISION DEED

Dated: April 7, 2009

A. SPOSATO REALTY CO., INC.
a Delaware Corporation

Grantor(s).

TO

A. SPOSATO REALTY CO., INC.
a Delaware Corporation

Grantee(s).

Record and Return to:

Thomas J. Malmau, Esq.
Day Pitney LLP
P. O. Box 1945
Morristown, NJ 07962-1945





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

Recorded: 05/18/2009 02:34:18 PM
Book: OPR 6220 **Page:** 740-747
Instrument No.: 2009024644
DEEDTRNS 8 PGS \$100.00

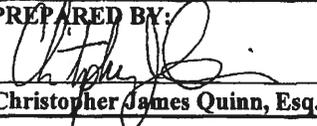
Recorder: HAJDUNEMET

DO NOT DISCARD



2009024644

DEED

PREPARED BY:

Christopher James Quinn, Esq.

This Deed is made on September 18, 2009

BETWEEN

RIDGE CUSTOM HOMES LLC, a New Jersey Limited Liability Corporation,

whose post office address is

8 Gold Boulevard, Basking Ridge, New Jersey 07920

referred to as the Grantor,

AND

SPOSATO REALTY LP, a Delaware Limited Partnership

whose post office address is

Post Office Box 393, Westhampton, New York 11977

referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ONE DOLLAR AND NO CENTS (\$1.00).

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Township of Bernards
Block No. 1608, Lot No. 11 (35 East Craig Street)

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

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Bernards, County of Somerset, and State of New Jersey. The legal description is attached hereto as Exhibit A.



2009058658

BRETT G. RADI, COUNTY CLERK
SOMERSET COUNTY, NJ
2009 09 23 02:08:27 PM
BK: 0272 PG: 1638-1842
INSTRUMENT # 2009058658

EXHIBIT A



STIRES ASSOCIATES, P.A.

PROFESSIONAL ENGINEERS AND SURVEYORS
ENVIRONMENTAL CONSULTANTS
43 W. HIGH STREET SOMERVILLE, N.J. 08876
Ph. (908) 725-0230 Fax (908) 707-0831
www.stiresassociates.com

Legal Description Lot 11 Block 1608

Township of Bernards, Somerset County, New Jersey

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

Beginning at an iron pipe found in the southerly sideline of East Craig Street, said point being the northwesterly corner of lands belonging now or formerly to Thomas and Annabel Bisset Lot 12 Block 1608 on the current Tax Map of the Township of Bernards, and from said point running;

- Thence 1) along the line of Bisset, South 13 degrees 40 minutes 00 seconds West a distance of 204.00 feet;
- Thence 2) continuing along the line of Bisset South 76 degrees 20 minutes 00 seconds East a distance of 150.00 feet to lands belonging now or formerly to Robert T. Hannigan, Lot 13 Block 1608;
- Thence 3) along the line of Hannigan and lands belonging now or formerly to Teresa Lane, Lot 20 and Lot 21 Block 1608, South 13 degrees 40 minutes 00 seconds West a distance of 403.10 feet to lands belonging now or formerly to Basking Ridge Presbyterian Church, Lot 1 Block 1608;
- Thence 4) along the line of Basking Ridge Presbyterian Church South 85 degrees 38 minutes 49 seconds West a distance of 228.01 feet; to the southeast corner of Lot 10.02;
- Thence 5) along the common line of Lot 10.02 and Lot 11 North 13 degrees 40 minutes 00 seconds East a distance of 644.00 feet to an iron pipe found and southerly right of way line of East Craig Street;
- Thence 6) along the southerly right of way line of East Craig Street South 76 degrees 20 minutes 00 seconds East a distance of 75.00 feet to the point and place of Beginning.

Containing 110,149 square feet or 2.529 acres

As shown on a map entitled "Minor Subdivision Plat, 25 & 35 East Craig Street, Lots 10 & 11 Block 1608, Bernards Township, Somerset County, New Jersey" prepared by Stires Associates, P.A., 43 West High Street, Somerville, New Jersey, dated 03/19/08 last revision 03/12/09.

Stires Associates, P.A.

Richard C. Mathews, PLS
NJ Registration Number 29353

W:\LGL\06\06225L11.Doc

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY SOMERSET } SS. County Municipal Code
1802

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>1.00</u>
RTF paid by seller	\$ <u>blank</u>
Date <u>10-23-09</u>	By <u>RTU</u>

MUNICIPALITY OF PROPERTY LOCATION BERNARDS TOWNSHIP *Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, Ridge Custom Homes, LLC being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the GRANTOR in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 1608 Lot number 11 located at
35 East Craig Street, Basking Ridge, NJ and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (See Instructions #1 and #5 on reverse side)

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

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

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

\$ _____ + _____ % = \$ _____

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

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
CONSIDERATION UNDER \$100

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (See Instruction #9 on reverse side for A or B)
- B. BLIND PERSON Grantor(s) legally blind or; *
- DISABLED PERSON Grantor(s) permanently and totally disabled Receiving disability payments Not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

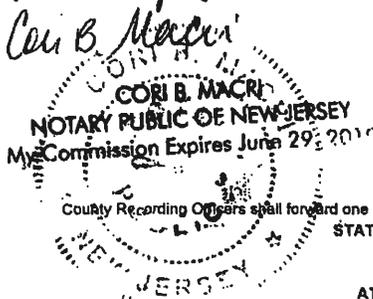
*IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)
 Entirely new improvement. Not previously occupied.
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

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

Subscribed and sworn to before me this 18 day of Sept., 2009



[Signature] Signature of Deponent
Ridge Custom Homes, LLC Grantor Name
8 Gold Blvd., Basking Ridge, NJ Grantor Address
8 Gold Blvd., Basking Ridge, NJ Grantor Address at Time of Sale
Day Pitney LLP Name/Company of Settlement Officer
Last 3 digits in Grantor's Social Security Number xxx-xxx-7808

FOR OFFICIAL USE ONLY	
Instrument Number	County <u>Somerset</u>
Deed Number	Book _____ Page _____
Deed Dated <u>10-23-09</u>	Date Recorded <u>10-23-09</u>



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

(Please Print or Type)

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

Name(s)

Ridge Custom Homes, LLC

Current Resident Address:

Street: 8 Gold Boulevard

City, Town, Post Office

State

Zip Code

Basking Ridge

NJ

07920

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

160B

11

Street Address:

35 East Craig Street

City, Town, Post Office

State

Zip Code

BASKING RIDGE

NJ

07920

Seller's Percentage of Ownership

Consideration

Closing Date

100

1.00

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
 No non-like kind property received.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

Date

9-18-09

Signature

Cynthia Anderson

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

Date

Signature

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

Being the same property conveyed to the Grantor herein by deed from Cynthia Andrews dated June 27, 2006 and recorded in the Office of the Somerset County Clerk on June 29, 2006 in Deed Book 5910 at page 3589.

The street address of the Property is: 35 East Craig Street, Basking Ridge, Bernards Township, New Jersey

Subject to all restrictions and easements of record.

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

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

RIDGE CUSTOM HOMES, LLC.

Trupti Patel

TRUPTI PATEL

Cynthia Andrews

(Seal)

Name: Cynthia Andrews
Title: Member

STATE OF New Jersey, COUNTY OF Warren SS.:

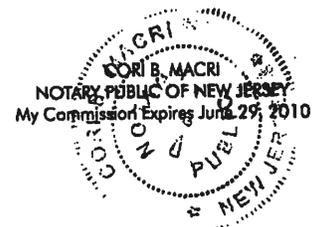
I CERTIFY that on Sept 18, 2009

Cynthia Andrews, a Member of Ridge Custom Homes, LLC, Inc., personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as the act and deed as a Member of Ridge Custom Homes, LLC, the entity named in this Deed; and
- (c) made this Deed for \$1.00 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.)

Cori B. Macri

Notary Public of the State of NJ



DEED

Dated: Sept. 18, 2009

RIDGE CUSTOM HOMES, LLC
a New Jersey Limited Liability Corporation

Grantor(s).

TO

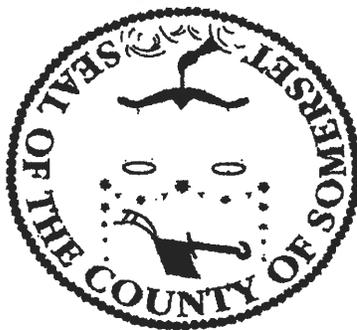
SPOSATO REALTY LP
a Delaware Limited Partnership

Grantee(s).

Record and Return to:

Thomas J. Malman, Esq.
Day Pitney LLP
P. O. Box 1945
Morristown, NJ 07962-1945





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

Recorded: 10/23/2009 02:09:27 PM
Book: OPR 6272 Page: 1936-1942
Instrument No.: 2009058656
DEEDTRNS 7 PGS \$90.00

Recorder: HAJDUNEMET

DO NOT DISCARD



2009058656

9p 120-clc TH

Prepared by: Christopher James Quinn
Christopher James Quinn

DRIVEWAY AND MAINTENANCE EASEMENT

THIS DRIVEWAY AND MAINTENANCE EASEMENT is made this 6th day of April, 2009 by and between **RIDGE CUSTOM HOMES, LLC**, having an address of 8 Gold Boulevard, Basking Ridge, New Jersey 07920, (hereinafter referred to as the "Grantor"), and **A. SPOSATO REALTY CO., INC.**, a Delaware Corporation, having an address of 25 East Craig Street, Basking Ridge, New Jersey, 07920, (hereinafter referred to as the "Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of a tract of land designated as Block 1608, Lot 11, on the Tax Map of the Township of Bernards ("Lot 11"); and

WHEREAS, by Resolution adopted on December 2, 2008 (the "Preliminary Resolution"), the Bernards Township Planning Board granted minor subdivision approval to Lots 10 & 11 in Block 1608 (hereinafter collectively referred to as the "Property") to permit the subdivision of the Lot 10 in Block 1608 into two residential lots to be designated as Block 1608, Lots 10.01 and 10.02 (hereinafter "Lot 10.01" and "Lot 10.02", respectively); and

WHEREAS, Grantee is the owner of a Lot 10.02; and

WHEREAS, the approved minor subdivision is more particularly shown on a plan entitled "Minor Subdivision Plat, 25 & 35 East Craig Street, Block 1608/ Lots 10 & 11, Bernards Township, Somerset County, New Jersey" prepared by Craig W. Stires, P.E., Lic. No. 39078, of

83140750A02051309



BRETT A. RADI COUNTY CLERK
SOMERSET COUNTY, NJ
2009 MAY 18 02:34:18 PM
BK: 6220 PG: 775-784
INSTRUMENT # 2009024647

Stires Associates, P.A., dated February 15, 2007, last revised March 12, 2009, as may be further revised pursuant to a resolution of the Board (hereinafter the "Approved Plans"); and

WHEREAS, an existing single family residence is located on Lot 10.01, which is known as 25 East Craig Street, and a new single family residence and other structures will be constructed on Lot 10.02, which will be known as 31 East Craig Street; and

WHEREAS, access to Lot 10.02 will be gained via a portion of an existing driveway extending from East Craig Street across Lot 11 to Lot 10.02 (hereinafter the "Driveway"); and

WHEREAS, the Driveway also provides access to the existing house on Lot 11; and

WHEREAS, the Grantor desires to establish an access easement to and for the benefit of Lot 10.02 over that portion of Lot 11 more particularly described on Schedule A attached hereto ("Easement Area") to permit the continued use of the Driveway for vehicular and pedestrian access and underground utility connections to and from Lot 10.02 and East Craig Street; and

WHEREAS, Grantor wishes to establish the rights and responsibilities with respect to the use, maintenance and repair of the Driveway and the Easement Area.

NOW, THEREFORE, the Grantor hereby declares that Lot 11 shall be held, transferred, sold, conveyed, leased, occupied and used subject to the easements, covenants, restrictions, conditions, charges and obligations hereinafter set forth in this Easement.

1. The Easement Area may be utilized by the record owner(s) of Lot 10.02 and their invitees and guests for driveway access and for the purpose of installing, repairing, maintaining and replacing driveway improvements and underground utilities within the Easement Area that are for the benefit of the Lot 10.02.

2. The Easement Area may not be utilized for the parking of motor vehicles, for storage, or for any other purpose not specifically authorized herein.

3. The Grantor reserves unto itself and its successors and assigns and future record owner(s) of Lot 11, the right to utilize the land within the Easement Area for any lawful purpose not in conflict with the rights conveyed to the owner or owners of Lot 10.02 hereby, including the right to utilize the Driveway for vehicular and pedestrian access to Lot 11. Grantor hereby expressly acknowledges that the record owner(s) of Lot 11 shall have the right to grant to other persons and/or entities an easement in, under, through and across the Easement Area for any lawful purpose provided such purpose does not materially interfere with the proper use and enjoyment of the Easement Area pursuant to this Easement.

4. The record owners of Lots 10.02 and 11 shall be jointly responsible for maintaining the Easement Area and any driveway improvements constructed therein in a sound and suitable condition. The maintenance obligations referenced herein shall specifically include the obligation to keep the Driveway free of snow and ice. Notwithstanding anything herein to the contrary, each party shall be solely responsible for repairing any damage to the Easement Area and any improvements constructed therein that they or their invitees, contractors, visitors or other guests may cause. When performing any work within the Easement Area pursuant to this Easement, the party performing such work shall ensure reasonable access to the other party and

shall make every effort to complete the work within the Easement Area as soon as is practicable.

5. The record owner(s) of Lot 10.02 shall at all times maintain insurance for the Easement Area covering both property damage and personal injury, in an amount and on terms that are reasonably acceptable to the record owner of Lot 11 and naming the record owner of Lot 11 as an additional insured. The record owner(s) of Lot 10.02 shall provide the record owner(s) of Lot 11 with written evidence of such insurance and any renewals or modifications thereto. The record owner(s) of Lot 10.02 and Lot 11, respectively, shall each indemnify, protect and defend the other from and against all claims, suits, or other actions for fees, costs, expenses and damages of any kind whatsoever (including reasonable attorney's fees) relating to or arising from any acts or omissions pertaining to or associated with the use of the Easement Area by its invitees, guests, employees, contractors and relatives.

6. The covenants, terms and conditions set forth herein shall be binding upon and inure to the benefit of both parties and their respective successors and assigns.

7. This Easement shall be appurtenant to and for the benefit Lot 10.02. The easements and covenants set forth herein shall run with the lands affected hereby in perpetuity.

8. This Easement shall be subject to any easements and restrictions of record and such state of facts that may be revealed by an accurate survey.

9. Nothing contained herein is intended to, nor shall be construed as, creating any right in or for the benefit of the general public nor shall this Easement be construed as a grant for any public purpose.

10. This Easement shall be construed in accordance with the laws of the State of New Jersey.

11. This Easement shall not be changed, modified or amended in whole or in part without the written agreement of the record owners of Lot 10.02 and Lot 11 or their respective successors and assigns, and, if so required, the approval of the Bernards Township Planning Board.

12. If any provisions of this Easement shall to any extent, be or be held invalid or unenforceable, the remaining provisions of this Easement and the application of any and all of the provisions of this Easement to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, it being intended that each provision of this Easement shall be deemed valid and enforceable to the fullest extent permitted by law.

IN WITNESS HEREOF, Grantor has signed this Easement the day and year first above written.

WITNESS:

Michael Pollock
Name: Michael Pollock

GRANTOR:

RIDGE CUSTOM HOMES, LLC

By: Cynthia Andrews
Name: Cynthia Andrews, Member

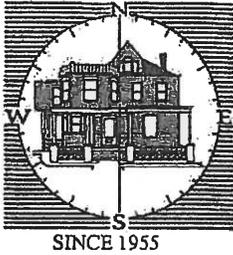
WITNESS:

Kristin Howard
Name: Kristin Howard

GRANTEE:

A. SPOSATO REALTY CO., INC.

By: Armand Spasato
Name: Armand Spasato, President



SCHEDULE A

STIRES ASSOCIATES, P.A.

PROFESSIONAL ENGINEERS AND SURVEYORS
ENVIRONMENTAL CONSULTANTS
43 W. HIGH STREET SOMERVILLE, N.J. 08876
Ph. (908) 725-0230 Fax (908) 707-0831
www.stiresassociates.com

**Legal Description
Driveway and Maintenance Easement
for the Benefit of Lot 10.02
Lot 11 Block 1608
Township of Bernards, Somerset County, New Jersey**

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

Commencing at an iron pipe found in the southerly right of way line of East Craig Street, said point being the northwesterly corner of lands belonging now or formerly to Thomas and Annabel Bisset, Lot 12 Block 1608 on the current Tax Map of the Township of Bernards, thence a) along the southerly line of East Craig Street North 76 degrees 20 minutes 00 seconds West a distance of 24.91 feet to the Point of Beginning; and from said point running;

- Thence 1) South 13 degrees 40 minutes 00 seconds West a distance of 25.82 feet;
- Thence 2) South 30 degrees 40 minutes 59 seconds West a distance of 96.18 feet;
- Thence 3) South 13 degrees 40 minutes 00 seconds West a distance of 117.98 feet;
- Thence 4) North 76 degrees 20 minutes 00 seconds West a distance of 21.94 feet to the easterly line of Lot 10.02;
- Thence 5) along the line of Lot 10.02 North 13 degrees 40 minutes 00 seconds East a distance of 114.63 feet;
- Thence 6) North 30 degrees 40 minutes 59 seconds East a distance of 102.82 feet;
- Thence 7) North 13 degrees 40 minutes 00 seconds East a distance of 22.83 feet to the southerly right of way line of East Craig Street;
- Thence 8) along the southerly right of way line of East Craig Street South 76 degrees 20 minutes 00 seconds East a distance of 20.00 feet to the point and place of Beginning.

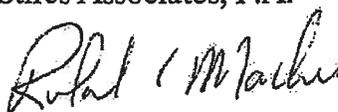
Containing 5,028 square feet or 0.115 acres

A MEMBER OF THE "STIRES GROUP" OF COMPANIES

STIRES ASSOCIATES, P.A.

As shown on a map entitled "Minor Subdivision Plat, 25 & 35 East Craig Street, Lots 10 & 11 Block 1608, Bernards Township, Somerset County, New Jersey" prepared by Stires Associates, P.A., 43 West High Street, Somerville, New Jersey, dated 03/19/08 last revision 03/12/09.

Stires Associates, P.A.



Richard C. Mathews, LS
New Jersey Professional Land Surveyor
Registration Number 29353

W/1g1/06/06225accease

STATE OF NEW JERSEY)
)
COUNTY OF Monmouth) SS:

BE IT REMEMBERED, that on this 6 day of April, 2009, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared Cynthia Jurdica who, I am satisfied, is the Member of Ridge Custom Homes, LLC, who executed the within Instrument and thereupon acknowledged that he signed, sealed and delivered the same, as the voluntary act and deed of such company.

Diane Chersavani
Notary

DIANE CHERSEVANI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 4, 2011

New York
STATE OF ~~NEW JERSEY~~)
)
COUNTY OF Suffolk) SS:

BE IT REMEMBERED, that on this 7th day of April, 2009, before me, the subscriber, a Notary Public of the State of New York, personally appeared Richard Sposato who, I am satisfied, is the President of A. Sposato Realty Co., Inc., who executed the within Instrument and thereupon acknowledged that he signed, sealed and delivered the same, as the voluntary act and deed of such company.

Richard J. Sposato
Notary

RICHARD J. OPPEDISANO
NOTARY PUBLIC, State of New York
No. 52-4629221, Suffolk County
Term Expires Nov. 30, 2010

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS (the "**Declaration**") is made this 6 day of April, 2009 by RIDGE CUSTOM HOMES, LLC. having an address of 8 Gold Street, Basking Ridge, NJ 07920 ("**Ridge**") and A. SPOSATO REALTY, INC., having an address of 25 East Craig Street, Basking Ridge, NJ 07920 ("**Sposato**"). (Sposato and Ridge are collectively referred to as "**Declarant**").

WITNESSETH:

WHEREAS, Ridge owns in fee simple, certain land designated as Block 1608, Lot 11 on the Official Tax Map of the Township of Bernards, Somerset County, New Jersey, which is more particularly described in Exhibit A attached hereto ("**Ridge Property**" or "**Lot 11**") and Sposato owns certain land designated as Block 1608, Lot 10 on the Official Tax Map of the Township of Bernards, Somerset County, New Jersey, which is more particularly described in Exhibit B attached hereto ("**Sposato Property**" or "**Lot 10**") (The Ridge Property and the Sposato Property are collectively referred to as the "**Property**"); and

WHEREAS, Declarant obtained from the Bernards Township Planning Board minor subdivision and variance approval by Resolution No. PB#07-003, dated December 2, 2009 (the "**Resolution**") for the creation of Lots 10.01 and 10.02 in Block 1608 (hereinafter, the "**Project**"), which are depicted on plans entitled "Minor Subdivision Plat, 25 & 35 East Craig Street, Block 1608/ Lots 10 & 11, Bernards Township, Somerset County, New Jersey" prepared by Craig W. Stires, P.E., Lic. No. 39078, of Stires Associates, P.A., dated February 15, 2007 and revised through March 12, 2009 (the "**Approved Plans**") and which is more particularly described in Exhibit C attached hereto; and

WHEREAS, the Resolution required the Declarant to impose certain restrictions, easements and covenants upon the Property as conditions to the approved subdivision; and

NOW, THEREFORE, Declarant does hereby declare that the Property shall be held, transferred, sold, conveyed, leased, occupied, and used subject to the covenants, restrictions, conditions, easements, charges, assessments, obligations, and liens set forth in this Declaration of Covenants and Restrictions.

ARTICLE I

GENERAL DESCRIPTION OF THE PROPERTY

The Property. The Property includes the land consisting of the three (3) lots, Lots 10.01, 10.02 and 11 in Block 1608 ("**Lot 10.01**," "**Lot 10.02**" and "**Lot 11**," respectively) as depicted on the Approved Plans.



2009024646

BRETT A. RADI COUNTY CLERK
SOMERSET COUNTY, NJ
2009 MAY 18 02:34:18 PM
BK:6220 PG:762-774
INSTRUMENT # 2009024646

ARTICLE II

COVENANTS AND RESTRICTIONS ON LOT 10.01

Declarant and any subsequent owner of Lot 10.01 shall be subject to the following restrictions:

2.01 Impervious coverage. At the time of the subdivision, due to the existing and proposed impervious coverages on the Property, Declarant was not required to satisfy the water quality standards of the New Jersey Department of Environmental Protection. However, if the impervious coverage of Lot 10.01 exceeds 17.5%, then the owner of Lot 10.01 shall be responsible for addressing the water quality issues relating to the entire Property to ensure compliance with all applicable laws and regulations with respect to water quality.

2.02 Future reconstruction of the dwelling. In the event the dwelling on Lot 10.01 existing at the time of this Declaration is razed and Lot 10.01 is redeveloped with the construction of a new residence thereon, the new dwelling shall meet the following requirements:

- a. The new dwelling shall be set back at least 70 feet from the right-of-way of East Craig Street; and
- b. The new dwelling shall not be more than 60 feet wide on a measurement roughly parallel to East Craig Street; and
- c. The driveway servicing the new home shall be situated at its present location along East Craig Street so as to avoid removal of trees and a new driveway opening along the road; and
- d. Any tree clearing within the front yard shall not exceed 50% of the existing trees in the front yard. This requirement shall apply during construction of a new dwelling, and shall no longer apply after issuance of a certificate of occupancy; and
- e. Any and all utility lines to the new dwelling shall be located underground.

This restriction shall not be interpreted to apply to the destruction of the existing dwelling and/or the garage by fire or damage by other natural cause; in such an event, the existing dwelling and/or garage may be restored to its existing state in its existing location.

ARTICLE III

COVENANTS AND RESTRICTIONS ON LOT 10.02

Declarant and any subsequent owner of Lot 10.02 shall be subject to the following restrictions:

3.01 No further subdivision. Subsequent to the perfection of the subdivision shown on the Approved Plans, there shall be no further subdivision to create any new lot from Lot 11 and/ or Lot 10.02. However, this restriction shall not in any way limit or restrict Declarant or any successor-in-interest from making a lot line adjustment to either Lot 10.02 or Lot 11.

3.02 Impervious coverage. At the time of the subdivision, due to the existing and proposed impervious coverages on the Property, Declarant was not required to satisfy the water quality standards of the New Jersey Department of Environmental Protection. However, if the impervious coverage of Lot 10.02 exceeds 9.5%, then the owner of Lot 10.02 shall be responsible for addressing the water quality issues relating to the entire Property to ensure compliance with all applicable laws and regulations with respect to water quality.

3.03 Conservation Easement. Declarant acknowledges that a portion of Lot 10.02 is the subject of a Conservation Easement that is being recorded simultaneously herewith.

3.04 Driveway and Maintenance Easement. Declarant acknowledges that access to Lot 10.02 will be obtained over a portion of Lot 11, the terms of which are more specifically set forth in a Driveway and Maintenance Easement that is being recorded simultaneously herewith.

ARTICLE IV

COVENANTS AND RESTRICTIONS ON LOT 11

Declarant and any subsequent owner of Lot 11 shall be subject to the following restrictions:

4.01 No further subdivision. Subsequent to the perfection of the subdivision shown on the Approved Plans, there shall be no further subdivision to create any new lot from Lot 11 and/ or Lot 10.02. However, this restriction shall not in any way limit or restrict Declarant or any successor-in-interest from making a lot line adjustment to either Lot 10.02 or Lot 11.

4.02 Impervious coverage. At the time of the subdivision, due to the existing and proposed impervious coverages on the Property, Declarant was not required to satisfy the water quality standards of the New Jersey Department of Environmental Protection. However, if the impervious coverage of Lot 11 exceeds 10.5%, then the owner of Lot 11 shall be responsible for addressing the water quality issues relating to the entire Property to ensure compliance with all applicable laws and regulations with respect to water quality.

4.03 Future reconstruction of the dwelling. In the event the dwelling on Lot 11 existing at the time of this Declaration is razed and Lot 11 is redeveloped with the construction of a new residence thereon, the new dwelling shall meet the following requirements:

- a. The new dwelling shall comply with the applicable setback requirements, including a 70-foot front yard setback, 30-foot side yard setback and 75-foot combined side yard setback; and

b. Any and all utility lines to the new dwelling shall be located underground.

This restriction shall not be interpreted to apply to the destruction of the existing dwelling and/or the garage by fire or damage by other natural cause; in such an event, the existing dwelling and/or garage may be restored to its existing state in its existing location.

4.04 Conservation Easement. Declarant acknowledges that a portion of Lot 11 is the subject of a Conservation Easement that is being recorded simultaneously herewith.

4.05 Tree Protection Easement. Declarant acknowledges that a portion of Lot 11 is the subject of a Tree Protection Easement that is being recorded simultaneously herewith.

4.06 Driveway and Maintenance Easement. Declarant acknowledges that access to Lot 10.02 will be obtained over a portion of Lot 11, the terms of which are more specifically set forth in a Driveway and Maintenance Easement that is being recorded simultaneously herewith.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, or caused this document to be signed by their proper corporate officers and their corporate seal to be set hereto.

WITNESS:

Michael Pollock
Name: Michael Pollock
Dated: 4-6, 2009

RIDGE CUSTOM HOMES, LLC

By: Cynthia Andrews
Name: Cynthia Andrews
Title: Member

WITNESS:

Kristin Howard
Name: Kristin Howard
Dated: 3/7, 2009

A. SPOSATO REALTY, CO., INC.

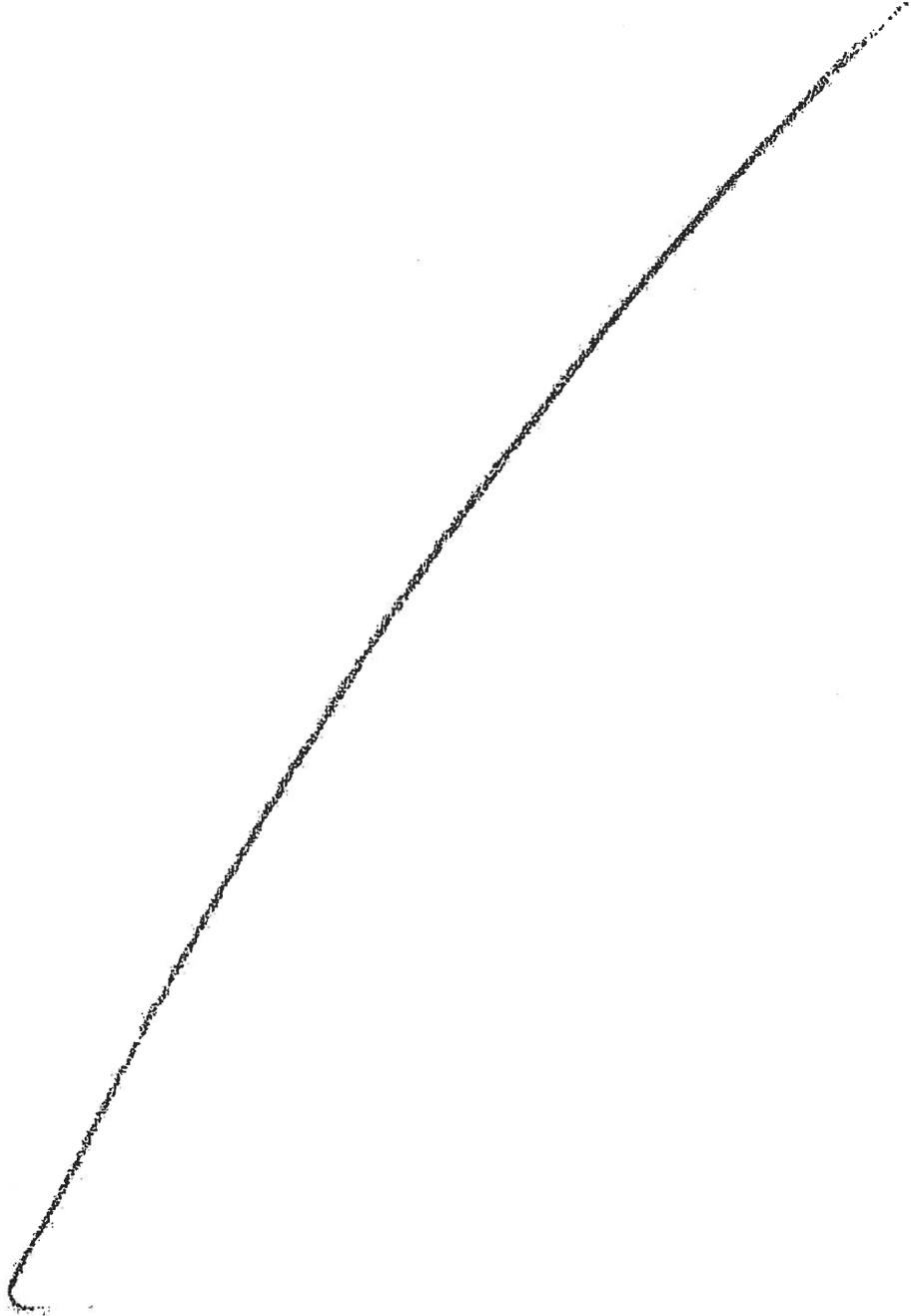
By: Armand Sposato
Name: Armand Sposato
Title: President



RECORD & RETURN TO:
Day Pitney LLP
PO Box 1945
Morristown, NJ 07960-1945
Attn: Thomas J. Malman, Esq.

EXHIBIT A

LEGAL DESCRIPTION FOR RIDGE PROPERTY/ LOT 11



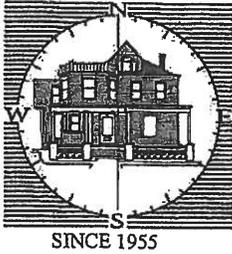


Exhibit A

STIRES ASSOCIATES, P.A.

PROFESSIONAL ENGINEERS AND SURVEYORS
ENVIRONMENTAL CONSULTANTS
43 W. HIGH STREET SOMERVILLE, N.J. 08876
Ph. (908) 725-0230 Fax (908) 707-0831
www.stiresassociates.com

Legal Description Lot 11 Block 1608

Township of Bernards, Somerset County, New Jersey

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

Beginning at an iron pipe found in the southerly sideline of East Craig Street, said point being the northwesterly corner of lands belonging now or formerly to Thomas and Annabel Bisset Lot 12 Block 1608 on the current Tax Map of the Township of Bernards, and from said point running;

- Thence 1) along the line of Bisset, South 13 degrees 40 minutes 00 seconds West a distance of 204.00 feet;
- Thence 2) continuing along the line of Bisset South 76 degrees 20 minutes 00 seconds East a distance of 150.00 feet to lands belonging now or formerly to Robert T. Hannigan, Lot 13 Block 1608;
- Thence 3) along the line of Hannigan and lands belonging now or formerly to Teresa Lane, Lot 20 and Lot 21 Block 1608, South 13 degrees 40 minutes 00 seconds West a distance of 403.10 feet to lands belonging now or formerly to Basking Ridge Presbyterian Church, Lot 1 Block 1608;
- Thence 4) along the line of Basking Ridge Presbyterian Church South 85 degrees 38 minutes 49 seconds West a distance of 228.01 feet; to the southeast corner of Lot 10.02;
- Thence 5) along the common line of Lot 10.02 and Lot 11 North 13 degrees 40 minutes 00 seconds East a distance of 644.00 feet to an iron pipe found and southerly right of way line of East Craig Street;
- Thence 6) along the southerly right of way line of East Craig Street South 76 degrees 20 minutes 00 seconds East a distance of 75.00 feet to the point and place of Beginning.

Containing 110,149 square feet or 2.529 acres

As shown on a map entitled "Minor Subdivision Plat, 25 & 35 East Craig Street, Lots 10 & 11 Block 1608, Bernards Township, Somerset County, New Jersey" prepared by Stires Associates, P.A., 43 West High Street, Somerville, New Jersey, dated 03/19/08 last revision 03/12/09.

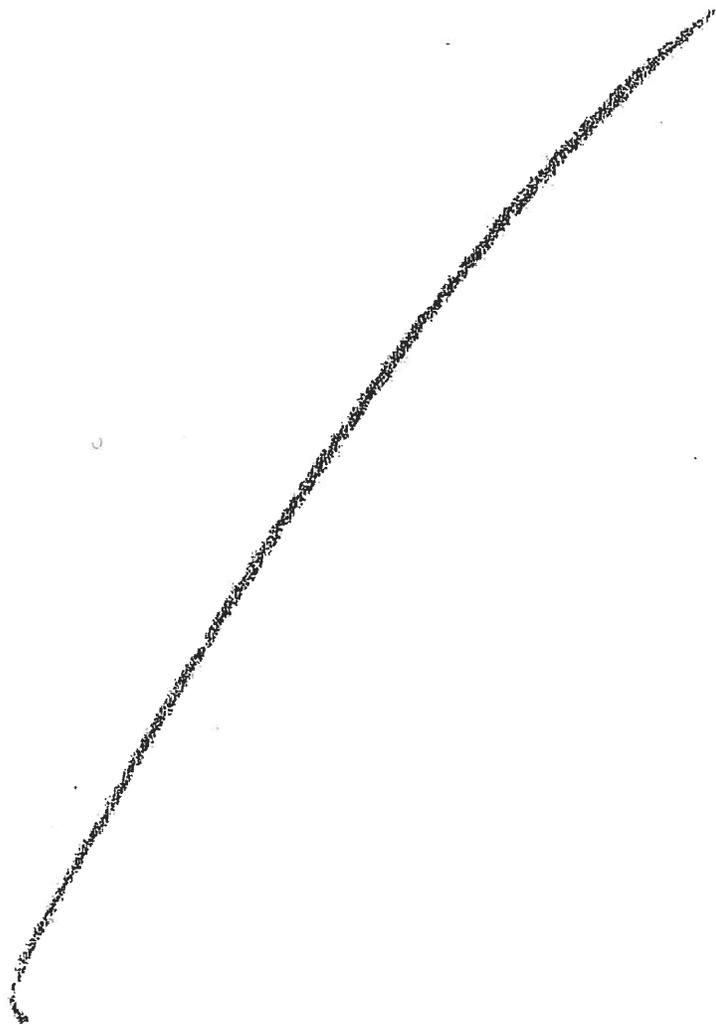
Stires Associates, P.A.

Richard C. Mathews, PLS
NJ Registration Number 29353

W:\LGL\06\06225L11.Doc

EXHIBIT B

LEGAL DESCRIPTION FOR SPOSATO PROPERTY/ LOT 10



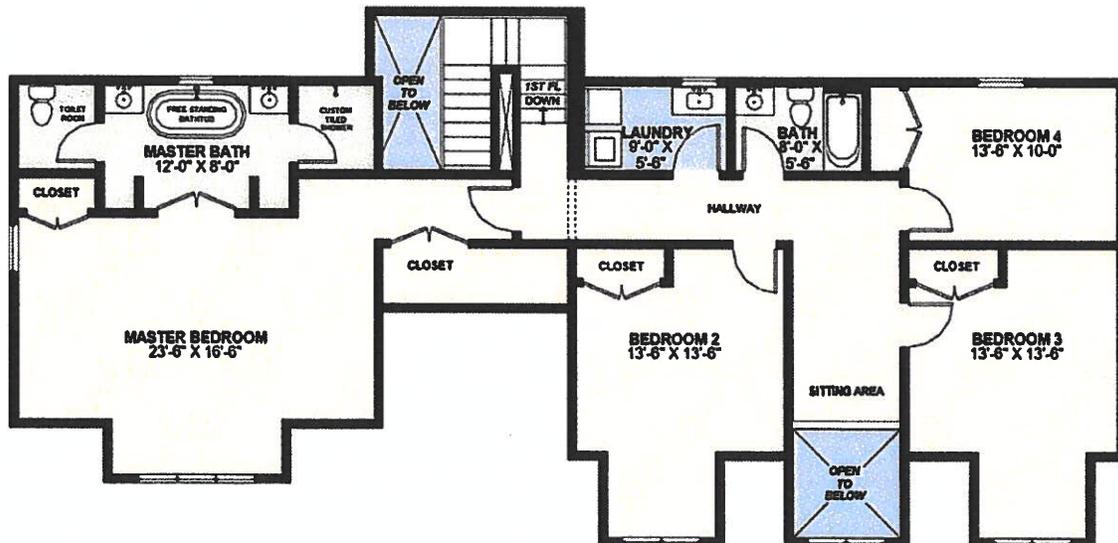
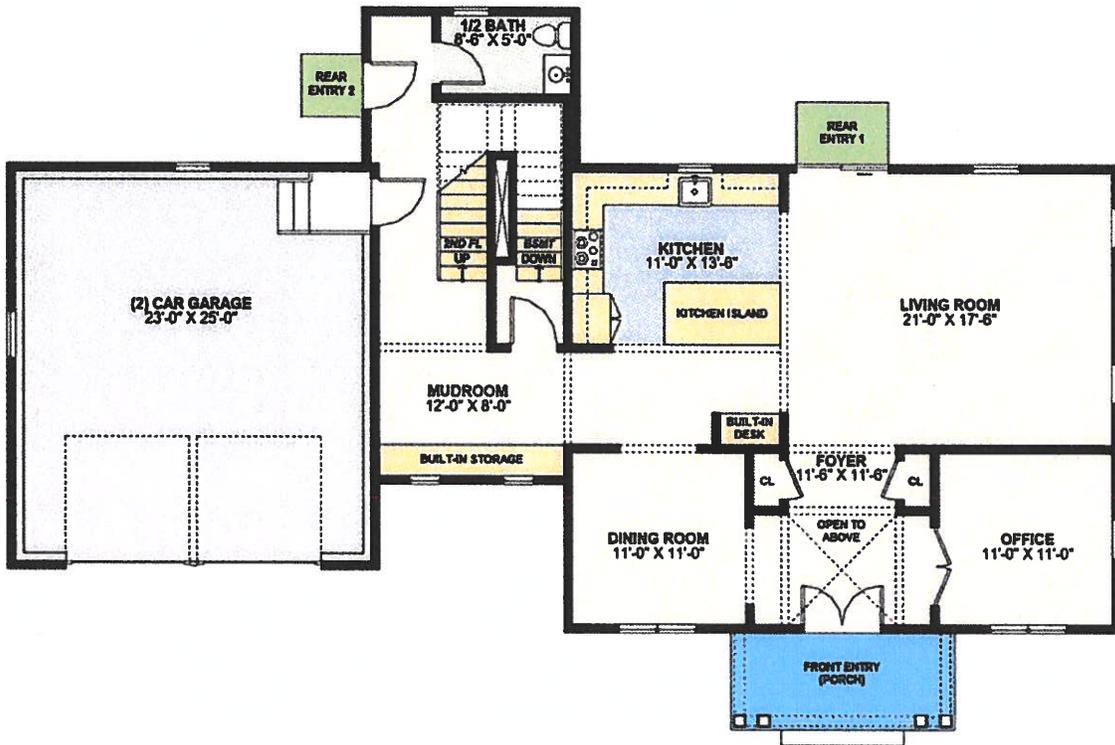
31 East Craig Street

Square Footage Breakdown

Total Heated Area:	3,221 sq. ft.
1st Floor:	1,472 sq. ft.
2nd Floor:	1,749 sq. ft.
Porch, Front:	84 sq. ft.

Dimensions

Width:	72' 0"
Depth:	40' 0"
Max Ridge Height:	26' 4"





FRONT ELEVATION



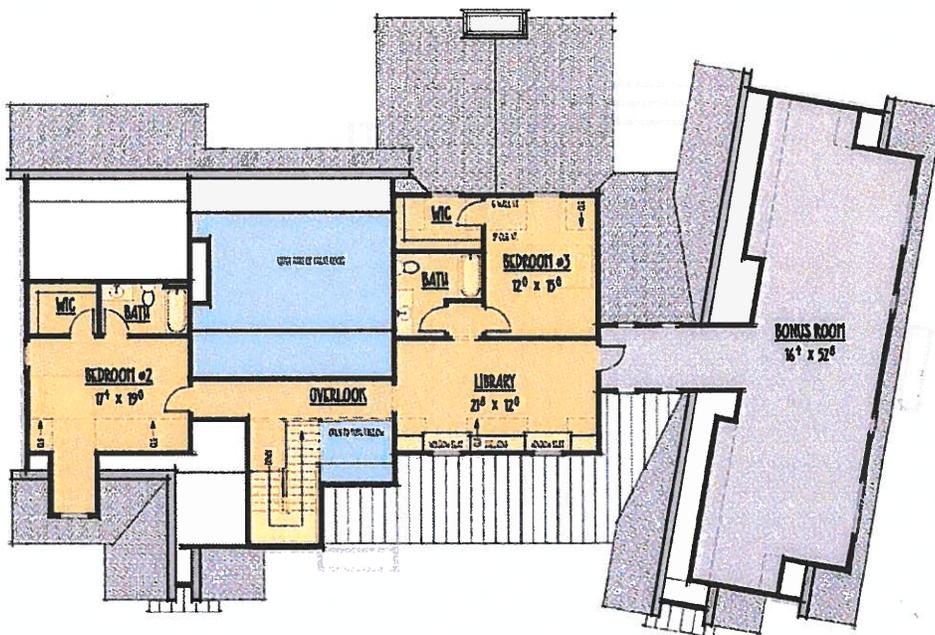
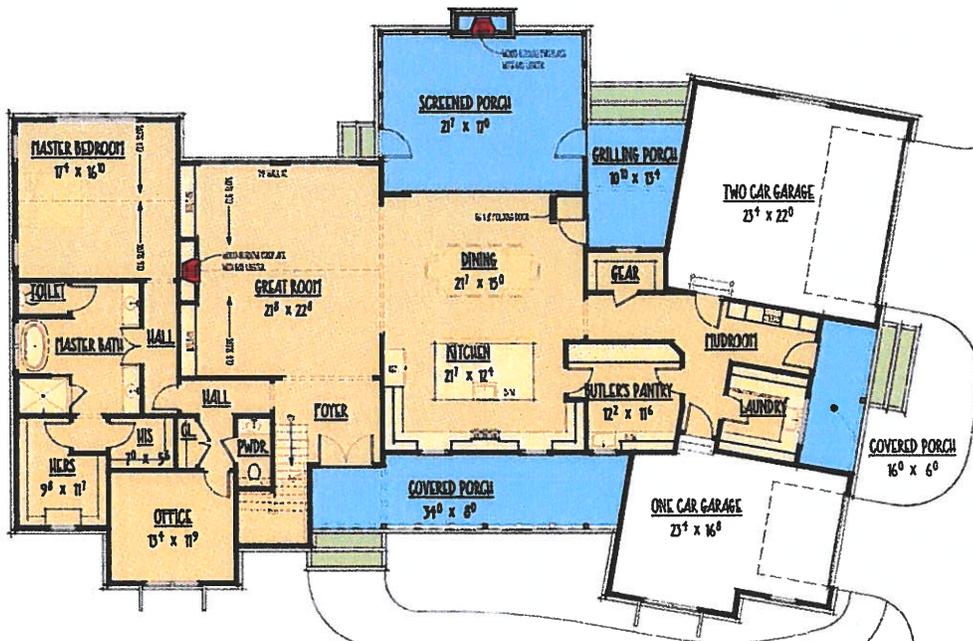
35 East Craig Street

Square Footage Breakdown

Total Heated Area:	3,861 sq. ft.
1st Floor:	2,766 sq. ft.
2nd Floor:	1,095 sq. ft.
Screened Porch:	364 sq. ft.
Porch, Front:	257 sq. ft.
Bonus:	916 sq. ft.

Dimensions

Width:	98' 3"
Depth:	65' 0"
Max Ridge Height:	32' 0"





FRONT ELEVATION





















VARIANCE PLAN

31 EAST CRAIG STREET

BLOCK 1608 / LOT 10.02

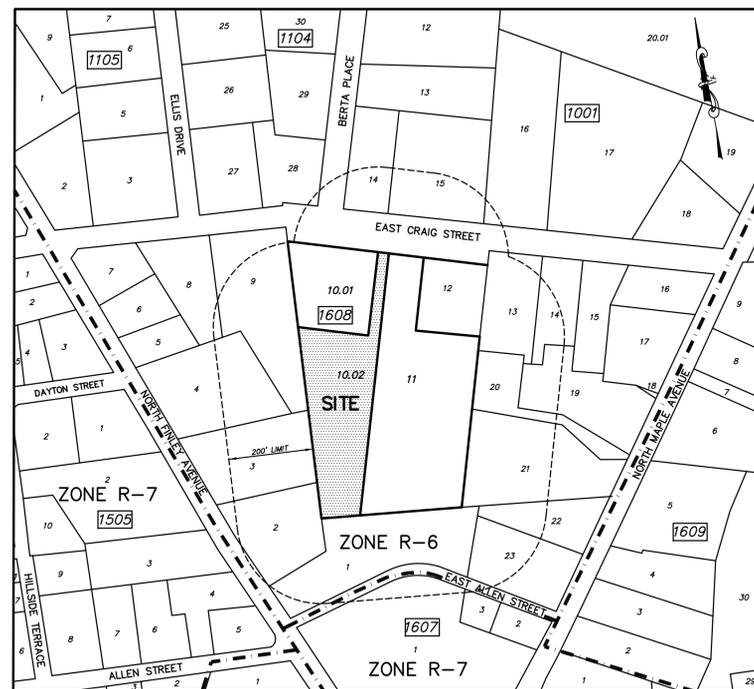
BERNARDS TOWNSHIP SOMERSET COUNTY NEW JERSEY

ADJACENT OWNERS LIST

Block	Lot	OWNERS NAME & ADDRESS	Block	Lot	OWNERS NAME & ADDRESS
1104	28	KREMPA, CHERYL L. 22 EAST CRAIG STREET BASKING RIDGE, NJ 07920	1608	8	HERRERA, JAIME B. 11 EAST CRAIG STREET BASKING RIDGE, NJ 07920
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1001	15	BONNEFOI, MARC & SARAH 30 EAST CRAIG STREET BASKING RIDGE, NJ 07920	1608	10.01	A. SPOSATO REALTY CO., INC. P.O. BOX 393 WESTHAMPTON, NY 11977
1001	16	BARRASSO, PETER PAUL 40 EAST CRAIG STREET BASKING RIDGE, NJ 07920	1608	12	DEITZ, DREW & NORA 39 EAST CRAIG STREET BASKING RIDGE, NJ 07920
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1607	3	GRANT, KATHLEEN L. 17 EAST ALLEN STREET BASKING RIDGE, NJ 07920	1608	14	REYNOLDS, BRIAN & HILLARY 49 E. CRAIG STREET BASKING RIDGE, NJ 07920
1608	1	BASKING RIDGE PRESBYTERIAN CHURCH 1 EAST OAK STREET BASKING RIDGE, NJ 07920	1608	19	SULLIVAN, TIMOTHY P. & MARIE 36 NORTH MAPLE AVENUE BASKING RIDGE, NJ 07920
1608	2	SOMMER, MICHAEL S. & MARLA A. 27 NORTH FINLEY AVENUE BASKING RIDGE, NJ 07920	1608	20	LANE, TERESA D. & NELSON, EDWARD S. 30 NORTH MAPLE AVENUE BASKING RIDGE, NJ 07920
1608	3	HUBER, STEVEN L. & LAUREN 33 NORTH FINLEY AVENUE BASKING RIDGE, NJ 07920	1608	21	LANE, TERESA 30 NORTH MAPLE AVENUE BASKING RIDGE, NJ 07920
1608	4	LA WIMLEY TRUST/ AM WIMLEY TRUST 15 BLUE GRASS DR % S FOX EWING, NJ 08638	1608	22	PHILLIPSHECK, SUSAN 24 NORTH MAPLE AVENUE BASKING RIDGE, NJ 07920
			1608	23	MILTON, DENNIS P. & MARGARET 20 NORTH MAPLE AVENUE BASKING RIDGE, NJ 07920

LIST OF UTILITY CONTACTS

ALGONQUIN GAS TRANSMISSION CO. 1 LINDBERGH ROAD STONY POINT, NY 10980 (908) 577-1212	BERNARDS TWP. SEWERAGE AUTHORITY ONE COLLYER LANE BASKING RIDGE, NJ 07920-0437 (908) 204-3002
BELL ATLANTIC CORPORATION SECRETARY, 46th FLOOR 1717 ARCH PHILADELPHIA, PA. 19102	ENVIRONMENTAL DISPOSAL CORP. WILLIAM HALSEY, PRESIDENT 601 STATE HWY. 202/206 BELMINSTER, NJ 07921 (908) 324-0677
JCP&L / GPU: SERVICE TAX DEPT. P.O. BOX 1911 MORRISTOWN, NJ 07962-1911	NEW JERSEY BELL TELEPHONE CO. EDWARD D. YOUNG III, SECRETARY VERIZON LEGAL DEPT. 540 BROAD STREET - ROOM 2001 NEWARK, NJ 07101 (201) 649-2233
PSE&G MANAGER CORP. PROP. 80 PARK PL., 7th NEWARK, NJ 07102	TRANSCONTINENTAL GAS PIPELINE DIVISION OFFICE 3200 SOUTH WOOD AVENUE LINDEN, NJ 07036
VERIZON COMMUNICATIONS ENGINEERING 290 W. MT. PLEASANT AVE., SUITE 1400 LIVINGSTON, NJ 07039-2763	VERIZON BUSINESSMCI RIGHT OF WAY DEPT. 2400 N. GLENVILLE DR. RICHARDSON, TX. 75082
NEW JERSEY AMERICAN WATER CO. DONNA SHURT, GIS SUPERVISOR NJ-AMERICAN WATER CO., INC. 1025 LAUREL OAK ROAD VORHEES, NJ 08853	
CABLEVISION OF RARITAN VALLEY 275 CENTENNIAL AVENUE CN-6805 PISCATAWAY, NJ 08855 ATTN: MARGURITA PRENDERVILLE CONSTRUCTION DEPARTMENT	



REFERENCE:
BERNARDS TWP. TAX MAP SHEET 16
KEY MAP
SCALE: 1"=200±

ZONING DATA

R-6 ZONE - RESIDENTIAL
LOT 10.02 BLOCK 1608
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
AREA = 69,982 S.F. or 1.607 ACRES

AREA AND YARD RESTRICTIONS

DESCRIPTION	REQUIRED/ ALLOWED	LOT 10.02(+)
MINIMUM LOT AREA	0.75 ACRES	1.607 ACRES
MIN. LOT WIDTH (INTERIOR)	150 FEET	30 FEET */**
MIN. LOT WIDTH (CORNER)	187.50 FEET	N/A
MIN. FRONTAGE	75 FEET	30 FEET */**
PRINCIPAL STRUCTURE		
MIN. FRONT YARD	50 FEET	50 FEET
MIN. REAR YARD	50 FEET	50 FEET(X)
MIN. SIDE YARD (ONE)	30 FEET	30 FEET
MIN. SIDE YARD (COMB.)	75 FEET	75 FEET
ACCESSORY STRUCTURE		
MIN. SIDE YARD	10 FEET	10 FEET
MIN. REAR YARD	10 FEET	10 FEET
MIN. DISTANCE BETWEEN BLDGS.	10 FEET	10 FEET
MAXIMUM IMPERVIOUS COVERAGE	18%	7.3%**
MAX. BLDG. HT.	35 FT.	35 FT.
MIN. IMPROVABLE LOT AREA	7,500 SQ. FT.	17,085 SQ. FT.

* EXISTING CONDITION VARIANCE REQUIRED

** VARIANCE PREVIOUSLY GRANTED

*** AS SHOWN

+ - LOT 10.02 WILL SHARE EXISTING DRIVE ON LOT 11.

X - REAR YARD SETBACK IS TO BE MEASURED FROM CENTERLINE OF ZONE 2.

NOTES: THE DESIGNATIONS OF FRONT, SIDE AND REAR YARDS ON EACH LOT ARE SUBJECT TO CHANGE BASED UPON THE FINAL ORIENTATION OF THE DWELLING ON THE LOT.

BASED UPON EXISTING AND PROPOSED IMPERVIOUS COVERAGE, THIS SUBDIVISION IS NOT REQUIRED TO MEET THE WATER QUALITY STANDARDS OF THE NJDEP. IN THIS REGARD, LOT 11 SHALL NOT EXCEED 10.5% IMPERVIOUS COVERAGE, LOT 10.01 SHALL NOT EXCEED 17.5% IMPERVIOUS COVERAGE, AND LOT 10.02 SHALL NOT EXCEED 9.5% IMPERVIOUS COVERAGE. IF LOT COVERAGES ON ANY ONE OF THE LOTS IS TO EXCEED THE SPECIFIED AMOUNTS, THE LOT WHICH EXCEEDS THOSE AMOUNTS SHALL BE RESPONSIBLE FOR ADDRESSING THE WATER QUALITY ISSUES RELATED TO ALL THREE LOTS. THIS PROVISION IS SET FORTH AS CONDITION 15 OF THE PLANNING BOARD'S DECEMBER 2, 2008 RESOLUTION OF APPROVAL.

OWNER/APPLICANT

A. SPOSATO REALTY CO. INC.
PO BOX 393
WESTHAMPTON, NY 11977

DRAWING LIST

SHEET	DESCRIPTION
1 of 3	COVER SHEET
2 of 3	TOPOGRAPHIC SURVEY
3 of 3	VARIANCE PLAN

APPROVED BY BERNARDS TOWNSHIP BOARD OF ADJUSTMENT

Cyndi Kiefer, Board of Adjustment Secretary Date

Brad Breslin, Board of Adjustment Chairman Date

Tom Timko, P.E., Township Engineer Date

Rhonda Pisano, Township Clerk Date

DATE	REVISION	BY

STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

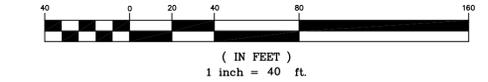
 CRAIG W. STIRES PROFESSIONAL ENGINEER <i>CWS</i>	N.J. LICENSE No. 39078	DESIGNED BY: CWS
	DATE: 08/13/20	CHECKED BY: CWS
SCALE: AS SHOWN	PROJECT No. 20262	SHEET NUMBER
PROJECT No. 20262		1 OF 3

NOTICE: If this document does not contain the raised impression seal of the professional, it is not an authorized original document and may have been altered.



SUBJECT PREMISES AS SHOWN ON BERNAARDS TOWNSHIP TAX MAP SHEET 16

GRAPHIC SCALE



- SYMBOL LEGEND**
- GAS VALVE
 - WATER VALVE
 - SANITARY SEWER CLEANOUT
 - SANITARY MANHOLE
 - INLET
 - LIGHT POLE
 - HYDRANT
 - SIGN (ROAD)
 - UTILITY POLE
 - GUY ANCHOR
 - FENCE
 - GAS MAIN
 - WATER MAIN
 - SANITARY SEWER PIPE
 - STORM SEWER PIPE

TOPOGRAPHIC SURVEY

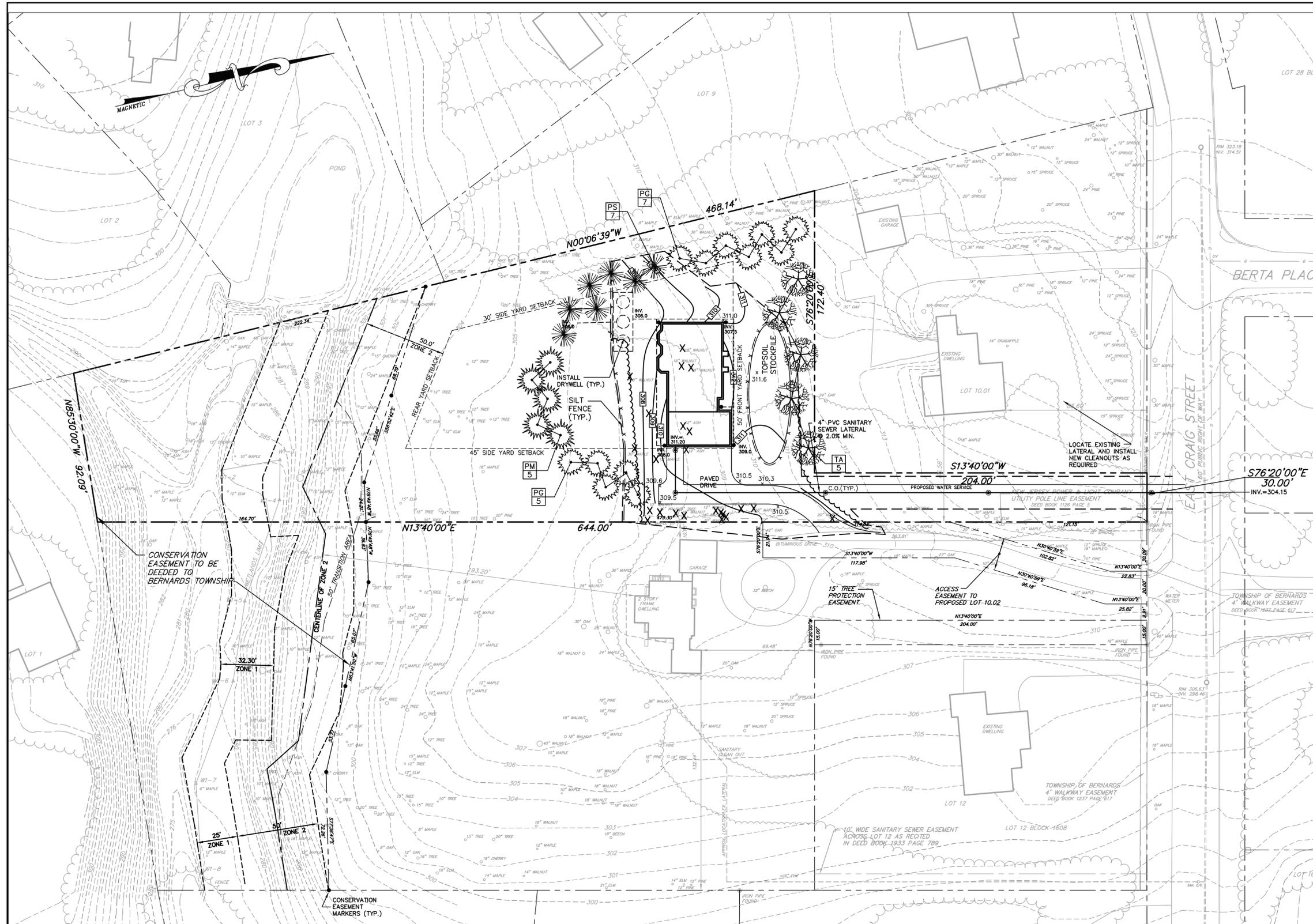
31 EAST CRAIG STREET
LOT 10.02 BLOCK 1608
BERNAARDS TOWNSHIP SOMERSET COUNTY NEW JERSEY



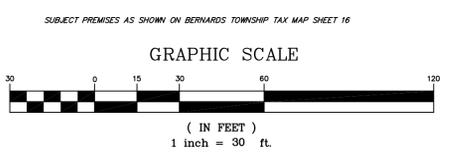
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ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

RICHARD C. MATHEWS PROFESSIONAL LAND SURVEYOR <i>Richard C. Mathews</i>	N.J. LICENSE No. 29353	DESIGNED BY:
DATE 08/13/20	CHECKED BY: RCM	DRAWN BY: EBR
SCALE: 1" = 40'	PROJECT No. 20262	DATE
		REVISION
		BY
		SHEET NUMBER
		2 OF 3

"FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE No. 1820-06-0016.1 FWW60001." ISSUED ON JANUARY 18, 2007.



1. THE TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PREPARED FROM ACTUAL FIELD SURVEYS PERFORMED BY STIRES ASSOCIATES, P.A. SURVEY PERSONNEL.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES. STIRES ASSOCIATES, P.A. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN NOR LACK THEREOF. THE CONTRACTOR SHALL CONTACT THE UTILITY MARK-OUT SERVICE BY CALLING 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION.
3. ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
4. ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.
5. IN INSTANCES WHERE THE TOWNSHIP SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND CONFORM TO THE REQUIREMENTS OF "THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
6. ANY EXCESS FILL OR ANY OTHER MATERIAL IS TO BE REMOVED FROM THE SITE. THE PROJECT OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ITS PROPER DISPOSAL AND WILL NOTIFY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT AS TO THE PLANNED DISPOSAL SITE LOCATION IF APPLICABLE. A SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO, REVIEWED AND CERTIFIED BY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT PRIOR TO ANY MATERIAL REMOVAL FROM THE PROJECT SITE.
7. MAXIMUM ALLOWABLE VEGETATED SLOPES SHALL BE 2:1. ANY SLOPES IN EXCESS OF 2:1 SHALL BE COVERED BY TEMPORARY EROSION CONTROL MATTING.
8. ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE SOIL CONSERVATION DISTRICT OR TOWNSHIP ENGINEER IF FIELD CONDITIONS WARRANT THEM.
9. ANY EXISTING WELLS, SEPTIC SYSTEMS AND OIL TANKS MUST BE REMOVED OR ABANDONED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES.
10. GRADING AND HOUSE TYPES ARE SHOWN FOR INTENT ONLY. PLOT PLANS SHALL BE PREPARED FOR EACH NEW DWELLING UNIT AND SHALL MEET ALL ZONING REQUIREMENTS AND THE GRADING SHALL MEET THE INTENT OF THIS GRADING PLAN.
11. TOWNSHIP ENGINEER AND SEWERAGE AUTHORITY SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY SEWER WORK.
12. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE DRILLED AND A WATER TIGHT GASKET ("BOOT") WITH STAINLESS STEEL BANDS SHALL BE INSTALLED.
13. CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE WITH THE AUTHORITY STANDARD DETAILS.
14. SEWER AIR TESTING, MANHOLE TESTING, MANHOLE AIR VACUUM TESTING AND SEWER FLUSHING AND WEDGING SHALL BE PERFORMED UPON COMPLETION IN ACCORDANCE WITH THE APPROVED SPECIFICATION FOR SANITARY SEWER SYSTEMS.
15. THERE SHALL BE NO FURTHER SUBDIVISION TO CREATE ANY NEW LOT OUT OF EITHER LOT 11 OR LOT 10.02.



"FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE No. 1820-06-0016.1 FWM060001." ISSUED ON JANUARY 18, 2007.

DATE	REVISION	BY

VARIANCE PLAN

31 EAST CRAIG STREET
LOT 10.02 BLOCK 1608
BERNARDS TOWNSHIP SOMERSET COUNTY NEW JERSEY



STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

DESIGNED BY: CWS
DRAWN BY: EDJ
CHECKED BY: CWS
SHEET NUMBER
3 OF **3**

CRAIG W. STIRES
PROFESSIONAL ENGINEER
N.J. LICENSE No. 39078
DATE **08/13/20**
SCALE: 1" = 30'
PROJECT No. 20262

CAUTION: If this document does not contain the raised registration seal of the professional, it is not an authentic original document and may have been altered.

VARIANCE PLAN

35 EAST CRAIG STREET

BLOCK 1608 / LOT 11

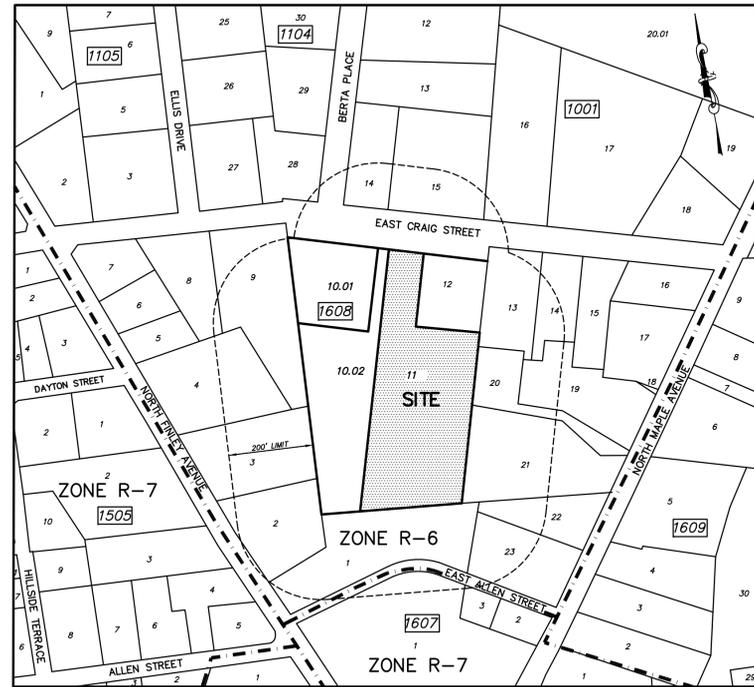
BERNARDS TOWNSHIP SOMERSET COUNTY NEW JERSEY

ADJACENT OWNERS LIST

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1608	2	SOMMER, MICHAEL S. & MARLA A. 27 NORTH FINLEY AVENUE BASKING RIDGE, NJ 07920	1608	20	30 NORTH MAPLE AVENUE BASKING RIDGE, NJ 07920
1608	3	HUBER, STEVEN L. & LAUREN 33 NORTH FINLEY AVENUE BASKING RIDGE, NJ 07920	1608	21	LANE, TERESA 30 NORTH MAPLE AVENUE BASKING RIDGE, NJ 07920
1608	4	LA WIMLEY TRUST/ AM WIMLEY TRUST 15 BLUE GRASS DR % S FOX EWING, NJ 08638	1608	22	PHILIPSHECK, SUSAN 24 NORTH MAPLE AVENUE BASKING RIDGE, NJ 07920
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LIST OF UTILITY CONTACTS

ALGONQUIN GAS TRANSMISSION CO. 1 LINDBERGH ROAD STONY POINT, NY 10980 (908) 577-1212	BERNARDS TWP. SEWERAGE AUTHORITY ONE COLLYER LANE BASKING RIDGE, NJ 07920-0437 (908) 204-3002
BELL ATLANTIC CORPORATION SECRETARY, 46th FLOOR 1717 ARCH PHILADELPHIA, PA. 19102	ENVIRONMENTAL DISPOSAL CORP. WILLIAM HALSEY, PRESIDENT 601 STATE HWY. 202/206 BELMINSTER, NJ 07921 (908) 324-0677
JCR&L / GPU: SERVICE TAX DEPT. P.O. BOX 1911 MORRISTOWN, NJ 07962-1911	NEW JERSEY BELL TELEPHONE CO. EDWARD D. YOUNG III, SECRETARY VERIZON LEGAL DEPT. 540 BROAD STREET - ROOM 2001 NEWARK, NJ 07101 (201) 649-2233
PSE&G MANAGER CORP. PROP. 80 PARK PL., 7th NEWARK, NJ 07102	TRANSCONTINENTAL GAS PIPELINE DIVISION OFFICE 3200 SOUTH WOOD AVENUE LINDEN, NJ 07036
VERIZON COMMUNICATIONS ENGINEERING 290 W. MT. PLEASANT AVE., SUITE 1400 LIVINGSTON, NJ 07039-2763	VERIZON BUSINESSMCI RIGHT OF WAY DEPT. 2400 N. GLENVILLE DR. RICHARDSON, TX. 75082
NEW JERSEY AMERICAN WATER CO. DONNA SHURT, GIS SUPERVISOR NJ-AMERICAN WATER CO., INC. 1025 LAUREL OAK ROAD VORHEES, NJ 08863	
CABLEVISION OF RARITAN VALLEY 275 CENTENNIAL AVENUE CN-6805 PISCATAWAY, NJ 08855 ATTN: MARGURITA PRENDERVILLE CONSTRUCTION DEPARTMENT	



REFERENCE:
BERNARDS TWP. TAX MAP SHEET 16
KEY MAP
SCALE: 1"=200±

ZONING DATA

R-6 ZONE - RESIDENTIAL
LOT 11 BLOCK 1608
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
AREA = 110,149 S.F. OR 2.529 ACRES

AREA AND YARD RESTRICTIONS

DESCRIPTION	REQUIRED/ ALLOWED	EXISTING LOT 11	POTENTIAL LOT 11
MINIMUM LOT AREA	0.75 ACRES	2.529 ACRES	2.529 ACRES
MIN. LOT WIDTH (INTERIOR)	150 FEET	75 FEET +/-	75 FEET +/-
MIN. LOT WIDTH (CORNER)	187.50 FEET	N/A	N/A
MIN. FRONTAGE	75 FEET	75 FEET	75 FEET
PRINCIPAL STRUCTURE			
MIN. FRONT YARD	50 FEET	69.48 FEET	70 FEET
MIN. REAR YARD	50 FEET	193.20 FEET	50 FEET(X)
MIN. SIDE YARD (ONE)	30 FEET	10.78 FEET +/-	30 FEET
MIN. SIDE YARD (COMB.)	75 FEET	143.22 FEET	75 FEET
ACCESSORY STRUCTURE			
MIN. SIDE YARD	10 FEET	N/A	10 FEET
MIN. REAR YARD	10 FEET	N/A	10 FEET
MIN. DISTANCE BETWEEN BLDGS.	10 FEET	N/A	10 FEET
MAXIMUM IMPERVIOUS COVERAGE	18%	7.1%	9.0%**
MAX. BLDG. HT.	35 FT.	35 FT.	35 FT.
MIN. IMPROVABLE LOT AREA	7,500 SQ. FT.	7,500 SQ. FT.	29,411 SQ. FT.

* EXISTING CONDITION VARIANCE REQUIRED
** VARIANCE PREVIOUSLY GRANTED
*** AS SHOWN
+ - LOT 10.02 WILL SHARE EXISTING DRIVE ON LOT 11.
X - REAR YARD SETBACK IS TO BE MEASURED FROM CENTERLINE OF ZONE 2.

NOTES: THE DESIGNATIONS OF FRONT, SIDE AND REAR YARDS ON EACH LOT ARE SUBJECT TO CHANGE BASED UPON THE FINAL ORIENTATION OF THE DWELLING ON THE LOT.

BASED UPON EXISTING AND PROPOSED IMPERVIOUS COVERAGE, THIS SUBDIVISION IS NOT REQUIRED TO MEET THE WATER QUALITY STANDARDS OF THE NJDEP. IN THIS REGARD, LOT 11 SHALL NOT EXCEED 10.5% IMPERVIOUS COVERAGE, LOT 10.01 SHALL NOT EXCEED 17.5% IMPERVIOUS COVERAGE, AND LOT 10.02 SHALL NOT EXCEED 9.5% IMPERVIOUS COVERAGE. IF LOT COVERAGES ON ANY ONE OF THE LOTS IS TO EXCEED THE SPECIFIED AMOUNTS, THE LOT WHICH EXCEEDS THOSE AMOUNTS SHALL BE RESPONSIBLE FOR ADDRESSING THE WATER QUALITY ISSUES RELATED TO ALL THREE LOTS. THIS PROVISION IS SET FORTH AS CONDITION 15 OF THE PLANNING BOARD'S DECEMBER 2, 2008 RESOLUTION OF APPROVAL.

OWNER/APPLICANT

SPOSATO REALTY LP
PO BOX 393
WESTHAMPTON, NY 11977

DRAWING LIST

SHEET	DESCRIPTION
1 of 3	COVER SHEET
2 of 3	TOPOGRAPHIC SURVEY
3 of 3	VARIANCE PLAN

APPROVED BY BERNARDS TOWNSHIP BOARD OF ADJUSTMENT

Cyndi Kiefer,
Planning Board Secretary

Date

Brad Breslin
Board of Adjustment

Date

Tom Timko, P.E.
Township Engineer

Date

Rhonda Pisano
Township Clerk

Date

DATE	REVISION	BY

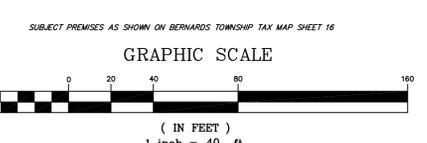


STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

CRAIG W. STIRES PROFESSIONAL ENGINEER <i>CWS</i>	N.J. LICENSE No. 39078 DATE <u>08/13/20</u> SCALE: AS SHOWN PROJECT No. 20263	DESIGNED BY: CWS DRAWN BY: RAT/EGJ CHECKED BY: CWS SHEET NUMBER 1 OF 3
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- SYMBOL LEGEND**
- GAS VALVE
 - WATER VALVE
 - SANITARY SEWER CLEANOUT
 - SANITARY MANHOLE
 - INLET
 - LIGHT POLE
 - HYDRANT
 - SIGN (ROAD)
 - UTILITY POLE
 - GUY ANCHOR
 - FENCE
 - GAS MAIN
 - WATER MAIN
 - SANITARY SEWER PIPE
 - STORM SEWER PIPE



TOPOGRAPHIC SURVEY

35 EAST CRAIG STREET
LOT 11 BLOCK 1608
BERNARDS TOWNSHIP SOMERSET COUNTY NEW JERSEY

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Phone (908) 725-0230 Fax (908) 707-0831

RICHARD C. MATHEWS
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 29353

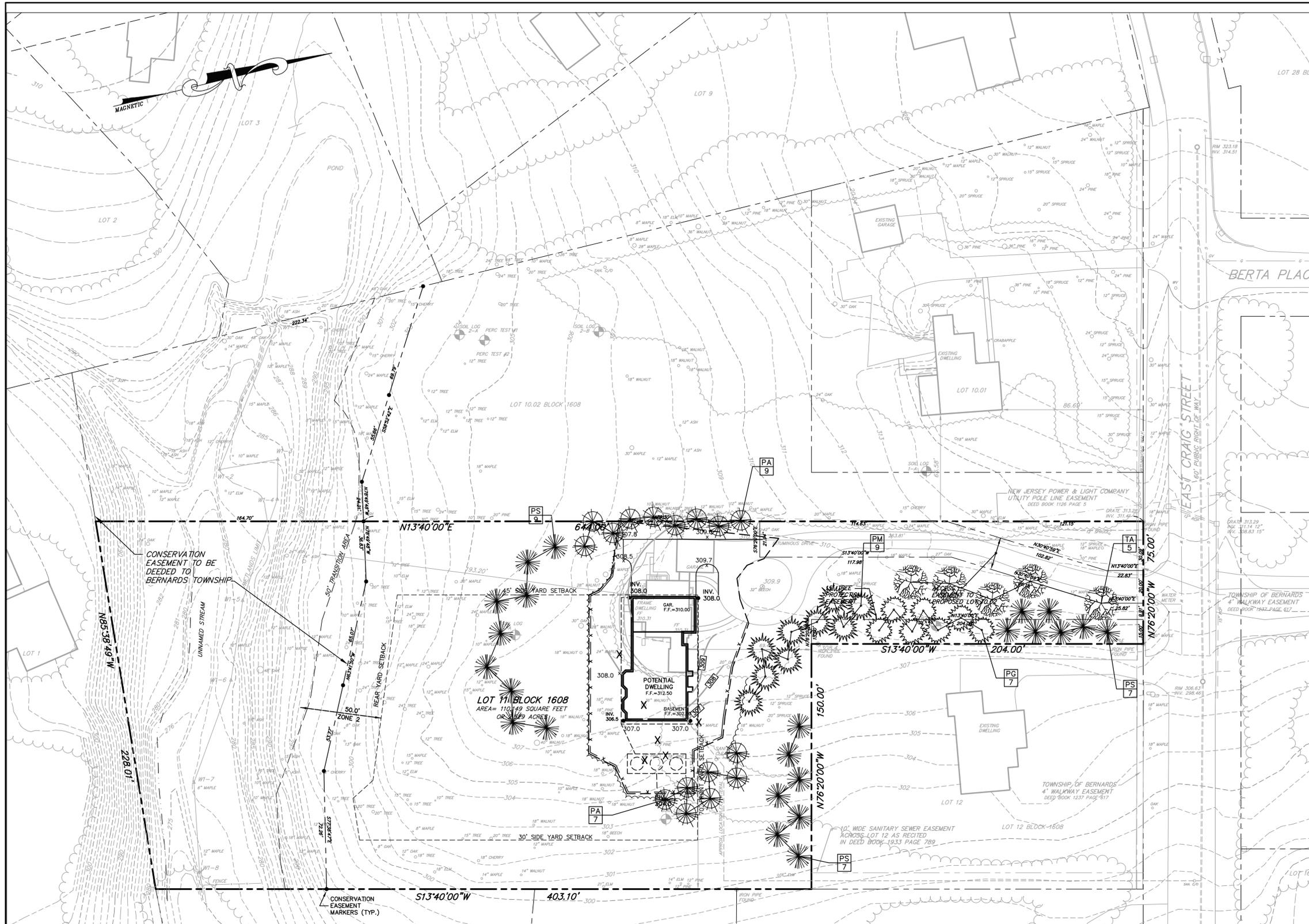
DESIGNED BY: EBR
DRAWN BY: EBR
CHECKED BY: RCM
DATE: 08/13/20
SCALE: 1" = 40'
PROJECT No. 06225

SHEET NUMBER
2 OF 3

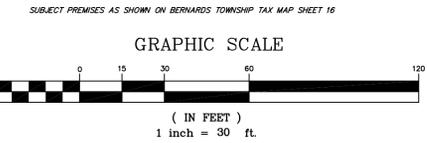
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"FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE No. 1820-06-0016.1 FWW06001." ISSUED ON JANUARY 18, 2007.

DATE REVISION BY



- GENERAL NOTES**
1. THE TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PREPARED FROM ACTUAL FIELD SURVEYS PERFORMED BY STIRES ASSOCIATES, P.A. SURVEY PERSONNEL.
 2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES. STIRES ASSOCIATES, P.A. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN NOR LACK THEREOF. THE CONTRACTOR SHALL CONTACT THE UTILITY MARK OUT SERVICE BY CALLING 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION.
 3. ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
 4. ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.
 5. IN INSTANCES WHERE THE TOWNSHIP SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND CONFORM TO THE REQUIREMENTS OF "THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
 6. ANY EXCESS FILL OR ANY OTHER MATERIAL IS TO BE REMOVED FROM THE SITE. THE PROJECT OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ITS PROPER DISPOSAL AND WILL NOTIFY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT AS TO THE PLANNED DISPOSAL SITE LOCATION IF APPLICABLE. A SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO, REVIEWED AND CERTIFIED BY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT PRIOR TO ANY MATERIAL REMOVAL FROM THE PROJECT SITE.
 7. MAXIMUM ALLOWABLE VEGETATED SLOPES SHALL BE 2:1. ANY SLOPES IN EXCESS OF 2:1 SHALL BE COVERED BY TEMPORARY EROSION CONTROL MATTING.
 8. ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE SOIL CONSERVATION DISTRICT OR TOWNSHIP ENGINEER IF FIELD CONDITIONS WARRANT THEM.
 9. ANY EXISTING WELLS, SEPTIC SYSTEMS AND OIL TANKS MUST BE REMOVED OR ABANDONED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES.
 10. GRADING AND HOUSE TYPES ARE SHOWN FOR INTENT ONLY. PLOT PLANS SHALL BE PREPARED FOR EACH NEW DWELLING UNIT AND SHALL MEET ALL ZONING REQUIREMENTS AND THE GRADING SHALL MEET THE INTENT OF THIS GRADING PLAN.
 11. TOWNSHIP ENGINEER AND SEWERAGE AUTHORITY SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY SEWER WORK.
 12. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE DRILLED AND A WATER TIGHT GASKET ("BOOT") WITH STAINLESS STEEL BANDS SHALL BE INSTALLED.
 13. CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE WITH THE AUTHORITY STANDARD DETAILS.
 14. SEWER AIR TESTING, MANHOLE TESTING, MANHOLE AIR VACUUM TESTING AND SEWER FLUSHING AND WEDGING SHALL BE PERFORMED UPON COMPLETION IN ACCORDANCE WITH THE APPROVED SPECIFICATION FOR SANITARY SEWER SYSTEMS.
 15. THERE SHALL BE NO FURTHER SUBDIVISION TO CREATE ANY NEW LOT OUT OF EITHER LOT 11 OR LOT 10.02.



VARIANCE PLAN

35 EAST CRAIG STREET
LOT 11 BLOCK 1608
BERNARDS TOWNSHIP SOMERSET COUNTY NEW JERSEY

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Phone (908) 725-0230 Fax (908) 707-0831

DESIGNED BY: CWS	CRAIG W. STIRES PROFESSIONAL ENGINEER N.J. LICENSE No. 39078
DRAWN BY: EDJ	DATE: 08/13/20
CHECKED BY: CWS	SCALE: 1" = 30'
SHEET NUMBER 3 OF 3	PROJECT No. 20262

"FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE No. 1820-06-0016.1 FWM060001." ISSUED ON JANUARY 18, 2007.

DATE	REVISION	BY