

# **BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION**

**Regular Meeting of June 27, 2022 - 7 pm  
Municipal Building, Warren Craft Room  
1 Collyer Lane, Basking Ridge, NJ**

## **Meeting Agenda**

- 1. Call to Order**
- 2. Open Public Meeting Statement**
- 3. Flag Salute**
- 4. Roll Call**
- 5. Approval of EC meeting minutes regular – May 23, 2022**
- 6. Reports and Miscellaneous Correspondence**
  - a. [Van Cleef Letter](#)
  - b. [Roux Letter](#)
  - c. [Suburban letter](#)
  - d. [Resident Email / Signs](#)

## **Discussion**

- e. Subcommittee Reports
  - i. Applications Review: John Crane (lead) Jim Lamaire, Corey Fischer
  - ii. ANJEC email monitoring / important educational webinars: Todd Edelstein (lead), Nancy Cook, Alice Smyk
  - iii. Native Pollinator Group: Deb Dewitt (lead), Sarah Wolfson
  - iv. Community Outreach / Education: Deb DeWitt (lead), Nancy Cook
  - v. Guerilla Gardening: Sarah Wolfson
  - vi. Spotted Lanternfly Park Project: Deb DeWitt
  - vii. NJDEP new emergency rule.
    1. [https://bohlerengineering.com/blog/breaking-down-the-njdep-fha-emergency-rule/?fbclid=IwAR3KntLc3Os7VFfgeKONTjxSNuVa4T1hSTXoipqnNcRAo1383OKJW\\_w9CGY&fs=e&s=c](https://bohlerengineering.com/blog/breaking-down-the-njdep-fha-emergency-rule/?fbclid=IwAR3KntLc3Os7VFfgeKONTjxSNuVa4T1hSTXoipqnNcRAo1383OKJW_w9CGY&fs=e&s=c)

## **7. Old Business**

- a. **Status on Current Projects:**

## **8. New Business**

- a. **Applications**
  - i. [Kocheck – ZB 22-006 – 143 Finley Ave](#) – Construct detached 2 car garage – bulk variance for side yard & yard setback.
  - ii. [Gilbert – ZB 22-008 – 18 Belmont Court](#) – Pool not located behind the rear building line of adjacent dwellings.
  - iii. [Pruss – ZB 22-009 – 85 Spring House Lane](#) – Lot coverage variance to install an inground pool & related pool equipment.
  - iv. [Patel – ZB 22-010 – 17 River Farm Lane](#) – Construction of an inground pool, pavilion, patios & walkways. Pool not located behind rear building line of adjacent dwelling.
  - v. [Leis - ZB 22-012 – 97 Juniper Way](#) – (c) Variance for maximum allowable coverage to construct an addition.

## **9. Comments by Public**

## **10. Comments by Members**

## **11. Adjournment**

Ellen Houlihan, Secretary



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





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



### **BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES – May 23, 2022 – 7pm**

#### **CALL TO ORDER**

Chairperson Debra DeWitt called the meeting to order at 7:02 pm in the Warren Craft Room, Bernards Township Municipal Building in accordance with the Open Public Meeting Act of 1975.

#### **FLAG SALUTE**

All those assembled saluted the flag.

#### **ROLL CALL**

**Present:** Debra DeWitt, Alice Smyk, Nancy Cook, John Crane, Todd Edelstein (Alternate 1), John Valeri Jr.

**Absent:** Jennifer Asay, Corey Fischer, James LaMaire, Sarah Wolfson (Alternate 2)

**Also Present:** Kaitlin Cartoccio, Recording Secretary

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

Motion to approve the April 25, 2022 minutes made by John Valeri Jr second by Nancy Cook. All in favor, motion carried.

#### **REPORTS & MISCELLANEUS CORRESPONDENCE**

None

#### **DISCUSSION**

##### **a. Subcommittees**

##### **1. Applications**

None

##### **2. ANJEC**

Todd Edelstein spoke about the Environmental Studies Scholarship and sending it to the Bernards Township Board of Education. Nancy Cook commented reaching out regarding the ANJEC grant and not receiving the grant and what the deficiencies were in the application.

##### **3. Native Pollinator Group/Plant Sale**

39 total orders from residents picked up at Ross Farm. Collaborative efforts from the Bernards Township Environmental Commission and Bernardsville Environmental Commission. Local Girl Scouts helped bring the orders to the customers car. Across the Great Swamp Watershed Area, over 23,000 plugs were purchased, up 50% from last year.

##### **4. Community Outreach/Education**

None



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



### **5. Guerilla Gardening**

None

### **6. Spotted Lanternfly Park Project**

All materials have arrived. Building will take place on May 24<sup>th</sup> and the goal is 60 traps. Installation will be on June 2<sup>nd</sup> at the local parks. Ridge Gives Back Day students will help set them up at the parks with laminated Spotted Lanternfly Life Cycle cards.

## **OLD BUSINESS**

### **a. Status on Current Projects**

None

## **NEW BUSINESS**

### **a. Cook – ZB 22-005 – 34 Gerard Ave – Front/rear yard setback.**

The Environmental Commission notes the presence of freshwater wetlands on the property. Best management practices to protect these sensitive ecological areas should be implemented during the site work and post-construction. Due to the site and surrounding topography storm water best management practices should be given extra consideration during site work and as part of final site grading and restoration. In addition, implementation of best management practices to preserve and protect trees during the site work should be considered. Regarding the presence of and proposed development on the existing wetlands, the Commission would like the Board to confirm the State riparian buffer for this application. Upon inspection of the tree removal plan, per the ordinance, the Environmental Commission notes that for the 2 trees being removed, 6 trees should be planted in replacement. The plan notes only 2 replacement trees. Native hardwood species should be selected whenever practical. The applicant is required to contribute to the Township Tree Fund for any trees they do not plant.

Motion by Nancy Cook, seconded by Alice Smyk.

All in favor, motion carried.

## **PUBLIC COMMENT**

None

## **COMMENTS BY MEMBERS**

None

## **ADJOURNMENT**

Meeting was adjourned at 7:34 pm . Motion by Nancy Cook, second by John Crane. All in favor, motion carried.

Respectfully submitted,  
Kaitlin Cartoccio, Meeting Secretary



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

**TO:** Zoning Board Chairperson and Members

**FROM:** Deb Dewitt, Chairperson  
Bernards Township Environmental Commission

**DATE:**

**SUBJECT:** Applications Review

The Environmental Commission reviewed these applications at their **May 23, 2022**, meeting and forwards the following comments:

### **Cook – ZB22 005, 34 Gerard Avenue**

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

The Environmental Commission notes that due to the site and surrounding topography storm water best management practices should be given extra consideration during site work and as part of final site grading and restoration. In addition, implementation of best management practices to preserve and protect trees during the site work should be considered.

With regard to the presence of and proposed development on the existing wetlands, the Commission would like the Board to confirm the State riparian buffer for this application.

Upon inspection of the tree removal plan, per the ordinance listed below, the Environmental Commission notes that for the 2 trees being removed, 6 should be planted in replacement. Native hardwood species should be selected whenever practical. The plan denotes only 2 replacement trees. The Commission asks that the applicant be required to contribute to the Township Tree Fund for any trees they do not plant.

#### **§ 21-45.1 Removal of Trees.**

[Ord. #585, § 616A; Ord. #1357, 6-29-1999, amended]

##### **a.**

No tree with a diameter in excess of four inches DBH shall be removed if located a distance greater than 25 feet from any construction unless approved by the Board.

##### **b.**

All areas of tree removal shall be indicated on the development plan.



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

**c.**

All provisions of any other applicable ordinance of the Township regulating the removal of trees shall be complied with.

**d.**

When regulated trees or areas of trees are removed without proper approvals from the Board, the affected areas shall be replaced to the satisfaction of the Zoning Enforcement Officer in accordance with Section **16-3.5**, and the following table:

[Ord. #1429, 5-29-2001, amended]

**Replacement of Trees**

<b>Existing Trees Removed Diameter of Tree (inches)</b>	<b>Number of Replacement Trees</b>
0 to 6	1
6.01 to 12	2
12.01 to 18	3
18.01 to 24	4
24.01 to 30	5
30.01 to 36	6
36.01 to 40	9
40.01 or greater	10

All replacement trees shall be of nursery grade quality, balled and burlapped and not less than 2 1/2 to three inches caliper. Replacement trees shall be consistent with the type and species removed from the site and shall be planted in accordance with accepted nursery practice.

**e.**

Any tree along the side of any road which was planted specifically for street shade tree purposes shall not be removed without the approval of the Shade Tree Commission.

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



RECEIVED

JUN 13 2022

BERNARDS TOWNSHIP ENGINEERING

755 Memorial Parkway, Suite 110  
Phillipsburg, NJ 08865  
908-454-3080

June 6, 2022

Township of Bernards  
1 Collyer Lane  
Basking Ridge, NJ 07920  
Attn: Environmental Commission

Re: Flood Hazard Area Verification at Block 11,  
Lot 6.02, Warren Township  
VCEA Project No.: 2101WAR

Dear Members of the Environmental Commission:

This letter is to provide you with legal notification that an application for a flood hazard area design flood verification under Method 6 will be submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection shown on the enclosed plan. The verification is for the Department's official determination of the flood hazard area limits, floodway limits, and riparian zone limits of Lot 6.02 of Block 11.

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 Resource Protection  
P.O. Box 420, Code 501-02A  
Trenton, New Jersey 08625  
Attn: Warren Township Supervisor

Please note that the NJDEP will notify the municipal Environmental Commission, Planning Board and Construction Official of their approval or denial of the permit application. Should you have any questions pertaining to this matter, please do not hesitate to contact this office at your earliest convenience.

Very truly yours,

VAN CLEEF ENGINEERING ASSOCIATES, LLC

Jack J. Murphy, P.E.

(file)

#### OFFICE LOCATIONS

[www.vancleefengineering.com](http://www.vancleefengineering.com)

Lebanon, NJ  
908-735-9500

Hamilton, NJ  
609-689-1100

Toms River, NJ  
732-573-0490

Freehold, NJ  
732-303-8700

Bethlehem, PA  
610-332-1772

Hillsborough, NJ  
908-359-8291

Mt. Arlington, NJ  
862-284-1100

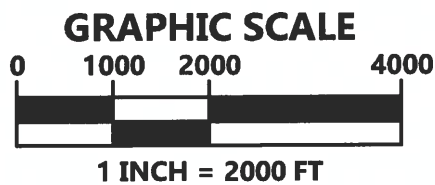
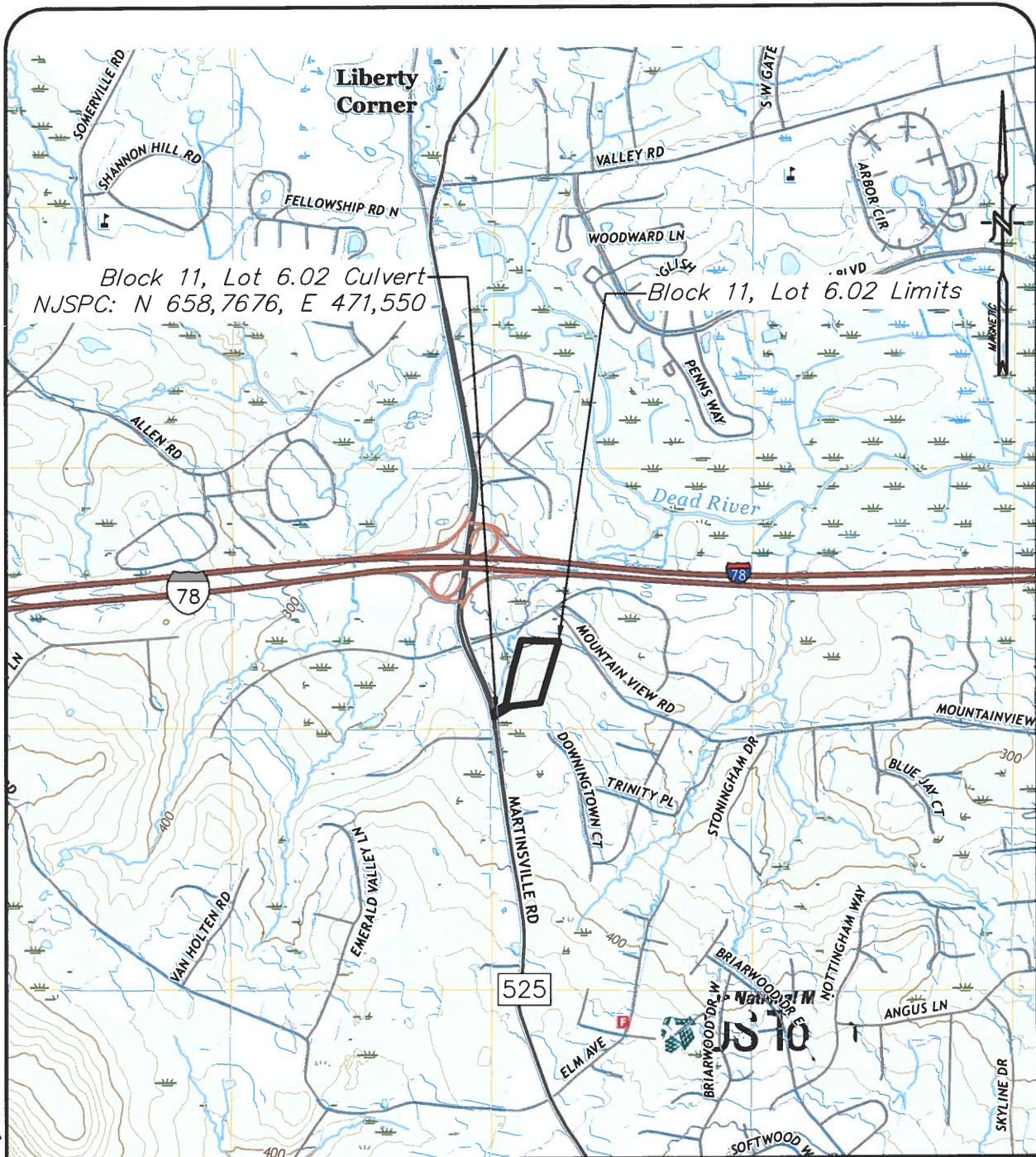
Phillipsburg, NJ  
908-454-3080

Doylestown, PA  
214-345-1876

Leesport, PA  
610-670-6630



F:\Projects\VCEA - Hillsborough Projects\2101WAR\05 - DWG\XX - USGS Street Tax Maps\_2101WAR.dwg jmurphy 6/6/2022 9:29:10 AM



QUADRANGLES: BERNARDSVILLE, NJ  
VCEA Project No: 21-01-WAR

**Van Cleef**  
ENGINEERING WITH FOCUS  
VAN CLEEF ENGINEERING ASSOCIATES, LLC  
755 MEMORIAL PKWY, SUITE 110, PHILLIPSBURG, NJ 08865  
WEB: WWW.VANCLEEFENGINEERING.COM  
PHONE (908) 454-3080  
CERT. OF AUTHORIZATION NO. 24GA20132300

Bridges/Highways  
Construction Inspection  
Environmental  
Geotechnical/Dams  
Landscape Architecture  
Local/Regional Planning  
Municipal Engineering  
Site Development  
Surveying/Aerial Drones/GIS  
Water/Wastewater

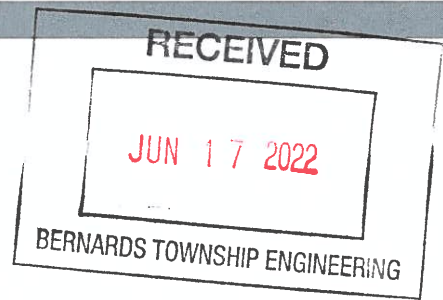
**USGS PROJECT LOCATION MAP**

FOR

**BLOCK 11, LOT 6.02**

**WARREN TOWNSHIP**

**SOMERSET COUNTY, NEW JERSEY**



June 15, 2022

To: Municipal Official, County Official or Property Owner

From: Kristy Northrup, Roux Associates, Inc.

Re: Freshwater Wetlands General Permit 10B – Minor Road Crossings, and Flood Hazard Area Verification  
Regarding Property at 300 N Maple Ave (Block 803 Lot 2)  
Bernards Township, Somerset County, New Jersey

To Whom It May Concern:

This letter is to provide you with legal notification that an application for a flood hazard area verification under Method 5 has been submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the development shown on the enclosed plan(s). A brief description of the proposed project follows:

The proposed project involves the widening of an existing roadway, construction of a guard house, security gates, and a turnaround area for vehicles.

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, New Jersey 08625  
Attn: The Township of Bernards Supervisor

You can also contact Kristy Northrup, acting as an agent for Verizon Corporate Services Group, Inc. at (856) 423-8800 with questions.

Enclosed: Site Layout Plan







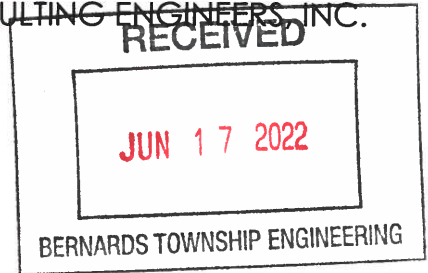


SUBURBAN CONSULTING ENGINEERS, INC.

June 10, 2022

**Via Certified Mail**

Environmental Commission  
Township of Bernards  
1 Collyer Lane  
Basking Ridge, New Jersey 07920



Re.: Township of Bernards, County of Somerset, State of New Jersey  
Block 1609 Lot 25, 700 Feet Northeast of East Oak Street and Homeland Avenue Intersection  
Basking Ridge Booster Station

**Application Submitted by New Jersey American Water Co**

File No.: SCE-R12580.011

To Whom It May Concern:

**SUBURBAN CONSULTING ENGINEERS, INC.** (SCE) is providing legal notification that an application for the following has been made to the New Jersey Department of Environmental Protection (NJDEP), Division of Land Resource Protection:

- Freshwater Wetlands Letter of Interpretation (LOI) Regulatory Line Verification
- Freshwater Wetlands Transition Area Waiver for an activity eligible for an Individual Permit
- Flood Hazard Verification (Method 6 Calculation)
- Flood Hazard Area Individual Permit with Hardship Exception (Structure in Floodway)

The project is known as the Basking Ridge Booster Station Emergency Generator, located near East Oak Street, in the Township of Bernards, County of Somerset, State of New Jersey. A brief description follows:

*The applicant plans to construct a permanent exterior emergency generator on the property. The regulated floodway and flood hazard area have been established through calculation Method 6 that will be reviewed by NJDEP. The project does not qualify for a standard Transition Area Waiver and must be approved through the Individual Permit standards. Additionally, the proposed generator is located within the delineated floodway of Penns Brook. This requires the issuance of a Hardship Exception by NJDEP pursuant to NJAC 7:13-11.3 Requirements in a Floodway.*

The complete application package can be reviewed at either the Township of Bernards Municipal Clerk's office, or you can call NJDEP in Trenton at (609) 777-0454 to make an appointment. NJDEP welcomes comments and information concerning the site. Please submit any comments in writing, within fifteen (15) calendar days of receiving this letter to:

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

If you have any questions about this application, please do not hesitate to contact our office.

Very truly yours,

**SUBURBAN CONSULTING ENGINEERS, INC.**

Douglas J. Chabrak, PWS  
Sr. Project Manager

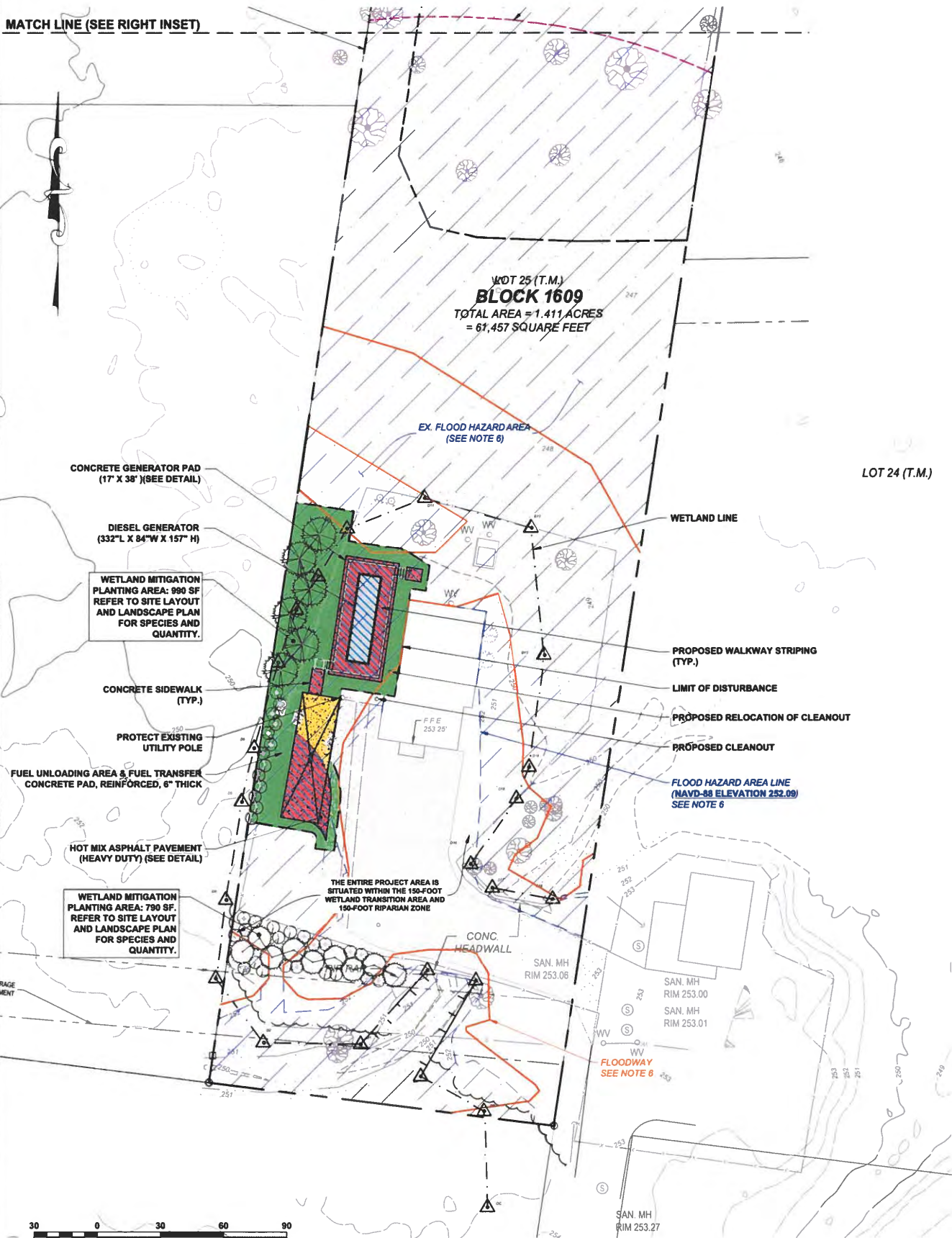
/mrh

Enclosure(s): NJDEP Permitting Plan  
LOI Map  
FHA Map

cc: NJDEP



MATCH LINE (SEE RIGHT INSET)



SCALE: 1"=30'

**NOTICE**  
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DESCRIPTION	NO.	DATE	BY	CHK
REVISIONS				

DRAWN BY:  
CAA  
06/07/2022  
CHECKED BY:  
DJC  
06/07/2022  
CHECKED BY:

**MICHAEL K. MCALOON, PE**  
NJ PROFESSIONAL ENGINEER  
LICENSE NO. 24GE03546500  
DATE: 06/07/2022

**ANDREW S. HOLT, PE**  
NJ PROFESSIONAL ENGINEER  
LICENSE NO. 24GE03855400  
DATE: 06/07/2022

**SCE**  
SUBURBAN CONSULTING ENGINEERS, INC.  
Civil Engineers - Municipal Engineers -  
Landscape Architects -  
Planners - Environmentalists - Land Surveyors -  
96 US Highway 206, Suite 101  
Flinders, NJ 07836 - 973.988.1776  
2430 Highway 34, Bldg. A, Suite 1R  
Wall, NJ 08736 - 732.282.1776  
505 Main Street, Suite 314  
Hackensack, NJ 07601 - 201.646.1776  
COA NO. 24C-126017500  
AS/10/06/2022  
EXCELLENCE • ECONOMY • ENVIRONMENT

**PRELIMINARY AND FINAL SITE PLAN FOR  
NEW JERSEY AMERICAN WATER  
EAST OAK STREET REAR, BLOCK 1609 LOT 25  
TOWNSHIP OF BERNARDS, COUNTY OF SOMERSET, STATE OF NEW JERSEY**  
**NJDEP PERMITTING PLAN**

PROJECT NUMBER:  
SCE-12580.011  
SCALE:  
1" = 30'  
SHEET 1 OF 1  
REVISION

**LEGEND:**

- WETLAND LINE
- STATE OPEN WATER / TOP OF BANK
- RIPARIAN ZONE (150 FT)
- FLOOD HAZARD AREA LINE - CALCULATION METHOD (METHOD 6) (EL. 252.09 NAVD 88)
- FLOODWAY
- TRANSITION AREA WAIVER (TAW) INDIVIDUAL PERMIT TEMPORARY IMPACTS: 2,024 SF (0.046 ACRES)
- TRANSITION AREA WAIVER (TAW) INDIVIDUAL PERMIT PERMANENT REDEVELOPED AREA IMPACTS: 205 SF (0.005 ACRES)
- TRANSITION AREA WAIVER (TAW) INDIVIDUAL PERMIT PERMANENT IMPACTS: 1,014 SF (0.023 ACRES)
- RIPARIAN ZONE PERMANENT IMPACTS: 1,014 SF (0.023 ACRES)
- RIPARIAN ZONE TEMPORARY IMPACTS TOTAL 1,942 SF (0.045 ACRES). AREA WILL BE RETURNED TO MAINTAINED LAWN UPON COMPLETION OF CONSTRUCTION

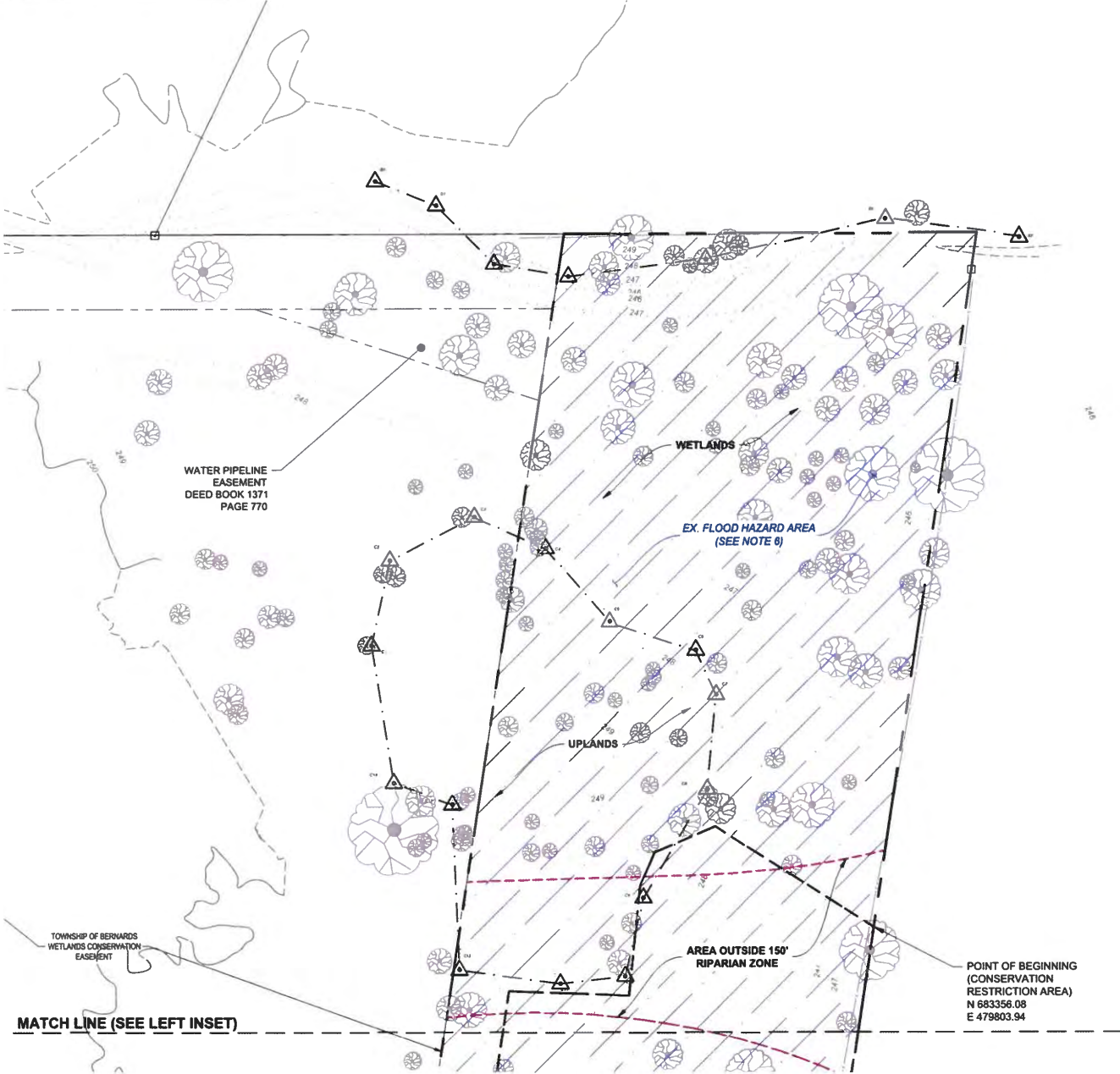
**NOTES:**

- TOPOGRAPHIC, PROPERTY AND PLANIMETRIC INFORMATION SHOWN HEREON THIS PLAN WAS OBTAINED FROM A DRAWING ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY - EMERGENCY GENERATOR PERMITTING, BLOCK 1609, LOT 25, TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY" PREPARED BY SUBURBAN CONSULTING ENGINEERS, INC. DATED JANUARY 21, 2022.
- HORIZONTAL DATUM BASED ON NAD-83 (2011), PER GPS SATELLITE OBSERVATION.
- VERTICAL DATUM IS BASED ON NAVD-88 (2011), PER GPS SATELLITE OBSERVATION. (TO CONVERT FROM NAVD-83 TO NAVD-88, ADD 0.92 TO THE ELEVATION).
- WETLAND AND STATE OPEN WATER FLAGS AS DEPICTED HEREON WERE DELINEATED BY OTHERS AND FIELD VERIFIED BY SUBURBAN CONSULTING ENGINEERS, INC. WETLAND SCIENTISTS ON OCTOBER 11, 2021. A FRESHWATER WETLANDS PARTIAL LETTER OF INTERPRETATION - LINE VERIFICATION HAS BEEN SUBMITTED TO THE NJDEP DIVISION OF LAND RESOURCE PROTECTION (DLRP) AND IS UNDER REVIEW.
- WETLANDS ON-SITE ARE OF EXCEPTIONAL RESOURCE VALUE (150' WETLAND TRANSITION AREAS) AND INCORPORATE THE ENTIRE PROJECT AREA.
- THE FLOOD HAZARD AREA AND FLOODWAY WAS DETERMINED USING THE CALCULATION METHOD (METHOD 6) (NJAC 7:13-3.6). THE FLOOD HAZARD AREA IS SITUATED AT ELEVATION 252.09 (NAVD 88).
- THE RIPARIAN ZONE FOR PENNS BROOK AND PENNS BROOK UNNAMED TRIBUTARY HAVE 150' RIPARIAN ZONE PURSUANT TO THE NJDEP DLRP FLOOD HAZARD AREA INDIVIDUAL PERMIT PREVIOUSLY ISSUED FOR THE SITE ON OCTOBER 23, 2019 (NJDEP DLRP FILE NO. 1802-19-0005.1 LUP100001).
- LOT AREA = 61,457 SF OR 1.411 ACRES.

**CERTIFICATION UNDER NJAC 7:7A-16.2(J)**  
"I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS DOCUMENT AND ALL ATTACHMENTS AND THAT, BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING AND PREPARING THE INFORMATION, I BELIEVE THAT THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR KNOWINGLY SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT."

**APPLICANT/OWNER:**  
NEW JERSEY AMERICAN WATER  
120 RAIDER BOULEVARD  
HILLSBOROUGH, NEW JERSEY 08844

MATCH LINE (SEE LEFT INSET)



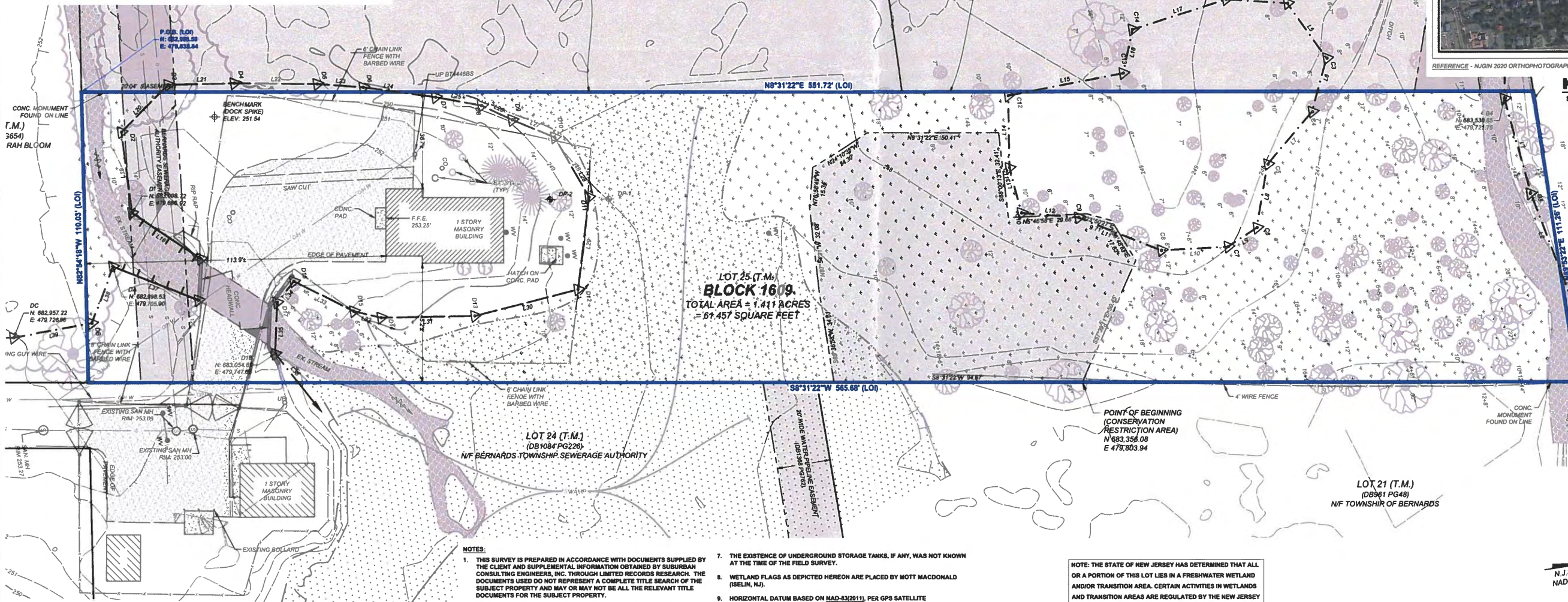


LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N62°46'56"E	37.28'
L2	N77°25'11"E	49.56'
L3	S82°36'25"E	38.43'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L37	S29°53'10"W	34.99'
L38	S61°15'31"E	22.89'
L39	S1°40'22"E	30.32'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L4	N12°13'48"E	23.38'
L5	N62°48'22"E	25.58'
L6	S66°05'27"E	20.91'
L7	S41°06'53"E	28.06'
L8	S71°48'42"E	24.42'
L9	S24°30'24"E	13.13'
L10	S5°24'22"W	25.47'
L11	S30°04'02"W	33.97'
L12	S13°09'48"W	21.30'
L13	S83°38'02"W	17.76'
L14	N82°28'46"W	27.33'
L15	N2°27'25"W	44.40'
L16	N69°29'57"W	16.83'
L17	N9°09'53"W	37.37'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L18	S42°04'10"W	31.44'
L19	N89°01'47"W	30.89'
L20	N36°37'01"W	25.20'
L21	N7°09'48"E	35.01'
L22	N9°00'14"E	31.56'
L23	N12°44'45"E	17.45'
L24	N16°12'22"E	27.90'
L25	N18°47'12"E	17.55'
L26	N33°30'23"E	12.60'
L27	N30°52'27"E	17.89'
L28	N68°28'11"E	26.28'
L29	S74°38'03"E	35.13'
L30	S5°50'03"E	40.37'
L31	S7°27'15"W	35.71'
L32	S21°43'58"W	10.64'
L33	S34°59'24"W	25.40'
L34	S42°58'00"E	10.20'
L35	S79°24'18"E	19.38'
L36	N59°49'08"E	14.07'



REFERENCES:

1. TAX MAP - LOT 25, BLOCK 1609, ON THE CURRENT TAX MAP OF THE TOWNSHIP OF BERNARDS, SHEET #16.
2. ORTHOPHOTOGRAPHY - NJ OFFICE OF INFORMATION TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVEY, 20180224, NEW JERSEY 2020 HIGH RESOLUTION ORTHOPHOTOGRAPHY, NAD83(2011) NJ STATE PLANE FEET, M/SID TILES: NJGIT, OGIS, PO BOX 212, TRENTON, NJ, 08625-0212, US.
3. AERIAL IMAGERY - © NEARMAP US, INC. <http://go.nearmap.com>
4. SURVEY - "BOUNDARY & TOPOGRAPHIC SURVEY, EMERGENCY GENERATOR PERMITTING BLOCK 1609, LOT 25 TOWNSHIP OF BERNARDS SOMERSET COUNTY, NEW JERSEY" PREPARED BY SUBURBAN CONSULTING ENGINEERS, INC., DATED JANUARY 21, 2022.
5. LIDAR DATA - DATA DOWNLOADED FROM WEB LINK "HTTP://NED.USGS.GOV/". META DATA CAN BE DOWNLOADED FROM: <https://www.usgs.gov/core-science-systems/national-geospatial-program/national-map-contact>. ORGANIZATION U.S. Geological Survey CONTACT: ADDRESS: USGS National Geospatial Program Office, 12201 Sunrise Valley Drive, Reston, VA, 20192 PUBLICATION DATE: SEPTEMBER 11, 2014

NOTES:

1. THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND SUPPLEMENTAL INFORMATION OBTAINED BY SUBURBAN CONSULTING ENGINEERS, INC. THROUGH LIMITED RECORDS RESEARCH. THE DOCUMENTS USED DO NOT REPRESENT A COMPLETE TITLE SEARCH OF THE SUBJECT PROPERTY AND MAY OR MAY NOT BE ALL THE RELEVANT TITLE DOCUMENTS FOR THE SUBJECT PROPERTY.
2. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND EXCEPTIONS OF RECORD.
3. SUBJECT PROPERTY IS KNOWN AS LOT 25, BLOCK 1609 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY, SHEET 16.
4. LOT AREA = 61,457 SF OR 1.411 ACRES
5. THIS MAP AND SURVEY WERE PREPARED FROM INFORMATION FURNISHED AND/OR OBTAINED TOGETHER WITH EVIDENCE FOUND ON THE GROUND AND IS SUBJECT TO SUCH FACTS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
6. LOCATION OF UNDERGROUND UTILITIES, IF DEPICTED, ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF THE SURVEY. THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME AND SUBURBAN CONSULTING ENGINEERS, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR ABSENCE OF UTILITIES.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. WETLAND FLAGS AS DEPICTED HEREON ARE PLACED BY MOTT MACDONALD (BELN, N.J.).
9. HORIZONTAL DATUM BASED ON NAD-83(2011), PER GPS SATELLITE OBSERVATION.
10. VERTICAL DATUM IS BASED ON NAVD-83, PER GPS SATELLITE OBSERVATION. (TO CONVERT FROM NAVD-83 TO NGVD-29, ADD 0.92' TO THE ELEVATION).
11. DATUM SHOWN HEREON PER GPS SATELLITE OBSERVATION AND SOLUTIONS PROVIDED REAL TIME BY KEYNET GPS, INC. WHICH UTILIZES TRIMBLE VIRTUAL REFERENCE SYSTEM CONTINUALLY OPERATING HIGH PRECISION GNSS REFERENCE STATIONS. DATUM PROVIDED IS NAD-83(2011) / NAVD-88 NEW JERSEY STATE PLANE COORDINATE SYSTEM, ZONE 2900.
12. CONDITIONS DEPICTED HEREON PER ACTUAL FIELD INSTRUMENT SURVEY LAST PERFORMED NOVEMBER 02, 2021.
13. LIDAR DATA WAS USED IN PART OR IN WHOLE TO CREATE THE SURFACE DATA. LIDAR (LIGHT DETECTION AND RANGING) DISCRETE-RETURN POINT CLOUD DATA ARE AVAILABLE IN THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) LAS FORMAT. FOR ADDITIONAL INFORMATION PLEASE REFER TO: [HTTP://WWW.ASPRS.ORG/COMMITTEE-GENERAL/LASER-LAS-FILE-FORMAT-EXCHANGE-ACTIVITIES.HTML](http://www.asprs.org/committee-general/laser-las-file-format-exchange-activities.html)

NOTE: THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FRESHWATER WETLAND AND/OR TRANSITION AREA. CERTAIN ACTIVITIES IN WETLANDS AND TRANSITION AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FRESHWATER WETLAND PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0660 OR [HTTPS://WWW.NJ.GOV/DEPLANDUSE](https://www.nj.gov/deplanduse) FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.

APPLICANT:  
NEW JERSEY AMERICAN WATER  
1 WATER STREET  
CAMDEN, NJ 08102

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS DOCUMENT AND ALL ATTACHMENTS AND THAT, BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING AND PREPARING THE INFORMATION, I BELIEVE THAT THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR KNOWINGLY SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT.



NOTICE				
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.				
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PER N.J.A.C. ELECTRONIC SUBMISSIONS NOT CONTAINING A VALID DIGITAL SEAL ON PAPER COPIES NOT CONTAINING A FASID SEAL ARE NOT ORIGINALS AND MAY HAVE BEEN ALTERED.				
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ALL RIGHTS RESERVED				

DESCRIPTION	NO.	DATE	BY	CHK
REVISIONS				

DRAWN BY:	PMR
CHECKED BY:	DJC
CHECKED BY:	

JOSEPH D. PHIL, PLS
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NO. 243804126300
DATE: 04/25/2022

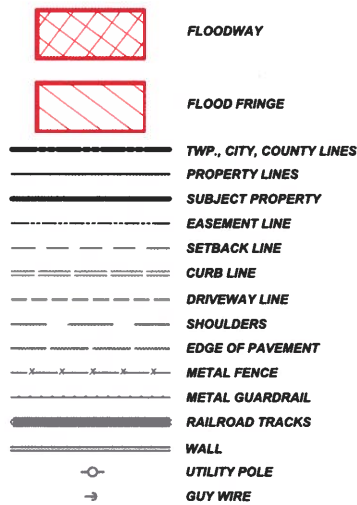
SCE	SUBURBAN CONSULTING ENGINEERS, INC.	
	Civil Engineers • Municipal Engineers • Planners • Environmentalists • Land Surveyors •	
96 US Highway 206, Suite 101 Flinders, NJ 07736 • 973.398.1776		2430 Highway 34, Bldg. A Suite 1R Wall, NJ 08736 • 732.262.1776
EXCELLENCE • ECONOMY • ENVIRONMENT		505 Main Street, Suite 314 Hackensack, NJ 07601 • 201.646.1776

EMERGENCY GENERATOR PERMITTING BLOCK 1609, LOT 25 TOWNSHIP OF BERNARDS SOMERSET COUNTY, NEW JERSEY		PROJECT NUMBER: SCE-12590.011
LETTER OF INTERPRETATION MAP		SCALE: AS NOTED
		SHEET 1 OF 1
		REVISION



E:\SC\Basking Ridge\12590.011 Basking Ridge Booster\Sheets\FHA Verification\12590.011 HECRAS.dwg Tue, Jun 07, 2022 - 11:18am ssung SUBURBAN CONSULTING ENGINEERS, INC.

LEGEND



NOTE:

CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED IN THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0450 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.

HORIZONTAL DATUM BASED ON NAD-83(2011), PER GPS SATELLITE OBSERVATION.  
VERTICAL DATUM IS BASED ON NAVD-88, PER GPS SATELLITE OBSERVATION. (TO CONVERT FROM NAVD-88 TO NGVD-29 ADD 0.715' TO ALL ELEVATIONS HEREON).

NOTES:

1. FLOOD HAZARD AREA DETERMINED BY APPROXIMATION (METHOD 6). ELEVATION 252.09.
2. NO DEPARTMENT DELINEATION EXISTS FOR THE SECTION OF THE "PENNS BROOK TRIBUTARY".
3. NO FEMA FLOOD MAPPING EXISTS FOR THE SECTION OF THE "PENNS BROOK TRIBUTARY".
4. DRAINAGE AREA OF WATER AT PROJECT SITE DOES NOT EXCEED 30 SQUARE MILES (EXISTING DRAINAGE AREA - 0.17 SQUARE MILES).
5. FLOOD HAZARD AREA APPROXIMATED AT THE TOP OF THE LOWEST POINT OF THE RAILROAD EMBANKMENT (ELEVATION - 162.00) LOCATED WEST OF THE PROJECT LOCATION. AN ADDITIONAL 1 FT HAS BEEN ADDED TO THE EXISTING ELEVATION TO ESTABLISH THE FLOOD HAZARD ELEVATION WITH RESPECT TO TABLE 2 IN APPENDIX 1 OF N.J.A.C. 7:13.



SCALE: 1" = 30'



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						DATE: 06/07/2022				DATE: 06/07/2022	<b>FLOOD STUDY PLAN</b>
											SHEET 2 OF 4
											REVISION

## Ellen Houlihan

---

**From:** Paul Damurjian <pdamurjian@optimum.net>  
**Sent:** Sunday, June 19, 2022 8:45 AM  
**To:** Ellen Houlihan  
**Subject:** Lawn Signs for Graduations & Sports Team Participation

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

Hello Environmental Commission!

In the past few years there appears to be a growing trend for residents to post lawn signs indicating their child is a graduate of high school , middle school, grade school, etc, or is a participant on a sports team. I believe I have seen announcements for graduation dates two and three years in the future e.g "(Sally Doe) Class of 2025".

Environmental Impact: These signs ultimately become non-recyclable land fill.

It would be great to have an ordinance preventing placement of these signs throughout the township, or at least an environmental campaign to discourage the purchase and posting of these types of signs.

Thank you for your consideration,  
Paul Damurjian  
Douglas Rd.

EC

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

Application No: ZB22-006 Block: 1802 Lot: 22 Zone: R-7

Applicant: KOCIEK, PETER & CARRIE

Address of Property: 143 SOUTH FINLEY AVE

Description: CONSTRUCT DETACHED TWO-CAR GARAGE  
BULK VARIANCES FOR SIDE YARD SETBACK &  
LOT COVERAGE

**APPLICATION CHECKLIST**

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

**SCHEDULING**

3.24.22 Original Submission Date  
5.8.22 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
9.5.22 Time to Act (45/95/120 days)

**HEARING**

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

**DISTRIBUTION**

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

**NOTES**

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

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

**1. APPLICANT:** PETER AND CARRIE KOCHER  
143 SOUTH FINLEY AVE  
Address: BASKING RIDGE, NEW JERSEY 07920  
Phone: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (mobile) \_\_\_\_\_  
Email (will be used for official notifications): \_\_\_\_\_

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

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

**4. OTHER PROFESSIONALS** (Engineer, Architect, etc. Attach additional sheet if necessary):  
Name: JONATHAN E. BOOTH Profession: ARCHITECT  
Address: 33 BULLION ROAD  
BASKING RIDGE, NEW JERSEY 07920  
Phone: 908 204 9527 Email (will be used for official notifications): JBOOTHARC@GMAIL.COM

**5. PROPERTY INFORMATION:** Block(s): 1302 Lot(s): 22 Zone: R-7  
Street Address: 143 SOUTH FINLEY AVE Total Area (square feet/acres): .4 AC  
17,428 sq

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

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

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

*The existing 17,428 sq property contains the following: a) a two story mid 19<sup>th</sup> c residence at approx 2502 st, and a one story, 402 sq detached garage. Applicant seek permission to construct a 763 sq, detached garage (replacing the existing, requiring two variances.*

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

*see attached*

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

*see attached*

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

**APPLICANT(S) SIGN HERE:**

I/we, Peter Kochel and Carrie Kochel 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): Peter Kochel and Carrie Kochel

Sworn and subscribed before me, this 20<sup>th</sup> day of March, 2022

Notary

**JOSEPH R. CORBALIS**

**NOTARY PUBLIC OF NEW JERSEY**

My Commission Expires Dec. 02, 2022

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

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

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

Signature of owner(s): \_\_\_\_\_

Sworn and subscribed before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary



KOCHER  
143 SOUTH FINLEY

**APPENDIX D, ARTICLE III**

**Checklist**

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

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

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

KOLNER  
143 SOUTH FINLEY

FORM F

SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

R-7 ZONE

	REQUIRED	EXISTING	PROPOSED	
LOT AREA	$\frac{1}{2}$ AC 21,780 sq	.40 AC 17,428 sq	.40 AC 17,428 sq	EXISTING NONCONFORM
LOT WIDTH	125'	71.06'	71.06'	EXISTING NONCONFORM
FRONTAGE	75'	71.06'	71.06'	EXISTING NONCONFORM
FRONT YARD SETBACK	40'	17.0'	17.0'	EXISTING NONCONFORM
REAR YARD SETBACK	40'	176'	176'	
COMBINED SIDE YARD	30'	35.3'	35.3'	
SIDE YARD	10'	26.7' @ N 8.6' @ S	26.7' @ N 8.6' @ S	EXISTING NONCONFORM
COVERAGE	20% (3485 sq)	23.04% (4035 sq)	26.95% (4696 sq)	REQUIRES VARIANCE
HEIGHT	35' 2 st	23' 2 st	23' 2 st	
IF REQUIRED, GROSS FLOOR AREA				
IF REQUIRED, FLOOR AREA RATIO				
IF REQUIRED, IMPROVABLE LOT AREA				

DRINGI-  
PAL  
TANOT

DETACH  
ACCESS-  
ORY  
STRUCT,  
PROPOSED

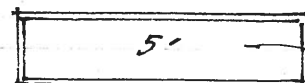
REAR YARD  
SETBACK 10'

SIDE YARD  
SETBACK 10'

BUILDING  
HEIGHT (MAX) 20'

DRIVEWAY  
LOCATION 5'

104'



REQUIRES  
VARIANCE

20'

0'

0'

EXISTING  
NONCONFORM

**SUBMIT ORIGINAL AND 16 COPIES**

**FORM A**

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

**SITE INSPECTION CONSENT FORM**

Applicant: PETER AND CARRIE KOCHER

Block: 1802 Lot: 22

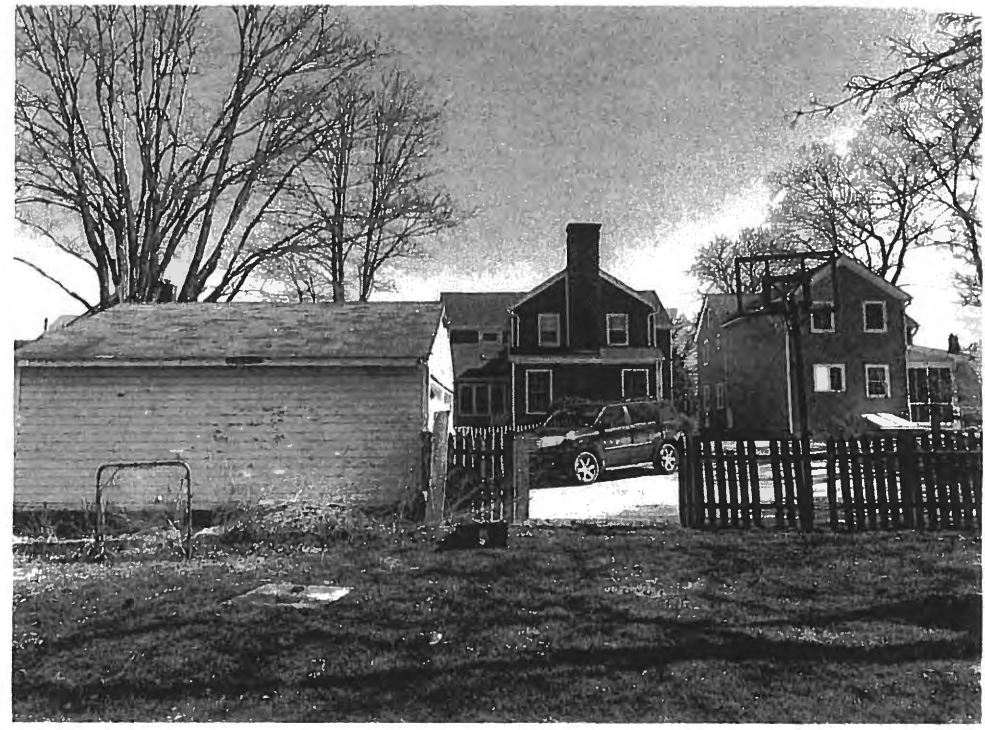
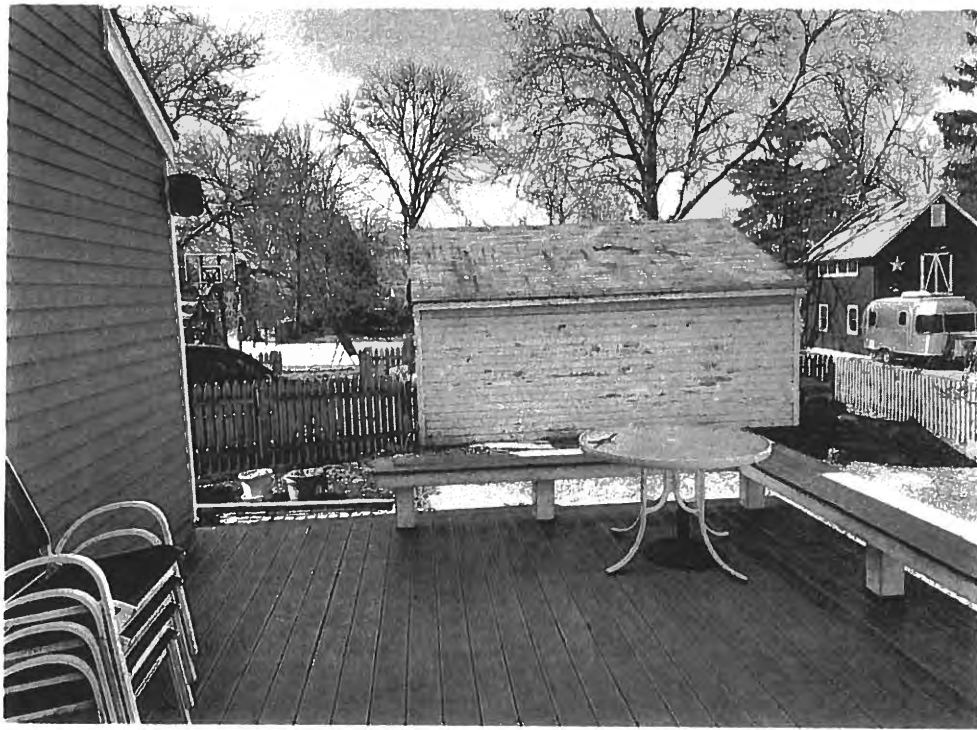
Street Address: 193 SOUTH FINLEY AVE

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

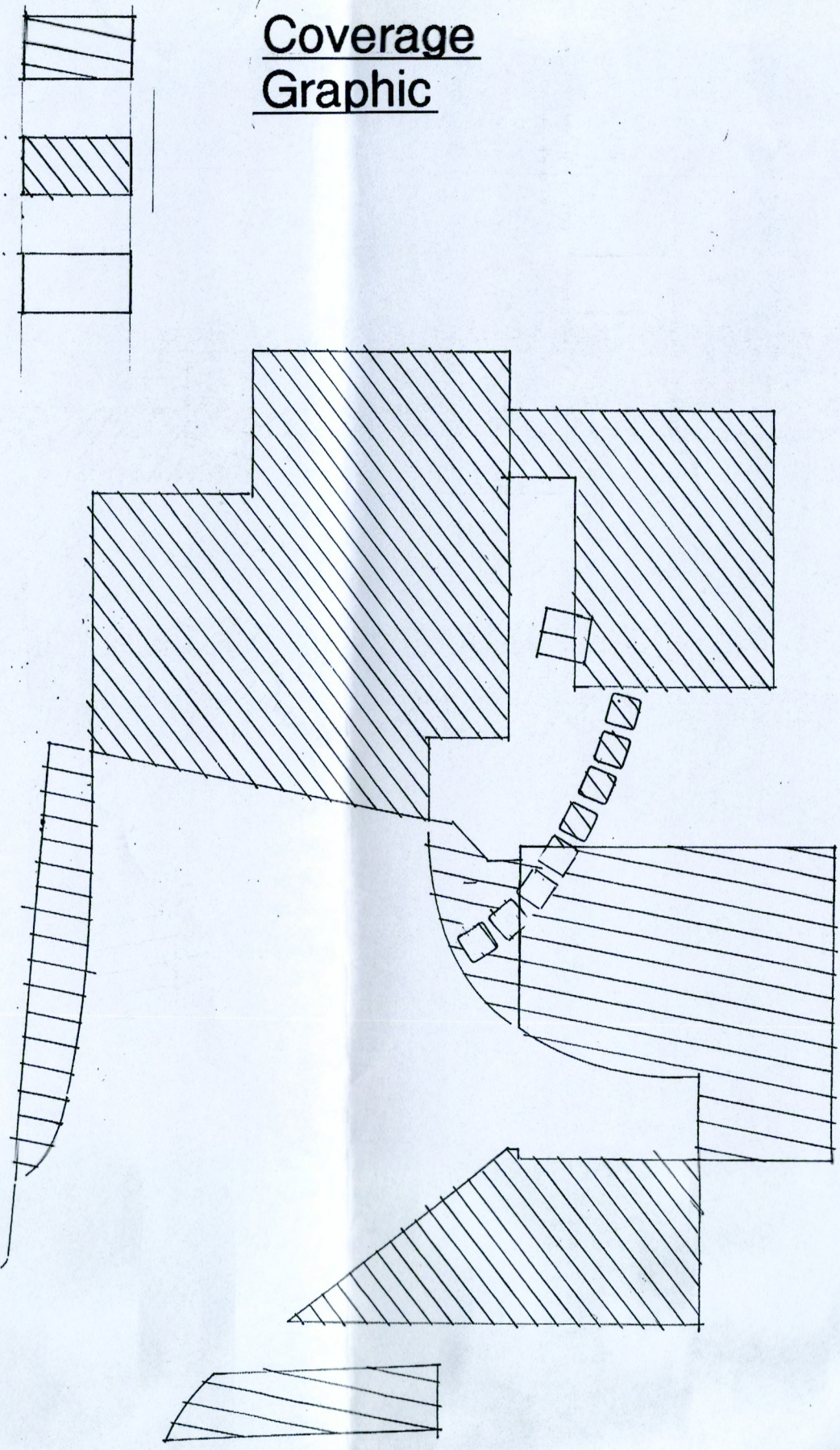
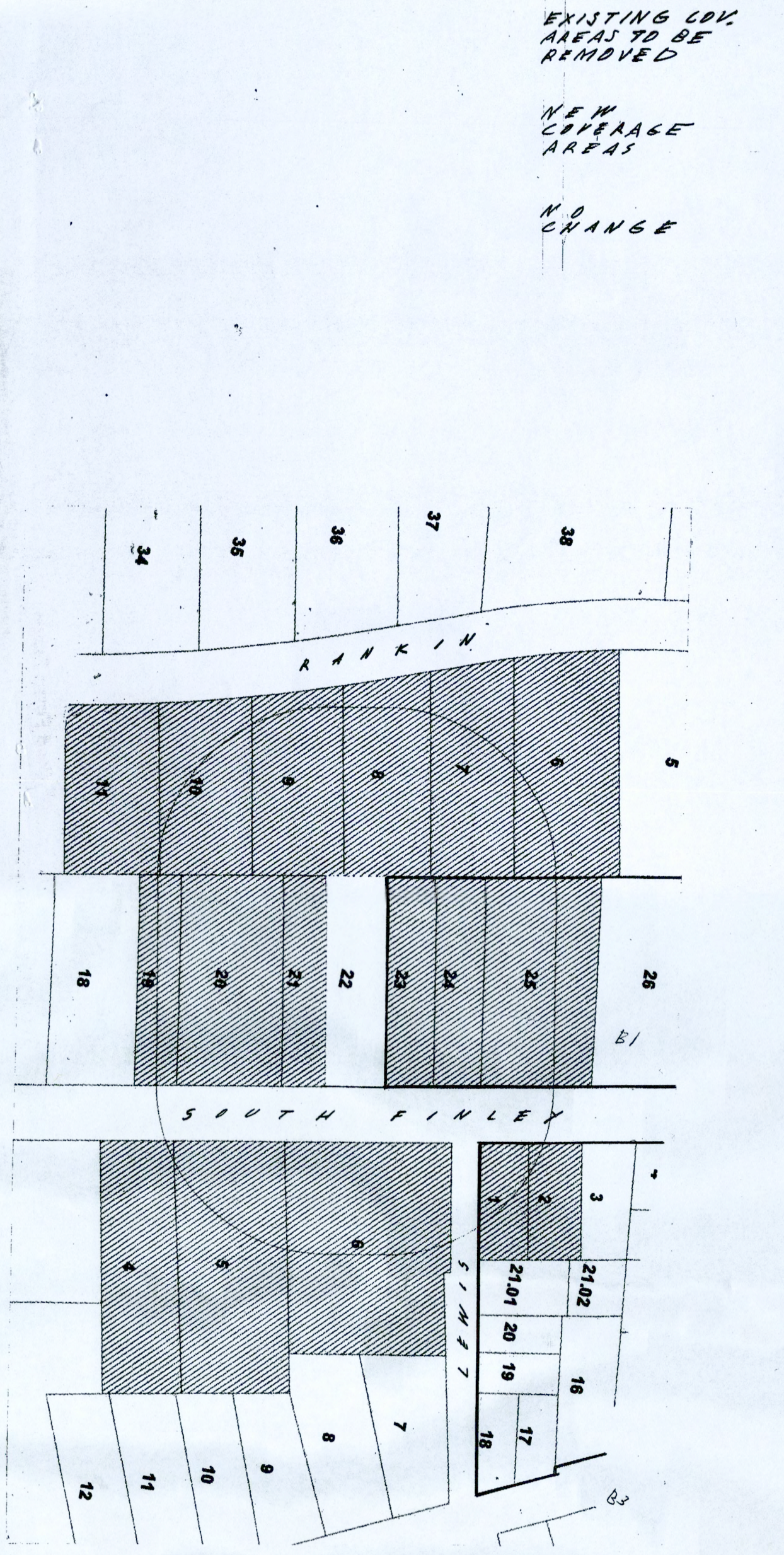
Signature: P. Kocher Date: 3-20-22



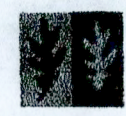









Kochek Residence			
	lot area	17428.2	
Lot Coverage			
residence	1360	1360	
garage	402	763	existing garage to be removed for proposed garage
driveway	1826	1925	
slate/brick walks	336	282	reduced
wood deck	0	0	275 exempt
concrete porch	82	82	
concrete pad	9	0	remove
new bluest walk	0	32	stepping stones
new bluest terrace	0	252	13x18 plus stoop
	4015	4696	681 net added area
lot coverage	0.2303738	0.269448	


**Bernards Township**  
Parcel Offset List

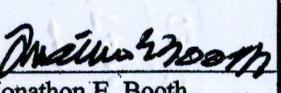
**Tax Map** 

**Target Parcel(s):** Block-Lot: 1802-22  
KOCHEK, PETER & CARRIE  
143 S FINLEY AVE  
17 parcels fall within 200 feet of this parcel(s).

- Block-Lot: 1802-25**  
BANK OF AMERICA/ATTN:CORP REAL ESTA  
101 N TRYON ST#NC10010381  
CHARLOTTE NC 28255  
RE: 125 S FINLEY AVE
- Block-Lot: 1802-24**  
135 S FINLEY LLC % MOXIE PRINT LLC  
14 WORLDS FAIR DR UNIT D  
SOMERSET NJ 08873  
RE: 135 S FINLEY AVE
- Block-Lot: 1802-23**  
WALKER, BRUCE & LAUREN  
139 S FINLEY AVE  
BASKING RIDGE NJ 07920  
RE: 139 S FINLEY AVE
- Block-Lot: 1802-21**  
LUCAS, KERRY M & LISA B  
145 S FINLEY AVE  
BASKING RIDGE NJ 07920  
RE: 145 S FINLEY AVE
- Block-Lot: 1802-20**  
JEPSEN, KLAUS & VITA  
147 S FINLEY AVE  
BASKING RIDGE NJ 07920  
RE: 147 S FINLEY AVE
- Block-Lot: 1802-19**  
JEPSEN, KLAUS & VITA  
147 S FINLEY AVE  
BASKING RIDGE NJ 07920  
RE: 151 S FINLEY AVE
- Block-Lot: 1802-11**  
CLOTT, JEFFREY H & JAMI A  
40 RANKIN AVE  
BASKING RIDGE NJ 07920  
RE: 40 RANKIN AVE
- Block-Lot: 1802-10**  
VOGEL, ALAN J & GAITS, SUSAN I  
36 RANKIN AVE  
BASKING RIDGE NJ 07920  
RE: 36 RANKIN AVE
- Block-Lot: 1802-9**  
ROBINSON, CHARLES P & LOUISE CULLEN-  
32 RANKIN AVE  
BASKING RIDGE NJ 07920  
RE: 32 RANKIN AVE
- Block-Lot: 1802-8**  
HENDERSON, DOUGLAS P & BARBARA A  
28 RANKIN AVE  
BASKING RIDGE NJ 07920  
RE: 28 RANKIN AVE
- Block-Lot: 1802-7**  
LEYHAN, DANIEL & JANE P  
24 RANKIN AVE  
BASKING RIDGE NJ 07920  
RE: 24 RANKIN AVE
- Block-Lot: 1802-6**  
FARMER, DAVID  
274 MINE BROOK RD  
FAR HILLS NJ 07931  
RE: 20 RANKIN AVE
- Block-Lot: 1803-2**  
126 S FINLEY AVE&284 ROUTE 513 LLC  
10 STILLWATERS WAY  
GLEN GARDNER NJ 08826  
RE: 126 S FINLEY AVE
- Block-Lot: 1803-1**  
JEB LEAF PROPERTIES LLC  
134 S FINLEY AVE  
BASKING RIDGE NJ 07920  
RE: 134 S FINLEY AVE
- Block-Lot: 1802-5**  
ST MARKS EPISCOPAL CHURCH  
140-148 S FINLEY AVE  
BASKING RIDGE NJ 07920  
RE: 140 S FINLEY AVE
- Block-Lot: 1802-5**  
POCHTAR, PAUL G  
150 S FINLEY AVE  
BASKING RIDGE NJ 07920  
RE: 150 S FINLEY AVE
- Block-Lot: 1802-4**  
S FINLEY AVE LLC,  
147 S FINLEY AVE  
BASKING RIDGE NJ 07920  
RE: 156 S FINLEY AVE

REVISIONS	BY

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

  
Jonathon E. Booth  
NJ lic # AI 11475 00

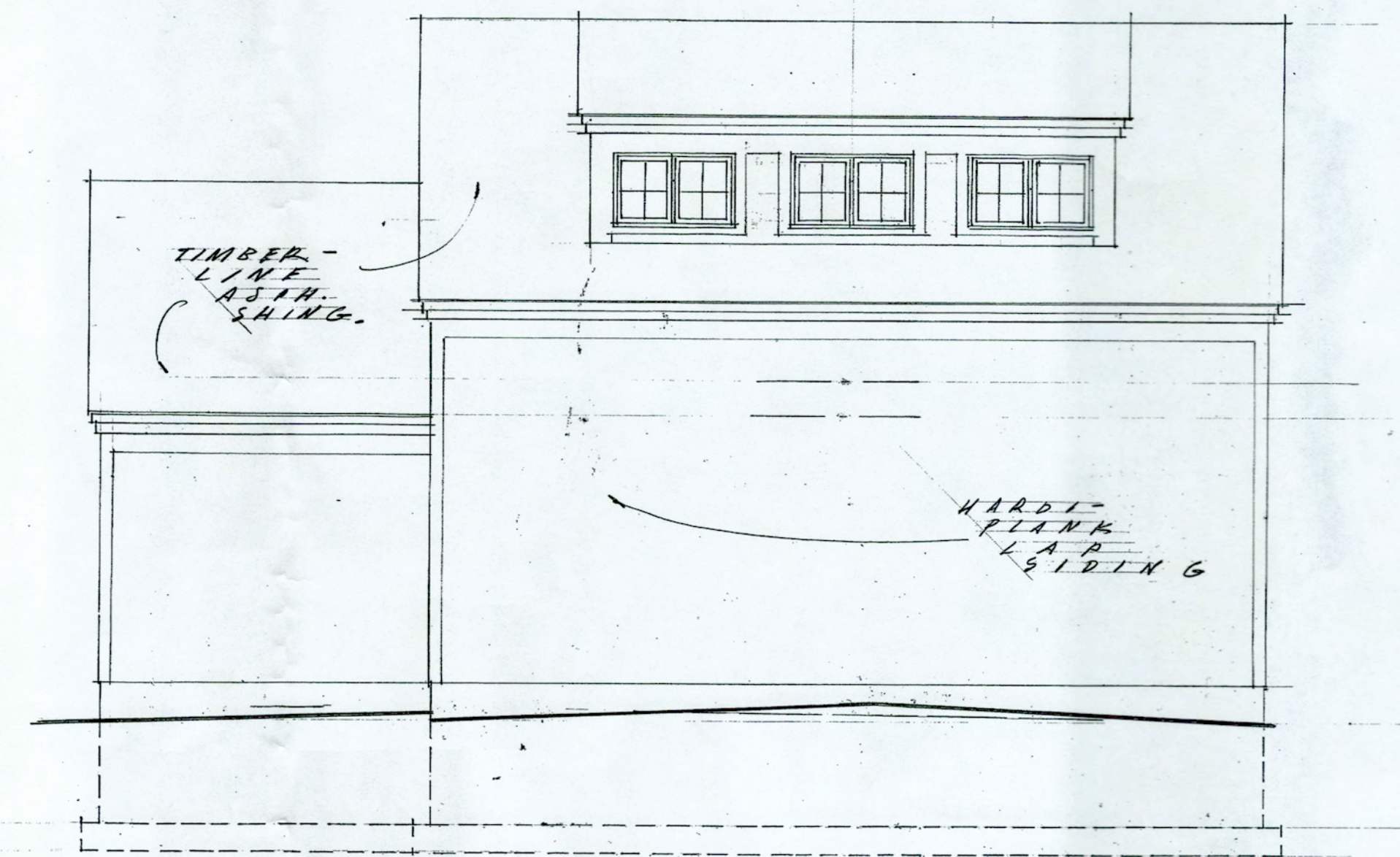
**Proposed**  
**Garage**  
**Accessory**  
**Structure**  
at  
**Kochek**  
**Residence**  
143 South Finley Ave  
Basking Ridge,  
New Jersey  
blk 1802 lot 22

Date	24 MAR 22
Scale	AS SHOWN
Drawn	du
Job	2142
Sheet	S1
Of 2	Sheets

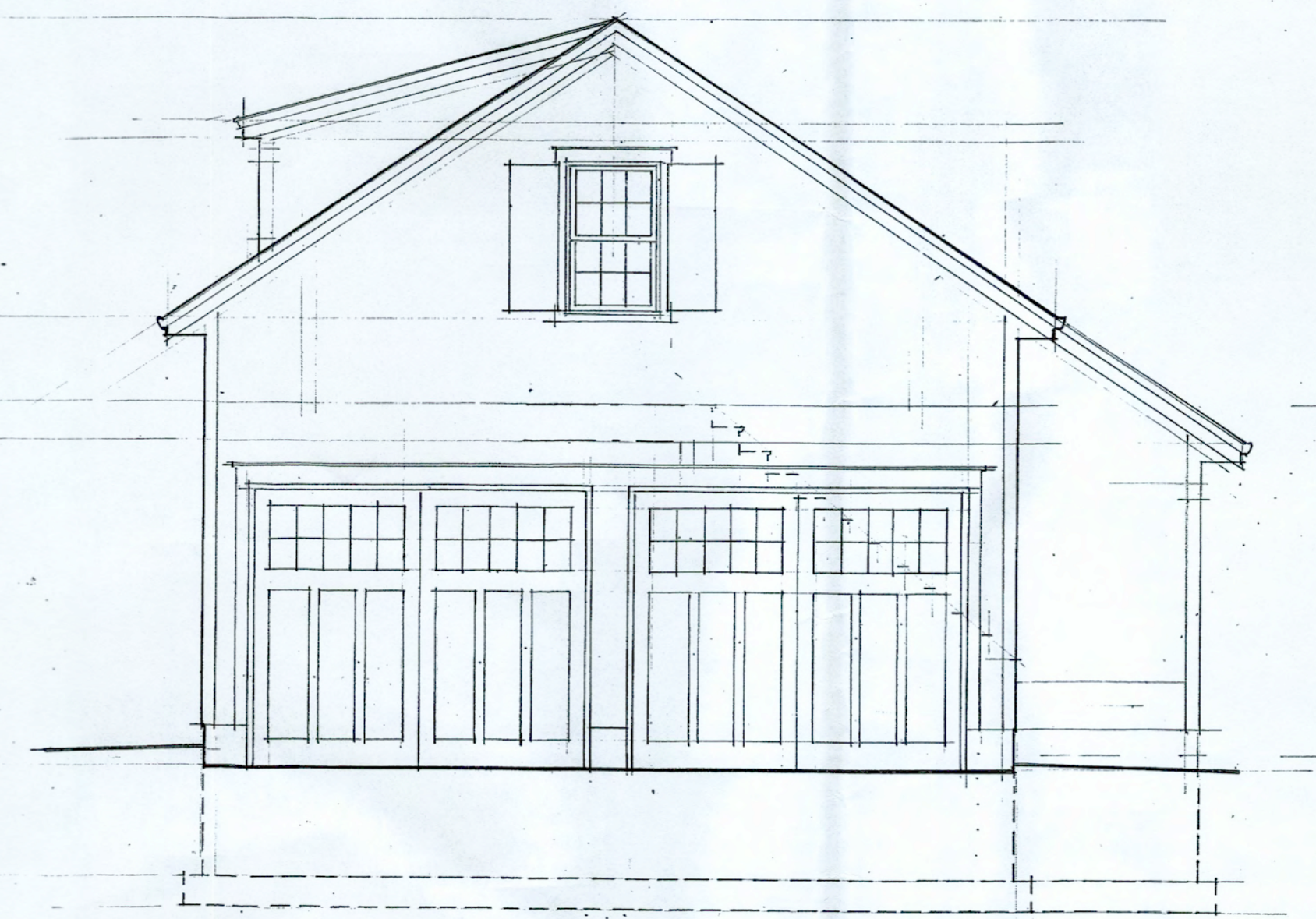




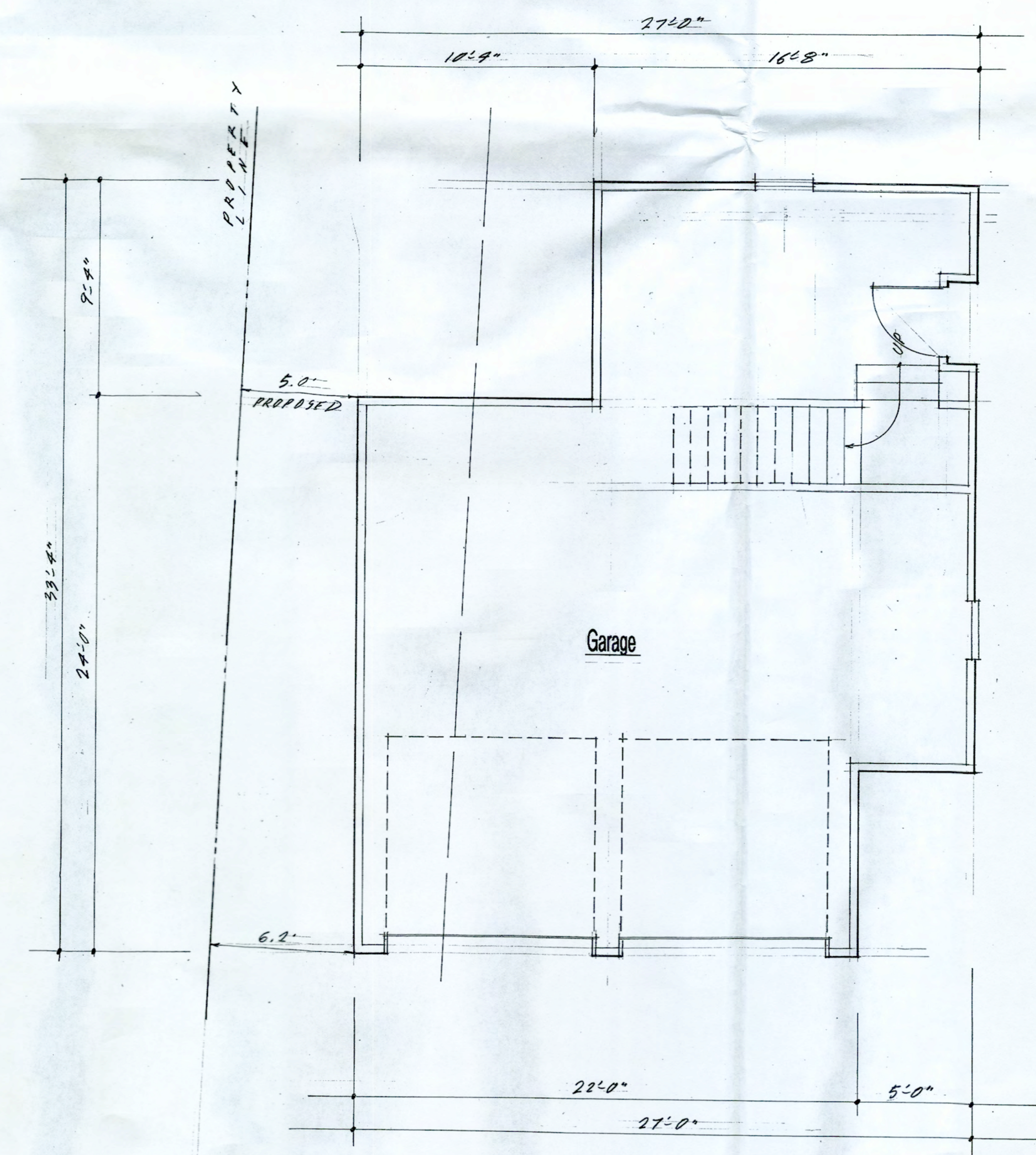
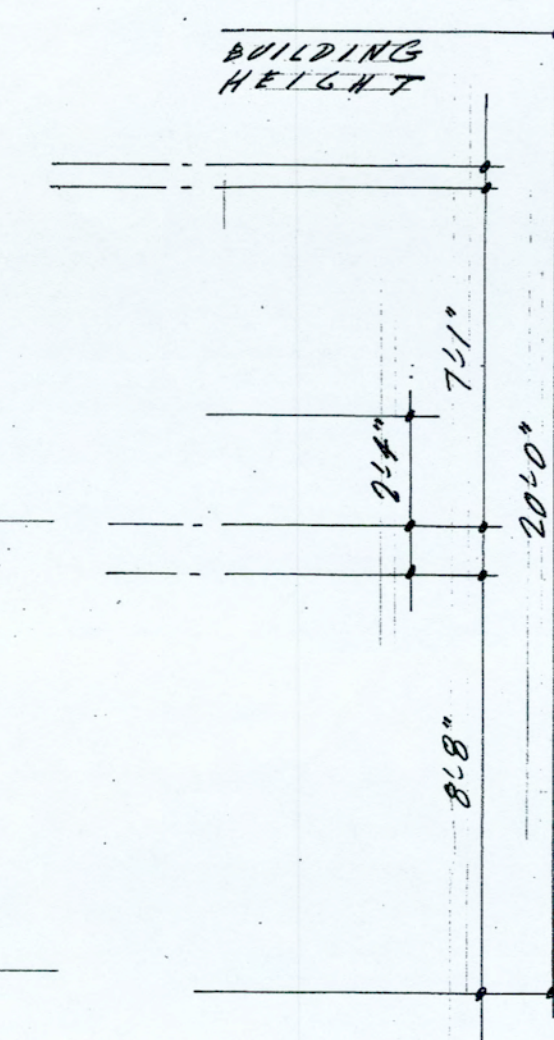




South



East



First Floor



REVISIONS	BY



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

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

Proposed  
Garage  
Accessory  
Structure

at

**Kochek**  
Residence

143 South Finley Ave  
Basking Ridge,  
New Jersey

blk 1802 lot 22

Date 24 MAR 22

Scale 1/4" = 1'

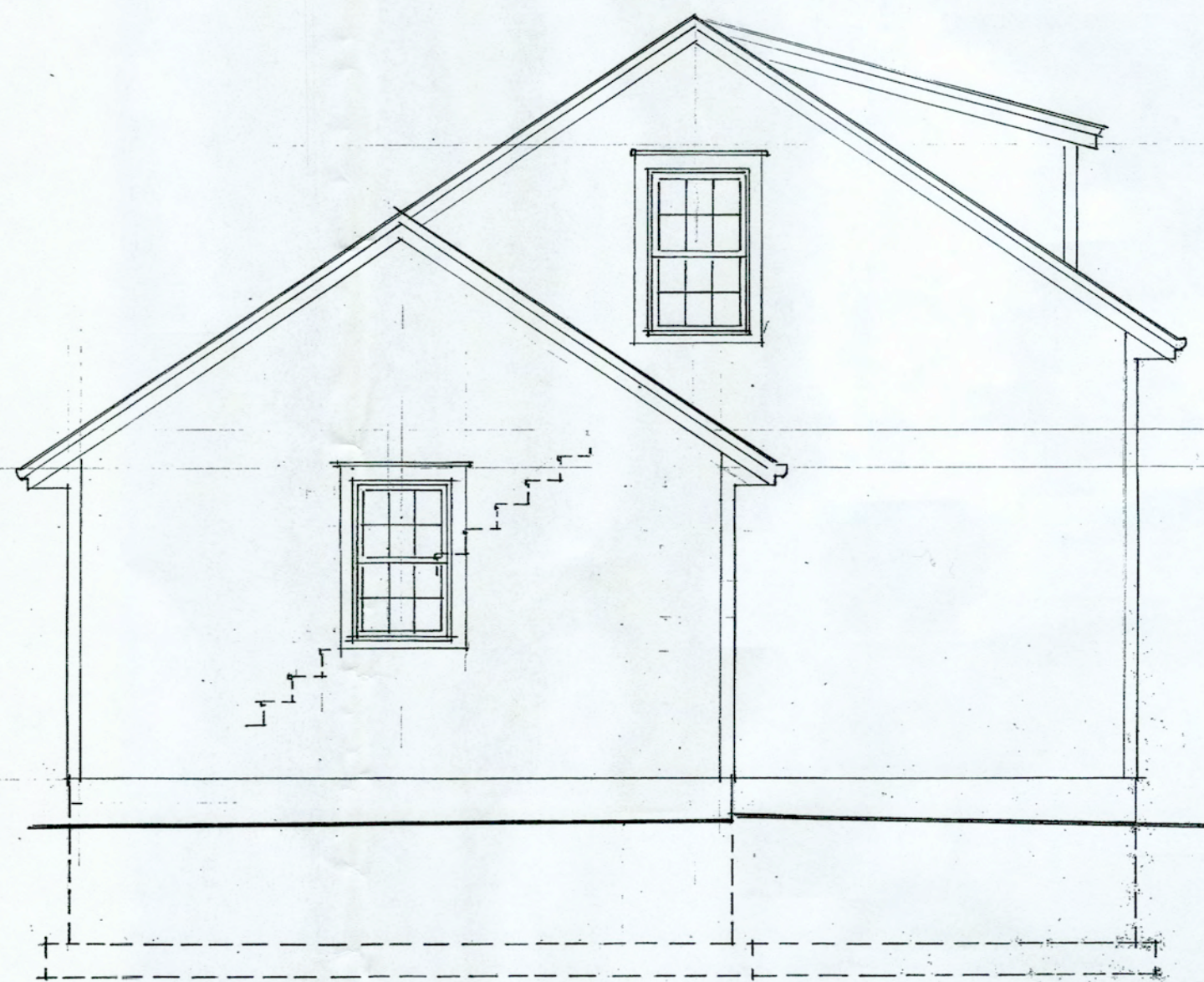
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Job 2142

Sheet

1  
Of 2 Sheets

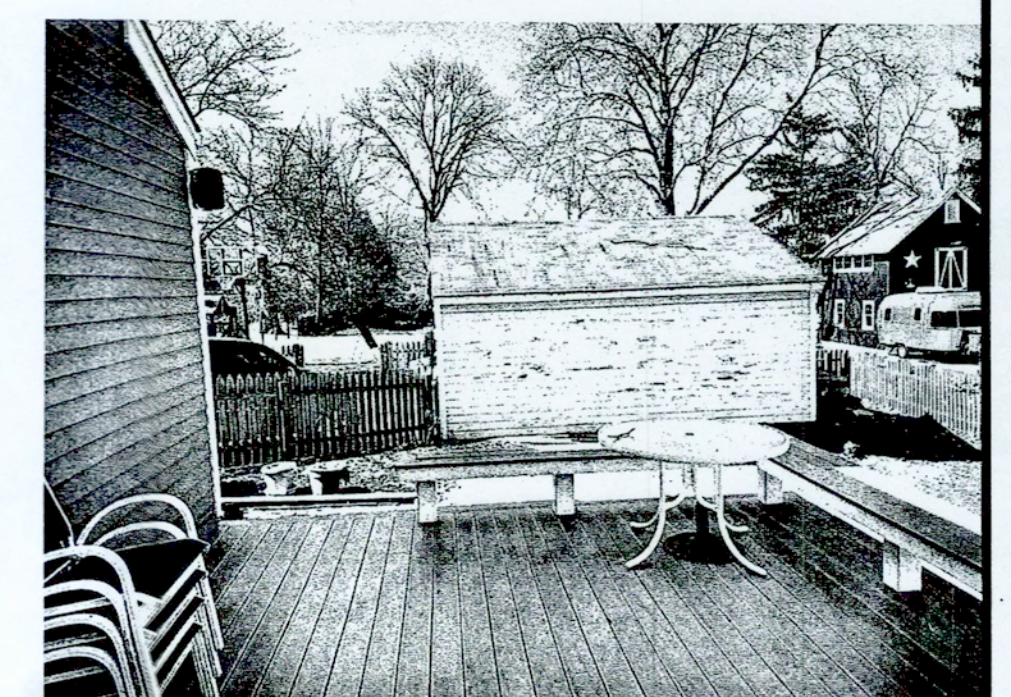
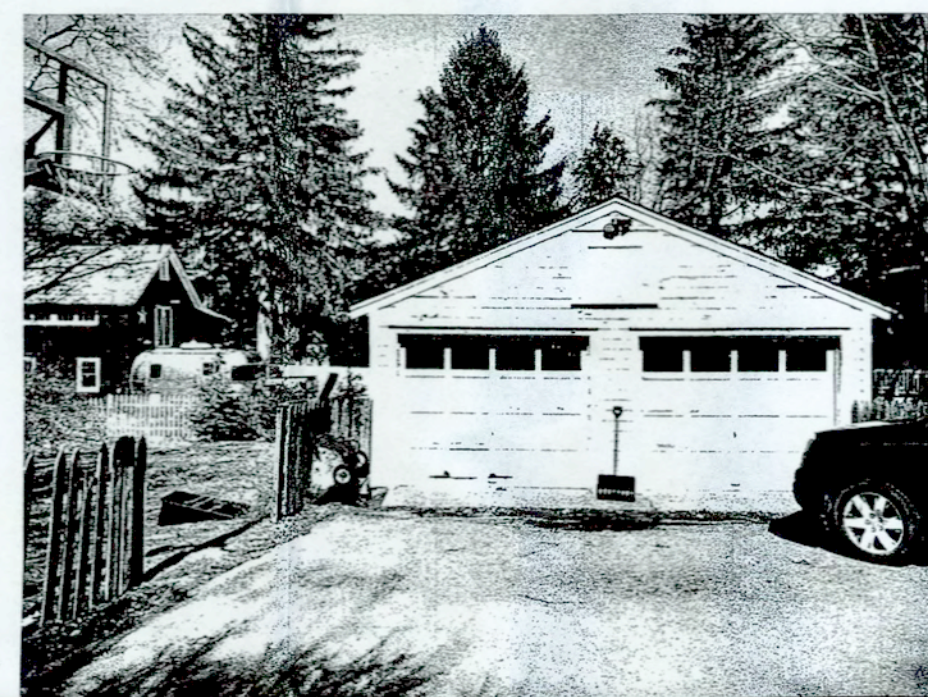
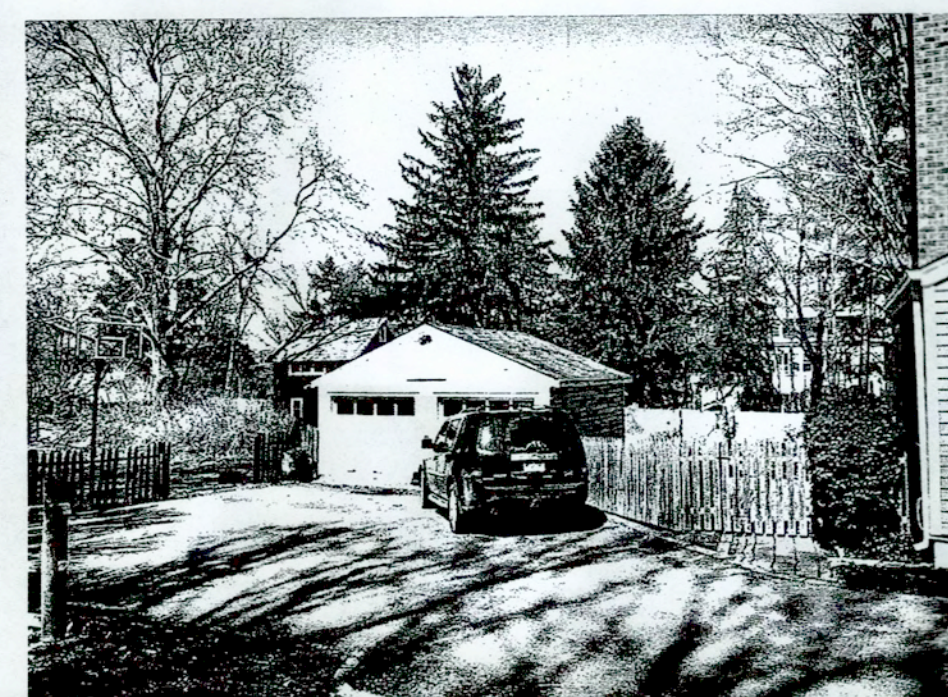




West



North



REVISIONS	BY



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

*Jonathon E. Booth*  
Jonathon E. Booth  
NJ Lic # A111475 00

Proposed  
Garage  
Accessory  
Structure

at  
**Kochek**  
Residence

143 South Finley Ave  
Basking Ridge,  
New Jersey

blk 1802 lot 22

Date 24 MAR 22  
Scale 1/4" = 1'  
Drawn JM  
Job 2142  
Sheet  
Of 2 Sheets



REVISED MAT'L -

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

Application No: ZB22-008 Block: 6301 Lot: 34.03 Zone: R-4

Applicant: GILBERT, MICHAEL; CATHERINE

Address of Property: 18 BELMONT COURT

Description: POOL NOT LOCATED BEHIND THE REAR  
BUILDING LINE OF ADJACENT 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 type="checkbox"/>	Architectural Plans
<input checked="" type="checkbox"/>	Site Visit Consent (A)	<input checked="" type="checkbox"/>	Survey
<input type="checkbox"/>	Ownership Form (B)	<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	200' Property Search List (C)	<input type="checkbox"/>	Wetlands Report/LOI
<input checked="" type="checkbox"/>	Tax Certification (D)	<input checked="" type="checkbox"/>	Application Fee
<input checked="" type="checkbox"/>	Notice to be Served/Published (E)	<input checked="" type="checkbox"/>	Escrow Deposit
<input checked="" type="checkbox"/>	Dimensional Statistics Form (F)	<input checked="" type="checkbox"/>	Imaging Fee
<input type="checkbox"/>	Contributions Disclosure Form (G)	<input type="checkbox"/>	Tax Map Revision Fee
		<input checked="" type="checkbox"/>	Checklist

**SCHEDULING**

3.31.22 Original Submission Date  
5.15.22 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
9.12.22 Time to Act (45/95/120 days)

**HEARING**

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

**DISTRIBUTION**

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

**NOTES**

EC

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

Application No: ZB22-008 Block: 6301 Lot: 34.03 Zone: R-4

Applicant: GILBERT, MICHAEL; CATHERINE

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**APPLICATION CHECKLIST**

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

**SCHEDULING**

3.31.22 Original Submission Date  
5.15.22 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
9.12.22 Time to Act (45/95/120 days)

**HEARING**

\_\_\_\_ Notice to Property Owners  
\_\_\_\_ Date of Publication  
\_\_\_\_ Completeness Hearing  
7.6 6.8.22 Public Hearing  
\_\_\_\_ Carried to Date  
\_\_\_\_ Decision - Approved/Denied  
\_\_\_\_ Resolution Memorialized  
\_\_\_\_ Resolution Published

**DISTRIBUTION**

3.31.22 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**

**Telephone: (908) 766-6666**

**Facsimile: (908) 766-7809**

March 30, 2022

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

Via Hand Delivery

Re: Application for Bulk Variance  
Applicants: Michael and Catherine Gilbert  
Tax Block 6301, Lot 34.03 – 18 Belmont Court, Basking Ridge

Dear Ms. Kiefer:

This office represents Michael and Catherine Gilbert, the Applicants in the above referenced Application.

Enclosed herewith please find the following:

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

7. 200' Property Owners List (17)
8. Property Tax Certification
9. Copy of Applicants' Deed (17)
10. Site Photographs (9 photos) (17 sets)
11. Color Rendering of Proposed Swimming Pool (17)
12. Survey by Murphy & Hollows Associates (2 Orig. + 15)
13. Engineering Plans by DJ Egarian & Associates Inc. (1 sheet) (17)
14. Our client's checks in the respective amounts of \$100.00 for the application fees, \$1,500.00 for the escrows and \$25.00 for the document imaging fee.
15. Form W-9

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

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

Very truly yours,

  
Frederick B. Zelle

FBZ/wp

Enclosures

cc: Mr. and Mrs. Michael and Catherine Gilbert (via email, w/o plan)  
Mr. Jeff Egarian (via email, w/o plan)

**TOWNSHIP OF BERNARDS**  
**2019 ZONING BOARD OF ADJUSTMENT APPLICATION**

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

**1. APPLICANT:** Michael and Catherine Gilbert

Address: 18 Belmont Court, Basking Ridge, NJ 07920

Phone: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (mobile) (516) 384-1277

Email (will be used for official notifications): catgilbert723@gmail.com

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

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: Jeff Egarian Profession: P.E.

Address: DJ Egarian & Associates, 271 Route 46, Suite G-208, Fairfield, NJ 07004

Phone: (973) 898-1401 Email (will be used for official notifications): jeffegarian@djegarian.com

**5. PROPERTY INFORMATION:** Block(s): 6301 Lot(s): 34.03 Zone: R-4

Street Address: 18 Belmont Court Total Area (square feet/acres): 49,338sf / 1.13ac

**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) (None known) \_\_\_\_\_

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

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

[ ] No [✓] Yes (if yes, explain and attach copy) Please see Addendum

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

Please see Addendum

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

Please see Addendum

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

Please see Addendum

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

**APPLICANT(S) SIGN HERE:**

I/we, Michael Gilbert and Catherine Gilbert hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

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

Sworn and subscribed before me, this 18<sup>th</sup> day of March, 2022.

[Signature]  
Frederick B. Zelle, 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary

**ADDENDUM TO BOARD OF ADJUSTMENT APPLICATION**  
**MICHAEL AND CATHERINE GILBERT**  
**18 BELMONT COURT, BLOCK 6301, LOT 34.03, R-4 ZONE**

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

7. [Current Violations of the Zoning Ordinance involving the Property]

There is presently 7,980 sf of impervious coverage on the property, which represents 16.2% where only 15% is permitted in the R-4 Zone. This non-conformity will be abated.

8. [Description of Deed Restrictions or Easements Affecting the Property]

The property is encumbered by a 30' wide tree conservation easement running along the entire rear property line and a 25' wide basin maintenance easement running parallel and southerly adjacent to the said tree conservation easement for approximately one-third of the width of the property and then angling in a southeasterly direction toward Lot 34.04.

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

The property is an irregular, generally triangular shaped lot situated on the northern side of Belmont Court, at the *cul de sac* bulb. The property hosts a single family residence with a paved driveway and a paver patio. The Applicants wish to install a 760 sf swimming pool between the house and the basin maintenance easement, adjacent to the edge of the easement, with an open deck between the swimming pool and the house and possibly on the sides of the swimming pool as well. The Applicants propose to remove the existing paver patio and one foot of asphalt along the entire eastern edge of the paved driveway, in order to comply with the 15% impervious coverage limitation in the zone (the property is presently not in compliance with the said limitation).

10. [Description of Requested Variances or Exceptions]

This is an application for a bulk variance for a swimming pool not being located behind the rear building line of existing residential structure(s) on adjoining lot(s), in violation of Ordinance Section 21-18.1. Because the Applicants' home and the home on an adjacent property (Lot 34.04 / 22 Belmont Court) are located on the bulb of a *cul de sac*, almost all of the Applicants' property is located in front of the rear building line of the home on the adjacent property. The only portion of the Applicants' property that is not in front of the said line, is the far northeast corner of the Applicant's property. That location, however, in addition to being too far from the house from a safety and practicality standpoint, falls largely within the 20' swimming pool setback and the 30' wide tree conservation easement.



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

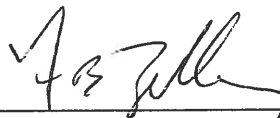
11. [Arguments in Support of Application]

The required variance is a "C-1" hardship variance, as the location and orientation of the home on Lot 34.04, combined with the existing 30' tree conservation easement and the 20' swimming pool setback requirement effectively preclude compliance with the zoning ordinance.

The Negative Criteria are satisfied as the variance 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.

Respectfully Submitted,

BISOGNO, LOEFFLER & ZELLEY, LLC

A handwritten signature in black ink, appearing to read 'F B Zelley', is written over a horizontal line.

By: Frederick B. Zelley, Esq.  
Attorneys for the Applicants  
Michael and Catherine Gilbert

Dated: March 30, 2022

**MICHAEL AND CATHERINE GILBERT**  
**18 BELMONT COURT, BLOCK 6301, LOT 34.03, R-4 ZONE**

**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	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	

**MICHAEL AND CATHERINE GILBERT****18 BELMONT COURT, BLOCK 6301, LOT 34.03, R-4 ZONE****DIMENSIONAL STATISTICS**

	REQUIRED	EXISTING	PROPOSED
LOT AREA	43,560 sf	49,338 sf	No Change
LOT WIDTH	200'	218.5'	No Change
FRONTAGE	100'	174.6'	No Change
FRONT YARD SETBACK	75'	62.8' *	No Change
REAR YARD SETBACK	75'	97.1'	No Change
COMBINED SIDE YARD	20'	21.2'	No Change
SIDE YARD	50'	84.3'	No Change
COVERAGE	15%	16.2%	14.9%
HEIGHT	N/A		
IF REQUIRED, GROSS FLOOR AREA	Not Required		
IF REQUIRED, FLOOR AREA RATIO	Not Required		
IF REQUIRED, IMPROVABLE LOT AREA	Not Required		

\* Existing Non-Conforming Condition


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

**SITE INSPECTION CONSENT FORM**

Applicant: Michael and Catherine Gilbert Application: Swimming Pool Variance  
Block: 6301 Lot: 34.03 Street Address: 18 Belmont Court

I, Michael and Catherine Gilbert, 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: 3/18/22  
Michael Gilbert

Signature:  Dated: 3/18/22  
Catherine Gilbert



**NOTICE OF PUBLIC HEARING**  
**BERNARDS TOWNSHIP BOARD OF ADJUSTMENT**

**YOU ARE HEREBY NOTIFIED** that the undersigned Applicants have filed an application with the Bernards Township Board of Adjustment for variance relief relative to the Applicants' property known as Tax Block 6301, Lot 34.03 and located at 18 Belmont Court, Basking Ridge, New Jersey, which is located in the R-4 Residential Zone.

The application is for a bulk variance for a swimming pool not being located behind the rear building line of existing residential structure(s) on adjoining lot(s), in violation of Ordinance Section 21-18.1. The Applicants wish to construct a 760 square foot inground swimming pool. Because the Applicants' home and the home on easterly adjacent Lot 34.04 (22 Belmont Court) are located on the bulb of a cul de sac, almost all of the Applicants' property is located in front of the rear building line of the home on Lot 34.04.

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

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

The application will be considered by the Bernards Township Board of Adjustment on Wednesday, , 2022 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.

Michael and Catherine Gilbert /s/

Dated: March 30, 2022

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



# OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE

BASKING RIDGE, NJ 07920

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

## \*\*\* 200 Foot Property Search \*\*\*

\*\* VALID FOR 90 DAYS \*\*

**Date:** 01/25/2022

**Block:** 6301 **Lot(s):** 34.03 **Qual:**

**Property Location:** 18 Belmont Ct

**Applicant:** Frederick B. Zelle, Esq.

**Phone :** (908) 766-6666 **Fax:** (908) 766-7809 **Email:** fzele@baskingridgelaw.com

### PROPERTY OWNER INFORMATION

**Name:** Gilbert, Michael & Catherine

**Address:** 18 Belmont Ct

**City, State, Zip:** Basking Ridge, NJ 07920

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



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

### Search To Be Picked Up

**Notify When Complete:** Frederick B. Zelle, Esq.

(908) 766-6666

**CERTIFIED BY:**

*David Centrelli*

David Centrelli, Assessor - Township Of Bernards

**Amount Paid:** \$10.00

**Paid By:** Check (No. 15205)



## Bernards Township

### Parcel Offset List

---

**Target Parcel(s):** Block-Lot: 6301-34.03  
GILBERT, MICHAEL & CATHERINE  
18 BELMONT CT

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

---

**Block-Lot: 6301-29**

INGRAHAM, PETER & CATHERINE  
11 HUNTERS LN  
BASKING RIDGE NJ 07920  
RE: 11 HUNTERS LN

**Block-Lot: 6301-28**

FITZGERALD, TIMOTHY & MARION  
15 HUNTERS LN  
BASKING RIDGE NJ 07920  
RE: 15 HUNTERS LN

**Block-Lot: 6301-27**

AHUJA, RAJESH & SAROJINI  
21 HUNTERS LN  
BASKING RIDGE NJ 07920  
RE: 21 HUNTERS LN

**Block-Lot: 6301-26**

BECKMAN, MICHAEL J & LAUREN D  
25 HUNTERS LN  
BASKING RIDGE NJ 07920  
RE: 25 HUNTERS LN

**Block-Lot: 6301-25**

SCOTT, JEFFREY A & SANDRA L  
33 HUNTERS LN  
BASKING RIDGE NJ 07920  
RE: 33 HUNTERS LN

**Block-Lot: 6301-23**

DOUGHERTY, EDWARD  
26 DEER CREEK DR  
BASKING RIDGE NJ 07920  
RE: 26 DEER CREEK DR

**Block-Lot: 6301-22**

SCHWARTZ, JEFFREY & IRIS  
34 DEER CREEK DR  
BASKING RIDGE NJ 07920  
RE: 34 DEER CREEK DR

**Block-Lot: 6001-8.03**

ZHANG, ZHI & HE, JIANHUA  
22 HIGH HILL CT  
BASKING RIDGE NJ 07020  
RE: 22 HIGH HILL CT

**Block-Lot: 6001-8.02**

MURPHY, ERIC L & REBECCA A  
12 HIGH HILL CT  
BASKING RIDGE NJ 07920  
RE: 12 HIGH HILL CT

**Block-Lot: 6001-8.01**

SIMONE, DONALD A & KIMBERLY S  
4 HIGH HILL CT  
BASKING RIDGE NJ 07920  
RE: 4 HIGH HILL CT

**Block-Lot: 6301-34.04**

GEOFFROY, NOEL & SYLVAIN  
22 BELMONT CT  
BASKING RIDGE NJ 07920  
RE: 22 BELMONT CT

**Block-Lot: 6301-34.02**

ALONSO, TIRSO & WENDY  
10 BELMONT CT  
BASKING RIDGE NJ 07920  
RE: 10 BELMONT CT





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

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

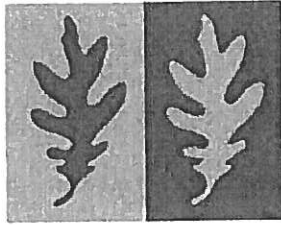
If the property is adjacent to a State Highway, the  
COMMISSIONER OF TRANSPORTATION  
must be notified at

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

Kevin Sant'Angelo, Tax Collector  
1 Collyer Lane, Basking Ridge, NJ 07920

Phone: 908-204-3080; Fax: 908-766-1941; Website: [www.bernards.org](http://www.bernards.org)

---

March 11, 2022

This is to certify that the property located at Block 6301 Lot 34.03, otherwise known as 18 Belmont Ct. Basking Ridge, NJ is assessed to Gilbert, Michael & Catherine and the property taxes are paid current through 1<sup>st</sup> Quarter 2022.

Very truly yours,

Kevin Sant'Angelo  
Tax Collector

**Deed**

BRETT A. RADI COUNTY CLERK  
SOMERSET COUNTY, NJ  
2009 JAN 23 09:15:50 AM  
BK: 6186 PG: 37 EX: 739  
CONS: \$775,000.00 EXEMPT: 05  
NJ XFER FEE: \$7,046.00  
INSTRUMENT # 2009002745

This Deed is made on **January 15, 2009**  
**BETWEEN**

**Boulder Construction, LLC, a Limited Liability Company of the State of New Jersey,**

Whose post office address is

**2560 U.S. Highway 22, Suite 305, Scotch Plains, New Jersey 07076**

referred to as the Grantor,

**AND**

**Michael Gilbert and Catherine Gilbert, husband and wife**

whose post office address is

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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

**Seven hundred and seventy five thousand dollars (\$775,000.00)**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Township of Bernards**

Block No. 6301 Lot No. 34.03 Qualified No. Account No.

3. **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:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Being a portion of premises conveyed to the Grantor herein by Deed from Victor Michael, Elizabeth K. Michael, husband and wife, which Deed is dated November 10, 2007 and recorded November 27, 2007 in Deed Book 6088 at Page 325.

Also part of premises conveyed to the Grantor by Deed from Adolph Knehr, Jr. at Elsie A. Knehr, husband and wife, which Deed is dated February 16, 2006 and recorded March 6, 2006 in Book 5868 at Page 1296, Records of Somerset County.

Also, being known and designated as Lot 34.03 as shown on a certain map entitled "Final Plat, Lots 33 and 34, Block 6301", Township of Bernards, Somerset County, New Jersey, and filed in the Somerset County Clerk's Office on December 11, 2008 as Map Book 6179 at Page 3817.

The within conveyance is made subject to easements, restrictions, and other items appearing of record, if any..

Prepared by: (print signer's name below signature)

(For Recorder's Use Only)

Vincent M. Loughlin, an  
Attorney at Law of the State  
of New Jersey

2009002745

# **LAWYERS TITLE INSURANCE CORPORATION**

File Number: 30391

## **SCHEDULE C LEGAL DESCRIPTION**

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE TOWNSHIP OF BERNARDS, COUNTY OF SOMERSET, STATE OF NEW JERSEY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEING KNOWN AND DESIGNATED AS LOT 34.03 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL PLAT, LOTS 33 AND 34, BLOCK 6301", TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NJ AND FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON DECEMBER 11, 2008 AS MAP BOOK 6179, PAGE 3817.**

**NOTE: BEING BLOCK 6301, LOT 34.03 ON THE TAX MAP OF THE TOWNSHIP OF BERNARDS, COUNTY OF SOMERSET AND STATE OF NEW JERSEY.**

**NOTE: LOT AND BLOCK SHOWN FOR INFORMATIONAL PURPOSES ONLY.**

**SUBURBAN TITLE EXAMINERS, INC.  
808 SOUTH AVENUE, WEST  
P.O. BOX 40  
WESTFIELD, NJ 07091  
TELEPHONE: 908-232-2116  
FAX: 908-232-2533**

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)

BOULDER CONSTRUCTION LLC

Current Resident Address:

Street:

2560 ROUTE 22, SUITE # 345

City, Town, Post Office

SCOTCH PLAINS

State

NJ

Zip Code

07076

**PROPERTY INFORMATION** (Brief Property Description)

Block(s)

6301

Lot(s)

34.03

Qualifier

Street Address:

18 BELMONT COURT

City, Town, Post Office

BENNADES

State

NJ

Zip Code

07920

Seller's Percentage of Ownership

100%

Consideration

\$775,000 -

Closing Date

11/16/09

**SELLER ASSURANCES** (Check the Appropriate Box)

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 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..
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 interstate 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

11/15/09

Date

BOULDER CONSTRUCTION LLC

Signature

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

Signature

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

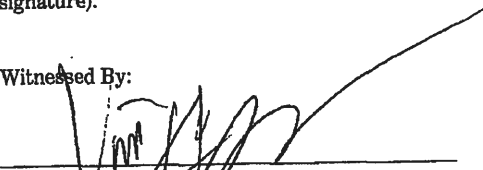


The street address of the Property is:

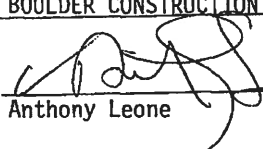
18 Belmont Court, Basking Ridge, NJ 07920

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

Witnessed By:

  
 Vincent K. Loughlin, an  
 Attorney at Law of the  
 State of New Jersey

BOULDER CONSTRUCTION, LLC (Seal)

  
 Anthony Leone (Seal)

STATE OF NEW JERSEY, COUNTY OF UNION  
 I CERTIFY that on January 15, 2009

SS.

Anthony Leone as Managing Member of Boulder Construction, LLC

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

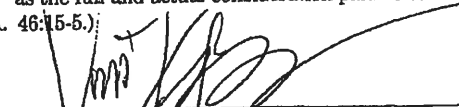
- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 775,000.00  
 transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

as the full and actual consideration paid or to be paid for the

**RECORD AND RETURN TO:**

Vincent T. Bisogno, Esq.  
 Bisogno & Loeffler, LLC  
 88 South Finley Avenue  
 P.O. Box 408  
 Basking Ridge, NJ 07920

  
 Vincent K. Loughlin  
 Attorney at Law of the  
 State of New Jersey





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

\*\*\*\*\*

**Recorded:** 01/23/2009 09:15:50 AM  
**Book:** OPR 6186 Page: 3735-3739  
**Instrument No.:** 2009002745  
**DEED 5 PGS \$70.00**  
**CONSIDERATION:** \$775,000.00  
**EXEMPTION:** OS  
**NJ REALTY XFER FEE:** \$7,040.00

**Recorder:** DEBONO

\*\*\*\*\*

**DO NOT DISCARD**



**2009002745**





























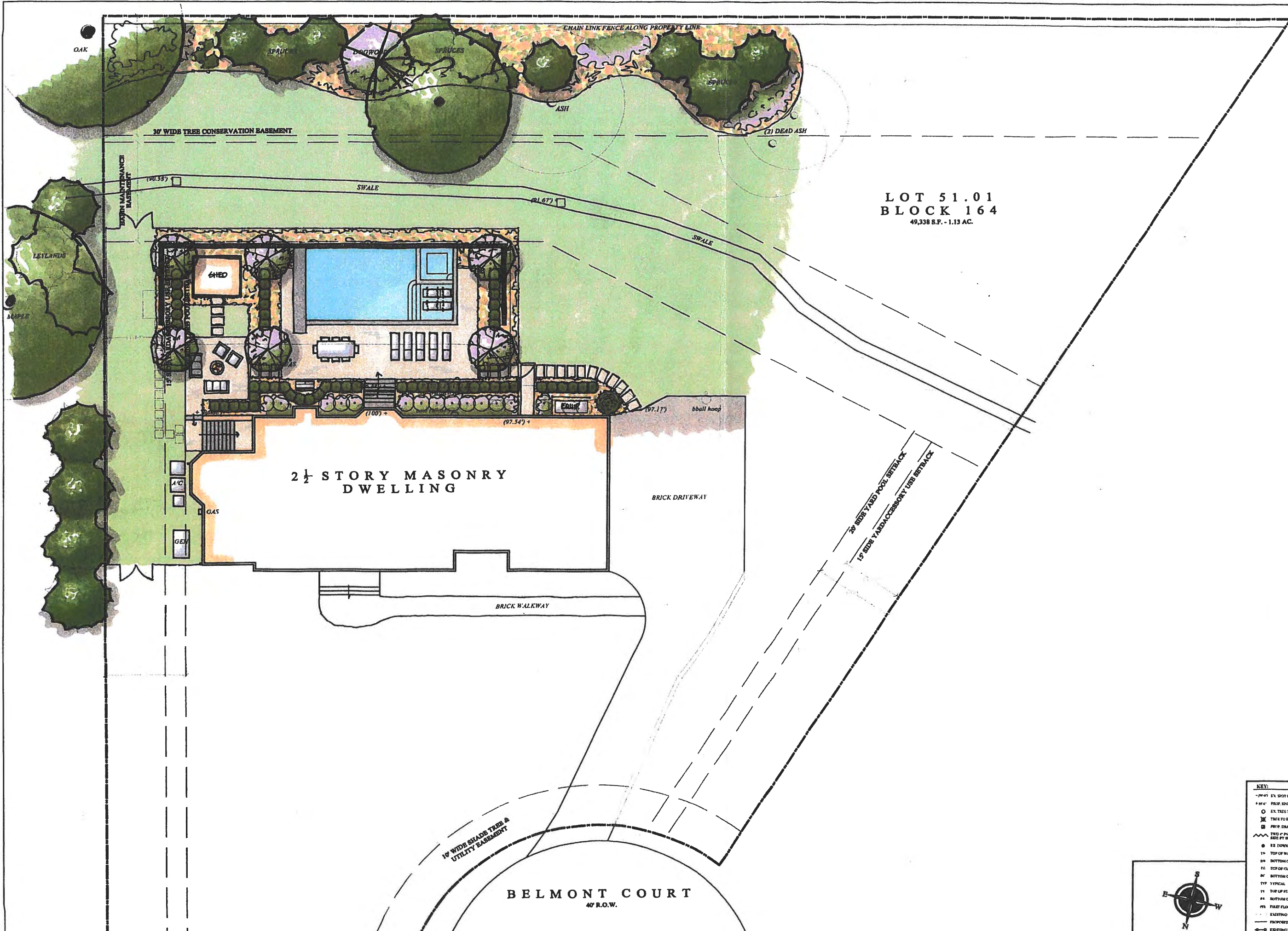












**TAPESTRY**  
LANDSCAPE  
ARCHITECTURE  
7 ARGYLE STREET  
HASKELL, NJ 07420  
973.616.6888 PH  
973.616.5288 FAX  
WWW.TAPESTRYNJ.COM

RICHARD J. ZIMMER, LANDSCAPE ARCHITECT  
NJLA NO. AS00024 NYLA NO. 002265

REVISIONS:

**THE GILBERT RESIDENCE**  
18 BELMONT COURT  
BASKING RIDGE, NJ 07920

LOT: 51.01 BLOCK: 164

DRAWING:  
**CONCEPT PLAN**

SCALE: 1" = 10'

DATE: 6.8.2021

DRAWN BY: MJ

REVIEWED BY:

- KEY:**
- SW-41 EX. SHOT CLAY
  - SW-42 PROP. SHOT ELEV.
  - EX. TREES TO REMAIN
  - TREES TO BE REMOVED
  - NEW IRON PILE
  - 2" X 4" P.C. CONCRETE, SIDE BY SIDE
  - EX. CONCRETE
  - TOP OF WALL
  - BOTTOM OF WALL
  - TOP OF CURB
  - BOTTOM OF CURB
  - TYP. TYPICAL
  - TOP OF STAGE
  - BOTTOM OF STAGE
  - FIRST FLOOR ELEVATION
  - MEETING CURTAIN
  - PROPOSED CURTAIN
  - EXISTING FENCE





MAP REFERENCE : MAP TITLED " FINAL PLAT LOTS 50 & 51 BLOCK 164  
56 & 60 OVERLOOK AVENUE " WHICH MAP WAS FILED IN THE SOMERSET  
COUNTY CLERK'S OFFICE.

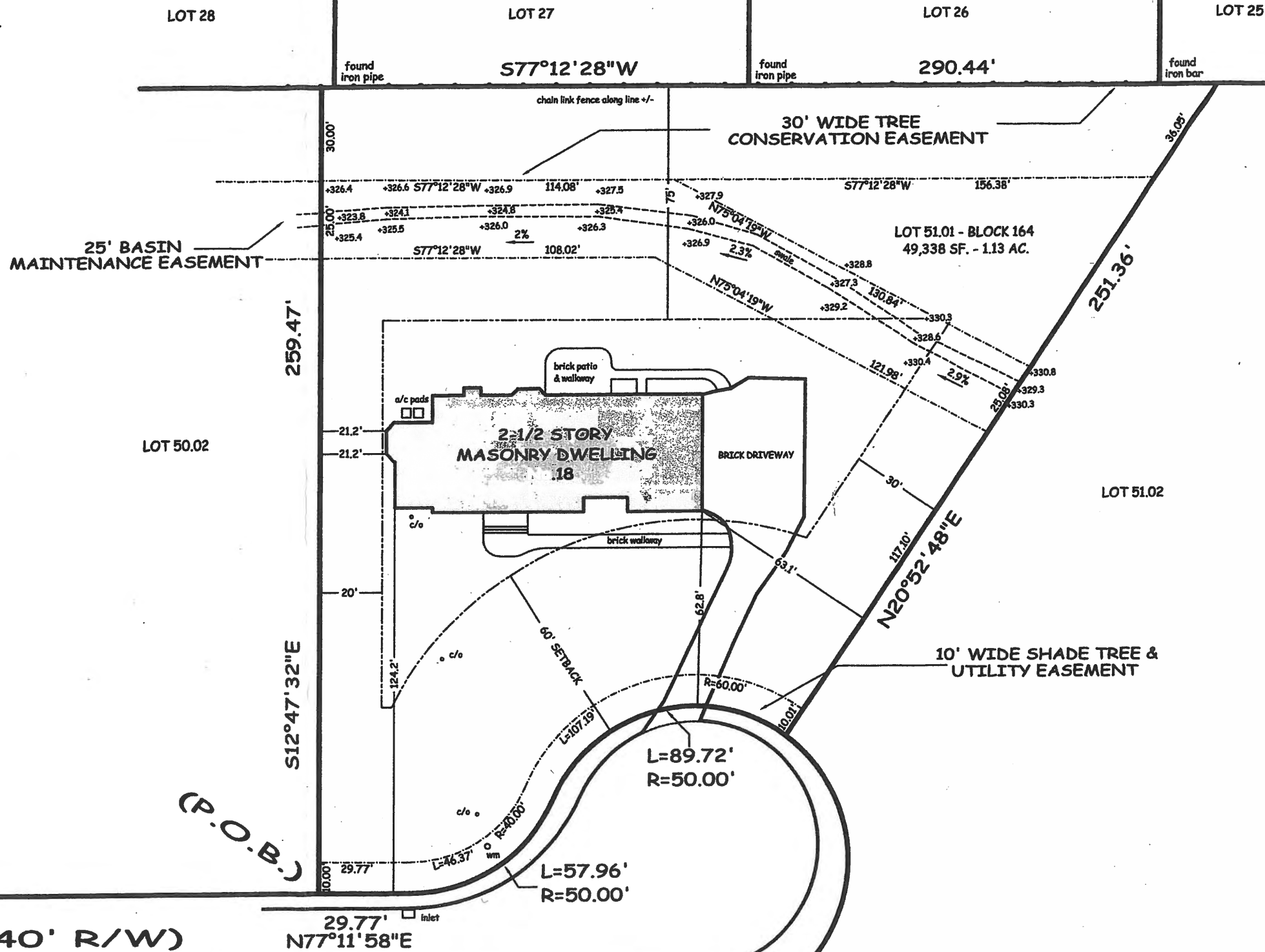



# OVERLOOK AVENUE

## COVERAGE TABLE

HOUSE - 3,608 SF.  
REAR PATIO & WALK - 444 SF.  
FRONT WALK - 480 SF.  
DRIVEWAY - 2,332 SF.

**TOTAL - 6,864 SF = 13.9%**



**MURPHY**   
**& HOLLOWS**  
**ASSOCIATES Inc.**

---

**CIVIL ENGINEERING AND SURVEYING**

331 ELM STREET, STIRLING, NEW JERSEY 07980 (908) 580-1255  
(908) 580-1605 FAX email: [mhengineers@earthlink.net](mailto:mhengineers@earthlink.net)

**MAP of SURVEY  
LOT 51.01 BLOCK 164 - BELMONT COURT  
TOWNSHIP of BERNARDS  
SOMERSET COUNTY - NEW JERSEY**

**CERTIFICATIONS :**

**REVISIONS :**  
08/10/2009 - SWALE GRADES  
09/09/2009 - SWALE SLOPE

**NOTES :**  
**TOP OF BLOCK ELEV.333.56**  
**GARAGE FLOOR ELEV.332.24**  
**FINISHED FLOOR ELEV.334.89**  
**ROOF PEAK ELEV.367.12**

JOB No. 08-014  
SCALE : 1" = 40'  
DRAWN BY : J.v.D.  
CHECKED BY : W.G.H.

DATE OF SURVEY : 07/30/2009  
DATE OF DRAWING : 08/03/2009

**CERTIFICATE OF AUTHORIZATION**  
**No.24GA27959700**

  
**WILLIAM G. HOLLOWS**  
N.J. LIC. PROFESSIONAL ENGINEER  
& LAND SURVEYOR #GB27473  
N.J. PROFESSIONAL PLANNER #2530



200FT. PROPERTY OWNER LIST

Block-Lot: 6301-29  
INGRAHAM, PETER & CATHERINE  
11 HUNTERS LN  
BASKING RIDGE NJ 07920  
RE: 34 DEER CREEK DR

Block-Lot: 6301-28  
FITZGERALD, TIMOTHY & MARION  
15 HUNTERS LN  
BASKING RIDGE NJ 07920  
RE: 15 HUNTERS LN

Block-Lot: 6301-27  
AHUJA, RAJESH & SAROJINI  
21 HUNTERS LN  
BASKING RIDGE NJ 07920  
RE: 21 HUNTERS LN

Block-Lot: 6301-26  
BECKMAN, MICHAEL J & LAUREN D  
25 HUNTERS LN  
BASKING RIDGE NJ 07920  
RE: 25 HUNTERS LN

Block-Lot: 6301-25  
SCOTT, JEFFREY A & SANDRA L  
33 HUNTERS LN  
BASKING RIDGE NJ 07920  
RE: 33 HUNTERS LN

Block-Lot: 6301-23  
DOUGHERTY, EDWARD  
26 DEER CREEK DR  
BASKING RIDGE NJ 07920  
RE: 26 DEER CREEK DR

Block-Lot: 6301-22  
SCHWARTZ, JEFFREY & IRIS  
32 DEER CREEK DR  
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SIMONE, DONALD A & KIMBERLY S  
4 HIGH HILL CT  
BASKING RIDGE NJ 07920  
RE: 4 HIGH HILL CT

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GEOFFROY, NOEL & SYLVAIN  
22 BELMONT CT  
BASKING RIDGE NJ 07920  
RE: 22 BELMONT CT

Block-Lot: 6301-34.02  
ALONSO, TIRSO & WENDY  
10 BELMONT CT  
BASKING RIDGE NJ 07920  
RE: 10 BELMONT CT

UTILITY COMPANIES

1. ALGONQUIN GAS TRANSMISSION CO  
1 Lindbergh Rd  
Stony Point, NY 10980  
(908) 757-1212

2. BELL ATLANTIC CORPORATION  
Secretary, 46<sup>th</sup> Floor  
1717 Arch  
Philadelphia, PA 19102

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

4. PUBLIC SERVICE ELECTRIC & GAS  
Manager - Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

5. VERIZON COMMUNICATIONS  
Engineering  
290 W Mt Pleasant Ave; Ste 1400  
Livingston, NJ 07039-2763

6. NEW JERSEY AMERICAN WATER CO  
Donna Short, GIS Supervisor  
NJ American Water Company, Inc.  
1025 Laurel Oak Rd  
Voorhees, NJ 08043

7. CABLEVISION OF RARITAN VALLEY  
275 Centennial Ave; CN6805  
Piscataway, NJ 08855  
Attn: Margurite Prenderville  
Construction Dept

8. BERNARDS TWP SEWERAGE AUTHTY  
1 Collyer Ln  
Basking Ridge, NJ 07920  
(908) 204-3002

9. ENVIRONMENTAL DISPOSAL CORP  
William Halsey, President  
601 State Hwy 202/206  
Bedminster, NJ 07921  
(908) 234-0677

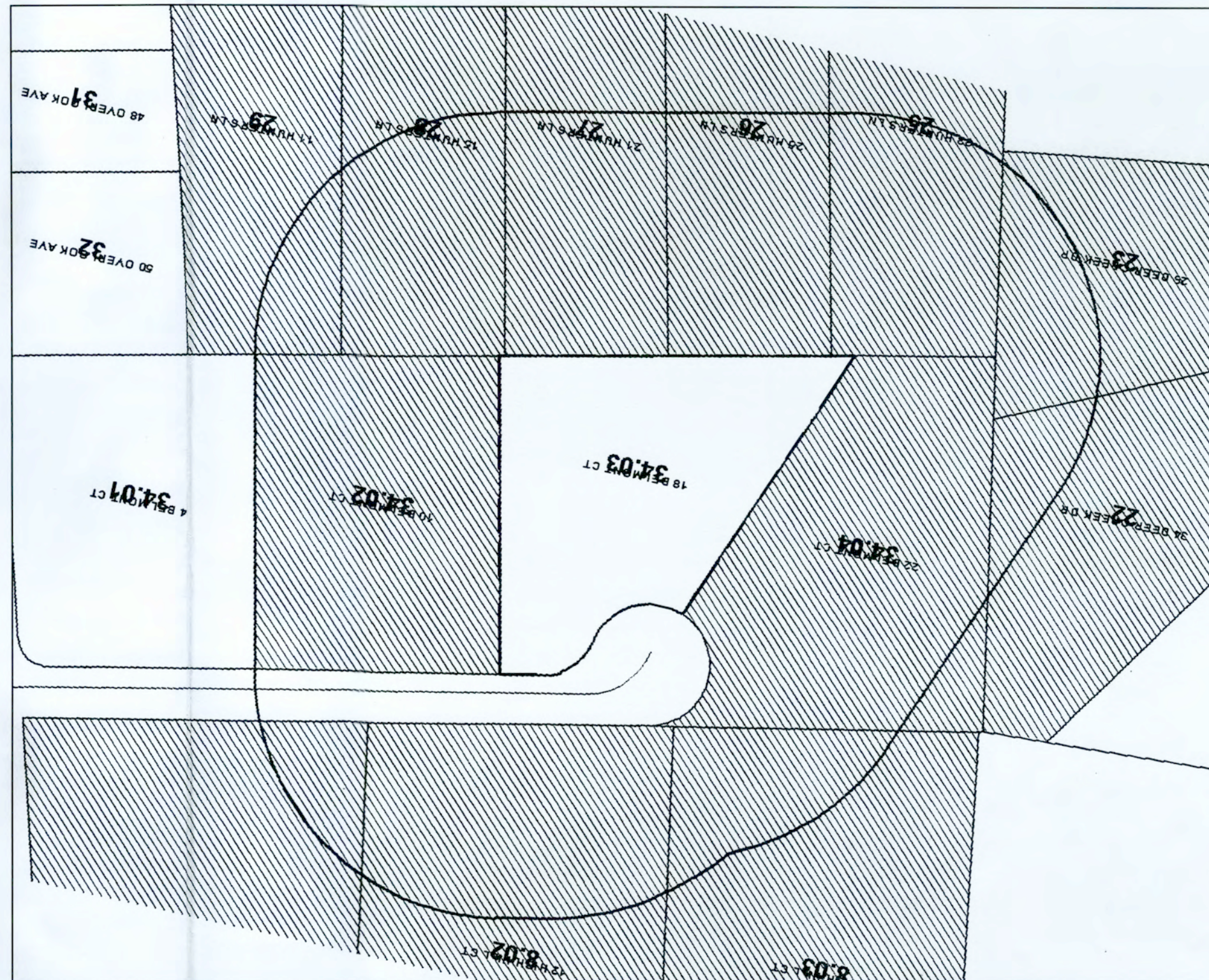
10. NEW JERSEY BELL TELEPHONE CO  
Edward D. Young III, Secretary  
Verizon Legal Dept.  
540 Broad St - Room 2001  
Newark, NJ 07101  
(201) 649-2233

11. TRANSCONTINENTAL GAS PIPELINE  
Division Office  
3200 S Wood Ave  
Linden, NJ 07036

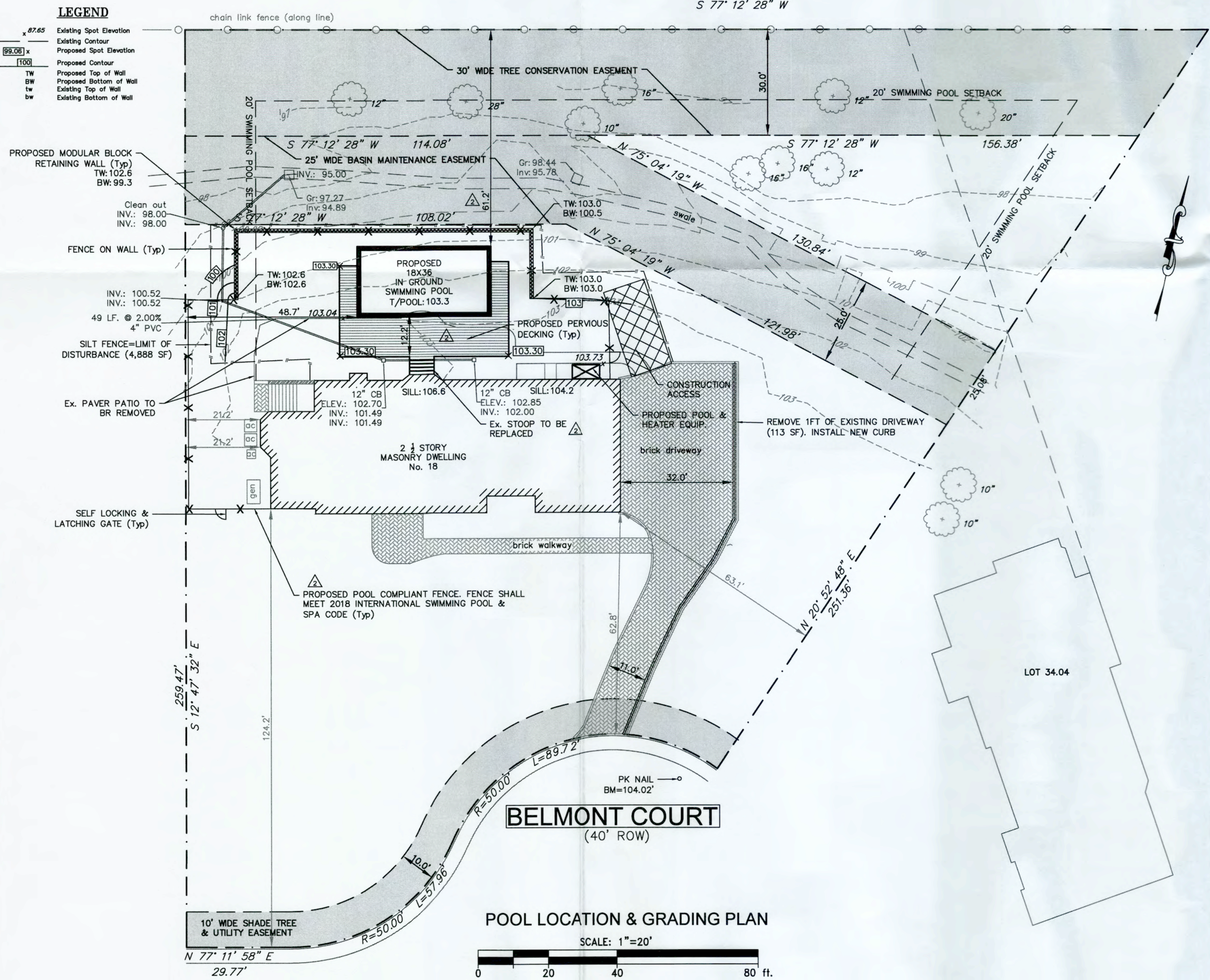
12. VERIZON BUSINESS/MCI  
Right of Way Dept.  
2400 N Glenville Dr  
Richardson, TX 75082



AREA MAP



200 FT RADIUS MAP



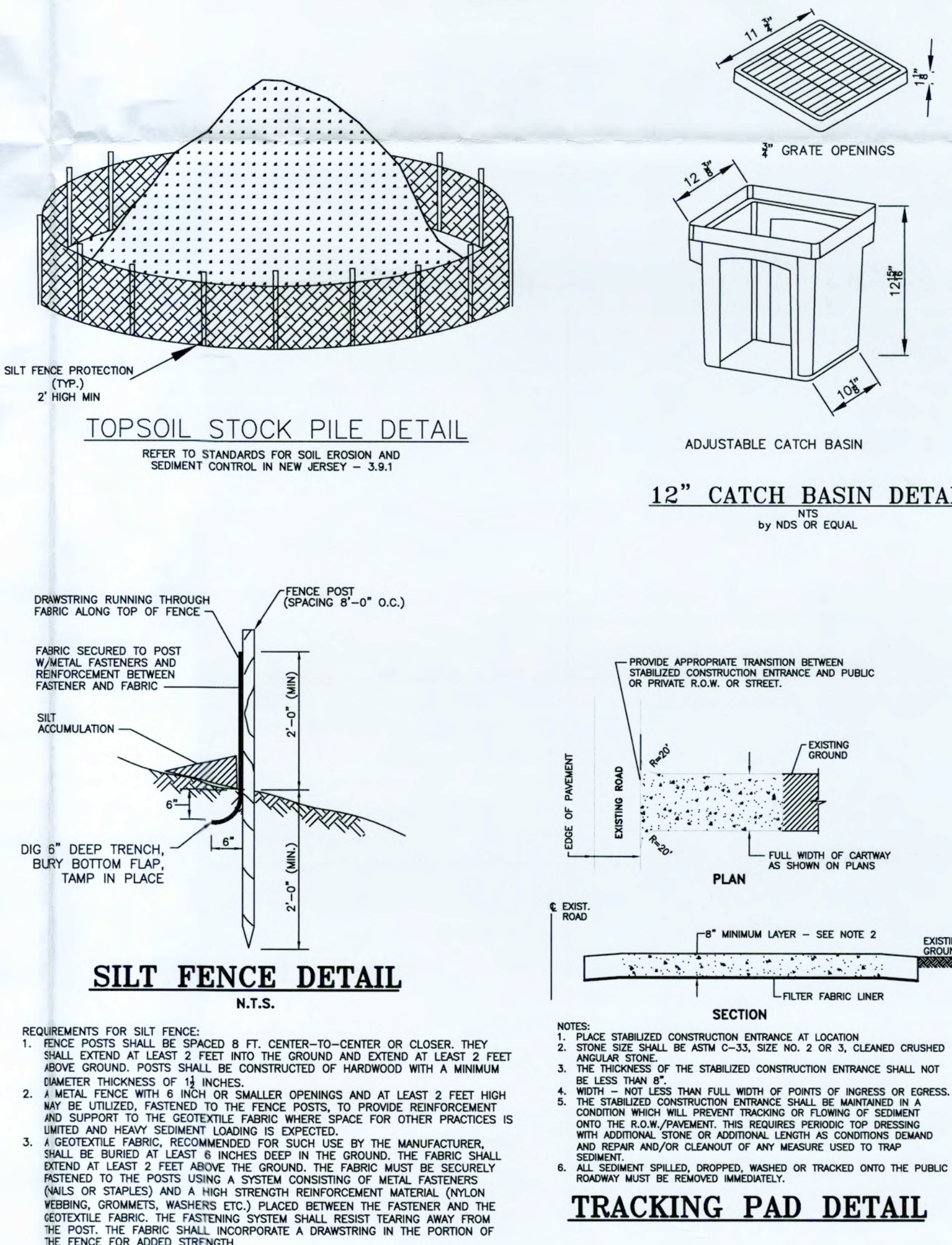
POOL LOCATION & GRADING PLAN

ZONING DATA				
Zone: R-4				
Block: 6301 Lot: 34.03				
Owner: Gilbert				
	REQUIRED	EXISTING	PROPOSED	Variance Req'd
Lot Area	43,560 sf	49,338	No Change	No
Lot Width	200'	218.5'	No Change	No
Frontage	100'	174.6'	No Change	No
Front Yard Setback	75'	62.8'	No Change	Ex. Non Conforming
Rear Yard Setback	75'	97.1'	No Change	No
Each Side Yard	20'	21.2'	No Change	No
Total Sides	50'	84.3'	No Change	No
LOT COVERAGE (%)	15%	16.2%	14.9%	No
POOL CONSTRUCTION				
Side Yard Setback	20'	N/A	48.7'	No
Rear Yard Setback	20'	N/A	61.2'	No

LOT COVERAGE			
Lot Area	49,338		
Item	Existing (sf)	Proposed (sf)	Variance
House	3,608	3,608	
Driveway	2,332	2,219	
Front Walk	480	480	
Rear Walk(s)/Patio	1,505	216	
A/C Units & Generator	55	55	
Prop. Pool & Coping		760	
Equip Pads		32	
Lot Coverage	7,980	7,370	
	16.2%	14.9%	No

NOTES:

- EXISTING BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY WILLIAM G. HOLLOWAY DATED 08.03.09.
- TOPOGRAPHIC SURVEY PREPARED BY PAX SURVEYING.
- OWNER OR CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN WHICH MAY AFFECT THE VERTICAL AND/OR HORIZONTAL POSITION OF THE POOL.
- CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF THE POOL BOTH VERTICALLY AND HORIZONTALLY.
- POOL SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI/NSPI-5 PER THE INTERNATIONAL RESIDENTIAL CODE.
- FENCE SHALL BE INSTALLED A MINIMUM OF 12" INSIDE THE PROPERTY LINE. HOME OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR FENCE LOCATION AND CONSTRUCTION.
- IF ANY TREES OR ROOT STRUCTURES ARE DAMAGED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE HOMEOWNER/CONTRACTOR TO CONTACT AN ARBORIST TO ASSESS THE DAMAGE TO THE TREES.
- DRIVEWAY TO BE UTILIZED FOR CONSTRUCTION ACCESS.
- A PERCOLATION TEST WILL BE PERFORMED AT THE TIME OF EXCAVATION. CONTRACTOR AND/OR HOME OWNER SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXCAVATION.
- IF IMPERVIOUS MATERIAL OR GROUND WATER IS ENCOUNTERED AT THE DRY WELL LOCATION, DURING EXCAVATION, CONTACT THE ENGINEER.
- SET DRY WELL TO CONFORM WITH INLET ELEVATION OF DRAIN PIPE.
- POOL EMPTYING PROCEDURES SHALL BE IN ACCORDANCE WITH NJDEP REGULATIONS.



THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.

THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF D.J. EGARIAN & ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION: 246A28060300

ADDED BOARD OF ADJUSTMENT CHECKLIST ITEMS

AMENDED POOL LOCATION; AMENDED FENCE LOCATION; UPDATED ZONING TABLE

REVISION

03.28.22 DJE DESIGNER: JDE

06.03.22 DJE DRAWN BY: JDE

CHECK BY: DJE

DATE: 10.12.21

SCALE: 1"=20'

PROJECT NO.: 21245

DAVID J. EGARIAN, P.E.

N.J. LIC. NO. 246E0262900

DJ EGARIAN & ASSOCIATES Inc.

Civil/Mechanical/Environmental Engineering Services

271 Route 46 Suite G208, Fairfield, NJ 07004

Ph:(973)898-1401 Fax:(862)702-3017 www.djegarian.com

POOL LOCATION & GRADING PLAN FOR THE GILBERT RESIDENCE

18 BELMONT COURT BLOCK 6301 LOT 34.03 TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NJ

DRAWING NO: 1

SHEET 1 OF 4



# REVISED MATILA

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

Application No: ZB22-009 Block: 5504 Lot: 9 Zone: RC-4

Applicant: PRUSS, CHRISTOPHER, LISA

Address of Property: 85 SPRING HOUSE LANE

Description: LOT COVERAGE VARIANCE TO INSTALL  
AN INGROUND POOL & RELATED POOL EQUIP.

**APPLICATION CHECKLIST**

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

**SCHEDULING**

4.8.22 Original Submission Date  
5.23.22 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
9.20.22 Time to Act (45/95/120 days)

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\_\_\_\_ Notice to Property Owners  
\_\_\_\_ Date of Publication  
\_\_\_\_ Completeness Hearing  
7.6.22 Public Hearing  
\_\_\_\_ Carried to Date  
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**DISTRIBUTION**

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

**NOTES**









ENVIRONMENTAL  
TECHNOLOGY  
INC.

Environmental Consultants



May 31, 2022

SENT VIA EMAIL: [chris.pruss@gmail.com](mailto:chris.pruss@gmail.com)

Mr. Christopher Pruss  
85 Springhouse Lane  
Basking Ridge, NJ 07920

Re: Wetlands/Transition Area Investigation  
85 Springhouse Lane  
Block 5504, Lot 9  
Bernards Township, Somerset County, N.J.

Dear Mr. Pruss,

Per your request, Environmental Technology Inc. has visited the above referenced property and conducted a wetlands investigation to determine the presence or absence of freshwater wetlands and their associated transition areas within a specific area of disturbance. The plan reviewed was prepared by MGC Associates and entitled "SWIMMING POOL GRADING PLAN TAX LOT 9 BLOCK 5504 85 SPRINGHOUSE LANE BERNARDS TOWNSHIP SOMERSET COUNTY, NEW JERSEY" dated February 20, 2022, with no revisions, consisting of one sheet and attached to this letter.

This review was pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C 7:7A).

Our methodology and findings are as follows:

#### **STUDY METHODOLOGY**

The investigation of the site was performed by the staff of Environmental Technology, Inc. on May 18, 2022.

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



Christopher Pruss  
Re: Wetlands/Transition Area Investigation  
85 Springhouse Lane  
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2. A Predominance of Hydrophytic Vegetation
3. Hydrology

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

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

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

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

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

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

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

## **FINDINGS**

The investigation found the property to contain a single-family dwelling, driveway, lawn areas and scattered cultivars. The proposed area of disturbance consists of a lawn area.

The investigation performed by the staff of ETI found that there are no wetlands identified within 150 feet of the proposed limit of disturbance, which is the maximum wetlands transition area.

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

Vegetation observed in and adjacent to the development area consisted of Colorado blue spruce (*Picea pungens*, NL), Norway spruce (*Picea abies*, NL), eastern white pine (*Pinus strobus*, FACU), silver maple (*Acer saccharinum*, FACW), bush honeysuckle (*Lonicera sp.*, V), common dandelion (*Taraxacum officinale*, FACU), and grasses (*Panicum sp.*, V)

## **CONCLUSIONS**

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



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

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

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



Very truly,

ENVIRONMENTAL TECHNOLOGY INC.

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

22095  
Enclosures: Swimming Pool Grading Plan











EC

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ZONING BOARD OF ADJUSTMENT  
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**DISTRIBUTION**

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\_\_\_\_ Fire Official  
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**NOTES**



# REVISED MATILA

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TECHNOLOGY  
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ENVIRONMENTAL TECHNOLOGY INC.

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

22095  
Enclosures: Swimming Pool Grading Plan







PRUSS  
85 SPRINGHOUSE LANE  
BLK 5504 LOT 9

# APPENDIX D, ARTICLE III

## Checklist

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

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

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



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

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

**1. APPLICANT:** Lisa + Chris Pruss

Address: 85 Springhouse Ln, Basking Ridge, NJ 07920

Phone: (home) 908-403-9894 (work) \_\_\_\_\_ (mobile) 917-751-9095

Email (will be used for official notifications): lisa.pruss@gmail.com, Chris.pruss@gmail.com

**2. OWNER** (if different from applicant): \_\_\_\_\_

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

Phone: \_\_\_\_\_ Email (will be used for official notifications): \_\_\_\_\_

**3. ATTORNEY:** \_\_\_\_\_

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

Phone: \_\_\_\_\_ Email (will be used for official notifications): \_\_\_\_\_

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

Name: Jonathan Booth Profession: Architect

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

Phone: \_\_\_\_\_ Email (will be used for official notifications): \_\_\_\_\_

**5. PROPERTY INFORMATION:** Block(s): 5504 Lot(s): 9 Zone: \_\_\_\_\_

Street Address: 85 Springhouse Ln Total Area (square feet/aces): 29,400sf

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

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



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

☒ No    ☐ Yes (if yes, explain) \_\_\_\_\_

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

See attached

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

See attached

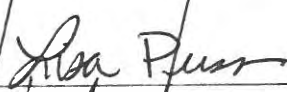

**11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:** \_\_\_\_\_

See attached

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

**APPLICANT(S) SIGN HERE:**

I/we, LISA PRUSS and Chris Pruss hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s):  and 

Sworn and subscribed before me, this 11th day of March, 2022

Notary 

**LINO M LOPEZ**  
Commission # 50093787  
Notary Public, State of New Jersey  
My Commission Expires  
November 12, 2023

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

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

I/we, \_\_\_\_\_ the owner(s) of the property described in this application.

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

Signature of owner(s): \_\_\_\_\_

Sworn and subscribed before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary \_\_\_\_\_



Pruss  
85 Springhouse Lane

blk 5504 lot 9

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

The existing 29,400 sf property contains the following:

two story, five bedroom residence

The proposal seeks to add a 20' by 40' (924 sf with coping) and related pool equipment.

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

Variance relief is sought from the following ordinance section:

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

Specifically, Lot Coverage:

To permit 25.17%, where a maximum of 20% is allowed, and 21.98% exists

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

1. Hardship due to existing nonconformity

The property currently exceeds the allowable coverage, and so there is no conforming potential for the construction of a private swimming pool

2. Modest nature of proposed improvement

A private swimming pool is a typical feature in the neighborhood, and does not represent a significant visual impact. The single variance sought pertains to lot coverage, while all other zoning criteria are satisfied. Note, that while the proposal adds a total of 939 sf (7402-6463), when the 800 sf surface area of the pool is deducted, there is only 139 sf of proposed impervious coverage added. From the standpoint of surface stormwater created by impervious areas, this is a modest amount.

3. Effective buffering of residence from adjoining neighbors

The pool is visually screened from neighboring residences, with a dense evergreen buffer around perimeter of property. This is a corner lot, and potentially impacts a single neighboring property (west). The lands adjoining the subject lot to the south, are open public areas (William Annin Middle School).



SUBMIT 17 COPIES TOTAL

PRUSS  
85 SPAINGHOUSE LaneBLK 5504  
LOT 9DIMENSIONAL STATISTICSPERTAINING  
TO PRINCIPAL  
RESIDENCE  
AND LOT  
IN GENERAL

	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 sq	29,400 sq	29,400 sq
LOT WIDTH	125'	190' (SprHouse)	190' (SprHouse)
FRONTAGE	50'	275'	275'
FRONT YARD SETBACK	50'	52.3' @ SprHouse 85.3' @ Runyon	52.3' @ SprHouse 85.3' @ Runyon
REAR YARD SETBACK	50'	53.2'	53.2'
COMBINED SIDE YARD	N/A		
SIDE YARD	25'	33.8'	33.8'
COVERAGE	20% 5880 sq	21.98% 6463 sq	25.17% 7402 sq
HEIGHT	2 1/2' sq 35'		
IF REQUIRED, GROSS FLOOR AREA			
IF REQUIRED, FLOOR AREA RATIO			
IF REQUIRED, IMPROVABLE LOT AREA			

REQUIRE  
VARIANCE



SUBMIT 17 COPIES TOTAL

PRUSS  
 95 SPRINGHOUSE LANE  
 BLK 5504  
 LOT 9

DIMENSIONAL STATISTICS

RETAINING  
 SPECIFICALLY  
 TO PROPOSED  
 PRIVATE POOL

	REQUIRED	EXISTING	PROPOSED
LOT AREA			
LOT WIDTH			
FRONTAGE			
FRONT YARD SETBACK			
REAR YARD SETBACK	20'	N/A	20.0'
COMBINED SIDE YARD			
SIDE YARD	20'	N/A	20.0'
COVERAGE			
HEIGHT			
IF REQUIRED, GROSS FLOOR AREA			
IF REQUIRED, FLOOR AREA RATIO			
IF REQUIRED, IMPROVABLE LOT AREA			

AREA OF  
 POOL RE:  
 AREA OF  
 REAR  
 YARD

25%

N/A

11.2%

Rev 10/01/2020

LOCATION OF  
 POOL RE:  
 ADDING  
 LOTS

BEHIND  
 REAR BLDG  
 LINE & EX'G  
 RES ON  
 ADDING  
 LOTS

N/A

CONTRACTS



**SUBMIT ORIGINAL AND 16 COPIES**

**FORM A**

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

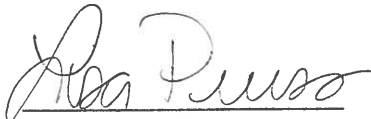
**SITE INSPECTION CONSENT FORM**

Applicant: Lisa Pruss

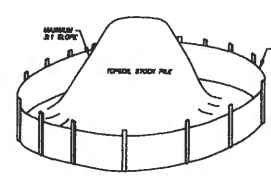
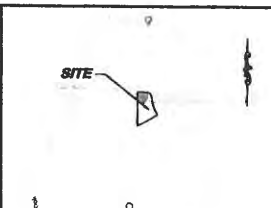
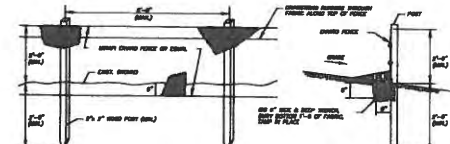
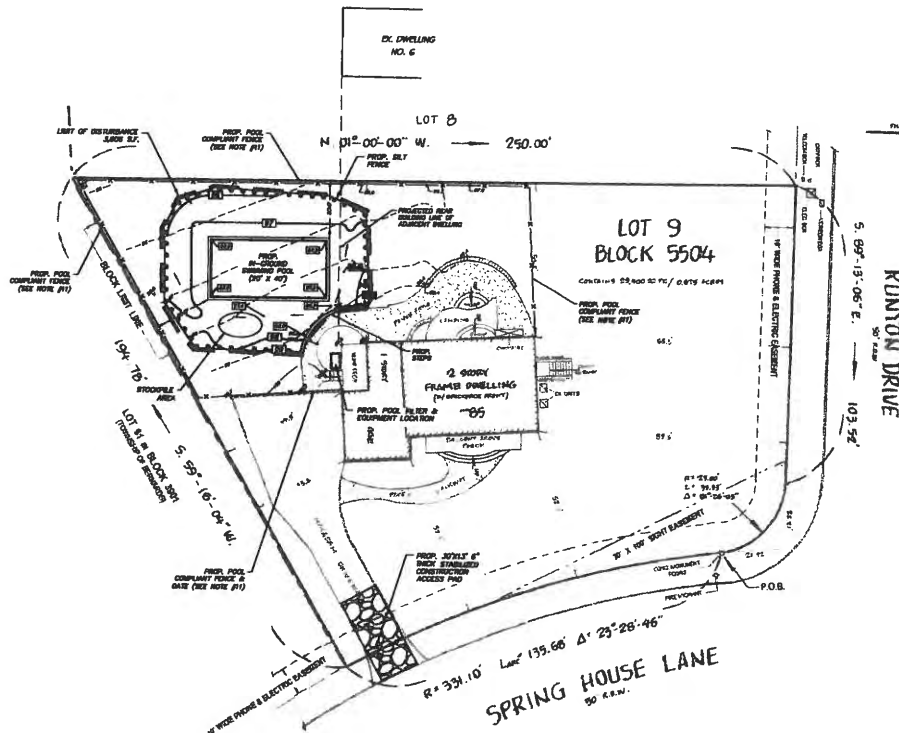
Block: 5504 Lot: 9

Street Address: 85 Springhouse Ln

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

Signature:  Date: 3/8/22





**INTERVIEWS COVERAGE CALCULATIONS**

EXISTING INTERVIEWS COVERAGE	PROPOSED INTERVIEWS COVERAGE
DWELLING	2,500 SQUARE FEET
WALKWAYS/PATIO/PORCH	2,500 SQUARE FEET
DRIVEWAY	2,500 SQUARE FEET
<b>TOTAL = 7,500 SQUARE FEET</b>	
EX. DWELLING	2,500 SQUARE FEET
EX. WALKWAYS/PATIO/PORCH	2,500 SQUARE FEET
EX. DRIVEWAY	2,500 SQUARE FEET
PROPOSED POOL & COVER	100 SQUARE FEET
PROPOSED POOL EQUIPMENT	100 SQUARE FEET
<b>TOTAL = 7,600 SQUARE FEET</b>	

**IN-GROUND SWIMMING POOL REQUIREMENTS (RC-4)**

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
POOL SIDE YARD SETBACK (TO POOL COVER)	20 FT.	20.0 FT.	20.0 FT.
POOL REAR YARD SETBACK (TO POOL COVER)	20 FT.	20.0 FT.	20.0 FT.
REAR YARD LOT COVERAGE	25%	22.08 ±	23.28 ±
LOT COVERAGE	25%	22.08 ±	23.28 ±

\* INCLUDES IN-GROUND SWIMMING POOL & COVER  
 \*\* SEE INTERVIEWS COVERAGE CALCULATION

**LEGEND**

---	EX. CONTOUR
---	EX. SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	PROPOSED CONTOUR
---	DIRECTION OF OVERLAND STORMWATER FLOW

DATE	BY	CHK.	SCALE	SHEET	JOB NUMBER
2/20/22	CC		1"=20'	1 OF 1	210910

**SWIMMING POOL GRADING PLAN**  
**TAX LOT 9 BLOCK 5504**  
**85 SPRINGHOUSE LANE**  
**BERNARDS TOWNSHIP**  
**SOMERSET COUNTY, NEW JERSEY**

**MGC ASSOCIATES**  
 Consulting Engineers

Office Location:  
 550-4 Bern Road  
 Bernardsville, NJ 07801  
 908-888-0000

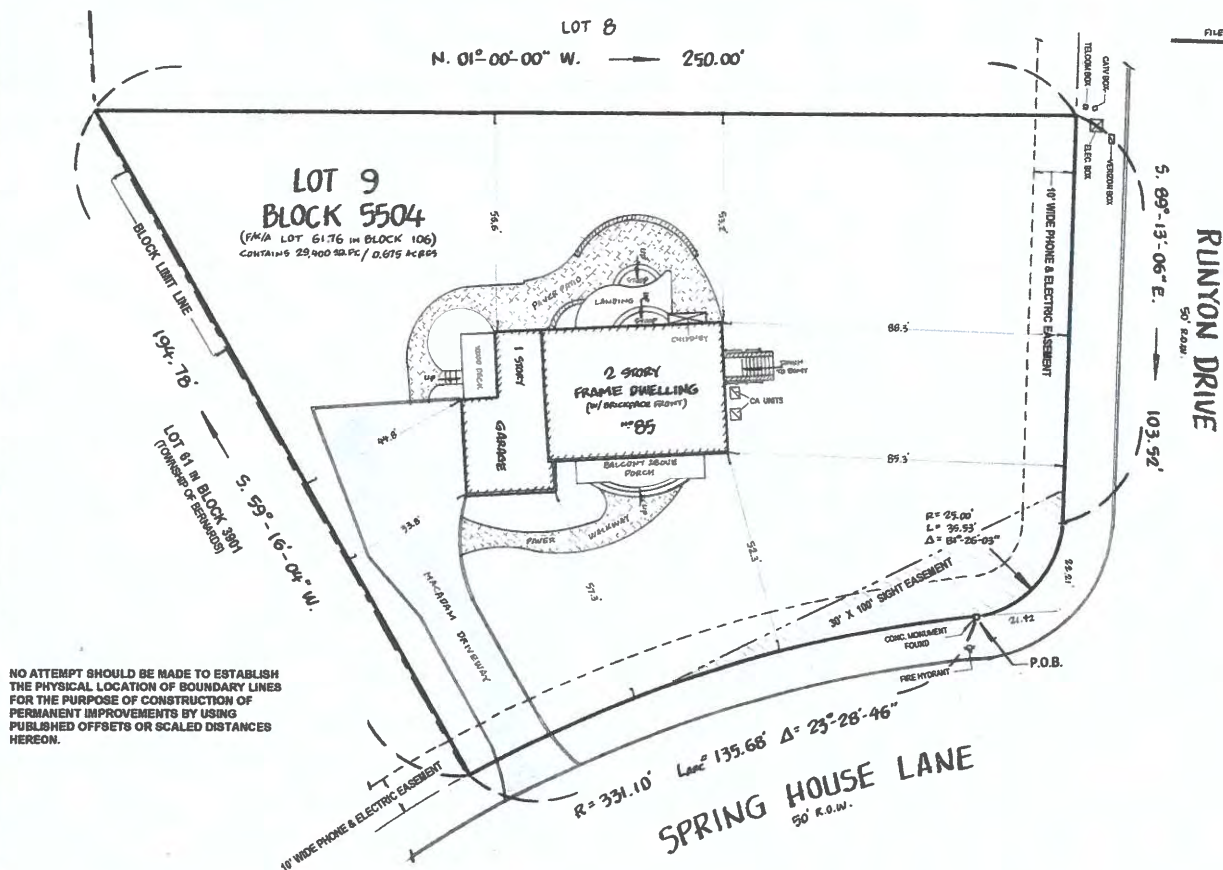
2/20/22

**GARY CHANG**  
 N.J. Professional Engineer No. 44160

DESIGN BY: CC  
 CHECKED BY: CC  
 DATE: 2/20/22



NOTE: THIS IS A PROPERTY LOCATION SURVEY MADE FOR TITLE PURPOSES ONLY AND IS NOT DESIGNATED TO PROVIDE ENGINEERING AND CONSTRUCTION DATA AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE INCLUDING ALL EASEMENTS OR RIGHTS OF WAY ON RECORD UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN HEREON NO CORNER STAKES HAVE BEEN REQUESTED OR SET AND OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION



SUBSURFACE & ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

SUBJECT TO EASEMENTS, GRANTS, RESTRICTIONS, RIGHTS-OF-WAY AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE AND CURRENT ABSTRACT OF TITLE MIGHT DISCLOSE.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM  
CHRISTOPHER PRUSS & LISA R. PRUSS  
PURSUANT TO P.L. 2003 C. 14 (N.J.S.A. 48:2-38.3) AND N.J.A.C. 17:27-4.1(d)

#### CERTIFIED TO:

- CHRISTOPHER PRUSS AND LISA R. PRUSS
- NORTH EAST TITLE AGENCY LLC.
- STEWART TITLE GUARANTY COMPANY
- MITESH M. PATEL, ESQ.
- MAVINKURVE & PATEL, LLC.
- JAMES E. LIS AND KIMBERLY A. LIS
- EMERACE HOME LOANS INC.,

THIS CERTIFICATION IS MADE TO ONLY HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY APPRAISAL, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ONLY COPIES MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID AND TRUE COPIES.

## LOCATION SURVEY

OF THE PROPERTY KNOWN BY STREET NUMBER 85 SPRING HOUSE LANE, BERNARDS TOWNSHIP, N. J.

ALSO KNOWN AND DESIGNATED AS LOT 9 (F/K/A LOT 61.76) in BLOCK 5504 (F/K/A BLOCK 106)  
ON THE TAX MAP OF THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY.

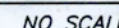
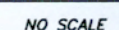
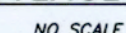
REFERENCES	1. DEED BOOK NO.	2325	PAGE	449	COUNTY OF	SOMERSET	NEW JERSEY
1. FILE MAP NO.	2508	ENTITLED: "FINAL MAP, SECTION SIX, PRINCE EDWARD POINTE BY TWO BROOKS FARM, TOWNSHIP OF BERNARDS, SOMERSET COUNTY, N.J."					
MADE BY		KNOWN AND DESIGNATED AS LOT 61.76 IN BLOCK 106 ON SAID FILE MAP.					
		DATED: SEPTEMBER 18, 1986 FILED IN THE SOMERSET COUNTY REGISTER'S OFFICE ON JUNE 26, 1987					

DATE	SYM	REVISION RECORD	AUTH	DR	CK
<b>STATEWIDE SURVEYING &amp; LAND DEVELOPMENT, LLC.</b> 92 PASCAK ROAD, WASHINGTON TOWNSHIP, N.J. 07676 O: (201) 866-8173 F: (201) 866-4255 statewide_surveying@hotmail.com STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS CERTIFICATE OF AUTHORIZATION No. 240A28195700					
MICHAEL H. SAPERSTEIN, PLS. N.J. PROFESSIONAL LAND SURVEYOR LICENSE No. 24GS03760900		SCALE 1" = 30'			
<b>TITLE</b> <b>85 SPRING HOUSE LANE, BERNARDS TWP., N.J.</b>					
<b>DATE</b> 7-29-2019		<b>DRAWING NUMBER</b> META - 19226		<b>J-316</b>	

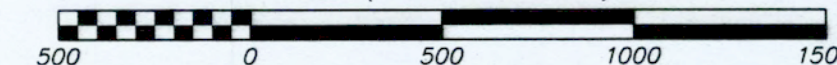




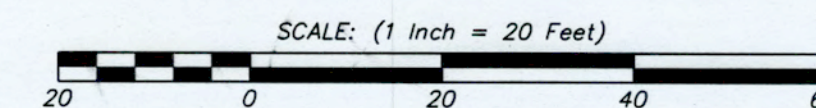







EX. DWELLING	2,336 SQUARE FEET
EX. WALKWAYS / PATIO / PORCH	2,055 SQUARE FEET
EX. DRIVEWAY	2,072 SQUARE FEET
PROP. POOL & COPING	924 SQUARE FEET
PROP. POOL EQUIPMENT	15 SQUARE FEET
TOTAL = 7,402 SQUARE FEET	



1. PROPERTY BEING KNOWN AS BLOCK 5504, TAX LOT 9 WITHIN THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY. THE PROPERTY CONTAINS APPROXIMATELY 6.75 ACRES.
2. OUTBOUND AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAN ENTITLED "LAND SURVEY OF THE PROPERTY KNOWN BY LOT AND BLOCK NUMBER 5504, TAX LOT 9 WITHIN BERNARDS TOWNSHIP, N.J. PREPARED BY STATEWIDE SURVEYING & LAND DEVELOPMENT LLC, DATED 7/29/19. TOPOGRAPHY INFORMATION BASED ON AN ASSUMED DATUM.
3. THE PROPERTY LIES OUTSIDE OF THE 0.2% (500+-YEAR) FLOOD HAZARD AREA (LIES WITHIN ZONE X UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 34035C0062E, EFFECTIVE DATE SEPTEMBER 28, 2007.
4. THERE ARE NO VERIFIED FRESHWATER WETLANDS WITHIN THE BOUNDARIES OF THE SITE, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION NJ-GEOWEB SERVICES.
5. THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY RESIDENTIAL DWELLING, DRIVEWAY, PATIO AND OTHER ANCILLARY STRUCTURES & UTILITIES.
6. PROPOSED IMPROVEMENTS CONSIST OF INSTALLING AN IN-GROUND SWIMMING POOL, WALKWAY, FENCING AND ASSOCIATED FILTER/EQUIPMENT.
7. PROPOSED SWIMMING POOL SIZE, SHAPE AND LOCATION ARE BASED UPON INFORMATION PROVIDED BY THE CLIENT.
8. THE OUTSIDE EDGE OF THE WALKWAY/COPING AROUND THE IN-GROUND SWIMMING POOL SHALL BE INSTALLED A MINIMUM OF 20 FEET FROM ALL PROPERTY LINES.
9. THE CONTRACTOR SHALL FINISH GRADE THE AREA AROUND THE IN-GROUND SWIMMING POOL AND DWELLING/PATIO/WALKWAYS IN A MANNER WHICH PROVIDES POSITIVE OVERLAND STORMWATER RUNOFF, FLOW AWAY FROM THE POOL AND DWELLING.
10. THE PROPOSED IN-GROUND SWIMMING POOL AND ASSOCIATED UTILITIES/AMENITIES SHALL COMPLY WITH THE PROVISIONS OF SECTION 21-18 OF THE ZONING ORDINANCE OF THE TOWNSHIP OF BERNARDS AND THE INTERNATIONAL RESIDENTIAL CODE (IRC), NEW JERSEY EDITION, LATEST REVISION.
11. THE PROPOSED POOL SHALL BE ENCLOSED BY A NON-CUMULABLE BARRIER AT LEAST 4 FEET IN HEIGHT WHICH IS EQUIPPED WITH A SELF LOADING MECHANISM ON ALL GATES, IN ACCORDANCE WITH TOWNSHIP AND IRC REGULATIONS, LATEST REVISION.
12. THE CONTRACTOR SHALL REROUTE ANY UNDERGROUND DRAINAGE/ROOF LEADER PIPES DISTURBED DURING IN-GROUND SWIMMING POOL CONSTRUCTION AROUND POOL AREA AND PROVIDE POSITIVE DISCHARGE LOCATION.
13. ALL AREAS NOT DESIGNATED FOR WALKWAY AND/OR THE IN-GROUND SWIMMING POOL SHALL BE STABILIZED IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE LOCAL SOIL CONSERVATION DISTRICT.
14. SILT FENCING SHALL BE PLACED AROUND THE AREA OF DISTURBANCE AND LEFT IN PLACE UNTIL THE PROPERTY IS PERMANENTLY STABILIZED.
15. ALL EXISTING ON-SITE STRUCTURES ARE TO REMAIN AS PART OF THIS APPLICATION, UNLESS NOTED OTHERWISE.
16. NO SOILS INVESTIGATION HAS BEEN PERFORMED TO CLASSIFY SOIL CHARACTERISTICS OR DETERMINE SEASONAL HIGH GROUNDWATER ELEVATION.
17. THE CONTRACTOR OR LAYOUT PARTY SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON THE JOB SITE AND SHALL VERIFY THAT THE PLANS BEING UTILIZED ARE FINAL AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES EXISTING PRIOR TO PROCEEDING WITH CONSTRUCTION, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO ELEVATION DISCREPANCIES OR WORKING INCORRECTLY ON THE PLANS IF SUCH NOTIFICATION HAS NOT BEEN PROVIDED.
18. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES NOT SHOWN ON THE PLAN EXIST WITHIN THE AREAS OF PROPOSED IMPROVEMENTS, SHOULD THERE BE "OTHER" UTILITIES. THE CONTRACTOR SHALL CONSULT WITH ENGINEERS IMMEDIATELY TO ANALYZE ANY POTENTIAL UTILITY CONFLICTS.
19. THE CONTRACTOR SHOULD CALL 1-800-272-1000 SEVEN (7) DAYS PRIOR TO EXCAVATION FOR FIELD MARK OUT OF UNDERGROUND UTILITIES.
20. PRIOR TO STARTING SITE CLEARING/CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE ALL REQUIRED PERMITS/APPROVALS HAVE BEEN OBTAINED, ALL SITE WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ALL PLANS AND THE REQUIREMENTS AND STANDARDS OF THE PERMITTING AUTHORITY.
21. THE PROPOSED POOL FILTER UTILIZES A CARTRIDGE FILTRATION SYSTEM, WHICH DOES NOT REQUIRE THE FILTER TO BE BACK-WASHED.
22. NO SLOPES GREATER THAN 15% ON-SITE.



- - - .125 - - - = EX. CONTOUR  
 x 125.05 = EX. SPOT ELEVATION  
 = PROPOSED SPOT ELEVATION  
 = PROPOSED CONTOUR  
 = DIRECTION OF OVERLAND STORMWATER FLOW

No.	Date	Revision	Bv	Cl	



NOTE: THIS IS A PROPERTY LOCATION SURVEY MADE FOR TITLE PURPOSES ONLY AND IS NOT DESIGNATED TO PROVIDE ENGINEERING AND CONSTRUCTION DATA AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE INCLUDING ALL EASEMENTS OR RIGHTS OF WAY ON RECORD UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN HEREON NO CORNER STAKES HAVE BEEN REQUESTED OR SET AND OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION

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CHRISTOPHER PRUSS & LISA R. PRUSS  
PURSUANT TO P.L. 2003 C. 14 (N.J.S.A. 45:8-38.3)  
AND N.J.A.C.13:40-5.1(d)

CERTIFIED TO:

- CHRISTOPHER PRUSS AND LISA R. PRUSS
- NORTH EAST TITLE AGENCY LLC.
- STEWART TITLE GUARANTY COMPANY
- MITESH M. PATEL, ESQ.
- MAVINKURVE & PATEL, LLC.
- JAMES E. LIS AND KIMBERLY A. LIS
- EMBRACE HOME LOANS INC.,
- ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

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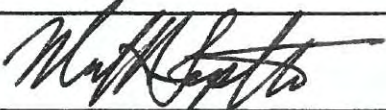
ONLY COPIES MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID AND TRUE COPIES.

NO ATTEMPT SHOULD BE MADE TO ESTABLISH THE PHYSICAL LOCATION OF BOUNDARY LINES FOR THE PURPOSE OF CONSTRUCTION OF PERMANENT IMPROVEMENTS BY USING PUBLISHED OFFSETS OR SCALED DISTANCES HEREON.

LOCATION SURVEY

OF THE PROPERTY KNOWN BY STREET NUMBER 85 SPRING HOUSE LANE, BERNARDS TOWNSHIP, N. J.  
ALSO KNOWN AND DESIGNATED AS LOT 9 (F/K/A LOT 61.76) in BLOCK 5504 (F/K/A BLOCK 106)  
ON THE TAX MAP OF THE TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY.

REFERENCES	1. DEED BOOK NO. 2325	PAGE 449	COUNTY OF SOMERSET,	NEW JERSEY
	1. FILE MAP NO. 2508	ENTITLED: "FINAL MAP, SECTION SIX, PRINCE EDWARD POINTE AT TWO BROOKS FARM, TOWNSHIP OF BERNARDS, SOMERSET COUNTY, N.J."		
	MADE BY	DATED SEPTEMBER 18, 1986	FILED IN THE SOMERSET	COUNTY REGISTER'S OFFICE ON JUNE 26, 1987

DATE	SYM	REVISION RECORD	AUTH	DR	CK
<b>STATEWIDE SURVEYING &amp; LAND DEVELOPMENT, LLC.</b> 92 PASCACK ROAD, WASHINGTON TOWNSHIP, N.J. 07676 O: (201) 668-8175 F: (201) 668-6255 statewide_surveying@hotmail.com STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS CERTIFICATE OF AUTHORIZATION No. 24GA28195700					
<b>MICHAEL H. SAPERSTEIN, PLS</b> N.J. PROFESSIONAL LAND SURVEYOR LICENSE No. 24GS03760600		SCALE  1" = 30'			
TITLE <b>85 SPRING HOUSE LANE, BERNARDS TWP., N.J.</b>					
DATE  7-29-2019		DRAWING NUMBER  NETA - 19226			
		J-316			



EC

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

Application No: ZB22-010 Block: 4701 Lot: 2.07 Zone: R-1

Applicant: PATEL, DHAVAL & NIPUBEN

Address of Property: 17 RIVER FARM LANE

Description: CONSTRUCTION OF AN IN-GROUND POOL,  
PAVILLION, PATIOS AND WALKWAYS - POOL NOT  
LOCATED BEHIND REAR BUILDING LINE OF ADJACENT  
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/Published (E)   | <input checked="" type="checkbox"/> Escrow Deposit             |
| <input checked="" type="checkbox"/> Dimensional Statistics Form (F)     | <input checked="" type="checkbox"/> Imaging Fee                |
| <input type="checkbox"/> Contributions Disclosure Form (G)              | <input type="checkbox"/> Tax Map Revision Fee                  |
|                                                                         | <input checked="" type="checkbox"/> Checklist                  |

**SCHEDULING**

4.26.22 Original Submission Date  
6.10.22 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
10.8.22 Time to Act (45/95/120 days)

**HEARING**

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

**DISTRIBUTION**

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

**NOTES**



To Township Board members and other township officials,

In relation to the request for a variance for property at 17 river farm lane, far hills, nj 07931 for block 4701 lot 2.07.

As per the request of the township planning office I am enclosing a broader zoomed out map of the property with added lines to show the rear building lines of all adjacent properties.

I am also attaching a coverage area breakdown by structure as well as the grading plans for the project.

Please note that while the plans indicate a covered structure on the back patio, there is no longer going to be a covered roof. Also, please note that while our plans are near the final stage and there will be no plans to change the location of the pool, there may be changes to the structures for the patio purposes around the pool.

Thank you,

Dhaval Patel and Nipu Patel

Owners of 17 River Farm Lane, Far Hills, NJ 07931



## IMPERVIOUS COVERAGE BREAKDOWN

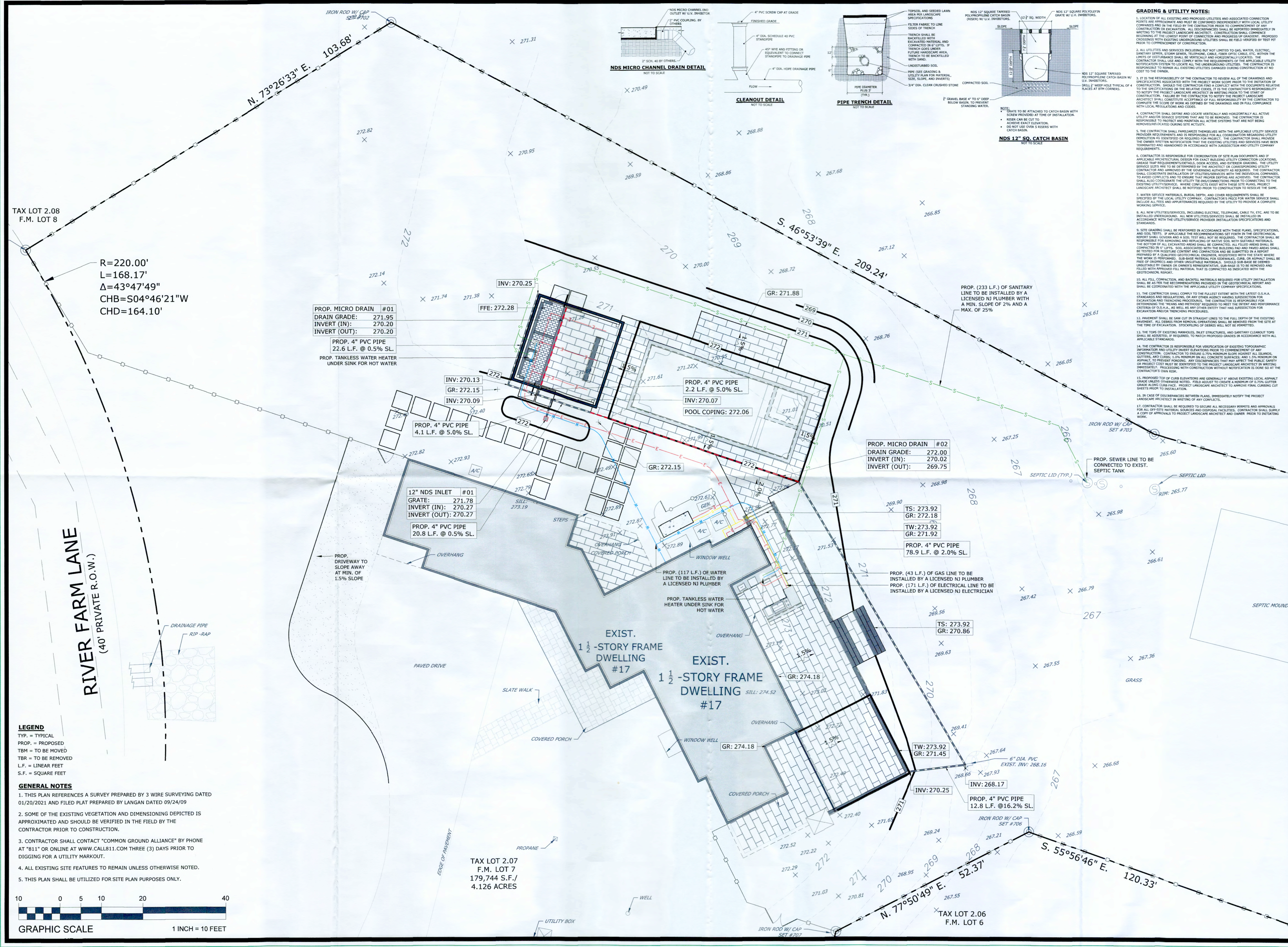
SITE ELEMENT	EXIST.	PROPOSED
BUILDING/ACCESSORY BUILDING	3,147.8 S.F.	3,533.8 S.F.
COVERED PORCH	866.2 S.F.	1,279.0 S.F.
PATIO, WALKWAYS, STEPS, POOL COPING	*204.3 S.F.	*1,904.5 S.F.
STEPPING STONES	N/A	464 S.F.
DRIVEWAY	2,342.2 S.F.	3,301.0 S.F.
WALLS	*N/A	*32.0 S.F.
CHIMNEY AND WINDOW WELLS	*56.5 S.F.	*56.5 S.F.
OUTDOOR UTILITIES	37.8 S.F.	61.8 S.F.
POOL	N/A	620.2 S.F.
OUTDOOR KITCHEN	N/A	61.4 S.F.
	TOTAL: 6,654.8 S.F.	TOTAL: 11,314.2 S.F.
* SITE ELEMENTS UNDERNEATH COVERED PORCH TO BE EXCLUDED FROM CALCULATION		





(see map)





LAND IDENTITY

A Landscape Architecture Company

534 HORT STREET, WESTFIELD, NJ 07090  
908.789.4626 F: 908.721.0489  
WWW.LANDIDENTITY.COM

CERTIFICATE OF AUTHORIZATION  
#21WH00005

REV. #

DATE

REMARK

PROJECT#:

NJ20175

DATE:

11/19/21

SCALE:

1"=10'

SHEET TITLE:

GRADING & UTILITY PLAN

SHEET#

4

OF 5



**APPENDIX D, ARTICLE III**

**Checklist**

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

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

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



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

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

**1. APPLICANT:** Dhaval Patel & Nipunen Patel  
Address: 17 River Farm Lane, Far Hills, NJ 07931  
Phone: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (mobile) 732-501-9657  
Email (will be used for official notifications): DPATEL79@GMAIL.COM

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

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

**4. OTHER PROFESSIONALS** (Engineer, Architect, etc. Attach additional sheet if necessary):  
Name: Grey Spadaro Profession: Architect  
Address: \_\_\_\_\_  
Phone: 908-789-4626 ext. 1 Email (will be used for official notifications): GS PADARO@landidentity

**5. PROPERTY INFORMATION:** Block(s): 4701 Lot(s): 2.07 Zone: R-1  
Street Address: 17 River Farm Lane, Far Hills, NJ 07931 Total Area (square feet/acres): ~~50,000~~ 4.13 Acres

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

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

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



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

**9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:** Existing home is shaped like an elbow on a large lot of over 4 acres and is requesting permission to build a pool in the back yard of the house. The pool would be in back of house and not visible to neighbor but due to odd lot layout does not fall behind rear building line.

**10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):**  
21-1801 - In all cases the pool shall be located behind the rear building line of existing residential structures on adjoining lots.

**11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:** I request an exception because the pool will be behind my house which has an elbow shape so will not be visible to neighbors. My neighbor and I both have 4 acre lots so our homes are further apart and my pool proposal is to be further part of my home away from neighboring lot and structure.

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

**APPLICANT(S) SIGN HERE:**

I/we, Dharval Patel and Nipunen Patel hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

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

Sworn and subscribed before me, this 25<sup>th</sup> day of April, 2022

[Signature]  
Notary

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

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

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

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

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

Signature of owner(s): \_\_\_\_\_

Sworn and subscribed before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary



SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	<sup>130,680 S.F.</sup> 3 acres	<sup>179,744 S.F.</sup> 4.13 acres	<sup>179,744 S.F.</sup> 4.13 Acres
LOT WIDTH	100'	164'	164'
FRONTAGE	50'	336'	336'
FRONT YARD SETBACK	25	54.2'	54.2'
REAR YARD SETBACK	150	NA	NA
COMBINED SIDE YARD			
SIDE YARD			
COVERAGE	15% (26,196.6 S.F.)	3.7% (6,554.8 S.F.)	6.3% (11,314.2 S.F.)
HEIGHT			
IF REQUIRED, GROSS FLOOR AREA			
IF REQUIRED, FLOOR AREA RATIO			
IF REQUIRED, IMPROVABLE LOT AREA			
Private swimming pool Rear Yard %	25%	N.A.	<25%



#### GENERAL NOTES

1. THIS PLAN REFERENCES A SURVEY PREPARED BY 3 WIRE SURVEYING DATED 01/20/2021 AND FILED PLAT PREPARED BY LANGAN DATED 09/24/09
2. SOME OF THE EXISTING VEGETATION AND DIMENSIONING DEPICTED IS APPROXIMATED AND SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT "COMMON GROUND ALLIANCE" BY PHONE AT "811" OR ONLINE AT WWW.CALL811.COM THREE (3) DAYS PRIOR TO DIGGING FOR A UTILITY MARKOUT.
4. ALL EXISTING SITE FEATURES TO REMAIN UNLESS OTHERWISE NOTED.
5. THIS PLAN SHALL BE UTILIZED FOR OVERALL SITE PLAN PURPOSES ONLY.



GRAPHIC SCALE

1 INCH = 40 FEET

#### LEGEND

TYP. = TYPICAL  
PROP. = PROPOSED  
TBM = TO BE MOVED  
TBR = TO BE REMOVED  
L.F. = LINEAR FEET  
S.F. = SQUARE FEET

### BULK REQUIREMENTS (ZONE R-1 WITH NATURAL RESOURCE CONSERVATION DEVELOPMENT OVERLAY OPTION 1) (21-10.14.1)

SECTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	130,680 S.F. 3 ACRES	179,744 S.F. (C) 4.13 ACRES	179,744 S.F. (C) 4.13 ACRES
MIN. LOT FRONTAGE ON PRIVATE ROAD AND/ OR COMMON DRIVEWAY	50'	336' (C)	336' (C)
MIN. LOT WIDTH	100'	164' (C)	164' (C)
BUILDING SETBACK FROM MINE BROOK ROAD	200'	482' (C)	482' (C)
BUILDING SETBACK FROM EXTERIOR BOUNDARY	100'	482' (C)	482' (C)
*BUILDING SETBACK FROM PRIVATE ROAD	50'	64.5' (C)	64.5' (C)
*BUILDING SETBACK FROM COMMON DRIVEWAY	25'	54.2' (C)	54.2' (C)
BUILDING SIDE YARD SETBACK	25'	25.6' (C)	25.6' (C)
BUILDING REAR YARD SETBACK	150'	N/A	N/A
ACCESSORY BUILDING AND STRUCTURE SIDE YARD SETBACK	10'	N/A	72.7' (C)
ACCESSORY BUILDING AND STRUCTURE REAR YARD SETBACK	10'	N/A	39.5' (C)
MAXIMUM COVERAGE BY IMPROVEMENTS	15% (26,961.6 S.F.)	3.7% (C) (6,654.8 S.F.)	6.3% (C) (11,314.2 S.F.)
PRIVATE SWIMMING POOL REAR YARD PERCENTAGE	25%	N/A	<25% (C)
(C) = COMPLIES			
N/A = NON APPLICABLE			
TBD = TO BE DETERMINED			
* = DISTANCE MEASURED FROM EDGE OF PAVEMENT PER SECTION 21-10.14.1 E. 8. (C)			
IMPROVEMENT COVERAGE INCLUDES; POOL WATER, DECKING, AND ALL NON GREEN OR NON NATURAL SURFACES			



**SUBMIT ORIGINAL AND 16 COPIES**

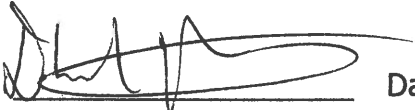
**FORM A**

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

**SITE INSPECTION CONSENT FORM**

Applicant: DHAVAL PATEL  
Block: 4701 Lot: 2.07  
Street Address: 17 River Farm Lane, Far Hills, NJ 07931

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

Signature:  Date: 4-22-22





# OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

ONE COLLYER LANE

BASKING RIDGE, NJ 07920

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

## \*\*\* 200 Foot Property Search \*\*\*

\*\* VALID FOR 90 DAYS \*\*

**Date:** 04/25/2022

**Block:** 4701 **Lot(s):** 2.07 **Qual:**

**Property Location:** 17 River Farm Road

**Applicant:** Dhaval Patel

**Phone :** **Fax:** **Email:** DPATEL79@GMAIL.COM

### PROPERTY OWNER INFORMATION

**Name:** Dhaval Patel

**Address:** 17 River Farm Road

**City, State, Zip:** Far Hills, NJ 07931

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



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

### Search To Be Picked Up

**Notify When Complete:** Dhaval Patel

**CERTIFIED BY:**

David Centrelli, Assessor - Township Of Bernards

**Amount Due:** \$10.00

**Paid By:** Cash / Check (Circle One)

**Check No.:** 1213





## Bernards Township

### Parcel Offset List

---

**Target Parcel(s):** Block-Lot: 4701-2.07  
PATEL, DHAVAL & NIPUBEN  
17 RIVER FARM LN

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

---

**Block-Lot: 4701-9**

GENTOSO, MICHAEL & JAMIE  
60 ANNIN RD  
FAR HILLS NJ 07931  
RE: 60 ANNIN RD

**Block-Lot: 4701-8**

FALQUIER, ERIN RENARD K & DARIO G  
50 ANNIN RD  
FAR HILLS NJ 07931  
RE: 50 ANNIN RD

**Block-Lot: 4701-7**

BABIC, MICHAEL J & CHRISTIN M  
42 ANNIN RD  
FAR HILLS NJ 07931  
RE: 42 ANNIN RD

**Block-Lot: 4701-6**

SCHWED, WILLIAM J & JUANA I STEED-  
32 ANNIN RD  
FAR HILLS NJ 07931  
RE: 32 ANNIN RD

**Block-Lot: 4701-2.05**

PORFIDO, JAMES & LYNNE  
13 RIVER FARM LN  
FAR HILLS NJ 07931  
RE: 13 RIVER FARM LN

**Block-Lot: 4701-2.06**

GAJRAWALA, KAUMIL & MONICA AMIN-  
15 RIVER FARM LN  
FAR HILLS NJ 07931  
RE: 15 RIVER FARM LN

**Block-Lot: 4701-2.08**

KADAKIA, SAGAR & DESAI, SHAILI  
23 RIVER FARM LN  
FAR HILLS NJ 07931  
RE: 23 RIVER FARM LN

**Block-Lot: 4701-2.09**

CURTIN, CHRISTOPHER & MCDAVITT, H  
25 RIVER FARM LN  
FAR HILLS NJ 07931  
RE: 25 RIVER FARM LN

**Block-Lot: 4701-2.11-Q0085**

SHAH, SAMIR N & DHARA V  
37 RIVER FARM LN  
FAR HILLS NJ 07931  
RE: 37 RIVER FARM LN

**Block-Lot: 4701-2.13**

MINE BROOK FARM HOA, INC.  
PO BOX 153  
OLDWICK NJ 08858  
RE: 55 RIVER FARM LN

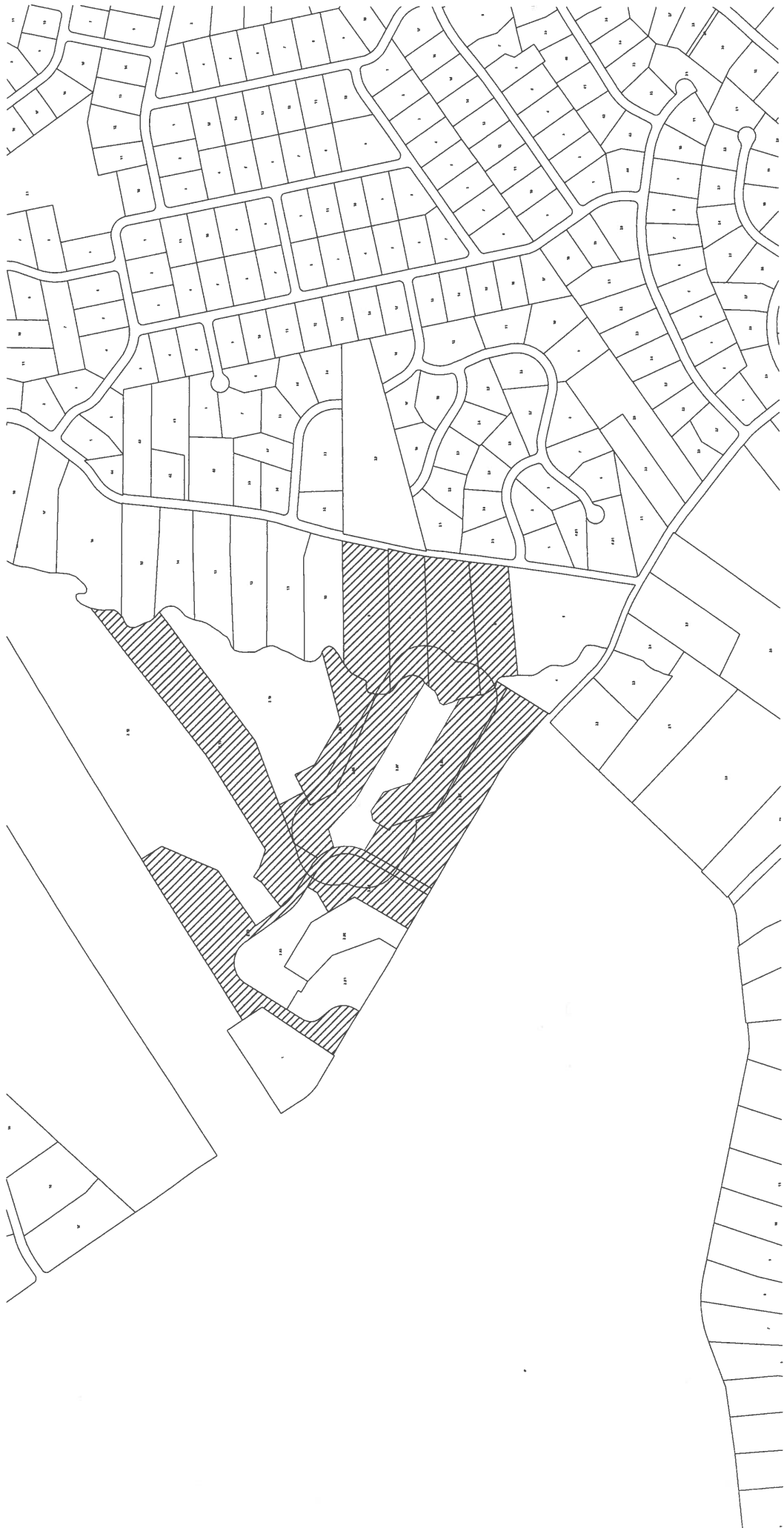
**Block-Lot: 4701-2.04**

SJURSET, STEPHEN & KEELEY  
16 RIVER FARM LN  
FAR HILLS NJ 07931  
RE: 16 RIVER FARM LN













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

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

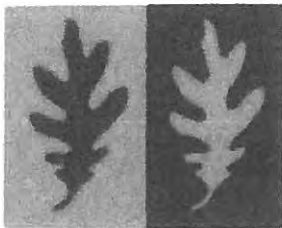
If the property is adjacent to a State Highway, the  
COMMISSIONER OF TRANSPORTATION  
must be notified at

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

Kevin Sant'Angelo, Tax Collector  
1 Collyer Lane, Basking Ridge, NJ 07920  
Phone: 908-204-3080; Fax: 908-766-1941; Website: [www.bernards.org](http://www.bernards.org)

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April 19, 2022

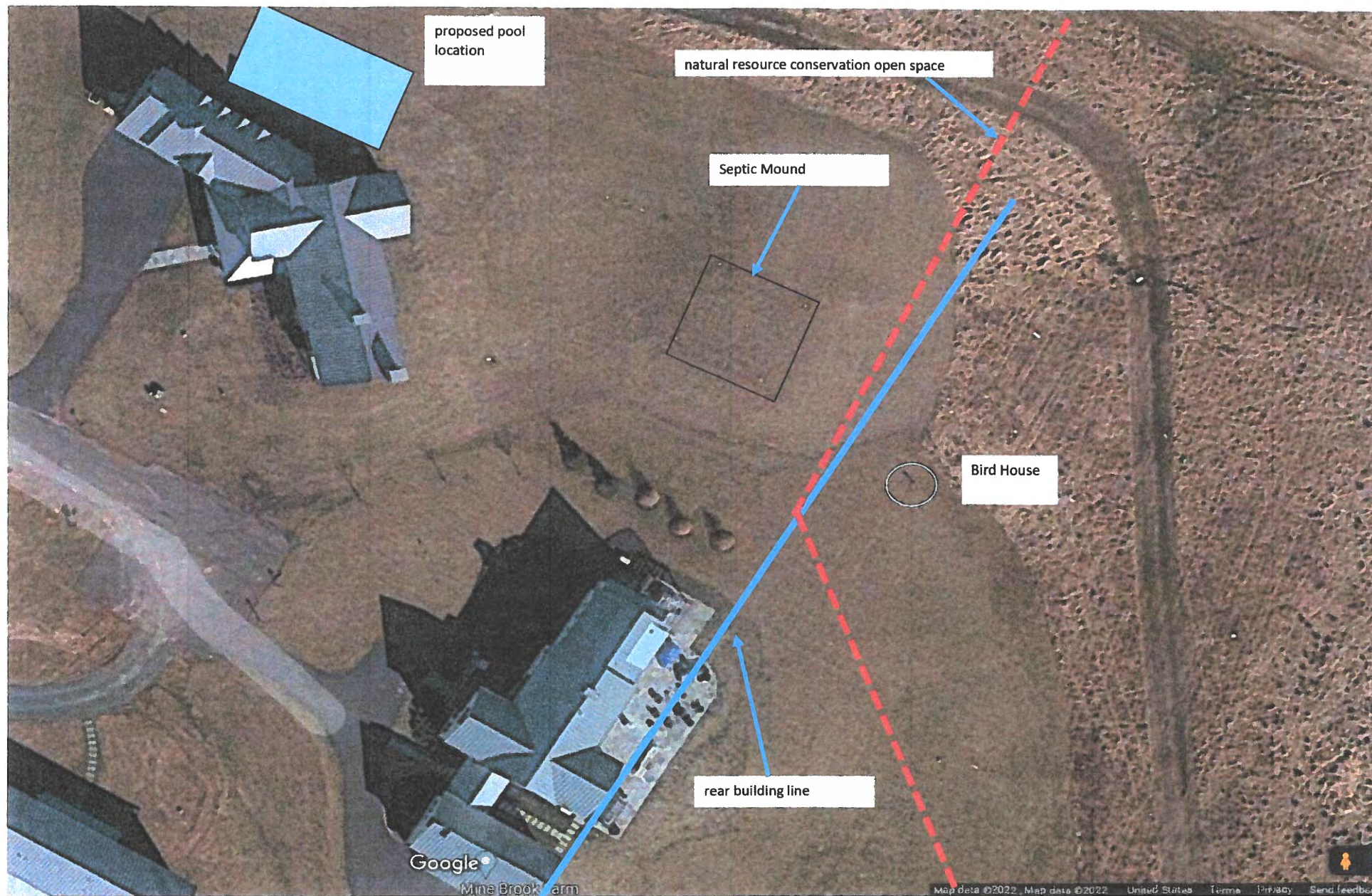
This is to certify that the property located at Block 4701 Lot 2.07, otherwise known as 17 River Farm Ln. Basking Ridge, NJ (mailing address 17 River Farm Ln. Far Hills, NJ 07931) is assessed to Patel, Dhaval & Nipuben and the property taxes are paid current through 2<sup>nd</sup> Quarter 2022.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kevin Sant'Angelo', with a large, sweeping flourish at the end.

Kevin Sant'Angelo  
Tax Collector





proposed pool location

natural resource conservation open space

Septic Mound

Bird House

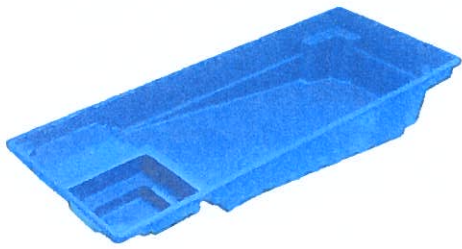
rear building line

Google

Mine Brook

Map data ©2022, Map data ©2022, United States, Terms, Privacy, Send feedback

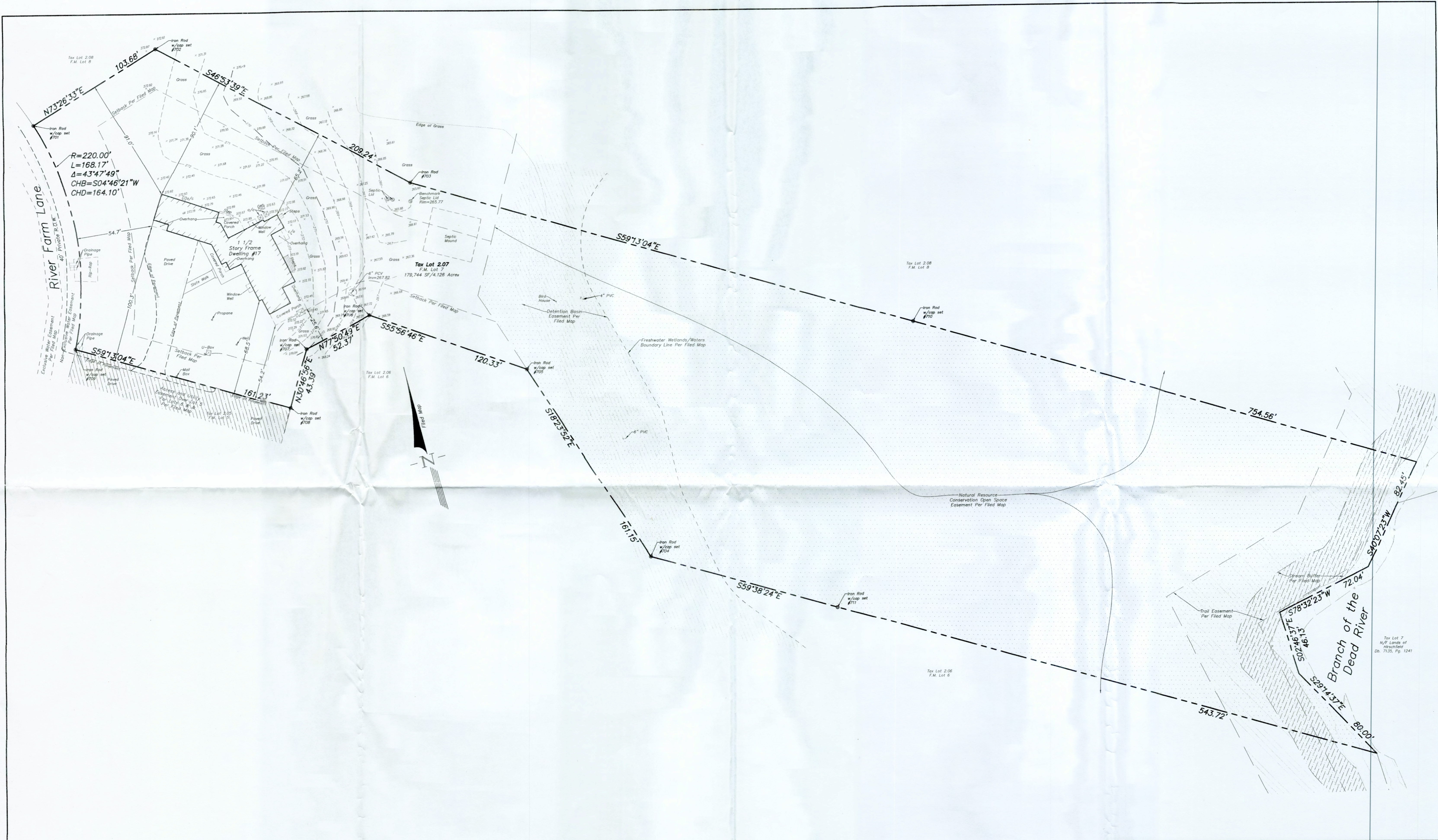










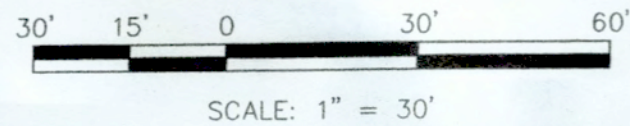


**Survey Notes**

1. This survey and the boundaries shown hereon are the result of an actual field survey performed during December of 2020, based on available maps and deeds of record, and physical evidence. This survey is subject to all easements, rights of ways and agreements of record that a title search may disclose.
2. This survey is valid only when an embossed seal is affixed hereto.
3. The certification shown hereon is not transferable to additional institutions or subsequent owners.
4. Underground utilities are not certified and the surveyor makes no opinion as to the presence or absence of underground utilities.
5. Being known as Lot 2.07 Block 4701 as shown on "Final Plat, Mine Brook Road" filed in the Somerset County Clerk's Office on February 1, 2010 as Map Book 6298 Pg 1151.
6. Elevations shown on based upon NAVD 88 datum established using RTK-GPS.
7. Corner markers were set as shown.

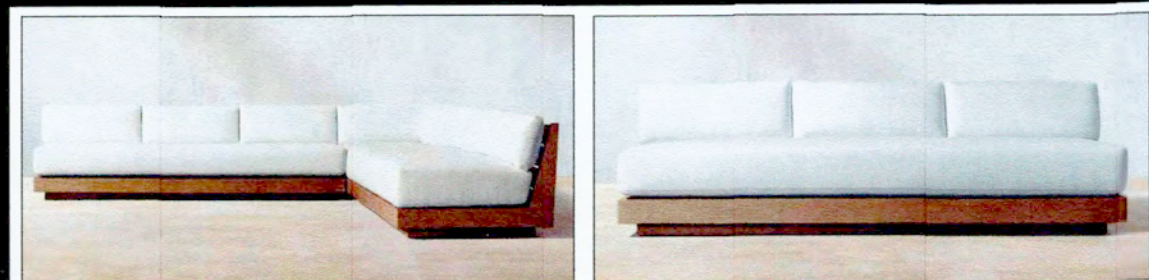
**Survey References**

1. "Plan of Survey Prepared for Block 4701 Lot 2.07" dated February 18, 2017 prepared by Boldenbaum & Ball Engineering Inc.
2. Being known as Lot 2.07 in Block 4701, "Mine Brook Road, Final Plat" prepared by Langan Engineering, filed in the Somerset County Clerk's Office on February 1, 2010 as map no. 2010004325 in Bk 6298 at Pg 1151.



<div><div><div><div><div><div></div><div><b>3wire</b></div><div>Surveying LLC</div></div></div><div><div>33 Hibernia Road Rockaway, NJ 07866 973.957.3171 tel.</div></div></div></div><div><div>www.3wiresurveying.com</div><div>PROFESSIONAL LAND SURVEYING SERVICES- CERTIFICATE OF AUTHORIZATION NO. 2462827100</div></div></div>	
<div><div><div><div><div><div></div><div><b>Boundary and Topographic Survey</b></div><div>17 River Farm Lane</div><div>Block 4701 - Lot 2.07</div><div>Township of Bernards</div><div>Somerset County, New Jersey</div></div></div><div><div><div><div></div><div>PHILIP A. MCENTEE, JR</div><div>PROFESSIONAL LAND SURVEYOR N.J.-LIC. No. 24GS04322700</div></div></div></div></div></div></div>	
DATE 1-20-2021	REVISIONS
<div><div><div><div><div><div></div><div>Subject to municipal restrictions, easements of record and other facts which a current title search might disclose. Certified to be in accordance with all pertinent New Jersey Laws and Regulations and with current accuracy standards.</div></div></div><div><div><div><div></div><div>PHILIP A. MCENTEE, JR</div><div>PROFESSIONAL LAND SURVEYOR N.J.-LIC. No. 24GS04322700</div></div></div></div></div></div></div>	
Scale: 1"=30'	Drawn by: brb
File Name: 863-srv.dwg	Job number: 863.00



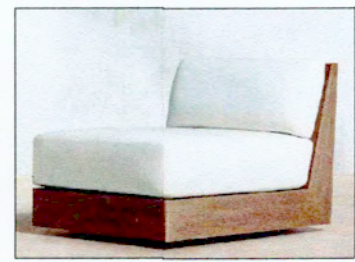


MAYA TEAK SECTIONAL BY RESTORATION HARDWARE

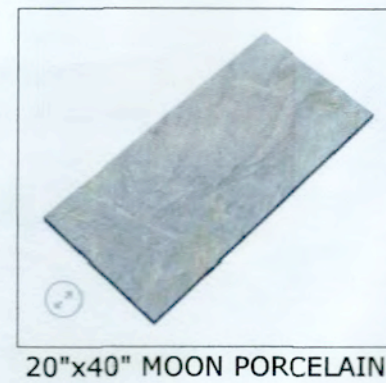
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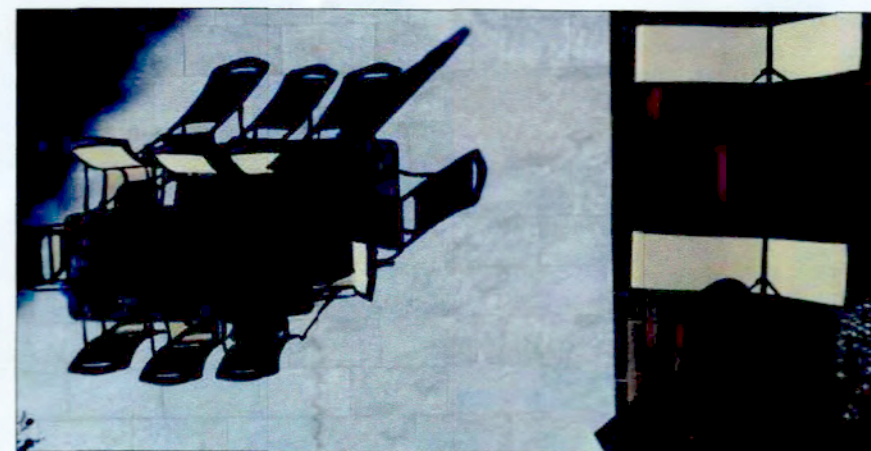
MAYA TEAK LOUNGER CHAIR BY RESTORATION HARDWARE



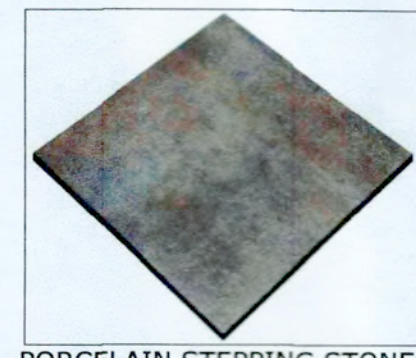
MAYA TEAK SWIVEL LOUNGER CHAIR BY RESTORATION HARDWARE



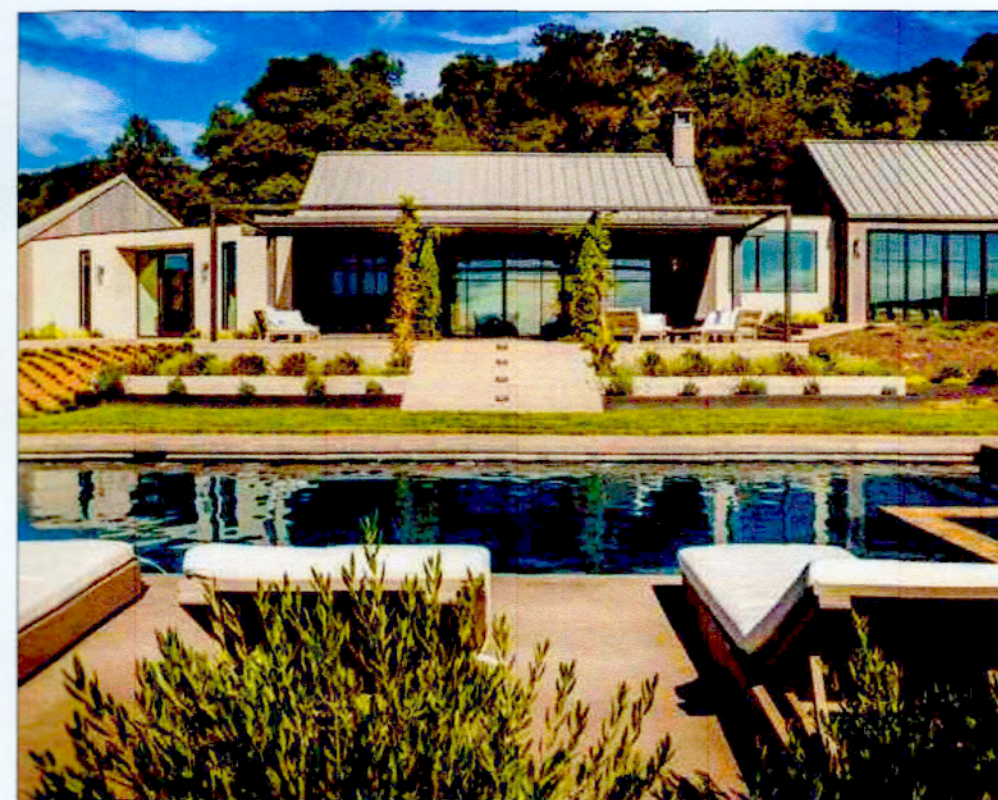
20"x40" MOON PORCELAIN



MOON PORCELAIN PATIO BY ELEGANCE



PORCELAIN STEPPING STONES



TERRACED STAIRS CENTERED ON DOOR



POST AND RAIL FENCE WITH WIRE MESH



MODULAR POWDER COATED ALUMINUM KITCHEN



MODERN FARMHOUSE WITH RECTANGULAR POOL



PAVILION WITH BLACK WALL, BATHROOM AND STORAGE

TAX LOT 2.08  
F.M. LOT 8

R=220.00'  
L=168.17'  
Δ=43°47'49"  
CHB=S04°46'21"W  
CHD=164.10'

PROP. 20'x20' CUSTOM PAVILION WITH CEILING FAN, INFRARED HEATERS, RECESSED LIGHTING, AND SPEAKERS (DETAIL BY OTHERS)  
PROP. MAYA TEAK SWIVEL LOUNGER CHAIR BY RESTORATION HARDWARE (TYP.)  
PROP. 42" BAR TO BE VENEERED WITH STONE TO MATCH HOUSE AND A GRANITE COUNTERTOP  
PROP. 65" OUTDOOR TV TO BE MOUNTED TO REAR WALL  
PROP. MAYA TEAK SOFA BY RESTORATION HARDWARE AND COFFEE TABLE  
PROP. BARSTOOL (TYP.)  
PROP. 3' WIDE DOOR (TYP.)

PROP. (753 L.F.) 4" HIGH CEDAR POST AND RAIL FENCE WITH POOL COMPLIANT MESH STAPLED TO OUTSIDE OF FENCE TO MAKE NON-CLIMBABLE FROM OUTSIDE (SEE OVERALL SITE PLAN FOR COMPLETE FENCE LAYOUT)  
PROP. 4"x4" ANTIQUE GREY PORCELAIN STEPPING STONE BY ELEGANCE (TYP. OF 25)  
PROP. 4" WIDE, 4" HIGH GATE TO OPEN AWAY FROM POOL TO BE SELF CLOSING SELF LATCHING

PROP. BASKETBALL HOOP

PROP. DOWN LIGHT LIGHT (TYP. OF 8)  
PROP. (33 L.F.) 4" HIGH BOARD ON BOARD CEDAR FENCE WITH 3" WIDE GATE  
PROP. 3'x8" CONC. POOL MECHANICAL PAD

EXIST. 1 1/2-STORY FRAME DWELLING #17

PROP. 36" HIGH POWDER COATED ALUMINUM KITCHEN AND 42" HIGH BAR BY URBAN BONFIRE, ANTHRACITE IN COLOR WITH ICE CHEST, REFRIGERATOR, SINK, TRASH DRAWER, 36" GRILL, DOUBLE SIDE BURNER, STORAGE, AND A GRANITE COUNTER  
PROP. BARSTOOL (TYP. OF 4)

PROP. (1,358 S.F.) DRY-LAID PATIO OF MOON PORCELAIN IN AN OFFSET PATTERN BY ELEGANCE

PROP. 108" MALTA TEAK DINING SET BY RESTORATION HARDWARE WITH UMBRELLA  
PROP. MAYA TEAK SECTIONAL BY RESTORATION HARDWARE AND COFFEE TABLE  
COVERED PORCH

PROP. 128 S.F. OF 12" WIDE CONC. BANDING 30' BACK FROM WATERS EDGE FOR POOL WINTER COVER ANCHORS  
PROP. (1,103 S.F.) DRY-LAID PATIO OF MOON PORCELAIN IN AN OFFSET PATTERN BY ELEGANCE  
PROP. (3) 8" HIGH STEPS WITH 12"W x 4"L x 2" T STRAIGHT EDGE BLU BLU THERMAL BLUESTONE TREAD WITH RISER TO MATCH STONE ON HOUSE (TYP.)

PROP. PATH LIGHT (TYP. OF 39)  
PROP. MULCH LINE (TYP.)  
PROP. LANDSCAPING (TYP.)  
PROP. (96 S.F.) OF GRANITE COUNTER (TYP.)

PROP. 12"W x 4"L x 6" T BLU BLU THERMAL BLUESTONE BLOCK STEP (TYP. OF 6 RISERS)  
PROP. (36 S.F.) LANDING OF MOON PORCELAIN IN AN OFFSET PATTERN BY ELEGANCE

PROP. WALL TO BE VENEERED WITH STONE TO MATCH HOUSE AND A 12"W x 4"L x 2" T STRAIGHT EDGE BLU BLU THERMAL BLUESTONE CAP (TYP.) (166 S.F.F.)  
PROP. DOWN LIGHT (TYP.)

PROP. (19'-8" x 21'-3") COVERED ROOF TO MATCH EXIST. HOUSE. ROOF TO BE ATTACHED TO WALL ABOVE NEW LAM BEAM AND (2) 8"x8" POSTS FOR SUPPORT

PROP. HANGING NEST REST  
PROP. LAM BEAM TO BE SIZED BY STRUCTURAL ENGINEER TO ALLOW FOR REMOVAL OF EXIST. POSTS

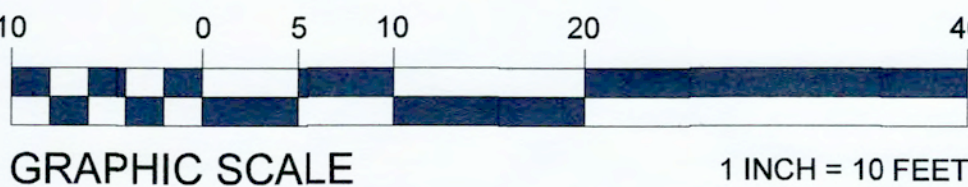
PROP. DOUBLE 4" WIDE, 4" HIGH GATE TO OPEN AWAY FROM POOL TO BE SELF CLOSING SELF LATCHING

TAX LOT 2.07  
F.M. LOT 7  
179,744 S.F./  
4.126 ACRES

TAX LOT 2.06  
F.M. LOT 6

LEGEND  
TYP. = TYPICAL  
PROP. = PROPOSED  
TBM = TO BE MOVED  
TBR = TO BE REMOVED  
L.F. = LINEAR FEET  
S.F. = SQUARE FEET

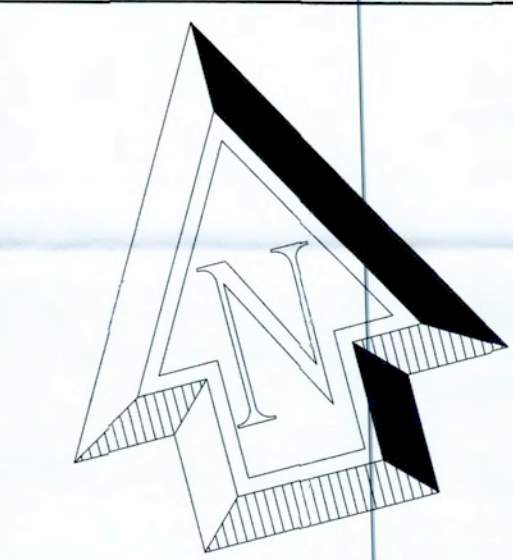
GENERAL NOTES  
1. THIS PLAN REFERENCES A SURVEY PREPARED BY 3 WIRE SURVEYING DATED 01/20/2021 AND FILED PLAT PREPARED BY LANGAN DATED 09/24/09  
2. SOME OF THE EXISTING VEGETATION AND DIMENSIONING DEPICTED IS APPROXIMATED AND SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.  
3. CONTRACTOR SHALL CONTACT "COMMON GROUND ALLIANCE" BY PHONE AT "811" OR ONLINE AT WWW.CALL811.COM THREE (3) DAYS PRIOR TO DIGGING FOR A UTILITY MARKOUT.  
4. ALL EXISTING SITE FEATURES TO REMAIN UNLESS OTHERWISE NOTED.  
5. THIS PLAN SHALL BE UTILIZED FOR SITE PLAN PURPOSES ONLY.



LAND IDENTITY

A Landscape Architecture Company  
CERTIFICATE OF AUTHORIZATION  
#21MH00005  
A: 534 HORT STREET, WESTFIELD, NJ 07090  
O: 908.789.4626 F: 908.721.0489  
W: WWW.LANDIDENTITY.COM

LICENSED LANDSCAPE ARCHITECT



REV.# DATE REMARK

PATEL RESIDENCE  
BLOCK 4701; LOT 2.07  
17 RIVER FARM LANE  
BERNARDS TOWNSHIP  
SOMERSET COUNTY, NJ

PROJECT#: NJ20175

DATE: 11/19/21

SCALE: 1"=10'

SHEET TITLE:  
SITE PLAN

SHEET#

3

OF 5



EC

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

Application No: ZB22-012 Block: 1614 Lot: 12 Zone: R-4

Applicant: LEIH, MATTHEW/KLANCHNIK, COLLEEN

Address of Property: 97 JUNIPER WAY

Description: (C) FOR MAXIMUM ALLOWABLE COVERAGE  
TO CONSTRUCT AN ADDITION

**APPLICATION CHECKLIST**

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

**SCHEDULING**

5.2.22 Original Submission Date  
6.16.22 Completeness Deadline (45 days)  
\_\_\_\_ Incomplete Date  
\_\_\_\_ Resubmission Date  
\_\_\_\_ Date Complete  
10.14.22 Time to Act (45/95/120 days)

**HEARING**

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

**DISTRIBUTION**

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

**NOTES**



## TOWNSHIP OF BERNARDS 2022 ZONING BOARD OF ADJUSTMENT APPLICATION

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

1. APPLICANT: MATTHEW LEIS + COLLEEN KLANCHNIK  
 Address: 97 JUNIPER WAY BASKING RIDGE NJ 07920  
 Phone: (home) USE CELL (work) USE CELL (mobile) 718-986-7222  
 Email (will be used for official notifications): MATTHEW.LEIS@GMAIL.COM / Colleen.Klanchnik@gmail.com

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

3. ATTORNEY: \_\_\_\_\_  
 Address: — NONE —  
 Phone: \_\_\_\_\_ Email (will be used for official notifications): \_\_\_\_\_

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):  
 Name: THOMAS BAIO Profession: ARCHITECT  
 Address: 343 MILLBURN AVE MILLBURN, N.J. 07041  
 Phone: 973-376-1176 Email (will be used for official notifications): TOM@THOMASBAIOARCHITECT.COM

5. PROPERTY INFORMATION: Block(s): \_\_\_\_\_ Lot(s): 12 Zone: R-4  
 Street Address: 97 JUNIPER WAY Total Area (square feet/acres): 43,995.6 sf

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

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

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



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

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

SINGLE FAMILY COLONIAL HOME

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

WE ARE SEEKING TO EXPAND THE HOUSE WHEREBY ORDINANCE 21-15.1, LOT COVERAGE: ORD 585 TABLE 501 IS VIOLATED SUCH THAT 15% IS ALLOWED AND 20.8% IS PROPOSED.

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

THE LOT COVERAGE IS COMPOSED OF POOL / PATIO / DRIVEWAY AND HOUSE, WITH AN APPROVAL LOT COVERAGE VIOLATION ACTUALLY DECLINES

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

**APPLICANT(S) SIGN HERE:**

I/we, Matthew LEIS and COLLEEN KLANCHNIK hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): \_\_\_\_\_ and \_\_\_\_\_

Sworn and subscribed before me, this 24<sup>th</sup> day of March, 2024

Notary Veranika A. Khamianok

**VERANIKA A KHAMIANOK**  
Notary Public  
State of New Jersey  
My Commission Expires Apr. 6, 2026  
I.D.# 50156222

**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, Matthew LEIS + Colleen Klanchnik the owner(s) of the property described in this application,

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

Signature of owner(s): \_\_\_\_\_

Sworn and subscribed before me, this 24<sup>th</sup> day of March, 2022

Notary Veranika A. Khamianok

**VERANIKA A KHAMIANOK**  
Notary Public  
State of New Jersey  
My Commission Expires Apr. 6, 2026  
I.D.# 50156222



**SUBMIT ORIGINAL AND 16 COPIES****FORM A**

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

**SITE INSPECTION CONSENT FORM**

Applicant: MATTHEW & COLLEEN LEIS  
Block: 1614 Lot: 12  
Street Address: 97 JUNIPER WAY BASKING RIDGE N.J

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

Signature:  Date: 3/10/22



FORM F

SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	43,560 <sup>SF</sup>	43,995.6 <sup>SF</sup>	43,995.6 <sup>SF</sup>
LOT WIDTH	200	191.1'	191.1'
FRONTAGE	100'	192.41'	192.41
FRONT YARD SETBACK	75'	80'	75'
REAR YARD SETBACK	75'	112.06'	112.06'
COMBINED SIDE YARD	50	122.42'	106'
SIDE YARD	20'	57.4'	50'
COVERAGE	6534 <sup>SF</sup> (15%)	9,206 <sup>SF</sup> (20.9%)	9,184 <sup>SF</sup> (20.89%)
HEIGHT	35'	27.2'	27.2'
IF REQUIRED, GROSS FLOOR AREA	—	—	—
IF REQUIRED, FLOOR AREA RATIO	—	—	—
IF REQUIRED, IMPROVABLE LOT AREA	—	—	—



<b>EXISTING VS PROPOSED BUILDING COVERAGE AT 79 JUNIPER WAY</b>				
<b>EXISTING COVERAGE</b>			<b>PROPOSED COVERAGE</b>	
EXISTING BUILDING COVERAGE	1,992 SF		EXISTING BUILDING COVERAGE	1,992 SF
EXISTING POOL AREA	2,561 SF		PROPOSED PORCH ADDITION	259 SF
EXISTING SHED	117 SF		PROPOSED FIRST FLOOR ADDITION	564 SF
EXISTING PAVER AREA(SHED)	647 SF		PROPOSED GARAGE ADDITION	106 SF
EXISTING PAVER DRIVEWAY	343 SF		EX. PAVER AREA(SHED) TO REMAIN	156 SF
EXISTING DRIVEWAY	2,290 SF		EXISTING POOL AREA	2,561 SF
EXISTING WALKWAY	262 SF		EXISTING DRIVEWAY	2,290 SF
EXISTING DECK	677 SF		EXISTING WALKWAY	262 SF
EXISTING PAVER GRILL AREA	185 SF		EXISTING DECK	677 SF
EXISTING WALKWAY AND STEPS TO POOL	132 SF		EXISTING PAVER GRILL AREA	185 SF
TOTAL	9,206 SF		EXISTING WALKWAY AND STEPS TO POOL	132 SF
COVERAGE AS %: 9,206SF/43,995.6SF	20.90%		TOTAL	9,184 SF
			COVERAGE AS %: 9,184SF/43,995.6SF	20.80%



**APPENDIX D, ARTICLE III**

**Checklist**

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

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

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



## GENERAL:

1. THE AIA "GENERAL CONDITIONS OF THE CONTRACT" ARE HEREBY INCORPORATED AS IF COMPLETELY REPRODUCED HEREIN, EXCEPT AS SPECIFICALLY MODIFIED WHEN THESE SHORT FORM SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO BIDDING AND SHALL VISIT SITE AND BECOME FAMILIAR AS TO THE CONDITION OF THE PREMISES AND THE EXTENT AND CHARACTER OF THE WORK TO BE DONE.
3. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE MOST CURRENT LEGAL GOVERNING BUILDING CODE, LOCAL CODES, NATIONAL, ELECTRIC CODE, N.F.P.A. RECOMMENDATIONS, OSHA, AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST LEGAL EDITION OF THE AUTHORITY HAVING JURISDICTION OVER WORK OF THIS TYPE.
4. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BE IT MENTIONED, NOTED, DETAIL, ILLUSTRATION OR IMPLICATION HOWEVER BRIEF, MEANS THAT THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY MATERIALS, EQUIPMENT, AND APPARATUS NORMALLY DEEMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF A NORMAL INDUSTRY STANDARDS. EACH SUB-TRADE SHALL BE RESPONSIBLE FOR REVIEWING AN ENTIRE SET OF DRAWINGS AND NOTING WORK APPLICABLE AND COORDINATING HIS WORK WITH THE WORK OF ALL OTHER TRADES.
5. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY EACH CONTRACTOR IN ALL FIELDS OF HIS WORK AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF HIS WORK.
6. ALL WORK COMPLETED OR OTHERWISE SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF PROTECTION AND MAINTAIN ALL FENCE BARRICADES, ETC., AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THAT TYPE WORK. THE GENERAL CONTRACTORS SHALL REPAIR (AT HIS OWN COST) ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
7. EACH CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK FOR IMMEDIATE RESOLUTION. ANY WORK THAT PROCEEDS OTHERWISE (IF INCORRECTLY PERFORMED) SHALL BE REPLACED OR REPAIRED WITH THE COST FOR SAME BEING NON-CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR COORDINATION WITH ALL OTHER TRADES. COMMENCEMENT OF CONSTRUCTION SHALL BE DEEMED AS ACCEPTANCE OF ALL EXISTING CONDITIONS AND BECOME THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE FRAMING CONTRACTOR SHALL PROVIDE PROPERLY SIZED CHASES, HOLES OR OPENINGS FOR HIS WORK AND THE WORK OF HIS SUBCONTRACTORS CUTTING INTO EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK SHALL BE REPAIRED AND REINFORCED TO MAINTAIN STRUCTURAL INTEGRITY IN CASE OF A FAILURE. COORDINATE AND OR PROVIDE SUCH OPENING SHALL THEN BE PROVIDED AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBERS BE CUT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL WORK. ANY AND ALL OPENINGS IN FIRE RATED WALLS CREATED OR DISCOVERED BY THE CONTRACTOR SHALL BE REPAIRED AND FILLED WITH ARCHITECT APPROVED FIRE SAFETY MATERIALS.
9. ALL CONTRACTORS WORK SHALL BE PERFORMED IN A PROFESSIONAL, CLEAN AND ACCURATE MANNER. CONTRACTOR AND SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL DIRT AND WEAR CAUSED BY DEBRIS FROM ALL INSTALLATIONS OF OTHER TRADES. THE CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF HIS INSTALLATION.
10. THE OWNER RESERVES THE RIGHT TO MAKE CHANGES IN THE DRAWINGS AND SPECIFICATIONS AS THE WORK PROGRESSES. BULLETIN CHANGE ORDERS, DRAWINGS SPECIFICATIONS OR INSTRUCTIONS COVERING SUCH CHANGES WILL BE ISSUED TO THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DISTRIBUTE THESE CHANGES IMMEDIATELY BY NOTIFYING ALL SUBCONTRACTORS AND LOCAL OFFICIALS AFFECTED TO TAKE SUCH MEASURE AS MAY BE NECESSARY TO AVOID EXPOSURE IN THE WORK WHICH MAY BE DUE TO THE USE OF SUPERSEDED DRAWINGS' WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR OTHER DOCUMENTS ISSUED BY THE CONTRACTOR. THE WORK CHANGES SHALL FURTHERMORE NOT BE PROCEEDED UNLESS THE FOREMENTIONED CHANGES ARE ACCOMPANIED BY LETTER OF AUTHORIZATION FROM THE ARCHITECT AUTHORIZING THE CONTRACTOR TO PROCEED WITH THE CHANGES. ACCORDINGLY, IN ANY CASE WHERE INSTRUCTIONS ACCOMPANYING AN ISSUE OF A REVISED DRAWING OR SPECIFICATION CHANGE AFFECTS THE COSTS OF THE CONTRACTOR TO REASONABLY PRODUCE THE ALTERATION WITHIN THE AGREED COST, SHALL AFFORD THE CONTRACTOR AN OPPORTUNITY TO SUBMIT ESTIMATES FOR COSTS INVOLVED PRIOR TO COMMENCEMENT OF SUCH CHANGE.
11. SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY AFFECT THE PROGRESS OF THE WORK.
12. EACH CONTRACTOR SHALL GUARANTEE IN WRITING IN A FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD THE WORKMAN SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
13. BEFORE COMMENCING WITH ANY WORK THE CONTRACTOR SHALL FILE WITH THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE.
14. SUBSTITUTIONS FOR MATERIALS, METHODS, SCHEDULING, AND OF SEQUENCE OF CONSTRUCTION SHALL BE REVIEWED WITH THE OWNER PRIOR TO AWARDING OF THE CONTRACT AND ALL SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM ARCHITECT/OWNER AS APPROVED BY OWNER.
15. THE CONTRACTORS WITHIN (TEN) CALENDAR DAYS FROM RECEIPT OF DRAWINGS SHALL DELIVER TO THE OWNER A COMPLETE COMPREHENSIVE COST BREAK DOWN OF HIS CONTRACT PROPOSAL, BY TRADES. FURTHERMORE, ALL CONTRACTORS SHALL AGREE TO REVISE HIS COST BREAKDOWN IF NECESSARY TO SATISFY THE OWNER AS TO THE CONTENT DISTRIBUTION OF COST, AND FORM.
16. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF DEBRIS FROM THE SITE IN ACCORDANCE WITH ALL STATE AND LOCAL GOVERNING AGENCIES.
17. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL DEBRIS CREATED FROM THEIR WORK AND MAINTAINING A SAFE AND CLEAN OPERATION.
18. DO NOT SCALE DRAWINGS. QUESTIONS OR DISCREPANCIES REGARDING DIMENSIONS MUST BE DIRECTED TO THE ARCHITECT IMMEDIATELY.

## DOORS:

1. NEW INTERIOR DOORS SHALL BE SELECTED BY THE OWNER IN SIZES INDICATED ON ARCHITECTURAL DOCUMENTS. UNLESS OTHERWISE NOTED ALL DOORS ARE WOOD SOLID-CORE PAIN DOORS.
2. NEW INTERIOR DOORS SHALL HAVE KNOCKDOWN FRAMES, EXCEPT WHERE NOTED.
3. ALL NEW DOOR HARDWARE SHALL MATCH EXISTING AS CLOSELY AS POSSIBLE IN ADDITION/ ALTERATION WORK OR BE SELECTED BY OWNER IN THE CASE OF NEW CONSTRUCTION WORK. COMMERCIAL & PUBLIC WORK DOORS & HARDWARE SHALL BE A.D.A. APPROVED LEVER HANDLES DOOR KITS SELECTED BY OWNER. DOORS DRIVERS SHALL BE APPROVED LEVER HANDLES APPROVED DOOR CLOSURES. ALL DOOR HARDWARE SHALL APPLY TO LATEST CODE.

## MOISTURE PROTECTION:

1. CAULK AND SEAL WITH APPROVED MATERIAL ALL JOINTS AND POINTS OF INTERSECTIONS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF MOISTURE AND AIR AT THESE OPENINGS CAULK SHALL BE LATEX "SONNEBORN" "OFF WHITE" UNLESS OTHERWISE NOTED.

## DEMOLITION:

1. WHERE EXISTING WORK IS TO BE CUT, CONTRACTOR SHALL PROVIDE ALL UNDERPINNING, SHORING, NEEIDING, BRACING, WEDGING AND DRY-PACKING PRIOR TO COMMENCEMENT. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES / PROPERTY DURING THE COURSE OF CONSTRUCTION FROM THE ELEMENTS AND SHALL REPAIR ALL ITEMS DAMAGED DUE TO HIS SELECT OR FAILURE TO PROPERLY PROTECT AND SUPPORT / PROPERTY DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION. GENERAL CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN WITH INTERIOR OR EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES.
2. VERIFY ALL DIMENSIONS AT SITE PRIOR TO START OF CONSTRUCTION. SHOULD CONTRACTOR UNDERTAKE CONSTRUCTION PRIOR TO FIELD DIMENSION VERIFICATION AND SUCH DIMENSION AS IT APPEARS ON THE ARCHITECT'S DRAWINGS IS WRONG, THEN THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE CORRECTION AND / OR REPAIR.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE STRUCTURE DURING THIS OPERATION AND THE COORDINATION OF THE DEMOLITION WORK WITH OTHER TRADES.
4. CONTRACTOR SHALL BE REQUIRED TO REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING THE PROCESS OF THE ALTERATION.
5. DISCONNECT ALL ELECTRICAL, MECHANICAL, AND PLUMBING AS REQUIRED FOR DEMOLITION WORK.
6. AFTER DEMOLITION, PRIOR TO NEW CONSTRUCTION, ARCHITECT TO INSPECT ALL DEMOLITION.
7. DEMOLITION CONTRACTOR TO NOTIFY ARCHITECT IF THERE IS ANY QUESTION ON STRUCTURAL INTEGRITY AFTER UNDERPINNING, SHORING, NEEIDING, BRACING, WEDGING AND DRY PACKING ARE PERFORMED.

## DRYWALL & CAVITY ASSEMBLIES:

1. ALL INTERIOR WALL CAVITIES BETWEEN FLOORS SHALL BE PRESTOPPED. ALL WOOD FIRE STOPPING SHALL BE FIRE TREATED LUMBER. IN THE CASE WHERE WOOD FIRE STOPPING CANNOT BE COMPLETED, SUBCONTRACTOR CAN USE FIRE RETARDANT MINERAL WOOL IN LULI OF FIRE STOPPING. CONTRACTOR TO VERIFY RATING AS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL GYPSUM WALL BOARD UNLESS OTHERWISE NOTED SHALL BE 1/2" THICKNESS. ALL GYPSUM WALL BOARD IN BASEMENT SHALL BE MOISTURE RESISTANT. DURAQUAD CEMENT BOARD APPLIED IN ALL SHOWERS TYPICAL.
3. ALL METAL STUD WORK SIZES FOR NON-LOAD BEARING WALLS UNLESS OTHERWISE NOTED, SHALL BE 25 GAUGE "ST25" STUDS OR BETTER, AND "CR25" RUNNERS FOR TOP AND BOTTOM PLATES OR BETTER. ALL METAL STUD WORK SIZES FOR LOAD BEARING WALLS MUST BE NOTED ON THE PLANS. IF SPECIFIC REFERENCE REMAINS ON-SPECIFIC WITHIN THESE PLANS PLEASE NOTIFY ARCHITECT IMMEDIATELY.
4. ALL WOOD STUD WALL ASSEMBLIES, UNLESS OTHERWISE NOTED, SHALL BE CONSTRUCTED OF 2" X 4" WOOD STUDS AT 16" O.C. WITH (2) 2" X 4" WOOD TOP AND (1) 2" X 4" BOTTOM PLATE TIE-NAILED BETWEEN STUD & PLATE.

## FINISHES:

1. ALL GYPSUM WALL & CEILING BOARD SHALL BE BY "U.S. GYPSUM COMPANY" OR APPROVED EQUAL. ALL SIZES AND LOCATIONS SHALL BE REFERENCED FROM THE ARCHITECTS DRAWINGS.
2. ALL DRYWALL SHALL BE INSTALLED WITH DRYWALL SCREWS. SIZES SHALL BE AS RECOMMENDED BY THE MANUFACTURER'S SPECIFICATIONS.
3. ALL EXISTING CEILING TILES SHALL REMAIN UNLESS AS REQUIRED TO FULFILL THE INTENT OF THE ARCHITECT'S DRAWINGS. IN THE EVENT THAT TILES MUST BE REMOVED MATCHING TILES SHALL BE PROVIDED.
4. TAPE, SPOAKLE 3 COATS WITH MANUFACTURE DRYING TIME SPECIFICATIONS, SAND AND PRIME. ALL GYPSUM WORK READY FOR PAINT FINISH. ALL PAINTING SHALL BE PERFORMED BY THE CONTRACTOR UNLESS UNDER SEPARATE AGREEMENT.
5. SCREW AND GLUE ALL FLOORING PLYWOOD SHEATHING.
6. PROTECT ALL WORK BEFORE, DURING AND AFTER DEMOLITION AND INSTALLATION.
7. PROVIDE A MINIMUM OF THREE (3) COATS OF JOINT COMPOUND OVER SCREWS HEADS AT JOINT. APPLY JOINT COMPOUND THEN TAPE, AND COVER WITH JOINT COMPOUND. ALLOW TO DRY THEN APPLY JOINT COMPOUND AGAIN. SAND ALL JOINT COMPOUND AREAS SMOOTH (IF NECESSARY). TAKE CARE NOT TO "DAMAGE" GYPSUM BOARD PAPER. DAMAGE SHALL BE BROUGHT TO ARCHITECT.
8. ALL GYPSUM SURFACES SHALL RECEIVE A HEAVY BONDED PRIMER SEALER COAT SIMILAR OR EQUAL TO "U.S. GYPSUM".
9. ALL PAINT SHALL BE THOROUGHLY MIXED. THE MIXTURE SHALL BE ONE COAT COLOR AND CONSISTENCY. ALL COLORS SHALL BE SELECTED BY THE OWNER UNLESS OTHERWISE NOTED. PAINTING SUB SHALL BID PAINT TO FLAT CEILING AND WHITE WALLS. OWNER TO SPECIFY.
10. ALL FLOORING UNLESS OTHERWISE NOTED SHALL BE SELECTED BY THE OWNER.

## PLUMBING:

1. INSTALLATION SHALL COMPLY WITH ALL LOCAL AND STATE CODES. THE CONTRACTOR SHALL PAY ALL INSPECTION AND PERMIT FEES.
2. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. ALL LABOR MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED TO THE OWNER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES ESPECIALLY ROUGH CARPENTRY.
4. THE CONTRACTOR SHALL CONNECT AND INSULATE ALL WATER FEED LINES WITH 1/2" COPPER PIPING. CONTRACTOR CAN SUBSTITUTE WATER LINES WITH PEX PIPING.
5. COORDINATE ROUTES OF PLUMBING WITH EXISTING PLUMBING. COORDINATE ROUTING WITH CARPENTRY PRIOR TO FRAMING OF WALLS NOTICED STUDS FOR WASTE AND WATER LINES SHALL BE REINFORCED BY THIS CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. REINFORCEMENT OF SAW NOTCH TO BE SPECIFIED AS PER MANUFACTURERS SPECIFICATIONS.
6. ALL PIPING EXPOSED TO POSSIBLE FREEZING WITHIN WALL CAVITIES SHALL BE PROTECTED FROM FREEZING. PLUMBER TO NOTIFY ARCHITECT IF FREEZING MAY OCCUR.
7. ALL PLUMBING SYSTEMS SHALL BE TESTED AS SPECIFIED IN THE NATIONAL STANDARD PLUMBING CODE CHAPTER 15 PARAGRAPH 15.1 THROUGH 15.1.1.
8. VACUUM BREAKERS SHALL BE INSTALLED ON ALL WATER HEATERS SUPPLYING FIXTURES BELOW ELEVATIONS OF BASE OF WATER HEATERS.
9. PLUMBER SHALL OBTAIN INFORMATION FROM THE OWNER AND VERIFY AS TO THE EXACT LOCATION THE SIZE OF THE EXISTING SANITARY SYSTEM.
10. UNDERGROUND DRAINAGE PIPE AND ALL PRESS 2"-8" ABOVE CONCRETE FLOOR OR LESS SHALL BE CAST IRON. OTHER DRAINAGE PIPES SHALL BE PLASTIC UNLESS OTHERWISE NOTED. SUB CONTRACTOR CAN SUBSTITUTE SCHEDULE 40.
11. WATER PIPES SHALL BE PLASTIC OR COPPER TUBING TYPE L. UNDERGROUND COPPER TUBING SHALL BE JOINT-LESS PIPE TYPE K. ALL WATER PIPING MAINS SHALL BE 1/4" COPPER PIPING. ALL FIXTURE RUNS SHALL BE 1/2", PROVIDE 1/2" AIR POCKETS AT TOP OF WATER PIPES. SUB CONTRACTOR CAN SUBSTITUTE AS LONG AS IT MEETS THE REQUIREMENTS OF THE OWNER, HIS WORK, AND THE SIZE OF THE SPACE.
12. WATER PIPES OVER UNHEATED AREAS SHALL BE RUN WITH INSULATED SCAVES.
13. EACH FIXTURE GROUP SHALL HAVE SEPARATE TURNOFF VALVES.
14. VENT TO ROOFS (VENTS) SHALL BE TIED INTO EXISTING VENTS WHERE POSSIBLE UP TO MAXIMUM OF THREE (3) FIXTURES FOR 3" VENTS.
15. HORIZONTAL PIPING RUNS SHALL PITCH 1/4" OVER 12"-0".
16. UNLESS OTHERWISE NOTED THE WATER HEATER SHALL BE 40 GALLON MINIMUM FOR RESIDENTIAL APPLICATIONS.

## HVAC:

1. SEE DEMOLITION NOTES FOR SCOPE OF DEMOLITION. THE INTENT OF THIS SECTION IS TO ALLOW MAJOR CONTRACTOR AND SUB-CONTRACTOR TO BE AWARE OF THE EXISTING SYSTEMS AS INDICATED WITHIN ARCHITECTURAL DRAWINGS, TO PRACTICAL INDUSTRY STANDARDS AND ERECTED IN ACCORDANCE WITH INDUSTRY NORMS AND PROJECT SPECIFICATIONS. AS SUCH THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE EXISTING SYSTEM (IF APPLICABLE) OR PROPOSED SYSTEM IS OF PROPER SIZE AND IS OF CORRECT TYPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE EXISTING SYSTEM (IF APPLICABLE) OR PROPOSED SYSTEM IS OF PROPER SIZE AND IS OF CORRECT TYPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE EXISTING SYSTEM (IF APPLICABLE) OR PROPOSED SYSTEM IS OF PROPER SIZE AND IS OF CORRECT TYPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE EXISTING SYSTEM (IF APPLICABLE) OR PROPOSED SYSTEM IS OF PROPER SIZE AND IS OF CORRECT TYPE.
2. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY HVAC CONTROLLED INSPECTION REPORTS AS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION AND PAY FOR ALL INSPECTIONS AND PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR HIS WORK. NO STRUCTURAL MEMBERS OR FIRE RATED WALL SHALL BE CUT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. CONTRACTOR SHALL ALSO COORDINATE ALL WORK WITH REASONABLY PRODUCE THE ALTERATION WITHIN THE AGREED COST. SHALL AFFORD THE CONTRACTOR AN OPPORTUNITY TO SUBMIT ESTIMATES FOR COSTS INVOLVED PRIOR TO COMMENCEMENT OF SUCH CHANGE.
4. DIFFUSER LOCATIONS IF NOTED ARE "SCHEMATIC" AND ARE INTENDED TO PROVIDE A SUGGESTED LAYOUT. ACTUAL LOCATION SHALL BE BASED ON EXISTING CEILING GRID IN THE CASE OF ADDITIONAL ALTERATION TO COMMERCIAL WORK, OR PRACTICAL ALIGNMENT WITH EXISTING ELEMENTS OR FIXTURES IN THE CASE OF RESIDENTIAL INSTALLATIONS.
5. FLEXIBLE DUCT WORK SHALL BE INSULATED AND SECURED WITH STEEL DRAW BANDS. THE MAXIMUM LENGTH OF 10' FLEXIBLE DUCTWORK IS 8'-0".
6. CONTRACTOR SHALL BALANCE THIS SYSTEM AT THE COMPLETION OF HIS WORK.
7. ALL HVAC WORK EQUIPMENT AND APPARATUS SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:
  - 2009 IBC EDITION AND LOCAL CODES
  - NATIONAL FIRE PROTECTION ASSOCIATION NFPA
  - ASHRAE 62.1-2004
  - ASHRAE 90.1-2004
  - ASHRAE 155-2004
  - ASHRAE 188-2004
  - ASHRAE 189.1-2004
  - ASHRAE 189.2-2004
  - ASHRAE 189.3-2004
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8. POWER WIRING FOR ALL HVAC EQUIPMENT SHALL BE BY ELECTRIC CONTRACTOR AND ALL CONTROL WIRING BY HVAC CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE ALL WORK, MATERIAL, AND EQUIPMENT NECESSARY TO FURNISH A COMPLETE SYSTEM AS PER CODE.
10. CONTRACTOR SHALL PROVIDE REROUTING, RECONFIGURATION, TESTING, AND ADJUSTMENT FOR BASEBOARD SYSTEM AS REQUIRED TO ACCOMMODATE NEW LAYOUT.

## ELECTRICAL:

1. INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE, AND THE LATEST EDITION OF THE NEC. THIS CONTRACTOR SHALL PAY ALL INSPECTION AND PERMIT FEES.
2. IN ADDITION / ALTERATION PROPOSALS, THE CONTRACTOR SHALL VERIFY THAT EXISTING CIRCUIT BREAKERS & POWER AVAILABLE IS ADEQUATE TO FULFILL THE NEEDS OF THE PROPOSED ADDITION / ALTERATION. IN RESIDENTIAL NEW CONSTRUCTION WORK, THE CONTRACTOR SHALL PROVIDE A 200 AMP THREE PHASE 120/208 VOLT SERVICE IN A NON SLEEPING ROOM LOCATED AS CLOSE TO THE INCOMING SERVICE AS POSSIBLE.
3. MATERIALS, PRODUCTS AND EQUIPMENT INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UNDERWRITERS LABORATORIES LIST OF APPROVED ITEMS AND SHALL MEET ALL NEC, NEMA, AND OTHER RECOGNIZED STANDARDS AND SHALL BE SIZED IN CONFORMITY WITH REQUIREMENTS OF THE LATEST EDITION OF THE NEC.
4. ELECTRIC WIRING SHALL RUN PARALLEL AND PERPENDICULAR TO STRUCTURES. FURTHERMORE ALL HOLES THROUGH STRUCTURE SHALL BE DRILLED AS CLOSE TO THE CENTERLINE OF THE RESPECTIVE STRUCTURAL MEMBER AND AS NEAR TO THE CENTER SPAN OF THE MEMBER AS POSSIBLE.
5. PROVIDE AND INSTALL CONDUITS, PULL WIRE BOXES, COVER PLATES, AND DEVICES, ETC. FOR ALL OUTLETS AS INDICATED. RECEPTACLES & WALL PLATES TO BE IVORY COLOR OR AS SELECTED BY OWNER. FOR BUILDING PURPOSES ASSUME PHENOL WALL PLATES.
6. ALL THERMOSTATS SHALL BE MOUNTED 4'-0" A.F.F. TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL OUTLETS OTHER THAN THOSE CALLED FOR AT INSTALLATIONS ABOVE A SINK OR COUNTER, OR AT INSTALLATIONS BEHIND FIXED APPLIANCES OR MECHANICAL EQUIPMENT SHALL BE LOCATED 1'-0" A.F.F. TO CENTER UNLESS OTHERWISE NOTED.
8. ALL SWITCHES SHALL BE 4'-0" A.F.F. TO CENTER UNLESS OTHERWISE NOTED.
9. THE LOCATION OF NEW OUTLETS SHOWN ON DRAWINGS ARE SCHEMATIC UNLESS EXPLICITLY DIMENSIONED. THE FINAL LOCATION TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION COORDINATE WITH CARPENTRY THE REQUIRED BLOCKING FOR EXACT LOCATION OF DEVICE.
10. NO FLOOR OR WALL OUTLETS SHALL BE CONNECTED TO LIGHTING CIRCUITS. THE ELECTRICIAN SHALL COORDINATE CIRCUITING BASED ON THE NATIONAL ELECTRIC CODE.
11. ALL ELECTRIC EQUIPMENT SHALL BE INSTALLED BY A NJ LICENSED ELECTRICIAN. NO OTHER INDIVIDUAL HOWEVER QUALIFIED SHALL PERFORM ANY ELECTRICAL WORK WITHIN THESE PLANS.
12. SHOULD JOB CONDITIONS REQUIRE THE RELOCATION OF PLANNED TELEPHONE OR ELECTRICAL OUTLETS FOR ANY REASON, THEN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND / OR OWNER FOR APPROVAL BEFORE RELOCATING THE SERVICES.
13. THE ELECTRICIAN SHALL BE RESPONSIBLE FOR WIRE SIZING, ROUTING AND CIRCUITING OF NEW ELECTRICAL SERVICE, IF NEW ELECTRICAL SERVICE IS CALLED FOR.
14. ALL TELEPHONE WORK SHALL BE COORDINATED WITH A TELEPHONE COMPANY REPRESENTATIVE SELECTED BY OWNER.
15. IF OUTLET DIMENSIONS CALL FOR A MOUNTING HEIGHT GREATER THAN 24" ABOVE THE FINISHED FLOOR THEN THE OUTLETS SHALL BE MOUNTED HORIZONTALLY UNLESS OTHERWISE NOTED.
16. ALL 125 VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS ABOVE A COUNTERTOP AND WITHIN 6'-0" OF A WATER SUPPLY SHALL BE GFI OUTLETS. ALL 125 VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS WITHIN THE GARAGE, CRAWL SPACE, BATHROOM, UNFINISHED BASEMENT AND ANY OUTDOOR OUTLETS SHALL BE GROUND FAULT INTERRUPT UNLESS OTHERWISE NOTED WITHIN THE ARCHITECTURAL DRAWINGS. ALL OTHER OUTLETS UNLESS OTHERWISE NOTED SHALL BE STANDARD DUPLEX OUTLETS.
17. ALL EXISTING WALL OUTLETS, WHICH DO NOT INTERFERE WITH NEW CONSTRUCTION SHALL REMAIN. ANY EXISTING ELECTRICAL DEVICE WHICH INTERFERES WITH THE NEW PARTITION WORK SHALL BE RELOCATED TO A LOCATION APPROVED BY THE OWNER.
18. THE CONTRACTOR SHALL RECEIVE, HANDLE, ASSEMBLE, INSTALL ALL ELECTRICAL FIXTURES AND CONNECT LIGHT FIXTURES, INCLUDING INITIAL LAMPS, COMPLIANT WITH UL RATING. ALL LIGHT FIXTURES TO BE SELECTED BY OWNER.

## SOIL BEARING CAPACITY:

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH CAPABLE OF SUPPORTING 2 TONS PER SQUARE FOOT. SPECIFIC SOIL CONDITIONS AT VARIANCE WITH THIS REQUIREMENT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BY THE CONTRACTOR. IF NO SOIL TESTING OR SITE STUDIES ARE PERFORMED BY THE OWNER OR ARE NOT PROVIDED FOR HIS USE, RESPONSIBILITY OF SITE PROBLEMS SUCH AS SURFACE WATER, SUB SURFACE WATER, ROCK, POOR SOIL CONDITIONS, BACKFILL MATERIAL, ETC., AND CONSTRUCTION MODIFICATIONS TO ACCOMMODATE RELATED PROBLEMS SHALL BE THE RESPONSIBILITY OF OTHERS.

## CODES REFERENCED:

- LOCAL BUILDING CODES & ORDINANCES
- INTERNATIONAL BUILDING CODE - NJ EDITION 2018
- INTERNATIONAL RESIDENTIAL CODE - NJ EDITION 2018
- REHABILITATION SUBCODE - NJAC 5:23-9
- BARRIER-FREE SUBCODE - NJAC 5:23-7
- ANSI A117.1-2003
- NATIONAL FIRE PROTECTION ASSOCIATION REFERENCED STANDARDS
- NATIONAL STANDARD PLUMBING CODE - 2015
- NATIONAL ELECTRIC CODE - 2014
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015 WITH RESCHECK
- INTERNATIONAL MECHANICAL CODE - 2015
- INTERNATIONAL FUEL GAS CODE - 2015

## DESIGN LOADS

FIRST FLOOR	40 LIVE	10 DEAD
SECOND FLOOR	40 LIVE	10 DEAD
ROOF	30 LIVE	10 DEAD
WIND	100 MPH ASSUMED	

## SCOPE OF WORK:

PROPOSAL FOR INTERIOR ALTERATIONS AND ADDITION ON AN EXISTING SINGLE-FAMILY FRAMED DWELLING AS DESCRIBED WITHIN THESE CONSTRUCTION DOCUMENTS.

## NOTES:

1. ALL LUMBER SHALL BE DOUGLAS FIR #2.
2. ALL TRIM SHALL MATCH EXISTING UNLESS OTHERWISE NOTED.
3. LOCATE SMOKE DETECTORS IN ALL BEDROOMS, HALLWAY AREA OUTSIDE OF BEDROOMS WITHIN 10 FT. AT THE BOTTOM OF EVERY STAIRCASE, AND IN FINISHED ATTICS. SMOKE DETECTORS SHALL BE HARDWIRED W/ BATTERY BACKUP HOUSE IS MORE THEN OR EQUAL TO 25% OF LARGEST FLOOR AREA.
4. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF ALL SLEEPING ROOMS WITHIN A DISTANCE OF 10 FEET.

## SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS BERNARDS TOWNSHIP

DISTRICT	R-4	MIN. LOT REQUIREMENTS	LOT AREA (SF)	REQUIRED	EXISTING	PROPOSED
			LOT WIDTH (FT.)	43,560	43,995.6	N.C.
			FRONT YARD	200	191.3	N.C.
			FRONT YARD (FT.)	100	192.41	N.C.
			MIN. ONE SIDE YARD	75	80.0	75.0
			BOTH SIDE YARDS	20	57.4	52.1
			REAR YARD SETBACK (FT.)	75	115.9	115.9
			SIDE YARD	15	26	
			REAR YARD	20	93	
			MAX. STRUCT. HT.	20	12	
			MAX. % OF LOT COVERAGE	6,534 SF 15%	9,206 SF 20.9%	9,184 SF 20.8%
			MAXIMUM BUILDING HEIGHT (FT.) WITH MIN 8:12 ROOF PITCH	35	27.2	27.2
			MAXIMUM FLOOR AREA RATIO		2,754 SF	4,219 SF
			USE GROUP	R-5	R-5	R-5
			CONSTRUCTION CLASS	5B	5B	5B
			SQUARE FOOTAGE (SQ. FT.) (FIN. BASEMENT = 504 SF)			
			VOLUME (CU. FT.)			

## CODES REFERENCED IRC 2018 NJ EDITION

## EXISTING BUILDING COVERAGE

EXISTING BUILDING	1,992 SF
EXISTING POOL AREA	2,561 SF
EXISTING SHED	117 SF
EXISTING PAVER AREA (SHED)	647 SF
EXISTING PAVER DRIVEWAY	343 SF
EXISTING DRIVEWAY	2,290 SF
EXISTING WALKWAY	262 SF
EXISTING DECK	677 SF
EXISTING PAVER GRILL AREA	185 SF
EXISTING WALKWAY AND STEPS	132 SF
TOTAL:	9,206 SF

## PROPOSED BUILDING COVERAGE

EXISTING BUILDING	1,992 SF
PROPOSED PORCH ADDITION	259 SF
PROPOSED FIRST FLOOR ADDITION	564 SF
PROPOSED GARAGE ADDITION	106 SF
EX PAVER AREA (SHED) TO REMAIN	156 SF
EXISTING POOL AREA	2,561 SF
EXISTING WALKWAY	262 SF
EXISTING DECK	677 SF
EXISTING PAVER GRILL AREA	185 SF
EXISTING WALKWAY AND STEPS	132 SF
TOTAL:	9,184 SF

## TITLE SURVEY

97 JUNIPER WAY  
TAX LOT 12, BLOCK 89

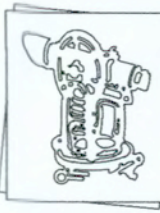
TOWNSHIP OF BERNARDS  
SOMERSET COUNTY, NJ

## NOTES:

1. PO BEING LOT 95-4 BLOCK 21-14, AS SHOWN ON THE FINAL MAP SECTION 2 "MANCHESTER ESTATES", FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON AUGUST 7, 1967. KNOWN AS MAP NO. 1154.
2. PO ALSO KNOWN AS LOT 12 BLOCK 89, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF BERNARDS, NJ.
3. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

This Survey is Certified:

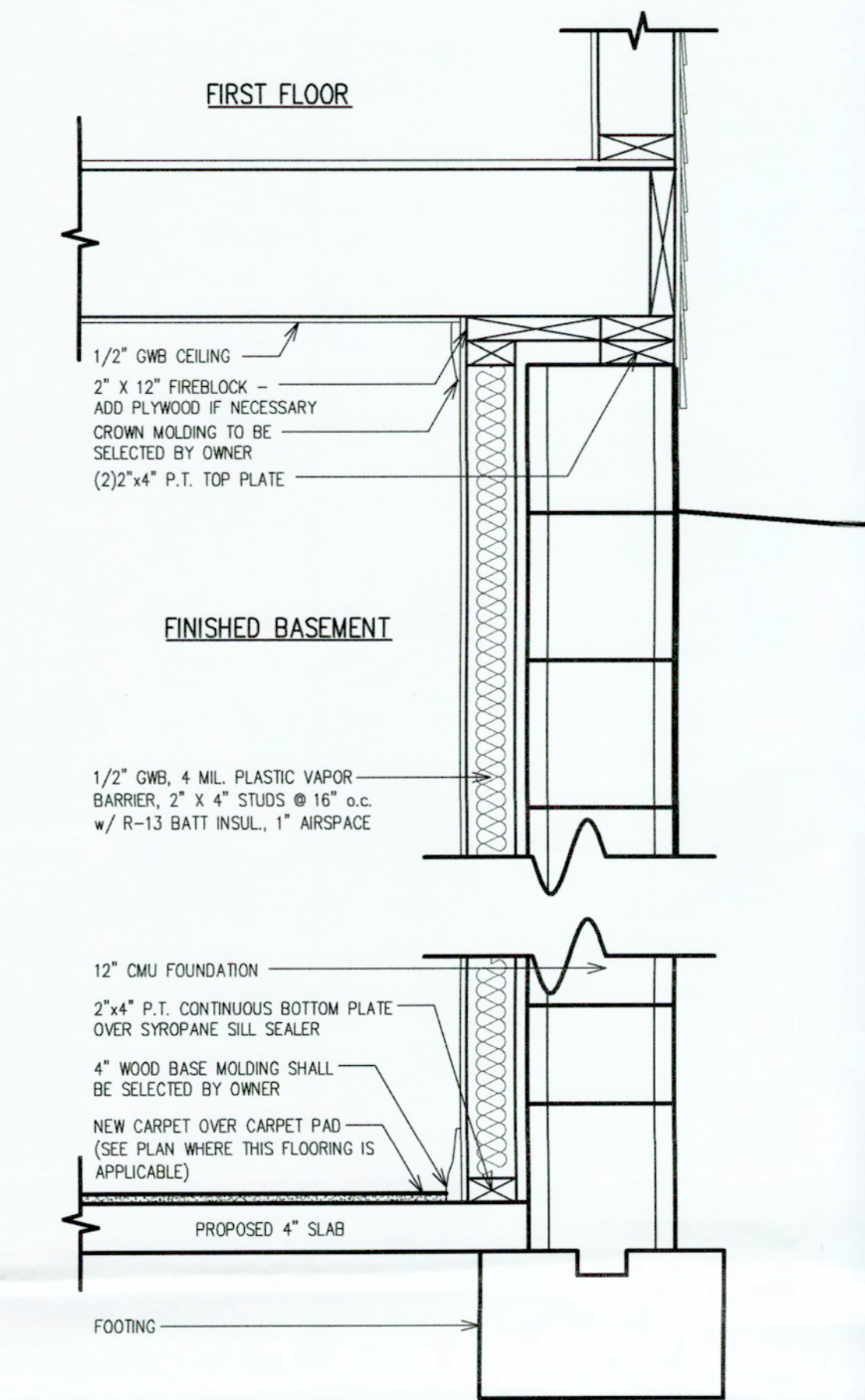
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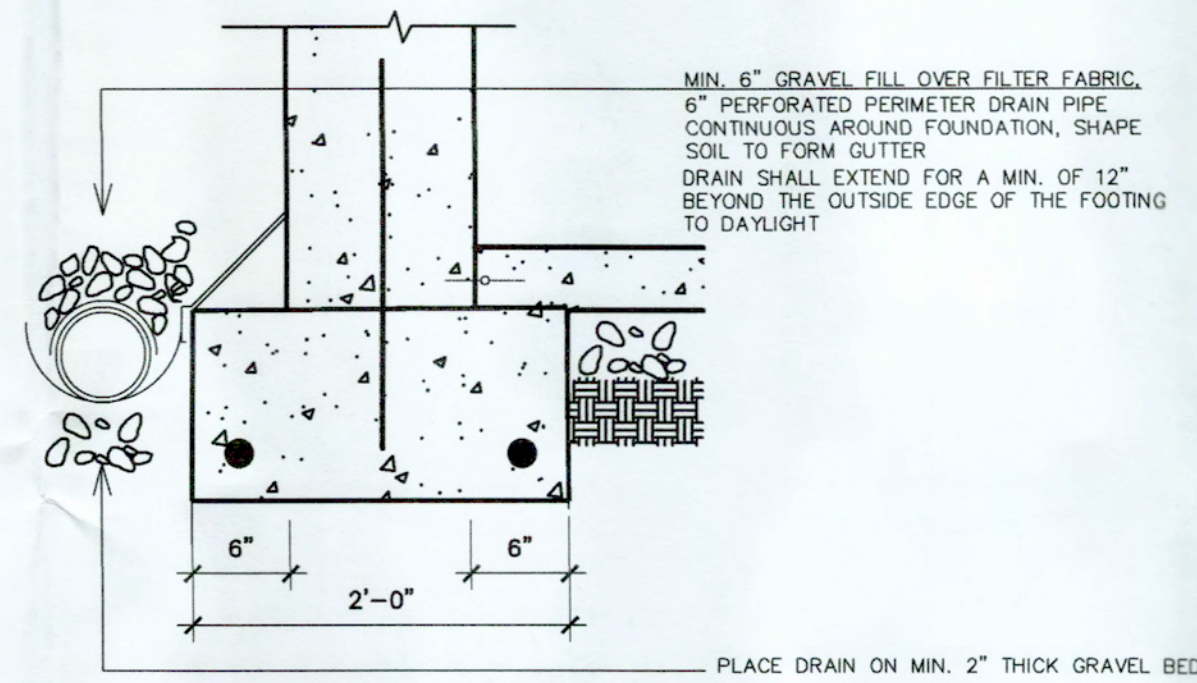
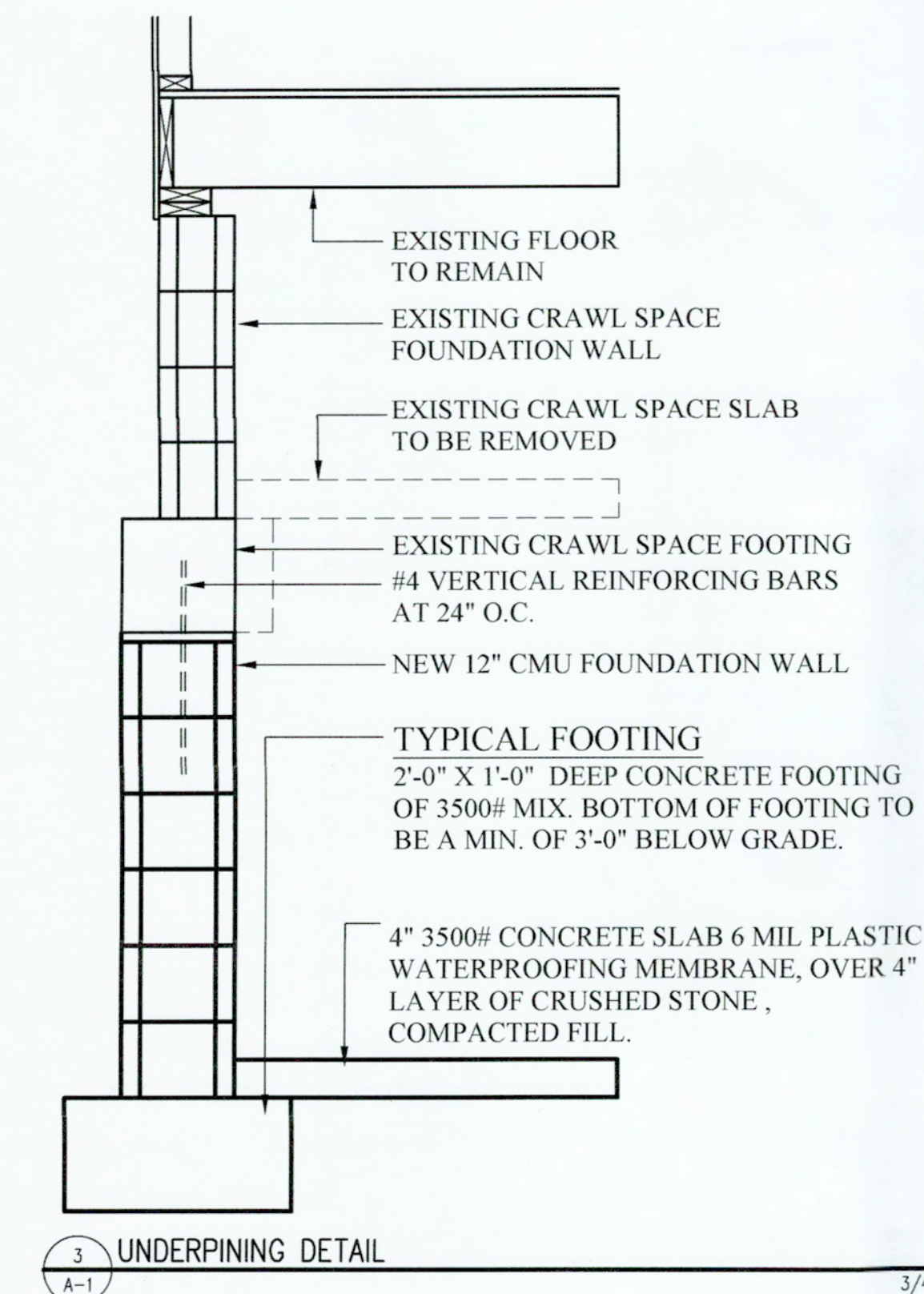
CASEY & KELLER  
INCORPORATED

New Jersey State Board of Professional Engineers & Land Surveyors Certificate of Authorization # 246A27985400

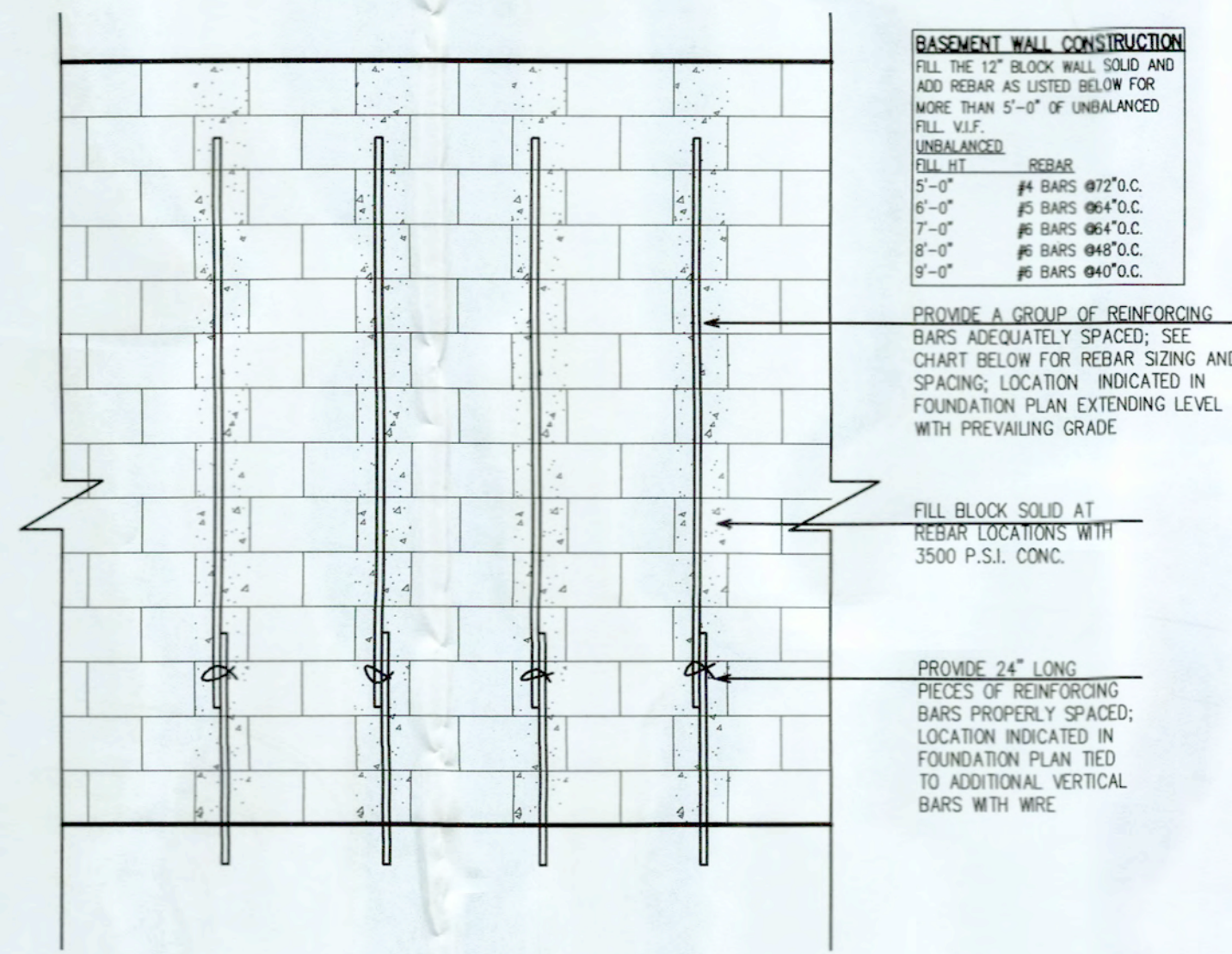




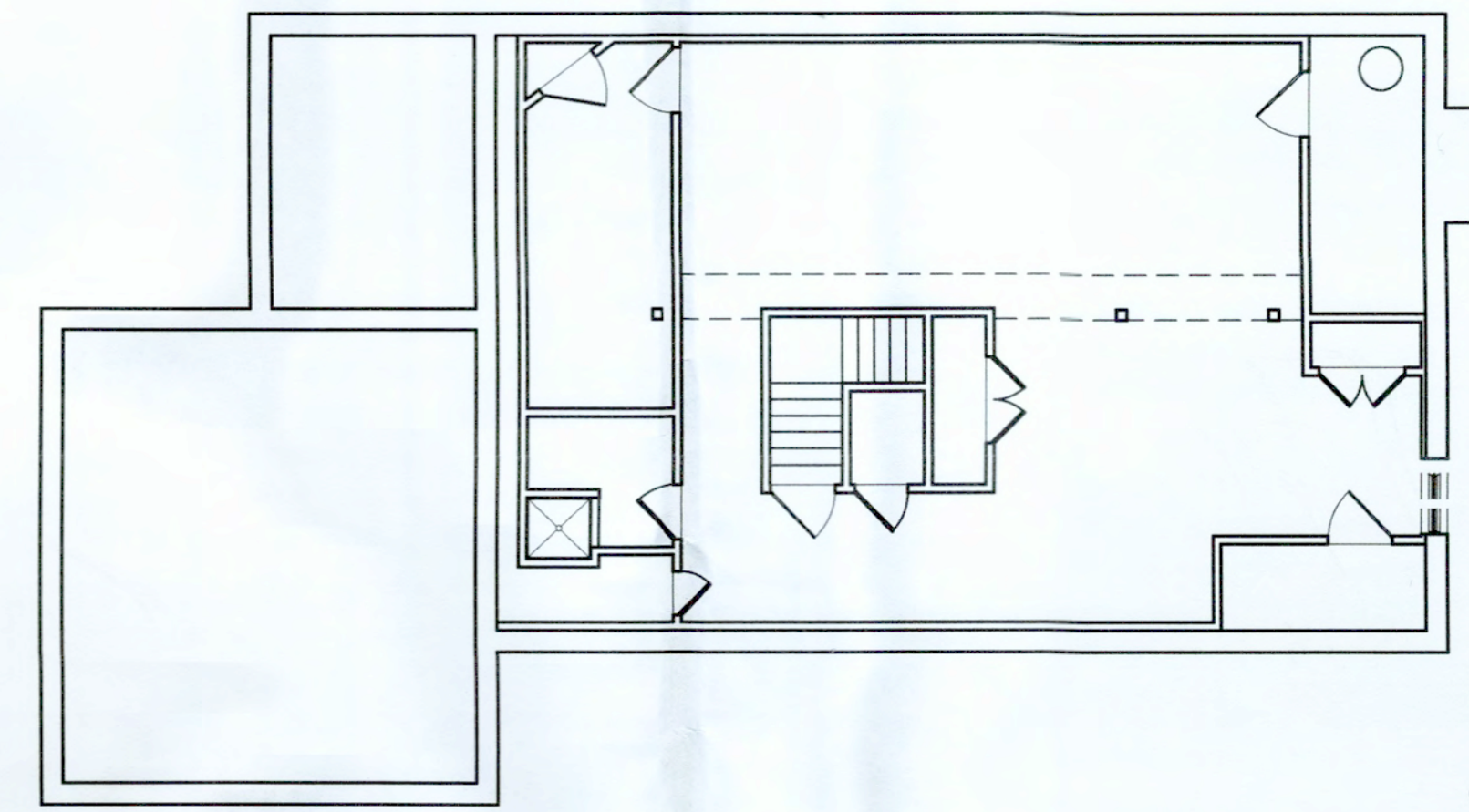
4 FINISHED BASEMENT WALL DETAIL  
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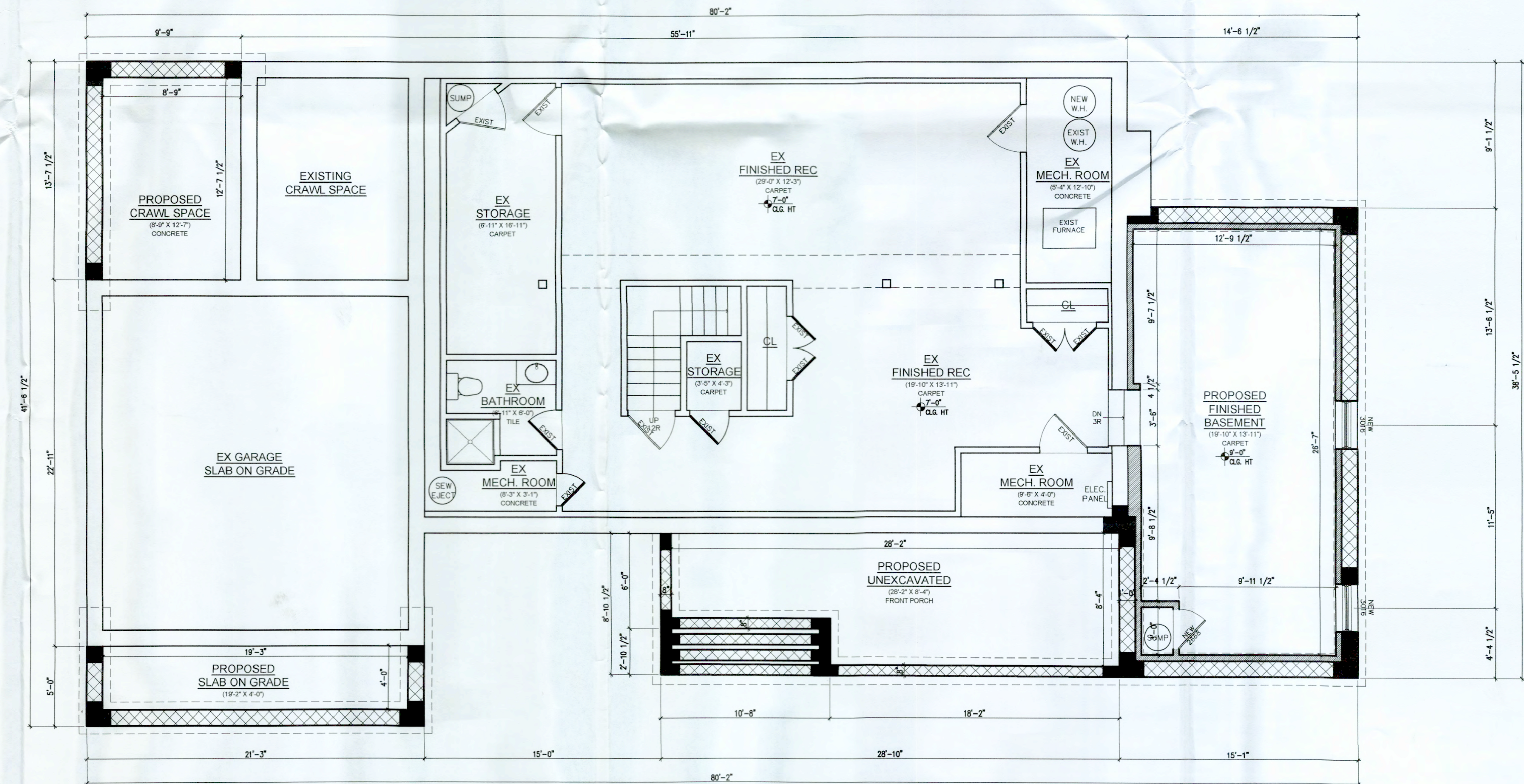
5 FOUNDATION DRAIN DETAIL  
1"=1'-0"



6 TYPICAL VERTICAL REINFORCING DETAIL  
1/2"=1'-0"



2 FOUNDATION DEMO PLAN  
1/8"=1'-0"



1 PROPOSED FOUNDATION PLAN  
1/4"=1'-0"

CONSTRUCTION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW 8" CMU WALLS TO BE CONSTRUCTED
	NEW 12" CMU WALLS TO BE CONSTRUCTED
	NEW 2x4 WALLS TO BE CONSTRUCTED, INSULATE WITH R-13 IF EXTERIOR
	NEW 2x6 WALLS TO BE CONSTRUCTED, INSULATE WITH R-19 IF EXTERIOR
	NEW 2-2x4 WOOD POST UNLESS OTHERWISE NOTED

BASEMENT WALL CONSTRUCTION	
FILL THE 12" BLOCK WALL SOLID AND ADD REBAR AS LISTED BELOW FOR MORE THAN 5'-0" OF UNBALANCED FILL. V.I.F. UNBALANCED	
5'-0"	#4 BARS @2'0"C.
6'-0"	#5 BARS @4'0"C.
7'-0"	#6 BARS @4'0"C.
8'-0"	#6 BARS @4'0"C.
9'-0"	#6 BARS @4'0"C.

PROVIDE A GROUP OF REINFORCING BARS ADEQUATELY SPACED; SEE CHART BELOW FOR REBAR SIZING AND SPACING. LOCATION INDICATED IN FOUNDATION PLAN EXTENDING LEVEL WITH PREVAILING GRADE.

FILL BLOCK SOLID AT REBAR LOCATIONS WITH 3500 P.S.I. CONC.

PROVIDE 24" LONG PIECES OF REINFORCING BARS PROPERLY SPACED; LOCATION INDICATED IN FOUNDATION PLAN TIED TO ADDITIONAL VERTICAL BARS WITH WIRE.

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97 JUNIPER WAY, BASKING RIDGE, NJ, 07078

THOMAS BAIO ARCHITECT P.C. AIA

343 MILLBURN AVENUE, SUITE 100, MILLBURN, NJ 07041

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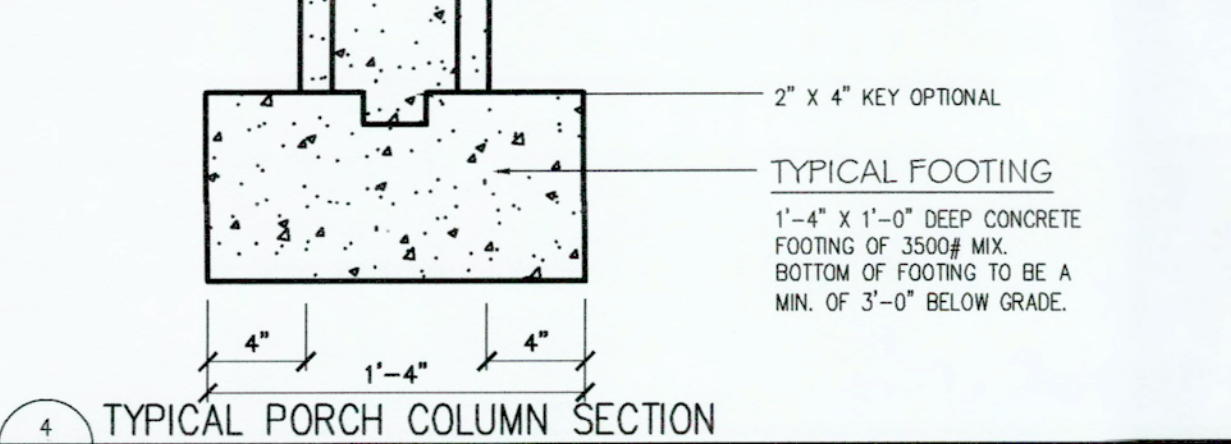
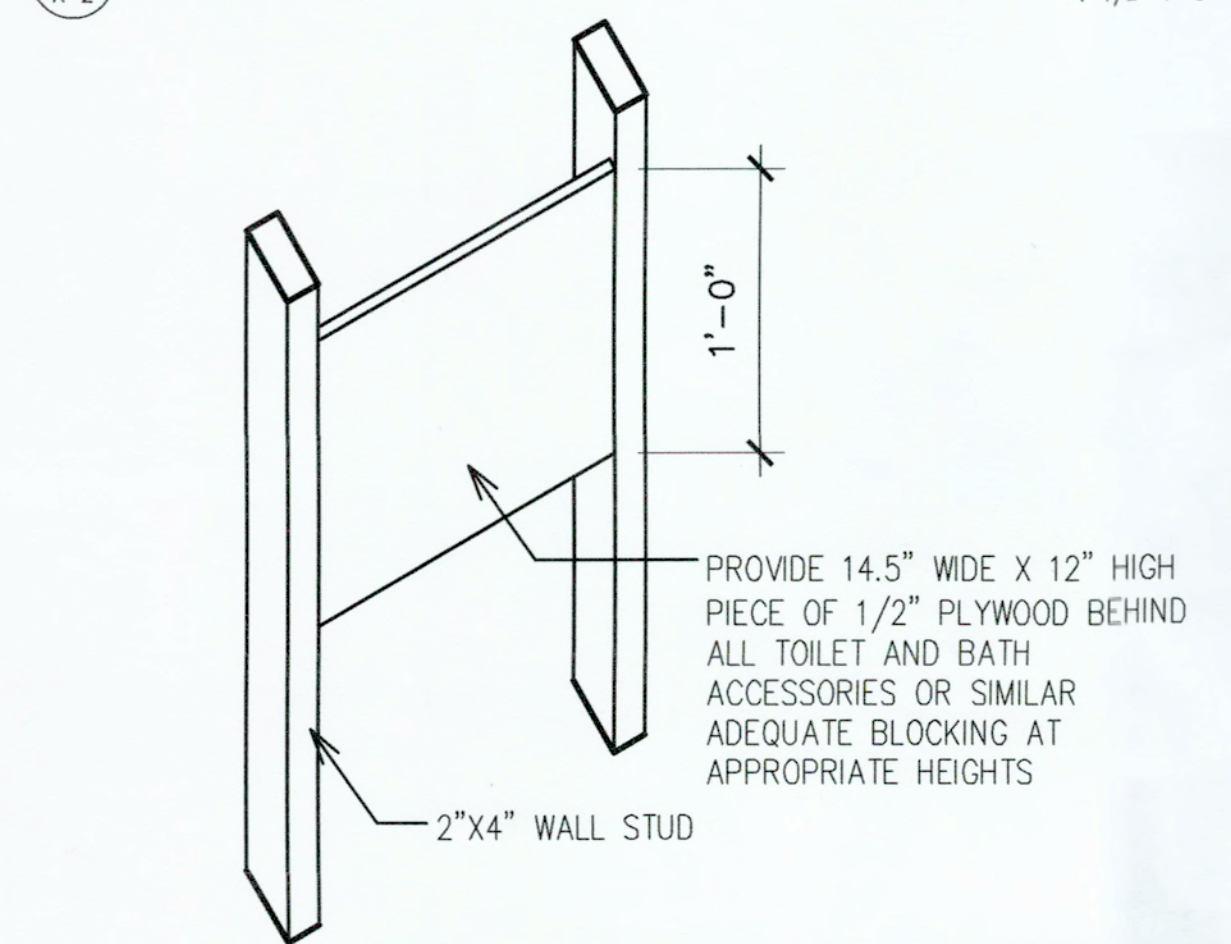
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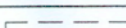





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DWG 2 OF 19





CONSTRUCTION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW 8" CMU WALLS TO BE CONSTRUCTED
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	NEW 2x4 WALLS TO BE CONSTRUCTED, INSULATE WITH R-13 IF EXTERIOR
	NEW 2x6 WALLS TO BE CONSTRUCTED, INSULATE WITH R-19 IF EXTERIOR
	NEW 2-2x4 WOOD POST UNLESS OTHERWISE NOTED

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THOMAS BAIO ARCHITECT P.C. AIA

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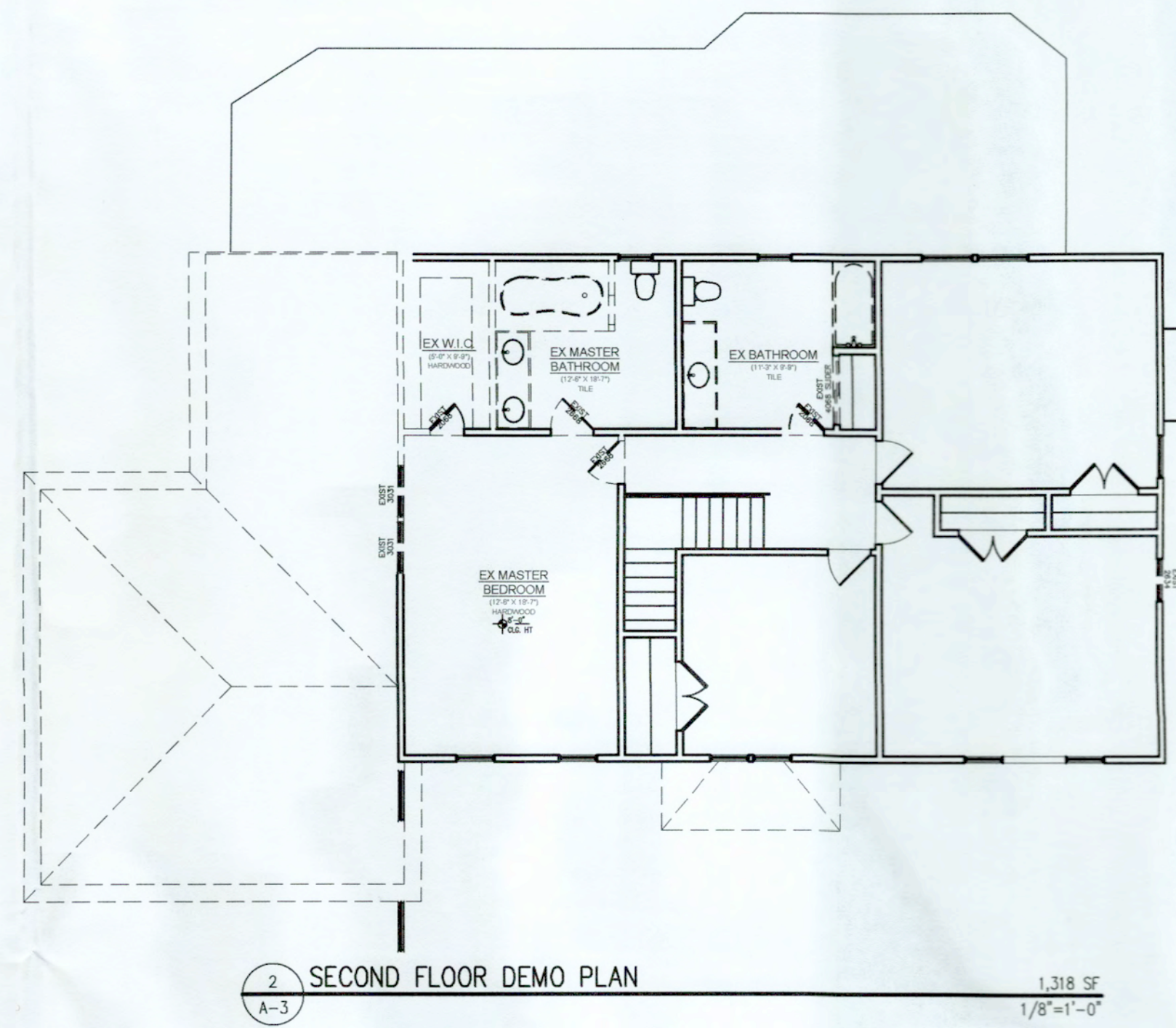
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DATE:	11.11.2021
SCALE:	AS NOTED
DWG:	FLOOR PLANS
JOB NO.:	21-061

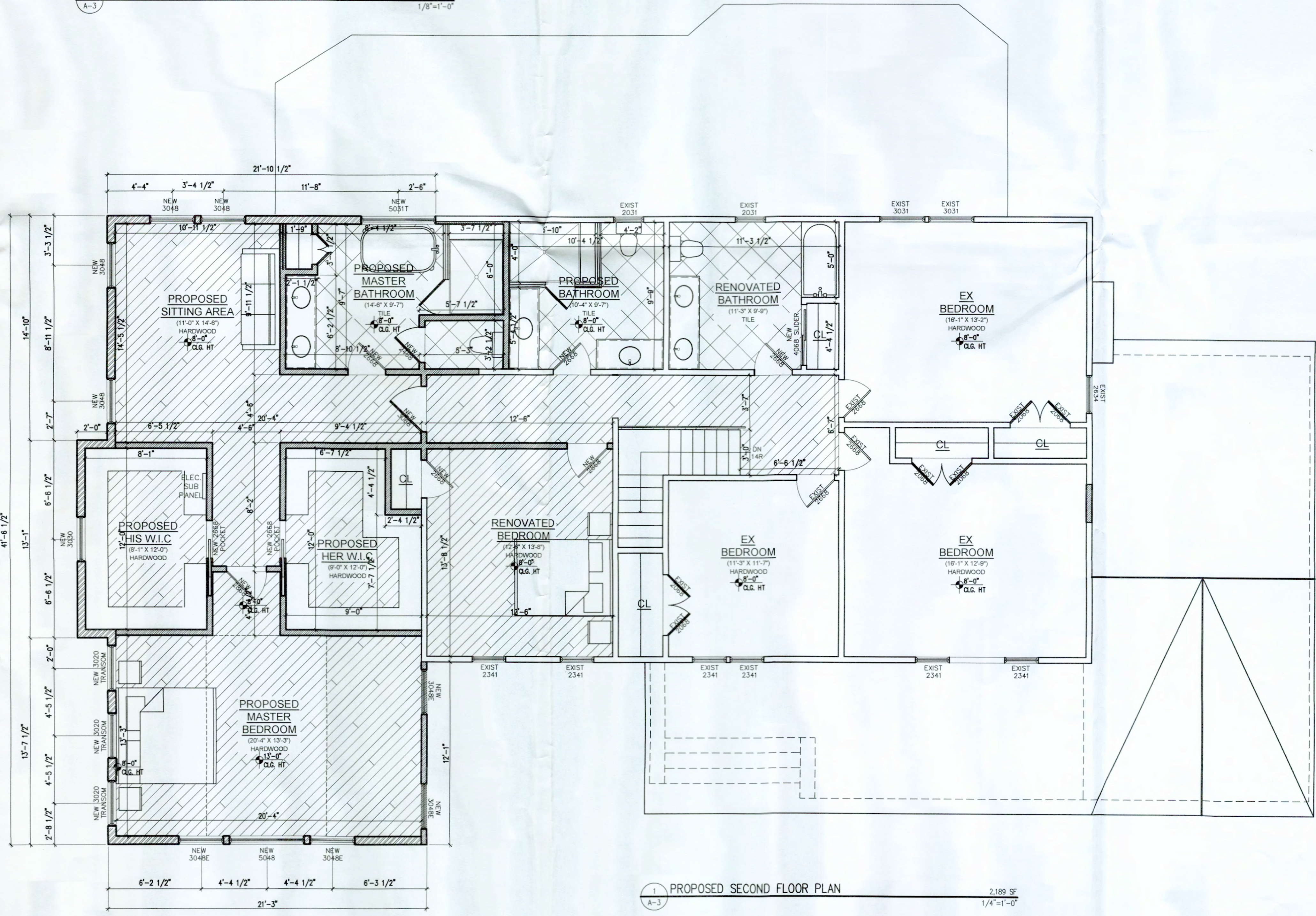
A-2

DWG	3	OE	19
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2 SECOND FLOOR DEMO PLAN  
1/8"=1'-0"



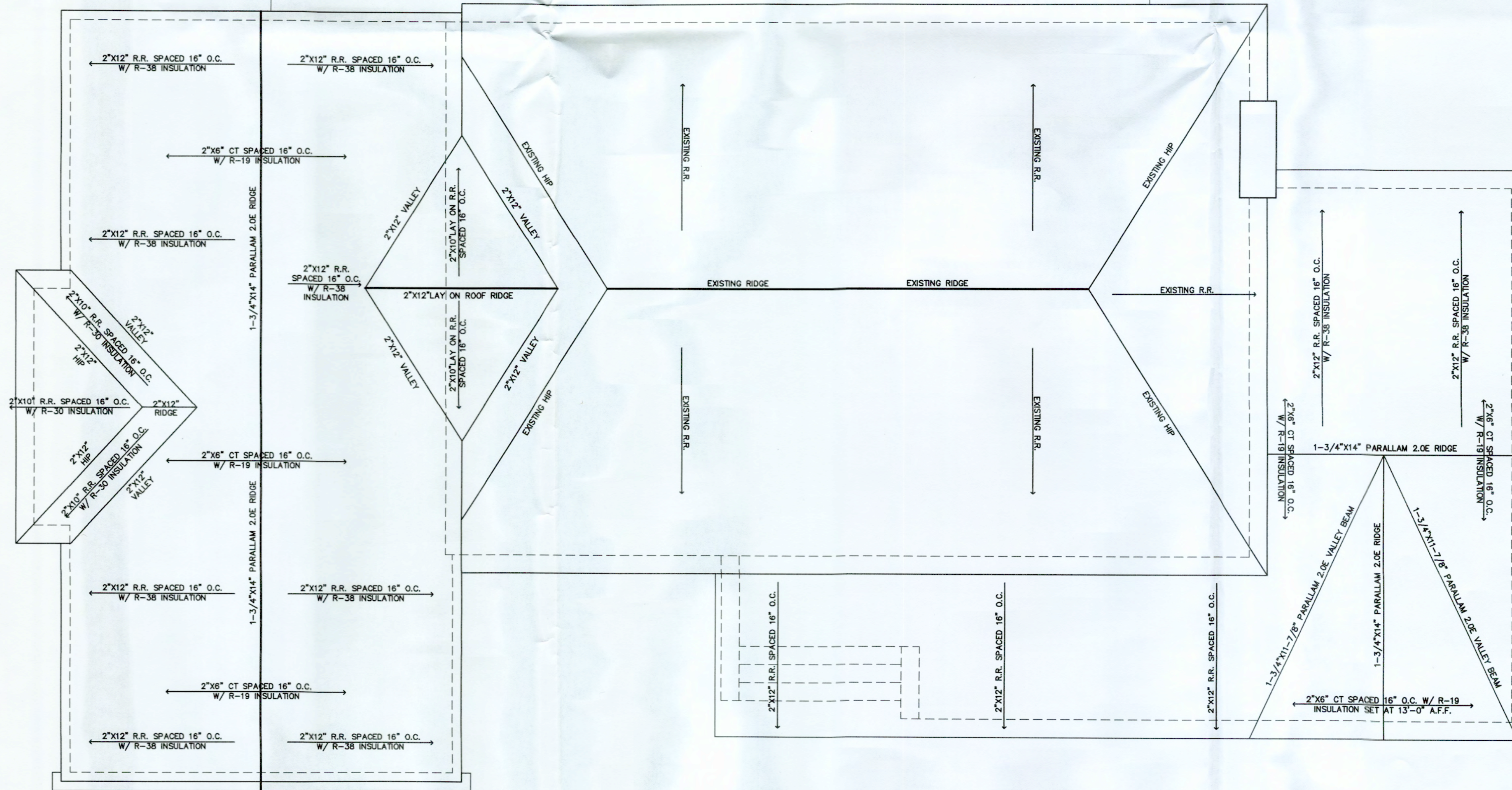
1 PROPOSED SECOND FLOOR PLAN  
1/4"=1'-0"

CONSTRUCTION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BR REMOVED
	NEW 8" CMU WALLS TO BE CONSTRUCTED
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	NEW 2x6 WALLS TO BE CONSTRUCTED, INSULATE WITH R-19 IF EXTERIOR
	NEW 2-2x4 WOOD POST UNLESS OTHERWISE NOTED

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BLOCK: 1614 LOT: 12	
THOMAS BAIO ARCHITECT P.C. AIA	
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MILLBURN, NJ 07041	
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JOB NO.: 21-061	
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DWG 4	OF 19





1 PROPOSED ROOF PLAN

1/4"=1'-0"

2 ROOF DEMO PLAN

1/8"=1'-0"

CONSTRUCTION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW 8" CMU WALLS TO BE CONSTRUCTED
	NEW 12" CMU WALLS TO BE CONSTRUCTED
	NEW 2x4 WALLS TO BE CONSTRUCTED, INSULATE WITH R-13 IF EXTERIOR
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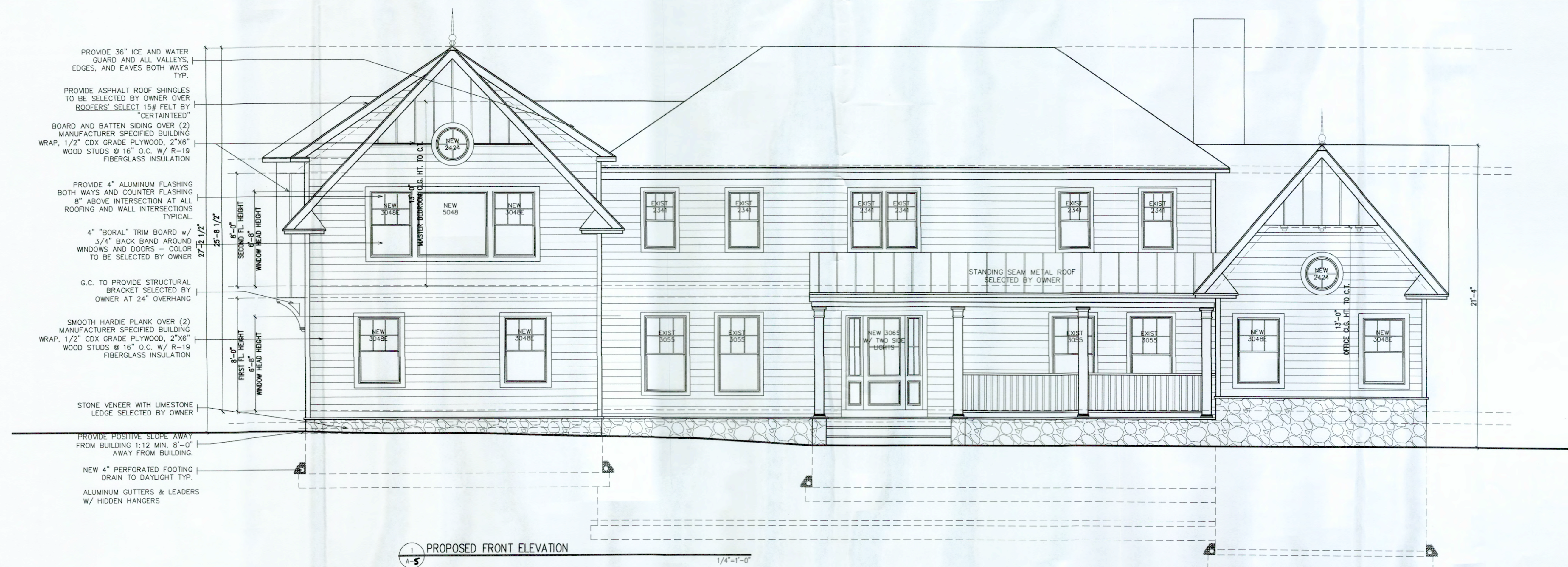
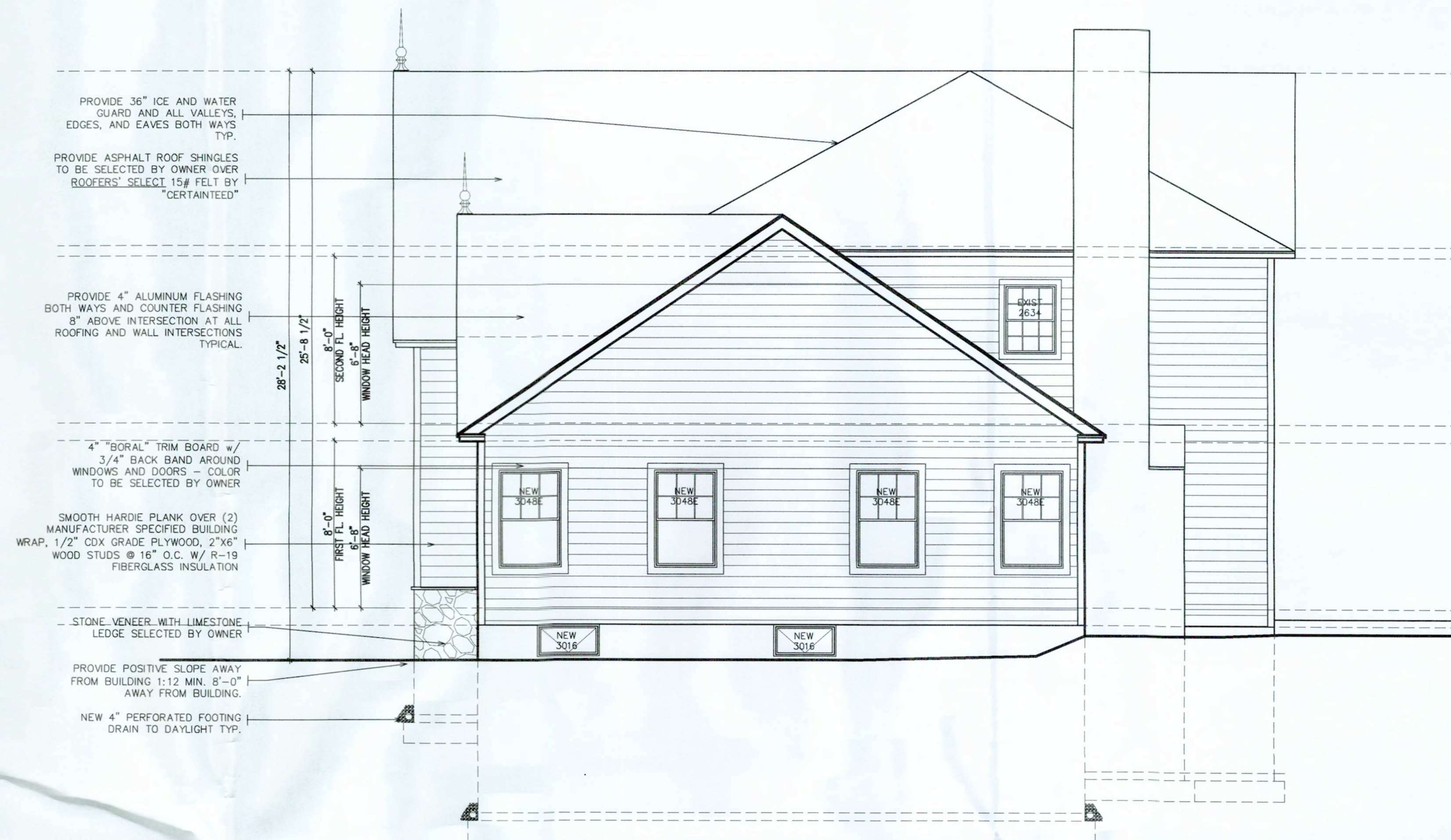
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343 MILLBURN AVENUE  
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SUITE 100  
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 PROPOSED FRONT ELEVATION

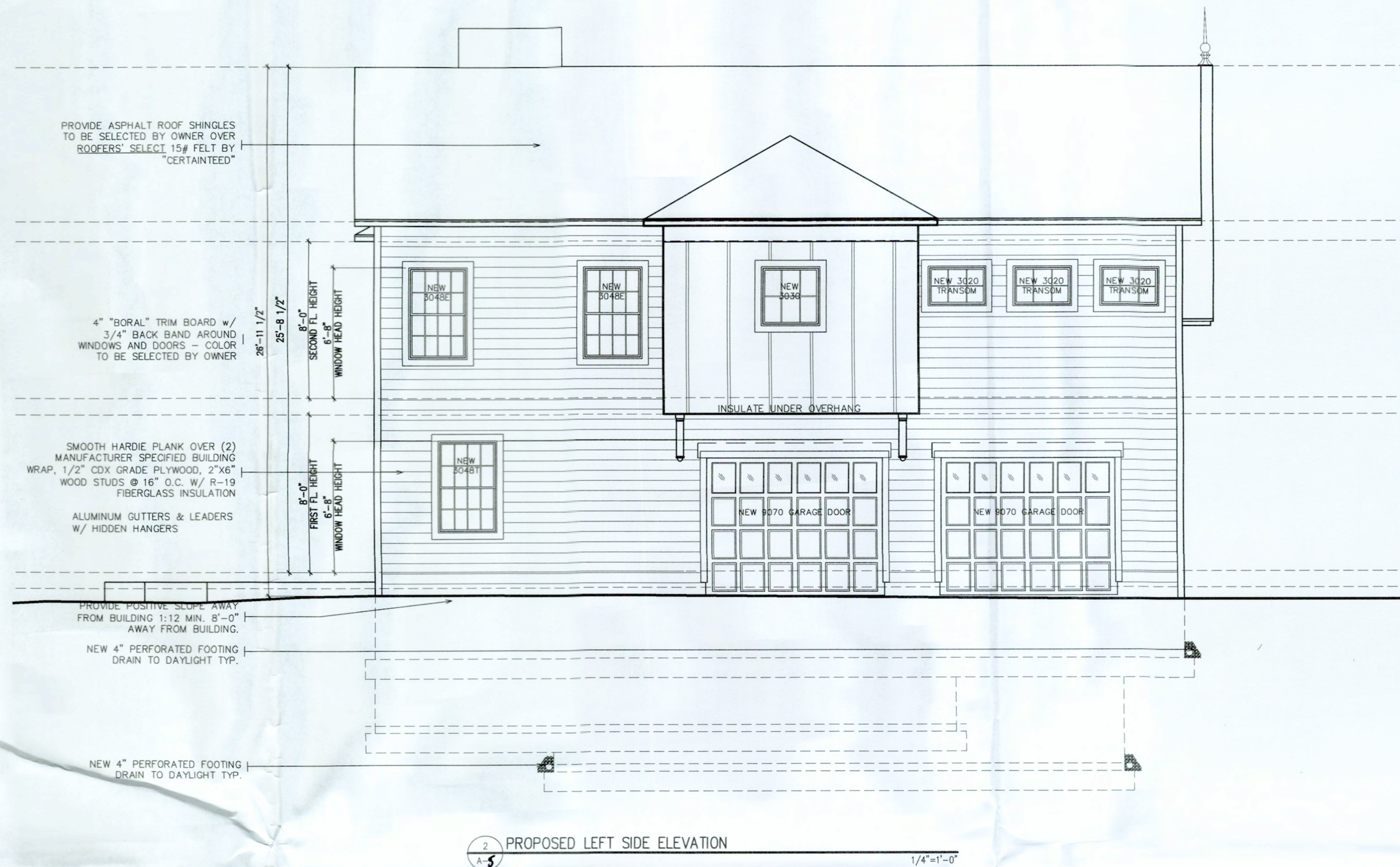
2 PROPOSED RIGHT SIDE ELEVATION

ADDITION FOR:

## LEIS RESIDENCE

10





ADDITION FOR:

LEIS RESIDENCE  
97 JUNIPER WAY, BASKING RIDGE, NJ, 07078 BLOCK: 1614 LOT: 12

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DWG: ELEVATIONS

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