

BERNARDS TOWNSHIP ENVIRONMENTAL COMMISSION

Regular Meeting of October 24, 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 – [September 26, 2022](#)**
- 6. Reports and Miscellaneous Correspondence**

Discussion

Subcommittee Reports

- i. Applications Review: John Crane (lead) Jim Lamaire, Corey Fischer
 1. New general comment under Lot Coverage regarding Native Plants – Sarah Wolfson
- ii. ANJEC email monitoring / important educational webinars: Todd Edelstein (lead), Nancy Cook, Alice Smyk
 1. ANJEC Stormwater Webinar – Deb DeWitt
- iii. Native Pollinator Group: Deb Dewitt (lead), Sarah Wolfson
- iv. Community Outreach / Education: Deb DeWitt (lead), Nancy Cook
- v. Guerilla Gardening: Sarah Wolfson
- vi. Pumpkin Smash -Deb DeWitt

7. Old Business

a. Status on Current Projects:

8. New Business

a. Applications

- i. [Light – ZB 22-026 – 13 Victoria Drive](#) – Variance for exceeding max impervious coverage allowed.
- ii. [NJ American Water – ZB 22-014 – East Oak St \(rear\)](#) – Bulk Variance – Conditional use variance to install a permanent emergency generator.

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 – September 26, 2022 – 7pm

CALL TO ORDER

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

FLAG SALUTE

All those assembled saluted the flag.

ROLL CALL

Present: Nancy Cook, John Crane, Todd Edelstein (Alternate 1), Corey Fischer, John Valeri Jr., Sarah Wolfson (Alternate 2, phone, left at 7:26 pm)

Absent: Debra DeWitt, Alice Smyk, Jennifer Asay, James LaMaire

Also Present: Kaitlin Cartoccio, Recording Secretary, Debbie Turoczy – Resident, Joan Meyers – Resident

APPROVAL OF MEETING MINUTES

Motion to approve the July 25, 2022, minutes made by Todd Edelstein second by John Crane. All in favor, motion carried.

REPORTS & MISCELLANEOUS CORRESPONDENCE

a. ANJEC Email

Todd Edelstein reported on and shared that there was a free webinar about flooding and stormwater management. Debra Dewitt attended. The meeting was recorded, so members can watch it. Debra DeWitt sent an email to Todd Edelstein and Nancy Cook that she'll discuss the webinar during next meeting.



b. Roux 9.6.22 Letter

No comment.

c. EcolSciences Letter

No comment.

DISCUSSION

a. Subcommittee Reports

1. Applications

No comments.

No comment

2. ANJEC

Storm water webinar previously mentioned. Regular emails with information being sent out.

3. Native Pollinator Group

No update.

4. Community Outreach/Education

No update.

5. Guerilla Gardening

No update.

6. 2 H Projects/Activities

No update.



7. Pumpkin Smash flyer

2nd year. Kids take baseball bats and smash the pumpkins on the palettes, then remaining pumpkins are fed to the pigs. Volunteers needed. Press release and post on township website

OLD BUSINESS

a. Status on Current Projects:

No update. Discussion on the Washington house tent.

Sarah Wolfson left the call at 7:26 pm.

NEW BUSINESS

a. Orthmann - PB - 22-004 - 49 Liberty Corner Road - Modification of condition - setback relief to construct a 3-car garage on existing carriage house.

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Commission asks the applicant to consider recycling, repurposing, or gifting any demolition related material that is not being reused with this application.

Motion by John Valeri Jr, seconded by Corey Fischer.

All in favor, motion carried.

b. Soled - ZB 22-017 - 6 Fenwick Place - Relief for construction of an in-ground pool (1) located in a front yard (2) not behind the rear building line of an adjacent dwelling.

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of nonpoint source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.



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Motion by John Valeri Jr, seconded by Corey Fischer.

All in favor, motion carried.

c. Ventriglia - ZB 22-018 - 180 Somerville Road - Relief for lot non-conformities & side yard setbacks & impervious coverage to construct new dwelling.

The Environmental Commission notes the proposed lot coverage exceeds the required amount. Increased impervious coverage increases the volume (quantity) of stormwater runoff, which can contribute to local and potentially area wide flooding. Site drainage is the concern with this application, therefore site features to promote stormwater infiltration should be considered. The New Jersey Department of Environmental Protection Green Infrastructure website is a good reference for “green” stormwater management practices for homeowners.

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Commission asks the applicant to consider recycling, repurposing, or gifting any demolition related material that is not being reused with this application.

Motion by Todd Edelstein, seconded by John Valeri Jr

All in favor, motion carried.

d. Jacobs – ZB 22-019 – 270 Childs Rd – Bulk variance (front yard setback) for addition.

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Commission asks the applicant to consider recycling, repurposing, or gifting any demolition related material that is not being reused with this application.

Motion by Corey Fischer, seconded by John Valeri Jr.



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All in favor, motion carried.

e. Powell – ZB 22-020 – 112 S Alward Ave – Relief for front yard setback to add a front porch.

No environmental concerns. No comment.

Motion by John Valeri Jr, seconded by Corey Fischer.

All in favor, motion carried.

f. Ratz – ZB 22-022 – 27 Brentwood Ct – Bulk variance to construct an addition & modify & expand decking on an existing dwelling.

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

The Commission 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.

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

This property contains a wetlands conservation easement and as such, the Commission would like to see an LOI. In addition, the Commission would like the Board to examine the Riparian Buffer. Regarding the presence of and proposed development on the existing wetlands, the Commission defers to the NJDEP review of the Freshwater Wetland Individual Permit.

The Commission believes that the impact of this development on the environment would be contradictory to the stream buffer conservation ordinance which limits or prohibits certain activities, including erecting any permanent structure. The stream buffer conservation ordinance was created to better protect the stream buffers and enhance the water quality of the adjacent



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streams. The regulations provide reasonable controls governing the restoration, conservation, disturbance, and management of existing stream buffers along all perennial (flows continuously) and intermittent (does not always have water in it) streams, lakes, and ponds in the municipality. Therefore, the EC does not support any intrusion into the stream buffer conservation area

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Commission wants township residents to use the best management practices available when discharging pool water.

The Commission would request the Board to have the applicant discuss how the proposal promotes the environmental goals and objectives of the Master Plan.

Motion by John Valeri Jr, seconded by Corey Fischer.

All in favor, motion carried.

g. Zhang – ZB 22-023 – 125 Highland Ave – Relief for parking an RV in a front yard & for various structures in the yard.

The Commission would ask the Board to remind the applicants that they are virtually at capacity on lot coverage and that any future additions such as patios, sheds, pools, or any other impervious surface coverage items would put them over the limit. The Commission suggests they discuss this with the applicant and perhaps the applicant may want to consider reducing the amount of impervious surface coverage.

Motion by Todd Edelstein, seconded by Corey Fischer.

All in favor, motion carried.

h. Silva – ZB 22-025 – 48 Crest Dr – Bulk variance to install an 8' high fence in rear yard.

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

Motion by John Valeri Jr, seconded by Corey Fischer.

All in favor, motion carried.



i. Campbell – ZB 22-024 – 34 Spencer Rd – Bulk variance to install an in-ground swimming pool & patio.

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.

The Commission notes the proposed lot coverage exceeds the required amount. Increased impervious coverage increases the volume (quantity) of stormwater runoff, which can contribute to local and potentially area wide flooding. Site drainage is the concern with this application, therefore site features to promote stormwater infiltration should be considered. The New Jersey Department of Environmental Protection Green Infrastructure website is a good reference for “green” stormwater management practices for homeowners

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

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of nonpoint source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

During demolition, the Commission asks the applicant to consider recycling, repurposing, or gifting any demolition related material that is not being reused with this application.

Motion by Corey Fischer, seconded by John Valeri Jr.

All in favor, motion carried.

PUBLIC COMMENT

Debbie Turoczy and Joan Meyers had come to the meeting to discuss the Zhang property but after some discussion realized this was not the meeting they intended on attending. The members of the Commission educated the residents on what the Environmental Commission does and suggested they attend the Planning Board meeting. The residents were concerned about the shed/tiny house since it was previously approved and what the variance was for. They inquired about where the RV could be stored if/when approved.



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COMMENTS BY MEMBERS

Todd Edelstein suggested that the agenda be broken up into smaller pieces so it can load faster on their laptops and tablets.

ADJOURNMENT

Meeting was adjourned at 8:10 pm. Motion by John Crane, seconded by Todd Edelstein. All in favor, motion carried.

Respectfully submitted,
Kaitlin Cartoccio, Meeting Secretary



Bernards Township Environmental Commission

TO: Planning Board Chairperson and Members
FROM: Nancy Cook
Bernards Township Environmental Commission
DATE: September 28, 2022
SUBJECT: Application Review

The Environmental Commission reviewed this application at its September 26, 2022, meeting and has the following comments:

Orthman – PB22-004, 49 Liberty Corner Road

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Environmental Commission asks the applicant to consider recycling, repurposing, or gifting any demo'd material that is not being reused with this application.

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



Bernards Township Environmental Commission

TO: Zoning Board Chairperson and Members

FROM: John Crane
Bernards Township Environmental Commission

DATE: September 28, 2022

SUBJECT: Applications Review

The Environmental Commission reviewed these applications at their September 26, 2022, meeting and forwards the following comments:

Soled – ZB22-017, 6 Fenwick Place

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

Ventriglia – ZB22-118, 180 Somerville Road

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

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Environmental Commission asks the applicant to consider recycling, repurposing, or gifting any demo'd material that is not being reused with this application.

Jacobs – ZB22-019, 270 Childs Road

Due to the age of the existing dwelling, the Environmental Commission would like the applicant to be aware of the potential for in-ground tanks, lead paint and asbestos. Proper precautions should be taken during demolition.

During demolition, the Environmental Commission asks the applicant to consider recycling, repurposing, or gifting any demo'd material that is not being reused with this application.



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Powell – ZB22-020, 112 S. Alward Avenue

The Environmental Commission has no comments on this application.

Ratz – ZB22-022, 27 Brentwood Court

The site is very environmentally constrained containing riparian and stream buffers and wetlands. The Environmental Commission recommends the Board require the applicant to obtain a new LOI from the NJDEP for wetlands, stream encroachment, flood hazard lines and riparian zones. Additionally, the Environmental Commission defers to the NJDEP review of any required permits (Freshwater Wetland Individual Permit).

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

The 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.

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

The EC believes that the impact of this development on the environment would be contradictory to the stream buffer conservation ordinance which limits or prohibits certain activities, including erecting any permanent structure. The stream buffer conservation ordinance was created to better protect the stream buffers and enhance the water quality of the adjacent streams. The regulations provide reasonable controls governing the restoration, conservation, disturbance, and management of existing stream buffers along all perennial (flows continuously) and intermittent (does not always have water in it) streams, lakes, and ponds in the municipality. Therefore, the EC does not support any intrusion into the stream buffer conservation area

Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

The Environmental Commission would request the Board to have the applicant discuss how the proposal promotes the environmental goals and objectives of the Master Plan.



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Zhang – ZB22-023, 125 Highland Avenue

The Commission would ask the Board to remind the applicants that they are virtually at capacity on lot coverage and that any future additions such as patios, sheds, pools, concrete pads for mechanicals (AC, generators) or any other impervious surface coverage items would put them over the limit. The Commission suggests they discuss this with the applicant and perhaps the applicant may want to consider reducing the amount of impervious surface coverage.

Silva – ZB22-025, 48 Crest Drive

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

Campbell – ZB22-024, 34 Spencer Road

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.

The Environmental Commission notes the existing lot coverage exceeds the maximum amount. Increased impervious coverage increases the volume (quantity) of stormwater runoff, which can contribute to local and potentially area wide flooding. Site drainage is a concern with this application, therefore site features to promote the recharge of stormwater from the roof leaders should be considered. The New Jersey Department of Environmental Protection Green Infrastructure website is a good reference for “green” stormwater management practices for homeowners (<http://www.nju.gov/dep/gi/>)

The Commission notes that a tree inventory is not depicted on the plan and asks that the applicant discuss whether any trees will be removed as part of the construction. Regarding this application, pool water discharge may result from backwashing of filters, or from the draining of swimming pools at the end of season, or during maintenance. This water often contains pool treatment chemicals that can cause damage to the receiving environment in the form of non-point source pollution. Therefore, the Environmental Commission wants township residents to use the best management practices available when discharging pool water.

During demolition, the Environmental Commission asks the applicant to consider recycling, repurposing, or gifting any demo'd material that is not being reused with this application.

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

ADD'L MATH

TOWNSHIP OF BERNARDS ZONING BOARD OF ADJUSTMENT APPLICATION STATUS FORM

Application No: ZB22-026 Block: 5001 Lot: 2 Zone: R-4

Applicant: LIGHT, KIRSTEN

Address of Property: 13 VICTORIA DRIVE

Description: VARIANCE FOR EXCEEDING MAX IMPERVIOUS
COVERAGE ALLOWED

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

8.26.22 Original Submission Date
10.10.22 Completeness Deadline (45 days)
____ Incomplete Date
____ Resubmission Date
____ Date Complete
2.7.23 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

8.29.22 Environmental Comm
____ Fire Official
____ LCFAS
____ Police

NOTES

Law Offices of Frederick B. Zelle

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

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

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

October 13, 2022

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

REVISED FROM OCTOBER 12, 2022

Via Hand Delivery

Re: Application for Bulk Variance (Impervious Coverage)
Applicant: Kirsten Light
Tax Block 5001, Lot 2 – 13 Victoria Drive, Basking Ridge

Dear Ms. Kiefer:

This office represents Ms. Kirsten Light, the Applicant in the above referenced Application.

In response to Mr. Schley's September 8, 2022 Completeness Review, enclosed herewith please find the following:

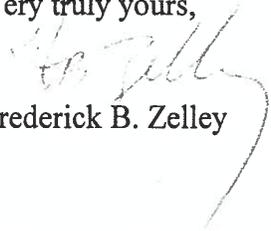
1. Pool Grading Plan by D.S. Engineering, P.C. (17)
2. Revised Variance Plan, Sheet 2 of 2, by Murphy & Hollows Associates LLC (17)

This will also confirm that we are amending our application to request a bulk variance for the *existing 19.3 foot* setback from the southern property line to the swimming pool patio where *20 feet* is required.

If any additional information and/or 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,

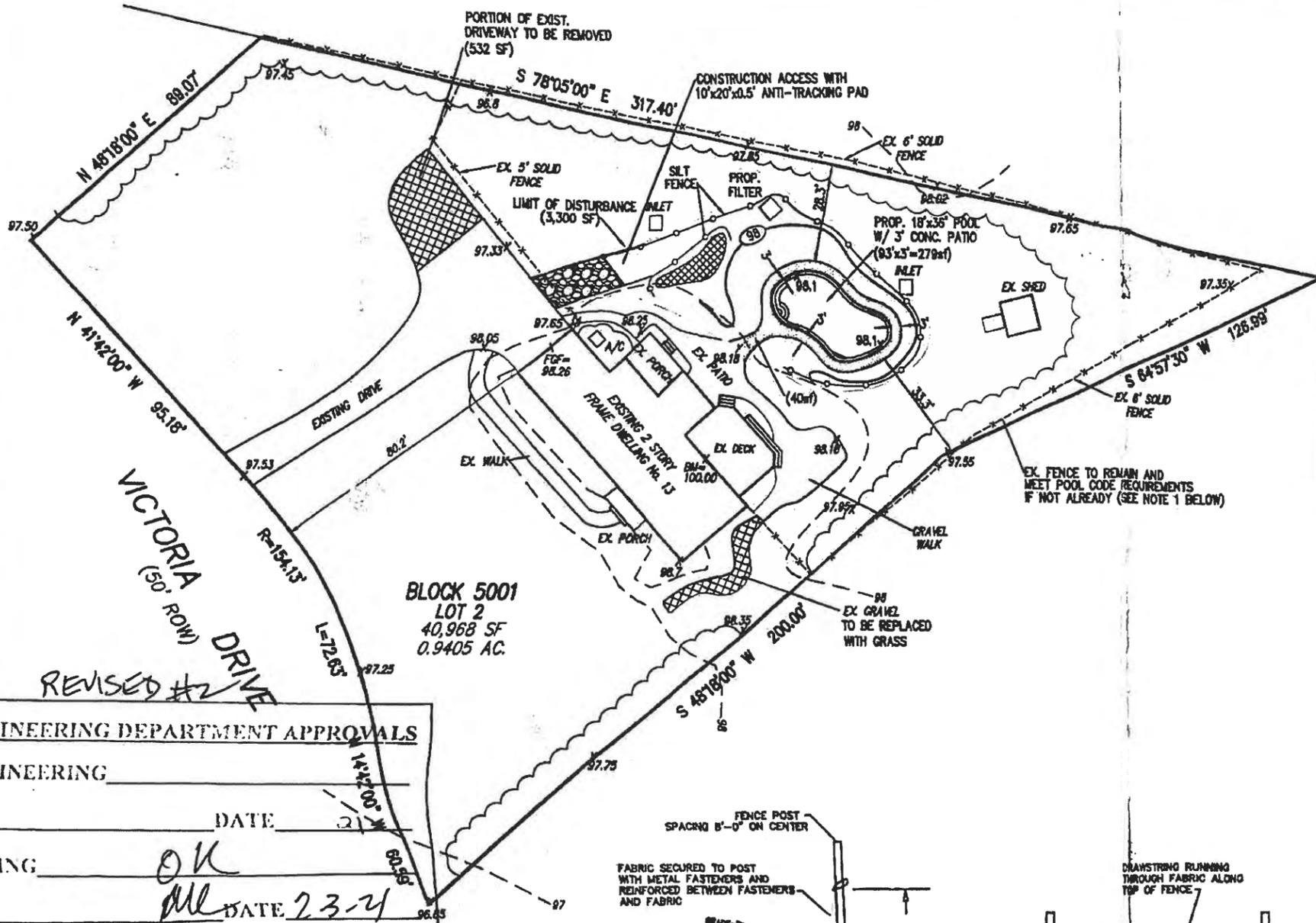


Frederick B. Zelle

FBZ/wp

Enclosures

cc: William G. Hollows, P.E. (via email, w/o encl.)
Ms. Kirsten Light (via email, w/o encl.)



IMPERVIOUS COVERAGE SUMMARY

EX. DWELLING	- 1,970 SF
EX. DRIVEWAY	- 2,450 SF
EX. PORCH	- 150 SF
EX. PATIO	- 652 SF
EX. SHED	- 100 SF
EX. WALK	- 210 SF
EX. MISC. COV.	- 300 SF
EX. TOTAL	- 5,832 SF
PROP. 18'x36' POOL	- 520 SF
PROP. POOL PATIO	- 319 SF
TOTAL	- 6,671 SF
REMOVAL OF DRIVEWAY AREA	- 532 SF
NET TOTAL	= 6,139 SF OR 14.98%

PROP. POOL & PATIO AREAS	
18'x36' POOL WATER AREA	= 520 SF
POOL WALK/PATIO (93 LF x 3')	= 279 SF
(10'x4')	= 40 SF
TOTAL	= 839 SF

UTILITY NOTES:

- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED TO ANY EXCAVATION AND/OR CONSTRUCTION 1-800-272-1000.
- NO CERTIFICATION IS MADE BY D.S. ENGINEERING, P.C. AS TO THE ACTUAL POSITION OF ANY UNDERGROUND UTILITIES OR TO THE COMPLETENESS OF THE UTILITIES SHOWN.

PRIVATE RESIDENTIAL SWIMMING POOL NOTES

- THE PROPOSED SWIMMING POOL SHALL BE ENCLOSED BY A PERMANENT FENCE SUFFICIENT TO MAKE THE POOL INACCESSIBLE TO SMALL CHILDREN. THE FENCE, INCLUDING THE GATE THEREIN, SHALL NOT BE LESS THAN FOUR (4) FEET IN HEIGHT, NO MORE THAN SIX (6) FEET IN HEIGHT. ALL GATES SHALL BE SELF CLOSING AND SELF LATCHING WITH LATCHES PLACED FOUR FEET SIX INCHES (4 1/2 FEET) ABOVE THE UNDERLYING GROUND AND OTHERWISE MADE INACCESSIBLE FROM THE OUTSIDE TO SMALL CHILDREN.

NOTES:

- OUTBOUND INFORMATION FOR BLOCK 5001 LOT 2 AS SHOWN ON A PLAN ENTITLED "PLAN OF SURVEY" PREPARED BY SALADIN ASSOCIATES, P.C. DATED 11-06-2018.
- TOPOGRAPHIC INFORMATION FOR BLOCK 5001 LOT 2 OBTAIN SEPTEMBER, 2020.
- PROPOSED POOL SIZE, LOCATION AND CONFIGURATION AS SUPPLIED BY THE HOMEOWNER.
- EXISTING FENCE SHALL BE POOL CODE COMPLIANT.
- ASSUMED BENCH MARK OF 100.00 ON F.F.F..
- R4 ZONE.

LEGEND

— 100 —	EXISTING CONTOUR
— 100 —	PROPOSED CONTOUR
X 100.0	EXISTING SPOT ELEVATION
100.0 X	PROPOSED SPOT ELEVATION
→	DRAINAGE DIRECTION

KIRSTEN LIGHT
13 VICTORIA DRIVE,
BERNARDS TWP., NJ

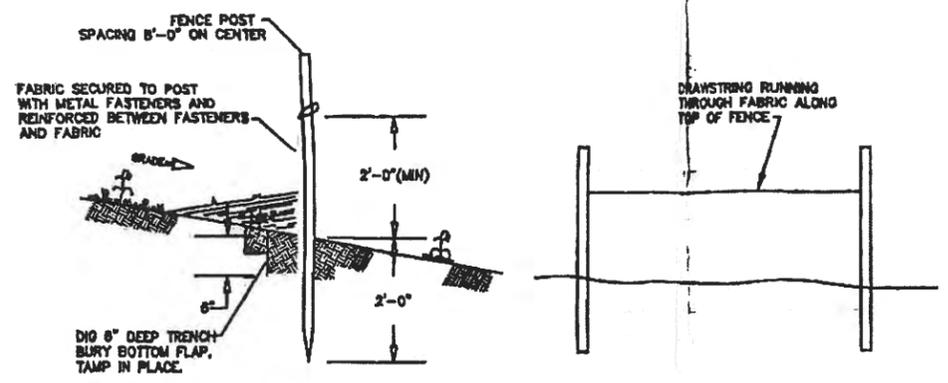
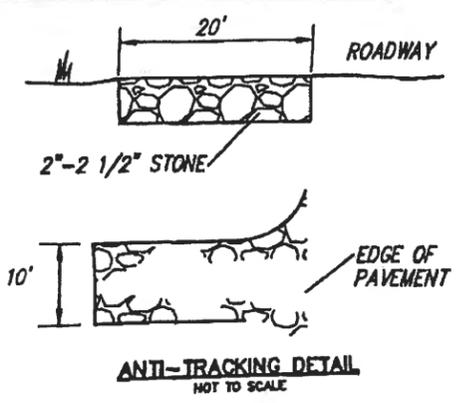
ENGINEERING DEPARTMENT APPROVALS

ENGINEERING

DATE

DATE 2-3-21

DATE 2-10-2021



- NOTES:**
- FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 25-2). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
 - A METAL FENCE WITH 8 INCH OR SMALLER OPENINGS AND A LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACES FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
 - A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAIL OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY THE POSTS. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

POOL GRADING PLAN

Prepared For
BLOCK 5001
LOT 2
Sited in
Bernards Township,
Somerset County, New Jersey

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. BOX 792
Rocky Hill, New Jersey, 08553
(908) 359-0989 Fax (908) 359-4118

BY: *[Signature]*
David J. Schmidt
Professional Engineer N.J. Lic. No. 39409

DATE	01/8/21
SCALE	1"=40'
DESIGN BY:	SGL
DRAWN BY:	
CHECKED BY:	DJS

SHEET NUMBER: 1

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

Application No: ZB22-026 Block: 5001 Lot: 2 Zone: R-4

Applicant: LIGHT, KIRSTEN

Address of Property: 13 VICTORIA DRIVE

Description: VARIANCE FOR EXCEEDING MAX IMPERVIOUS
COVERAGE ALLOWED

APPLICATION CHECKLIST

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------|
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| <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

8.26.22 Original Submission Date
10.10.22 Completeness Deadline (45 days)
 _____ Incomplete Date
 _____ Resubmission Date
 _____ Date Complete
2.7.23 Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

8.29.22 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES

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

Attorneys at Law

88 South Finley Avenue

Post Office Box 408

Basking Ridge, New Jersey 07920

Vincent T. Bisogno

vbisogno@baskingridgelaw.com

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

ploffler@baskingridgelaw.com

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

fzelle@baskingridgelaw.com

Telephone: (908) 766-6666

Facsimile: (908) 766-7809

August 26, 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 (Impervious Coverage)
Applicant: Kirsten Light
Tax Block 5001, Lot 2 – 13 Victoria Drive, Basking Ridge

Dear Ms. Kiefer:

This office represents Ms. Kirsten Light, the Applicant in the above referenced Application.

Enclosed herewith please find the following:

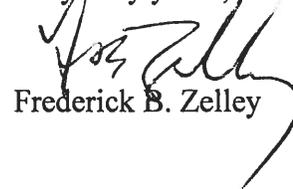
1. Bernards Township Zoning Board of Adjustment Application (O+16)
2. Addendum to Application (O+16)
3. C Variance Checklist (17)
4. Dimensional Statistics Sheet (17)
5. Site Inspection Consent Form (17)
6. Proposed Notice of Hearing (17)

7. 200' Property Owners List (17)
8. Property Tax Certification
9. Copy of Applicant's Deed (17)
10. Site Photographs (7 photos) (17 sets)
11. Engineering Plans by Murphy & Hollows Associates LLC (2 Sheets) (17 Sets)
12. Survey by Murphy & Hollows Associates LLC (1 Sheet) (17)
13. 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.
14. 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: William G. Hollows, P.E. (via email, w/o plans)
Ms. Kirsten Light (via email, w/o plans)

TOWNSHIP OF BERNARDS
2019 ZONING BOARD OF ADJUSTMENT APPLICATION

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

1. APPLICANT: Kirsten Light

Address: 13 Victoria Drive, Basking Ridge, New Jersey 07920

Phone: (home) (732) 310-3196 (work) _____ (mobile) (732) 310-3196

Email (will be used for official notifications): kirsten.light@ey.com

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

Address: _____

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

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

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

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

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

Name: William G. Hollows / Murphy & Hollows Assoc. Profession: P.E.

Address: 192 Central Avenue, Stirling, NJ 07980

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

5. PROPERTY INFORMATION: Block(s): 5001 Lot(s): 2 Zone: R-4

Street Address: 13 Victoria Drive Total Area (square feet/acres): 40,961 sf / .94 ac

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

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

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

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

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

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, Kirsten Light and _____ hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): *Kirsten Light* and _____

Sworn and subscribed before me, this 26th day of August, 2022.

F. B. Zelle
Frederick B. Zelle, Attorney at Law of 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
KIRSTEN LIGHT
13 VICTORIA DRIVE, BLOCK 5001, LOT 2

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

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

There is presently 8,233 sf of impervious coverage on the property, which represents 20.1% where only 15% is permitted in the R-4 Zone. This is the subject of the within application.

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

The property is an irregular, generally triangular shaped lot situated on the westerly side of Victoria Drive. The lot is somewhat undersized, being 0.94 acres in a 1.0 acre zone. The property hosts a single family residence with a covered porch and an open deck, an inground swimming pool with rock feature installed in or about the Spring of 2021, a shed, a paved driveway and various patio areas and walkways. Due to now-apparent miscalculation of impervious coverage amounts by the engineering firm who prepared the grading plan for the swimming pool project, and possibly some degree of overconstruction by the installers of the swimming pool and related patio areas, the as-built total impervious coverage on the property is excessive, as noted in Section 7 above. By way of mitigation, the Applicant will remove a portion of the existing driveway as well as the existing gravel walkway on the northern side of the property. These changes will reduce the impervious coverage to 7,503 sf (18.3%). The Applicant seeks a variance for the said coverage.

10. [Description of Requested Variances or Exceptions]

This is an application for bulk variance relief for excessive impervious coverage. Such coverage is governed by Section 21-15.1(d)(1) and Table 501 of the Bernards Township zoning ordinance. As discussed above, the installation of the proposed inground swimming pool, including its coping and equipment pad, resulted in a total impervious coverage of 8,233 sf (20.1%), where only 6,144 sf (15%) is permitted in the zone. 530 sf (1.3% out of the 3.3% excess coverage) is “stormwater neutral” pool water surface area.

With the exception of the aforementioned impervious coverage variance, the Applicant believes that no other variance, waiver or exception is required for the subject property. However, if the Board directs that additional variance(s), waiver(s) or exception(s) is/are needed, the Applicant may seek the same in accordance with such direction.

11. [Arguments in Support of Application]

The Applicant was cognizant of the impervious coverage limitation and engaged an engineering firm (D.S. Engineering, P.C., whose January 2021 Pool Grading Plan is submitted herewith) to perform the necessary calculations to ensure compliance with that limitation. In fact, the currently proposed demolition of the southern parking portion of the driveway was expressly contemplated at that time in order to address coverage concerns, as shown on the D.S. Engineering plan. It is now apparent that D.S. Engineering, P.C.'s calculations were incorrect, and/or that the contractors who installed the swimming pool and patio areas overconstructed the same, creating excess coverage above and beyond that attributed to the portion of the driveway that is to be removed.

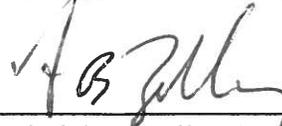
The requested variance can be classified as a "C-1" hardship variance, based upon the hardship created by the undersized lot and the locations of the lawfully existing structures and impervious features on the property. But for the undersized lot, the coverage would be 17.22%, and excluding the stormwater neutral pool water surface area would be 16%, concededly still excessive under the ordinance but significantly closer to being compliant.

The variance can also be classified as a "C-2" "Flexible C" variance, in that the purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment. The addition of a swimming pool and patio areas to the Applicant's property will assist in conserving property values in the neighborhood and improving the housing stock as whole, which remains a purpose of land use regulation even though that goal is not expressly stated in N.J.S.A. 40:55D-2. Home Builders League of S. Jersey, Inc. v. Township of Berlin, 81 N.J. 127, 144-45 (1979).

The Negative Criteria are also satisfied, as the variance(s) can be granted without substantial detriment to the public good and without substantial impairment of the intent and the purpose of the zone plan and zoning ordinance.

Respectfully Submitted,

LAW OFFICES OF FREDERICK B. ZELLEY, LLC



By: Frederick B. Zelle, Esq.
Attorneys for the Applicant Kirsten Light

Dated: 8/26/2022

KIRSTEN LIGHT
13 VICTORIA DRIVE, BLOCK 5001, LOT 2

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	

DIMENSIONAL STATISTICS
KIRSTEN LIGHT
13 VICTORIA DRIVE, BLOCK 5001, LOT

	REQUIRED	EXISTING	PROPOSED
LOT AREA	43,560 sf / 1.0 ac	40,961 sf / .94 ac *	40,961 sf / .94 ac *
LOT WIDTH	200'	225.5'	225.5'
FRONTAGE	100'	228.4'	228.4'
FRONT YARD SETBACK	75'	80.1'	80.1'
REAR YARD SETBACK	75'	58.2' *	58.2' *
COMBINED SIDE YARD	50'	126.4'	126.4'
SIDE YARD	20'	25.9'	25.9'
COVERAGE	15% (6,144 sf)	20.1% (8,233 sf)	18.3% (7,503 sf) **
HEIGHT	35' / 2.5 stories	Complies	No Change
IF REQUIRED, GROSS FLOOR AREA	Not Required		
IF REQUIRED, FLOOR AREA RATIO	Not Required		
IF REQUIRED, IMPROVABLE LOT AREA	Not Required		

*** Pre-existing, Non-conforming Condition**

**** Variance Required**

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

SITE INSPECTION CONSENT FORM

Applicant: Kirsten Light Application: Impervious Coverage Variance
Block: 5001 Lot: 2 Street Address: 13 Victoria Drive

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

Signature:  Date: 8/20 /2022

NOTICE OF PUBLIC HEARING
BERNARDS TOWNSHIP BOARD OF ADJUSTMENT

YOU ARE HEREBY NOTIFIED that the undersigned Applicant has filed an application with the Bernards Township Board of Adjustment for variance relief relative to the Applicant's property known as Tax Block 5001, Lot 2 and located at 13 Victoria Drive, Basking Ridge, New Jersey, which is located in the R-4 Residential Zone. The Applicant is seeking bulk variance relief for the presently existing impervious lot coverage of 18.3% where 15% is permitted in the zone.

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

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

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

Kirsten Light /s/

Dated: August 26, 2022

Submitted by:

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



OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

One Collyer Ln, Basking Ridge, NJ 07920

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

assessor@bernards.org

200 Foot Property Search

** VALID FOR 90 DAYS **

Date: 08/22/2022

Block: 5001

Property Location: 13 Victoria Dr

Lot(s): 2

Applicant: Frederick B. Zelle, Esq.

Qual:

Phone :

Fax:

Email: fzeley@fbzlegal.com

PROPERTY OWNER INFORMATION

Owner Name: Kristen Light

Address: 13 Victoria Dr

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, Liberty Corner, NJ 07938

Return By:

E-Mail

Mail

Fax

Pick-Up

Name:

Frederick B. Zelle, Esq.

Address

53 Division Ave

City, State, Zip:

Millington, NJ 07946

CERTIFIED BY:

David Centrelli, CTA
Assessor, Township of Bernards

Amount Paid: \$10.00

Check No.: 1007

Date Paid: 08/23/2022



Bernards Township

Parcel Offset List

Target Parcel(s): Block-Lot: 5001-2
LIGHT, KIRSTEN
13 VICTORIA DR

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

Block-Lot: 5001-44

TARGETT, KELLY A & MICHAEL T STORCH
121 ANNIN RD
FAR HILLS NJ 07931
RE: 121 ANNIN RD

Block-Lot: 5001-43

WALDRUFF, HERBERT D III
1715 ASHLEY LAKE RD
KALISPELL MT 59901
RE: 111 ANNIN RD

Block-Lot: 5001-42

CHOI, JAMES & MARY B
105 ANNIN RD
FAR HILLS NJ 07931
RE: 105 ANNIN RD

Block-Lot: 5001-41

MIRZA, MUSTAHSAN BIAG & DAWN D
101 ANNIN RD
FAR HILLS NJ 07931
RE: 101 ANNIN RD

Block-Lot: 5001-3

CORBETT, MICHAEL & SHAN, CHARLINE LEE
25 VICTORIA DR
BASKING RIDGE NJ 07920
RE: 25 VICTORIA DR

Block-Lot: 5001-1

THANAWALA, A D & CHETANA S
1 VICTORIA DR
BASKING RIDGE NJ 07920
RE: 1 VICTORIA DR

Block-Lot: 4901-7

FOSTER, MARK & MELANIE
44 MELBOURNE WAY
BASKING RIDGE NJ 07920
RE: 44 MELBOURNE WAY

Block-Lot: 4901-4

FEDOR, MATTHEW & MEGHAN
26 VICTORIA DR
BASKING RIDGE NJ 07920
RE: 26 VICTORIA DR

Block-Lot: 4901-3

MUSSO, STEVEN P & CYNTHIA J TRSTEES
10 VICTORIA DR
BASKING RIDGE NJ 07920
RE: 10 VICTORIA DR

Block-Lot: 4901-2

GOBBELET, DIETER & ESTHER J
2 VICTORIA DR
BASKING RIDGE NJ 07920
RE: 2 VICTORIA DR





OFFICE OF THE ASSESSOR

TOWNSHIP OF BERNARDS

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

200 FOOT PROPERTY SEARCH

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

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

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

- | | | |
|--|---|---|
| 1. ALGONQUIN GAS TRANSMISSION CO
1 Lindbergh Rd
Stony Point, NY 10980
(908) 757-1212 | 6. NEW JERSEY AMERICAN WATER CO
Donna Short, GIS Supervisor
NJ-American Water Company, Inc.
1025 Laurel Oak Rd
Voorhees, NJ 08043 | 10. NEW JERSEY BELL TELEPHONE CO
Edward D. Young III, Secretary
Verizon Legal Dept.
540 Broad St – Room 2001
Newark, NJ 07101
(201) 649-2233 |
| 2. BELL ATLANTIC CORPORATION
Secretary, 46 th Floor
1717 Arch
Philadelphia, PA 19102 | 7. CABLEVISION OF RARITAN VALLEY
275 Centennial Ave; CN6805
Piscataway, NJ 08855
Attn: Margurite Prenderville
Construction Dept | 11. TRANSCONTINENTAL GAS PIPELINE
Division Office
3200 S Wood Ave
Linden, NJ 07036 |
| 3. JCP & L/ GPU
Service Tax Dept
PO Box 1911
Morristown, NJ 07962-1911 | 8. BERNARDS TWP SEWERAGE ATHTY
1 Collyer Ln
Basking Ridge, NJ 07920
(908) 204-3002 | 12. VERIZON BUSINESS/MCI
Right of Way Dept.
2400 N Glenville Dr
Richardson, TX 75082 |
| 4. PUBLIC SERVICE ELECTRIC & GAS
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102 | 9. ENVIRONMENTAL DISPOSAL CORP
William Halsey, President
PO Box 709
Pluckemin, NJ 07978
(908) 234-0677 | |
| 5. VERIZON COMMUNICATIONS
Engineering
290 W Mt Pleasant Ave; Ste 1400
Livingston, NJ 07039-2763 | | |

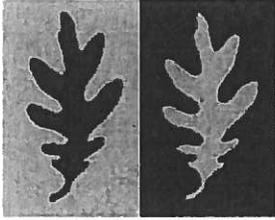
PLEASE NOTE :
Numbers 1,3,4,5 and 7 are
registered with the Township and
REQUIRE NOTIFICATION

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

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

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

SOMERSET COUNTY PLANNING BOARD
PO Box 3000
Somerville, NJ 08876



Township of Bernards

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

August 22, 2022

This is to certify that the property located at Block 5001 Lot 2, otherwise known as 13 Victoria Dr. Basking Ridge, NJ is assessed to Light, Kirsten and the property taxes are paid current through 3rd Quarter 2022.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kevin Sant'Angelo', written over a horizontal line.

Kevin Sant'Angelo
Tax Collector



**SOMERSET COUNTY
DOCUMENT COVER SHEET**

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

WWW.CO.SOMERSET.NJ.US



INSTRUMENT # 2018046903
BOOK: 7090 PAGE: 263-269

(Official U

DATE OF DOCUMENT: 11/16/2018	TYPE OF DOCUMENT: Deed
FIRST PARTY <i>(Grantor, Mortgagor, Seller or Assignor)</i> Salvatore Caramico	SECOND PARTY <i>(Grantee, Mortgagee, Buyer, Assignee)</i> Kirsten Light
ADDITIONAL PARTIES:	
Tiffany Caramico	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

MUNICIPALITY: Basking Ridge	MAILING ADDRESS OF GRANTEE: 13 Victoria Drive, Basking Ridge, NJ 07920
BLOCK: 5001	
LOT: 2	
CONSIDERATION: \$855,000.00	

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

BOOK	PAGE	INSTRUMENT#	DOCUMENT TYPE

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

Record and Return:
FIRST AMERICAN TITLE INSURANCE CO.
50 MILLSTONE ROAD
BUILDING 200, SUITE 150
EAST WINDSOR, NJ 08520

2570850 EWR

Prepared by: _____

John F. Bracaglia, Jr.
Attorney at Law of New Jersey

Deed

THIS DEED is made on November 16, 2018 and delivered on December 10, 2018

BETWEEN

SALVATORE CARAMICO and TIFFANY CARAMICO, husband and wife,
whose post office address is 9200 Old Watermelon Road, Tuscaloosa, AL 35406; and
ROSE A. CARAMICO, unmarried,
whose post office address is 53 Constitution Way, Somerset, NJ 08873
referred to as the Grantors,

and

KIRSTEN LIGHT,
whose post office address is about to be 13 Victoria Drive, Basking Ridge, NJ 07920,
referred to as the Grantee.

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

- 1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Eight Hundred Fifty-Five Thousand Dollars (\$855,000.00). The Grantor acknowledges receipt of this money.
- 2. Tax Map Reference** (N.J.S.A. 46.15-1.1) Municipality of Basking Ridge, Block #5001, Lot #2
- 3. Property.** The Property consists of the land and all the building and structures on the land in the Township of **Bernards, County of Somerset, and State of New Jersey**. The legal description is **attached hereto and made a part hereof as Schedule A.**

BEING AND INTENDED to be the same premises conveyed to Raymond S. Caramico and Rose A. Caramico, husband and wife, by Deed from Randall H. Taylor and Christine Taylor, husband and wife, dated October 30, 1997, recorded October 31, 1997, in the Somerset County Clerk / Register's Office in Deed Book 2140, Page 0422.

BEING the same premises conveyed to Rose A. Caramico and Tiffany Caramico, as joint tenants with the right of survivorship, by Deed from Rose A. Caramico, dated January 5, 2015, recorded January 23, 2015, in the Somerset County Clerk/Register's Office in Deed Book 6768, Page 3128.

The street address of the Property is: 13 Victoria Drive, Basking Ridge, NJ 07920.



First American

ISSUED BY
First American Title Insurance Company

Exhibit A

File No: 3471-2570852-EWR

File No.: 3471-2570852-EWR

The Land referred to herein below is situated in the Township of Basking Ridge County of Somerset, State of NJ, and is described as follows:

BEGINNING at a point in the westerly sideline of Victoria Drive where same is intersected by the dividing line between Lots 4-64 and 4-65 in Block 157-9 as shown on a certain map entitled "Final Map of Mt. Airy Estates, Section Two" which map was filed in the office of the Somerset County Clerk on June 10, 1966 as Map 1113, said point being located 166.91 feet southeasterly measured along said line from the intersection of the said westerly sideline of Victoria Drive and the southerly sideline of Annin Road, and from said point of beginning, running:

- 1) Along the dividing line between Lots 4-64 and 4-65, South 48 degrees 18 minutes 00.00 seconds West a distance of 200.00 feet to a point; thence
- 2) Continuing along said dividing line, South 64 degrees 57 minutes 30 seconds West a distance of 126.99 feet to a point in the line of lands now or formerly Elmer J. Rein; thence
- 3) Along the line of lands now or formerly Elmer J. Rein, South 78 degrees 05 minutes 00 seconds East a distance of 317.40 feet to a point in the dividing line of Lots 4-65 and 4-66; thence
- 4) Along said last mentioned dividing line, North 48 degrees 18 minutes 00 seconds East a distance of 89.07 feet to the aforementioned westerly sideline of Victoria Drive; thence
- 5) Along the westerly sideline of Victoria Drive, North 41 degrees 42 minutes 00 seconds West a distance of 95.18 feet to a point of curve in said westerly sideline of Victoria Drive; thence
- 6) Continuing along said westerly sideline of Victoria Drive, on a curve bearing to the right having a radius of 154.13 feet and an arc length of 72.63 feet to a point of tangency; thence
- 7) Still along said westerly sideline of Victoria Drive, North 14 degrees 42 minutes 00 seconds West a distance of 60.59 feet to the point and place of BEGINNING.

The above described lands also being known and designated as Lot 4-65 in Block 157-9 as shown on the herein referenced Filed Map.

The above description is in accordance with a Plan of Survey prepared by Saladin Associates, P.C., dated November 6, 2018.

NOTE FOR INFORMATION ONLY: Being Lot(s) 2 , Block 5001 Tax Map of the Township of Bernards County of Somerset, State of New Jersey.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION

GIT/REP-1
 (09-18)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Salvatore Caramico and Tiffany Caramico, husband and wife

Current Street Address:

9200 Old Watermelon road

City, Town, Post Office Box

State

Zip Code

Tuscaloosa

AL

35406

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

5001

2

Street Address:

16 Victoria Drive

City, Town, Post Office Box

State

Zip Code

Basking Ridge

NJ

07920

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

50%

\$855,000.00

\$427,500.00

12/10/2018

SELLER'S DECLARATION

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

11/16/18

Date

Salvatore Caramico

Salvatore Caramico

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

11/16/18

Date

Tiffany Caramico

Tiffany Caramico

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

(Please cut along dotted line)



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Rose A. Caramico

Current Street Address

53 Constitution Way

City, Town, Post Office Box

Somerset

State

NJ

Zip Code

08873

PROPERTY INFORMATION

Block(s)

5001

Lot(s)

2

Qualifier

Street Address

13 Victoria Drive

City, Town, Post Office Box

Basking Ridge

State

NJ

Zip Code

07920

Seller's Percentage of Ownership

50%

Total Consideration

\$855,000.00

Owner's Share of Consideration

\$427,500.00

Closing Date

December 10, 2018

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

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

SELLER'S DECLARATION

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

11/16/2018

Date

Rose A. Caramico

Signature

Rose A. Caramico

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

Date

Signature

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

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

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

Witness by:

Patricia M. Devito

Salvatore Caramico (Seal)
Salvatore Caramico

Patricia M. Devito

Tiffany Caramico (Seal)
Tiffany Caramico

Patricia M. Devito

Rose A. Caramico (Seal)
Rose A. Caramico

STATE OF NEW JERSEY)
COUNTY OF Somerset)

ss.:

I CERTIFY that on ~~December~~ November 16, 2018, Salvatore Caramico and Tiffany Caramico, husband and wife, and Rose A. Caramico, unmarried, personally came before me and stated to my satisfaction that this person:

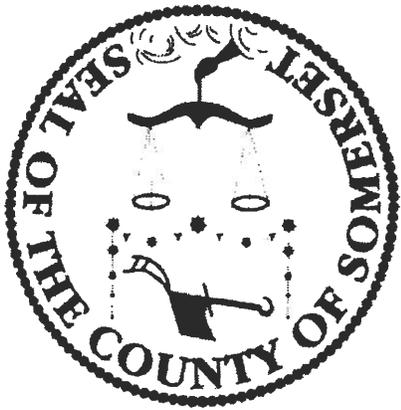
- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$855,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Patricia M. Devito

Attorney at Law NJ / Notary Public

RECORD AND RETURN TO:
First American Title Insurance Company
50 Millstone Road, Bldg 200 Ste 150
East Windsor, New Jersey 08520
3471-2570852-EWR





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

Date Recorded:	12/19/2018	12:13:22 PM
Recorded By:	BRIONES	
Book & Page:	OPR 7090	263-269
Instrument No.:	2018046903	
Number of Pages:	7	
Document Type:	DEED	
Consideration:	\$855,000.00	
Exemption:	OS OVER 350K STD/NO EXEMPTION	
NJ Realty Transfer Fee:	\$7,893.00	
Recording Fee (inc all addtl charges):	\$93.00	

DO NOT DISCARD









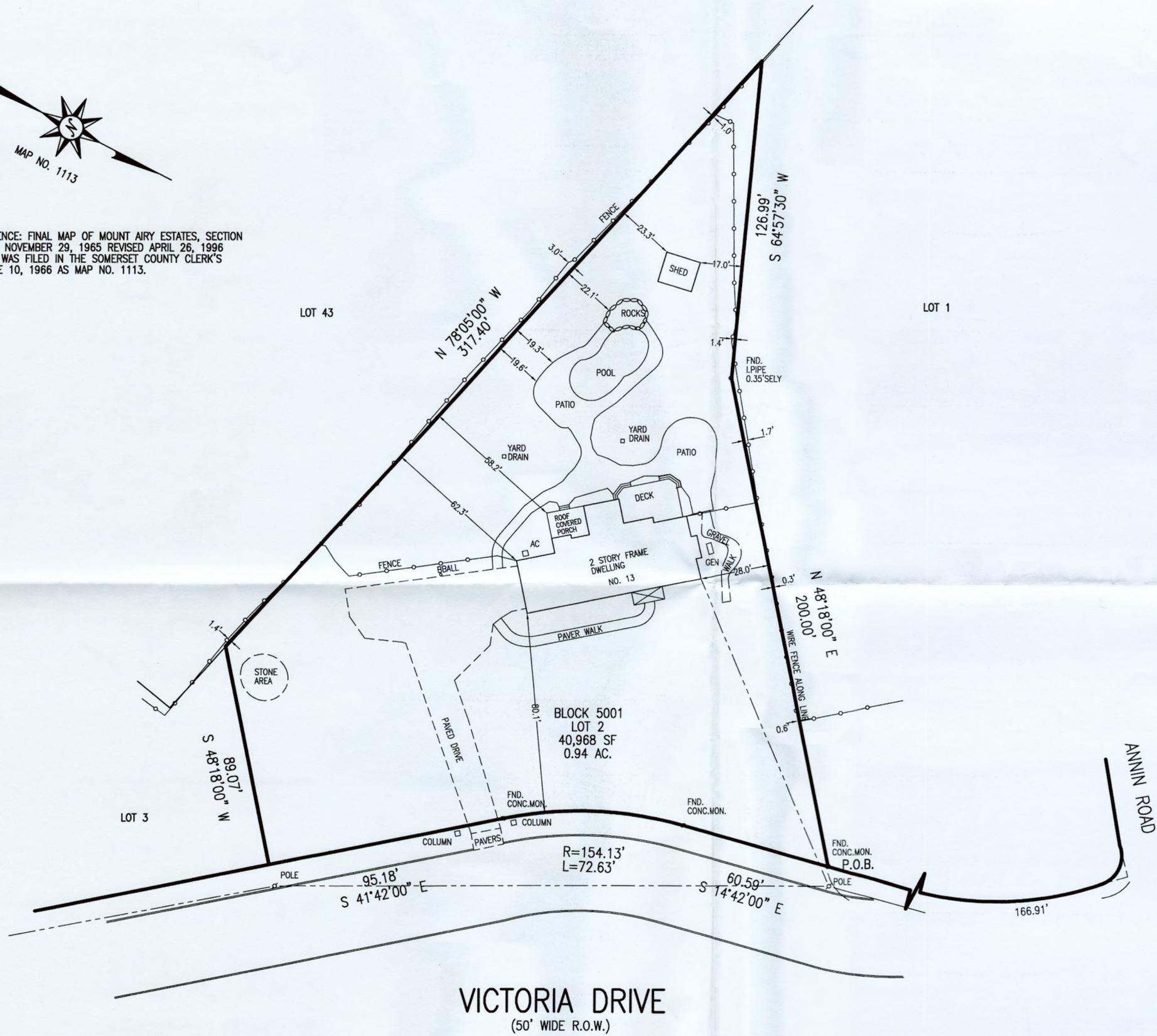








MAP REFERENCE: FINAL MAP OF MOUNT AIRY ESTATES, SECTION TWO DATED NOVEMBER 29, 1965 REVISED APRIL 26, 1996 WHICH MAP WAS FILED IN THE SOMERSET COUNTY CLERK'S OFFICE JUNE 10, 1966 AS MAP NO. 1113.



DRAWN BY:	SP	CHECKED BY:	WG
JOB No.	21-063		
BOOK			
SCALE	1" = 30'		
DATE	AUGUST 3, 2021		

REVISIONS
 AUGUST 17, 2021
 AUGUST 30, 2021

CERTIFICATE OF AUTHORIZATION
 No. 240A27959700

NOTES

Murphy & Holloway Associates Inc.
 CIVIL ENGINEERING AND SURVEYING
 192 CENTRAL AVENUE, STIRLING, N.J. 08080-1255
 908.580.1255 murphyholloway.com

SURVEY OF LOT 2
 BLOCK 5001
 13 VICTORIA DRIVE
 TOWNSHIP OF BERNARDS
 SOMERSET COUNTY
 NEW JERSEY

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

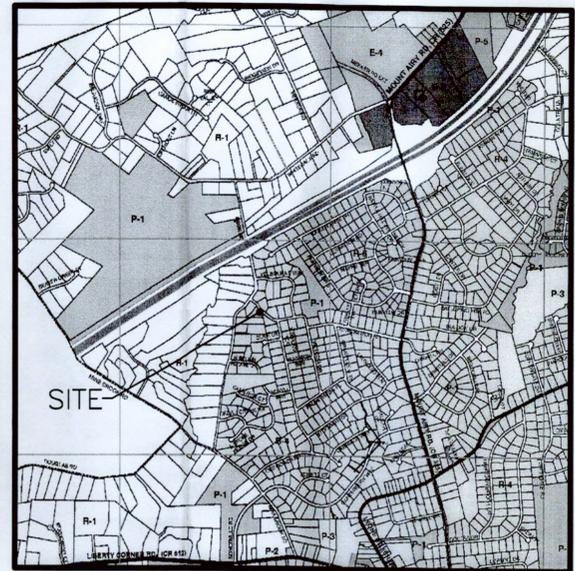
William G. Holloway
WILLIAM G. HOLLOWAY
 N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473
 N.J. PROFESSIONAL PLANNER #21

FILE	LF21-063	SHEET	1
------	----------	-------	---



PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY

BLOCK	LOT	OWNER
5001	1	THANAWALA, A.D. & CHETANA S. 1 VICTORIA DRIVE, BASKING RIDGE, NJ 07920
5001	3	CORBETT, MICHAEL & SHAN, CHARLINE LEE 25 VICTORIA DRIVE, BASKING RIDGE, NJ 07920
5001	41	MIRZA, MUSTAHSAN BIAG & DAWN D. 101 ANNIN ROAD, FAR HILLS, NJ 07931
5001	42	CHOI, JAMES & MARY B. 105 ANNIN ROAD, FAR HILLS, NJ 07931
5001	43	WALDRUFF, HERBERT D. III 1715 ASHLEY LAKE ROAD, KALISPELL, MT 59901
5001	44	TARGETT, KELLY A. & MICHAEL T. STORCH 121 ANNIN ROAD, FAR HILLS, NJ 07931
4901	2	GOBBLET, DIETER & ESTHER J. 2 VICTORIA DRIVE BASKING RIDGE, NJ 07920
4901	3	MUSSO, STEVEN P. & CYNTHIA J. TRUSTEE 10 VICTORIA DRIVE, BASKING RIDGE, NJ 07920
4901	4	FEDOR, MATTHEW & MEGHAN 26 VICTORIA DRIVE, BASKING RIDGE, NJ 07920
4901	7	FOSTER, MARK & MELANIE 44 MELBOURNE WAY, BASKING RIDGE, NJ 07920



KEY MAP

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOT 2, BLOCK 5001 TAX MAP SHEET No. 50.
- AREA OF LOT 2, BLOCK 5001 = 40,968 SF; 0.94 Ac.
- OWNER & APPLICANT:
KIRSTEN LIGHT
13 VICTORIA DRIVE
BASKING RIDGE, NJ 07920
- ATTORNEY FOR APPLICANT:
FREDERICK ZELLEY, ESQ.
BISOGNO, LOEFFLER & ZELLEY
PO BOX 408
BASKING RIDGE, NJ 07920
908.766.6666
- OWNERS CONSENT
I HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF BERNARDS

AUTHORIZED SIGNATURE _____

REQUIRED APPROVALS

- A) BERNARDS TOWNSHIP BOARD OF ADJUSTMENT

TABLE OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	AREA MAP/ZONING SCHEDULE
2	SITE PLAN

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

CHAIRPERSON—JEANMARIE GENIRS _____ DATE _____
SECRETARY—CYNDI KIEFER _____ DATE _____
TOWNSHIP ENGINEER—THOMAS TIMKO, PE _____ DATE _____

REQUIRED	EXISTING	PROPOSED
1 AC.	0.94 AC.*	0.94 AC.*
200 FT	225.5 FT	225.5 FT
100 FT	228.4 FT	228.4 FT
75 FT	80.1 FT	80.1 FT
75 FT	58.2 FT*	58.2 FT*
20 FT	25.9 FT	25.9 FT
50 FT	126.4 FT	126.4 FT
15%	20.1%*^	17.9%**
35 FT/2 1/2 STY	2 STY	2 STY
20 FT	19.3 FT*	19.3 FT*

COVERAGE CALCULATIONS

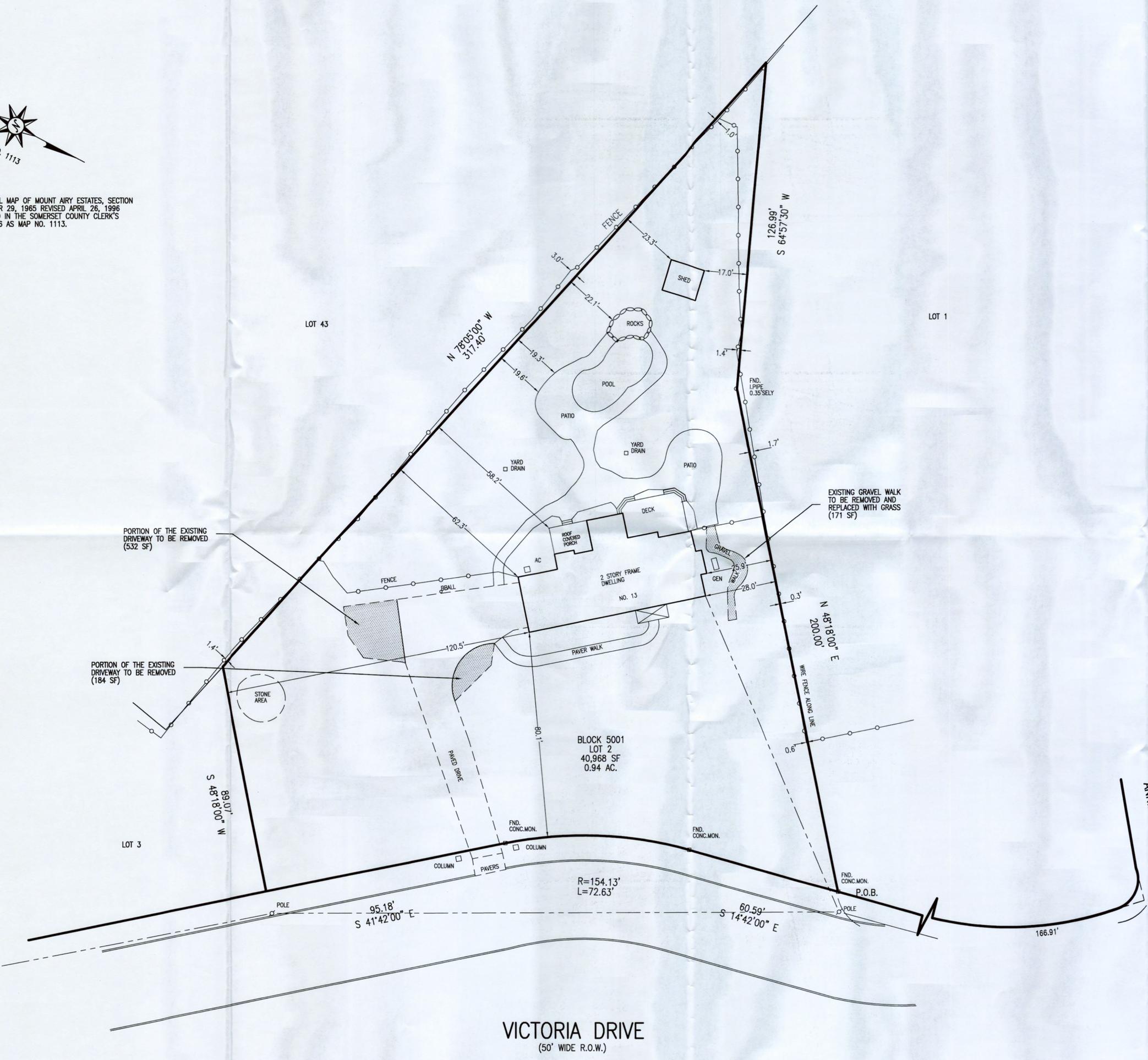
EXISTING		PROPOSED		APPROVED EXISTING COVERAGE (2021)	
HOUSE	2006 SF	HOUSE	2006 SF	COVERAGE	5832 SF
PORCH	168 SF	PORCH	168 SF		
PATIO	2049 SF	PATIO	2049 SF		
GRAVEL WALK	171 SF	GRAVEL WALK	0 SF		
FRONT WALK	333 SF	FRONT WALK	333 SF		
SHED	171 SF	SHED	171 SF		
DRIVE	2805 SF	DRIVE	2089 SF		
TOTAL	7703 SF	TOTAL	6816 SF		
POOL (WATER SURFACE)	530 SF	POOL (WATER SURFACE)	530 SF		
TOTAL	8233 SF	TOTAL	7346 SF		
DECK	385 SF	DECK	385 SF		

NONCONFORMING CONDITION
NONCONFORMING CONDITION
FRONT YARD

DRAWN BY: SP CHECKED: _____
JOB No. 21-063
BOOK _____
SCALE 1" = 20'
GRAPHIC SCALE _____
DATE APRIL 20, 2022
REVISIONS
JULY 11, 2022
SEPTEMBER 22, 2022
CERTIFICATE OF AUTHORITY No. 24GA279597
NOTES
Murphy & Holl
Associate
CIVIL ENGINEERING AND SURVEYING
192 CENTRAL AVENUE, STIRLING, NJ 07980
908.580.1255 murphyholl.com
VARIANCE FOR LOT 2, BLOCK 5001, 13 VICTORIA DRIVE, TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY AREA MAP
AIDAN T. MURPHY
N.J. LIC. PROFESSIONAL ENGINEER
1973-2016
WILLIAM G. HOLL
N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #2
N.J. PROFESSIONAL PLANNER
FILE LF21-063



REFERENCE: FINAL MAP OF MOUNT AIRY ESTATES, SECTION
 DATED NOVEMBER 29, 1965 REVISED APRIL 26, 1996
 MAP WAS FILED IN THE SOMERSET COUNTY CLERK'S
 OFFICE ON JUNE 10, 1966 AS MAP NO. 1113.



DRAWN BY:	SP
JOB No.	21-063
BOOK	
SCALE	1" = 20'
GRAPHIC SCALE	

DATE
 APRIL 20, 2022

REVISIONS
 JULY 11, 2022
 SEPTEMBER 22, 2022

CERTIFICATE OF AUTHORITY
 No. 24GA2795

NOTES

Murphy & Holl
 Associates
 CIVIL ENGINEERING & SURVEYING
 192 CENTRAL AVENUE, SUITE 200
 908.580.1255 murphyholl.com

VARIANCE FOR LOT 2 BLOCK 5001 13 VICTORIA TOWNSHIP BERNARD COUNTY SOMERSET NEW JERSEY SITE PLAN

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

William G. ...
 WILLIAM G. ...
 N.J. LIC. PROFESSIONAL SURVEYOR & LAND SURVEYOR
 N.J. PROFESSIONAL PLAN

FILE
 LF21-063

UPDATED MATAL
TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB22-014 Block: 1609 Lot: 25 Zone: R-4

Applicant: NEW JERSEY AMERICAN WATER CO. INC

Address of Property: EAST OAK STREET (REAR)

Description: BULK VARIANCE - CONDITIONAL USE VARIANCE
TO INSTALL A PERMANENT EMERGENCY GENERATOR

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 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 type="checkbox"/> | Imaging Fee |
| <input checked="" type="checkbox"/> | Contributions Disclosure Form (G) | <input type="checkbox"/> | Tax Map Revision Fee |
| | | <input checked="" type="checkbox"/> | Checklist |

SCHEDULING

5.16.22 Original Submission Date
6.20.21 Completeness Deadline (45 days)
 _____ Incomplete Date
 _____ Resubmission Date
 _____ Date Complete
 _____ Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

5.16.22 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES

Apply for Letter of Interpretation

Service Information

Service ID: 1383573
Service Type: Apply for or Revise a Letter of Interpretation - Line Verification LOI
Service Name: NJAW BASKING RIDGE BOOSTER ST GENERATOR
Created On: 06/08/2022

Site Information

Location Address: East Oak Street Rear
Bernards Twp,NJ 07920

Location Description: No location description provided.

County: Somerset

Municipality: Bernards Twp

Coordinates: 479735.06,683266.04 - 01 - NJ State Plane (NAD83) - USFEET)

Block and Lot:

Block	Lot	County	Municipality
1609	25	Somerset	Bernards Twp

Uploaded File: LOI_Basking_Ridge.zip

LOI DETAILS

Are there any known hazards on this site?

Yes

Description of Contamination:
required

Site is within a locked security fence that is unmanned. Prior notice of site visit is

Is this permit/authorization application filed as a follow-up to an Emergency Authorization issued by the Division of Land Resource Protection?

No

Total Acreage of Site:

1.411

Total Acreage of Footprint:

0

Total Acreage of Wetlands:

0.932

Contacts

Name: Richard Conklin, Jr.
Title: Project Manager Engineering
Contact Type: Applicant
Organization Name: New Jersey American Water Co.
Organization Type:
E-Mail: richard.conklinjr@amwater.com
Phone: (908) 430-3204 (Work Phone Number)
Contact Address: 1 Water Street
 Camden, New Jersey 07102

Name: Richard Conklin, Jr.
Title: Project Manager Engineering
Contact Type: Property Owner
Organization Name: New Jersey American Water Co.
Organization Type:
E-Mail: richard.conklinjr@amwater.com
Phone: (908) 430-3204 (Work Phone Number)
Contact Address: 1 Water Street
 Camden, New Jersey 07102

Name: Andrew Holt
Title: Executive Vice President
Contact Type: Agent
Organization Name: Suburban Consulting Engineers
Organization Type:
E-Mail: Dchabrak@suburbanconsulting.com
Phone: (908) 625-1616 (Cell Phone Number)
Contact Address: 96 US Highway 206, Suite 101
 Flanders, New Jersey 07836

Uploaded Attachments

Attachment Type	Attachment Description	File Name
Other	NHP Letter	NHP Letter 2022-03-21.pdf
Survey	Survey	NJAW LOI MAP.pdf
Application Information	LOI Application Information	Color Photos and Location Map.pdf
Other	Property Owner Form	E LOI Property Owner Form.pdf
Other	Public Notice Form and Attachments	Public Notice Form 2022-06-09.pdf
Other	Wetland Report with Figures	Wetland Summary June 2022.pdf

Service Specific Certifications

Location Description:

- I hereby certify that the location address, block(s) and lot(s), and the site location shown on the embedded map on the "Site Information" page as well as the acreages displayed on the "LOI Details" page for this LOI application are accurate

Additional LOI-Specific Certifications

- I hereby certify that I have written permission from the applicant(s) and property owner(s) to submit this application to the Department of Environmental Protection's Division of Land Use Regulation for a Letter of Interpretation (LOI). I will maintain a copy of the written permission for the life of the authorization and will provide a copy of this written permission upon request.
- I hereby certify, under penalty of law, that I have personally reviewed the information submitted herein and that, based on my inquiry of those individuals immediately responsible for obtaining and/or preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant civil and criminal penalties for submitting false or inaccurate information, including the possibility of fines and imprisonment.
- I hereby certify that, in accordance with the Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A-10.1(q), any required survey has been conducted and the documentation provided in accordance with the requirements at N.J.A.C. 7:36 Appendix 2 (Green Acres Survey Standards), specifically Scope of work: Property surveys at 3.4.2, Corner markers at 3.5.2.10.1, Deed description at 3.5.4, Metes and Bounds description, Reduced survey plan at 3.6.6., and Digital files at 3.6.7.
- I hereby certify that I, as the property owner(s) or a representative for the property owner(s), give unconditional consent to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection or survey of the property which is the subject of this LOI application.

Certification

Certifier: Douglas Chabrak
Certifier ID: DOUGLALS65
Challenge/Response Question: What is your favorite pet?
Challenge/Response Answer: *****
Certification PIN: *****
Date/Time of Certification: 06/10/2022 13:00

"I certify under penalty of law that I believe the information provided in this document is true, accurate, and complete. I am aware that there are significant civil and criminal penalties, including the possibility of fine or imprisonment or both, for submitting false, inaccurate or incomplete information."

Douglas Chabrak
General

06/10/2022
Date

Payment Information

Status: Paid

Confirmation Number(s): 009735

Total Payment Amount: \$1,200.00

Payment Date: 06/10/2022

Payment Method: Pay via Credit Card

Credit Card Service Fee: \$24.50

Total Amount Charged: \$1,224.50

Service Information

Service ID: 1383244

Service Type: Apply for a Land Use Authorization or Permit - Land Use Authorization or Permit

Service Name/PI Name: NJAW BASKING RIDGE BOOSTER ST GENERATOR

Service Comments: Construction of an emergency generator at existing public water supply facility.

Created On: 06/07/2022

Project Description

Do you know what permit you are applying for? **Yes**

Is this permit/authorization application filed as a follow-up to an Emergency Authorization issued by the Division of Land Resource Protection? **No**

Is the proposed project for linear development? **No**

Is this application for aquaculture, dredging, or an offshore energy project, and is located exclusively in one of the following waterbodies? **No**

Arthur Kill River
Atlantic Ocean
Delaware Bay
Delaware River including Logan Twp (Gloucester County) and points south
Hudson River
Kill Van Kull River
Raritan Bay
Sandy Hook Bay
Upper New York Bay

Project Description:

Briefly describe the proposed activities to be conducted within areas regulated by the Division of Land Use Regulation (DLUR).

Construction of an emergency diesel generator, and asphalt tuck area in maintained lawn located within the wetland transition area, riparian zone, and flood hazard area

Have any Land Use permits been issued for this site? **Yes**

Please list all File Numbers:

File #
1802-19-0005.1

Is the proposed project located in the Meadowlands District, the Highlands, or the Pinelands? **No**

Site Information

Location Address: East Oak Street Rear
Bernards Twp,NJ 07920

Location Description: No location description provided.

County: Somerset

Municipality: Bernards Twp

Coordinates: 479731.00,683284.00 - 01 - NJ State Plane (NAD83) - USFEET

Block and Lot:

Block	Lot	County	Municipality
1609	25	Somerset	Bernards Twp

Permit Scope - General

Is the applicant or co-applicant a public entity? **No**

Stormwater

Does the entire proposed project meet the definition of a "major development" pursuant to the Stormwater Management rules at N.J.A.C. 7:8-1.2? **No**

Permit Type Selection

Are you applying for a Coastal Permit? **No**

Are you applying for a Flood Hazard Permit and/or Verification? **Yes**

Are you applying for a Freshwater Wetlands Permit? **Yes**

Permit Details - General

Is the applicant the sole owner of all properties, including easements and rights-of-way, where the project is proposed? **Yes**

Gas Pipeline:

Does the proposed project include the construction of a gas pipeline? **No**

Watershed Management Area:

Enter the Watershed information for all watershed area(s) where the proposed project is located:

Watershed Management Area	Watershed	Sub-Watershed	Name	Class	Type
Upper Passaic, Whippany, Rockaway	Passaic River Upr (above Pine Bk br)	Passaic R Upr (Dead R to Osborn Mills)	UNT Penns Brook	FW2-NT Non-trout	Stream

Riparian Zone

Is the proposed project located within 300 ft. of a regulated water body? **Yes**

Is the proposed project located in a riparian zone as defined in the Flood Hazard Area Control Act Rules (N.J.A.C 7:13) or the Coastal Zone Management Rules (N.J.A.C 7:7)? **Yes**

As accurately as possible, please select the width of the most conservative Riparian Zone on the site: **150 Feet**

Based on the estimated riparian zone width that you determined, specify the square footage of riparian zone vegetation that will be disturbed by the proposed project. **2956 Sq. Ft. - 0.068 Acres**

Provide the name of the report and relevant page(s) documenting the proposed project's compliance with the "Requirements for a regulated activity in a riparian zone", in the Flood Hazard Area Control Rules.

Name of Report	Page #(s) In Report
FHA Environmental Report	6-8

Site Plans Requiring Elevation Measurements

Do the site plans reference the National Geodetic Vertical Datum of 1929 (NGVD29)? **Yes**

Endangered and Threatened Species Evaluations

Has an NJDEP, Office of Natural Lands Management, Natural Heritage Database data request response for endangered or threatened species of flora or fauna, including a landscape map report, been obtained for the proposed project? **Yes**

Provide the page #(s) of the report that documents the required evaluation of the proposed project with respect to endangered and threatened species:

Name of Report	Page #(s) in Report
FHA Environmental Report	8-11

Mitigation

Does the proposed project require mitigation?

Yes

Conservation Restrictions

Is any portion of the site subject to an existing conservation restriction?

Yes

Permit Scope - Flood Hazard

Select all Permit Types that apply:

Permit Type	Fee
Individual Permit-FH Other	\$0
Verification-Method 6 (Calculation Method)	\$12,400

Is this application associated with the construction of one single-family home or duplex, which is not being constructed as part of a residential subdivision or multi-unit development, or the construction of an addition or accessory structure to a single-family home or duplex? **No**

Does this application include a request for a hardship exception? **Yes**

Does the application require the review of net-fill calculations? **No**

Is there a Department delineation promulgated on or after January 24, 2013 for the regulated water associated with the proposed project? **No**

How many linear feet of regulated water are subject to verification? **2100**

Additional Fee Description	Fee
FH Hardship Exception Additional Fee	\$4,000
Net-Fill Additional Fee	\$0
Individual Permit Base Fee	\$3,000

Permit Details - Flood Hazard

All FH IPs Only

When applying for a hardship exception, public notice must include a description of the nature of the hardship and the citation and subject matter of each requirement for which the hardship is being requested.

Indicate the page #(s) of the reports that documents compliance with the specific requirements for a hardship exception for an individual permit listed at N.J.A.C. 7:13-15.1:

Name of Report	Page #(s) in Report	Brief Description of Hardship
FHA Engineering Report	9-13	Placement of structures in floodway

All Verification Methods

Is the entire site for the proposed project inundated by the Flood Hazard Area Design Flood Elevation?

No

Flood Hazard Verification Methods 1, 2, 3, 4, 5, 6

Provide all applicable Flood Hazard Area Design Flood Elevations, referenced at the upstream property limit:

Elevations	Feet	Vertical Datum
Department Delineation Elevation		
FEMA effective 100-year tidal elevation		
FEMA preliminary 100-year tidal elevation		
FEMA advisory 100-year tidal elevation		
One foot above FEMA effective 100-year fluvial elevation		
One foot above FEMA preliminary 100-year fluvial elevation		
One foot above FEMA advisory 100-year fluvial elevation		
Calculated Flood Hazard Area	252.1	NAVD88

Permit Scope - Freshwater

Select all Permit Types that apply (Transition Area Waiver (TAW) types will be listed in a separate table):

None selected.

Are there any Transition Area Waiver (TAW) types included in this application? **Yes**

Transition Area Waiver (TAW) Type	Disturbance Area (Sq. Ft.)	Disturbance Area (Acres)	Disturbance Area for Fee Calculation (Acres)	TAW Fee
TAW - Special Activity Redevelopment	205	0.005	1	\$1,100
TAW - Special Activity Individual Permit	1014	0.023	1	\$1,100

Permit Details - Freshwater

All FWW Applications

Has the NJDEP issued a line delineation LOI (pursuant to N.J.A.C. 7:7A-3.3) or a line verification LOI (pursuant to N.J.A.C. 7:7A-3.4) for the subject property that is currently valid? **No**

How many square feet of wetlands and/or State open waters currently exist on the property? **46812 Sq. Ft. - 1.075 Acres**

Transition Area Waiver Types

Special Activity TAW for Redevelopment

Was the disturbance in the area of the proposed activity lawfully existing prior to July 1, 1989 or previously permitted under N.J.A.C. 7:7A? **Yes**

Contacts

Name: Richard Conklin, Jr.
Title: Project Manager Engineering
Contact Type: Applicant
Organization Name: New Jersey American Water Co.
Organization Type: Utility
E-Mail: richard.conklinjr@amwater.com
Phone: (908) 430-3204 (Work Phone Number)
Contact Address: 1 Water Street
Camden (Camden), New Jersey 07102

Name: Richard Conklin, Jr.
Title: Project Manager Engineering
Contact Type: Property Owner
Organization Name: New Jersey American Water Co
Organization Type: Utility
E-Mail: richard.conklinjr@amwater.com
Phone: (908) 430-3204 (Work Phone Number)
Contact Address: 1 Water Street
Camden (Camden), New Jersey 07102

Name: Rhonda Pisano
Title: Municipal Clerk
Contact Type: Municipal Clerk
Organization Name: Bernards Twp Clerk
Organization Type: Municipal
E-Mail: rpisano@bernards.org
Phone: (908) 204-3001 (Work Phone Number)
Contact Address: Administration Building
 1 Collyer Lane
 Bernards Twp (Somerset), New Jersey 07920

Name: Steve Peter
Title: Somerset County Clerk
Contact Type: County Clerk
Organization Name: County Clerk
Organization Type: County
E-Mail: countyclerk@co.somerset.nj.us
Phone: (908) 231-7013 (Work Phone Number)
Contact Address: 20 Grove Street
 Somerville (Somerset), New Jersey 08876

Name: Andrew Holt
Title: Executive Vice President
Contact Type: Agent
Organization Name: Suburban Consulting Engineers
Organization Type: Private
E-Mail: Dchabrak@suburbanconsulting.com
Phone: (908) 625-1616 (Cell Phone Number)
Contact Address: 96 US Highway 206, Suite 101
 Flanders, New Jersey 07836

Uploaded Attachments

Attachment Type	Attachment Description	File Name
Environmental Report with Site Location Maps	Environmental Report with Site Location Maps	R12580.011 FHA ENV Report (June 2022).pdf
Site Plans	Site Plans	Combined Set 2022-06-07 REV A.pdf
Color Photos and Photo Location Map	Color Photos and Photo Location Map	Color Photos and Location Map.pdf
Public Notice Form	Public Notice Form	12580.011 Public Notice Form 2022-06-09.pdf
Property Owners Certification Form	Property Owners Certification Form	12580.011 Property Owner Form 2022-06-01.pdf
Engineering Report	Engineering Report	12580.011 ENG FHA (June 2022).pdf
Natural Heritage Program Letter	Natural Heritage Program Letter	NHP Letter 2022-03-21.pdf
Conservation Restriction (Filed)	Conservation Restriction (Filed)	500100138 NJAW Bernards Conservation Restriction Area_2020-06-10_signed.pdf
TAW-Spec. Act. Redev. Aerial Photo/Approved Plans	TAW-Spec. Act. Redev. Aerial Photo/Approved Plans	1995 Historic Aerial Photo.pdf



Certification

Certifier: Douglas Chabrak
Certifier ID: DOUGLALS65
Challenge/Response Question: What is your all-time favorite sports team?
Challenge/Response Answer: *****
Certification PIN: *****
Date/Time of Certification: 06/10/2022 13:12

"I certify under penalty of law that I believe the information provided in this document is true, accurate, and complete. I am aware that there are significant civil and criminal penalties, including the possibility of fine or imprisonment or both, for submitting false, inaccurate or incomplete information."

Douglas Chabrak
General

06/10/2022
Date

Fee Summary

Service ID: 1383244
Service Type: Apply for a Land Use Authorization or Permit
Created Date: 06/07/2022

Flood Hazard

Flood Hazard - Permit/Fee Type	Fee
Individual Permit-FH Other	0
Verification-Method 6 (Calculation Method)	\$12,400
FH Hardship Exception Additional Fee	\$4,000
Individual Permit Base Fee	\$3,000

Total Flood Hazard Fees: \$19,400

Freshwater Wetlands

Freshwater Wetlands - Permit/Fee Type	Fee
TAW - Special Activity Redevelopment	\$1,100
TAW - Special Activity Individual Permit	\$1,100

Total Freshwater Wetlands Fees: \$2,200

Total Fees: \$21,600

Payment Information

Status: Paid

Confirmation Number(s): 013928

Total Payment Amount: \$21,600.00

Payment Date: 06/10/2022

Payment Method: Pay via Credit Card

Credit Card Service Fee: \$432.50

Total Amount Charged: \$22,032.50

PLANS REVISED + ADDITIONAL MAT'Ls
TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT
APPLICATION STATUS FORM

Application No: ZB22-014 Block: 1609 Lot: 25 Zone: R-4

Applicant: NEW JERSEY AMERICAN WATER CO. INC

Address of Property: EAST OAK STREET (REAR)

Description: BULK VARIANCE - CONDITIONAL USE VARIANCE TO INSTALL A PERMANENT EMERGENCY GENERATOR

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 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 type="checkbox"/> Imaging Fee |
| <input checked="" type="checkbox"/> Contributions Disclosure Form (G) | <input type="checkbox"/> Tax Map Revision Fee |
| | <input checked="" type="checkbox"/> Checklist |

SCHEDULING

5.16.22 Original Submission Date
6.30.21 Completeness Deadline (45 days)
 _____ Incomplete Date
 _____ Resubmission Date
 _____ Date Complete
 _____ Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

5.16.22 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES



June 8, 2022

VIA HAND DELIVERY

Township of Bernards Planning Board
Bernards Township Municipal Building
1 Collyer Lane
Basking Ridge, New Jersey 07920



Attn: David Schley, PP, AICP – Township Planner

Re.: Township of Bernards, County of Somerset, State of New Jersey
Preliminary and Final Major Site Plan for New Jersey American Water
East Oak Street (Rear), Block 1609, Lot 25
ZB22- 014 Preliminary & Final Site Plan with Variances
File No.: SCE-R12580.011

Dear Mr. Schley:

SUBURBAN CONSULTING ENGINEERS, INC. (SCE) is in receipt of the Township's Planner's review letter, dated May 25, 2022, regarding the above reference project. For your review, we have enclosed the following revised materials:

- Seventeen (17) full-size plan sets titled, "Preliminary and Final Major Site Plan for New Jersey American Water", consisting of 8 sheets, prepared by **SUBURBAN CONSULTING ENGINEERS** (SCE), dated February 25, 2022, last revised June 7, 2022
- Seventeen (17) copies of survey sheet prepared by **SUBURBAN CONSULTING ENGINEERS** (SCE), consisting of one (1) sheet, dated January 21, 2022
- Seventeen (17) copies of Letter of Interpretation Map prepared by **SUBURBAN CONSULTING ENGINEERS** (SCE), consisting of one (1) sheet, dated April 25, 2022

SCE's response, addressing the professional's comments are provided in ***bold italic*** below.

1. A completed final site plan submission checklist (Appendix C, Article III) and a completed "c" variance submission checklist (Appendix D, Article III).

RESPONSE: The completed checklists, Appendix C, Article III and Appendix D, Article III has been included in this submission.

2. The following outstanding fee balances:

- a. Application fee: \$1,600.00 required - \$1,335.22 paid = \$264.78 due
- b. Escrow deposit: \$7,025.00 required - \$5,055.80 paid = \$1,969.20 due
- c. Document imaging fee: \$150 required - \$0 paid = \$150.00 due

RESPONSE: Acknowledged; all remaining fees will be provided by attorney during tonight's planning meeting.



10. Plans and computations for the proposed stormwater drainage system. Since the proposed development creates 1,000sf or more of new impervious area, it is classified as a minor development requiring stormwater infiltration measures in accordance with §21-42.11.b.1.

RESPONSE: The plans have been modified to reduce the total new impervious coverage to 965 square feet; therefore, stormwater infiltration is no longer required.

11. Evidence of approval, or of the request for approval, of the proposed development by NJDEP, as required pursuant to Flood Hazard Area Control Act Rules.

RESPONSE: This Application is being submitted concurrent with this response. A copy will be provided once obtained.

12. Final detailed architectural renderings. The submitted elevation views do not identify proposed exterior materials, finishes, colors, etc.

RESPONSE: A waiver is requested for this item. A cutsheet for the generator has been included with this submission and further testimony will be provided at the meeting. The exterior color is available in the following options: white, bronze, light gray or sandstone.

13. A project report/environmental impact assessment.

a. *The applicant is requesting a submission waiver for this item.*

RESPONSE: Waiver has been requested. This generator will be used for emergency purposes; therefore, we believe a waiver can be granted for same.

14. Delineation of stream buffer conservation areas in accordance with §21-14.4, including boundaries of zone one and zone two of the stream buffer conservation areas. It appears that the proposed generator is within a flood hazard area, in which case it would also be within a stream buffer conservation area, where it is not permitted. The applicant may request a zone two waiver, pursuant to §21-14.4.b.3(d). In support of any waiver request, the submission must include a stream buffer management plan in accordance with §21-14.4.h.1.

RESPONSE: A zone two waiver is requested. A Stream Buffer Management Area has been incorporated into the plan set on Sheet 4 of 8 to comply with the ordinance.

15. A fire service plan showing information relating to fire safety and emergency response, including fire department connections, hydrants, widths and turning radii of driveways, etc.

RESPONSE: Plans have been updated to show an access plan for fire service, Sheet 6 of 8. The site currently has two (2) existing hydrants, the locations have been added to existing conditions plan, Sheet 3 of 8.

16. Contribution disclosure statements for the project attorney, project engineer, and any other professional providing testimony, plans or reports in support of the application.

RESPONSE: Contribution disclosure statement has been included in this submission.

Photo Log



Photo 1: Basking Ridge Booster Station: photo facing north and to west of existing building.



Photo 2: Basking Ridge Booster Station: photo facing south and to west of existing building.



Photo 3: Basking Ridge Booster Station: photo facing south and to west of existing building, showing a portion of the parking lot.

APPENDIX D, ARTICLE III

Checklist

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

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

No.	Item	Submitted	Not Applicable	Waiver Requested
1	A completed application form and checklist.	X		
2	A certificate from the tax collector indicating that taxes are paid.	X		
3	All required application and escrow deposit fees.	X		
4	Names and addresses of property owners within 200' of the subject property, as disclosed by current tax records and identified by block & lot numbers.	X		
5	A plot plan or survey accurately depicting the entire subject property and all existing buildings, structures, driveways, patios, etc.	X		
6	Sketch of all proposed improvements on the plot plan or survey, with dimensions of improvements and distances to property lines.	X		
7	Calculations of existing & proposed lot coverage percentages.	X		
8	Architectural sketches (floor plan and elevations) of the proposed improvements.			X
9	Photographs of the property in the location of the proposed improvements.	X		
10	A wetlands delineation or wetlands absence determination prepared by a qualified consultant and verified by a letter of interpretation from the New Jersey Department of Environmental Protection, if required pursuant to Section 21-14.1.a.	X		
11	The locations of percolation tests and a copy of the written approval of the tests and locations from the Bernards Township Health Department, if the application involves a new dwelling and sewage disposal is to be handled by an individual septic system.			X
12	Delineations of existing and proposed stream buffer conservation areas and stream buffer management plans, if required pursuant to Section 21-14.4.b.	X		
13	Existing topography, proposed grading, and proposed stormwater infiltration measures in accordance with §21-42.11.b.1, shown on the plot plan or survey, if 1,000sf or more of new impervious area is proposed.	X		

APPENDIX C, ARTICLE III

Checklist

Application for Final Approval of a Major Subdivision or Site Plan

(See Article VII for Details)

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

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

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

ENV

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

Application No: ZB22-014 Block: 1609 Lot: 25 Zone: R-4

Applicant: NEW JERSEY AMERICAN WATER CO. INC

Address of Property: EAST OAK STREET (REAR)

Description: BULK VARIANCE - CONDITIONAL USE VARIANCE
TO INSTALL A PERMANENT EMERGENCY GENERATOR

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 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 type="checkbox"/> | Imaging Fee |
| <input checked="" type="checkbox"/> | Contributions Disclosure Form (G) | <input type="checkbox"/> | Tax Map Revision Fee |
| | | <input checked="" type="checkbox"/> | Checklist |

SCHEDULING

5.16.22 Original Submission Date
6.30.21 Completeness Deadline (45 days)
 _____ Incomplete Date
 _____ Resubmission Date
 _____ Date Complete
 _____ Time to Act (45/95/120 days)

HEARING

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

DISTRIBUTION

5.16.22 Environmental Comm
 _____ Fire Official
 _____ LCFAS
 _____ Police

NOTES



Niall J. O'Brien
Also Member of Pennsylvania Bar
nobrien@archerlaw.com
856-616-2696 Direct

Archer & Greiner, P.C.
1025 Laurel Oak Road
Voorhees, NJ 08043
856-795-2121 Main
856-795-0574 Fax
www.archerlaw.com

May 13, 2022

VIA OVERNIGHT MAIL

Cyndi Kiefer, Secretary
Zoning Board of Adjustment
Township of Bernards
Engineering Building
277 South Maple Ave.
Basking Ridge, NJ 07920

**Re: New Jersey American Water Company, Inc.
Application for Conditional Use Variance, Conditional Use and Preliminary
and Final Site Plan Approvals
Basking Ridge Booster Station-Emergency Generator
Block 1609, Lot 25 / East Oak Street, Bernards Township
Our File No. NEW248-063**

Dear Ms. Kiefer:

On behalf of our client, New Jersey American Water Company, Inc. (the "Applicant"), and consistent with our recent communications, we are resubmitting **seventeen collated sets of this letter and Items 1 thru 7 and three collated sets of Items 8 thru 13** and/or the following in connection with the above-referenced Application:

1. Completed Township of Bernards, 2022 Zoning Board of Adjustment Application with attached Application Addendum "A" Statement of Compliance with Conditional Use Standards; Addendum "B" Variance Approvals Requested; and Checklist – original and sixteen (16) copies;
2. Site Inspection Consent, Form A– one (1) original and sixteen (16) copies;
3. Dimensional Statistics, Form F – seventeen (17) copies;
4. Deed of Easement and Right of Way, dated January 11, 1978, by and Between Township of Bernards Sewerage Authority, recorded at DB 1368, P766&c. – seventeen (17) copies;
5. Deed between Madeline Hockenberry Thomas and George Thomas and Commonwealth Water Company, dated December 30, 1977 and recorded at DB 1367, P292&c. – seventeen (17) copies;

6. Site Photographs – seventeen (17) sets;
7. Site Development Plans entitled “Preliminary and Final Site Plan, Basking Ridge Booster-Emergency Generator, Township of Bernards, County of Somerset, State of New Jersey,” prepared by Suburban Consulting Engineers, Inc., dated February 25, 2022, consisting of seven (7) sheets – seventeen (17) sealed sets;
8. Statement of Ownership Form B with attached Affidavit of Ownership – original and two (2) copies;
9. Certified list of property owners within 200 feet – original and two (2) copies;
10. Township of Bernards Planning Board/Zoning Board of Adjustment Contribution Disclosure Statement, Form G for the Applicant – original and two (2) copies;
11. Certification of current property tax payments, Form D – one (1) original and two (2) copies;
12. W-9 Form for the Applicant – three (3) copies;
13. Draft Public Hearing Notice Form E – three (3) copies;
14. This firm’s Check No. 416463, in the amount of \$1,335.22, made payable to Township of Bernards, representing the Application fee;
15. This firm’s Check No. 416464, in the amount of \$5,055.80, made payable to Township of Bernards, intended to serve as the initial Professionals Escrow Deposit in connection with this Application; and
16. CD-ROM with digital copies of this Application submission.

This Application on behalf of New Jersey American Water Company, Inc. (the “Applicant”) for Conditional Use Variance Approval; Conditional Use Approval; and Preliminary and Final Major Site Plan Approval, provides for the proposed installation of a permanent emergency generator, to service the Applicant’s Public Water Utility Booster Station, known as the Basking Ridge Booster, which is located on property that is owned by the Applicant, is 1.411 acres in size, located within a R-4 Zoning District in which Public Utility Facilities are permitted as a Conditional Use, and which is a landlocked parcel to the rear of East Oak Street, adjacent to the Bernards Township Sewerage Authority facility, and more particularly known as Block 1609, Lot 25, on the Official Tax Maps of Bernards Township (the “Property”).

The Property is a landlocked parcel and access is provided through a shared driveway within an access easement on adjacent Block 1609, Lot 24, which is owned by the Bernards Township Sewerage Authority.

Overall, the proposed development is intended to assure a reliable emergency source of power supply in order to ensure the continuing functioning of the Basking Ridge Booster during emergency conditions, which will enhance the reliability of the Applicant's public utility water supply.

As shown on the enclosed Site Plans, the existing facilities on the Property do not currently conform to the minimum Lot Width, Side and Front Yard Setbacks required within the E-5 Zoning District (which are the applicable bulk criteria for a Public Utility Conditional Use). In addition, in connection with this Application, the Applicant is proposing the installation of the proposed generator within 18.2 feet of the side property line when a minimum side yard setback of 75 feet is required in the E-5 Zoning District by Ordinance, but which would comply with the 15 Foot side yard setback required within the R-4 Zone. The Applicant's compliance with the applicable Conditional Use Standards, and the rationale and justification for the requested Conditional Use Variance is set forth in the enclosed Application Addenda.

In particular, "d(3)" Variance from Conditional Use Standards applicable to Public Utility Facilities is requested from Conditional Use Standard "3," requiring that "[a]ll buildings shall meet the yard and height requirements of the zone in which the use is located, or if in a residential zone, the requirements of the E-5 Zone." Conditional Use Variance Approval is requested to allow the proposed generator to be located 18.2 feet from the side property line when a minimum Side Yard Setback of 75 feet is required for Accessory Structures. In addition, and if necessary, Variance Approval is requested for (i) the existing Side Yard Setback from the Booster Station building of 36.7 feet when a minimum Side Yard Setback of 75 feet is required in the E-5 Zoning District; (ii) the existing Front Yard Setback of 114 feet when a minimum Front Yard Setback of 175 feet is required within the E-5 Zoning District; and (iii) the existing Lot Width of 110 feet when a minimum Lot Width of 400 feet is required in the E-5 Zoning District.

Given the limited nature of the development on the Property, Waivers are requested from the requirement for the submission of an Environmental Impact Statement; a Project Statement; and Soil Logs. In addition, Political Contribution Disclosure Statements for each of the professionals participating in the public hearing will be provided to upon our receipt of the same.

We will submit the Site Survey, Tree Removal Permit Application and any necessary additional Political Contribution Disclosure Statements to you under separate cover.

I would appreciate it if you would process this Application for completeness and, thereafter, schedule it for public hearing on the next available agenda for the Bernards Township Zoning Board of Adjustment. Upon your notification to us of the hearing date, we will arrange

Cyndi Kiefer, Secretary
Bernards Township Zoning Board of Adjustment
May 13, 2022
Page 4

for publication of an appropriate public hearing notice in the *Bernardsville News* and for the service of that notice and provide you with the Affidavit of Publication and our Affidavit of Service of that notice ahead of the hearing date.

In the meantime, should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,



NIALL J. O'BRIEN

NJO:amh
Enclosures
223830001v1

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

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

1. APPLICANT: New Jersey American Water Company, Inc.

Address: 1 Water Street, Camden, NJ 08102

Phone: (home) _____ (work) (908) 431-3204 (mobile) _____

Email (will be used for official notifications): richard.conklinjr@amwater.com

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

Address: _____

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

3. ATTORNEY: Archer & Greiner, P.C., Niall J. O'Brien, Esquire

Address: 1025 Laurel Oak Road, Voorhees, NJ 08043

Phone: (856) 616-2696 Email (will be used for official notifications): Nobrien@Archerlaw.com

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

Name: Andrew S. Holt, PE, Suburban Consulting Engineers Profession: Engineer

Address: 96 US Highway 206, Suite 101, Flanders, NJ 07836

Phone: (973) 398-1776 Email (will be used for official notifications): aholt@suburbanconsulting.com

5. PROPERTY INFORMATION: Block(s): 1609 Lot(s): 25 Zone: R-4

Street Address: East Oak Street Rear Total Area (square feet/acres): 61,457 sf/1.411 ac

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

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? No Yes (if yes, explain) _____
Minimum Lot Width, Minimum Front Yard Setback, Minimum Side Yard Setback

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: _____

The existing property is the location of a Public Utility Facility Booster Station owned and operated by NJ American Water Company.

Existing facilities include small building to house the pumps with associated gravel surfaces, and a temporary emergency generator.

The project proposes the installation of a permanent emergency generator to serve the facility with associated improvements.

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

The current emergency power source is a portable generator.

A permanent generator is being installed to ensure reliable source of emergency supply.

A Variance is requested for a Side Yard Setback of 18.2 feet from the accessory generator when a minimum of 75 feet is required

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

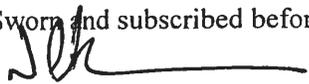
The proposed generator will help in maintaining the reliability of public water supply and, therefore, promotes several purposes of Zoning. The rationale and justification for the requested Variance are set forth in the attached Application Addendum.

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

APPLICANT(S) SIGN HERE:
 New Jersey American Water Company, Inc.
 I/we, By Donald C. Shields, V.P., Engineering and _____ hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s):  and _____

Sworn and subscribed before me, this 30th day of March, 2022.


 Notary

Niall J. O'Brien, Esquire
Attorney at Law
State of New Jersey

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

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

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

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 20__.

 Notary

APPLICATION ADDENDUM A
COMPLIANCE WITH CONDITIONAL USE STANDARDS

New Jersey American Water Company, Inc.
BASKING RIDGE BOOSTER STATION GENERATOR RELIABILITY
IMPROVEMENTS

Application for d3 Conditional Use Variance, Conditional Use Approval and
Preliminary and Final Site Plan Approval
Block 1609, Lot 25/Oak Road (Rear), Bernards Township

The existing Public Utility Booster Station and associated facilities are conditionally permitted as a Public Utility Facility. The Applicant's compliance with the Conditional Use Standards applicable to the Conditional Use is set forth below:

§ 21-12.3a. Public Utilities. The provisions of this section are intended to apply to utility installations, including but not limited to power-generating stations, electrical substations, power transmission lines, treatment plants, telephone exchanges and similar facilities, but shall not apply to telephone, gas, water, sewer or electric or community television distribution lines and similar facilities intended to provide direct service to properties when the same are approved by the appropriate Township agency.

1. The proposed use shall have been shown to be reasonably necessary to the convenience of the community.

Compliance: The Basking Ridge Booster Station on the Property already provides significant benefits in providing a necessary increase to the public water pressure and available flow rate along portions of the Applicant's public water distribution system for domestic and commercial use in addition to firefighting and other needs. The emergency generator upgrade will also provide a more reliable source of emergency electric supply for the facility to ensure that the Booster Station remains online and operational during power outages.

2. The lot shall conform to the lot area requirements of the zone in which it is located.

Compliance: The Property is located within the R4 Zoning District and exceeds the minimum lot area requirement of one (1) acre within the R4 Zoning District.

3. All buildings shall meet the yard and height requirements of the zone in which the use is located, or if in a residential zone, the requirements of the E-5 Zone.

Compliance: The existing Booster Station building does not comply with the minimum Lot Width; Front Yard Setback and Side Yard Setbacks for the E-5 Zoning District. The existing facilities meet the maximum permitted height requirements for the E-5 Zoning District. The proposed generator will be located 18.2 feet from that same side lot line when a minimum of 75 feet is required. Variance is requested from this Conditional Use Standard.

4. Adequate provision shall be made for access and off-street parking in accordance with Article V.

Compliance: The Basking Ridge Booster Station is an unmanned facility and generates minimal site traffic generally limited to approximately once daily visits by the Applicant's personnel for maintenance and inspection other than during necessary repairs or other similar activities. No additional external traffic visits the facility on a regular basis. Because there is no site traffic other than the Applicant's maintenance and service personnel, no off-street parking is proposed or necessary. However, a vehicle turnaround area is provided to ensure parking area is available if needed. Access is provided through an access easement through a shared driveway on the adjacent Bernards Township Sewerage Authority property.

5. Any such building, structure or use shall be designed and arranged and landscaped so as not to detract from the value of adjoining property.

The existing Basking Ridge Booster Station property contains significant natural vegetative buffering and the Booster Station building is secured by a fence and located a significant distance from nearby residences. Additional landscaping is proposed along the property line in the area of the proposed generator. The limited development proposed in connection with this Application should have no impact on, or detract from the value of, adjoining properties.

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APPLICATION ADDENDUM B
VARIANCE APPROVALS REQUESTED
New Jersey American Water Company, Inc.
BASKING RIDGE BOOSTER STATION GENERATOR RELIABILITY
IMPROVEMENTS
Application for d3 Conditional Use Variance, Conditional Use Approval and
Preliminary and Final Site Plan Approval
Block 1609, Lot 25/Oak Road (Rear), Bernards Township

I. APPLICATION BACKGROUND

This Application on behalf of New Jersey American Water Company, Inc. (the “Applicant”) for Conditional Use Variance Approval; Conditional Use Approval; and Preliminary and Final Major Site Plan Approval, provides for the proposed installation of a permanent emergency generator, to service the Applicant’s Public Water Utility Booster Station, known as the Basking Ridge Booster, which is located on property that is owned by the Applicant, is 1.411 acres in size, located within a R-4 Zoning District in which Public Utility Facilities are permitted as a Conditional Use, and which is a landlocked parcel to the rear of East Oak Street, adjacent to the Bernards Township Sewerage Authority facility, and more particularly known as Block 1609, Lot 25, on the Official Tax Maps of Bernards Township (the “Property”).

Overall, the proposed emergency generator is intended to assure a reliable backup source of power supply in order to ensure the continuing functioning of the Basking Ridge Booster during emergency conditions, which will enhance the reliability of the Applicant’s Public Utility water supply.

As shown on the enclosed Site Plans, the existing Booster Station facilities on the Property do not currently conform to the minimum Lot Width, Side Yard and Front Yard Setback requirements within the E-5 Zoning District (which are the applicable bulk criteria for a Public Utility Conditional Use). In addition, in connection with this Application, the Applicant is proposing the installation of the proposed generator within 18.2 feet of the side property line when a minimum Side Yard Setback of 75 feet is required in the E-5 Zoning District by Ordinance, but which would comply with the 15 Foot side yard setback required within the R-4 Zone.

II. VARIANCE APPROVAL REQUESTED

In particular, “d(3)” Variance from Conditional Use Standards applicable to Public Utility Facilities is requested from Conditional Use Standard “3,” requiring that “[a]ll buildings shall meet the yard and height requirements of the zone in which the use is located, or if in a residential zone, the requirements of the E-5 Zone.” Conditional Use Variance Approval is requested to allow the proposed generator to be located 18.2 feet from the side property line when a minimum Side Yard Setback of 75 feet is required for Accessory Structures. In addition, and if necessary, Variance Approval is requested for (i) the existing Side Yard Setback from the Booster Station building of 36.7 feet when a minimum Side Yard Setback of 75 feet is required in the E-5 Zoning District; (ii) the existing Front Yard Setback of 114 feet when a minimum Front Yard Setback of 175 feet is required within the E-5 Zoning District; and (iii) the existing

Lot Width of 110 feet when a minimum Lot Width of 400 feet is required in the E-5 Zoning District.

III. JUSTIFICATION FOR REQUESTED VARIANCE APPROVALS

1. The Positive Criteria

With respect to “d(3)” Variances from Conditional Use Standards, the New Jersey Supreme Court has held the heightened burden of proving special reasons for Use Variance Approvals should not apply. Coventry Square v. Westwood Zoning Board of Adjustment, 138 N.J. 285 (1994). Instead, an Applicant, must only justify the municipality’s continued permission for the Conditional Use, and the focus of the positive criteria should be limited to the impact of the deviation, and not to the impact of the use. The Applicant must provide:

Proof...that the site proposed for the conditional use, in the context of the applicant's proposed site plan, continues to be an appropriate site for the conditional use notwithstanding the deviations from one or more conditions imposed by the ordinance. Thus, a conditional-use variance applicant must show that the site will accommodate the problems associated with the use even though the proposal does not comply with the conditions the ordinance established to address those problems.

Coventry Square, 138 N.J. at 298-99. In other words, the Zoning Board must only determine that the Property continues to be an appropriate location for the Conditional Use, in spite of the Applicant’s inability to comply with the Ordinance Conditional Use Standards.

The Property and the Booster Station is, and must be, located in a location along the Applicant’s Public Utility water distribution system where it can serve its intended purpose of increasing water pressure and, thereby, help in maintaining the reliability of water supply and adequate water pressure and available flow for firefighting and other needs. Thus, in being located on the Property, the Booster Station provides significant local and regional benefits notwithstanding the proposed and existing nonconforming Side Yard Setback and other nonconforming conditions. In that manner, the impact of the use should be deemed positive. Further, because the Booster Station occupies a relatively small footprint, and needs significantly less associated site amenities than other more intensive Public Utility facilities, the Property has historically accommodated, and will continue to accommodate the Booster Station Public Utility Use notwithstanding the existing nonconforming conditions and proposed nonconforming Side Yard Setback.

Further, the Conditional Use Standards related to Yard Setbacks, and other zoning criteria should be considered more applicable to such Public Utility facilities that are more intensive and require associated onsite amenities including, for example, parking and storage areas, and visitor accommodations. Such facilities might include, for example, an office, operations center, or similar facilities that could be expected to conform to the Ordinance Conditional Use Standard applicable to zoning criteria, and are unlike a stand-alone Booster Station that is an unmanned facility, generates minimal site traffic, requires no storage and no visitor accommodation.

The present configuration and use of the Property may have been established prior to the Ordinance Conditional Use Standards related to zoning criteria and, was historically, and continues to be intended for Public Utility use to serve the surrounding community. In fact, the Booster Station is located immediately adjacent to, and has shared access with a Bernards Township Sewerage Authority facility. The existing nonconforming bulk zoning conditions should be deemed to be preexisting nonconforming conditions associated with the Public Utility use and cannot readily be remedied.

Additionally, because the Water Booster Station must, by necessity, be located along the water distribution system in a location where it can serve its intended purpose, and cannot easily be relocated, the Property remains the most appropriate location available.

Finally, the overall upgrades to the Applicant's Public Utility infrastructure within the Township and adjoining municipalities are intended to also address changes in the supply of water to the Applicant for distribution to residents and other customers, and should be considered to promote the public good in the nature of an Inherently Beneficial Use. The Property also can adequately accommodate, and is particularly suited for the Public Utility use. Thus, even if the heightened burden applicable to a "d1" Variance were applicable, the proposed Booster Station would satisfy that standard.

2. The Negative Criteria

For all "d" Variances, the MLUL provides that "no variance or other relief may be granted under the terms of this section...without a showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance..." N.J.S.A. 40:55D-70(d).

However, in Coventry Square, the Supreme Court also limited the consideration of the negative criteria, providing that this standard is met for Conditional Use Variances as follows:

In respect of the first prong of the negative criteria, that the variance can be granted "without substantial detriment to the public good," N.J.S.A. 40:55D-70, the focus is on the effect on surrounding properties of the grant of the variance for the specific deviations from the conditions imposed by the ordinance. The board of adjustment must evaluate the impact of the proposed [conditional-] use variance upon the adjacent properties and determine whether or not it will cause such damage to the character of the neighborhood as to constitute "substantial detriment to the public good." ... In respect of the second prong, that the variance will not "substantially impair the intent and purpose of the zone plan and zoning ordinance," N.J.S.A. 40:55D-70(d), the board of adjustment must be satisfied that the grant of the conditional-use variance for the specific project at the designated site is reconcilable with the municipality's legislative determination that the condition should be imposed on all conditional uses in that zoning district.

The Zoning Board's grant of "d3" Conditional Use Variance Approval will not cause such damage to the character of the neighborhood as to constitute substantial detriment to the public good, because the existing Booster Station is a relatively low intensity use for the Property. The reduced Side Yard Setback for the generator should have little or no impact on adjoining properties, especially in light of the fact that the Side Yard is already nonconforming. Further, the emergency generator will have sound attenuation and will comply with NJDEP noise standards. Finally, additional landscaping being proposed to buffer the proposed generator. Therefore, the Property can continue to adequately accommodate the Booster Station without substantial detriment to surrounding properties notwithstanding the further encroachment within the required Side Yard Setback.

In addition, the proposed emergency generator will replace the potential for use of portable generators, thereby significantly reducing generator noise, and the reliable source of emergency supply will help the Booster Station to continue to maintain water pressure during power outages. Therefore, the proposed generator will help to maintain the reliability of water supply and adequate water pressure and available flow for firefighting and other needs within Bernards Township and the surrounding area, and the development should be considered to promote, rather than be a detriment to the public good, including the surrounding properties, thereby satisfying the first prong of the negative criteria applicable to the Variance from Conditional Use Standards.

The grant of the requested Variances from the Conditional Use Standard for the specific project, at the Property, is also reconcilable with legislative determination made by Bernards Township Committee that the Conditional Use Standards should be imposed on all Public Utility Uses within the R-4 Zoning District.

The Applicant must locate the Booster Station in a location along its existing water distribution mains extending through Bernards Township and surrounding areas where it can serve its intended purpose and the Applicant is very limited in its choice of those locations.

Further, the Booster Station is already located on the Property adjacent to the Bernards Sewerage Authority Property and other mixed uses and, therefore, is not out of character with the surrounding properties. In addition, the Property and surrounding properties also contain significant vegetative buffering which will continue to buffer the visibility of the Water Booster Station notwithstanding the existing nonconforming Side Yard Setback.

In addition, due to the fact that the Booster Station will be an unmanned facility which, in order to serve its purpose, must be located within the general area along the Applicant's distribution system, the intent and purpose of the Conditional Use Standards requiring compliance with the certain bulk requirements within the R-4 Zoning District remain applicable and relevant to any new Public Utility Use to be developed within the R-4 Zone.

For all of these reasons, granting the requested Conditional Use Variance Approval is reconcilable with the Bernards Township Committee's determination that the relevant Conditional Standards should be applicable to Public Utility Uses within the R-4 Zone, thereby satisfying the negative criteria for the requested Conditional Use Variance Approval.

APPENDIX B, ARTICLE III

Checklist

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

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

No.	Item	Submitted	Not Applicable	Waiver Requested
1	A completed application form and checklist(s). If the application involves a wireless telecommunications tower and/or antennas, all items listed on the Wireless Telecommunications Facilities Checklist must be also be submitted.	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	Title block indicating:	X		
	a. Name of development and street location.	X		
	b. Name and address of applicant, owner and authorized agent, if any.	X		
	c. Name and address of professional(s) preparing plans including signature, date, license number and seal.	X		
	d. Tax map block and lot numbers.	X		
	e. Date of plan preparation and revision box with date of each revision.	X		
	f. Development application number.	X		
	g. Written and graphic scale.	X		
6	Signature of applicant and, if applicant is not owner, signed consent of the owner.	X		
7	Name and address of the attorney representing parties, if any, and the name of each client represented.	X		
8	Signature blocks as required by the Map Filing Law.	X		
9	North arrow giving reference meridian.	X		
10	Copies of any protective covenants or deed restrictions applying to the subject property, including a statement as to whether such covenants or deeds are of record. A copy or abstract of the deed or deeds or other instruments by which title is derived with the names of all owners must also be provided.	X		
11	A key map showing the entire tract and its relation to the surrounding areas, including all roads, zone boundaries and municipal boundaries within one-half (1/2) mile of the subject property at a scale of one (1) inch equals not more than two thousand (2,000) feet.	X		
12	A zoning schedule indicating the zone(s) within which the property is located and required, existing & proposed conditions relative to lot area, width, frontage, yard setbacks, lot coverage, height, floor area, floor area ratio, density, open space, parking, loading, signs, etc.	X		
13	A list of required and obtained regulatory approvals and permits.	X		
14	A list of requested variances and exceptions.	X		
15	The location and dimensions of existing & proposed property lines, existing streets, streets shown on the Township's official map or master plan, structures (indicating the use of each structure and whether existing structures will remain or be removed), building setbacks, rights-of-way, easements, parking & loading areas, driveways, railroads, bridges, culverts, drain pipes, gas transmission lines, overhead utilities, historic sites/structures, wooded areas, watercourses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of the subject property.	X		
16	A wetlands delineation or wetlands absence determination prepared by a qualified consultant and verified by a letter of interpretation from the New Jersey Department of Environmental Protection, if required pursuant to § 21-14.1.a.	X	(LO) shall be provided upon receipt)	

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

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

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

SUBMIT ORIGINAL AND 16 COPIES

FORM A

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

SITE INSPECTION CONSENT FORM

Applicant: New Jersey American Water Co.
Block: 1609 Lot: 25
Street Address: East Oak Street Rear

I, _____, 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.

New Jersey American Water Company, Inc.

Signature: By:  Date: 3/30/22
Donald C. Shields, V.P., Engineering

SUBMIT 17 COPIES TOTAL

DIMENSIONAL STATISTICS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	1 Ac.	1.41 Ac.	No Change
LOT WIDTH	400 ft.	110 ft.	No Change
FRONTAGE	100 ft.	110 ft.	No Change
FRONT YARD SETBACK	175 ft.	114 ft.	No Change
REAR YARD SETBACK	100 ft.	397.6 ft.	No Change
COMBINED SIDE YARD	150 ft.	81.95 ft.	No Change
SIDE YARD	75 ft.	36.7 ft.	No Change
COVERAGE	25%	8.42%	10.2%
HEIGHT	35 ft.	< 35 ft.	No Change
<i>IF REQUIRED,</i> GROSS FLOOR AREA			
<i>IF REQUIRED,</i> FLOOR AREA RATIO			
<i>IF REQUIRED,</i> IMPROVABLE LOT AREA			

COUNTY OF SOMERSET
CORPORATION
REALLY TRANSFERRED
DATE 2/2/78 BY J.D.

DEED OF EASEMENT AND RIGHT-OF-WAY

THIS INDENTURE, made this 11th day of January, 1978, by and between TOWNSHIP OF BERNARDS SEWERAGE AUTHORITY, a corporation organized and existing under the laws of the State of New Jersey, having its principal office at P.O. Box 247, Martinsville Road, Liberty Corner, Township of Bernards, New Jersey 07920, hereinafter referred to as the "Grantor" and COMMONWEALTH WATER COMPANY, a corporation organized and existing under the laws of the State of New Jersey, having an office for the transaction of business at 233 Canoe Brook Road, Short Hills, Millburn Township, Essex County, New Jersey, hereinafter referred to as the "Grantee",

WITNESSETH:

The Grantor, in consideration of One Dollar (\$1.00) does hereby give, grant and convey unto the Grantee, its successors and assigns, to have and to hold forever, an easement and a free, uninterrupted right-of-way, across and over the property of the Grantor, situated in the Township of Bernards, County of Somerset and State of New Jersey, said easement and right-of-way being more particularly described hereafter as follows:

BEGINNING at a point in the centerline of East Oak Street where the same is intersected by the easterly boundary of lands of Otto Naegele, and running thence (1) North 15° 30' 00" East, along said boundary line, 528 feet to an iron pipe at the terminus thereof; thence (2) North 15° 25' 40" East, along the easterly boundary of lands of George Thomas and Madeline Thomas, 100 feet to a point; thence (3) South 70° 00' 00" East, 25 feet more or less to a point within other lands conveyed to the grantor; thence (4) South 15° 25' 40" West, parallel to the second course herein and distant twenty-five feet at right angles therefrom, 100 feet to an iron pipe at the terminus thereof; thence (5) South 15° 30' 00" West, parallel to the first course herein and distant twenty-five feet at right angles therefrom, 522 feet to a point in the centerline of East Oak Street; thence (6) North 87° 51' 10" West, along said centerline, 25.70 feet to the point and place of BEGINNING.

Being the same premises described in a Deed dated December 14, 1964, between Ronel Corporation, grantor, and Township of Bernards Sewerage Authority, grantee, recorded in the Somerset County Clerk's Office on December 21, 1964, in Book 1084 at Page 226, and so much of the premises as are within the second, third and fourth courses of the description contained within this deed of easement as are contained within the premises described in a Deed dated October 10, 1963, between Ronel Corporation, grantor and Township of Bernards Sewerage Authority, grantee, recorded in the Somerset County Clerk's Office on October 24, 1963, in Book 1052 at Page 21.

The Grantor does covenant with the said Grantee as follows:

1. That the said Grantor is seized of the said easement and right-of-way and has good right to convey the same.
2. That the Grantee shall quietly enjoy the said easement and right-of-way.
3. That the said easement and right-of-way is free from encumbrances, except as hereinabove stated.
4. That Grantor does hereby expressly permit entry by Grantee for any purpose hereof upon said easement and right-of-way without furnishing notice of said entry to Grantor.

The Grantor does not grant unto the Grantee the right to construct any building or facility, or in any other manner improve the said easement granted herein without the express written consent of the Grantor.

In the event that the Township of Bernards, or any Board or office within same, shall require that the said roadway contained within the easement herein shall be widened because of the use of same by the Grantee, it shall be the sole obligation

of the Grantee to assume the responsibility and expense for so widening the roadway.

As of the date of the granting of the easement herein, the Grantee shall assume equal financial responsibility for the maintenance of the roadway within the easement.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, or caused the seal to be hereunto affixed, the date first above written.

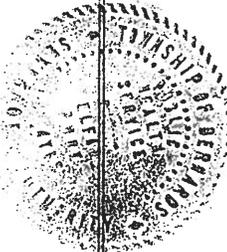
TOWNSHIP OF BERNARDS SEWERAGE
AUTHORITY

By *L.W. Mackey*
L.W. MACKEY, Chairman

Attest:

CORPORATE SEAL

John L. Ciba
JOHN L. CIBA, Secretary



Prepared by Arthur H. Garvin, III

ARTHUR H. GARVIN, III
AN ATTORNEY AT LAW OF NEW JERSEY

BOOK 1368 PAGE 768

COUNTY OF SOMERSET
CONSIDERATION \$2,100.00
REALTY TRANSFER FEE 101.00
DATE 1/9/78 BY 82

This Deed, made the 30th day of December 1977,

Between MADELINE HOCKENBURY THOMAS & GEORGE JOSEPH THOMAS,
her husband

residing at 31 North Maple Avenue
in the Township of Bernards in the County of
Somerset and State of New Jersey herein designated as the Grantors,
And

The Commonwealth Water Company, a Corporation of
the State of New Jersey

residing or located at 233 Canoe Brook Road, Short Hills
in the Township of Millburn in the County of
Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

TWENTY NINE THOUSAND (\$29,000.00)-----DOLLARS

lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

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

BEGINNING at a point marked by an old iron pipe, said point being the
terminous of the seventh course in a deed from the executors of the
Last Will and Testament of William E. Cooper to Madeline Hockenbury
Thomas and George Joseph Thomas, her husband, dated August 13, 1965 and
recorded in the Somerset County Clerk's Office in Deed Book 1102 at Page
428 and running thence

- (1) Partly along the eighth course in said deed, North 76 degrees, 00
minutes, 00 seconds West 110.03 feet to a point therein; thence
- (2) By a new line through lands described in said deed, parallel to
and distant 110.00 feet measured westerly at right angles to the seventh
course in said deed, North 15 degrees 25 minutes, 40 seconds East 551.72
feet to a point in the sixth course in said deed, thence
- (3) Along the sixth course in said deed South 83 degrees, 12 minutes, 20
seconds East 111.26 feet to the terminous of same, thence
- (4) Along the seventh course in said deed, South 15 degrees, 25 minutes,
40 seconds West 565.68 feet to the terminous of same and the place of
BEGINNING.

CONTAINING 61,457 square feet or 1.411 acres.
ALL in accordance with a survey prepared by Keller & Kirkpatrick, P.A.
dated May 27, 1977 revised to June 6, 1977.

BEING a portion of the premises conveyed to the grantors by deed from
Madeline Hockenbury Thomas, individually and Madeline Hockenbury Thomas
and George Joseph Thomas as Executors of the Last Will and Testament of
William E. Cooper dated August 13, 1965 and recorded August 18, 1965 in
Book 1102 of Deeds for Somerset County at Page 428.

TOGETHER with an Easement twenty feet in width for the purpose of laying,
maintaining and operating a pipeline to be used for the transportation
of water, the grantors reserving, however, unto themselves, their heirs,
successors and assigns, the rights of ingress and egress over the said
easement and the right to receive light and air and an unobstructed view
over said easement, said easement being described as follows:

ALSO known as Lot 1 Block 94 on the Tax Map of Bernards Township.

BOOK 1367 PAGE 292

71

69

BEGINNING at a point in the easterly sideline of North Maple Avenue, said point being the terminous of the fifth course in a deed from the executors of the Last Will and Testament of William E. Cooper to Madeline Hockenbury Thomas and George Joseph Thomas, her husband dated August 13, 1965 and recorded in the Somerset County Clerk's Office in Deed Book 1102 at Page 428 and running, thence

(1) Partly along the sixth course in said deed, South 83 degrees 12 minutes, twenty seconds East, 473.90 feet to a point therein distant 110.00 feet measured westerly at right angles to the seventh course in said deed; thence

(2) By a new line through lands described in said deed, parallel to and distant 110.00 feet measured westerly at right angles to the seventh course in said deed, South 15 degrees, 25 minutes, 40 seconds West 20.23 feet to a point therein; thence

(3) Still by a new line through lands described in said deed, parallel to and distant 20.00 feet measured southerly at right angles to the herein described first course, North 83 degrees 12 minutes 20 seconds West, 480.24 feet to a point in the aforementioned easterly sideline of North Maple Avenue, said point also being in the fifth course in said deed; thence

(4) Along said easterly sideline of North Maple Avenue, along the sixth course in said deed, North 31 degrees, 55 minutes, 30 seconds East 12.09 feet to the point and place of BEGINNING.

All in accordance with a survey prepared by Keller & Kirkpatrick, P.A. dated May 27, 1977 revised to June 6, 1977.

The within conveyance is a subdivision which has been approved by the Board of Adjustment of Bernards Township by resolution dated December 7, 1977.

Being shown on the Tax Map of the Township of Bernards as Lot 1 Block 94.

BOOK 1367 PAGE 293

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

WITNESSES:
JAMES B. GORRILL

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

SOMERSET COUNTY

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

RECORDED

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of

Madeline Hockenbury Thomas (M.S.)
MADELINE HOCKENBURY THOMAS

Salvatore Catalano

George Joseph Thomas (L.S.)
GEORGE JOSEPH THOMAS

RECORDED

JAN 9 11 47 AM '78

SOMERSET COUNTY
C. R. OLSON, CLERK

State of New Jersey, County of SOMERSET | ss.: Be it Remembered,
that on December 30, 1977, before me, the subscriber,
An Attorney at Law of New Jersey
personally appeared Madeline Hockenbury Thomas and George Joseph Thomas

who, I am satisfied, are the persons named in and who executed the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 29,000.00

Prepared by:
Salvatore Catalano, Esq.

Salvatore Catalano
SALVATORE CATALANO
AN ATTORNEY AT LAW OF NEW JERSEY

71

69

e-315

Deed

MADELINE HOCKENBURY THOMAS &
GEORGE JOSEPH THOMAS, her
husband

TO

THE COMMONWEALTH WATER COMPANY
(A CORPORATION OF THE STATE OF
NEW JERSEY)

1977

Dated December 30

RECORDED
Somerset County, N. J.

JAN 9 1978
BOOK 111 PAGE 222

DEEDS
Larsen & Co.

Henry Coombe, Sheriff & Clerk
26000 Avenue
Somerset, New Jersey, 08876

5 9F4446 N00079 25.00

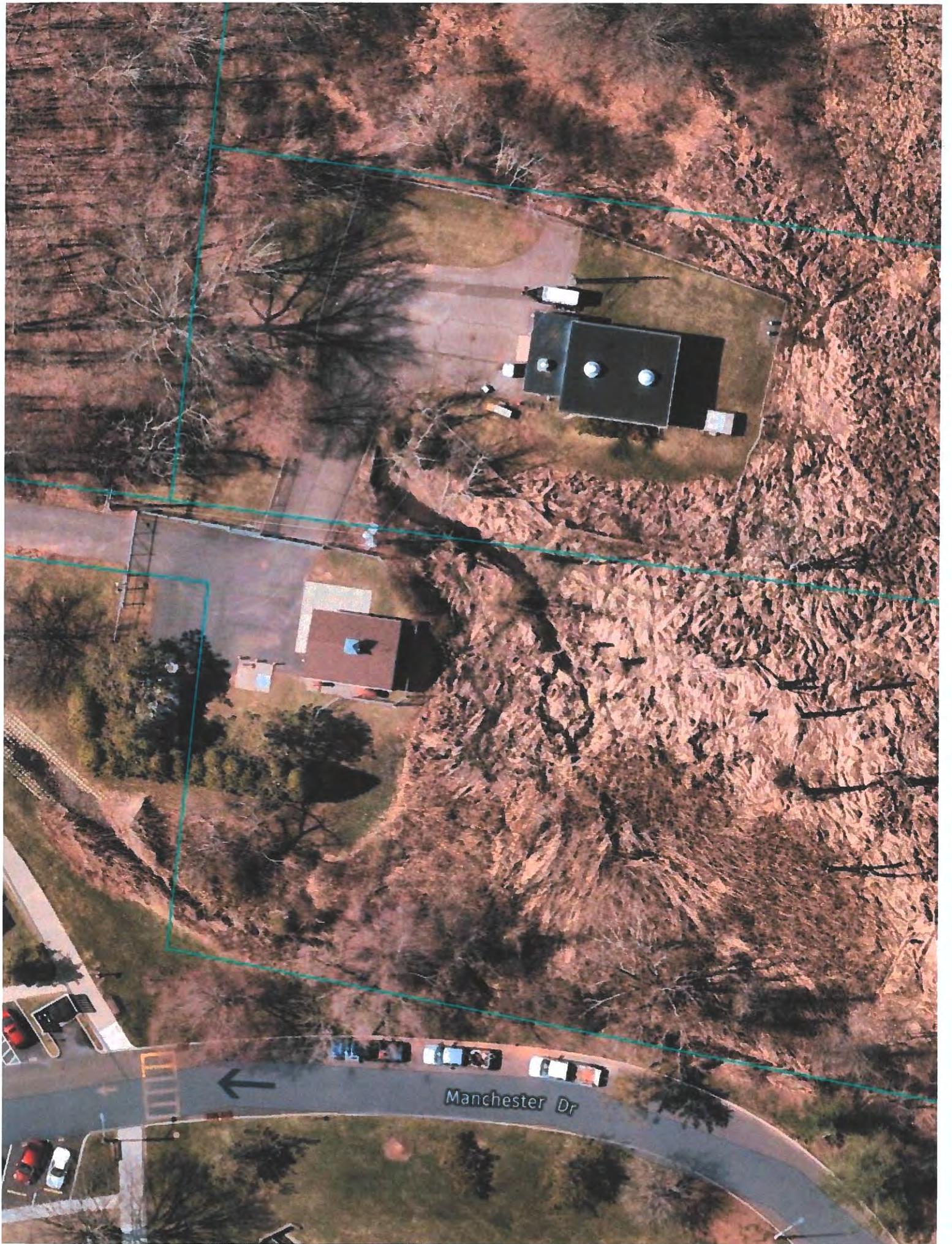
5 9F4447 N00101 50 IF

5 9F4447 N00101 50CA

29-25-2077
101-5077

(Pg. 106, Pa. 426)
DEED NORTH

South













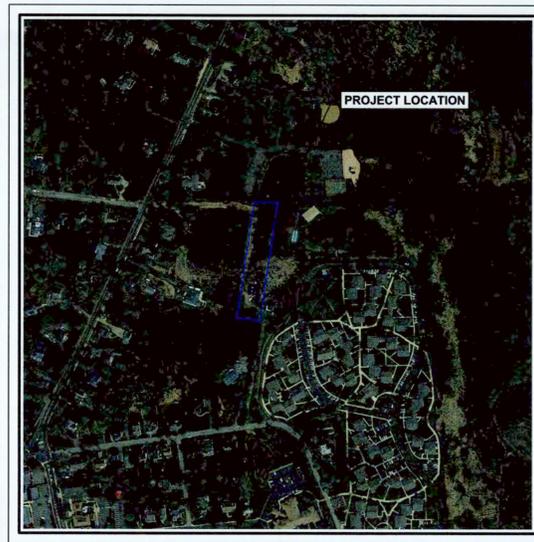
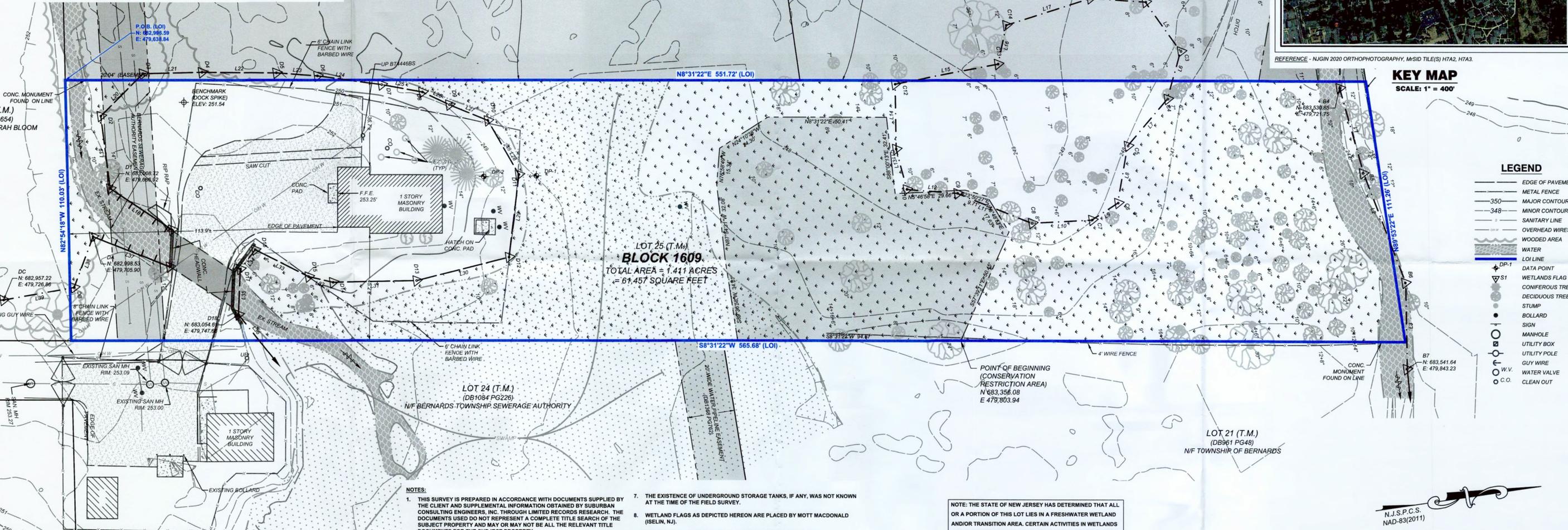
LINE #	DIRECTION	LENGTH
L1	N82°46'55"E	37.28'
L2	N77°25'11"E	49.56'
L3	S82°36'25"E	36.43'

LINE #	DIRECTION	LENGTH
L4	N12°13'48"E	23.28'
L5	N62°48'22"E	25.58'
L6	S66°05'27"E	20.91'
L7	S41°06'53"E	26.06'
L8	S71°46'42"E	24.42'
L9	S24°30'24"E	13.13'
L10	S5°22'22"W	25.47'
L11	S30°04'02"W	33.97'
L12	S13°09'49"W	21.30'
L13	S83°36'02"W	17.76'
L14	N82°29'46"W	27.33'
L15	N2°27'25"W	44.40'
L16	N69°25'57"W	16.83'
L17	N9°09'53"W	37.37'

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	25.01'
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	17.69'
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'

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 #	DIRECTION	LENGTH
L40	N82°31'22"E	551.72'
L41	S8°31'22"W	565.68'
L42	N82°34'18"W	110.03'
L43	N83°32'2"E	111.24'



REFERENCE - NJGIN 2020 ORTHOPHOTOGRAPHY, M/SID TILE(S) H7A2, H7A3.

KEY MAP
SCALE: 1" = 400'

LEGEND

	EDGE OF PAVEMENT
	METAL FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
	SANITARY LINE
	OVERHEAD WIRES
	WOODED AREA
	WATER
	LOI LINE
	DATA POINT
	WETLANDS FLAG
	CONIFEROUS TREE
	DECIDUOUS TREE
	STUMP
	BOLLARD
	SIGN
	MANHOLE
	UTILITY BOX
	UTILITY POLE
	GUY WIRE
	WATER VALVE
	CLEAN OUT

NOTES:

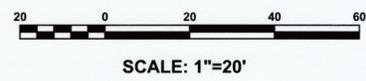
- THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND SUPPLEMENTAL INFORMATION OBTAINED BY SUBURBAN CONSULTING ENGINEERS, INC. THROUGH LIMITED RECORDS RESEARCH. THE DOCUMENTS USED DO NOT REPRESENT A COMPLETE TITLE SEARCH OF THE SUBJECT PROPERTY AND MAY OR MAY NOT BE ALL THE RELEVANT TITLE DOCUMENTS FOR THE SUBJECT PROPERTY.
- SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND EXCEPTIONS OF RECORD.
- 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.
- LOI AREA = 61,457 SF OR 1.411 ACRES
- 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.
- 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.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- WETLAND FLAGS AS DEPICTED HEREON ARE PLACED BY MOTT MACDONALD (ISELN, NJ).
- 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 0.92' TO THE ELEVATION.)
- 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.
- CONDITIONS DEPICTED HEREON PER ACTUAL FIELD INSTRUMENT SURVEY LAST PERFORMED NOVEMBER 02, 2021.
- 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) 292-0060 OR [HTTPS://WWW.NJ.GOV/DEP/LANDUSE](https://www.nj.gov/dep/landuse) 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.

- REFERENCES:**
- TAX MAP - LOT 25, BLOCK 1609, ON THE CURRENT TAX MAP OF THE TOWNSHIP OF BERNARDS, SHEET #16.
 - ORTHOPHOTOGRAPHY - NJ OFFICE OF INFORMATION TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVEY, 2016/2024 NEW JERSEY 2020 HIGH RESOLUTION ORTHOPHOTOGRAPHY, NA03(2011) NJ STATE PLANE FEET, M/SID TILES: NJGIT, OGIS, PO BOX 212, TRENTON, NJ, 08625-0212, US.
 - AERIAL IMAGERY - © NEARMAP US, INC. <http://go.nearmap.com>
 - 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.
 - 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



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DESCRIPTION	NO.	DATE	BY	CHK
REVISIONS				

DRAWN BY:
PMR
04/25/2022
CHECKED BY:
DJC
04/25/2022
CHECKED BY:

JOSEPH D. PHIL, PLS
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NO. 240864736300
DATE: 04/25/2022

SE SUBURBAN CONSULTING ENGINEERS, INC.
COA NO. 24C2A0307500
- Civil Engineers - Municipal Engineers -
- Landscape Architects -
- Planners - Environmentalists - Land Surveyors -
96 US Highway 206, Suite 101 2430 Highway 34, Bldg. A Suite 1R 505 Main Street, Suite 314
Flanders, NJ 07836 - 973.398.1776 Wall, NJ 08736 - 732.282.1776 Hackensack, NJ 07601 - 201.646.1776
EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

EMERGENCY GENERATOR PERMITTING
BLOCK 1609, LOT 25
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY
LETTER OF INTERPRETATION MAP

PROJECT NUMBER:
SCE-12580.011
SCALE:
AS NOTED
SHEET 1 OF 1
REVISION

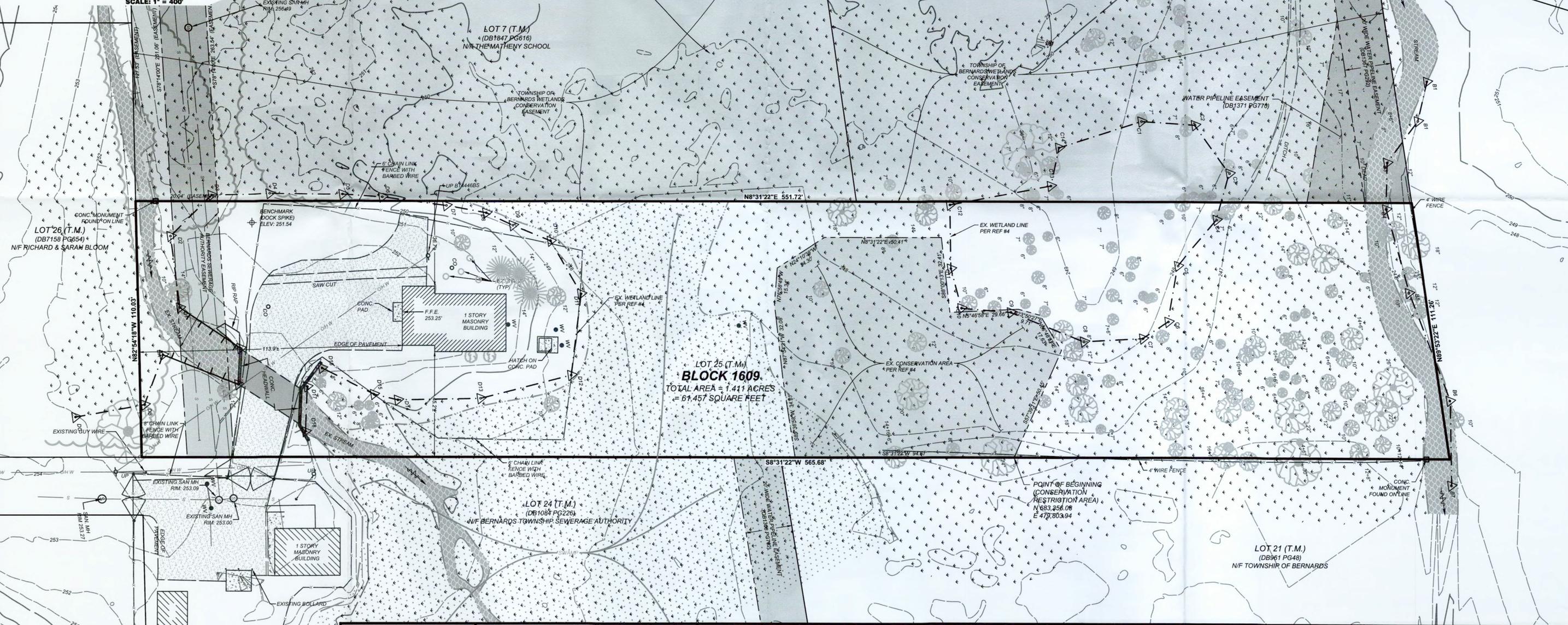
Z:\SCE\Bernards\12580\Bernards\12580.011 Final\12580.011 Drawing\12580.011 LOI MAP.dwg Mon, Apr 25, 2022, 1:12pm prakas SUBURBAN CONSULTING ENGINEERS, INC.



PROJECT LOCATION

REFERENCE - NJGIN 2020 ORTHOPHOTOGRAPHY, M-SID TILE(S) H7A2, H7A3.

KEY MAP
SCALE: 1" = 400'



SCALE: 1" = 20'

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 (NJ/OIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVEY, 2010/2024, NEW JERSEY 2020 HIGH RESOLUTION ORTHOPHOTOGRAPHY, NAD83(2011) NJ STATE PLANE FEET, M-SID TILES: NJ/OIT, OGIS, PO BOX 212, TRENTON, NJ, 08625-0212, US.
3. AERIAL IMAGERY - © NEARMAP US, INC. <http://go.nearmap.com>
4. SURVEY - "BOUNDARY, TOPOGRAPHIC, WETLAND, AND TREE SURVEY, LOT 25 BLOCK 1609, TOWNSHIP OF BERNARDS, SOMERSET COUNTY, NEW JERSEY" PREPARED BY MOTT MACDONALD, DATED JUNE 10, 2020.
5. LIDAR DATA - DATA DOWNLOADED FROM WEB LINK <http://www.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. 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 (ISELIN, NJ).
9. HORIZONTAL DATUM BASED ON NAD-83(2011), PER GPS SATELLITE OBSERVATION.
10. VERTICAL DATUM IS BASED ON NAVD-88, PER GPS SATELLITE OBSERVATION.
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 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 PHOTGRAMMETRY 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)

Z:\SCE\Bernards\12580.011 Final\12580.011 EBase.dwg Fri, Jan 21, 2022 - 11:00am prakas SUBURBAN CONSULTING ENGINEERS, INC.

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REVISIONS				

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CFF
1/21/2022
CHECKED BY:
PMR
1/21/2022
CHECKED BY:

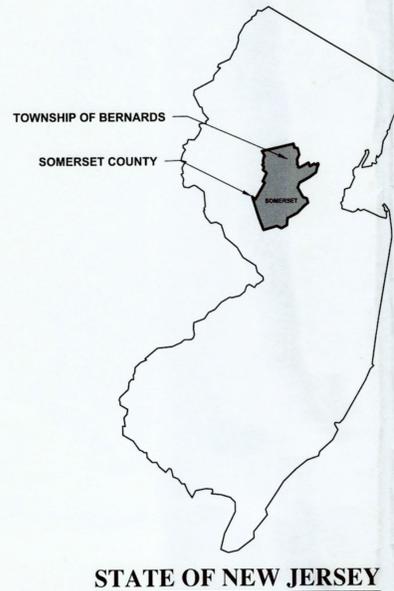
JOSEPH D. PHIL, PLS
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NO. 34468-04-36300
DATE: 1/21/2022

SE SUBURBAN CONSULTING ENGINEERS, INC.
COA NO. 246128037500
201700000000
- Civil Engineers - Municipal Engineers -
- Landscape Architects -
- Planners - Environmentalists - Land Surveyors -
90 US Highway 206, Suite 101
Flanahan, NJ 07836 - 973.398.1776
2450 Highway 34, Bldg. A Suite 1R
Wall, NJ 08736 - 732.282.1776
505 Main Street, Suite 314
Hackensack, NJ 07601 - 201.646.1776
EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

EMERGENCY GENERATOR PERMITTING
BLOCK 1609, LOT 25
TOWNSHIP OF BERNARDS
SOMERSET COUNTY, NEW JERSEY
BOUNDARY & TOPOGRAPHIC SURVEY

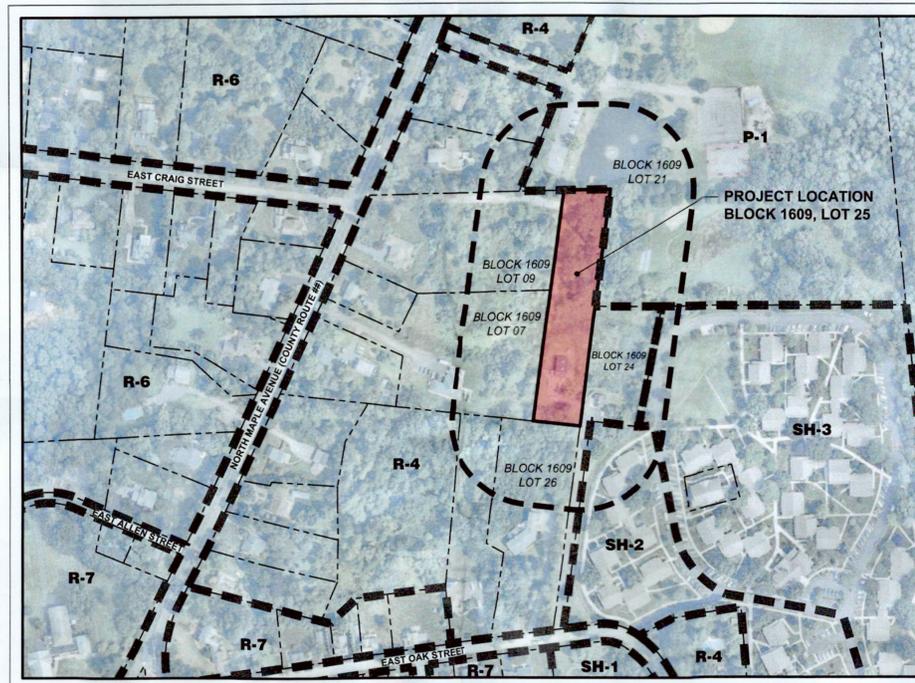
PROJECT NUMBER:
SCE-12580.011
SCALE:
AS NOTED
SHEET 1 OF 1
REVISION -

PRELIMINARY AND FINAL SITE PLAN BASKING RIDGE BOOSTER - EMERGENCY GENERATOR EAST OAK STREET REAR, BLOCK 1609, LOT 25 TOWNSHIP OF BERNARDS COUNTY OF SOMERSET, STATE OF NEW JERSEY



INDEX OF DRAWINGS

SHEET	TITLE	REV.
1	COVER SHEET	A
2	GENERAL NOTES, LEGEND, AND ZONING	A
3	EXISTING CONDITIONS AND DEMOLITION PLAN	A
4	SITE LAYOUT AND LANDSCAPE PLAN	A
5	GRADING PLAN & AERIAL	A
6	VEHICULAR CIRCULATION PLAN	A
7	ELEVATION VIEWS	A
8	S-1.0 - STRUCTURAL CONSTRUCTION PLAN & DETAILS	A



SOURCES: CURRENT TAX MAP OF THE TOWNSHIP OF BERNARDS, SHEET #16
TOWNSHIP OF BERNARDS ZONING MAP, DATED 9/21/2018.

KEY AND ZONING MAP



SCALE 1"=200'

TOWNSHIP OF BERNARDS ZONING DISTRICTS

- R-4 RESIDENTIAL
- R-7 RESIDENTIAL
- SH-1 SENIOR HOUSING
- SH-2 SENIOR HOUSING
- SH-3 SENIOR HOUSING
- P-1 PUBLIC PURPOSE

LEGEND

- LOT BOUNDARY
- 200' RADIUS AROUND SITE
- ZONE BOUNDARY
- BLOCK BOUNDARY
- TOWN BOUNDARY



PROJECT DIRECTORY	
OWNER / APPLICANT NEW JERSEY AMERICAN WATER CO. 1 WATER STREET CAMDEN, NJ 08102	OWNER / APPLICANT SIGNATURE
SITE ENGINEERING SUBURBAN CONSULTING ENGINEERS 96 U.S. HIGHWAY 206, SUITE 101 FLANDERS, NJ 07836 973-398-1776	

ZONING BOARD SECRETARY _____ DATE _____

ZONING BOARD ENGINEER _____ DATE _____

ZONING BOARD CHAIRPERSON _____ DATE _____

PRELIMINARY AND FINAL SITE PLAN BASKING RIDGE BOOSTER - EMERGENCY GENERATOR EAST OAK STREET REAR, BLOCK 1609, LOT 25 TOWNSHIP OF BERNARDS COUNTY OF SOMERSET, STATE OF NEW JERSEY

COVER SHEET

SUBURBAN CONSULTING ENGINEERS, INC.

Civil Engineers - Municipal Engineers -
Landscape Architects -
Planners - Environmentalists - Land Surveyors

96 US Highway 206, Suite 101 Flanders, NJ 07836 - 973.398.1776 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.: 24C128037500
2101100004200

EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

NOTE:
PRIOR TO ANY EXCAVATION, CONTRACTOR MUST HAVE ALL UTILITIES MARKED OUT BY THE APPROPRIATE UTILITY COMPANIES -> 1-800-272-1000 OR 811.



DESCRIPTION	NO.	DATE:	BY:	CHK:
PER PROFESSIONAL COMMENTS	B	06/17/2022	RAF	AHH
PER COMPLETENESS LETTER	A	06/07/2022	RAF	AHH
REVISIONS				

MICHAEL K. MCALOON, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24CE05346500

DATE: 02/18/2022

ANDREW S. HOLT, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24CE03855400

DATE: 02/18/2022

CERTIFICATION UNDER NJAC 7-7A-16.2(d)
"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."

E:\SCE\Basking Ridge\Basking Ridge Booster\Sheets\12580.011 01 Cover Sheet.dwg Wed Jun 22, 2022 - 2:13pm ssung SUBURBAN CONSULTING ENGINEERS, INC.

E:\SCE\Basking Ridge\12580.011 Basking Ridge Booster\Sheets\12580.011 02 General Notes, Legend, Zoning.dwg Fri, Jun 17, 2022 - 2:26pm abanadl SUBURBAN CONSULTING ENGINEERS, INC.

LEGEND

EXISTING	PROPOSED	
W	W	WATER MAIN (SIZES)
G	G	GAS MAIN (SIZES)
T U/G	T	UNDERGROUND TELEPHONE LINE
T O/H	T O/H	OVERHEAD TELEPHONE WIRE
E	E	UNDERGROUND ELECTRICAL CONDUIT
O/H E	O/H E	OVERHEAD ELECTRICAL LINE
	U/G U	UNDERGROUND COMBINED UTILITIES
=====	-----	STORM DRAINS
S	S	SANITARY SEWERS
FMS	FMS	FORCE MAINS
=====	=====	PAVEMENT
=====	=====	PROPERTY LINES
=====	=====	CURB LINES
X X X	X X X	FENCES (MTL.)
=====	=====	GUIDE RAIL (STL.)
=====	=====	RETAINING WALL

EXIST.	RESET	RECONSTRUCT	PROP.	
☐	☐	☐	☐	"A" INLETS
☐	☐	☐	☐	"B" INLETS
☐	☐	☐	☐	"E" INLETS
○	○	○	○	MANHOLES
☐	☐	☐	☐	NEW MANHOLE CASTING - SQUARE FRAME, CIRCULAR COVER
☐	☐	☐	☐	CAST IRON EXTENSION FRAME FOR EXIST. INLETS
☐	☐	☐	☐	CAST IRON EXTENSION RING FOR EXIST. MANHOLES

EXIST.	PROP.	
☐	☐	MONUMENTS
○	○	IRON PIPE/PIN
+	+	SOIL BORING
+	+	TEST PIT
○ W.V.	○ W.V.	WATER VALVE
○ G.V.	○ G.V.	GAS VALVE
○	○	HYDRANT
○ POLE NO.	○	UTILITY POLES
EXIST.	+	SIGNS
☁	☁	BUSHES/TREELINE
☒	☒	LIGHTS
☐	☐	PROP. BLDG.
☐	☐	BLDG. TO BE DEMOLISHED
☐	☐	DECIDUOUS TREES
☐	☐	CONIFEROUS TREES

CERTIFIED PROPERTY OWNERS LIST WITHIN 200 FT.
MUNICIPAL CERTIFIED LIST AS OF NOVEMBER 4, 2021

Bernards Township
Parcel Offset List

Target Parcel(s): Block-Lot: 1609-25
NJ AMERICAN WTR C/O GEN TAX DEPT
E OAK ST (REAR)
10 parcels fall within 200 feet of this parcel(s)

Block-Lot: 1609-30 ASSANTE, JILL 48 E OAK ST BASKING RIDGE NJ 07920 RE: 48 E OAK ST	Block-Lot: 1609-9 HAHN, DAVID GROBOW & JINI 41 N MAPLE AVE BASKING RIDGE NJ 07920 RE: 41 N MAPLE AVE
Block-Lot: 1609-27 SYLVESTER, STUART & ANDREW & JAMILA 60 E OAK ST BASKING RIDGE NJ 07920 RE: 60 E OAK ST	Block-Lot: 1609-7 THE MATHENY SCHOOL MAIN ST PEAPACK NJ 07977 RE: 33 N MAPLE AVE
Block-Lot: 1609-26 BLOOM, RICHARD & SARAH 82 E OAK ST BASKING RIDGE NJ 07920 RE: 62 E OAK ST	Block-Lot: 1609-21 BERNARDS, TOWNSHIP OF ONE COLLYER LN BASKING RIDGE NJ 07920 RE: 67 N MAPLE AVE
Block-Lot: 1609-24 BERNARDS TWP SEWERAGE AUTHORITY PO BOX 247 LIBERTY CORNER NJ 07938 RE: E OAK ST (REAR)	Block-Lot: 1609-11 BOOKS, GLEN E & JANE E 63 N MAPLE AVE BASKING RIDGE NJ 07920 RE: 63 N MAPLE AVE
Block-Lot: 1609-22.01 RIDGE OAK, INC 150 MANCHESTER DR BASKING RIDGE NJ 07920 RE: 150 MANCHESTER DR	
Block-Lot: 1609-10 VAN TASSELL, LAURA K & MICHAEL 57 N MAPLE AVE BASKING RIDGE NJ 07920 RE: 57 N MAPLE AVE	

Date Printed: 11/4/2021 Page 1 of 1

GENERAL NOTES

- APPLICANT & OWNER:** NEW JERSEY AMERICAN WATER CO.
1 WATER STREET
CAMDEN, NJ 08102
- THE SUBJECT PROPERTY IS (ARE) KNOWN AS LOT 25, BLOCK 1609 AS SHOWN ON THE TOWNSHIP OF BERNARDS TAX MAP SHEET #16
 - THE SUBJECT PROPERTY CONTAINS 1.41 ACRES, AND IS SITUATED IN THE R-4 (RESIDENTIAL) ZONE DISTRICT.
 - PROJECT LOCATION SURVEY PERFORMED ON 11/02/2021 BY SUBURBAN CONSULTING ENGINEERS, INC. AND SUPPLEMENTED WITH THE PLAN ENTITLED "EXISTING SITE CONDITIONS" PREPARED BY SUBURBAN CONSULTING ENGINEERS, INC. SIGNED ON 01/21/2022.
 - ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS ARE APPROXIMATE. THE LOCATIONS OF TELEPHONE, GAS AND ELECTRIC WILL BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. "CALL BEFORE YOU DIG" MUST BE CONTACTED PRIOR TO THE START OF CONSTRUCTION AT "811".
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF BERNARDS STANDARDS AND SPECIFICATIONS, AND ALL STRUCTURES ARE SUBJECT TO REVIEW BY THE CONSTRUCTION CODE OFFICIAL. THE CONSTRUCTION OF ALL SITE IMPROVEMENTS SHALL COMPLY WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE.
 - THE SUBJECT PROPERTY IS SUBJECT TO FLOODING FROM THE 100 YEAR STORM, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF BERNARDS, PANEL 58 OF 301, COMMUNITY PANEL NUMBER 340428, LAST REVISED SEPTEMBER 28, 2007.
 - WORK MAY BE PERFORMED MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM. THE TOWN MUST APPROVE EARLY STARTS AND WORK ON SATURDAYS, SUNDAYS AND HOLIDAYS. THE COST FOR INSPECTION SERVICES BY THE TOWN CONSTRUCTION DEPARTMENT OR THE OWNER/APPLICANT ENGINEER BEYOND NORMAL WORK DAYS AND HOURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - NO MATERIAL OR EQUIPMENT IS TO BE STORED ON ANY AREA THAT HAS NOT BEEN ESTABLISHED AS A DESIGNATED STAGING AREA. ALL EXCAVATIONS SHALL BE PROTECTED AT THE END OF EACH WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY. STAGING AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS BY THE CONTRACTOR.
 - ALL CONSTRUCTION MATERIALS, PRODUCTS, HOURS OF OPERATION, ETC. SHALL BE IN ACCORDANCE WITH THE OWNER, THE ON-SITE ENGINEER, AND THE TOWNSHIP OF BERNARDS. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL AS-BUILT SURVEYS PER TOWN REQUIREMENTS & FOR THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL LOCAL BUILDING PERMITS. THE OWNER WILL OBTAIN ALL PLANNING, ZONING AND LAND DISTURBANCE PERMITS, IF DEEMED NECESSARY.
 - GROUND PENETRATING RADAR SURVEY WAS CONDUCTED DECEMBER 23, 2021 PRIOR TO SOIL BORINGS. NO SUB-SURFACE FEATURES WERE OBSERVED.
 - ALL EXISTING ITEMS NOT DENOTED "TO REMAIN" OR "TO BE REMOVED" SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

PROJECT SUMMARY

THE PROJECT CONSISTS OF ONE 1.41 ACRE PARCEL WITHIN THE PROPERTY ZONE OF R-4 (RESIDENTIAL). THE SITE CONSISTS OF ONE EXISTING BUILDING WITH EXISTING UTILITIES AND AN ADJOINING DRIVEWAY TO AN ADJACENT LOT. THE PROPERTY IS CURRENTLY USED FOR PUBLIC UTILITIES. A CONDITIONAL USE, ALTHOUGH IN A RESIDENTIAL ZONE. THE PROJECT PROPOSES TO INSTALL A PERMANENT EXTERIOR EMERGENCY GENERATOR TO REPLACE THE EXISTING INTERIOR GENERATOR THAT HAS FAILED. UTILITIES WILL BE REARRANGED AND SUPPLEMENTED TO SUPPORT THE NEW GENERATOR.

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PER PROFESSIONAL COMMENTS	B	06/17/2022	RAF	AHH
PER COMPLETENESS LETTER	A	06/07/2022	RAF	AHH
DESCRIPTION	NO.	DATE:	BY:	CHK:
REVISIONS				

DRAWN BY:
RAF
02/25/2022
CHECKED BY:
JDF
02/25/2022
CHECKED BY:

MICHAEL K. MCALOON, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24GE05346500

DATE: 02/25/2022

ANDREW S. HOLT, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24GE03855400

DATE: 02/25/2022

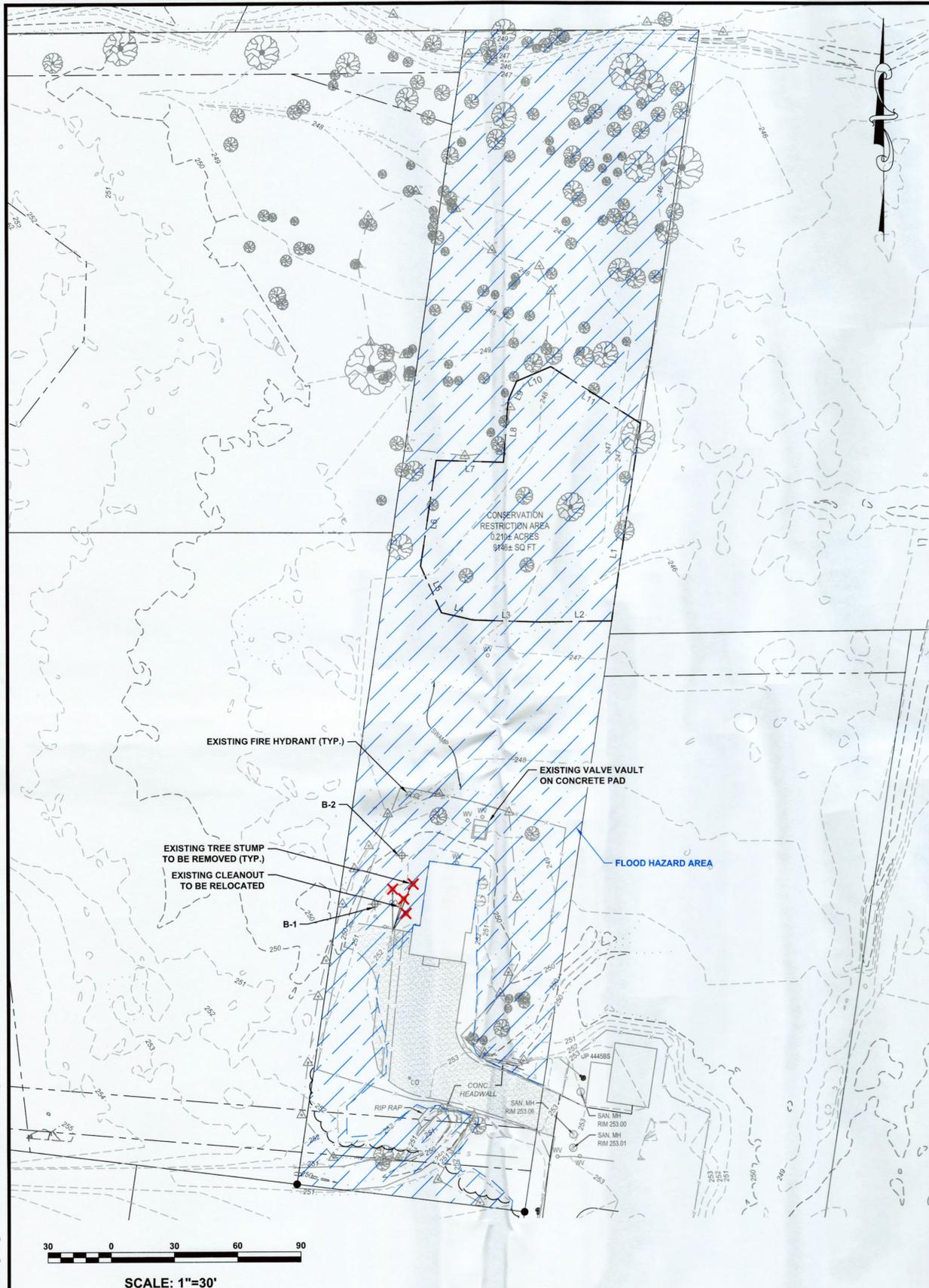
SCE SUBURBAN CONSULTING ENGINEERS, INC.
COA NO: 24GE020037500
02/25/2022
- Civil Engineers - Municipal Engineers -
- Landscape Architects -
- Planners - Environmentalists - Land Surveyors -
56 US Highway 206, Suite 101 2430 Highway 34, Bldg. A Suite 1R 505 Main Street, Suite 314
Flanders, NJ 07836 - 973.398.1776 Wall, NJ 08736 - 732.282.1776 Hackensack, NJ 07601 - 201.646.1776
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

PROJECT NUMBER: SCE-12580.011
SCALE: N.T.S.
SHEET 2 OF 8
REVISION B

GENERAL NOTES, LEGEND, AND ZONING

E:\SCE\Basking Ridge\12580.011 Basking Ridge\Booster\Sheets\12580.011 03 Existing Conditions and Demolition.dwg Fri, Jun 17, 2022 - 2:29pm ahmedel SUBURBAN CONSULTING ENGINEERS, INC.



PROJECT: Craig Test Boring Co., Inc. - Suburban - Basking Ridge, NJ		TEST BORING: B-1 PAGE 1 OF 1	
LOCATION: PROJECT NO. 22001094A		GROUNDWATER: DEPTH (ft) DATE	
CONTRACTOR: Craig Test Boring Co., Inc.		DATE STARTED 12/23/2021	
DRILLER: DRILLING EQUIPMENT: METHOD: HSA Mud Rotary Other: HAMMER: CH Safety Automatic: RODS: AW NW Automatic: Other:		DATE FINISHED 12/23/2021	
FIRST ENCOUNTERED: END OF DRILLING (0 hrs.): FIELD OBSERVER: CHECKED BY:		ASTM D-1586	
DEPTH BELOW SURFACE (ft)	SAMPLE NUMBER	BOWEN PER 4 INCHES	IDENTIFICATION OF SOILS / REMARKS
1	1	2 2 5 2	1: Brown, Poorly graded SAND w/silt (SP-SM), loose, moist
0.0'-2.0'	2	1 3 3 2	2: Brown, CLAY (CL), medium stiff, moist
2.0'-4.0'	3	3 2 4 2	3: Brown, CLAY (CL), medium stiff, moist
4.0'-6.0'	4	4 5 7 8	4: Brown, CLAY (CL), stiff, moist
6.0'-8.0'	5	11 15 17 20	5: Brown, CLAY (CL), very stiff, moist
8.0'-10.0'	6	11 7 7 7	6: Brown, CLAY (CL), stiff, moist
10.0'-12.0'	7	5 6 5 6	7: Brown, CLAY (CL), stiff, moist
12.0'-14.0'	8	9 4 7 8	8: Brown, CLAY (CL), stiff, moist
14.0'-16.0'			END OF TEST BORING AT 16.0 FEET

PROJECT: Craig Test Boring Co., Inc. - Suburban - Basking Ridge, NJ		TEST BORING: B-2 PAGE 1 OF 1	
LOCATION: PROJECT NO. 22001094A		GROUNDWATER: DEPTH (ft) DATE	
CONTRACTOR: Craig Test Boring Co., Inc.		DATE STARTED 12/23/2021	
DRILLER: DRILLING EQUIPMENT: METHOD: HSA Mud Rotary Other: HAMMER: CH Safety Automatic: RODS: AW NW Automatic: Other:		DATE FINISHED 12/23/2021	
FIRST ENCOUNTERED: END OF DRILLING (0 hrs.): FIELD OBSERVER: CHECKED BY:		ASTM D-1586	
DEPTH BELOW SURFACE (ft)	SAMPLE NUMBER	BOWEN PER 4 INCHES	IDENTIFICATION OF SOILS / REMARKS
1	1	2 3 5	1: Brown, CLAY (CL), medium stiff, moist
0.0'-2.0'	2	5 2 2 2	2: Brown, CLAY (CL), soft, moist
2.0'-4.0'	3	1 1 2 2	3: Brown, CLAY (CL), soft, moist
4.0'-6.0'	4	3 5 6 9	4: Brown, CLAY (CL), stiff, moist, tr.gravel
6.0'-8.0'	5	6 8 8 16	5: Brown, CLAY (CL), very stiff, moist
8.0'-10.0'	6	10 12 11 13	6: Brown, CLAY (CL), very stiff, moist
10.0'-12.0'	7	7 9 9 16	7: Brown, CLAY (CL), very stiff, moist
12.0'-14.0'	8	9 10 12 9	8: Brown, CLAY (CL), very stiff, moist
14.0'-16.0'			END OF TEST BORING AT 16.0 FEET

- NOTES:**
- 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 NO. 16 (STREET ADDRESS - EAST OAK STREET (REAR)).
 - AREA = 61,420 SF OR 1.41 ACRES ± TOTAL.
 - LOCATION OF UNDERGROUND UTILITIES, IF DEPICTED, ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS AND 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.
 - HORIZONTAL DATUM BASED ON NAD-83, PER GPS SATELLITE OBSERVATION.
 - VERTICAL DATUM IS BASED ON NAVD-88 (2011), PER GPS SATELLITE OBSERVATION. (TO CONVERT FROM NAVD-83 TO NAVD-29, ADD 0.92 TO THE ELEVATION).
 - 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 / NAVD 88 NEW JERSEY STATE PLANE COORDINATE SYSTEM, ZONE 2900.
 - CONDITIONS DEPICTED HEREON PER ACTUAL FIELD INSTRUMENT SURVEY LAST PERFORMED NOVEMBER 02, 2021.
 - EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION. IF REMOVAL IS NECESSARY, TREE SHALL BE REPLACED.
 - ITEMS TO BE REMOVED MAY BE SALVAGED AND RELOCATED AT THE OWNER'S DISCRETION.
- REFERENCES:**
- TAX MAP - LOT 25, BLOCK 1609, ON THE CURRENT TAX MAP OF THE TOWNSHIP OF BERNARDS, SHEET #16
 - AERIAL IMAGERY - © NEARMAP US, INC. HTTP://GO.NEARMAP.COM
 - 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.

100-YEAR FLOOD HAZARD ELEVATION: 252.09
500-YEAR FLOOD HAZARD ELEVATION: 252.20
PROPOSED SLAB ELEVATION: 253.75

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 NJ PROFESSIONAL ENGINEER
 LICENSE NO. 24CE05346500
 DATE: 02/25/2022

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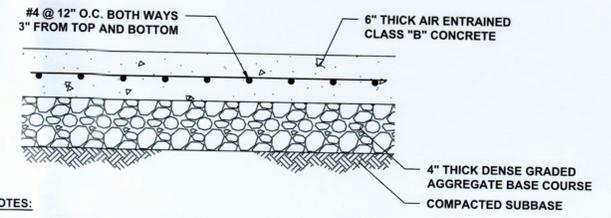
PRELIMINARY AND FINAL SITE PLAN FOR NEW JERSEY AMERICAN WATER EAST OAK STREET REAR, BLOCK 1609 LOT 25 TOWNSHIP OF BERNARDS, COUNTY OF SOMERSET, STATE OF NEW JERSEY
 PROJECT NUMBER: SCE-12580.011
 SCALE: 1" = 30'
 SHEET 3 OF 8
 REVISION B
EXISTING CONDITIONS AND DEMOLITION PLAN

TOWNSHIP OF BERNARDS - ZONING ANALYSIS

LAND USE AND ZONING REGULATION	ALLOWABLE R-4 ZONE REQ.	ALLOWABLE E-5 ZONE REQ.	EXISTING	PROPOSED	VARIANCE
Cpt. 21- Attachment 7 - Table 501 PERMITTED USE	RESIDENTIAL OR OFFICE OTHER PERMITTED USES	OFFICE BUSINESS	PUBLIC UTILITIES	PUBLIC UTILITIES - ACCESSORY STRUCTURE	No
Cpt. 21- Attachment 7 - Table 501 MINIMUM LOT AREA	1 AC	5 AC	1.41 AC (81,419.8 SF)	NO CHANGE	No
Cpt. 21- Attachment 7 - Table 501 MINIMUM LOT WIDTH	200 FT	400 FT	110 FT	NO CHANGE	ENC *
Cpt. 21- Attachment 7 - Table 501 MINIMUM LOT FRONTAGE	100 FT	100 FT	110.03 FT	NO CHANGE	ENC *
PRINCIPAL STRUCTURE / BUILDING SETBACKS					
Cpt. 21- Attachment 7 - Table 501 MINIMUM FRONT YARD SETBACK	75 FT	175 FT	114 FT	NO CHANGE	ENC *
Cpt. 21- Attachment 7 - Table 501 MINIMUM SIDE YARD SETBACK	20 FT	75 FT	36.7 FT	NO CHANGE	ENC *
Cpt. 21- Attachment 7 - Table 501 MINIMUM SIDE YARD (COMBINED) SETBACK	50 FT	N/A	81.95 FT	NO CHANGE	No
Cpt. 21- Attachment 7 - Table 501 MINIMUM REAR YARD SETBACK	75 FT	100 FT	397.6 FT	NO CHANGE	No
Cpt. 21- Attachment 13 - Table 501 MINIMUM DISTANCE BETWEEN TWO BUILDINGS	50 FT	N/A	N/A	NO CHANGE	No
ACCESSORY STRUCTURE / BUILDING SETBACKS					
Cpt. 21-26.1.A. MAXIMUM HEIGHT	20 FT	N/A	N/A	18 FT	No
Cpt. 21- Attachment 7 - Table 507 MINIMUM SIDE YARD SETBACK	15 FT	75 FT	N/A	18.2 FT	YES
Cpt. 21- Attachment 7 - Table 507 MINIMUM REAR YARD SETBACK	20 FT	100 FT	N/A	386.5 FT	No
MAXIMUM REQUIREMENTS					
Cpt. 21- Attachment 7 - Table 501 MAXIMUM COVERAGE	15%	25%	8.25%	9.8%	No
BUILDING COVERAGE			1117 SQ FT	1117 SQ FT	
DRIVEWAY COVERAGE			3896 SQ FT	3680 SQ FT *	
CONCRETE VALVE VAULT GENERATOR PAD COVERAGE (INCLUDING WALKWAYS)			82 SQ FT	699 SQ FT *	
UNLOADING AREA, CONCRETE PAD				482 SQ FT *	

*Public Utilities are a Conditional Use in the R-4 Zone and shall comply with Section 11-12 of the Zoning Ordinance
 *Total Added Impervious Coverage = 965 SQ FT

* - EXISTING NON-COMFORMITY

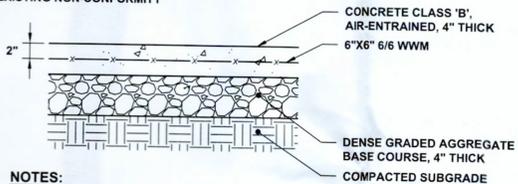


NOTES:

- SUBBASE SHALL BE COMPACTED TO THE SATISFACTION OF THE ENGINEER.
- CONCRETE PAD TO BE 3,500 PSI CONCRETE AND LEVEL LENGTHWISE, WIDTHWISE AND DIAGONALLY.
- THE CONCRETE PAD SHALL EXTEND 6" BEYOND ALL SIDES OF THE ENCLOSURE. CONTRACTOR TO VERIFY FINAL ENCLOSURE DIMENSIONS PRIOR TO FABRICATION OF PAD.
- ALL JOINTS AND EDGES TO BE TOOLED.
- SURFACE SHALL BE BRUSHED TRANSVERSELY TO A NEAT FINISH.
- ADJACENT GROUND SHALL BE BACKFILLED AND GRADED TO MATCH THE EXISTING GROUND.

CONCRETE PAD, REINFORCED, 6" THICK DETAIL

N.T.S.

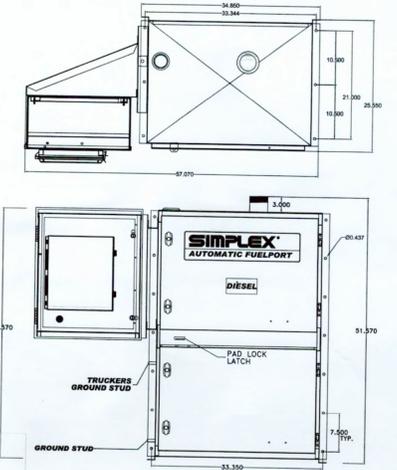


NOTES:

- SUBBASE SHALL BE COMPACTED TO THE SATISFACTION OF THE ENGINEER.
- EXPANSION JOINTS OF 1/2" WIDE BITUMINOUS CELLULAR TYPE JOINT FILLER WILL BE PROVIDED EVERY 12' MAX IN BOTH DIRECTIONS.
- LONGITUDINAL JOINTS, 1/4" WIDE, SHALL BE PROVIDED BETWEEN CURBS AND ABUTTING SIDEWALKS, PADS, ETC. AND SHALL BE FILLED WITH PRE-MOLDED BITUMINOUS TYPE JOINT FILLER.
- TRANSVERSE SURFACE GROOVES SHALL BE CUT IN SIDEWALKS BETWEEN EXPANSION JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH.
- ALL CONCRETE SHALL BE CLASS "B" AIR-ENTRAINED.
- ALL JOINTS AND EDGES ARE TO BE TOOLED.
- SURFACE SHALL BE BRUSHED TRANSVERSELY TO A NEAT FINISH.
- LIQUID MEMBRANE FORMING CURING COMPOUND SHALL BE APPLIED IN COMPLIANCE WITH NJDOT SPECIFICATIONS.
- SCORING JOINTS WILL BE 10' O.C.

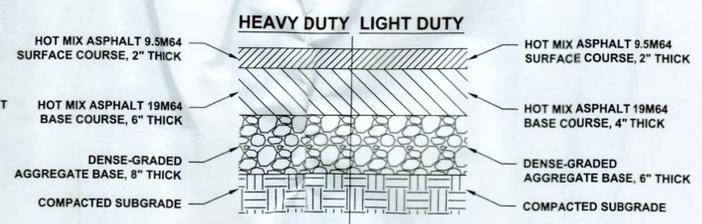
CONCRETE SIDEWALK, 4" THICK

N.T.S.



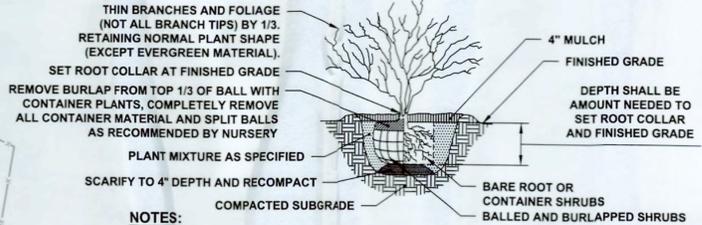
TANK FILLING SYSTEM DETAIL

N.T.S.



HOT MIX ASPHALT PAVEMENT

N.T.S.

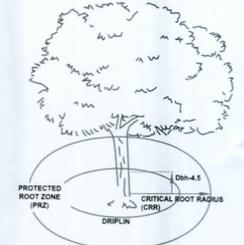


SHRUB/GRASS PLANTING DETAIL

N.T.S.

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
(3) IO	IO	Ilex opaca	American Holly	6'-7" Ht.	B&B	9	SYMMETRICAL BRANCHING	
(2) PS	PS	Pinus strobus	Eastern White Pine	8'-10" Ht.	B&B	6	SYMMETRICAL BRANCHING, HEAVY	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
(3) IG	IG	Ilex glabra	Itkberry Holly	24"-30"	5 gal.	60"	20	FULL PLANT, HEAVY
(2) IV	IV	Ilex verticillata	Winterberry	18"-24"	3 gal.	48"	14	FULL PLANT, HEAVY



TREE PROTECTION

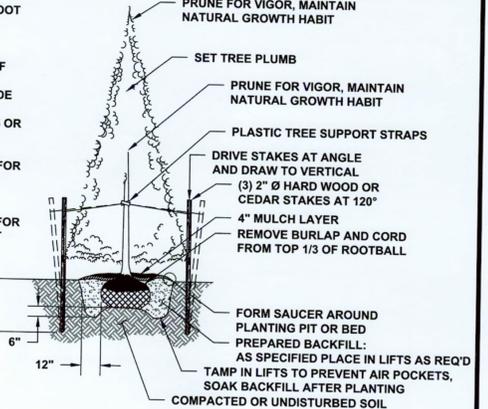
N.T.S.

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).

- MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND) ON THE UPHILL SIDE OF TREE) IN INCHES.
- MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

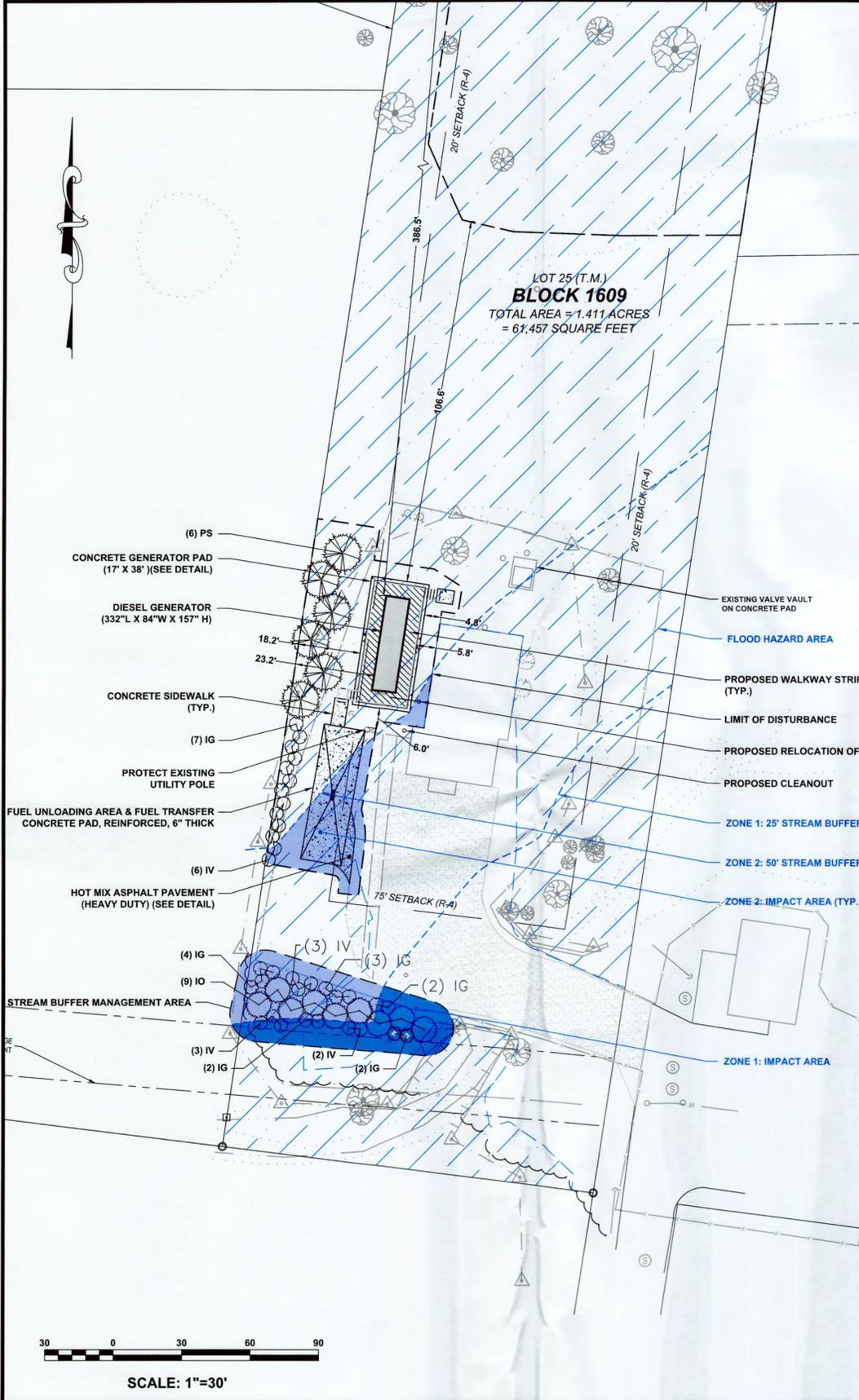
DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.

DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY, OR TOLERANT SPECIES.



CONIFEROUS TREE PLANTING

N.T.S.



SCALE: 1"=30'

E:\SCE\Basking Ridge\12580.011 Basking Ridge Booster Sheets\12580.011 04 Site Layout.dwg - Fri, Jun 17, 2022 - 2:30pm - ahamedd - SUBURBAN CONSULTING ENGINEERS, INC.

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 LICENSE NO. 240E0346500
 DATE: 02/25/2022

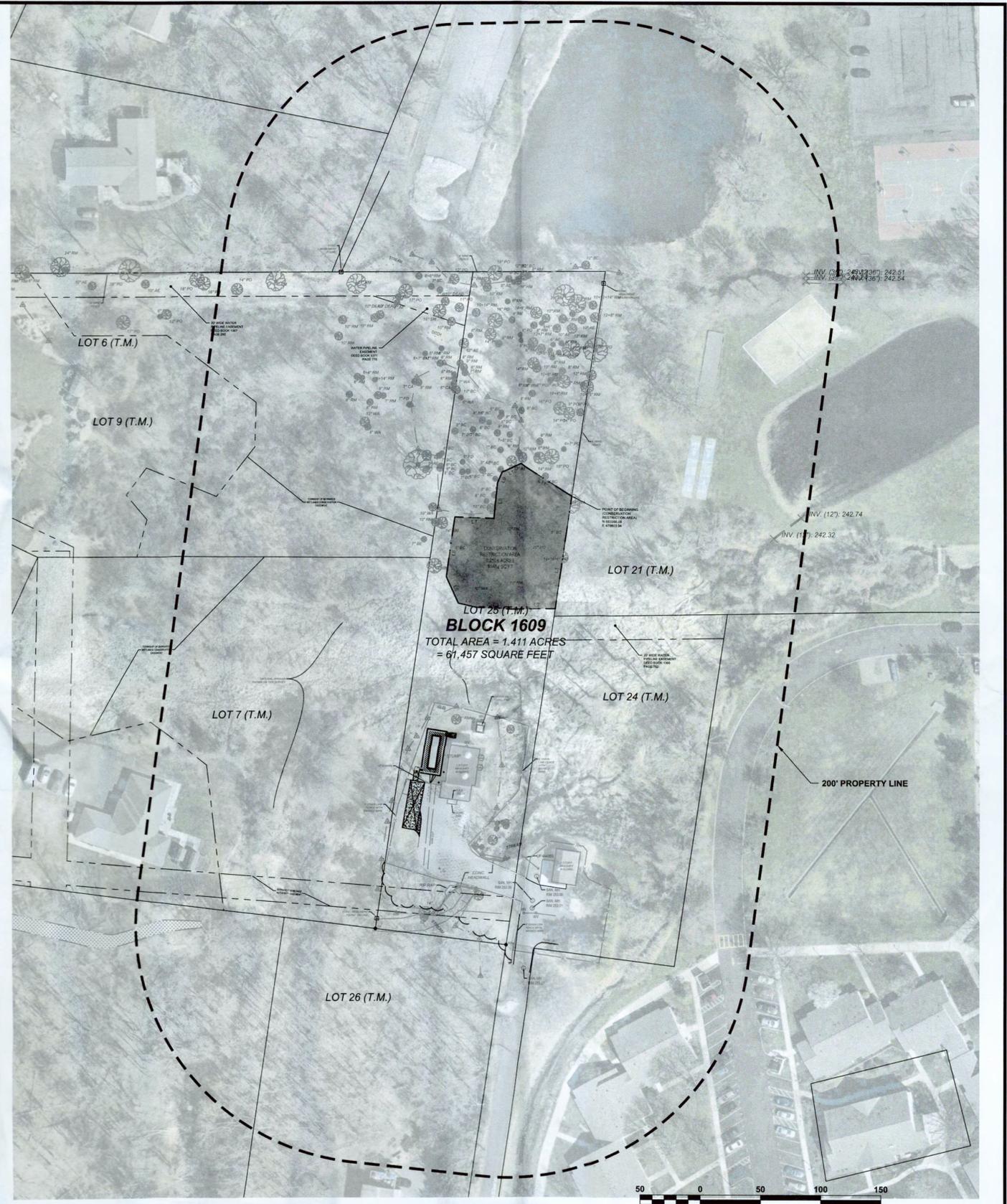
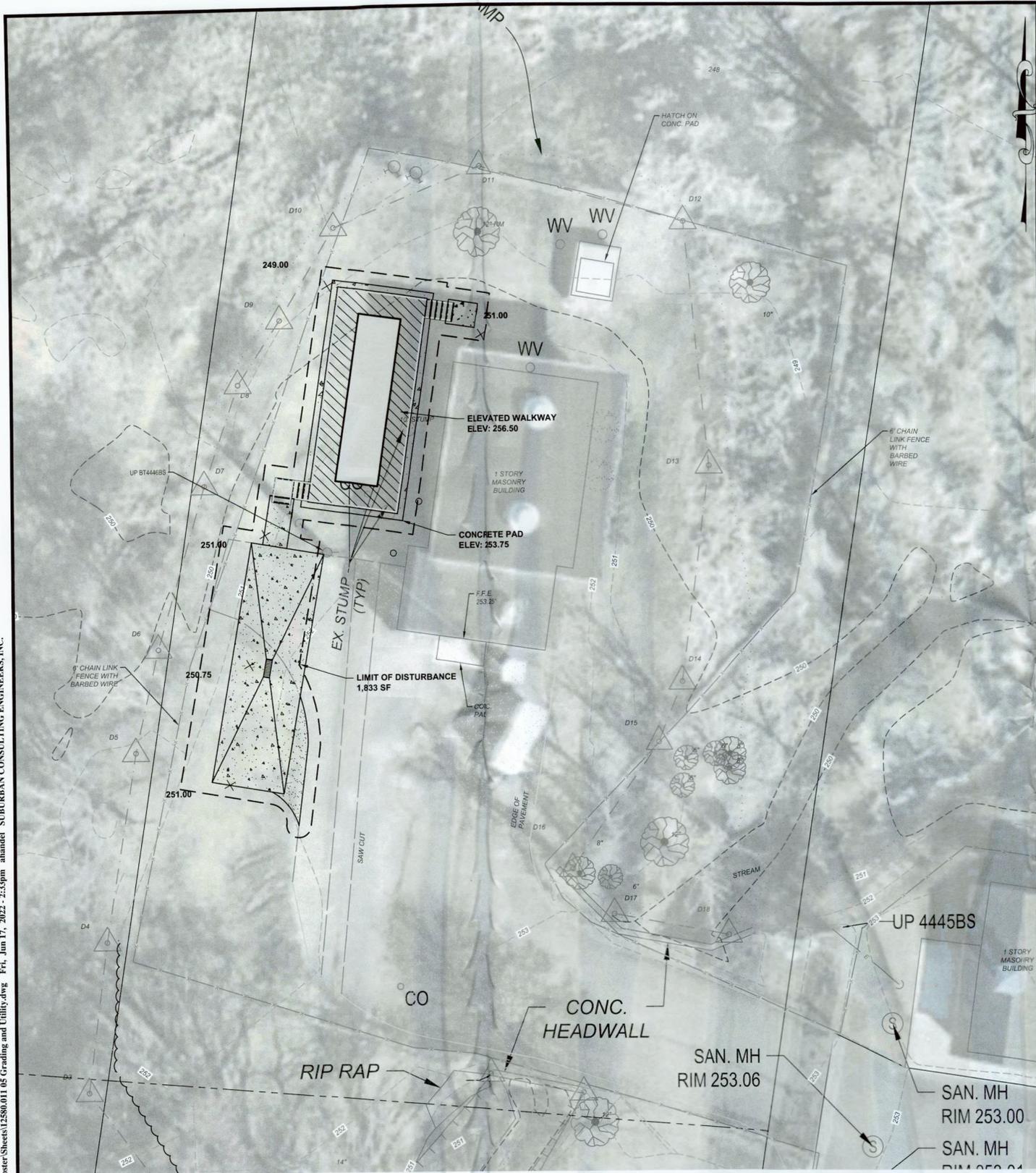
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PRELIMINARY AND FINAL SITE PLAN FOR NEW JERSEY AMERICAN WATER EAST OAK STREET REAR, BLOCK 1609 LOT 25 TOWNSHIP OF BERNARDS, COUNTY OF SOMERSET, STATE OF NEW JERSEY

PROJECT NUMBER: SCE-12580.011
 SCALE: 1" = 30'
 SHEET 4 OF 8
 REVISION B

E:\SCE\Basking Ridge\12580.011 Basking Ridge Booster Sheets\12580.011 05 Grading and Utility.dwg Fri, Jun 17, 2022 - 2:33pm ahanded SUBURBAN CONSULTING ENGINEERS, INC.



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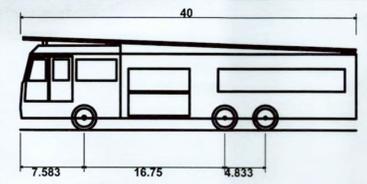
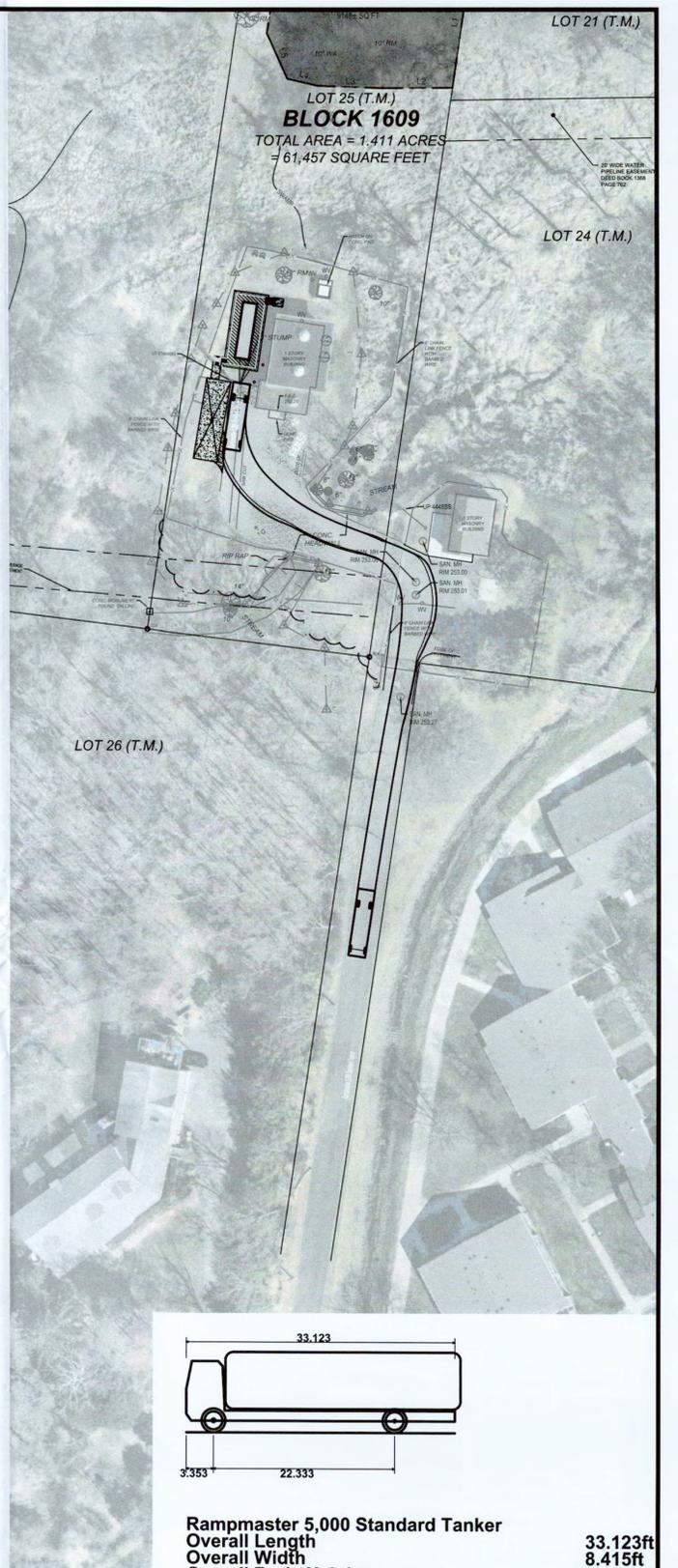
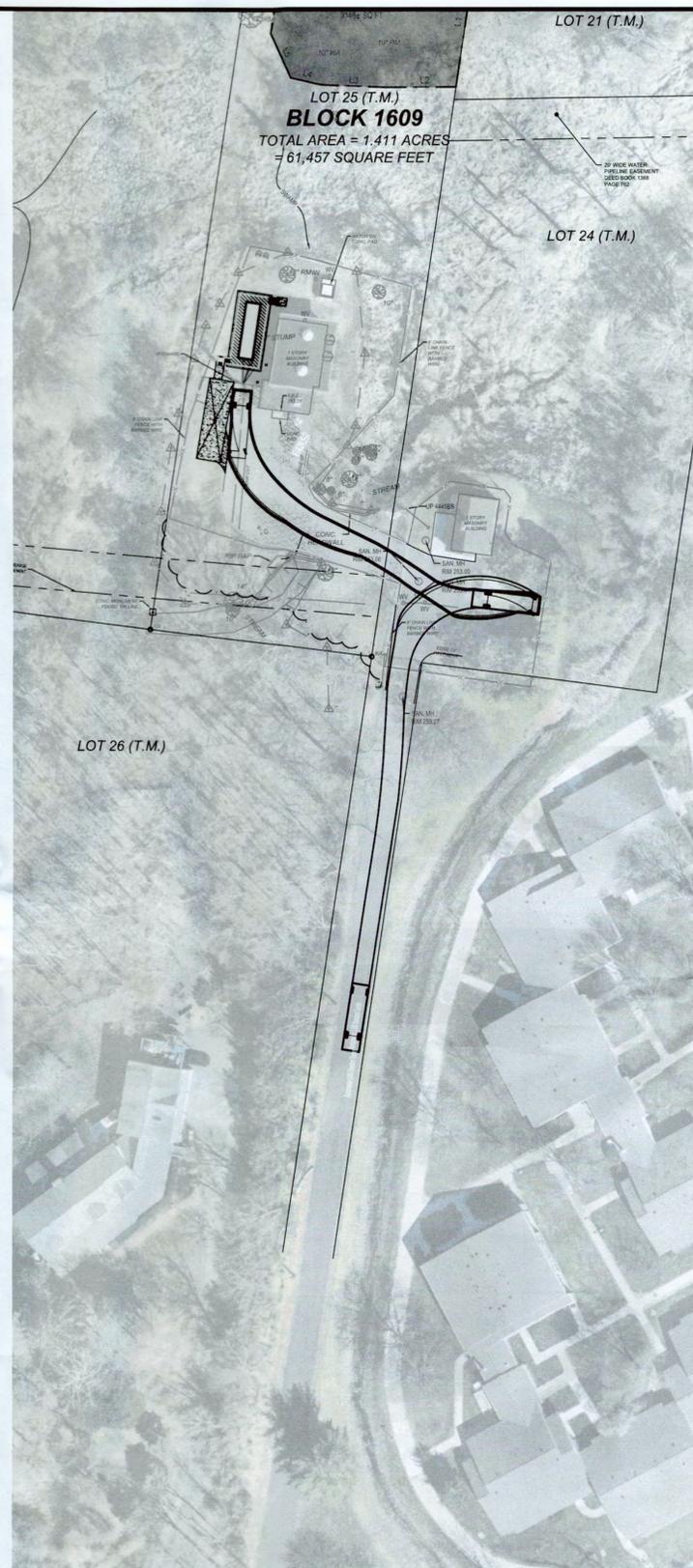
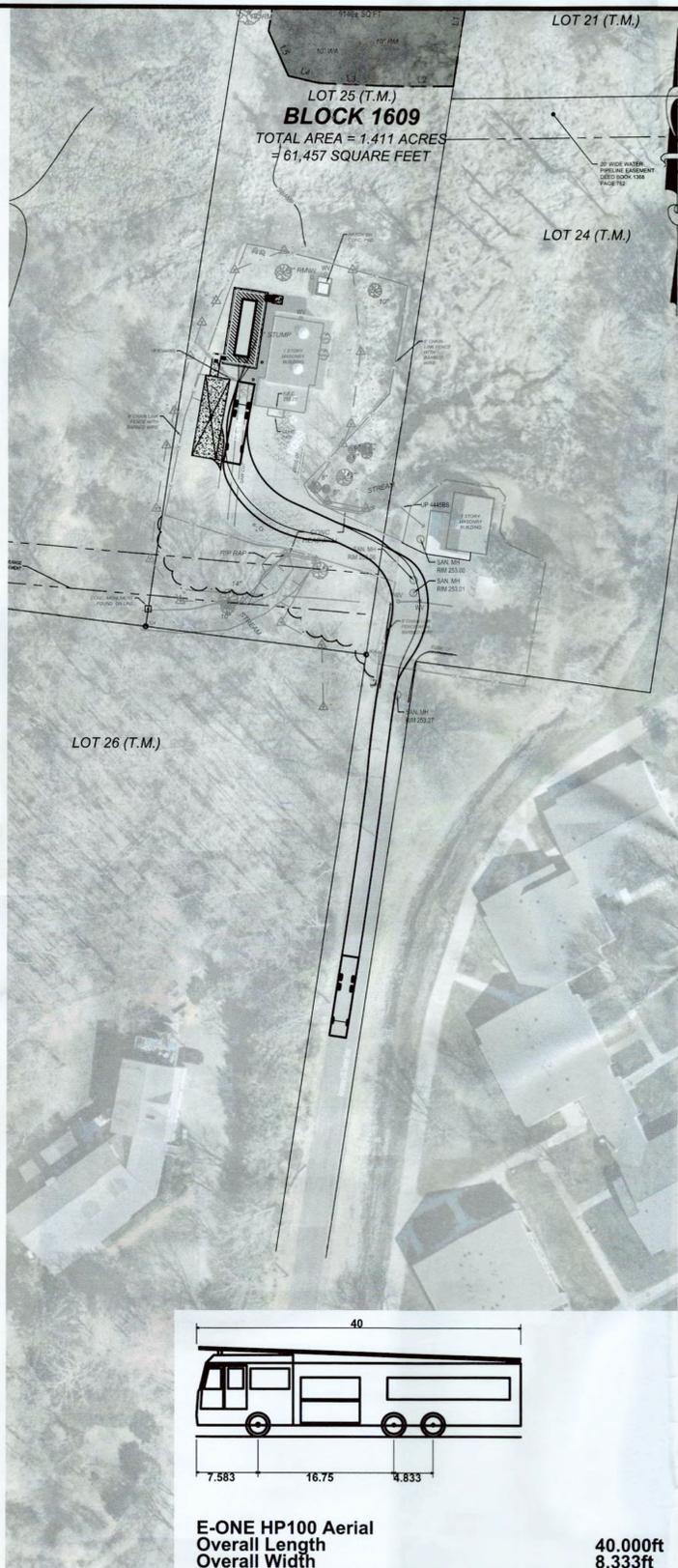
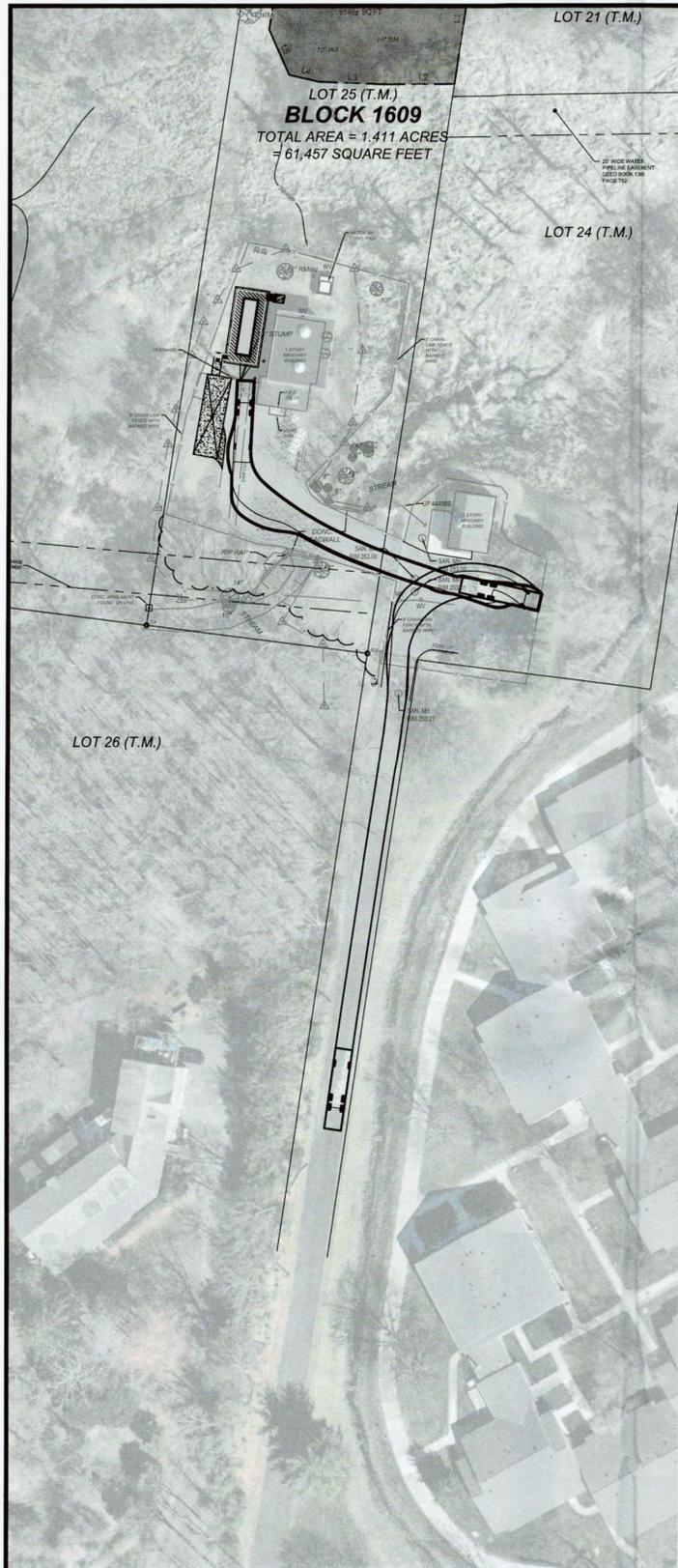
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PRELIMINARY AND FINAL SITE PLAN FOR NEW JERSEY AMERICAN WATER EAST OAK STREET REAR, BLOCK 1609 LOT 25 TOWNSHIP OF BERNARDS, COUNTY OF SOMERSET, STATE OF NEW JERSEY

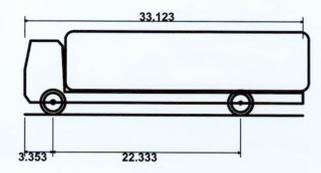
GRADING PLAN AND AERIAL

PROJECT NUMBER:	SCE-12580.011
SCALE:	AS NOTED
SHEET	5 OF 8
REVISION	B

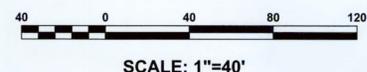
E:\SCE\Banking Ridge Booster\Sheets\12580.011 06 Vehicular Circulation Plan.dwg Fri, Jun 17, 2022 - 2:39pm alhamdel SUBURBAN CONSULTING ENGINEERS, INC.



E-ONE HP100 Aerial
 Overall Length 40.000ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.393ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



Rampmaster 5,000 Standard Tanker
 Overall Length 33.123ft
 Overall Width 8.415ft
 Overall Body Height 8.768ft
 Min Body Ground Clearance 1.440ft
 Track Width 8.415ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 40.000ft



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 CHECKED BY:

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ANDREW S. HOLT, PE
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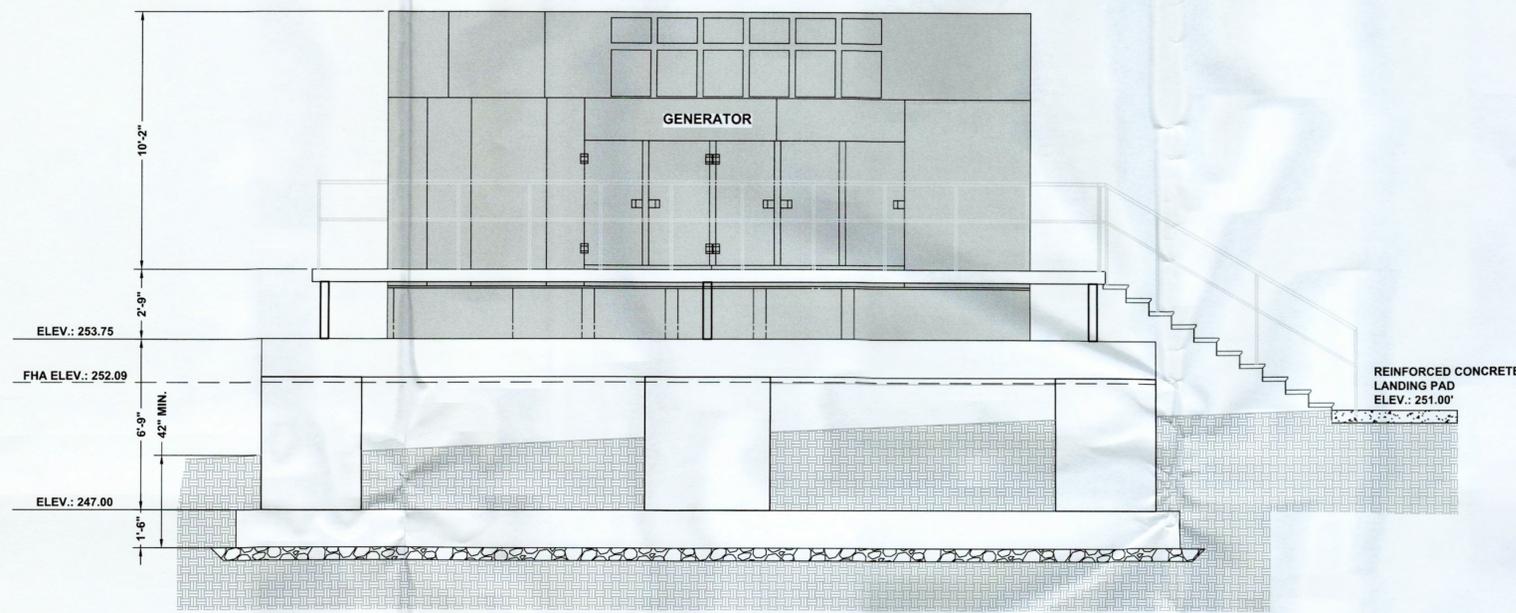
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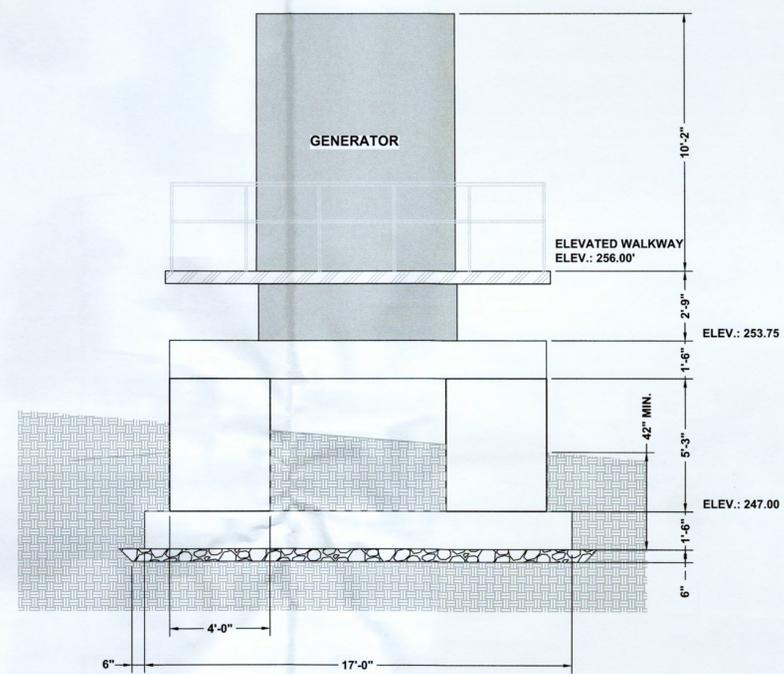
PRELIMINARY AND FINAL SITE PLAN FOR NEW JERSEY AMERICAN WATER EAST OAK STREET REAR, BLOCK 1609 LOT 25 TOWNSHIP OF BERNARDS, COUNTY OF SOMERSET, STATE OF NEW JERSEY

PROJECT NUMBER: SCE-12580.011
 SCALE: 1" = 40'
VEHICULAR CIRCULATION PLAN
 SHEET 6 OF 8
 REVISION A

E:\SCE\Basking Ridge\12580.011 Basking Ridge Booster\Structures\12580.011 07 Elevation View Plm.dwg Fri, Jun 17, 2022 - 2:39pm ahmed@suburbanconsultingengineers.com



EAST ELEVATION VIEW
N.T.S.



NORTH ELEVATION VIEW
N.T.S.

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CHECKED BY:	BHD

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DATE: 02/25/2022

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LICENSE NO.: 24GE03855400

DATE: 02/25/2022

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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

ELEVATION VIEWS

PROJECT NUMBER:	SCE-12580.011
SCALE:	N.T.S.
SHEET	7 OF 8
REVISION	B

E:\SCE\Basking Ridge\12580.011 Basking Ridge Booster Structural Construction Plan & Details.dwg Fri, Jun 17, 2022 - 2:40pm ahamed SUBURBAN CONSULTING ENGINEERS, INC.

GENERAL NOTES

GENERAL

1. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON JOB AND SHALL BE RESPONSIBLE FOR SAME.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF ALL GOVERNING AUTHORITIES.
3. APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE CONTRACTOR OF ANY CONTRACT REQUIREMENTS EVEN IF SUCH ITEMS ARE NOT SHOWN ON SHOP DRAWINGS.
4. ALL REVISIONS TO SHOP DRAWINGS AFTER FIRST SUBMISSION MUST BE SO IDENTIFIED ON SUBSEQUENT SUBMISSIONS.
5. THE RAISED PLATFORM WALKWAY SHALL BE DESIGNED BY OTHERS.
6. REPRODUCTION OF STRUCTURAL CONTRACT DRAWINGS IS NOT TO BE SUBMITTED AS SHOP DRAWINGS.

CONCRETE

1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE COMPLYING WITH ACI BUILDING CODE REQUIREMENT.
 - A. 4000 PSI NORMAL WEIGHT CONCRETE.
 - B. AIR CONTENT 6%.
 - C. SLUMP 4" MIN.
 - D. WATER TO CEMENT RATIO 0.5 MAX.
2. REINFORCING BARS SHALL BE NEW STEEL BULLET, DEFORMED TYPE, ASTM A615 GRADE 60.
3. PROVIDE 3/8" CHAMFER AT CORNERS OF ALL CONCRETE BEAMS AND COLUMNS, EXCEPT AS DIRECTED BY THE ENGINEER.
4. THE REINFORCING SPLICING LENGTH SHALL CONFORM TO ACT BUILDING CODE REQUIREMENTS

2018 IBC BUILDING CODE NEW JERSEY EDITION

PLATFORM: DL = 20 PSF & LL = 40 PSF

SNOW LOAD

GROUND SNOW LOAD (Pg) = 30 PSF
 FLAT SLAB SNOW LOAD = 21 PSF
 SNOW THERMAL FACTOR (Ct) = 1.0
 SNOW EXPOSURE FACTOR (Ce) = 1.0
 SNOW LOAD IMPORTANCE FACTOR (Is) = 1.1

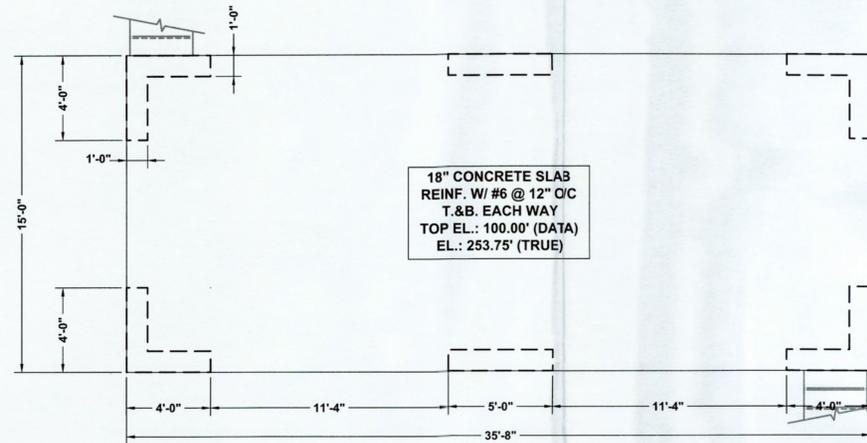
WIND LOAD

ASCE 7-16 RISK CATEGORY III
 WIND SPEED = 122 MPH
 WIND LOAD IMPORTANCE FACTOR (Iw) = 1.0
 WIND EXPOSURE = "C"

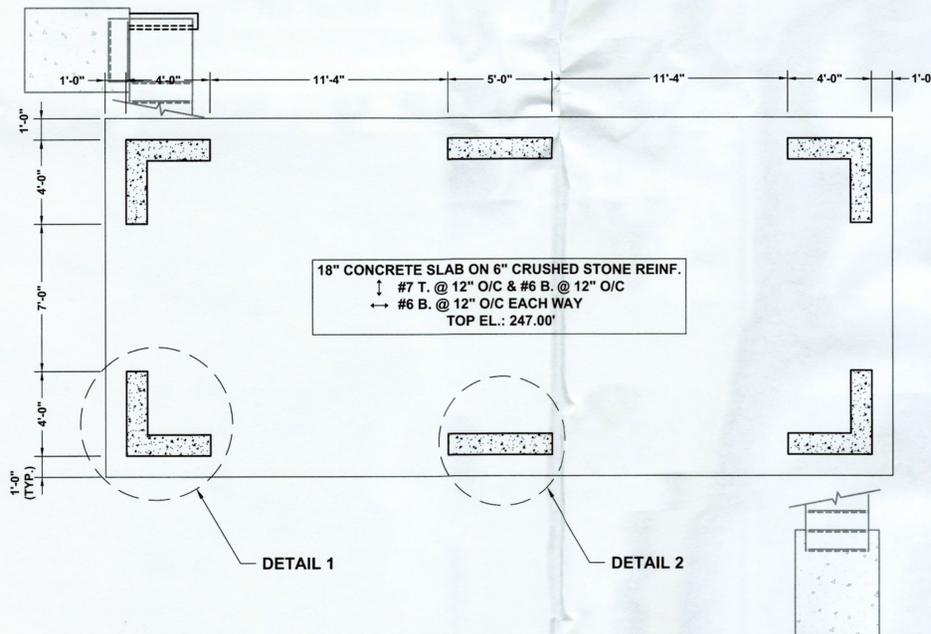
EARTHQUAKE DESIGN DATA

0.2 SEC SPECTRAL RESPONSE ACCELERATION - (Ss) = 0.258
 1.0 SEC SPECTRAL RESPONSE ACCELERATION - ((S1)) = 0.057
 SEISMIC RISK CATEGORY = III
 SEISMIC DESIGN CATEGORY = "B"
 SEISMIC IMPORTANCE FACTOR = 1.25
 SITE CLASS = D
 DESIGN SPECTRAL ACCELERATION PARAMETERS: S_{as} = 0.247
 S_{as} = 0.09

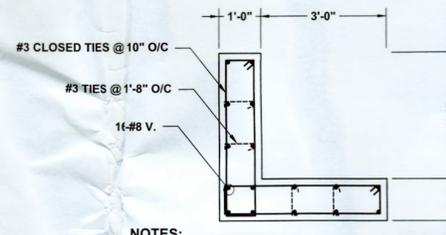
BASIC STRUCTURAL SYSTEM = NOT SPECIFICALLY DETAILED FOR SEISMIC:
 RESPONSE MODIFICATION FACTOR (R) = 3
 SYSTEM OVER-STRENGTH FACTOR (Qo) = 3
 DEFLECTION AMPLIFICATION FACTOR (Cd) = 3



UPPER SLAB PLAN
N.T.S.

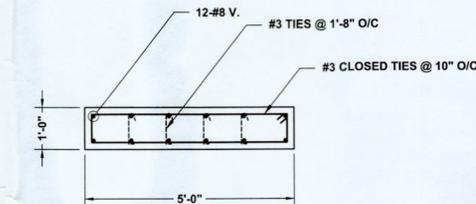


LOWER SLAB PLAN
N.T.S.



- NOTES:**
1. FOUR CORNER LOCATIONS.
 2. EXTEND THE VERT. BARS 1'-2" INTO SLABS AND HOOK THE ENDS.

DETAIL 1
N.T.S.



- NOTES:**
1. TWO SIDE LOCATIONS.
 2. EXTEND THE VERT. BARS 1'-2" INTO SLABS AND HOOK THE ENDS.

DETAIL 2
N.T.S.



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NO.	DATE	BY	CHK	DESCRIPTION
B	06/17/2022	RAF	AHH	PER PROFESSIONAL COMMENTS
A	06/07/2022	RAF	AHH	PER COMPLETENESS LETTER

DRAWN BY:	BQD
CHECKED BY:	BHD
CHECKED BY:	BHD
CHECKED BY:	BHD

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 NJ PROFESSIONAL ENGINEER
 LICENSE NO. 24GE04736300
 DATE: 02/25/2022

ANDREW S. HOLT, PE
 NJ PROFESSIONAL ENGINEER
 LICENSE NO. 24GE03855400
 DATE: 02/25/2022

SCE
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 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

S1.0 - STRUCTURAL CONSTRUCTION PLAN AND DETAILS

PROJECT NUMBER:	SCE-12580.011
SCALE:	N.T.S.
SHEET	8 OF 8
REVISION	B