



Borough of Highlands  
 42 Shore Drive  
 Highlands, NJ 07732  
 (732) 872-1224  
 www.highlandsborough.org

## LAND USE BOARD APPLICATION

<b>FOR OFFICIAL USE</b>	ck# 210519	ck# 210520
Date Rec'd: <u>11/18/2022</u>	Application #: <u>2022-10</u>	Fee: <u>\$525</u> Escrow: <u>\$1050</u>

### 1. APPLICANT

Name: Home & Land Development Corp  
 Address: 88-1 Portland Road  
 City: Highlands State: NJ Zip: 07732  
 Phone: 917-686-4111  
 Email: GNF718@aol.com  
 Relation to property: Owner of Block 35, Lots 8 & 9

### 2. OWNER

Name: Home & Land Development Corp - Block 35, Lots 8 & 9  
 Address: 88-1 Portland Road  
 City: Highlands State: NJ Zip: 07732  
 Phone: 917-686-4111  
 Email: GNF718@aol.com

### 3. TYPE OF APPLICATION (Check all that apply)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Minor Subdivision<br><input type="checkbox"/> Major Subdivision – Preliminary<br><input type="checkbox"/> Major Subdivision – Final<br><input type="checkbox"/> Minor Site Plan<br><input type="checkbox"/> Major Site Plan – Preliminary<br><input type="checkbox"/> Major Site Plan – Final<br><input checked="" type="checkbox"/> Variance<br><input type="checkbox"/> Use Variance | <input type="checkbox"/> Appeal – Zoning Denial date _____<br><input type="checkbox"/> Appeal – Land Use Decision date _____<br><input type="checkbox"/> Informal Concept Plan Review<br><input type="checkbox"/> Extension of Approval<br><input type="checkbox"/> Revision/Resubmission of Prior Application<br><input type="checkbox"/> Other _____ |
|--|--|

### 4. PROPERTY INFORMATION

Block 35 Lot(s) 8 & 9 Address: 14 North Peak and 32 North Peak  
 Lot size \_\_\_\_\_ # of Existing Lots 2 # of Proposed Lots 2  
 Zone R101 Are there existing Deed Restrictions or Easements?  No  Yes – Please attach copies  
 Has the property been subdivided?  No  Yes If yes, when? \_\_\_\_\_  
 Attach copies of approved map or approved resolution  
 Property taxes paid through \_\_\_\_\_ Sewer paid through \_\_\_\_\_

### 5. ATTORNEY (A corporation, LLC, Limited Partnership, or S-Corp must be represented by a NJ attorney)

Name: Michael A. Bruno, Esq.; Giordano Halleran & Ciesla  
 Address: 125 Half Mile Road, Suite 300, Red Bank, NJ 07701  
 Phone: 732-741-3900 Email: mbruno@ghclaw.com



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**6. APPLICANT'S OTHER PROFESSIONAL(S) – Engineer, Planner, Architect, etc.**

Name: Thomas Santry, P.A.  
 Address: 128 E. River Road  
Rumson, New Jersey 07760  
 Phone: 732-741-4800  
 Email: \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**7. LAND USE**

**A. PROPERTY HISTORY** –Describe in detail, nature of prior use(s) on the site, start date of such use, any prior Land Use Board applications for this site (attach copy of resolution, if applicable), history of current ownership, etc.

The property is presently used for single-family residence.

**B. PROPOSED PLAN** –Describe in detail, proposed use for property, including, but not limited to: 1) portion to be subdivided; 2) sell lot only; 3) construct house(s) for sale; 4) how trash will be disposed; 5) landscaping; 6) hours of operation; 7) type of goods/services; 8) fire lane. Attach additional sheets if necessary.

Applicant purposes to subdivide the property into two conforming building lots and will construct two retaining walls at the property prior to constructing two (2) residential homes. Applicant seeks variance relief from the Borough's Steep Slope requirements.

**C. ADDITIONAL INFORMATION:**

	Existing	Proposed
<b>Residential:</b> How many dwelling units?	<u>1</u>	<u>2</u>
How many bedrooms in each unit?	_____	<u>tbd</u>
How many on-site parking spaces?	_____	<u>tbd</u>
<b>Commercial:</b> How many commercial uses on site?	<u>N/A</u>	<u>N/A</u>
How many on-site parking spaces?	_____	_____



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**8. VARIANCE REQUESTS** Complete section(s) related to the relief being requested. \*\*

	Req'd	Exist.	Prop'd
<b>Minimum Lot Requirements</b>			
Lot Area			
Frontage			
Lot Depth			
<b>Minimum Yard Requirements</b>			
Front Yard Setback			
2 <sup>nd</sup> Front Yard Setback			
Rear Yard Setback			
Side Yard Setback, right			
Side Yard Setback, left			
Building Height			

	Req'd	Exist.	Prop'd
<b>Accessory Structures</b>			
Fence/Wall Height			
Garage/Shed Height			
Garage/Shed Area			
Pool Setback			
<b>Parking Requirements</b>			
On-site Parking Spaces			
<b>Other (please add)</b>			

\*\*See zoning table on sheet 3 of the minor subdivision plans

**9. OTHER RELIEF REQUESTED** Please specify relief(s) and explain below.

Applicant seeks variance relief from the Borough's Steep Slope requirements

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**10. NOTARIZED SIGNATURE OF APPLICANT**

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant, or that I am an Officer of the Applicant authorized to sign the application for the business organization. Additionally, I certify that the survey or plans submitted with this application shows and discloses the premises in its entirety, and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED to before me this  
23 day of September 2022 (year)  
Carrie Lenahan (notary)  
CARRIE LENAHAN (Seal)  
A NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES FEBRUARY 8, 2027

Home & Land Development Corp  
[Signature] 9/23/22  
Signature Date  
Charles Farkouh, President  
Print Full Name

**11. NOTARIZED CONSENT OF OWNER**

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this  
\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ (year)  
\_\_\_\_\_  
(notary)  
(Seal)

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Print Full Name

**12A. DISCLOSURE STATEMENT** Circle all that apply.

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

- Is this application to subdivide a parcel of land into six (6) or more lots? Yes  No
- Is this application to construct a multiple dwelling of 25 or more units? Yes  No
- Is this an application for approval of a site(s) for non-residential purposes? Yes  No
- Is this Applicant a corporation? Yes  No
- Is the Applicant a limited liability corporation? Yes  No
- Is the Applicant a partnership? Yes  No

If you circled **YES** to any of the above, please complete the following Ownership Discloser Statement (use additional sheets if necessary).





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**12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT**

Name of Corporation, Partnership, LLC, LLP, S-Corp:

Home & Land Development Corp

Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above referenced business organization:

NAME	ADDRESS
Charles Farkouh, President	88-1 Portland Road, Highlands, NJ 07732

\*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or great interest in a partnership, that corporation or partnership shall list the names and address of its stockholders holding 10% or more of its stock or 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% owner ship criterion established have been listed.

SWORN & SUBSCRIBED to before me this  
23 day of September 20 22 (year)  
Carrie Lenahan (notary)  
 (Seal)

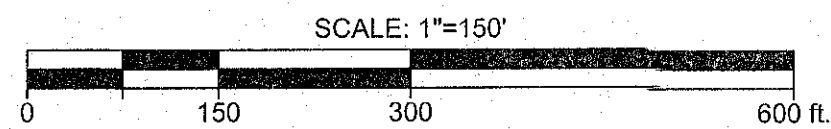
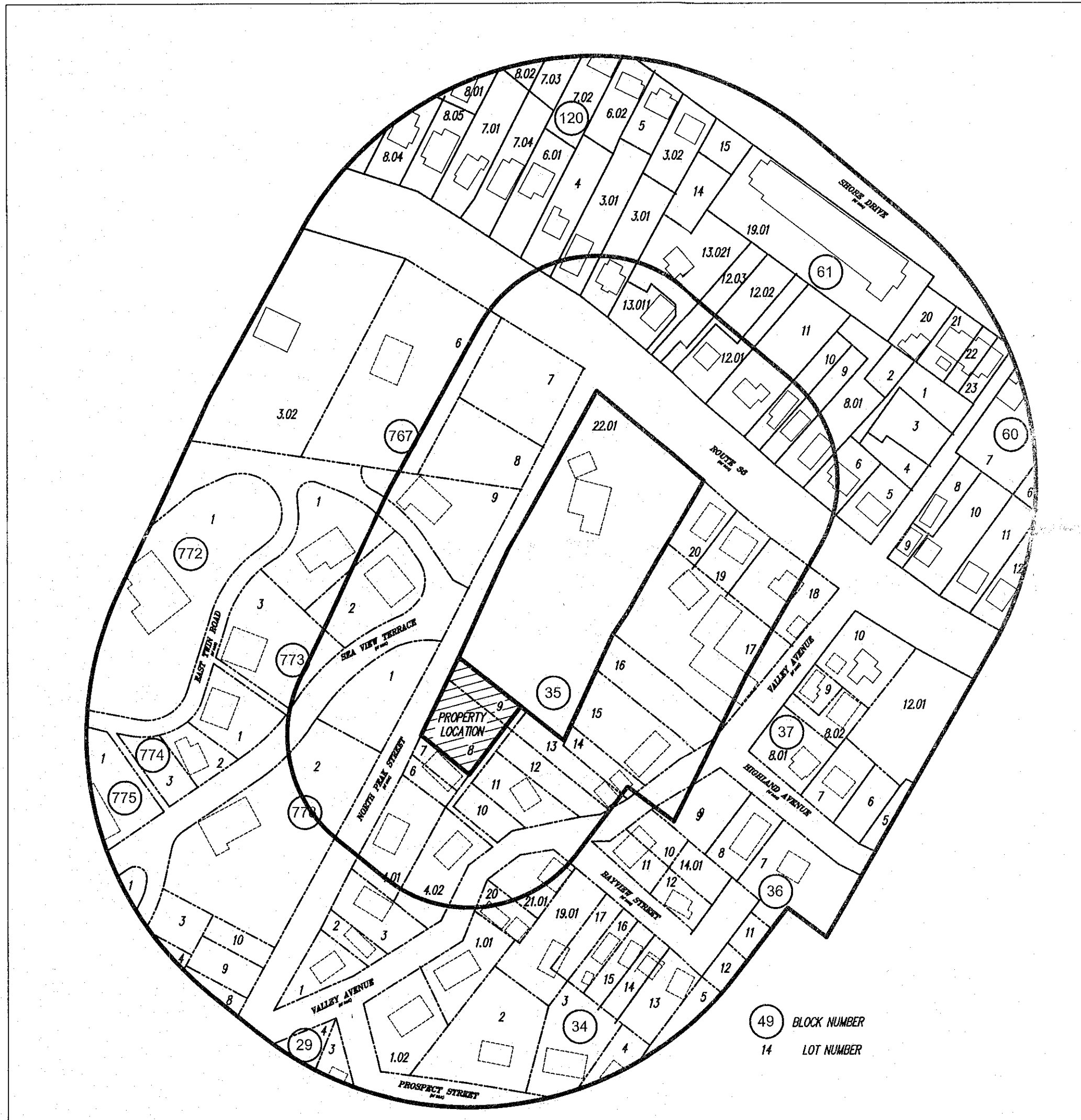
**CARRIE LENAHAN**  
 A NOTARY PUBLIC OF NEW JERSEY  
 MY COMMISSION EXPIRES FEBRUARY 8, 2027

Home & Land Development Corp  
[Signature] 9/23/22  
 Signature (Officer/Partner) Date  
Charles Farkouh, President  
 Print Full Name Title

NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE



LIST OF OWNERS WITHIN 200 FEET			LIST OF OWNERS WITHIN 200 FEET (CONTINUED)			LIST OF OWNERS WITHIN 200 FEET (CONTINUED)		
BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER
758	1.01	MONMOUTH HILLS INC. ACCESS PROP MGMT 1090 KING GEORGES POST RD EDISON, NJ 08837	35	22.01	DIEBOLD RICHARD & MISCHELE 221 NAVESINK AVENUE HIGHLANDS, NJ 07732	36	10	BRANIN GARY & PAMELA J 97 VALLEY AVENUE HIGHLANDS NJ 07732
778	1	MONMOUTH HILLS INC. ACCESS PROP MGMT 1090 KING GEORGES POST RD EDISON, NJ 08837	35	4.02	MALONE PATRICK FRANCIS & PAULA ANN 110 VALLEY AVENUE HIGHLANDS, NJ 07732	36	9	JERSEY CENTRAL P & L ATTN. TAX DEP 800 CABIN HILL DR. GREENSBURG PA 15601
35	6	ALVATOR DONNA 10 NORTH PEAK STREET HIGHLANDS, NJ 07732	35	15	AKER EDWARD W & EVELYN 92 VALLEY AVENUE HIGHLANDS, NJ 07732	61	6	TAYLOR TIFFANY 188 NAVESINK AVENUE HIGHLANDS NJ 07732
35	10	DORIN JOSEPH & JOSEPH DORIN LM 102 VALLEY AVENUE HIGHLANDS, NJ 07732	767	9	FARROW LEONILDA A & CECIL W PO BOX 646 NAVESINK, NJ 07752	61	12.02	RILE ELIZABETH A & MCCOLGAN CATHE 214 NAVESINK AVENUE HIGHLANDS NJ 07732
35	12	DORIN JOSEPH & JOSEPH DORIN LM 102 VALLEY AVENUE HIGHLANDS, NJ 07732	778	2	ONEIL MICHAEL & KATHY 34 SEAWAY TERR HIGHLANDS, NJ 07732	34	19.01	AZZOLINA GREGG 2 BAYMEW STREET HIGHLANDS, NJ 07732
35	8	FELICIANO JERRY 202 N BROUGHTON SQUARE BOYNTON BEACH, FL 33436	774	1	MCALLEY COLLEEN FLINN 38 E TWIN RD HIGHLANDS, NJ 07732	35	19	BOLGER MARY CATHERINE 1500 S PENNSULA DRIVE DAYTON BEACH FL 32118
35	14	NEWMAN SR. RONALD & NANCY 94 VALLEY AVENUE HIGHLANDS, NJ 07732	773	2	REINHAUER CRAIG 32 SEAWAY TERR HIGHLANDS, NJ 07732	35	20	STEGNER DAWN 193 STATE HIGHWAY 36 HIGHLANDS, NJ 07732
34	20	109 VALLEY AVE LLC 13 JARED LANE LITTLE EGG HARBOR, NJ 08087	773	3	GLASS KEITH 37 E TWIN RD HIGHLANDS, NJ 07750	120	3.01	FERRERA JOSEPH & MARIA 222 NAVESINK AVENUE HIGHLANDS NJ 07732
35	7	ALVATOR DONNA 10 NORTH PEAK STREET HIGHLANDS, NJ 07732	35	16	FENDICK KERRY & VALENCIA ENRIQUE 78 VALLEY AVE HIGHLANDS, NJ 07732	61	8.01	GRIESER HENRY 190 NAVESINK AVENUE HIGHLANDS, NJ 07732
34	1.01	LEMEGA JERRY & NADIYA 111 VALLEY AVE HIGHLANDS, NJ 07732	35	17	VALLEY AVENUE MANAGEMENT LLC 82 VALLEY AVENUE HIGHLANDS, NJ 07732	61	12.03	RILE ELIZABETH 214-A NAVESINK AVENUE HIGHLANDS NJ 07732
34	21.01	WAGNER PETER 101 VALLEY AVENUE HIGHLANDS, NJ 07732	35	4.01	JOHNSON EDWARD W 2 NORTH PEAK STREET HIGHLANDS, NJ	61	13.011	HAMLIN ANTHONY M & JOHNSON BRIANA 216 NAVESINK AVENUE HIGHLANDS NJ 07732
35	11	DORIN JOSEPH & JOSEPH DORIN 102 VALLEY AVENUE HIGHLANDS, NJ 07732	773	1	PHAIR ARTHUR H & KUGELMANN 36 E TWIN ROAD HIGHLANDS, NJ 07732	61	13.021	ELSON JEROME & BARBRA 294 SLOCUM WAY FORT LEE NJ 07024
35	9	HOME & LAND DEVELOPMENT CORP 88-1 PORTLAND ROAD HIGHLANDS, NJ 07732	767	6	STRUSE ANDREW E & SASSOLA STEPHANIE PO BOX 245 NAVESINK NJ	35	18	NAVESINK AVE PROPERTIES LLC 40 CARRAGE WAY MILLSTONE, NJ 08510
36	11	BRANIN GARY & PAMELA 97 VALLEY AVE HIGHLANDS, NJ 07732	61	10	BOCCO NICOLE E 206 NAVESINK AVENUE HIGHLANDS, NJ 07732	61	9	ROBERTSON RICHARD M 194 NAVESINK AVENUE HIGHLANDS NJ 07732
35	13	SERGHIS DEMETRIUS 96 VALLEY AVENUE HIGHLANDS, NJ 07732	61	12.01	BREITHOFF CHARLES & REGINA MCGRATH 212 NAVESINK AVENUE HIGHLANDS, NJ 07732	61	11	CHRISTOPHER WALDEMAR & POPOWSKI B 376 BROOK AVE PASSAIC, NJ 07055
						120	4	O NEIL RICHARD W & NANCY L 224 NAVESINK AVENUE HIGHLANDS NJ 07732

UTILITY AND GOVERNMENTAL AGENCY TO BE NOTIFIED

JCP&L  
300 MADISON AVENUE  
PO BOX 1911  
MORRISTOWN, NJ 07960

NEW JERSEY AMERICAN WATER COMPANY  
ATTN: CONSTRUCTION DEPARTMENT  
661 SHREWSBURY AVE  
SHREWSBURY, NJ 07702

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY  
RON BERTRAND, CONSTRUCTION FOREMAN  
403 SOUTH ST  
EATONTOWN, NJ 07724

VERIZON COMMUNICATIONS  
ONE VERIZON WAY  
BASKING RIDGE, NJ 07920

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY  
RAYMOND J. NIERSTEDT, P.E., EXECUTIVE DIRECTOR  
PO BOX 205, 100 BEVERLY WAY  
BELFORD, NJ 07718

NJ NATURAL GAS COMPANY  
PO BOX 1464, 1415 WYCKOFF ROAD  
WALL, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY  
ATTN: EXECUTIVE DIRECTOR  
PO BOX 184, 200 HARBOR WAY  
BELFORD, NJ 07718

NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL

*Thomas P. Santry, Jr.*  
RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE: \_\_\_\_\_  
**THOMAS P. SANTRY, JR., P.L.S.**  
PROFESSIONAL LAND SURVEYOR  
P.L.S. LIC. No. 24GS3540000

PROJ. No. 22-074  
SCALE 1" = 20'  
DATE 7/29/22  
DRAWN BY MGB  
TAX MAP SHEET # 10  
SHEET 1 OF 3  
DRAWING No. HL254

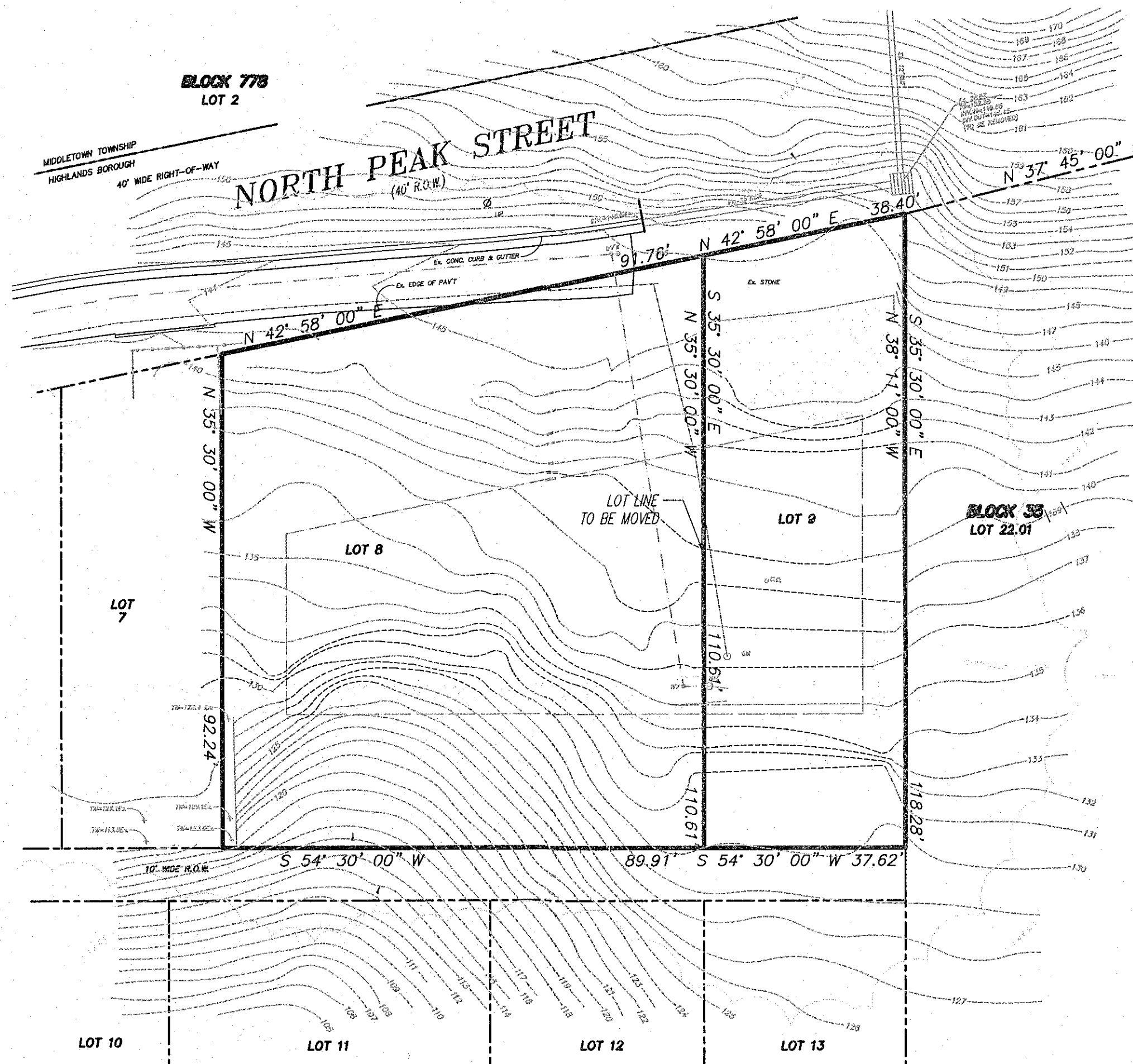
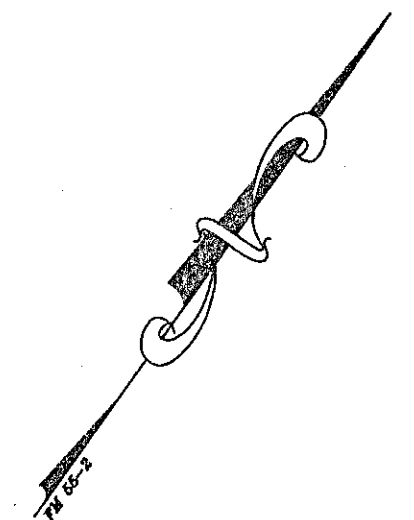
**MINOR SUBDIVISION OF  
LOTS 8, 9 ~ BLOCK 35**  
32 & 14 North Peak Street  
Borough of Highlands  
Monmouth County, New Jersey

**THOMAS P. SANTRY, P.A.**  
ENGINEERS AND SURVEYORS  
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD  
RUMSON, NEW JERSEY 07760  
PHONE (732) 741-4800 FAX (732) 741-0084

NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

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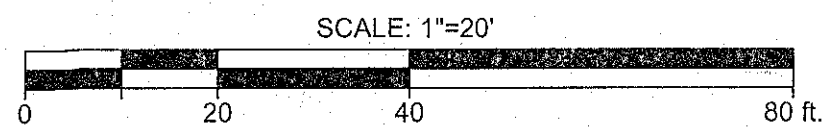
LOT 22.01

EXISTING

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*Thomas P. Santry, Jr.*  
 RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:  
**THOMAS P. SANTRY, JR. P.L.S.**  
 PROFESSIONAL LAND SURVEYOR  
 P.L.S. LIC. No. 24GS3540000

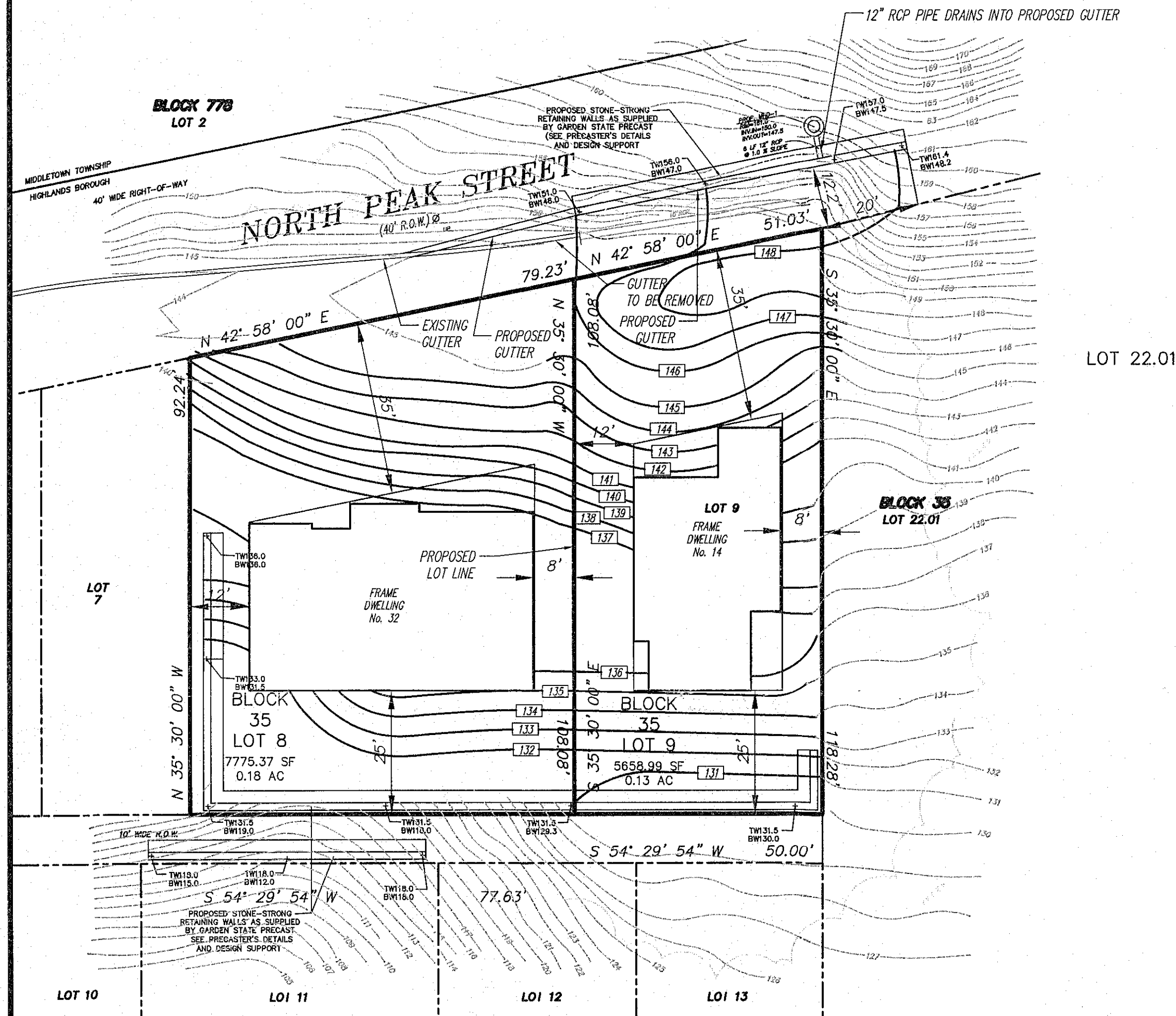
<p><b>MINOR SUBDIVISION OF</b>  <b>LOTS 8, 9 ~ BLOCK 35</b>                  32 &amp; 14 North Peak Street                  Borough of Highlands                  Monmouth County, New Jersey</p>		PROJ. No. 22-074 SCALE 1" = 20' DATE 7/29/22 DRAWN BY MGB TAX MAP SHEET # 10 SHEET 2 OF 3 DRAWING No. HL254
<p><b>THOMAS P. SANTRY, P.A.</b>                  ENGINEERS AND SURVEYORS                  ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD                  RUMSON, NEW JERSEY 07760                  PHONE (732) 741-4800 FAX (732) 741-0084</p>		



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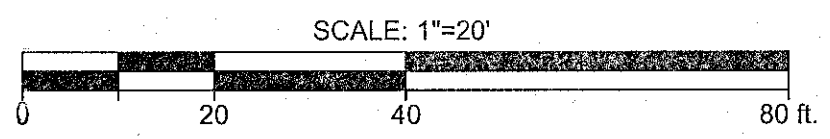
LOT 22.01

NOTES:

1. TOPOGRAPHY AND GRADING OBTAINED FROM A CERTAIN MAP ENTITLED "GRADING PLAN FOR HOME & LAND. DEVELOPMENT CORP. BLOCK 35 LOT 9" SAID MAP WAS DRAWN BY EASTERN CIVIL ENGINEERING, LLC ON 2/10/22. PROJECT NO. 2101980
2. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE LIMITS OF DISTURBANCE AND REMAIN UNTIL SOIL IS STABILIZED
3. APPLICANT TO REPAIR ANY DAMAGED CURB OR PAVEMENT AS PART OF CONSTRUCTION
4. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988
5. VARIANCE REQUESTED STEEP SLOPES ANALYSIS

BOROUGH OF HIGHLANDS  
SCHEDULE OF LIMITATIONS  
ZONE "R-1.01"

		PROPOSED	
PERMITTED USE		LOT 8	LOT 9
MINIMUM LOT AREA	5,000 SF	7,775.37 SF	5,658.99 SF
MINIMUM LOT DEPTH	100 FT	108.08'	118.28'
MINIMUM LOT FRONTAGE	50 FT	79.23'	51.03'
PRINCIPAL STRUCTURE			
MINIMUM FRONT SETBACK	35 FEET	35 FEET	35 FEET
MINIMUM REAR SETBACK	25 FEET	25 FEET	25 FEET
MINIMUM SIDE SETBACK	8/12 FEET	8/12 FEET	8/12 FEET
MAX LOT COVERAGE	70%	N/A	N/A
MAX BUILDING COVERAGE	30%	26.1%	22.6%
MAX BUILDING HEIGHT	30 FEET	N/A	N/A



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PROFESSIONAL LAND SURVEYOR  
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PROPOSED

**MINOR SUBDIVISION OF  
LOTS 8, 9 ~ BLOCK 35**  
32 & 14 North Peak Street  
Borough of Highlands  
Monmouth County, New Jersey

**THOMAS P. SANTRY, P.A.**  
ENGINEERS AND SURVEYORS  
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD  
RUMSON, NEW JERSEY 07760  
PHONE (732) 741-4800 FAX (732) 741-0084

PROJ. No.	22-074
SCALE	1" = 20'
DATE	7/29/22
DRAWN BY	MGB
TAX MAP SHEET #	10
SHEET	3 OF 3
DRAWING No.	HL254

# GIORDANO, HALLERAN & CIESLA

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

EVAN P. ZIMMERMAN, ESQ.  
SHAREHOLDER  
EZIMMERMAN@GHCLAW.COM  
DIRECT DIAL: (732) 219-5496

(732) 741-3900  
FAX: (732) 224-6599

www.ghclaw.com

November 1, 2022

Client/Matter No. 13551-0023

## LAWYERS SERVICE

Nancy Tran, Land Use Board Secretary  
Borough of Highlands  
42 Shore Drive  
Highlands, New Jersey 07732

**RE: Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9 (the "Property")**

Dear Ms. Tran:

This firm represents Home & Land Development Corp ("Applicant") with regard to an application for minor subdivision approval and bulk variance relief regarding the above-referenced Property. In connection with this Application, the Applicant proposes to subdivide the property into two (2) conforming building lots ("Application"). The property is located at 14 North and 32 North Peak, Highlands, NJ and designated as Block 35, Lots 8 & 9 on the Borough's Tax Map ("Property"). The Property is located in the R101 Zone.

In support of the application please find the following:

1. Original and five (5) copies of the completed application;
2. Five (5) full size copies of the Minor Site Plan prepared by Thomas P. Santry, P.L.S. of Thomas P. Santry, P.A., Engineers and Surveyors dated July 29, 2022 consisting of three (3) sheets
3. Original signed W-9;
4. Copy of the 200' property owner list dated April 20, 2022;
5. Check in the amount of \$525.00 made payable to the Borough of Highlands representing the application fee;

Page 2

6. Check in the amount of \$1,050.00 made payable to the Borough of Highlands representing the escrow fee

Please review the enclosed and advise the undersigned if you require any additional information, and the earliest this matter can be scheduled for public hearing.

Kindly acknowledge receipt of the enclosed submission by signing a copy of this letter enclosed and return same to my attention. Thank you.

JAG/dw

cc: via email

Charles Farkouh

Thomas P. Santry, P.L.S.

Michael Bruno, Esq.

Denise Wegryniak

Evan P. Zimmerman, Esq.

The undersigned hereby acknowledges receipt of the within documents this \_\_\_\_\_ day of \_\_\_\_\_, 2022



# GIORDANO, HALLERAN & CIESLA

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

EVAN P. ZIMMERMAN, ESQ.  
SHAREHOLDER  
EZIMMERMAN@GHCLAW.COM  
DIRECT DIAL: (732) 219-5496

(732) 741-3900  
FAX: (732) 224-6599

www.ghclaw.com

November 21, 2022

Client/Matter No. 13551-0023

**Via Lawyers Service**

Nancy Tran, Land Use Board Secretary  
Borough of Highlands  
42 Shore Drive  
Highlands, New Jersey 07732

**RE: Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9 (the "Property")**

Dear Ms. Tran:

This firm represents Home & Land Development Corp ("Applicant") with regard to an application for minor subdivision approval and bulk variance relief regarding the above-referenced Property. Pursuant to your request, enclosed please find the following:

1. Check in the amount of \$525.00 representing the application fee
2. Check in the amount of \$1,050.00 representing the escrow fee

Please advise the undersigned if you require any additional information.

Very truly yours,



EVAN P. ZIMMERMAN

EVP/dw  
Enclosures

Docs #6036547-v1

RECEIVED  
NOV 22 2022  
LAND USE BOARD



**Borough of Highlands**  
 42 Shore Drive, Highlands, NJ 07732  
 Phone: (732) 872-1224  
 www.highlandsborough.org

# Zoning Permit Application

Note: All applications must be submitted with a property survey showing the sizes of the structure(s) and their location. Applications involving businesses must show the scope of the business and include all activities that will be a part of the business.

The following **NON-REFUNDABLE** fees shall apply: Residential Single & Two-Family \$25  Check # \_\_\_\_\_ Cash \_\_\_\_\_  
 Commercial/Other residential \$50 \_\_\_\_\_ Check # \_\_\_\_\_ Cash \_\_\_\_\_

**APPLICANT** Name: Home & Land Development Corp Date: November 4, 2022  
 Address: 88-1 Portland Road, Highlands, NJ 07732  
 Phone# 917-686-4111 Email: \_\_\_\_\_

### LOCATION OF THE WORK

Block: 35 Lot(s): 8 & 9 Zone: R101  
 Street Address: 14 North Peak and 32 North Peak

### DESCRIPTION OF THE WORK TO BE PERFORMED (OR USE PROPOSED)

Applicant proposes to subdivide the property into two conforming building lots and will construct two retaining walls at the property prior to constructing (2) residential homes

Check one:  New\*  Addition\*  Alteration  Repair  Other

I certify the attached survey is accurate relating to existing and proposed improvements. In addition, I grant permission to the Borough of Highlands and their Agents to come onto the subject property, for the purposes of conducting inspections, relating to the application.

YES  NO   
 Signature: [Signature] *Attorney for Applicant* Date: 11/4/22

### FLOOD HAZARD AREA DETERMINATION

Check applicable Flood Zone:  AE  VE  X  
 All applications within the AE and VE Flood Zones, as indicated upon the most recent FEMA Flood Maps, require submission of a determination from the NJDEP.

### BOROUGH HALL USE ONLY

Determination: Approved  Denied  Zoning Officer: [Signature] (NGP)  
 If your application has been DENIED, it is due to the following: Date: 11-14-22  
Ordinance Section Allowed/Required Proposed

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Note: A Zoning Permit indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Highlands. A building permit is required (per the requirements of the Uniform Construction Code of NJ) BEFORE beginning work. The Zoning Permit is valid for one year. If your application has been denied, you may appeal this denial to the Land Use Board as provided by the New Jersey Municipal Land Use Law. You must submit letter of appeal to the Land Use Board Secretary **within 20 days**.

\* Note: Applications for New and Addition require a Flood Plain Review Application to the Borough Flood Administrator upon submission of this application.





HGPB- R1990

January 3, 2023

Nancy Tran, Land Use Board Secretary  
Borough of Highlands Land Use Board  
42 Shore Drive  
Highlands, New Jersey 07732

*Via Email (ntran@highlandsborough.org)*

**Re: Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9  
Single Family Residential (R-101) Zone  
Minor Subdivision, Variance  
First Completeness Review**

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations section entitled Part 3, Subdivision and Site Plan Review, Article VI, Application Procedure, and Article VIII, Plat and Plan Details, section 21-58.A – Minor Subdivision Plat.

The applicant submitted the following documents in support of this application:

1. Land Use Board Application for Subdivision and Variance dated November 18, 2022.
2. Minor Subdivision Plan prepared by Thomas P. Santry, Jr., P.L.S., dated July 29, 2022, consisting of one (1) sheet.

The following information was reviewed for completeness purposes pursuant to Ordinance Section 21-58.A:

**Minor Subdivision Plat:** The plat shall be prepared to scale, based on a current survey or some other similarly accurate base, at a scale of not less than one (1) inch equals one hundred (100) feet, to enable the entire tract to be shown on one (1) sheet. The plat shall be signed and sealed by a licensed New Jersey Land Surveyor and shall show or include the following information:

1. A key map at a scale of not less than 1" = 400' showing the location of that portion which is to be subdivided in relation to the entire tract and the surrounding area. **Provided.**
2. All existing structures, wooded areas and topographical features, such as slump blocks, within the portion to be subdivided and within seventy-five (75) feet thereof. **Partially provided.**
3. The name of the owner and all adjoining property owners and owners of property directly across the street as disclosed by the most recent municipal tax record. If there is no positive evidence of ownership of any parcel of adjoining property within two hundred (200) feet, a certificate will be presented from the custodian of tax records to that effect. **Provided.**
4. The Tax Map sheet, block and lot numbers. **Provided.**
5. All streets or roads and streams within seventy-five (75) feet of the subdivision. **Provided.**
6. Location of existing streets, and existing and proposed property lines, lot sizes, and areas. **Provided.**
7. Metes and bounds descriptions of all new lot and property lines. **Provided.**





**Le:** Nancy Tran, Land Use Board Secretary  
Borough of Highlands Land Use Board

**Re:** Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9  
Single Family Residential (R-101) Zone  
Minor Subdivision, Variance  
First Completeness Review

- 8. Existence and location of any utility or other easement. **Not provided.**
- 9. Setback, sideline and rear yard distances and existing structures. **Provided.**
- 10. The name and address of the person preparing the plat, the graphic scale, date of preparation and reference meridian. **Provided.**
- 11. Certification from the Tax Collector that all taxes and assessments for local improvements on the property have been paid up to date. **Not provided.**
- 12. Certification statement for the required municipal signatures, stating: **Not Provided.**
  - o Application No. \_\_\_\_\_ approved/disapproved by the Highlands Borough Planning Board/Board of Adjustment as a Minor Subdivision on \_\_\_\_\_.  
(date)

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

- 13. Certification statement for the County Planning Board approval / disapproval, if required. **Not applicable.**
- 14. Zone district boundary lines, if any, on or adjoining the property to be subdivided and a schedule indicating the required minimum lot area, lot width, lot depth and front, rear and side yards of each zone district located on the property. **Provided.**
- 15. A wetlands statement provided by a qualified expert. **Not provided.**
- 16. The Board reserves the right to require a feasible sketch plan layout of remaining land not being subdivided if it is deemed necessary. **The applicant has provided a generic house layout that demonstrates the sizes of proposed homes and the need for any additional setback relief.**
- 17. A lot grading plan, to be reviewed by the Borough Engineer, if required. **Provided.**

Several items noted above have not been submitted to the Board, and adequate information has not been provided in order to perform a technical review of the application. Therefore, this application is hereby deemed **INCOMPLETE** pending the submission of information to adequately address the above-referenced items noted as “partially provided” or “not provided”, along with the following:

- a. The plans show adjustments to the existing gutter and roadway within North Peak Street, including installation of a retaining wall and storm drainage improvements within the existing cartway area. It is unclear how the proposed lots will provide the required parking and access to the dwellings from the street. The layout as proposed may require variance relief and approval from the Governing Body.
- b. It appears that the applicant has previously demolished structures on both lots and performed clearing and some grading. The limit of disturbance already performed should be shown on the plans.



**Le: Nancy Tran, Land Use Board Secretary  
Borough of Highlands Land Use Board**

**Re: Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9  
Single Family Residential (R-101) Zone  
Minor Subdivision, Variance  
First Completeness Review**

- c. The limit of grading/disturbance for the proposed improvements appears to comprise the entire property limits, including some off-tract elements.
- d. The applicant also notes the installation of a retaining wall within the unnamed 10' right of way to the south of the tracts, with no limit of disturbance or grading shown. The applicant shall provide evidence regarding title to this right of way, and under what authority they propose to install said improvements.
- e. It is my understanding that the prior dwelling on lot 9 utilized a septic system. The location and disposition of this should be shown on the plans.
- f. It is presumed that the proposed dwellings will have to connect into the Borough's sanitary sewer system located in Valley Avenue. The applicant shall review and identify their proposed method of connection, which may involve use of the 10' right of way previously mentioned.
- g. In addition to the above, the applicant shall identify means of utility connections for water and electric at a minimum, and identify their locations on the plans.
- h. The applicant shall document compliance with the Steep Slope Ordinance found at 21-84.B and provide calculations as required therein. In addition, means and methods for controlling velocity and rate of stormwater runoff shall be documented.

Should you have any questions or require any additional information, please call.

Very truly yours,

T&M ASSOCIATES

---

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.  
LAND USE BOARD ENGINEER

EWH:KJO:KFJ

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)  
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@weiner.law)  
Dustin Glass, Esq., Land Use Board Attorney (dglass@weiner.law)  
Brian O'Callahan, Zoning Officer (bocallahan@middletownnj.org)  
Home & Land Development Corp., Applicant (GNF718@aol.com)  
Michael A. Bruno, Esq., Applicant's Attorney (mbruno@ghclaw.com)



HGPB- R1990  
Nancy Tran, Land Use Board Secretary  
Borough of Highlands Land Use Board  
42 Shore Drive  
Highlands, New Jersey 07732

January 5, 2023  
Via Email ([ntran@highlandsborough.org](mailto:ntran@highlandsborough.org))

**Re: Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9  
Single Family Residential (R-101) Zone  
Minor Subdivision, Variance  
Fee Determination**

Dear Ms. Tran,

As requested, we have reviewed the above-referenced application in accordance with the Borough of Highlands Land Use Regulations Part 6 - Fee Schedule.

The applicant submitted the following documents in support of this application:

1. Land Use Board Application for Subdivision and Variance dated November 18, 2022.
2. Minor Subdivision Plan prepared by Thomas P. Santry, Jr., P.L.S., dated July 29, 2022, consisting of one (1) sheet.

Please note the following fee calculations:

1. **Application fee: \$525.00**
2. **Escrow fee: \$1,050.00**

The applicant shall post the balance of fees.

Should you have any questions or require any additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.  
LAND USE BOARD ENGINEER

EWH:KJO:KFJ

cc: Michael Muscillo, Borough Administrator ([mmuscillo@highlandsborough.org](mailto:mmuscillo@highlandsborough.org))  
Ron Cucchiaro, Esq., Land Use Board Attorney ([RCucchiaro@weiner.law](mailto:RCucchiaro@weiner.law))  
Brian O'Callahan, Zoning Officer ([bocallahan@middletownnj.org](mailto:bocallahan@middletownnj.org))  
Home & Land Development Corp., Applicant ([GNF718@aol.com](mailto:GNF718@aol.com))  
Michael A. Bruno, Esq., Applicant's Attorney ([mbruno@ghclaw.com](mailto:mbruno@ghclaw.com))

G:\Projects\HGPB\R1990\Correspondence\Tran\_EWH\_Home and Land Development Corp\_Fee Letter.docx





HGPB-R1990

DETERMINATION OF FEES  
Home & Land Development Corp - 14 North Peak and 32 North Peak  
Block 35, Lot 8 & 9

**A. APPLICATION FEES (Ord. 21-107)**

A. Variances

3. Ord. 21-84.B (Steep Slopes & Slump Blocks)

1 EA \$ 125.00 \$ 125.00

B. Subdivisions

2. Minor

1 EA \$ 400.00 \$ 400.00

**B. ESCROW FEES (Ord. 21-108)**

B. Escrow Deposits (twice Application Fee; Minimum \$750)

1 LS \$ 1,050.00 \$ 1,050.00

**Application fees subtotal \$ 525.00**

**Escrow fee subtotal \$ 1,050.00**

**Total \$ 1,575.00**

# GIORDANO, HALLERAN & CIESLA

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

EVAN P. ZIMMERMAN, ESQ.  
SHAREHOLDER  
EZIMMERMAN@GHCLAW.COM  
DIRECT DIAL: (732) 219-5496

(732) 741-3900  
FAX: (732) 224-6599

www.ghclaw.com

May 4, 2023

Client/Matter No. 13551-0023

## Via Lawyers Service

Nancy Tran, Land Use Board Secretary  
Borough of Highlands  
42 Shore Drive  
Highlands, New Jersey 07732

**RE: Home & Land Development Corp  
Minor Subdivision and Bulk Variance Relief  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9 (the "Property")**

Dear Ms. Tran:

This firm represents the applicant, Home & Land Development Corp with regard to the above application submitted on November 1, 2022.

In response to the first completeness review letter prepared by T & M Associates dated January 3, 2023, we hereby supplement our application to include the following:

1. Five (5) full size copies of the Minor Site Plan prepared by Thomas P. Santry, P.L.S. of Thomas P. Santry, P.A., Engineers and Surveyors dated July 29, 2022 consisting of three (3) sheets which now include the plans from Garden State Precast entitled "Stone Strong System – Gravity Retaining Wall Profile/Elevation/Plan Review" consisting of eight (8) sheets.
2. Tax Certifications for Block 35, Lots 8 and 9 dated May 4, 2023.
3. Tree Permit Application dated September 21, 2021 (Block 35, Lot 8) approved on September 27, 2021
4. Tree Permit Application dated September 21, 2021 (Block 35, Lot 9) approved on September 27, 2021
5. Application for Street Excavation Permit dated October 7, 2021
6. Freehold Soil Conservation District Project Exempt letter dated October 12, 2021


**GIORDANO, HALLERAN & CIESLA**

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

Page 2

Please advise the undersigned if you require any additional information.

Very truly yours,



EVAN P. ZIMMERMAN

EVP/dw

Enclosures

cc: Charles Farkouh

Thomas P. Santry, P.L.S.

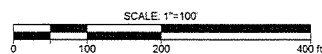
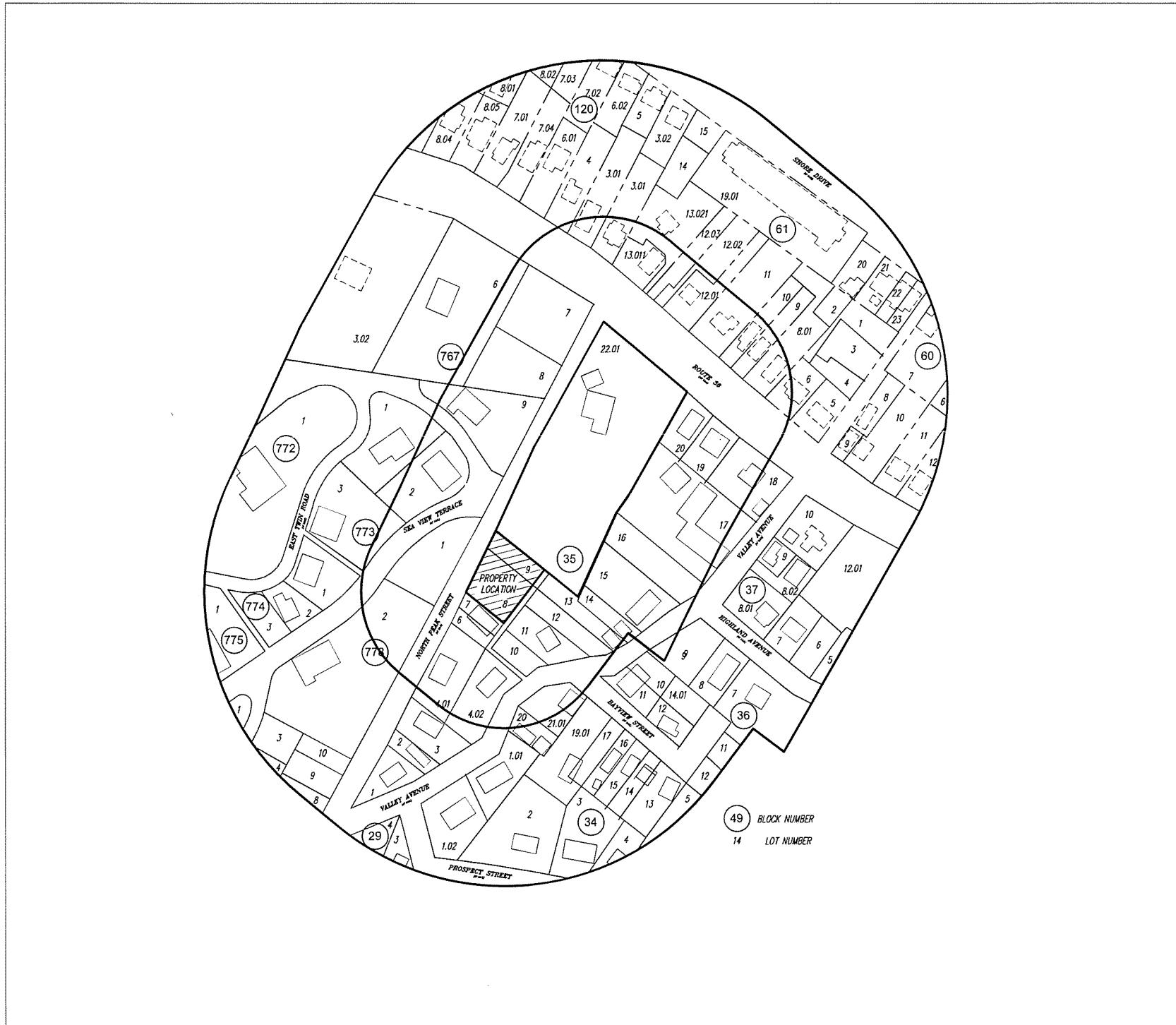
Michael Bruno, Esq.

Denise Wegryniak

Evan P. Zimmerman, Esq.

Docs #6234319-v1

NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 12:40-5.1(6).  
 THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF, THE DATE OF THE FIELD SURVEY, EXCEPT SUCH AMENDMENTS OR EXEMPTIONS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.  
 THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE.



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LIST OF OWNERS WITHIN 200 FEET		LIST OF OWNERS WITHIN 200 FEET (CONTINUED)			
BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER
758	1.01	MONMOUTH HILLS INC. ACCESS PROP MGMT 1050 RING GEORGES POST RD EDISON, NJ 08837	35	22.01	DEBOLD PROVED & WISSELE 271 MADISON AVENUE HIGHLANDS, NJ 07732
770	1	MONMOUTH HILLS INC. ACCESS PROP MGMT 1050 RING GEORGES POST RD EDISON, NJ 08837	35	4.02	MALONE PATRICK FRANCIS & PAULA ANN 110 VALLEY AVENUE HIGHLANDS, NJ 07732
35	6	ALVATOR DONNA 10 NORTH PEAK STREET HIGHLANDS, NJ 07732	35	15	AKER EDWARD W & EVELYN 82 VALLEY AVENUE HIGHLANDS, NJ 07732
35	10	DORN JOSEPH & JOSEPH DORN LW 102 VALLEY AVENUE HIGHLANDS, NJ 07732	767	9	FARRON LEONORA A & GEOR W PO BOX 646 HAWESINK, NJ 07732
35	12	DORN JOSEPH & JOSEPH DORN LW 102 VALLEY AVENUE HIGHLANDS, NJ 07732	770	2	ONEK MICHAEL & KATHY 34 SEAWAY TERR HIGHLANDS, NJ 07732
35	8	FELICIANO JERRY 202 N BROUGHTON SQUARE BOYNTON BEACH, FL 33436	774	1	MAGUIRE COLLEEN FLOREN 30 E TOWN RD HIGHLANDS, NJ 07732
35	14	HEWMAN SR RONALD & NANCY 84 VALLEY AVENUE HIGHLANDS, NJ 07732	773	2	RENAUER ODAG 32 SEAWAY TERR HIGHLANDS, NJ 07732
34	20	109 VALLEY AVE LLC 13 JARED LANE LITTLE EGG HARBOR, NJ 08027	773	3	GLASS KEVIN 37 E TOWN RD HIGHLANDS, NJ 07732
35	7	ALVATOR DONNA 10 NORTH PEAK STREET HIGHLANDS, NJ 07732	35	16	FEDAKO KERRY & VALENCIA ENRIQUE 75 VALLEY AVE HIGHLANDS, NJ 07732
34	1.01	LEWIS JERRY & NADYA 111 VALLEY AVE HIGHLANDS, NJ 07732	35	17	VALLEY AVENUE MANAGEMENT LLC 82 VALLEY AVENUE HIGHLANDS, NJ 07732
34	24.01	WAGNER PETER 101 VALLEY AVENUE HIGHLANDS, NJ 07732	35	4.01	JOHNSON EDWARD W 2 NORTH PEAK STREET HIGHLANDS, NJ
35	11	DORN JOSEPH & JOSEPH DORN 102 VALLEY AVENUE HIGHLANDS, NJ 07732	773	1	PHAR ARTHUR H & RUCKELMANN 30 E TOWN ROAD HIGHLANDS, NJ 07732
35	9	HOME & LAND DEVELOPMENT CORP 83-1 PORTLAND ROAD HIGHLANDS, NJ 07732	767	6	
36	11	BROWN GARY & PAMELA 87 VALLEY AVE HIGHLANDS, NJ 07732	61	10	
35	13	SEROKS DEMETRIOS 86 VALLEY AVENUE HIGHLANDS, NJ 07732	61	12.01	

UTILITY AND GOVERNMENTAL AGENCY TO BE NOTIFIED

JCP&L  
 300 MADISON AVENUE  
 PO BOX 1911  
 MORRISTOWN, NJ 07960

NEW JERSEY AMERICAN WATER COMPANY  
 ATTN: CONSTRUCTION DEPARTMENT  
 661 SHREWSBURY AVE  
 SHREWSBURY, NJ 07702

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY  
 RON BERTRAND, CONSTRUCTION FOREMAN  
 403 SOUTH ST  
 EATONTOWN, NJ 07724

VERIZON COMMUNICATIONS  
 ONE VERIZON WAY  
 BASKING RIDGE, NJ 07920

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY  
 RAYMOND J. NIERTZEL, P.E., EXECUTIVE DIRECTOR  
 PO BOX 205, 100 BEVERLY WAY  
 BELFORD, NJ 07718

NJ NATURAL GAS COMPANY  
 PO BOX 1464, 1415 WYCKOFF ROAD  
 WALL, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY  
 ATTN: EXECUTIVE DIRECTOR  
 PO BOX 184, 200 HARBOR WAY  
 BELFORD, NJ 07718

Application No. \_\_\_\_\_ approved/disapproved by the Highlands Borough Planning Board/Board of Adjustment as a Minor Subdivision on \_\_\_\_\_ (date)

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_

NO WETLANDS EXIST ON THIS PROPERTY.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL.

Rev. 5/1/23 Add Cert.

**MINOR SUBDIVISION OF  
 LOTS 8 & 9 ~ BLOCK 35  
 32 & 14 North Peak Street  
 Borough of Highlands  
 Monmouth County, New Jersey**

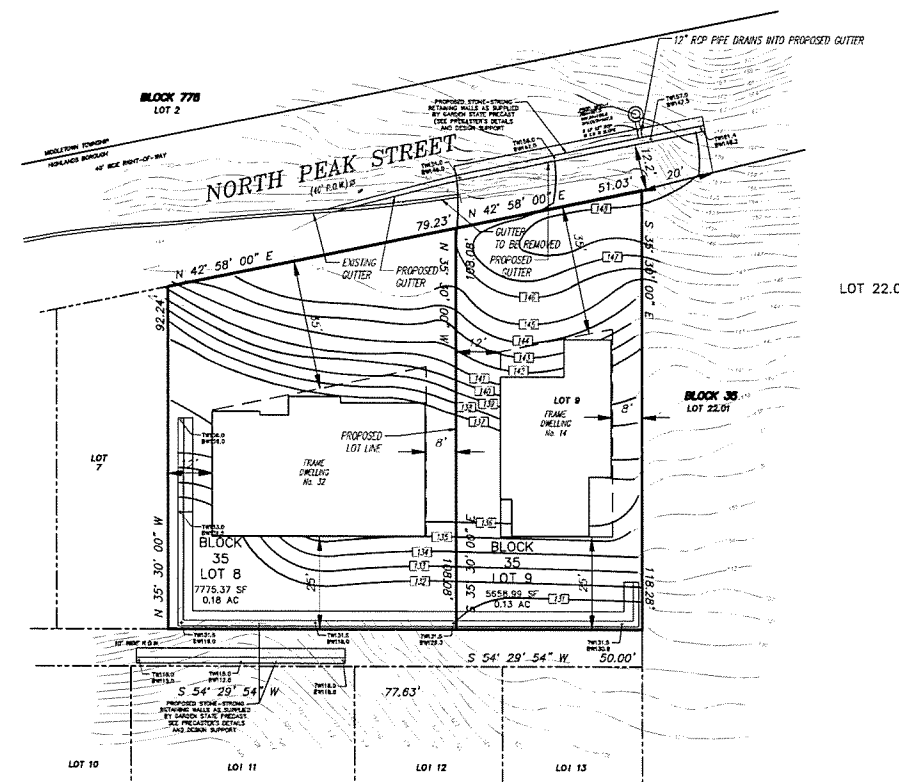
**THOMAS P. SANTRY, P.A.**  
 ENGINEERS AND SURVEYORS  
 ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD  
 RUMSON, NEW JERSEY 07760  
 PHONE (732) 741-4800 FAX (732) 741-0084

RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:  
**THOMAS P. SANTRY, JR., P.L.S.**  
 PROFESSIONAL LAND SURVEYOR  
 P.L.S. LIC. No. 24GS3540000

PROJECT NO. 22-074  
 SCALE 1" = 100'  
 DATE 7/29/22  
 DRAWN BY MGB  
 10  
 1  
 3  
 DRAWING TITLE HL254

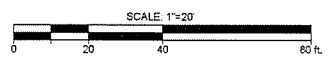


NOTE: A WRITTEN "MANNER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13-40-5.1(g).  
 THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR ENCROACHMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.  
 THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE.



- NOTES:
1. TOPOGRAPHY AND GRADING OBTAINED FROM A CERTAIN MAP ENTITLED "GRADING PLAN FOR HOME & LAND DEVELOPMENT CORP. BLOCK 35 LOT 9" SAID MAP WAS DRAWN BY EASTERN CIVIL ENGINEERING, LLC ON 2/10/22. PROJECT NO. 2101980
  2. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE LIMITS OF DISTURBANCE AND REMAIN UNTIL SOIL IS STABILIZED
  3. APPLICANT TO REPAIR ANY DAMAGED CURB OR PAVEMENT AS PART OF CONSTRUCTION
  4. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988
  5. VARIANCE REQUESTED STEEP SLOPES ANALYSIS

BOROUGH OF HIGHLANDS SCHEDULE OF LIMITATIONS ZONE "R-1.01"			
		PROPOSED	
		LOT 8	LOT 9
PERMITTED USE			
MINIMUM LOT AREA	5,000 SF	7,775.37 SF	5,658.99 SF
MINIMUM LOT DEPTH	100 FT	108.08'	118.28'
MINIMUM LOT FRONTAGE	50 FT	79.23'	51.03'
PRINCIPAL STRUCTURE			
MINIMUM FRONT SETBACK	35 FEET	35 FEET	35 FEET
MINIMUM REAR SETBACK	25 FEET	25 FEET	25 FEET
MINIMUM SIDE SETBACK	8/12 FEET	8/12 FEET	8/12 FEET
MAX LOT COVERAGE	70%	N/A	N/A
MAX BUILDING COVERAGE	30%	26.1%	22.6%
MAX BUILDING HEIGHT	30 FEET	N/A	N/A



NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

Rev. 5/1/23

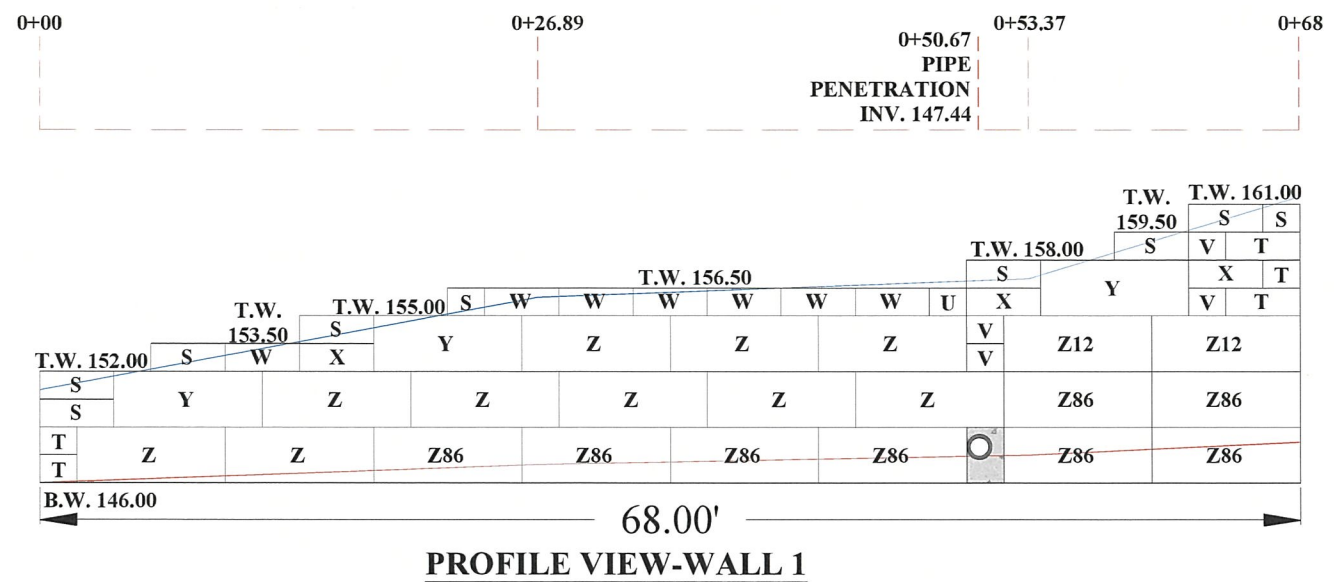
I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

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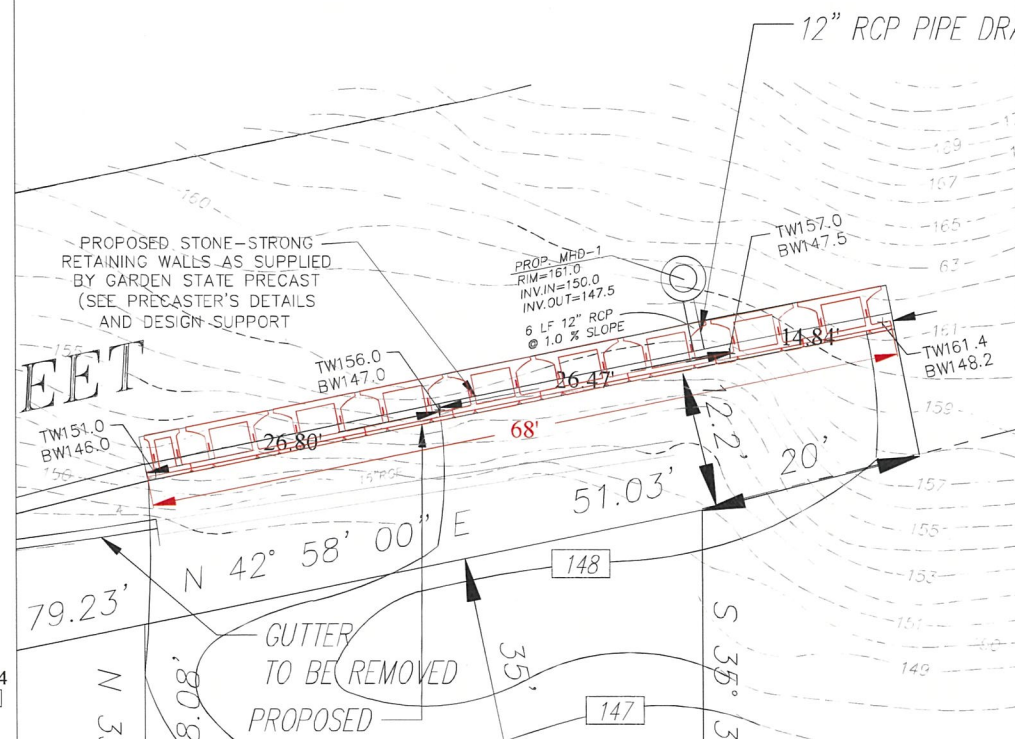
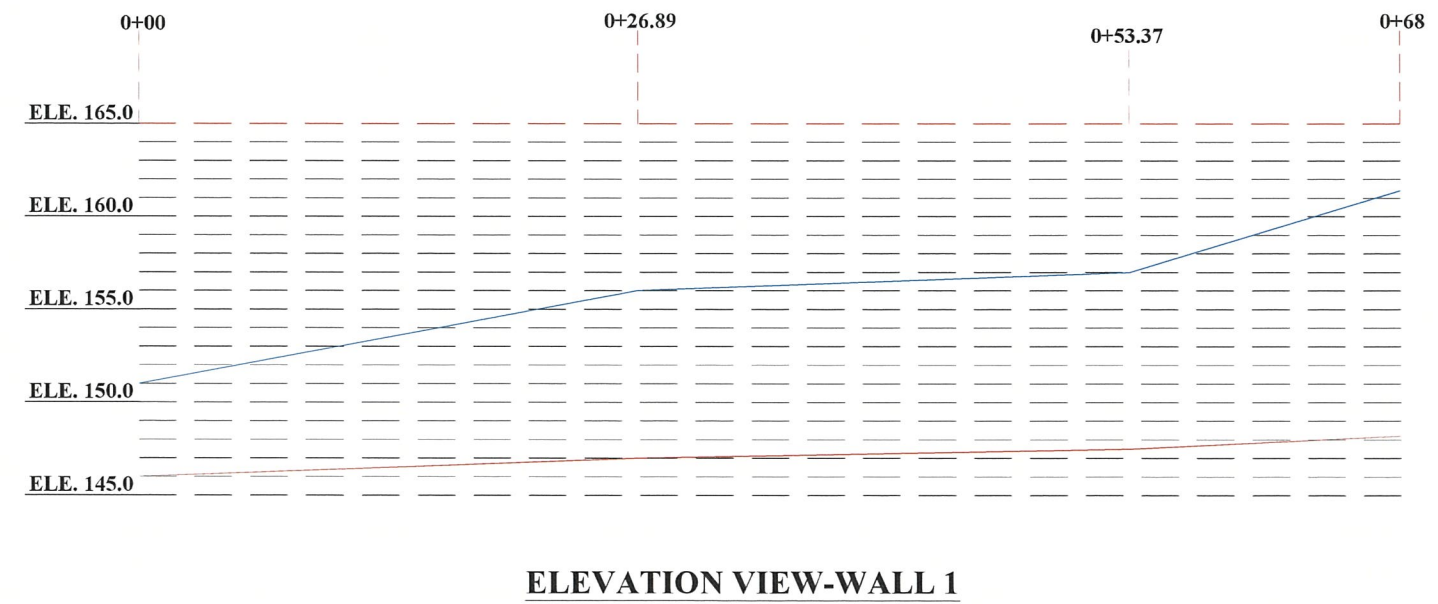
*Thomas P. Santry*  
 RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:  
**THOMAS P. SANTRY, P.L.S.**  
 PROFESSIONAL LAND SURVEYOR  
 P.L.S. LIC. NO. 24633540000

<b>MINOR SUBDIVISION OF          LOTS 8 &amp; 9 ~ BLOCK 35</b> 32 & 14 North Peak Street Borough of Highlands Monmouth County, New Jersey		TRACER No. 22-074 SCALE 1" = 20' DATE 7/29/22 DRAWN BY MGB NO. OF SHEETS 10
<b>THOMAS P. SANTRY, P.A.</b> ENGINEERS AND SURVEYORS ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD RUMSON, NEW JERSEY 07760 PHONE (732) 741-4800 FAX (732) 741-0084		SHEET 3 OF 10 DRAWING TITLE HL 254





WALL 1 -BLOCK TABLE		
BLOCK	SF	QUANTITY
Z	24	10
Z12	24	2
Z86	24	8
Y	24	3
X	6	3
W	6	7
S	9	9
T	6	5
V	3	4
U	3	1



PLEASE NOTE DRAWING IS STAMPED BY PE AND SLIGHT MODIFICATIONS MAY OCCUR IN PE REVIEW

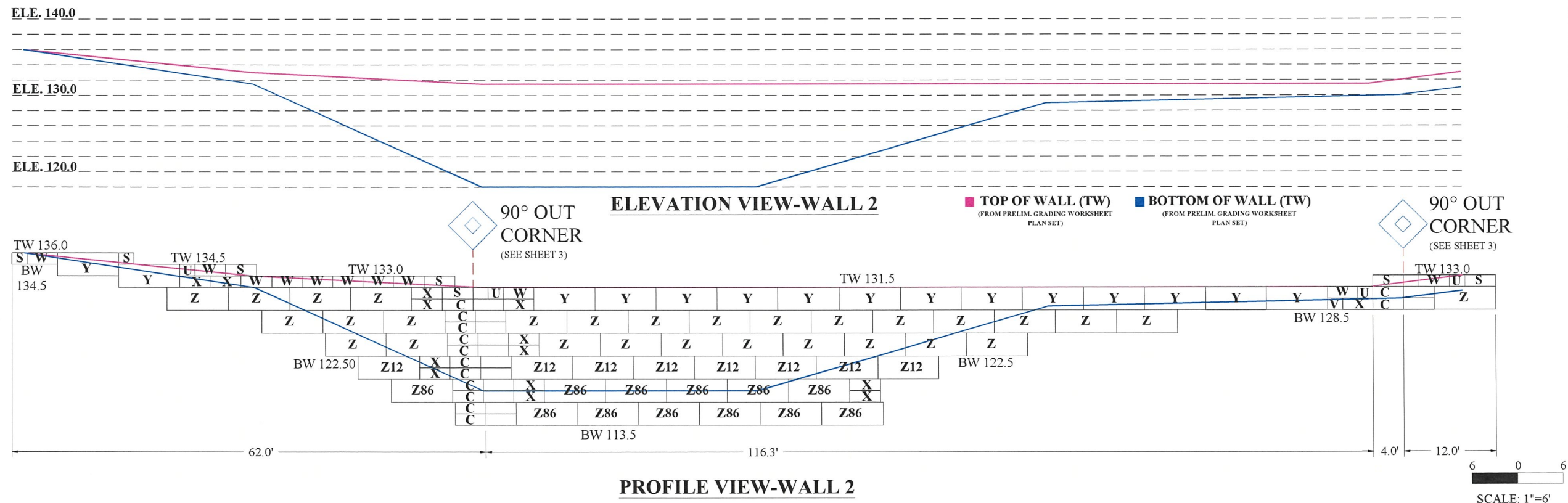
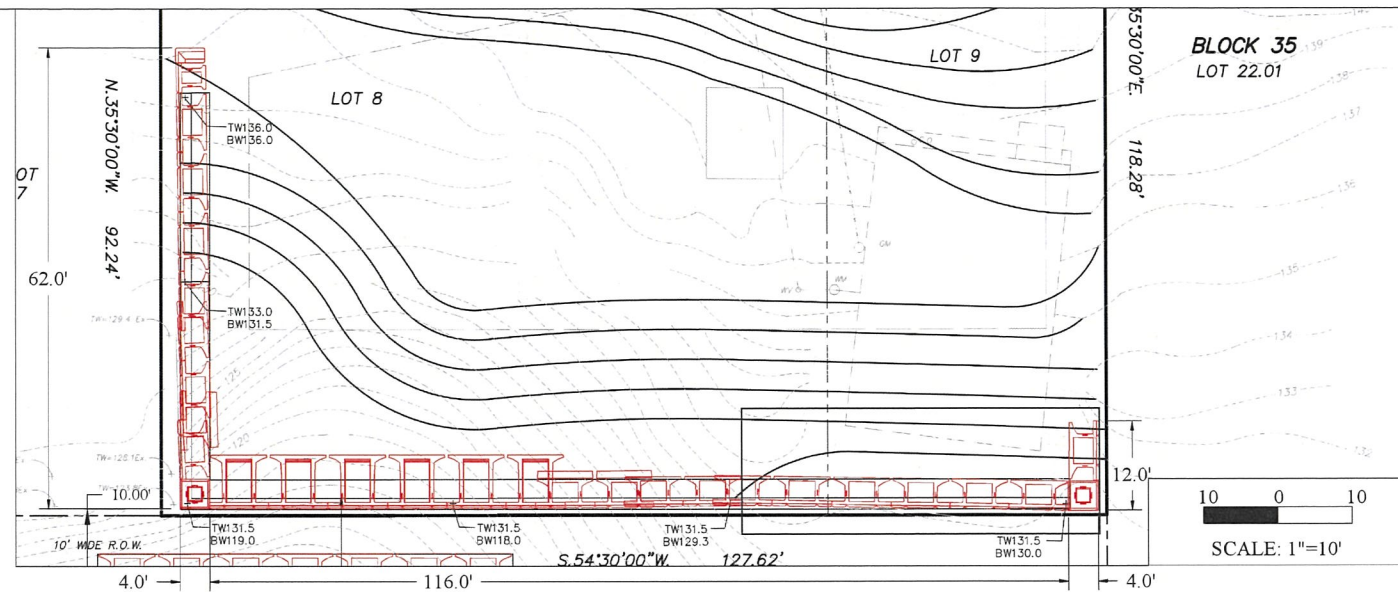
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NEW SURVEY DATA	R4	12/15/21
COMPILED DRAWINGS	R3	11/15/21
CONFIRMED LAYOUT	R2	11/12/21
REVISION TO DRAWINGS		

STONE STRONG SYSTEM - GRAVITY RETAINING WALL  
 PROFILE / ELEVATION / PLAN VIEW - WALL 1  
 HOME & LAND DEVELOPMENT  
 NORTH PEAK STREET  
 #21-54385

GARDEN STATE PRECAST  
 P.O. BOX 702  
 FARMINGDALE, NJ 07727  
 732-938-4436  
 732-938-7096 - FAX



WALL 2 - BLOCK TABLE		
BLOCK	SF	QUANTITY
Y	24	15
Z	24	29
X	6	14
W	6	11
Z12	24	8
Z86	24	12
S	9	7
U	3	4
C	6	13
V	3	1



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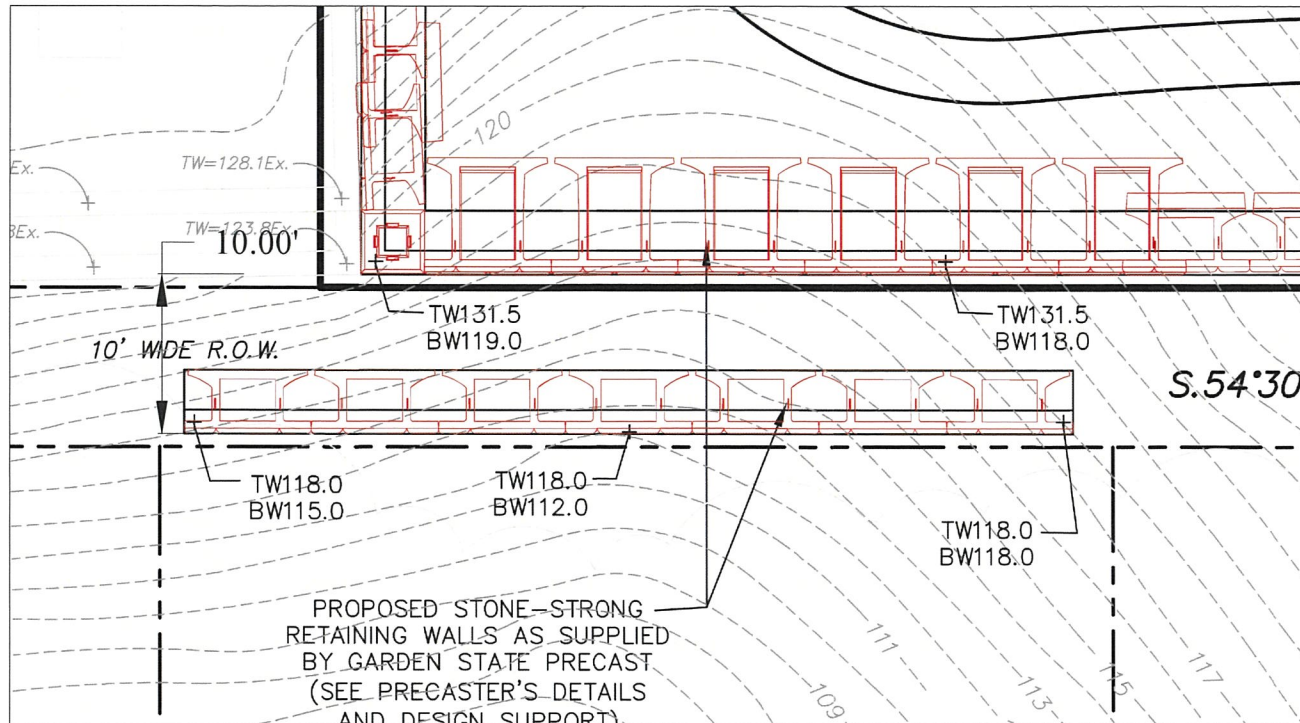
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NEW SURVEY DATA	R5	01/16/23
NEW SURVEY DATA	R4	12/15/21
COMPILED DRAWINGS	R3	11/15/21
CONFIRMED LAYOUT	R2	11/12/21
EXTENDED WALL	R1	11/5/21
REVISION TO DRAWINGS		

STONE STRONG SYSTEM - GRAVITY RETAINING WALL  
 PROFILE / ELEVATION / PLAN VIEW - WALL 2  
 HOME & LAND DEVELOPMENT  
 NORTH PEAK STREET  
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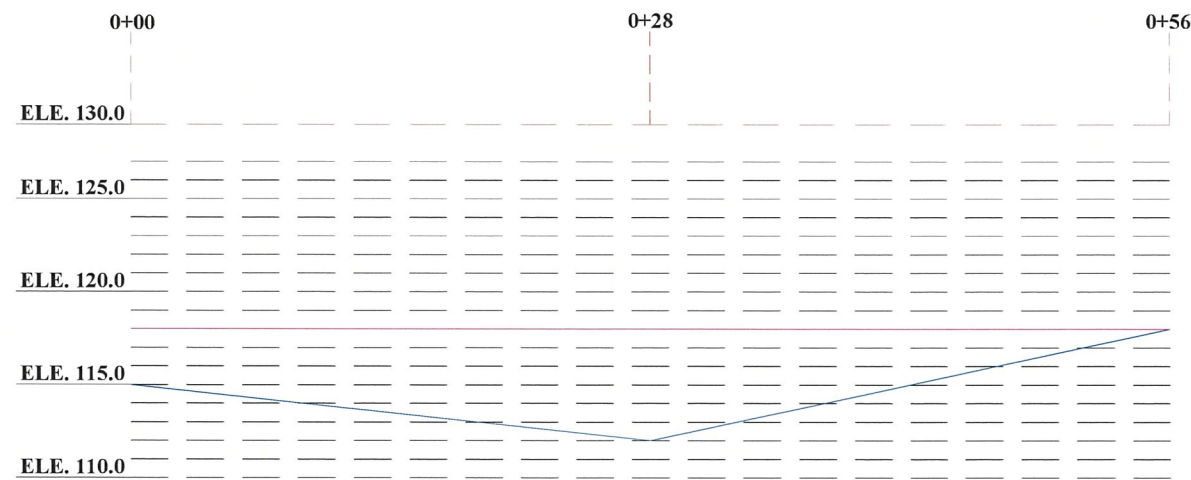
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SHEET 2 OF 8

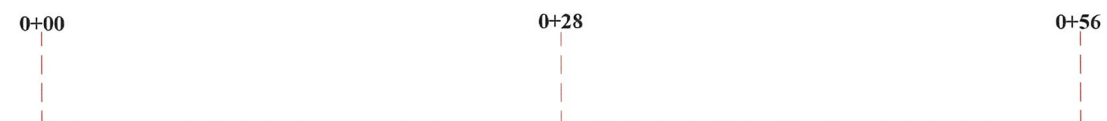




WALL 3 -BLOCK TABLE		
BLOCK	SF	QUANTITY
Z	24	10
X	6	4
S	9	2
T	6	1
V	3	1
W	6	11
U	3	2

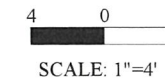


**ELEVATION VIEW-WALL 1**



**PROFILE VIEW-WALL 1**

- TOP OF WALL (TW)  
(FROM PRELIM. GRADING WORKSHEET PLAN SET)
- BOTTOM OF WALL (TW)  
(FROM PRELIM. GRADING WORKSHEET PLAN SET)



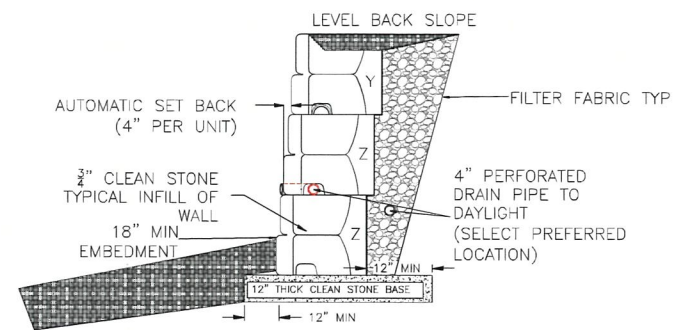
PLEASE NOTE DRAWING IS STAMPED BY PE AND SLIGHT MODIFICATIONS MAY OCCUR IN PE REVIEW

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NEW SURVEY DATA	R4	12/15/21
COMPILED DRAWINGS	R3	11/15/21
CONFIRMED LAYOUT	R2	11/12/21
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REVISION TO DRAWINGS		

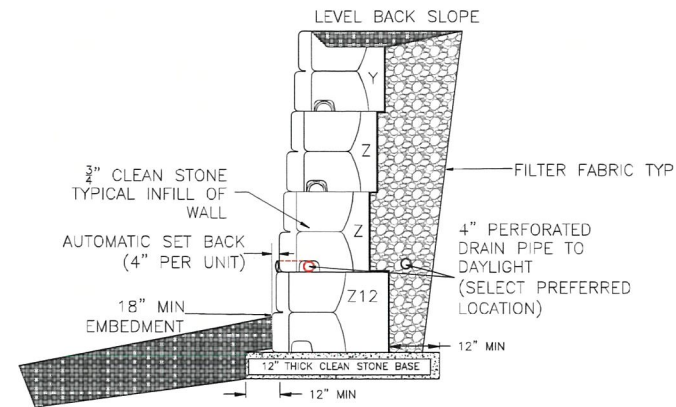
STONE STRONG SYSTEM - GRAVITY RETAINING WALL  
PROFILE / ELEVATION / PLAN VIEW - WALL 3  
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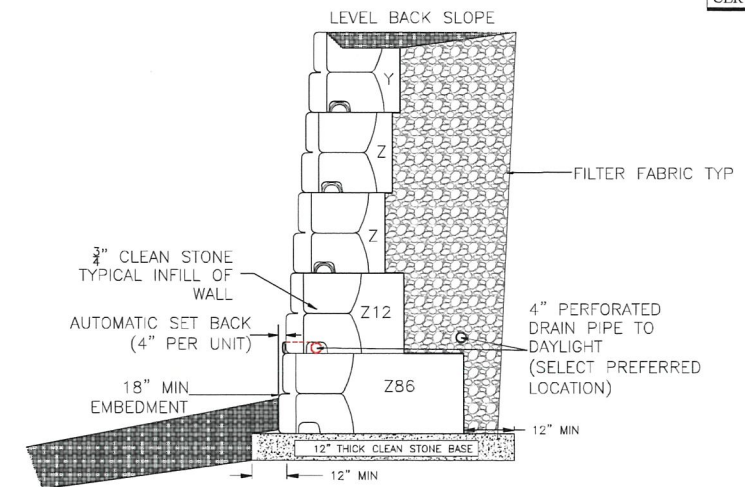
SHEET 3 OF 8



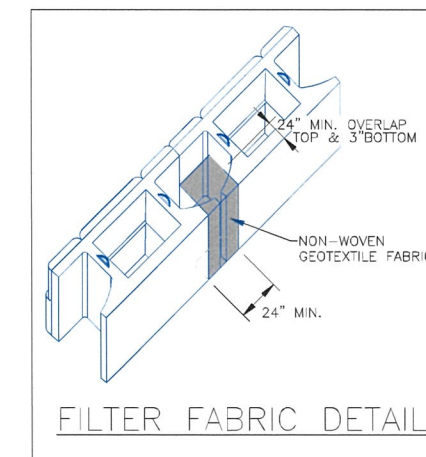
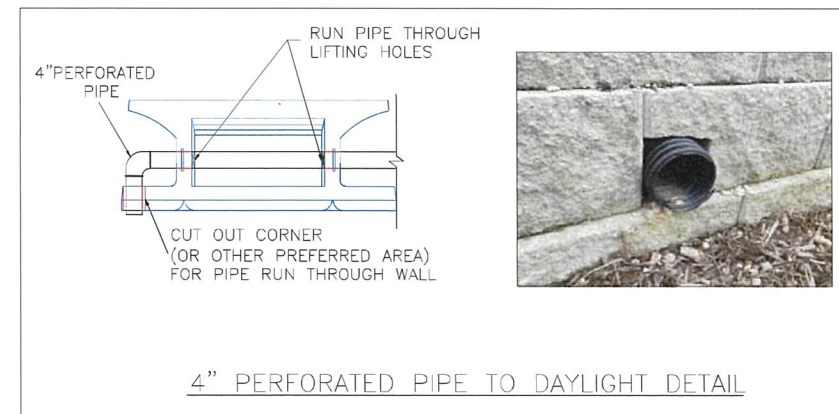
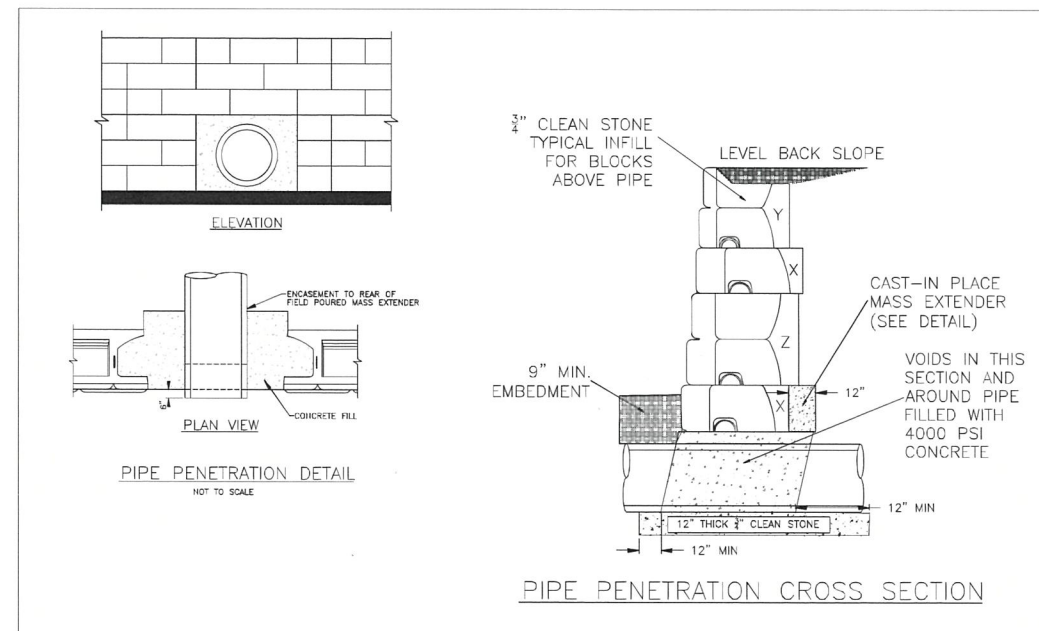
1.5-9.0 VF GRAVITY WALL  
CROSS SECTION



10.5-12.0 VF GRAVITY WALL  
CROSS SECTION



13.5-15.0 VF GRAVITY WALL  
CROSS SECTION



FILTER FABRIC DETAIL



PLEASE NOTE DRAWING IS STAMPED BY PE AND SLIGHT  
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SCALE: NTS

DESCRIPTION	DWG. NO.	APP. DATE
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CONFIRMED LAYOUT	R2	11/12/21
EXTENDED WALL	R1	11/5/21

REVISION TO DRAWINGS

SECTION DETAILS FOR WALL 1 AND WALL 2

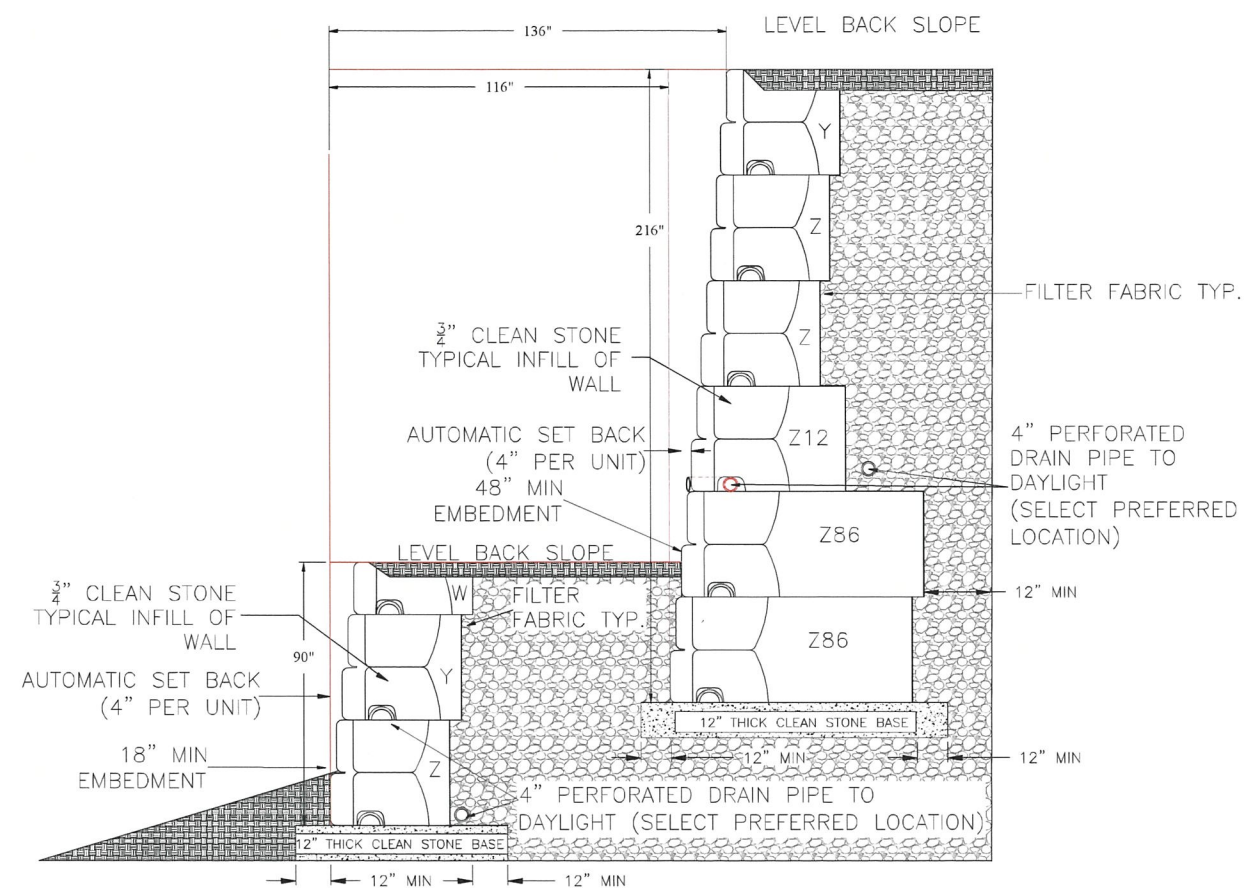
STONE STRONG SYSTEM - GRAVITY RETAINING WALL

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NORTH PEAK STREET  
#21-54385

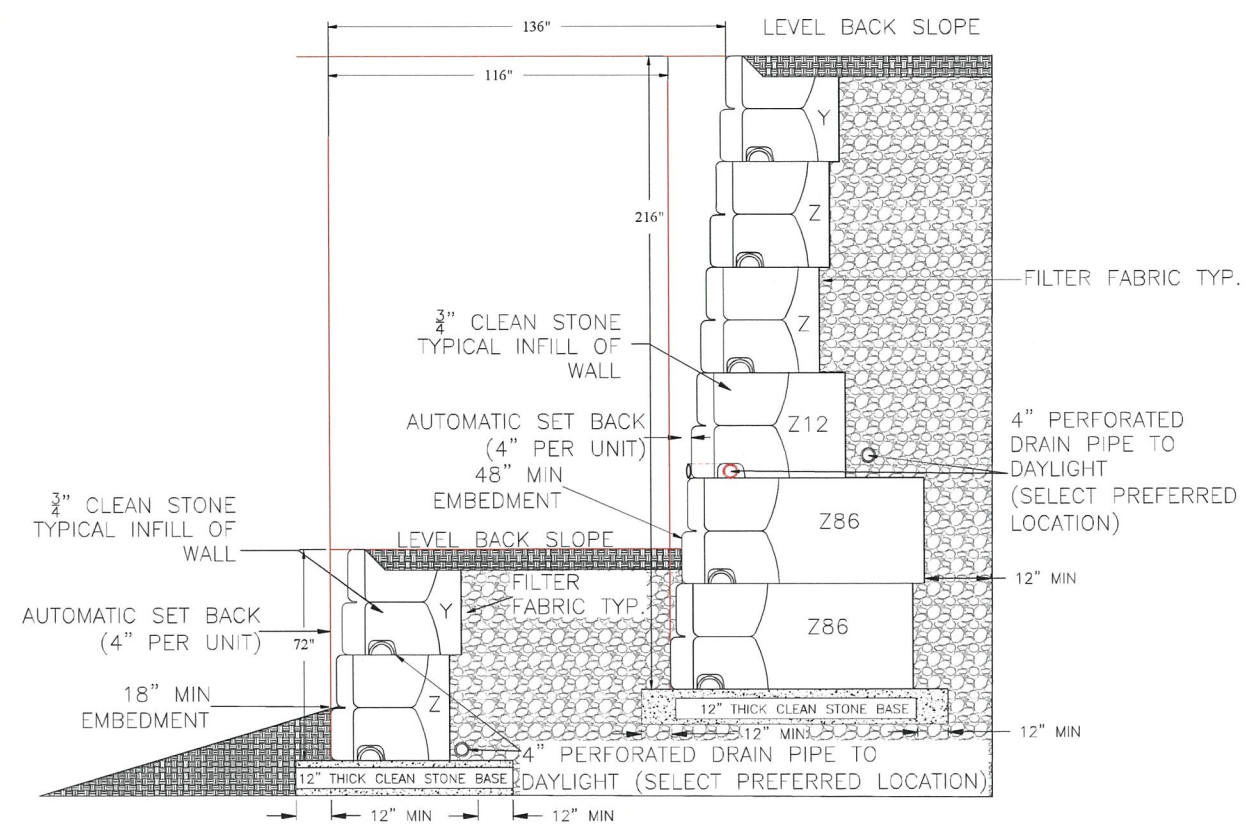
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SHEET 4 OF 8





7.5 TO 18.0 VF TIERED GRAVITY WALL  
CROSS SECTION



6 TO 18.0 VF TIERED GRAVITY WALL  
CROSS SECTION



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SCALE: NTS

REVISION TO DRAWINGS	DESCRIPTION	DWG. NO.	APP. DATE
1	NEW SURVEY DATA	R5	01/16/23
2	NEW SURVEY DATA	R4	12/15/21
3	COMPILED DRAWINGS	R3	11/15/21
4	CONFIRMED LAYOUT	R2	11/12/21
5	EXTENDED WALL	R1	11/5/21

SECTION DETAILS FOR WALL 2 AND WALL 3

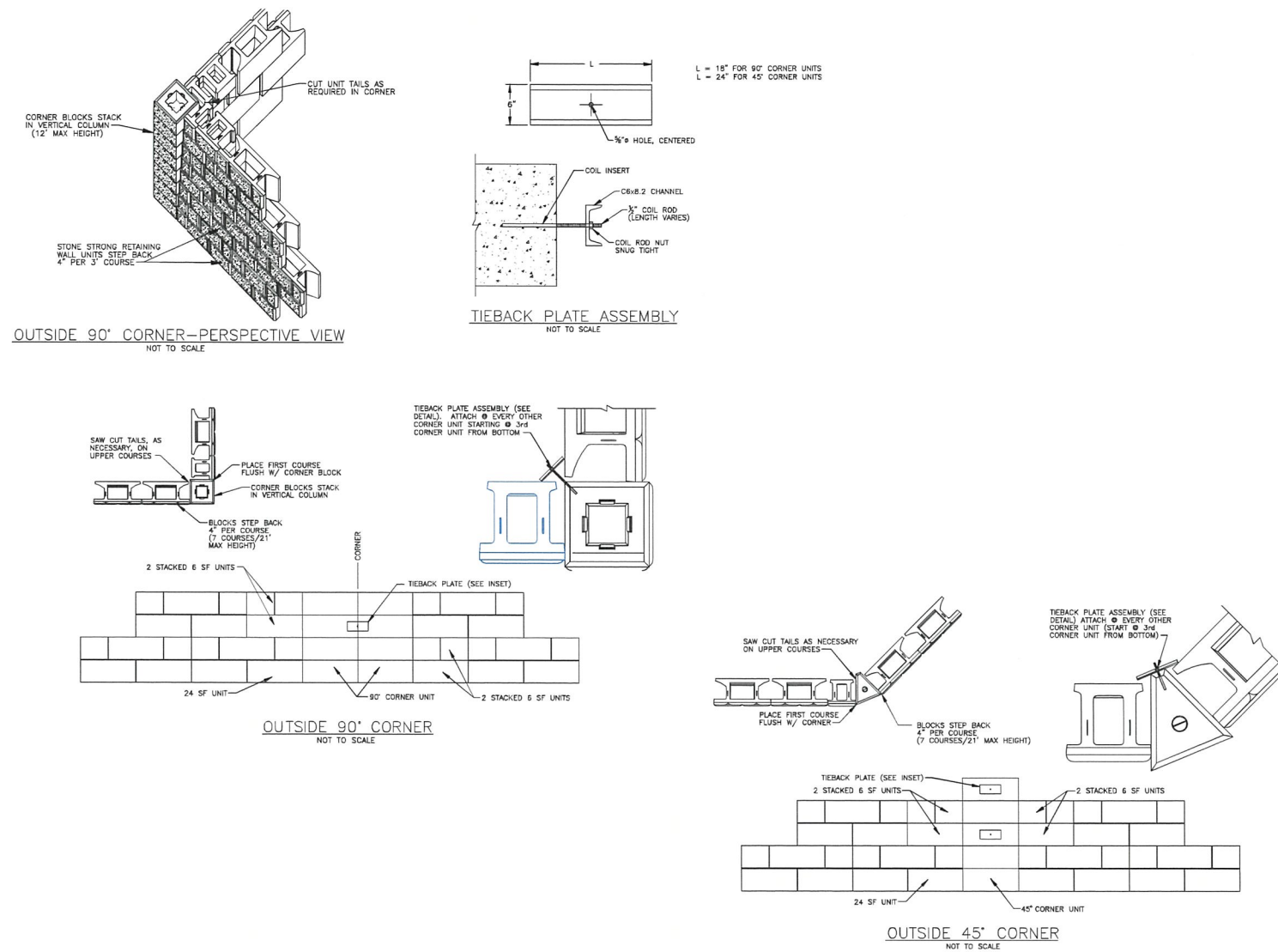
STONE STRONG SYSTEM - GRAVITY RETAINING WALL

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SHEET 5 OF 8

**NOTE:** TIEBACK RECOMMENDED FOR CORNERS 12' AND TALLER,  
INSTALL TIE BACK EVERY 3' VERTICALLY  
STARTING AT 3' ABOVE THE BASE.



OUTSIDE 45°/90° CORNER DETAIL



*PLEASE NOTE DRAWING IS STAMPED BY PE AND SLIGHT MODIFICATIONS MAY OCCUR IN PE REVIEW*

SCALE: NTS

DESCRIPTION	DWG. NO.	APP. DATE
NEW SURVEY DATA	R5	01/16/23
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COMPILED DRAWINGS	R3	11/15/21
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EXTENDED WALL	R1	11/5/21
REVISION TO DRAWINGS		

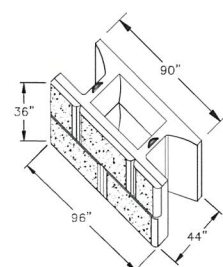
MISC. DETAILS FOR WALL1/2

STONE STRONG SYSTEM - GRAVITY RETAINING WALL

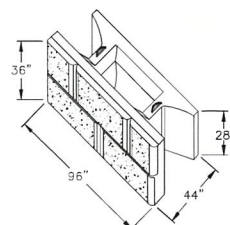
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NORTH PEAK STREET  
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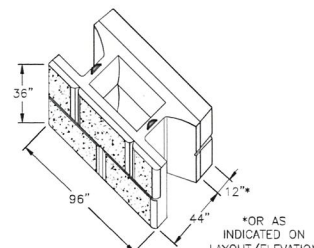




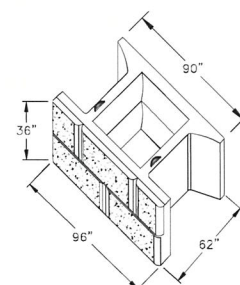
STONE STRONG  
(Z)24 SF UNIT



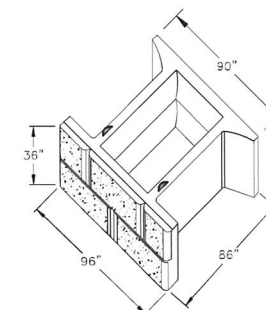
STONE STRONG  
(Y)24 SF TOP UNIT



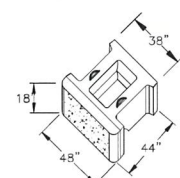
STONE STRONG  
(Z12) 24 SF MASS  
EXTENDER UNIT



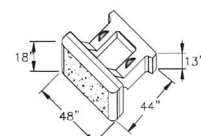
STONE STRONG  
(Z62) 24 SF - 62 UNIT



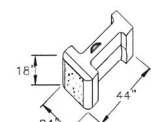
STONE STRONG  
(Z86)24 SF - 86 UNIT



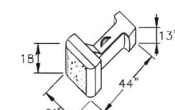
STONE STRONG  
(X)6 SF UNIT



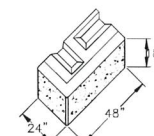
STONE STRONG  
(W)6 SF TOP UNIT



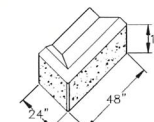
STONE STRONG  
(V)3 SF UNIT



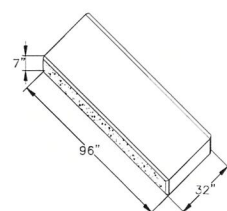
STONE STRONG  
(U)3 SF TOP UNIT



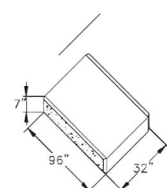
STONE STRONG  
(T)END UNIT



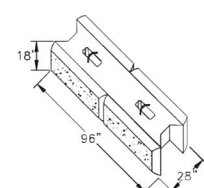
STONE STRONG  
(S) TOP END UNIT



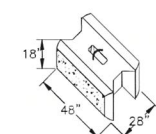
STONE STRONG  
(P)CAP STEP BLOCK



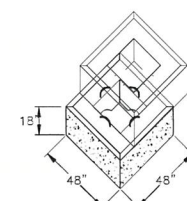
STONE STRONG  
(P5)CAP STEP HALF BLOCK



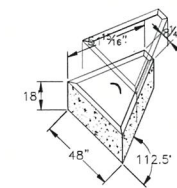
STONE STRONG  
(Q)DUAL FACE UNIT



STONE STRONG  
(Q5)DUAL FACE HALF UNIT



STONE STRONG  
(C)90° CORNER UNIT



STONE STRONG  
(R)45° CORNER UNIT

**COMPONENT DATA**

COMPONENT	BLOCK WEIGHT	CONCRETE VOLUME	ROCK IN-FILL
24 SF(Z)	6000 LB	1.50 CU YARDS	1.70 CU YARDS
24 SF TOP(Y)	5,400 LB	1.35 CU YARDS	1.50 CU YARDS
24 SF MASS EXTENDER(Z12)	10,000 LB	2.5 CU YARDS	1.70 CU YARDS
24 SF -62 UNIT(Z62)	6,600 LB	1.65 CU YARDS	2.81 CU YARDS
24 SF -86 UNIT(Z86)	7,400 LB	1.85 CU YARDS	4.27 CU YARDS
6 SF(X)	1,600 LB	0.37 CU YARDS	0.33 CU YARDS
6 SF TOP (W)	1,400 LB	0.35 CU YARDS	0.31 CU YARDS
3 SF(V)	800 LB	0.20 CU YARDS	0.17 CU YARDS
3 SF TOP(U)	720 LB	0.18 CU YARDS	0.16 CU YARDS
END UNIT(T)	1,500 LB	0.37 CU YARDS	0.00 CU YARDS
END UNIT TOP(S)	1,412 LB	0.35 CU YARDS	0.00 CU YARDS
CAP/STEP UNIT(P)	1,600 LB	0.40 CU YARDS	0.00 CU YARDS
CAP/STEP HALF UNIT(P5)	800 LB	0.20 CU YARDS	0.00 CU YARDS
DUAL FACE UNIT(Q)	3,520 LB	0.88 CU YARDS	0.00 CU YARDS
DUAL FACE HALF UNIT(Q5)	1,760 LB	0.44 CU YARDS	0.00 CU YARDS
90 DEGREE CORNER UNIT(C)	2,600 LB	0.65 CU YARDS	0.10 CU YARDS
45 DEGREE CORNER UNIT(R)	2,000 LB	0.50 CU YARDS	0.00 CU YARDS

**BLOCK REFERENCE**

STONE STRONG SYSTEM - GRAVITY RETAINING WALL  
HOME & LAND DEVELOPMENT  
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#21-54385  
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SHEET 7 OF 8



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NEW SURVEY DATA	R4	12/15/21
COMPILED DRAWINGS	R3	11/15/21
CONFIRMED LAYOUT	R2	11/12/21
EXTENDED WALL	R1	11/5/21
SUPPLEMENTAL DRAWINGS		

**STONE STRONG SYSTEMS**  
**SPECIFICATIONS FOR PRECAST MODULAR BLOCK RETAINING WALL SYSTEM**



**PART 1: GENERAL**  
**1.01 DESCRIPTION**

- A. WORK INCLUDES FURNISHING AND INSTALLING PRECAST MODULAR BLOCKS (PMB) TO THE LINES AND GRADES SHOWN ON THE PLANS AND AS SPECIFIED HEREIN. ALSO INCLUDED IS FURNISHING AND INSTALLING APPURTENANT MATERIALS REQUIRED FOR CONSTRUCTION OF THE COMPLETE SYSTEM.
  - B. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY. THE ARCHITECT/ENGINEER AND OWNER SHALL NOT BE RESPONSIBLE FOR MEANS OR METHODS OF CONSTRUCTION OR FOR SAFETY OF WORKERS OR OF THE PUBLIC.
- 1.02 REFERENCES**
- A. ASTM C39 - STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS.
  - B. ASTM C136 - STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATE.
  - C. ASTM D4318 - STANDARD TEST METHOD FOR LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX OF SOILS.
  - D. ASTM D698 - STANDARD TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT.
  - E. ASTM D4595 - STANDARD TEST METHOD FOR TENSILE PROPERTIES OF GEOTEXTILES BY THE WIDE-WIDTH STRIP METHOD.
  - F. ASTM D5262 - STANDARD TEST METHOD FOR EVALUATING THE UNCONFINED CREEP BEHAVIOR OF GEOSYNTHETICS.
  - G. ASTM D4632 - STANDARD TEST METHOD FOR GRAB BREAKING LOAD AND ELONGATION OF GEOTEXTILES.
  - H. ASTM D6638 - STANDARD TEST METHOD FOR DETERMINING CONNECTION STRENGTH BETWEEN GEOSYNTHETIC REINFORCEMENT AND SEGMENTAL CONCRETE UNITS (MODULAR CONCRETE BLOCKS).
  - I. ASTM D6918 - STANDARD TEST METHOD FOR DETERMINING THE SHEAR STRENGTH BETWEEN SEGMENTAL CONCRETE UNITS.
  - J. AASHTO - STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.
  - K. NCMA - "DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS".
- 1.04 DELIVERY, STORAGE, AND HANDLING**
- A. CONTRACTOR SHALL CHECK THE MATERIALS UPON DELIVERY TO ASSURE THAT PROPER MATERIALS HAVE BEEN RECEIVED.
  - B. CONTRACTOR SHALL PROTECT THE MATERIALS FROM DAMAGE. DAMAGED MATERIAL SHALL NOT BE INCORPORATED INTO THE WALL OR THE REINFORCED SOIL EMBANKMENTS.
  - C. CONTRACTOR SHALL PREVENT EXCESSIVE MUD, CONCRETE, ADHESIVES AND OTHER SUBSTANCES THAT MAY ADHERE FROM COMING IN CONTACT WITH THE MATERIALS.
  - D. EXPOSED FACES OF SEGMENTAL UNITS SHALL BE REASONABLY FREE OF CHIPS, CRACKS, OR STAINS.
- 1.05 QUALITY ASSURANCE**
- A. OWNER SHALL EMPLOY SERVICES OF A MATERIAL ENGINEERING FIRM TO PROVIDE QUALITY CONTROL TESTING DURING EMBANKMENT CONSTRUCTION.

- 1.06 DESIGN SPECIFICATIONS FOR THE STONE STRONG RETAINING WALL SYSTEM**
- A. THE STONE STRONG RETAINING WALL SYSTEM DESIGN CONSULTANT TAKES RESPONSIBILITY FOR THE ENGINEERING THEORY, CALCULATIONS, AND ENSURING ALL DESIGN ASSUMPTIONS ARE VALIDATED IN THE CONTRACT DOCUMENTS: EITHER BY NEEDED DETAILS OR CONSTRUCTION SPECIFICATIONS.
  - B. THE PROJECT ENGINEER OF RECORD FOR THE PROJECT IS RESPONSIBLE FOR VERIFYING SOIL ASSUMPTIONS USED IN DESIGN PRIOR TO PRODUCTION.

**GENERAL**

PROVIDE THE FOLLOWING FACTORS OF SAFETY:

SLIDING	> OR EQUAL TO 1.5
OVERTURNING	> OR EQUAL TO 1.5
BEARING CAPACITY	> OR EQUAL TO 2.0
ALLOWABLE DIFFERENTIAL SETTLEMENT	

THE STONE STRONG RETAINING WALL SYSTEM MINIMUM RADIUS AND SPECIAL TURNING BLOCKS4:

CONCAVE APPLICATIONS	16' RADIUS
CONVEX APPLICATIONS	20' RADIUS
45 DEGREE BLOCK	45 DEGREES
90 DEGREE BLOCK	90 DEGREES

**PART 2: MATERIALS**  
**2.01 WALL UNITS**

- A. PRECAST MODULAR BLOCKS SHALL BE STONE STRONG UNITS MANUFACTURED UNDER LICENSE FROM STONE STRONG, LLC.
- B. CONCRETE FOR PRECAST MODULAR BLOCKS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. ENTRAINED AIR CONTENT SHALL BE BETWEEN 5 AND 7%.
- C. REINFORCING STEEL (IF USED) SHALL BE GRADE 60. MINIMUM CLEAR COVER TO REINFORCEMENT SHALL BE 1 1/4 INCHES.
- D. THE FACE PATTERN SHALL BE SELECTED FROM THE MANUFACTURER'S STANDARD MOLDS. THE COLOR OF THE UNITS SHALL BE NATURAL GRAY. A CONCRETE STAIN MAY BE FIELD APPLIED TO COLOR THE UNITS IF SPECIFIED BY THE ARCHITECT/ENGINEER OR OWNER.

**2.02 GEOGRID**

- A. IF GEOGRID REINFORCEMENT IS REQUIRED, IT SHALL BE AS SHOWN IN THE PLANS OR AS DETAILED IN THE SHOP DRAWINGS. SUBSTITUTION OF A DIFFERENT TYPE OF GEOGRID SHALL NOT BE ALLOWED UNLESS APPROVED OF THE ARCHITECT/ENGINEER OR OWNER AFTER SUBMITTAL OF SHOP DRAWINGS AND TEST DATA.

**2.03 WALL BASE**

3/4" CLEAN STONE MATERIAL FOR WALL BASE

**2.04 UNIT FILL**

- A. UNIT FILL SHALL BE A CLEAN COARSE AGGREGATE WITH HIGH ANGULARITY. THE UNIT FILL SHALL BE SCREENED 100 PERCENT CRUSHED AGGREGATE MEETING THE FOLLOWING GRADATION:
- |                        |                 |
|------------------------|-----------------|
| US STANDARD SIEVE SIZE | PERCENT PASSING |
| 1-1/2"                 | 100             |
| 3/4"                   | 60-100          |
| #4                     | 0-40            |
| #200                   | 0-5             |

**2.05 BACKFILL**

- A. PROVIDE BACKFILL PER PHI ANGLE IN DESIGN CALCULATIONS

**2.06 DRAIN TILE**

- A. DRAIN TILE SHALL BE USED IF SHOWN ON THE PLANS OR IF INDICATED BY LOCAL PRACTICES AND CONDITIONS. IF USED, THE DRAIN TILE SHOULD BE A PERFORATED OR SLOTTED PVC OR CORRUGATED HDPE PIPE. THE DRAIN TILE SHOULD BE CONNECTED TO STORM DRAINS OR DAYLIGHTED AT LOW POINTS AND/OR PERIODICALLY ALONG THE WALL ALIGNMENT.

**2.07 GEOTEXTILE FABRIC**

- A. IF SHOWN ON THE PLANS OR THE SHOP DRAWINGS, PROVIDE A GEOTEXTILE FILTER FOR SEPARATION FROM BACKFILL AT THE TAILS OF THE BLOCKS. THE GEOTEXTILE SHALL BE A NEEDLE PUNCHED NONWOVEN FABRIC WITH A MINIMUM GRAB TENSILE STRENGTH OF 120 POUNDS ACCORDING TO ASTM D4632. IF USED, THE GEOTEXTILE MAY COVER THE ENTIRE BACK FACE OF THE BLOCKS OR MAY BE CUT IN STRIPS TO COVER THE GAPS BETWEEN TAIL UNITS WITH A MINIMUM OF 6 INCHES OF OVERLAP OVER THE CONCRETE TAIL ON BOTH SIDES.

**PART 3: EXECUTION**  
**3.01 EXCAVATION**

- A. EXCAVATE AS REQUIRED FOR INSTALLATION OF THE RETAINING WALL SYSTEM. EXCAVATE TO THE BASE LEVEL FOR A SUFFICIENT DISTANCE BEHIND THE FACE TO PERMIT INSTALLATION OF THE BASE AND GEOGRID REINFORCEMENT (IF ANY).
  - B. SLOPE OR SHORE EXCAVATION AS NECESSARY FOR SAFETY AND FOR CONFORMANCE WITH APPLICABLE OSHA REQUIREMENTS.
- 3.02 WALL BASE**
- A. FOUNDATION SOILS SHALL BE EXCAVATED TO THE DIMENSIONS SHOWN ON THE PLANS. FOUNDATION SOIL SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO CONFIRM THAT THE BEARING SOILS ARE SIMILAR TO THE DESIGN CONDITIONS OR ASSUMPTIONS.
- 3.03 UNIT INSTALLATION**
- A. PLACE THE FIRST COURSE OF UNITS DIRECTLY ON THE WALL BASE. CHECK UNITS FOR LEVEL AND ALIGNMENT. ADJACENT UNITS SHOULD BE IN CONTACT. IF POSSIBLE, BEGIN PLACING UNITS AT THE LOWEST SECTION OF THE WALL.
  - B. FILL ALL VOIDS BETWEEN AND WITHIN THE BLOCKS WITH GRANULAR UNIT FILL. ADDITIONAL UNIT FILL IS NOT REQUIRED BEHIND THE UNITS, BUT MAY BE PLACED FOR THE CONVENIENCE OF THE CONTRACTOR.
  - C. PLACE BACKFILL BEHIND THE UNITS IN MAXIMUM LOOSE LIFTS OF 8 INCHES AND COMPACT. IF SELECT GRANULAR FILL IS REQUIRED, IT SHOULD EXTEND THE FULL LENGTH OF THE GEOGRID REINFORCEMENT. COMPACT ALL BACKFILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY (ASTM D698, STANDARD PROCTOR). FOR COHESIVE SOILS, THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHOULD BE ADJUSTED TO WITHIN -3 AND +4 PERCENT OF OPTIMUM. PLACE BACKFILL IN SUCCESSIVE LIFTS UNTIL LEVEL WITH THE TOP OF THE FACING UNIT.
  - D. REMOVE ALL EXCESS AGGREGATE AND OTHER MATERIALS FROM THE TOP OF THE UNITS BEFORE LAYING UP THE NEXT COURSE.
  - E. FOR GEOGRID REINFORCED WALLS, PLACE THE CORRECT GEOGRID AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE PLANS OR THE SHOP DRAWINGS. GEOGRID REINFORCEMENT SHALL BE PLACED HORIZONTALLY ON COMPACTED BACKFILL. THE LENGTH OF THE GEOGRID IS MEASURED FROM THE FRONT FACE OF THE WALL. EXTEND THE GRID ONTO THE FRONT FACE FLANGE OF THE FACING UNIT. ORIENT THE GEOGRID WITH THE STRONG AXIS (MACHINE DIRECTION) PLACED PERPENDICULAR TO THE WALL FACE. GEOGRID SHALL NOT BE SPLICED BY ANY MEANS IN THE ROLL DIRECTION.
  - F. GEOGRIDS SHALL BE PLACED SIDE BY SIDE TO PROVIDE COMPLETE COVERAGE ALONG THE WALL FACE. NO OVERLAP IS REQUIRED BETWEEN ADJACENT GRIDS ON STRAIGHT SECTIONS OF THE WALL. ON CONVEX CURVES, PLACE A MINIMUM OF 3 INCHES OF BACKFILL MATERIAL BETWEEN OVERLAPPING GEOGRID LAYERS.
  - G. PLACE THE NEXT COURSE OF SEGMENTAL UNITS IN RUNNING BOND WITH THE PREVIOUS COURSE. PLACE THE WEB NOTCH OVER THE ALIGNMENT HOOP PROTRUDING FROM THE UNIT BELOW, AND PULL THE UNIT FORWARD TO CONTACT THE HOOP.
  - H. FOR GEOGRID REINFORCED WALLS, PULL GEOGRIDS TAUGHT AND STAKE THE LOOSE END BEFORE PLACING THE NEXT COURSE OF BACKFILL. BACKFILL SHALL BE PLACED, SPREAD, AND COMPACTED IN SUCH A MANNER THAT MINIMIZES THE DEVELOPMENT OF WRINKLES IN THE GEOGRID AND/OR MOVEMENT OF THE GEOGRID. DO NOT OPERATE EQUIPMENT DIRECTLY ON THE GEOGRID. A MINIMUM BACKFILL DEPTH OF 6 INCHES SHOULD BE PLACED BEFORE OPERATING EQUIPMENT OVER THE GRIDS.
  - I. CONTINUE PLACING SUCCESSIVE COURSES TO THE ELEVATIONS SHOWN ON THE PLANS. CONSTRUCT WALL IN LEVEL STAGES, PLACING THE UNITS AT EACH COURSE FOR THE ENTIRE LENGTH OF THE WALL. IF POSSIBLE, UNIT FILL AND BACKFILL SHOULD BE PLACED TO THE LEVEL OF THE TOP OF THE FACING UNIT BEFORE PLACING THE NEXT COURSE.
  - J. PROVIDE TEMPORARY SWALES TO DIVERT RUNOFF AWAY FROM WALL EXCAVATION AND AWAY FROM FACE.
  - K. FINAL GRADE ABOVE AND BELOW THE RETAINING WALL SHALL PROVIDE FOR POSITIVE DRAINAGE AND PREVENT PONDING. PROTECT COMPLETED WALL FROM OTHER CONSTRUCTION. DO NOT OPERATE LARGE EQUIPMENT OR STORE MATERIALS ABOVE THE WALL THAT EXCEED THE DESIGN SURCHARGE LOADS.

**PLEASE NOTE DRAWING IS STAMPED BY PE AND SLIGHT MODIFICATIONS MAY OCCUR IN PE REVIEW**

DESCRIPTION	DWG. NO.	APP. DATE
NEW SURVEY DATA	R5	01/16/23
NEW SURVEY DATA	R4	12/15/21
COMPILED DRAWINGS	R3	11/15/21
CONFIRMED LAYOUT	R2	11/12/21
EXTENDED WALL	R1	11/5/21

**SUPPLEMENTAL DRAWINGS**

**NOTES**

STONE STRONG SYSTEM - GRAVITY RETAINING WALL  
 HOME & LAND DEVELOPMENT  
 NORTH PEAK STREET  
 #21-54385

GARDEN STATE PRECAST  
 P.O. BOX 702  
 FARMINGDALE, NJ 07727  
 732-938-4436  
 732-938-7096 - FAX

**SHEET 8 OF 8**







**Borough of Highlands**  
 42 Shore Drive, Highlands, NJ 07732  
 Phone: (732) 872-1224  
 www.highlandsborough.org

# Tree Permit Application

**APPLICANT** Name: Home & Land Develop Corp Date: 9/21/21  
 Phone# 917 684111 Email: GW78@AOL.COM  
 Address: 32 NORTH PEAK Block 35 Lot 8

**TREE INFORMATION**

Tree #	Type	Diameter	Height
Tree #1	SOFT MAPLE	6"	25'
Tree #2	HICKORY	12"	50'
Tree #3	HICKORY	8"	40'
Tree #4	HICKORY	12"	50'
Tree #5	DEAD WILLOW	15"	60'
Tree #6	MAPLE "DEAD" Hollow	16"	60'
Tree #7	"Broken up Hickory"	16"	60'
Tree #8	DEAD CHERRY	6"	30'
Tree #9	Hickory 4"	4"	35'
Tree #10	Hickory 4"	4"	30'

Reason for removal: Prep for new Home & Build

**INSTRUCTIONS**

Are you the owner of the property? YES  NO   
 If no, we need a letter signed from your landlord with permission to do so.

If more than ten (10) trees are to be removed, you must see the Building Department secretary.

Must be accompanied by a survey or tax map showing tree location(s) to be removed.

Tree must be marked by having a red ribbon tied around it -supplied by Borough upon application. ✓

Application Fee \$25.00 per tree -NON-REFUNDABLE

Amount paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ Cash \_\_\_\_\_

**BOROUGH HALL USE ONLY**

Applicant is hereby: Approved  Denied  Date September 27, 2021

Applicant is hereby required to replace removed tree(s) as follows:

Type of tree to be planted landscape project on completion

Location of replacement tree(s) project site

Applicant is not required to replace tree(s) but must pay \$ X in lieu of replacing the tree(s).

Work to be done by a licensed tree service and all debris to be removed.

Christian Lee  
 Official Signature





**Borough of Highlands**  
 42 Shore Drive, Highlands, NJ 07732  
 Phone: (732) 872-1224  
 www.highlandsborough.org

# Tree Permit Application

**APPLICANT** Name: Aaron & Land DeLup Corp Date: 9/22/21  
 Phone# 907 686 4111 Email: LANEY@AVL.COM  
 Address: 14 North Peak Block 35 Lot 9

**TREE INFORMATION**

Tree #	Type	Diameter	Height
Tree #1	White Oak	24"	35'
Tree #2	Black Cherry Dead	10"	12'
Tree #3	North Maple	14"	50'
Tree #4	White Oak Leafless	24"	35'
Tree #5	Sliver Cherry	8"	30'
Tree #6	Black Oak	8"	50'
Tree #7	Hickory	14"	55'
Tree #8	Swamp Maple	6"	35'
Tree #9	White tree	14"	70'
Tree #10	Compound Near Tree	20"	70'

Reason for removal: new home & build new entrance walkway

**INSTRUCTIONS**

Are you the owner of the property? YES  NO   
 If no, we need a letter signed from your landlord with permission to do so.  
 If more than ten (10) trees are to be removed, you must see the Building Department secretary.  
 Must be accompanied by a survey or tax map showing tree location(s) to be removed.  
 Tree must be marked by having a red ribbon tied around it –supplied by Borough upon application.  
 Application Fee \$25.00 per tree –NON-REFUNDABLE

Amount paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ Cash \_\_\_\_\_

**BOROUGH HALL USE ONLY**

Applicant is hereby: Approved  Denied  Date September 27, 2021  
 Applicant is hereby required to replace removed tree(s) as follows:  
 Type of tree to be planted landscape project upon completion  
 Location of replacement tree(s) project site  
 Applicant is not required to replace tree(s) buy must pay \$ X in lieu of replacing the tree(s).

Christian Lee

Official Signature

Work to be done by a licensed tree service and all debris to be removed.



S/O 2021-04

42 SHORE DRIVE  
HIGHLANDS, NJ 07732  
P: 732-872-1224 X 250  
F: 732-872-0670

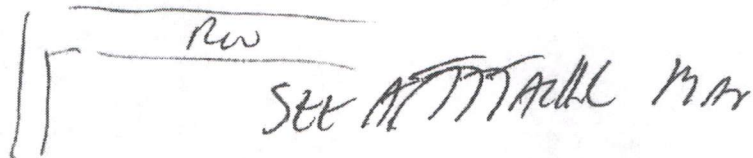
Borough of Highlands  
APPLICATION FOR STREET EXCAVATION PERMIT  
Permit Fee \$190 / Deposit \$500  
**\*MUST BE 2 SEPARATE CHECKS\***

gnf718@aol.com

SECTION A: TO BE COMPLETED BY APPLICANT

Applicant's Name Home & Land Dev. Corp Telephone # 917 688 414  
 Address: 88-1 Portial RD  
 Contractor: Home & Land Dev. Corp  
 \*If other than applicant\*  
 Address: 88-1 Portial RD Highlands NJ 07732  
 Location of excavation: Valley Ave

Show location on sketch below – road names, distances, etc. If space is not sufficient, attach detailed drawing



Nature, purpose, and extent of excavation work:  
32 NORTH PEARL ST  
BLK 35 LOT 8

For trenches only: Length: \_\_\_\_\_ FT Width: \_\_\_\_\_ FT Depth: \_\_\_\_\_ FT  
 Are street Closures or traffic rerouting required? ( ) Yes ( ) No  
 (if yes, attach sketch and description of proposed traffic control devices)

Proposed date of commencement: \_\_\_\_\_ Proposed completion: \_\_\_\_\_

Statement: The undersigned applicant for a street excavation permit hereby warrants that the information herein is correct and that he is familiar with, and agrees to abide by the requirement of the "Street Excavation Ordinance" if the Borough of Highlands.

Insurance Company: \_\_\_\_\_ Policy Number: \_\_\_\_\_  
SEE ATTACHED  
 Insurance Cert: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

NOTE: APPLICANT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT 732-872-1224 EXT 250 PRIOR TO COMMENCEMENT OF WORK.





42 SHORE DRIVE  
HIGHLANDS, NJ 07732  
P: 732-872-1224 X 250  
F: 732-872-0670

Borough of Highlands  
APPLICATION FOR STREET EXCAVATION PERMIT

**SECTION B: TO BE COMPLETED BY PUBLIC WORKS SUPERINTENDENT\***

\*Or Borough Engineer if applicable

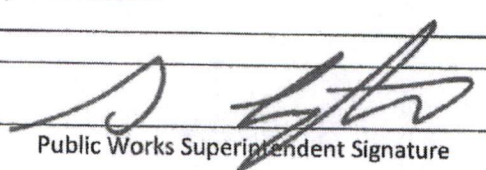
Estimated excavation size: \_\_\_\_\_  
Deposit amount required: \$ 500 Permit Fee \$ 190

Surety Bond Recommendation:  
Required?  Yes  No

Provisions (if any):  
\_\_\_\_\_  
\_\_\_\_\_

Approval:  Yes ( ) No

Disapproval Reason:  
\_\_\_\_\_  
\_\_\_\_\_

  
Public Works Superintendent Signature

10/7/21  
Date

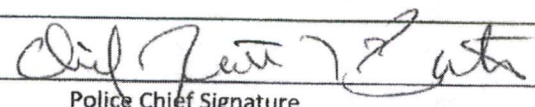
**SECTION C: TO BE COMPLETED BY POLICE CHIEF\***

**\*WHEN STREET CLOSURES OR TRAFFIC REROUTING IS PROPOSED\***

Approved:  Yes ( ) No

Conditions of Approval (if any): ADVANCED NOTICE, TRAFFIC CONTROL  
NOTICE TO NEIGHBORHOOD

Reason for disapproval:  
\_\_\_\_\_  
\_\_\_\_\_

  
Police Chief Signature

10-7-21  
Date



42 SHORE DRIVE  
HIGHLANDS, NJ 07732  
P: 732-872-1224 X 250  
F: 732-872-0670

Borough of Highlands  
APPLICATION FOR STREET EXCAVATION PERMIT

Section D: TO BE COMPLETED BY CASHIER

Permit Fee:  
Amount Paid: 190 Date received: 10/1/2021

Surety Bond:  
Amount Paid: \_\_\_\_\_ Date received: \_\_\_\_\_

Deposit:  
Amount Paid: 500 Date received: 10/1/2021

[Signature] \_\_\_\_\_ Date 10/1/2021  
Cashier Signature

Section E: TO BE COMPLETED BY BOROUGH CLERK \*IF APPLICABLE\*

Surety Bond # \_\_\_\_\_ Date Received: \_\_\_\_\_

\_\_\_\_\_  
Clerk Signature Date

Section F: TO BE COMPLETED BY THE BOROUGH ADMINISTRATOR

[Signature] \_\_\_\_\_ Date 10.8.2021  
Signature Date

Section G: TO BE COMPLETED UPON COMPLETION OF WORK\*

\*To be completed by the DPW Superintendent\*

Date work finished: \_\_\_\_\_

Date of inspection: \_\_\_\_\_

Approval: ( ) Yes ( ) No

Authorized to release deposit ( ) Yes ( ) No

Authorized to release bond ( ) Yes ( ) No

\_\_\_\_\_  
Signature Date

Section H: TO BE COMPLETED BY BOROUGH CLERK UPON COMPLETION

Bond released:  Yes  No

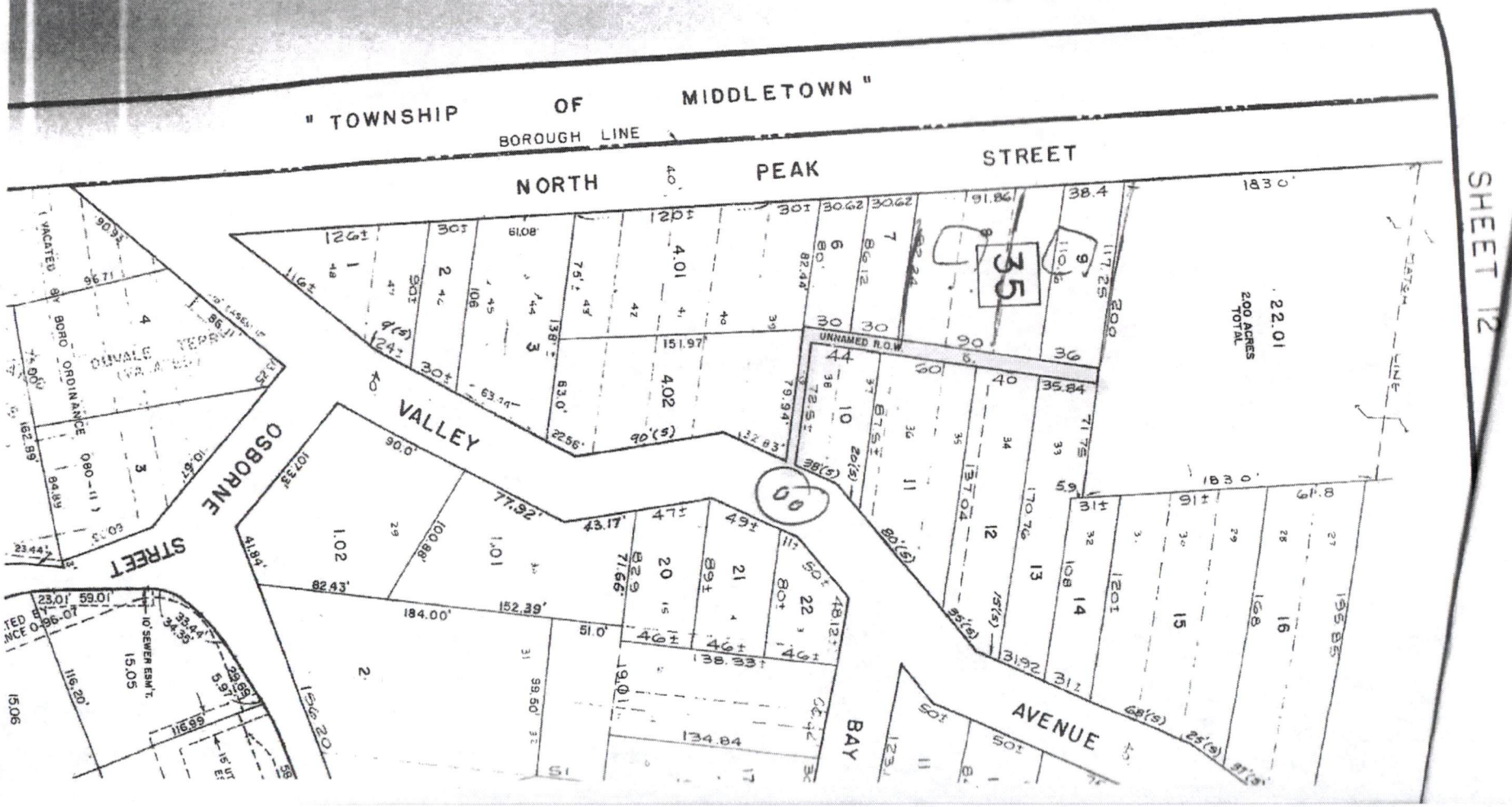
\_\_\_\_\_  
Signature Date



Sewer connection  
\$ 5,142

Street excavation  
\$ 190 fee

\$ 500 deposit



SHEET 12



# CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Holmes & McDowell PO Box 348  Holmdel NJ 07733		<b>CONTACT NAME:</b> Anthony DiMeglio (Partner) <b>PHONE (A/C, No, Ext):</b> (732) 946-4800 <b>FAX (A/C, No):</b> (732) 946-4840 <b>E-MAIL ADDRESS:</b> A.Dimeglio@holmesmcdowell.com																						
<b>INSURED</b> Home & Land Development Corp. 16a Bellevue Ave  Rumson NJ 07760		<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>Kinsale Insurance Company</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td>AmGUARD Insurance Company</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Kinsale Insurance Company		INSURER B:	AmGUARD Insurance Company		INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER E:																								
INSURER F:																								

**COVERAGES** **CERTIFICATE NUMBER: 2021-2022** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			0100041455-5	8/09/2021	8/09/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ N/A PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	R2WC242420	1/11/2021	1/11/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  Borough of Highlands 14 & 32 N. Peak Street Highlands, NJ 07732	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE Anthony DiMeglio (Partner)
--	--





**FREEHOLD SOIL CONSERVATION DISTRICT**  
(Serving Middlesex and Monmouth Counties)

4000 Kozloski Road, P.O. Box 5033  
Freehold, New Jersey 07728-5033  
Tel: (732) 683-8500  
Fax: (732) 683-9140  
E-mail: info@freeholdscd.org  
Website: www.freeholdsoil.org

10/12/2021

HOME & LAND DEVELOPMENT CORP  
88-1 PORTLAND ROAD  
HIGHLANDS NJ 07732

Ref.#: 0012-C726  
Proj.: 32 NORTH PEAR STREET  
Twp.: HIGHLANDS  
Block: 35  
Lots: 8

**PROJECT EXEMPT**  
**DEMOLITION ONLY, LESS THAN 5,000 SQUARE FEET OF DISTURBANCE PROPOSED**

Dear HOME & LAND DEVELOPMENT CORP,

This is to inform you that in accordance with the New Jersey Soil Erosion and Sediment Control Act; N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975 and as amended by C. 264, P.L. 77 and C. 459, P.L. 79, anyone disturbing more than 5,000 square feet of surface area of land for demolition of existing structures must file an application along with soil erosion and sediment control plans with the local District office for review and certification.

In reference to the above project, the area of land to be disturbed for demolition only is less than 5,000 square feet; therefore, does not require certification of a Soil Erosion and Sediment Control plan.

However, should new construction be proposed which will exceed 5,000 square feet, submission and certification of Soil Erosion and Sediment Control plans would be required.

If you should have any questions, please feel free to contact our office.

Sincerely,

  
Ben Shotland  
Resource Conservationist II

cc: Planning Board  
Construction Official  
Municipal Engineer  
Applicant's Engineer





HGPB- R1990

August 15, 2023

Nancy Tran, Land Use Board Secretary  
Borough of Highlands Land Use Board  
42 Shore Drive  
Highlands, New Jersey 07732

*Via Email (ntran@highlandsborough.org)*

**Re: Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9  
Single Family Residential (R-101) Zone  
Minor Subdivision, Variance  
Second Completeness Review**

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations section entitled Part 3, Subdivision and Site Plan Review, Article VI, Application Procedure, and Article VIII, Plat and Plan Details, section 21-58.A – Minor Subdivision Plat.

The applicant submitted the following documents in support of this application:

1. Land Use Board Application for Subdivision and Variance dated November 18, 2022.
2. Minor Subdivision Plan prepared by Thomas P. Santry, Jr., P.L.S., dated July 29, 2022, **last revised May 1, 2023**, consisting of three (3) sheets.
3. **Stone Strong System – Gravity Retaining Wall, prepared by Garden State Precast, last revised December 15, 2021, consisting of eight (8) sheets.**

The following information was reviewed for completeness purposes pursuant to Ordinance Section 21-58.A:

**Minor Subdivision Plat:** The plat shall be prepared to scale, based on a current survey or some other similarly accurate base, at a scale of not less than one (1) inch equals one hundred (100) feet, to enable the entire tract to be shown on one (1) sheet. The plat shall be signed and sealed by a licensed New Jersey Land Surveyor and shall show or include the following information:

1. A key map at a scale of not less than 1" = 400' showing the location of that portion which is to be subdivided in relation to the entire tract and the surrounding area. **Provided.**
2. All existing structures, wooded areas and topographical features, such as slump blocks, within the portion to be subdivided and within seventy-five (75) feet thereof. **Partially provided. Existing wooded areas shall be indicated on the plan.**
3. The name of the owner and all adjoining property owners and owners of property directly across the street as disclosed by the most recent municipal tax record. If there is no positive evidence of ownership of any parcel of adjoining property within two hundred (200) feet, a certificate will be presented from the custodian of tax records to that effect. **Provided.**
4. The Tax Map sheet, block and lot numbers. **Provided.**
5. All streets or roads and streams within seventy-five (75) feet of the subdivision. **Provided.**





**Le:** Nancy Tran, Land Use Board Secretary  
Borough of Highlands Land Use Board

**Re:** Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9  
Single Family Residential (R-101) Zone  
Minor Subdivision, Variance  
Second Completeness Review

- 6. Location of existing streets, and existing and proposed property lines, lot sizes, and areas. **Provided.**
- 7. Metes and bounds descriptions of all new lot and property lines. **Provided.**
- 8. Existence and location of any utility or other easement. **Not provided. Dwellings which have recently been demolished existed on site. The applicant shall confirm the existence and location of any utilities or other easements.**
- 9. Setback, sideline and rear yard distances and existing structures. **Provided.**
- 10. The name and address of the person preparing the plat, the graphic scale, date of preparation and reference meridian. **Provided.**
- 11. Certification from the Tax Collector that all taxes and assessments for local improvements on the property have been paid up to date. **Not provided. The Applicant's transmittal letter has indicated this item was provided, however was not included as part of the submission to this office. We have no objection to the Board deeming this item complete, provided the Borough confirms receipt of the certification.**
- 12. Certification statement for the required municipal signatures, stating: **Provided.**
  - o Application No. \_\_\_\_\_ approved/disapproved by the Highlands Borough Planning Board/Board of Adjustment as a Minor Subdivision on \_\_\_\_\_.  
(date)

\_\_\_\_\_

Chairman

\_\_\_\_\_

Secretary
- 13. Certification statement for the County Planning Board approval / disapproval, if required. **Not applicable.**
- 14. Zone district boundary lines, if any, on or adjoining the property to be subdivided and a schedule indicating the required minimum lot area, lot width, lot depth and front, rear and side yards of each zone district located on the property. **Provided.**
- 15. A wetlands statement provided by a qualified expert. **Not provided. We have no objection to the Board deeming this item complete pending confirmation from applicant prior to hearing.**
- 16. The Board reserves the right to require a feasible sketch plan layout of remaining land not being subdivided if it is deemed necessary. **The applicant has provided a generic house layout that demonstrates the sizes of proposed homes and the need for any additional setback relief.**
- 17. A lot grading plan, to be reviewed by the Borough Engineer, if required. **Provided.**



**Le: Nancy Tran, Land Use Board Secretary  
Borough of Highlands Land Use Board**

**Re: Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9  
Single Family Residential (R-101) Zone  
Minor Subdivision, Variance  
Second Completeness Review**

Several items noted above have not been submitted to the Board, and adequate information has not been provided in order to perform a technical review of the application. Therefore, this application is hereby deemed **INCOMPLETE** pending the submission of information to adequately address the above-referenced items noted as “partially provided” or “not provided”, along with the following:

- a. The plans show adjustments to the existing gutter and roadway within North Peak Street, including installation of a retaining wall and storm drainage improvements within the existing cartway area. It is unclear how the proposed lots will provide the required parking and access to the dwellings from the street. The layout as proposed may require variance relief and approval from the Governing Body.
- b. It appears that the applicant has previously demolished structures on both lots and performed clearing and some grading. The limit of disturbance already performed should be shown on the plans.
- c. The limit of grading/disturbance for the proposed improvements appears to comprise the entire property limits, including some off-tract elements.
- d. The applicant also notes the installation of a retaining wall within the unnamed 10’ right of way to the south of the tracts, with no limit of disturbance or grading shown. The applicant shall provide evidence regarding title to this right of way, and under what authority they propose to install said improvements.
- e. It is my understanding that the prior dwelling on lot 9 utilized a septic system. The location and disposition of this should be shown on the plans.
- f. It is presumed that the proposed dwellings will have to connect into the Borough’s sanitary sewer system located in Valley Avenue. The applicant shall review and identify their proposed method of connection, which may involve use of the 10’ right of way previously mentioned.
- g. In addition to the above, the applicant shall identify means of utility connections for water and electric at a minimum, and identify their locations on the plans.
- h. The applicant shall document compliance with the Steep Slope Ordinance found at 21-84.B and provide calculations as required therein. In addition, means and methods for controlling velocity and rate of stormwater runoff shall be documented.

**Continuing Comment – The applicant is requesting variance relief from the Steep Slope Ordinance. The property contains slopes greater than 20%. Considering this factor and the extent of improvements proposed, I recommend the applicant demonstrate compliance with all requirements of 21-84B prior to being deemed complete.**

**The applicant shall provide a point-by-point response addressing the comments contained within this completeness letter.**



**Le: Nancy Tran, Land Use Board Secretary  
Borough of Highlands Land Use Board**

**Re: Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9  
Single Family Residential (R-101) Zone  
Minor Subdivision, Variance  
Second Completeness Review**

Should you have any questions or require any additional information, please call.

Very truly yours,

T&M ASSOCIATES

---

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.  
LAND USE BOARD ENGINEER

EWB

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)  
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@weiner.law)  
Erin Uriarte, Zoning Officer (euriarte@middletownnj.org)  
Home & Land Development Corp., Applicant (gnf718@aol.com)  
Michael A. Bruno, Esq., Applicant's Attorney (mbruno@ghclaw.com)



**THOMAS P. SANTRY, P.A.**

LAND SURVEYORS  
ONE TWENTY EIGHT EAST RIVER ROAD  
RUMSON, NJ 07760

PHONE: (732) 741-4800

FAX: (732) 741-0084

November 30, 2023

**Re: Home & Land Development Corp  
14 North Peak and 32 North Peak  
Block 35, Lots 8 & 9  
Single Family Residential (R-101) Zone  
Minor Subdivision, Variance  
Response Letter to Second Completeness Review**

Dear Ms. Tran,

In response to the Second Completeness Review letter dated August 15, 2023, prepared by Edward Herman, Highlands Land Use Board Engineer, following revisions have been made to the plans for the above referenced application:

**Minor Subdivision Plat:**

Comment 2. All existing structures, wooded areas and topographical features, such as slump blocks, within the portion to be subdivided and within seventy-five (75) feet thereof. **Partially provided. Existing wooded areas shall be indicated on the plan.**

THE LIMITS OF THE WOODED AREA HAVE BEEN FIELD VERIFIED AND ARE NOW LABELED ON THE PLANS.

Comment 8. Existence and location of any utility or other easement. **Not provided. Dwellings which have recently been demolished existed on site. The applicant shall confirm the existence and location of any utilities or other easements.**

THE PLANS SHOW UTILITY POLES (FOR ELECTRIC) LOCATED ON THE NORTHERLY SIDE OF NORTH PEAK STREET. THE GAS AND WATER LINE ARE LOCATED ON NORTH PEAK STREET. AN ADDITIONAL WATER METER HAS BEEN LOCATED ON LOT 9 AND IS SHOWN ON THE PLAN.

Comment a. The plans show adjustments to the existing gutter and roadway within North Peak Street, including installation of a retaining wall and storm drainage improvements within the existing cartway area. It is unclear how the proposed lots will provide the required parking and access to the dwellings from the street. The layout as proposed may require variance relief and approval from the Governing Body.

EACH DWELLING WILL HAVE A ONE CAR GARAGE AND 10' WIDE DRIVEWAY PROVIDING REQUIRED PARKING AND ACCESS TO NORTH PEAK STREET. THE GARAGES HAVE BEEN LABELED AND THE DRIVES ARE INDICATED.

Comment b. It appears that the applicant has previously demolished structures on both lots and performed clearing and some grading. The limit of disturbance already performed should be shown on the plans.

THE LIMIT OF CLEARING / DISTURBANCE CAUSED BY THE DEMOLITION OF THE EXISTING STRUCTURES ON BOTH LOTS HAS BEEN INDICATED ON THE PLANS AS THE WOODS LINE.

Comment c. The limit of grading/disturbance for the proposed improvements appears to comprise the entire property limits, including some off-tract elements.

THE LIMIT OF CLEARING / DISTURBANCE FOR THE PROPOSED IMPROVEMENTS IS INDICATED ON THE PLANS.

Comment d. The applicant also notes the installation of a retaining wall within the unnamed 10' right of way to the south of the tracts, with no limit of disturbance or grading shown. The applicant shall provide evidence regarding title to this right of way, and under what authority they propose to install said improvements.

THE APPLICANT WILL ADDRESS THIS DURING TESTIMONY.

Comment e. It is my understanding that the prior dwelling on lot 9 utilized a septic system. The location and disposition of this should be shown on the plans.

THE APPROXIMATE LOCATING OF THE EXISTING SEPTIC TANK ON LOT 9 IS NOW SHOWN ON THE PLANS.

Comment f. It is presumed that the proposed dwellings will have to connect into the Borough's sanitary sewer system located in Valley Avenue. The applicant shall review and identify their proposed method of connection, which may involve use of the 10' right of way previously mentioned.

A PROPOSED 4" SEWER LATERAL CONNECTION WILL BE TO THE REAR OF THE DWELLINGS TO THE 10 FT R.O.W. A 6" SEWER LINE WILL BE CONSTRUCTED WITHIN THE R.O.W. AND BE CONNECTED TO AN EXSITING SEWER MANHOLE LOCATED ON VALLEY AVENUE.

Comment g. In addition to the above, the applicant shall identify means of utility connections for water and electric at a minimum, and identify their locations on the plans.

THE REMAINING UTILITY CONNECTIONS (WATER, GAS, AND ELEC) WILL BE FROM NORTH PEAK STREET AS INDICATED ON THE PLANS.

Comment h. The applicant shall document compliance with the Steep Slope Ordinance found at 21-84.B and provide calculations as required therein. In addition, means and methods for controlling velocity and rate of stormwater runoff shall be documented.

**Continuing Comment – The applicant is requesting variance relief from the Steep Slope Ordinance. The property contains slopes greater than 20%. Considering this factor and the extent of improvements proposed, I recommend the applicant demonstrate compliance with all requirements of 21-84B prior to being deemed complete.**

**The applicant shall provide a point-by-point response addressing the comments**

THE GRADING SHOWN ON THIS PLAN WAS OBTAINED FROM A PLAN PREPARED BY EASTERN CIVIL ENGINEERING. THE APPLICANT IS REQUESTING A WAIVER FROM COMPLIANCE TO THE STEEP SLOPE ORDINANCE SINCE THE PROPOSED GRADING ELIMATATES ALL SLOPES GREATER THAN 15%.

STORMTECH CHAMBERS WILL BE INSTALLED IN THE REAR YARDS OF EACH PROPERTY. THE CHAMBERS WILL TEMORARILY STORE ROOF RUNOFF DURING A STORM EVENT TO CONTROL THE STORMWATER RUNOFF. THE BOTTOM OF THE CHAMBERS ARE OPEN AND ARE INSTALLED ON CLEAN STONE WHICH ALLOWS THE STORED WATER TO PERCOLATE INTO THE GROUND. ROOF LEADERS WILL BE HARD PIPED DIRECTLY TO THE CHAMBERS. DETAILS, SIZE AND SPECIFICATIONS WILL BE PROVIDED BY THE APPLICANT.

Should you have any questions, please feel free to call.

Very truly yours,

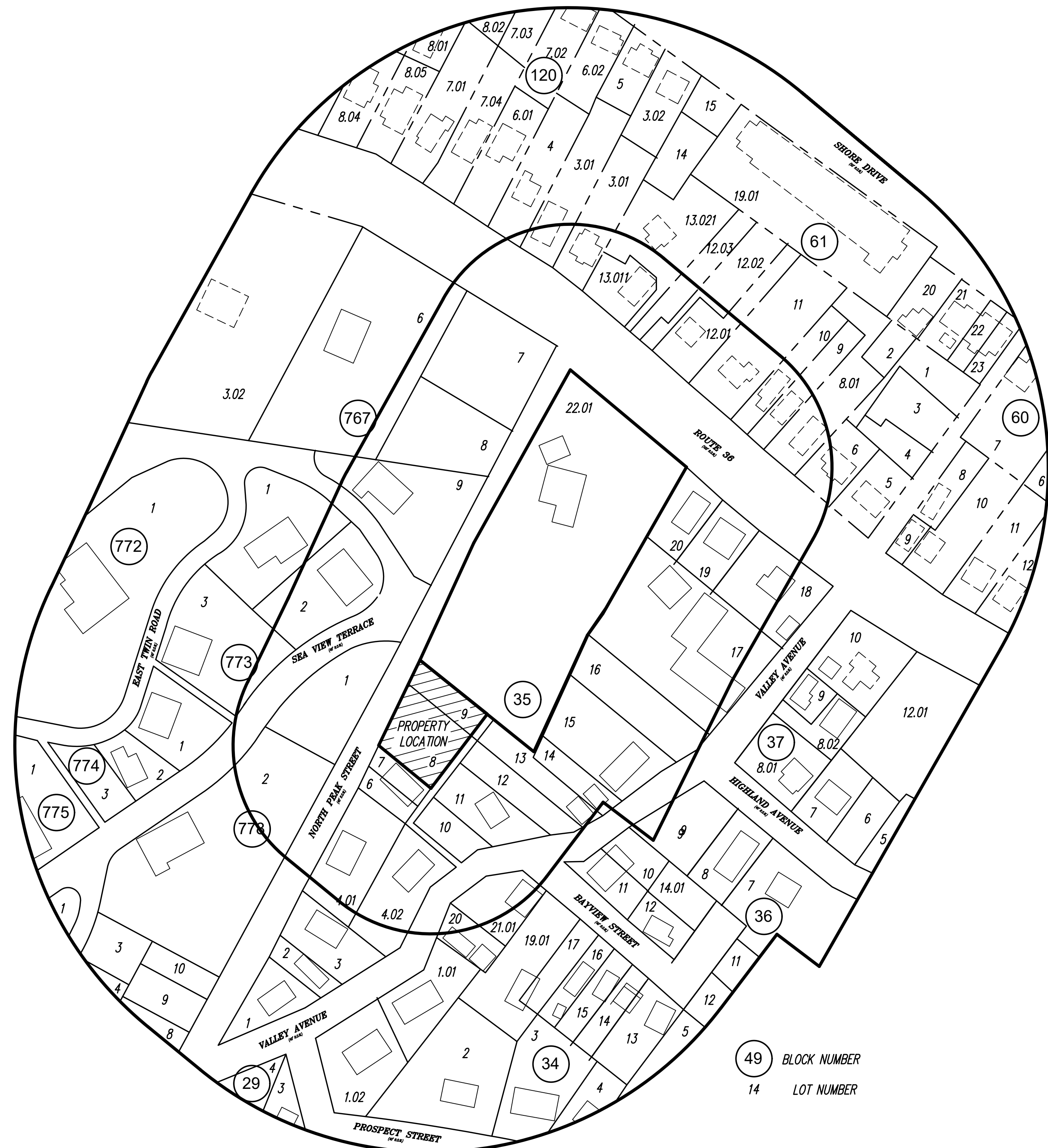
Thomas P. Santry, Jr.



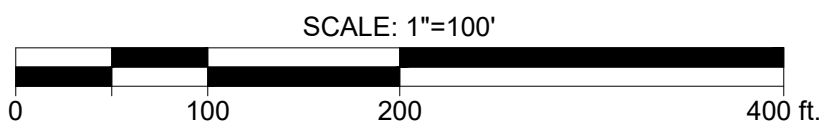
NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13-40-5.1(4).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE.



49 BLOCK NUMBER  
14 LOT NUMBER



LIST OF OWNERS WITHIN 200 FEET			LIST OF OWNERS WITHIN 200 FEET (CONTINUED)		
BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER
758	1.01	MONMOUTH HILLS INC. ACCESS PROP MGMT 1090 KING GEORGES POST RD EDISON, NJ 08837	35	22.01	DIEROLD RICHARD & MISCHELE 221 NAVESINK AVENUE HIGHLANDS, NJ 07732
778	1	MONMOUTH HILLS INC. ACCESS PROP MGMT 1090 KING GEORGES POST RD EDISON, NJ 08837	35	4.02	MALONE PATRICK FRANCIS & PAULA ANN 110 VALLEY AVENUE HIGHLANDS, NJ 07732
35	6	ALVATOR DONNA 10 NORTH PEAK STREET HIGHLANDS, NJ 07732	35	15	AKER EDWARD W & EVELYN 92 VALLEY AVENUE HIGHLANDS, NJ 07732
35	10	DORN JOSEPH & JOSEPH DORN LM 102 VALLEY AVENUE HIGHLANDS, NJ 07732	767	9	FARROW LEONILDA A & CEOL W PO BOX 646 NAVESINK, NJ 07752
35	12	DORN JOSEPH & JOSEPH DORN LM 102 VALLEY AVENUE HIGHLANDS, NJ 07732	778	2	ONEIL MICHAEL & KATHY 34 SEAVIEW TERR HIGHLANDS, NJ 07732
35	8	FELICIANO JERRY 202 N BROUGHTON SQUARE BOYNTON BEACH, FL 33436	774	1	MCALLEY COLLEEN FLINN 38 E TWIN RD HIGHLANDS, NJ 07732
35	14	NEWMAN SR. RONALD & NANCY 94 VALLEY AVENUE HIGHLANDS, NJ 07732	773	2	REINAUER CRAIG 32 SEAVIEW TERR HIGHLANDS, NJ 07732
34	20	109 VALLEY AVE LLC 13 JARED LANE LITTLE EGG HARBOR, NJ 08087	773	3	GLASS KEITH 37 E TWIN RD HIGHLANDS, NJ 07750
35	7	ALVATOR DONNA 10 NORTH PEAK STREET HIGHLANDS, NJ 07732	35	16	FENDICK KERRY & VALENCIA ENRIQUE 78 VALLEY AVE HIGHLANDS, NJ 07732
34	1.01	LEHEGA JERRY & NADYA 111 VALLEY AVE HIGHLANDS, NJ 07732	35	17	VALLEY AVENUE MANAGEMENT LLC 82 VALLEY AVENUE HIGHLANDS, NJ 07732
34	21.01	WAGNER PETER 101 VALLEY AVENUE HIGHLANDS, NJ 07732	35	4.01	JOHNSON EDWARD W 2 NORTH PEAK STREET HIGHLANDS, NJ
35	11	DORN JOSEPH & JOSEPH DORN 102 VALLEY AVENUE HIGHLANDS, NJ 07732	773	1	PHAR ARTHUR H & KUGELMANN 36 E TWIN ROAD HIGHLANDS, NJ 07732
35	9	HOME & LAND DEVELOPMENT CORP 88-1 PORTLAND ROAD HIGHLANDS, NJ 07732	767	6	
36	11	BRANNIN GARY & PAMELA 97 VALLEY AVE HIGHLANDS, NJ 07732	61	10	
35	13	SERCHIS DEMETRIOS 96 VALLEY AVENUE HIGHLANDS, NJ 07732	61	12.01	

UTILITY AND GOVERNMENTAL AGENCY TO BE NOTIFIED

JCP&L  
300 MADISON AVENUE  
PO BOX 1911  
MORRISTOWN, NJ 07960

NEW JERSEY AMERICAN WATER COMPANY  
ATTN: CONSTRUCTION DEPARTMENT  
661 SHREWSBURY AVE  
SHREWSBURY, NJ 07702

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY  
RON BERTRAND, CONSTRUCTION FOREMAN  
403 SOUTH ST  
EATONTOWN, NJ 07724

VERIZON COMMUNICATIONS  
ONE VERIZON WAY  
BASKING RIDGE, NJ 07920

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY  
RAYMOND J. NIERSTEDT, P.E., EXECUTIVE DIRECTOR  
PO BOX 205, 100 BEVERLY WAY  
BELFORD, NJ 07718

NJ NATURAL GAS COMPANY  
PO BOX 1464, 1415 WYCKOFF ROAD  
WALL, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY  
ATTN: EXECUTIVE DIRECTOR  
PO BOX 184, 200 HARBOR WAY  
BELFORD, NJ 07718

Application No. \_\_\_\_\_ approved/disapproved by the Highlands Borough Planning Board/Board of Adjustment as a Minor Subdivision on \_\_\_\_\_ (date)

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_

NO WETLANDS EXIST ON THIS PROPERTY.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL.

Rev. 11/30/23 - PER ENGINEERING REVIEW COMMENTS  
Rev. 5/1/23 Add Cert.

**MINOR SUBDIVISION OF  
LOTS 8 & 9 ~ BLOCK 35**  
32 & 14 North Peak Street  
Borough of Highlands  
Monmouth County, New Jersey

**THOMAS P. SANTRY, P.A.**  
LAND SURVEYORS  
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD  
RUMSON, NEW JERSEY 07760  
PHONE (732) 741-4800 FAX (732) 741-0084

RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:  
**THOMAS P. SANTRY, JR., P.L.S.**  
PROFESSIONAL LAND SURVEYOR  
P.L.S. LIC. No. 24GS3540000

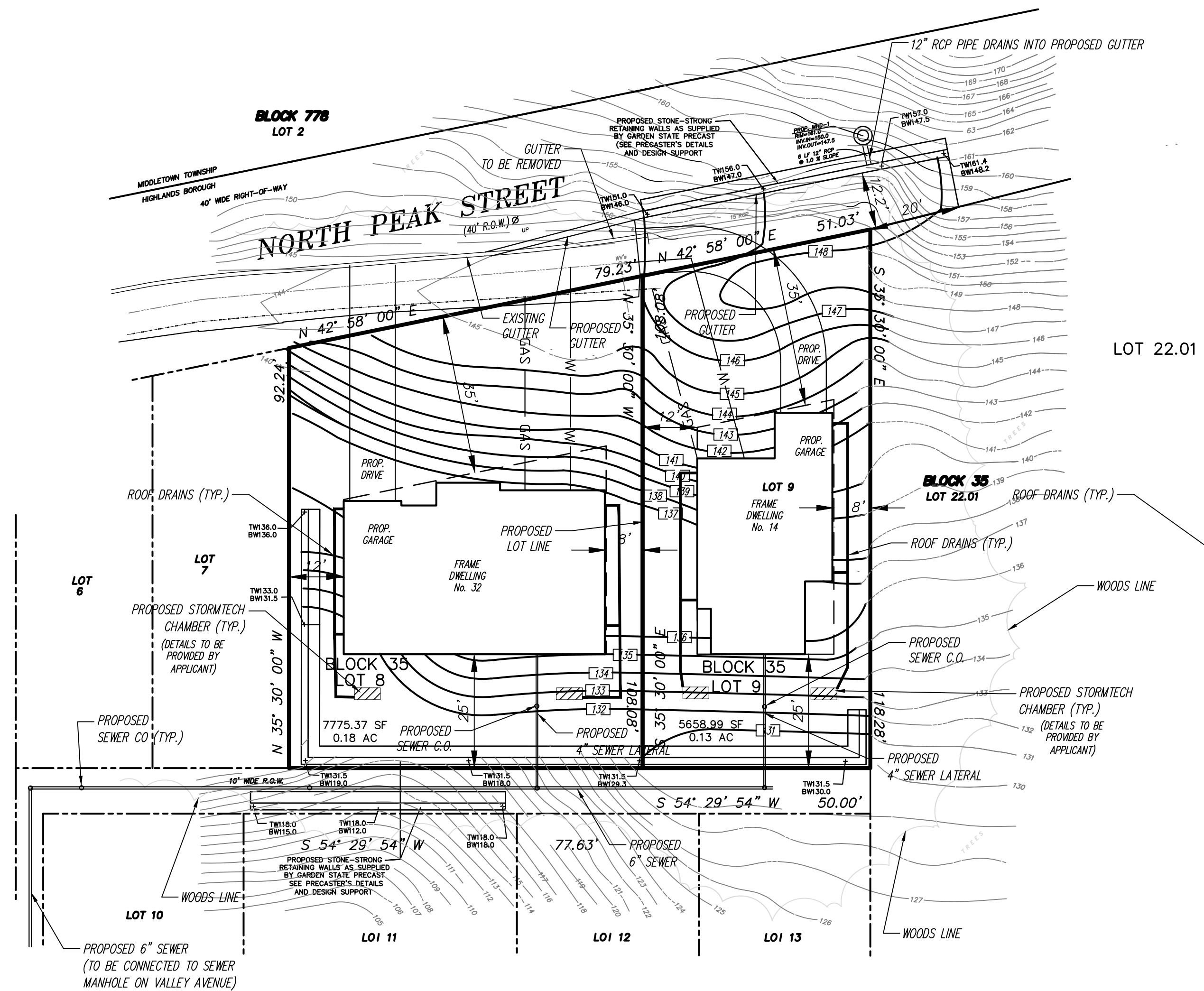
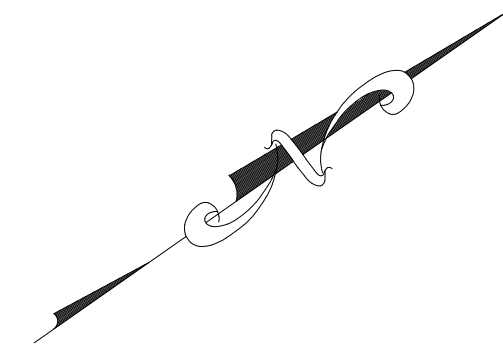
PROJ. No. 22-074  
SCALE 1" = 100'  
DATE 7/29/22  
DRAWN BY MGB  
TAX MAP SHEET # 10  
SHEET 1 OF 3  
DRAWING No. HL254



NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13-40-5.1(4).

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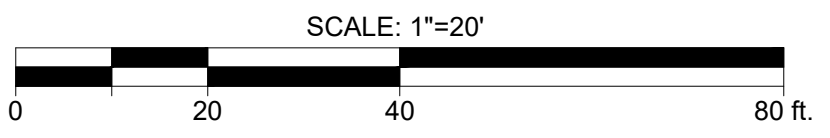


NOTES:

1. TOPOGRAPHY AND GRADING OBTAINED FROM A CERTAIN MAP ENTITLED "GRADING PLAN FOR HOME & LAND DEVELOPMENT CORP. BLOCK 35 LOT 9" SAID MAP WAS DRAWN BY EASTERN CIVIL ENGINEERING, LLC ON 2/10/22. PROJECT NO. 2101980
2. SILT FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE LIMITS OF DISTURBANCE AND REMAIN UNTIL SOIL IS STABILIZED
3. APPLICANT TO REPAIR ANY DAMAGED CURB OR PAVEMENT AS PART OF CONSTRUCTION
4. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988
5. VARIANCE REQUESTED STEEP SLOPES ANALYSIS

**BOROUGH OF HIGHLANDS  
SCHEDULE OF LIMITATIONS  
ZONE "R-1.01"**

	PROPOSED	
	LOT 8	LOT 9
PERMITTED USE		
MINIMUM LOT AREA	5,000 SF	7,775.37 SF
MINIMUM LOT DEPTH	100 FT	108.08'
MINIMUM LOT FRONTAGE	50 FT	79.23'
PRINCIPAL STRUCTURE		
MINIMUM FRONT SETBACK	35 FEET	35 FEET
MINIMUM REAR SETBACK	25 FEET	25 FEET
MINIMUM SIDE SETBACK	8/12 FEET	8/12 FEET
MAX LOT COVERAGE	70%	N/A
MAX BUILDING COVERAGE	30%	26.1%
MAX BUILDING HEIGHT	30 FEET	N/A



NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

Rev. 11/30/23 - PER ENGINEERING REVIEW COMMENTS  
Rev. 5/1/23

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL.

*Thomas P. Santry*  
RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:  
**THOMAS P. SANTRY, P.L.S.**  
PROFESSIONAL LAND SURVEYOR  
P.L.S. LIC. No. 24GS3540000

<p><b>MINOR SUBDIVISION OF LOTS 8 &amp; 9 ~ BLOCK 35</b> 32 &amp; 14 North Peak Street Borough of Highlands Monmouth County, New Jersey</p>		<p>PROJ. No. 22-074 SCALE 1" = 20' DATE 7/29/22 DRAWN BY MGB TAX MAP SHEET # 10 SHEET 3 OF 3 DRAWING No. HL254</p>
<p><b>THOMAS P. SANTRY, P.A.</b> LAND SURVEYORS ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD RUMSON, NEW JERSEY 07760 PHONE (732) 741-4800 FAX (732) 741-0084</p>		





**Roberts**  
ENGINEERING GROUP LLC  
*Women Business Enterprise Certified*

1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

February 20, 2024

Nancy Tran  
Land Use Board Secretary  
Borough of Highlands Land Use Board  
151 Navesink Avenue  
Highlands, New Jersey 07732

Re: Completeness Review No. 3  
Home & Land Development Corp.  
14 & 32 North Peak Street  
Block 35, Lots 8 & 9  
Borough of Highlands, Monmouth County, New Jersey  
Our File No.: HLPB2022-10

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations, section entitled, "Part 3, Subdivision and Site Plan Review, Article VI, Application Procedure", and "Article VIII, Plat and Plan Details, section 21-58.A – Minor Subdivision Plat".

Below is our Resolution Compliance Review and comments for the above referenced project. This review was prepared in accordance with the following documents received:

1. Response Letter to Second Completeness Review to Ms. Tran from Thomas P. Santry, P.A. dated November 30, 2023, unsigned.
2. Second Completeness Review to Ms. Tran from Edward W. Herrman, P.E., P.P., C.M.E., C.F.M., Land Use Engineer dated August 15, 2023.
3. Land Use Board Application for Subdivision and Variance dated November 18, 2022.
4. Minor Subdivision Plan prepared by Thomas P. Santry, Jr., P.L.S., dated July 29, 2022, last revised November 30, 2023, consisting of three (3) sheets.
5. Stone Strong System – Gravity Retaining Wall, prepared by Garden State Precast, last revised December 15, 2021, consisting of eight (8) sheets.

The Applicant has satisfied many of the comments as outlined within the Second Completeness Review dated, August 15, 2023, in pursuant to Ordinance Section 21-58.A Minor Subdivision Plat.

The application has been submitted as a Minor Subdivision and signed by a licensed land surveyor. There are multiple engineering issues such as grading, utilities, encroachments, stormwater management, steep slopes and retaining walls on the proposed lots and within an existing right-of-way. A Minor Site plan is required for these properties.

The Applicant must update the application as a Minor Subdivision and a Minor Site Plan and resubmit. The Applicant must provide a checklist for each and address all engineering issues affecting the property and adjoining properties.

All Checklist items and the comments noted below must be addressed in the resubmission.

A licensed surveyor is responsible for the Minor Subdivision. A licensed professional engineer is responsible for the Minor Site Plan which must address all engineering issues upon the resubmission of the application.

We offer the following comments and recommendations for the Planning Board's consideration:

**I. ZONING**

1. This property is located in the R-1.01 Residential District.
2. The Applicant requires no variances based on the current application.
3. The following bulk requirement summary is provided for the Board's reference.

<b>R-1.01 Residential Zone</b>	<b>Required</b>	<b>Existing Lot 8</b>	<b>Existing Lot 9</b>	<b>Proposed Lot 8</b>	<b>Proposed Lot 9</b>
Min. Lot Area (sf)	5,000	Not provided	Not provided	7,77.37	5658.99
Lot Frontage/Width (ft)	50	Not provided	Not provided	79.23	51.03
Min. Lot Depth (ft)	100	Not provided	Not provided	108.08	118.28
Min. Front Yard Setback (ft)	35	Not provided	Not provided	35	35
Min. Side Yard Setback (ft)	8/12	Not provided	Not provided	8/12	8/12
Min. Rear Yard Setback (ft)	25	Not provided	Not provided	25	25
Max. Building Height (ft)	30			Not provided -	Not provided -
Max Lot Coverage	70%			Not provided	Not provided
Max Building Coverage	30%			26.1%	22.6%
On-Site Parking (spaces)	TBD			0	0

**II. CHECKLIST ITEMS**

The Second Completeness comments are shown in italic font. The current comments are in bold text and are requested to be completed.

1. A key map at a scale of not less than 1" = 400' showing the location of that portion which is to be subdivided in relation to the entire tract and the surrounding area.

*Provided.*

**A key map has been provided but it is unclear why adjoining Lot 22.01 is included within the scope of interest. Please provide an explanation and/or update the list for the 200 ft radius of property owners on the plan.**

**Please indicate the Borough Municipal Line with the Township of Middletown. Please confirm 200 ft. property owners list within the Township of Middletown.**

2. All existing structures, wooded areas, and topographical features, such as slump blocks, within the portion to be subdivided and within seventy-five (75) feet thereof.

*Partially provided. Existing wooded areas shall be indicated on the plan.*

**The Applicant has indicated the limit of wooded areas have been field verified and labeled on the plan. Noted in Applicant's response letter.**

**The existing dwellings and retaining walls within 75 feet of the subject properties are not shown on the plans. Please provide.**

3. The name of the owner and all adjoining property owners and owners of property directly across the street as disclosed by the most recent municipal tax record. If there is no positive evidence of ownership of any parcel of adjoining property within two hundred (200) feet, a certificate will be presented from the custodian of tax records to that effect.

*Provided.*

**Please refer to Comment No. 1**

4. The Tax Map sheet, block and lot numbers.

*Provided.*

5. All streets or roads and streams within seventy-five (75) feet of the subdivision.

*Provided.*

6. Location of existing streets, and existing and proposed property lines, lot sizes, and areas.

*Provided.*

**The Applicant is requested to provide on the plans. Sheet 2 is not complete for this submission.**

7. Metes and bounds descriptions of all new lot and property lines.

*Provided.*

8. The existence and location of any utility or other easement.

*Not provided. Dwellings which have recently been demolished existed on site. The applicant shall confirm the existence and location of any utilities or other easements.*

**The 10 ft wide right-of-way adjacent to the southeasterly property line of both lots is not dimensioned or labeled on the Minor Subdivision.**

**The Applicant has updated the plans to indicated utility poles (for electric) on the northerly side of North Peak Street, gas and water line on North Peak Street and an additional water meter on Lot 9.**

**The existing water and gas lines extending into the lots including any meters and cleanouts must be shown on the Minor Subdivision and potential grading plan.**

**Confirm that there are no utility easements on the existing lots. A portion of the existing pavement and utilities are not within the North Peak Street 40 ft. wide R.O.W.**

9. Setback, sideline and rear yard distances and existing structures.

*Provided.*

10. The name and address of the person preparing the plat, the graphic scale, date of preparation and reference meridian.

*Provided.*

11. Certification from the Tax Collector that all taxes and assessments for local improvements on the property have been paid up to date.



*Not provided. The Applicant's transmittal letter has indicated this item was provided, however was not included as part of the submission to this office. We have no objection to the Board deeming this item complete, provided the Borough confirms receipt of the certification.*

**Acceptable.**

12. Certification statement for the required municipal signatures, stating:

*Provided.*

**Provided on Sheet 1. Please add to the Minor Subdivision Plan.**

Application No. \_\_\_\_\_ approved/disapproved by the Highlands Borough Planning Board/Board of Adjustment as a Minor Subdivision on \_\_\_\_\_.  
(date)

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

13. Certification statement for the County Planning Board approval / disapproval, if required.

*Not applicable.*

14. Zone district boundary lines, if any, on or adjoining the property to be subdivided and a schedule indicating the required minimum lot area, lot width, lot depth and front, rear and side yards of each zone district located on the property.

*Provided.*

**Incomplete. The latest submission does not provide existing bulk requirements and proposed lot coverage. Refer to plan sheet 3 of 3.**

15. A wetlands statement provided by a qualified expert.

*Not provided. We have no objection to the Board deeming this item complete pending confirmation from applicant prior to hearing.*

**Provide a statement by a licensed engineer or other authority indicating that wetlands are or are not present on the property.**

16. The Board reserves the right to require a feasible sketch plan layout of remaining land not being subdivided if it is deemed necessary.

*The applicant has provided a generic house layout that demonstrates the sizes of proposed homes and the need for any additional setback relief.*

**Not acceptable. The proposed lots have many engineering issues that must be addressed by a licensed civil engineer. A licensed engineer is required that the developed sites are designed and will be constructed under the appropriate standard of engineering practices and the safety of the homeowner and adjoining properties.**

17. A lot grading plan, to be reviewed by the Borough Engineer, if required.

*Provided.*

**As a condition of approval, it is recommended that the Applicant provide plot plans for review and approval at the time of obtaining building permits and as stated in Comment 16.**

### **III. COMPLETENESS**

The application is deemed incomplete for board review. As discussed in the beginning narrative and the following Conclusion section, a Minor Site Plan is required for this application.

More information is also needed to perform a proper technical review of the minor subdivision application as discussed within the Checklist Items and the General Comments sections.

### **IV. GENERAL COMMENTS**

Additional Second Completeness Review comments are shown in regular font. Current review comments are in bold text including the Applicant's responses when addressing a previous review comment.

- a. The plans show adjustments to the existing gutter and roadway within North Peak Street, including installation of a retaining wall and storm drainage improvements within the existing cartway area. It is unclear how the proposed lots will provide the required parking and access to the dwellings from the street. The layout as proposed may require variance relief and approval from the Governing Body.

**Partially Provided by Applicant.**

**The Applicant states, "Each dwelling will have one car garage and 10' wide driveway providing required parking and access to North Peak Street."**

**Off-street parking is determined by the number of bedrooms, which is unknown.**

- b. It appears that the applicant has previously demolished structures on both lots and performed clearing and some grading. The limit of disturbance already performed should be shown on the plans.

**Partially Provided by Applicant. Refer to comment c.**

- c. The limit of grading/disturbance for the proposed improvements appears to comprise the entire property limits, including some off-tract elements.

**Partially Provided by Applicant.**

**The plan indicates a wood line to the north and east of the property. The extent of disturbance is unknown without knowing the wood line before clearing.**

**Please indicate the previous wood line or provide a note on the plans.**

**Testimony should be provided to address any concerns with adjoining property owners pertaining to off-tract disturbance.**

**The current purpose of Sheet 2 is unclear and is not as complete as the previous submission.**

- d. The applicant also notes the installation of a retaining wall within the unnamed 10' right of way to the south of the tracts, with no limit of disturbance or grading shown. The applicant shall provide evidence regarding title to this right of way, and under what authority they propose to install said improvements.

**The Applicant has noted in their response letter that it will be addressed during testimony.**

**Acceptable.**

- e. It is my understanding that the prior dwelling on lot 9 utilized a septic system. The location and disposition of this should be shown on the plans.

**Partially provided by Applicant.**

**Sheet 2 indicates the septic tank and one cleanout on existing Lot 9. The disposal bed and service lateral, as part of the system, is requested to be shown. Please provide documentation from the Health Department that the system has been or will be properly removed.**

- f. It is presumed that the proposed dwellings will have to connect into the Borough's sanitary sewer system located in Valley Avenue. The applicant shall review and identify their proposed method of connection, which may involve use of the 10' right of way previously mentioned.

**The Applicant proposes to provide 4-inch lateral connections to the rear of the dwellings to the 10 ft right-of-way. A 6-inch sanitary sewer line will be constructed within the 10 ft wide right of way and connect to an existing sewer manhole located on Valley Avenue.**

**A profile of the lateral connection from the proposed dwelling to the manhole connection on Valley Avenue is required to demonstrate acceptable coverage, depths, and slopes.**

**As noted in Comment D, the applicant shall provide evidence regarding title to the 40 ft. wide right of way, and under what authority they propose to install said improvements.**

- g. In addition to the above, the applicant shall identify means of utility connections for water and electric at a minimum and identify their locations on the plans.

**Provided by Applicant.**

**Water, gas, and electric service connections are shown within North Peak Street on the plan.**

**A utility easement may be required for the existing gas service on Proposed Lot 8, which extends to Proposed Lot 9.**

- h. The applicant shall document compliance with the Steep Slope Ordinance found at 21-84.B and provide calculations as required therein. In addition, means and methods for controlling velocity and rate of stormwater runoff shall be documented.

Continuing Comment – The applicant is requesting variance relief from the Steep Slope Ordinance. The property contains slopes greater than 20%. Considering this factor and the extent of improvements proposed, I recommend the applicant demonstrate compliance with all requirements of 21-84B prior to being deemed complete.

**Not provided by Applicant.**

**This review agrees with the continuing comment.**

**Applicant continues to request variance relief or a waiver from the Steep Slope Ordinance.**

**Applicant states, in their response letter, "The grading shown on the plan was obtained from a plan prepared by Eastern Civil Engineering. The Applicant is requesting a waiver from compliance to the steep slope ordinance since the proposed grading eliminates all slopes greater than 15%."**

**Applicant also states, in their response letter, "Stormtech Chambers will be installed in the rear yards of each property. The chamber will temporarily store roof runoff during a storm event to control the stormwater runoff. The bottom of the chambers are open and are installed on clean stone which allow the stored water to percolate into the ground. Roof leaders will be hard piped directly to the chambers. Details, size, and specification will be provided by the applicant."**

**The Applicant is requested to provide a slope area calculation table noting existing and proposed areas of slopes per criteria. The analysis for the Slope Ordinance not only pertains to the subject property but also 100 ft from the boundary of the property. There are slopes greater than 15% as shown on Sheet 2 and the proposed front yard grading on Sheet 3.**



- i. The proposed grading will need to be revised. The proposed contours slope down towards the dwelling, garage, and rear yards. Runoff needs to be redirected away from the dwelling and garage. No runoff is permitted on adjoining properties.

The proposed retaining wall may impede runoff. Provide information on how the runoff will be addressed in the rear yards and without any impact on the adjoining lots.

- j. The proposed retaining wall is very close to the existing retaining walls for Lot 7. The proposed height of the retaining wall in the south corner of Lot 8 is 7.7 ft higher than that of the existing retaining wall on Lot 7.

There are also significant retaining wall heights up to 13.5 ft.

More information is required to determine the impact the new retaining walls will have on the existing dwellings and walls.

- k. Please explain the purpose of the proposed retaining wall located in the existing 10 ft. wide right-of-way.
- l. It is recommended that a performance bond be required for improvements within North Peak Street and the sanitary sewer extension along the 10 ft wide right-of-way.

V. CONCLUSION

This application remains incomplete.

In addition, there are multiple important engineering issues that cannot be disconnected from the minor subdivision. The licensed land surveyor is inappropriately including engineering items on the plan and providing engineering review responses to the Borough.

It is required that a Minor Site Plan application and plans be prepared by a licensed professional engineer and submitted.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Carmela Roberts, P.E., C.M.E., C.P.W.M.  
Land Use Board Engineer

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