

Borough of Highlands Land Use Board 42 Shore Drive Highlands, NJ 07732

Phone: (732) 872-1224 Fax: (732) 872-0670 www.highlandsborough.org

Subdivision Application

Minor Subdivision: Preliminary X		Major Subdivisi Preliminary	
Final X		Final	
	For Official Use	OV, 1081 50	CONTRACTOR OF
Application Fee Paid: \$	Da	te Received:	
Received By:	Ca	se No:	
Board Action:	Da	ite:	
Application is hereby made for th	e classification of a sk after more particularl		d subdivision of land
All the second of the second o	oplicant Information		WITH SET SET
Name Christopher and Rosemarie	e Mattina		
Street 54 Bloomfield Road		tate ^{NJ} Zir	07726
Phone #_	Email		
Owner Infor	nation (if other than	applicant)	
Name			
Street		tateZip	0
Phone #			
Interest of applicant if other than owner:			
	11-11-11	· · · · · · · · · · · · · · · · · · ·	
1	W	-	
Sul	bdivision Information		
Street 149 Portland Road	_{Block} 12	Lot_4.01/4.0	02 _{Zone} R1.03
Number of existing lots: 1		oposed lots: 2	
Area of entire tract: 37,908.72		g subdivided: en	tire tract
	sna portion bem	5 04541414641	RECEIVE

OCT 2 5 2021



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Phone: 732-872-1224 Fax: 732-872-0670

Development Plans						
Sell lot only:	☐ Yes	Ď No				
Construct houses for sale:	Ď Yes	□ No				
Other:						

Attach a copy of any deed restrictions or restrictive covering

	Information of Person Preparing Sketch Plat						
Name _ Street _ 07059	David F. Wisotsky, P.E Bohler En 30 Independence Blvd., Suite 200	gineering NJ, LLC City Warren	State _	NJ	Zip		
Phone #	(732)825-6800						

Sketch Plat Requirements

The Sketch Plat shall be based on the Tax Map information or other similar accurate information based at a scale preferably not less than 100 feet to the inch to enable the entire tract to be shown on one sheet and shall show or include the following information:

- a. The location of that portion which is to be subdivided in relation to the entire tract.
- b. All existing structures and wooded areas within the portion to be subdivided and within 200 feet thereof.
- c. The name of the owners and of adjoining lots within 200 feet as disclosed by the most recent tax record information (Major subdivision, or minor is not waived by the Board).
- d. The Tax Map Sheet, Block and Lot numbers.
- e. All streets or roads and streams within 200 feet of the subdivision.
- f. Sketch of proposed layout of Street, Lots and other features in relation to existing conditions.

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Attidavit of Applicant
State of New Jersey)
SS.
County of Monmouth)
I, the undersigned, certify that all of the statements contained herein are true and correct to the
best of my knowledge, information and belief.
N/11/1
Grand .
Rose marce & nattira
Applicant's Signature Date October 18, 2021
Sworn and subscribed
before me this
day of Octroer, 2021
ROSANNA PANAGAKOS
NOTARY PUBLIC OF NEW JERSEY COMMISSION # 2438910 Signature of Notary
MY COMMISSION EXPIRES 09/26/2023
Authorization
(If anyone other than the owner is making this application, the following authorization must be
completed.)
To the Land Use Board:
is hereby authorized to make this application.
Date:
Signature of Owner:

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Fax: 732-872-0670

	FOR OFFICIAL USE
Case	No: Date Filed:
1.	(I/we) Christopher Mattina , the applicant(s), whose Post Office address is Rosemarie Mattina 54 Bloomfield Road, Manalapan, NJ 07726
	and whose phone number is (am/are) the (owner/contact purchaser) of
	property located at 149 Portland Road and designated as Block 12
	Lot(s) 4.01/ on the Tax Map of the Borough of Highlands.
	The property is in the R1.03 zone. It has a street frontage of feet with an area of 37,908.72 Square feet. Entire Tract
3.	The proposed percentage of lot coverage by both the existing structure and proposed additions will be See attached . Minor Subdivision Application
4.	The following structures, buildings or uses are located on the property Single family home on Lot 4.01 Lot 4.02 vacant
5.	Application is hereby made for a variance to: See attached.
6.	The reasons for this request and the grounds urged for the relief are as follows: See attached.
7.	The section of the Borough Zoning Ordinance upon which this application is based is Section
	21-85: C4 OCT 2 5 2021
8.	Property taxes have been paid through Current The sewer bills have been paid through Current LAND USE BOARD
9.	Has the property been separated from a larger tract of land? (Yes No *Circle One* If so, when? Has the Land Use Board approved a subdivision? (Yes / No) When? Attach copies of any approved map or approval resolution.



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10.	Has there been any previous appeal involving Date of Filing:		No / *Circle One*	
	Character of Appeal:			
	Disposition and Date:			
	Attach copy of decision			
11.	By filing a second application, does applicant	and owner, if other than	applicant, waive any and all rights	
	gained in the first application?	(Yes /No) *Circle One*	N/A	
	question or on any other property in the Bor or indirectly? <u>No</u>			ectly
13.	Is the applicant a corporation or a partnership	p? Yes	No X	
	(If so, you must be represented by an attornous same to the application.)			the
	Galler &		10-18.2021	
,	Signature	Date		
(Xoge marie Matte	noto 1	10-18-2021	

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State of New Jersey)
SS.
County of Monmouth)
I, the undersigned, certify that all of the statements contained herein are true and correct to the
best of my knowledge, information and belief.
14/11/20
Rose marce Mattera
Applicant's Signature Date October 18, 2021
Jacob Strands
Sworn and subscribed
before me this
day of Octroer, 2021
ROSANNA PANAGAKOS
NOTARY PUBLIC OF NEW JERSEY COMMISSION # 2438910 Signature of Notary
MY COMMISSION EXPIRES 09/26/2023
Authorization
(If anyone other than the owner is making this application, the following authorization must be
completed.)
To the Land Use Board:
is hereby authorized to make this application.
Date:
Signature of Owner:

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ATTACHMENT TO APPLICATION FOR VARIANCE AND MINOR SUBDIVISION

5. Applicant proposes to subdivide two existing lots in Block 12 into two new lots which are referred to as proposed Lot 4.01 and proposed Lot 4.02. The variances requested for proposed Lot 4.01 are as follows:

Minimum lot size permitted 14,000 ft.2, proposed 10,058.27 ft.2.

Minimum depth permitted 200 feet, existing 132.18 feet, proposed 56.61 feet.

Minimum front yard permitted 35 feet/with slope 35 feet, existing .5 proposed .5.

Minimum rear yard permitted 25 feet/with slope 25, existing 90.6 feet, proposed 24.3 feet.

Maximum lot coverage permitted with slope 29.42%, existing 18.17%, proposed 48.2%.

Maximum lot impervious coverage with slope 16.08%, existing 17%, proposed 45.3%.

Maximum lot disturbance with slope 2,103.6ft.² proposed 7,470 ft.2 \pm

Disturbance distance (top/toe) 15 feet/10 feet, proposed 15/0 feet.

Structure distance (top/toe) 25 feet/15 feet, existing > 25/0 feet

proposed> 25/0.

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VARIANCES REQUESTED FOR PROPOSED LOT 4.02

Minimum depth permitted 200 feet, existing 278.13 feet, proposed 186.29 feet.

Minimum front yard permitted 35', existing-vacant, proposed 21.03 feet.

Maximum lot disturbance with slope 4,793.2 ft.2 proposed 9050 ft.2

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LAND USE BOARD

6. The reason for this request on the grounds urged for the relief as follows right:

The property in question consists of lots 4.01 and 4.02 in Block #12. The latter being a flag lot. Applicant purchased the property after determining a subdivision had been granted for the property on September 10, 1992 and memorialized in a resolution on October 8, 1992. The subdivision was perfected by deed dated October 2, 1995, which had attached the Board's resolution. Therefore, there are two existing fully approved lots that are the subject matter of this application. The problem arose as a result of the Borough adopting an ordinance which is Section 21-84B entitled "Steep Slopes And Slump Blocks". The fact is that to construct a driveway to Lot 4.02 pursuant to the previously approved subdivision plan, would violate requirements of that ordinance.

The Applicant has presented a plan to the Board to address the steep slope ordinance which requires a resubdivision of the two lots. Without obtaining variances necessary to develop both lots the previously approved Lot 4.02 will be zoned into inutility. Applicant has a hardship directly related to the topography of the lot and the adoption of the new slope ordinance. Applicant is therefore, requesting variances to address that hardship which also provides a better zoning alternative so the lots previously approved by the subdivision can be developed in a new configuration.

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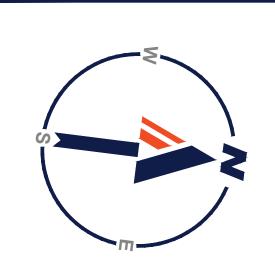
AFFIDAVIT OF OWNERSHIP

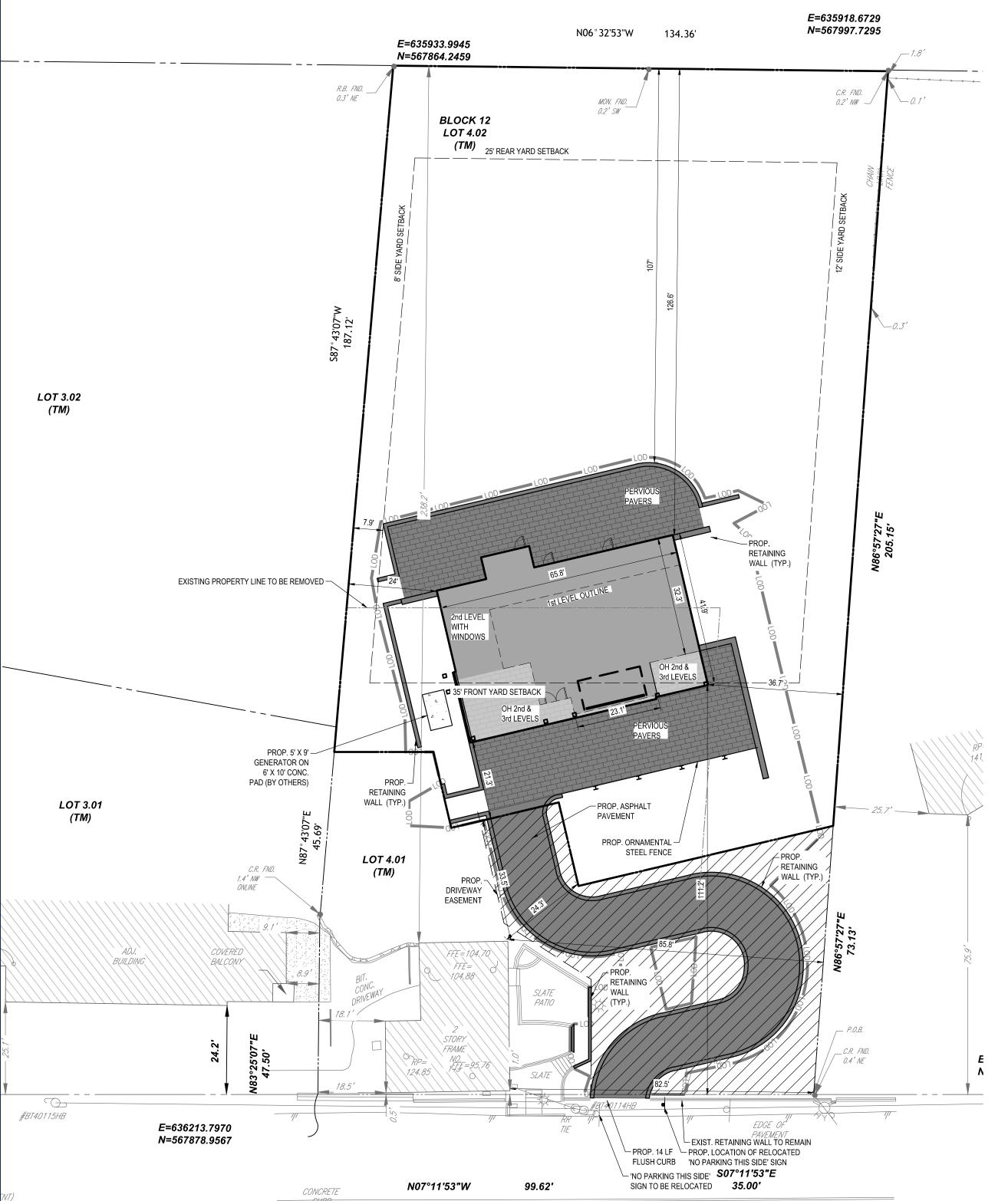
STATE OF NEW JERSEY:

: SS

COUNTY OF :	
Christopher and Rosemarie Mattina	, being of full age, and being duly sworn according
	nent resides at149 Portland Road
in the Borough	of, in
	and the State of New Jersey
that Christopher Mattina	is the owner in fee of all that certain lot, piece
of parcel of land situated, lying and being in the	e municipality aforesaid, and known and designated as
Block 12 Lot(s) 4.01	& 4.02
Notary Seal	DANIELLE ANNE DUTILY lary Public - State of Florida Commission # HH 039639 Comm. Expires Oct 1, 2024 hrough National Notary Assn.
AUTH	ORIZATION
(If anyone other than the abo	ove owner is making this application, orization must be executed)
I hereby authorizeapplication.	to make the within
Signature	Date

OCT **2 5** 2021





PORTLAND ROAD

ZONING TABLE ZONE: R-1.03 RESIDENTIAL

USE: SINGLE-FAMILY RESIDENTIAL

APPLICANT/ OWNER INFORMATION

MS. MARISSA KAPLAN 149 PORTLAND ROAD

BULK REQUIREMENTS

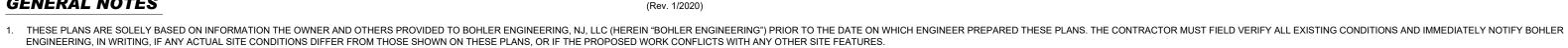
ITEM	DEDMITTED	WITH SLOPE	LOT	4.01	LOT 4.02		
I I ⊏IVI	PERMITTED		EXISTING	PROPOSED	EXISTING	PROPOSED	
/IN. LOT SIZE	14,000 SF (0.321 AC)	LOT 4.01: 2,670 SF (0.061 AC) LOT 4.02: 4,606 SF (0.106 AC)	13,439.36 SF (0.309 AC) (E)	10,058.27 SF (0.231 AC)	24,469.36 SF (0.562 AC)	27,850.45 SF (0.639 AC)	
/IN. LOT WIDTH	75'	75'	102.09'	136.47'	35' (E)	136.17'	
/IN. DEPTH	200'	200'	132.18' (E)	56.61'	278.13'	186.29'	
/IN. FRONT YARD	35'	35'	0.5' (E)	0.5'	N/A (VACANT)	21.33'	
/IN. SIDE YARD	8' / 12'	8' / 12'	18.1' / 50.9'	18.1' / 82.3'	N/A (VACANT)	24' / 36.7'	
/IN. REAR YARD	25'	25'	90.6'	24.3'	N/A (VACANT)	107.0'	
MAX. BUILDING HEIGHT	30'	30'	29.09'	NO CHANGE	N/A (VACANT)	26.99'	
MAX. BUILDING COVERAGE	25%	25%	8.64% (1,161.7 SF)	11.55% (1,161.7 SF)	N/A (VACANT)	10.30% (2,869.71 SF)	
MAX. LOT COVERAGE	60%	LOT 4.01: 29.02% (2,918.7 SF) LOT 4.02: 24.60% (6,858.0 SF) COMBINED: 25.76%(9,765.8 SF)	18.17% (2,442.3 SF)	48.2% (4,850 SF)**	0% (VACANT)	9.9% (2,730 SF)**	
MAX. IMPERVIOUS SURFACE	N/A	LOT 4.01: 1,618.2 SF LOT 4.02: 3,687.1 SF COMBINED: 5,298.0 SF	18.17% (2,442.3 SF) (E)	48.2% (4,850 SF)**	0 SF (VACANT)	9.9% (2,730 SF)**	
MAX. LOT DISTURBANCE	N/A	LOT 4.01: 2,103.6 SF LOT 4.02: 4,793.2 SF COMBINED: 6,887.3	N/A	±9,025 SF***	N/A	±10,035 SF***	
DISTURBANCE DISTANCE TOP/TOE)	15' / 10'	N/A	N/A	>15' / 0'	N/A	>15' / >10'	
STRUCTURE DISTANCE OP/TOE)	25' / 15'	N/A	>25' / 0' (E)	>25' / 0'	N/A	>25' / >15'	
KEY	=	(E) EXISTING NON-CONFORMITY		VARIANCE REQUIRED		VARIANCE REQUIRED	
THE VERTICAL DIOTANCE AS MEASURED FROM THE SPARE DI ANE TO THE AVERAGE HEIGHT OF THE							

THE VERTICAL DISTANCE AS MEASURED FROM THE GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE. CHIMNEY, FLEVATOR EQUIPMENT AND MECHANICAL LI EQUIPMENT AND ANY ASSOCIATED SCREENING OR ENCLOSURES MAY EXCEED THE PERMITTED "BUILDING HEIGHT" BY UP TO TEN (10) FEET. OR UP TO TEN (10%) PERCENT ABOVE THE PERMITTED RUILDING HEIGHT, WHICHEVER IS LESS, WHERE A DWELLING IS CONSTRUCTED OR RECONSTRUCTED TO PROVIDE THE REQUIRED PARKING LINDER THE STRUCTURE. THE MAXIMUM HEIGHT SHALL BE INCREASED BY 2 AND ONE-HALF $(2\frac{1}{2})$ FEET

** PERVIOUS PAVEMENT IS EXCLUDED FROM LOT COVERAGE AND IMPERVIOUS SURFACE. ** INCLUDES NEWLY DISTURBED AREAS

APPLICANT:

GENERAL NOTES



CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES AND SPECI DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. 3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE

4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH

JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS. ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD WRITTEN NOTIFICATION OF SAME AND (B)

ENGINEER OF RECORD, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT

10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH, AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.

ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS. HAZARDOUS SUBSTANCES, OR POLLUTANTS ON ABOUT OR LINDER THE PROPERTY 13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE. 14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES

REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT. . DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABI CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR 16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES. TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST

17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY TO A CONDITION SPRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION. 18. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL. LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER ENGINEERING HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD'S AND BOHLER ENGINEER OF RECORD AND BOHLER ENGINEER ENGINEER OF RECORD AND BOHLER ENGINEER OF RECORD A

19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER ENGINEERING, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER ENGINEERING FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING. BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS

20. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE, IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER ENGINEERING HARMLESS FOR AND FROM ALL INJURIES. CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER ENGINEERING SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER ENGINEERING INCUR AS RELATED TO SAME.

21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE OS EVIDENCE OF THE REQUIRED INSURANCE OS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED. WHICHEVER DATE IS LATER IN ADDITION ALL CONTRACTORS AGREE THAT THEY WILL TO THE FULL EST EXTENT PERMITTED UNDER THE LAW. INDEMNIFY. DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS.

STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER. 22. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. 23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST PRESENT AND FLITLIRE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHARFHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND

SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS EMPLOYEES, PERSONNEL, AGENTS, SUBCONTRACTORS AND SUBCONSULTANTS HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER ENGINEERING FOR AND FROM ANY LIABILITY TO BOHLER ENGINEERING RESULTING FROM THE CONTRACTOR SWORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER ENGINEERING AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE. 24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER ENGINEERING'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT. BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES. COORDINATION OF THE WORK WITH

RELATED ENTITIES AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER ENGINEERING PARTIES"). RELIEVE THE CONTRACTOR OF AND FROM ITS OBLIGATIONS DUTIES AND RESPONSIBILITIES INCLUDING. BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS

OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER ENGINEERING WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER ENGINEERING'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER ENGINEERING IS A COMPONENT. BOHLER ENGINEERING IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER ENGINEERING'S ATTENTION. BOHLER ENGINEERING SONT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED. 25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND. FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND

HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER ENGINEERING PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW. FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME 26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY. 17. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES AND DESIGN FEATURES AND DESIGN FOR ANY FAILURE TO

SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND/OR BOHLER ENGINEERING INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE 28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER ENGINEERING HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND 30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND/OR BOHLER ENGINEER SHARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SHOT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

11. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVED IN COMPLIANCE WITH THE SWPPP. INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVED IN COMPLIANCE WITH THE SWPPP. INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVED IN COMPLIANCE WITH THE SWPPP. INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVED IN COMPLIANCE WITH THE SWPPP. INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVED IN COMPLIANCE WITH THE SWPPP. INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVED IN COMPLIANCE WITH THE SWPPP. INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVED IN COMPLIANCE WITH THE SWPPP. INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVED IN COMPLIANCE WITH THE SWPPP. INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS). MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.

2. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER OF THE WORDS 'CERTIFY' OR 'C OF RECORD'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES

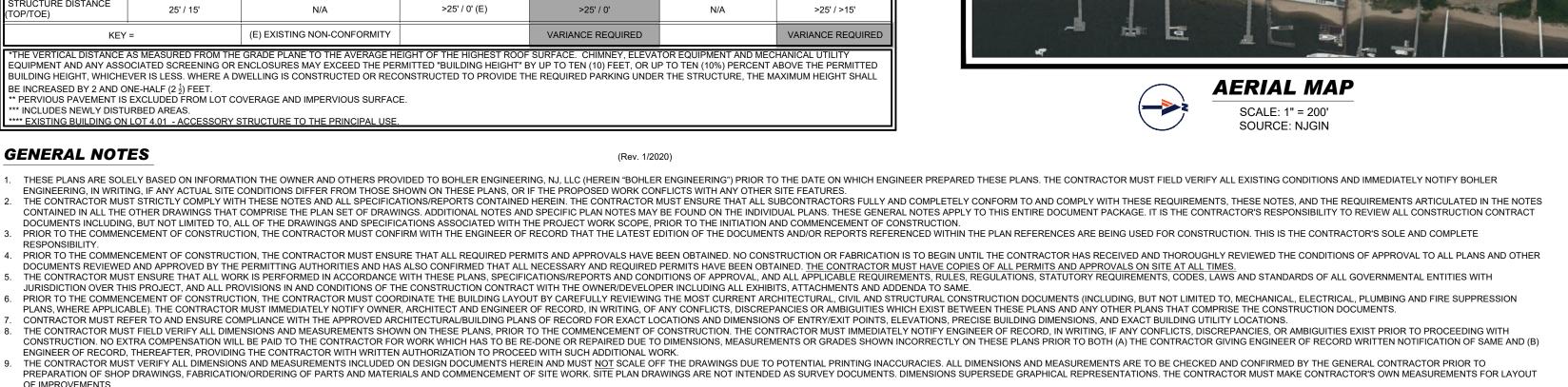
SITE LAYOUT NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION. THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND
- ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY. 3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON JNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS,
- GUIDELINES RULES REGULATIONS STANDARDS AND THE LIKE 4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
- 5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, LINLESS NOTED CLEARLY OTHERWISE 6 WHEN APPLICABLE OWNER/ OPERATOR MUST FILE THE NOLFOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED. TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION, LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL
- APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NJDEP REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHÈRE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED). ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS. DETAILS AND/OR GEOTECHNICAL REPORT.

8. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND

PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE



OWNER CERTIFICATION

CERTIFY THAT I AM THE OWNER OF BLOCK 12 LOT 4.02

AND CONSENT TO THE FILING OF THE APPLICATION.

GRAPHIC SCALE





REVISIONS

REV DATE

YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVA

NEW JERSEY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC

JS201043-SPP-0

DOCUMENT UNLESS INDICATED OTHERWISE PROJECT No.: DRAWN BY: **CHECKED BY:**

PROJECT:

CAD I.D.

PRELIMINARY AND **FINAL SITE PLAN**

KAPLAN

SINGLE-FAMILY RESIDENTIAL MAP: 1 | BLK: 12 | LOT: 4.02

149 PORTLAND ROAD

BOROUGH OF HIGHLANDS

MONMOUTH COUNTY, NJ

MANASQUAN, NJ 08736 Phone: (732) 825-6800

NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH0001

www.BohlerEngineering.com

D.F. WISOTSKY

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 42951 CONNECTICUT LICENSE No. 22098

NEW YORK LICENSE No. 073745

SHEET TITLE:

LAYOUT PLAN

1 INCH = 20 FEET

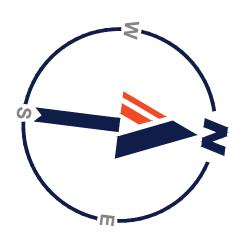
ORG. DATE - 10/22/2021

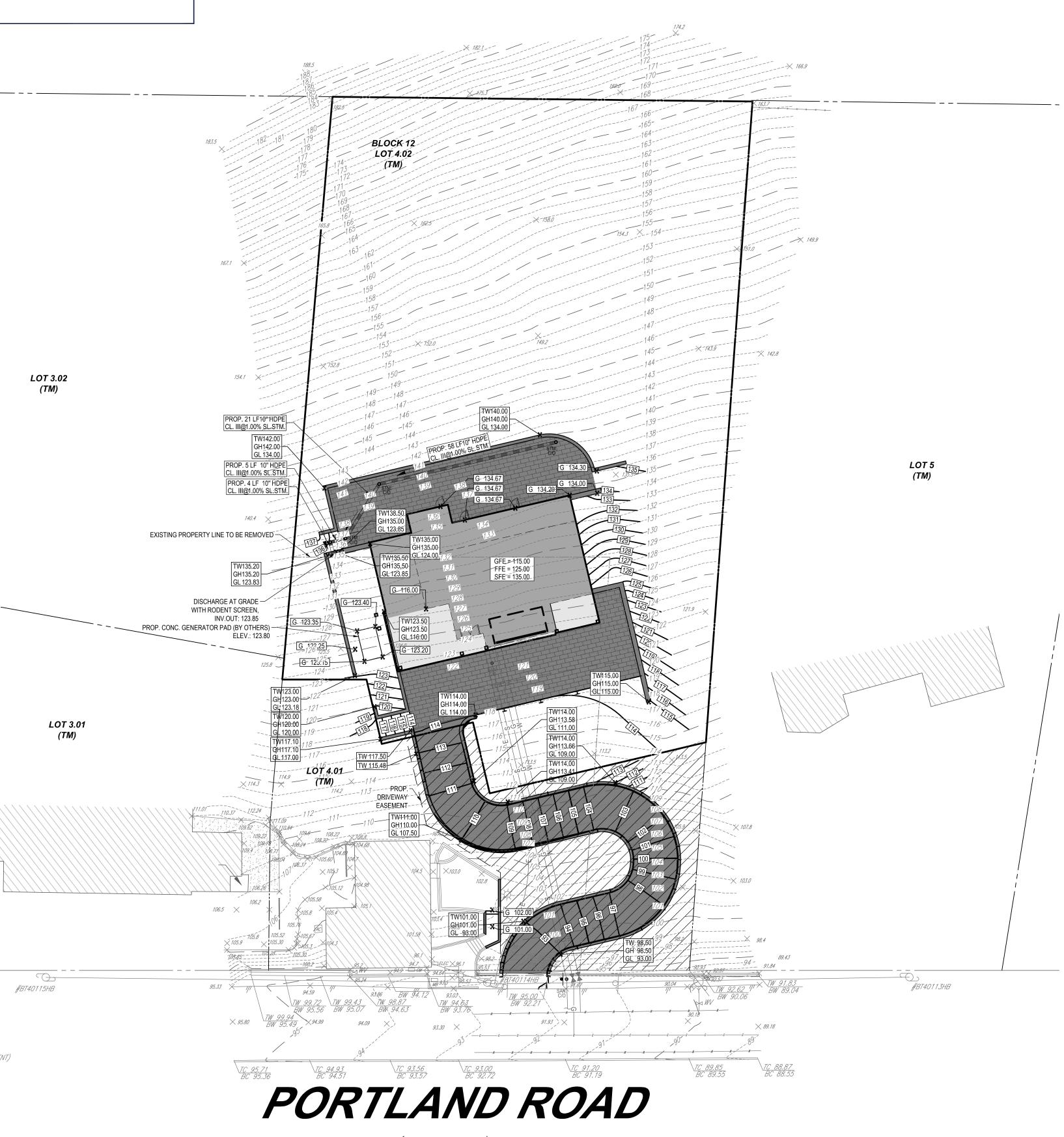
REFERENCES

REFERENCES **♦BOUNDARY & TOPOGRAPHIC SURVEY** CLEARPOINT SERVICES, LLC 640 HERMAN RD. UNIT 1 JACKSON, NJ 08527 DATED: 11/17/2020

JOB # 20-33112 **ELEVATIONS: ASSUMED DATUM** ◆ARCHITECTURAL PLAN: 619 LAKE AVE/ 3RD FLOOR ASBURY PARK, NJ 07712 DATED: 03/30/21

PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.





GRADING NOTES (Rev. 2/2021) 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT

COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET, IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED. THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE

RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.

DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY

EQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT. 3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF

4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING

5 THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT, SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS. ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR

ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO. 6. IN THE EVENT OF A DISCREPANCY(IES) ANDIÓR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN

WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S). THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING. AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS. 8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED. IT IS THE

ONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE ENGINEER OF RECORD APPROVES FINAL CURBING CUT SHEETS PRIOF TO INSTALLING CURBING 9. THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES 2% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE

10. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING). WALL FOOTINGS/FOUNDATION ELEVATIONS WHICH ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR, MUST BE DETERMINED AND SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT LICENSED STRUCTURAL ENGINEER DESIGNS ALL WALLS SHOWN HEREON AND THAT PRIOR TO CONSTRUCTION, THE MUNICIPALITY APPROVES ALL SIGNED AND SEALED SHOP DRAWINGS. FURTHER, THE CONTRACTOR MUST ENSURE THAT

FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE PLANS, ARE MATERIALLY CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY 11. THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES INSTALLED ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY

SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES,

ORDINANCES, LAWS AND STATUTES

GAS SERVICE NOTE

CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE W/ LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION W/ GAS COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE

CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING SEWER SERVICE LINE CAP AT MAIN IN R.O.W. IN ACCORDANCE W/LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION W/SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE

WATER SERVICE NOTE

CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE W/ LOCAL WATER COMPANY REQUIREMENTS, TERMINATION AT THE MAIN MUST BE APPROVED BY LOCAL WATER COMPANY PRIOR TO COMPLETION. IF EXISTING WATER SERVICE CAN NOT BE UTILIZED THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION W/ WATER COMPANY. CONTRACTOR MUST OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

GRAPHIC LEGEND PROPERTY LINE EXIST. CONTOUR & ELEVATION PROP. FINISH GRADE CONTOUR & ELEVATION —W———— PROP. WATER — G — EXIST. GAS -E&T----E&T----E&T----E&T----E E&T——E&T——PROP. ELECTRIC/TELEPHONE -ET&C----ET&C----ET&C-----ET&C------EXIST. ELECTRIC/TELEPHONE/CABLE ET&C PROP. ELECTRIC/TELEPHONE/CABLE OH——OH——PROP. OVERHEAD WIRES OR EXIST. STORM PIPE _D____D____D____ PROP. STORM PIPE PROP. DIRECTION OF DRAINAGE FLOW ARROW EXIST. ELEVATION x TC 123.45 EXIST. TOP OF CURB ELEVATION EXIST. GRADE ELEVATION × G 122.95 TW XXX.XX PROP. TOP OF WALL ELEVATION PROP. GRADE ON HIGH SIDE OF WALL GL XXX.XX PROP. GRADE ON LOW SIDE OF WALL TC XXX.XX PROP. TOP OF CURB & FINISHED GRADE ELEV. G XXX.XX EXIST. AREA/YARD LIGHT PROP. AREA/YARD LIGHT PROP. CLEAN OUT EXIST. INLET PROP. INLET EXIST. MANHOLE PROP. STORM MANHOLE PROP. SANITARY MANHOLE EXIST. HYDRANT PROP. HYDRANT EXIST. UTILITY VALVE PROP. UTILITY VALVE EXIST. UTILITY POLE PROP. UTILITY POLE EXIST. TRAFFIC SIGNAL PROP. TRAFFIC SIGNAL

DRAINAGE AND UTILITY NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY

WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE <u>APPROXIMATE</u>, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE ENGINEER OF RECORD.

THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER, THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.

4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH. PRIOR TO COMMENCEMENT OF CONSTRUCTION 5. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR

VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF LITH ITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALI UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. IN WRITING, AND PRIOR TO

CONSTRUCTION, MUST RESOLVE SAME. 7. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. ENGINEER OF RECORD ANI BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS

DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES. THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S),

WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK. 9. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY. WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

10. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS. 11. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY

THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION 12. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO

MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

13. THE CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. 14. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY, IF SUCH LATERAL SEPARATION IS NOT OSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENTAL AGENCY WITH JURISDICTION OVER SAME. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING, IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE

SUPPORT FOR THE SEWER MUST BE PROVIDED. 15. WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION

AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL

16. STORM AND SANITARY PIPE LENGTHS INDICATED ARE NOMINAL AND ARE MEASURED FROM CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE. 17. THE CONTRACTOR MUST NOTIFY, IN WRITING, THE MUNICIPAL ENGINEER AND ENGINEER OF RECORD AT LEAST THREE (3)

BUSINESS DAYS PRIOR TO INSTALLATION OF SANITARY COMPONENTS, FAILURE TO HAVE SANITARY INSTALLATION AND TESTING OBSERVED BY THE DESIGNATED ENGINEER MAY REQUIRE RE-EXCAVATION OF SANITARY LINE, AND RE-TESTING, WHICH WILL BE

DONE AT THE CONTRACTOR'S SOLE COST AND EXPENSE. 18. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL

19 SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE A. FOR PIPES LESS THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.

B. FOR PIPES GREATER THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034 SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE. UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPES MUST BE REINFORCED CONCRETE PIPES (RCP) CLASS III WITH

SILT/SOIL TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" TO 60" AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT, PIPE FOR ROOF DRAIN CONNECTION MUST BE HDPE SDR 26 OR PVC SCHEDULE 40 UNLESS INDICATED OTHERWISE. HDPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO 21. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL

WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION. 22. GAS METERS MUST BE PROTECTED BY BOLLARDS AND FENCES IF INSTALLED WITHIN THE EXTERIOR OF THE BUILDING AS

BUILDING HEIGHT CALCULATION

DISTANCE * GRADE = 81.8*134. 5+ 8.4*134.5 + 33.5*124.5 + 66.3*115 + 17.5*115.5 + 24.8*124.5 DISTANCE * GRADE = 29 036 0 BUILDING PERIMETER = 81.8+ 8.4 + 33.5 + 66.3 + 17.5 + 24.8 BUILDING PERMIETER = 232.30 AVERAGE GRADE PLANE = 29,036.0/232.3 AVERAGE GRADE PLANE = 124 99 BOTTOM OF ROOF EVE ELEVATION = 145.67 HIGHEST POINT OF ROOF ELEVATION = 158.30 AVERAGE ROOF HEIGHT ELEVATION = 151.98 BUILDING HEIGHT = 151.98 - 124.99

REQUIRED BY THE JURISDICTIONAL GAS PURVEYOR.

BUILDING HEIGHT = 26.99' DRAINAGE NARRATIVE

THE PRE EXISTING SITE CONSISTING OF LOTS 4.01 & 4.02 IS PRIMARILY A SLOPED AREA THAT STARTS IMMEDIATELY WEST OF PORTLAND ROAD AND SLOPES UPWARD AT APPROXIMATELY 25%. THE SLOPED AREA CONTINUES THOUGH BOTH LOTS AND BEYOND INCREASING TO APPROXIMATELY 30% AT THE SOUTHWEST CORNER OF LOT 4.02.

A DRAINAGE ANALYSIS HAS BEEN PERFORMED USING THE RATIONAL METHOD FOR THE SITE AND IS INCLUDED BELOW. THE SOILS FOR THE SITE ARE CLASSIFIED AS PHALANX LOAMY SAND FROM THE WEB SOIL SURVEY, WHICH IS A HYDROLOGIC SOIL GROUP A SOIL, A 25-YEAR INTENSITY VALUE OF 6.38 INCHES PER HOUR BASED ON THE LATEST NOAA ATLAS 14 DATA FOR THE SUBJECT SITE

QE = C I A QE = (0.38) (6.38) (0.82) + (0.99) (6.38) (0.05)

QE = 2.31 CFS

QP = CIAQP = (0.38) (6.38) (0.68) + (0.99) (6.38) (0.19)

QP = 2.85 CFS

IN ACCORDANCE WITH THE TABLE 21-1 CRITERIA OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, THE MAXIMUM DISCHARGE IS LESS THAT 10 CFS FOR THE 25-YEAR STORM, MULTIPLE OUTLETS HAVE BEEN USED IN THE FORM OF ROOF LEADERS TO REDUCE INDIVIDUAL OUTLET FLOWS, THE FLOW FROM EACH OUTLET AREA IS LESS THAN 0.5 CFS, THE DRIVEWAY IS SHAPED IN A WAY THAT WILL REDUCE THE VELOCITY OF THE STORMWATER RUNOFF ASSOCIATED WIHT IT. AND THE SLOPE TERMINATES AT AN EXISTING ROADWAY, THUS PROVIDING OFF-SITE STABILITY.

THEREFORE DOWNSTREAM STABILITY IS ACHIEVED IN THE CURRENT DESIGN AND THE DESIGN WILL NOT HAVE ANY DETRIMENTAL IMPACTS TO AREAS OUTSIDE OF THE LIMIT OF DISTURBANCE.

(Rev. 2/2021)

COMMENT REV DATE

REVISIONS



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.

www.nj1-call.org

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: **CHECKED BY:**

JS201043-SPP-0

CAD I.D.: PROJECT:

PRELIMINARY AND FINAL SITE PLAN

KAPLAN

PROPOSED

SINGLE-FAMILY RESIDENTIAL MAP: 1 | BLK: 12 | LOT: 4.02 149 PORTLAND ROAD

BOROUGH OF HIGHLANDS

MONMOUTH COUNTY, NJ

2430 HWY 34, BLDG B, SUITE 102

MANASQUAN, NJ 08736 Phone: (732) 825-6800 www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & MH0001

D.F. WISOTSKY

PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 42951 CONNECTICUT LICENSE No. 22098 NEW YORK LICENSE No. 073745

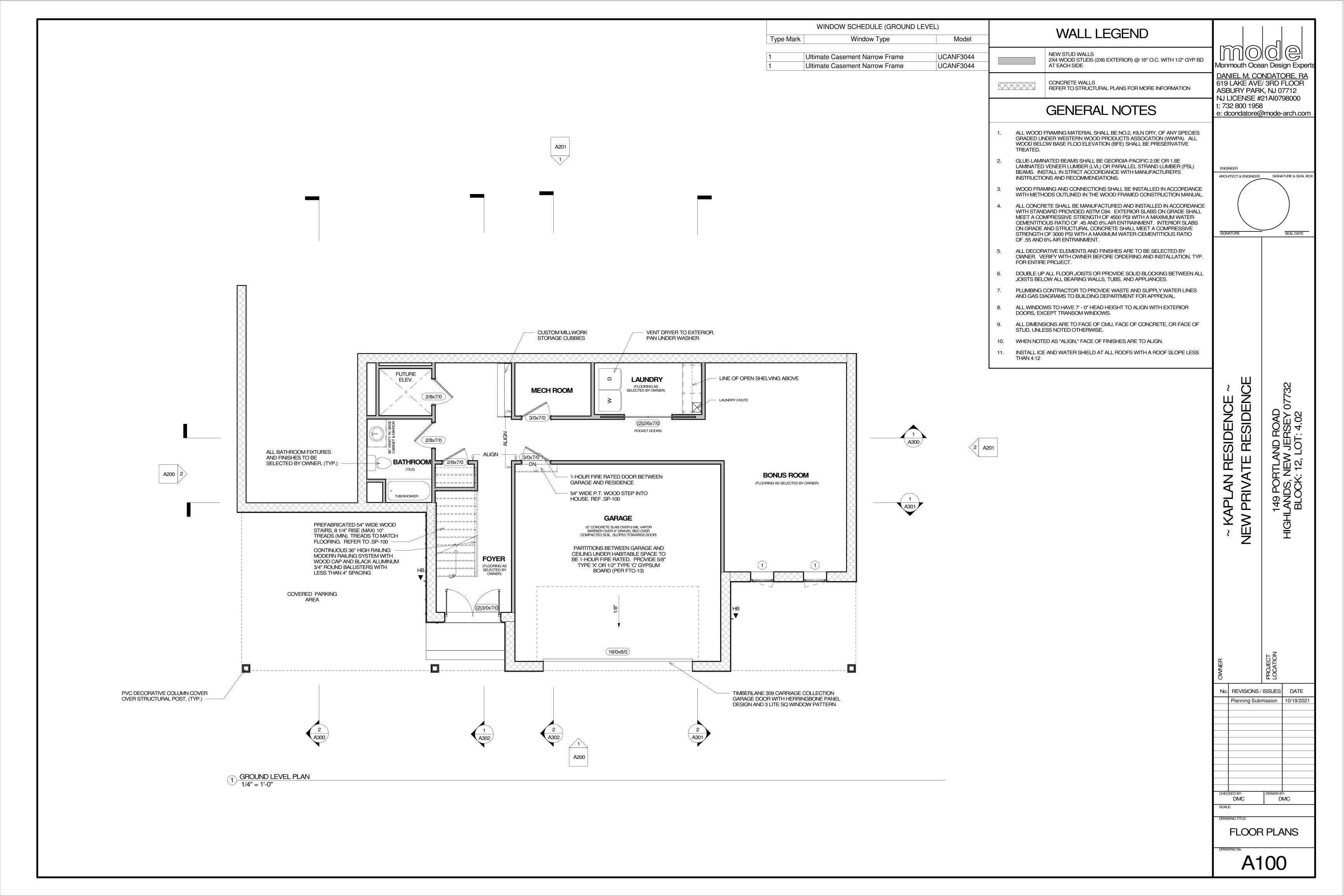
SHEET TITLE:

GRADING PLAN

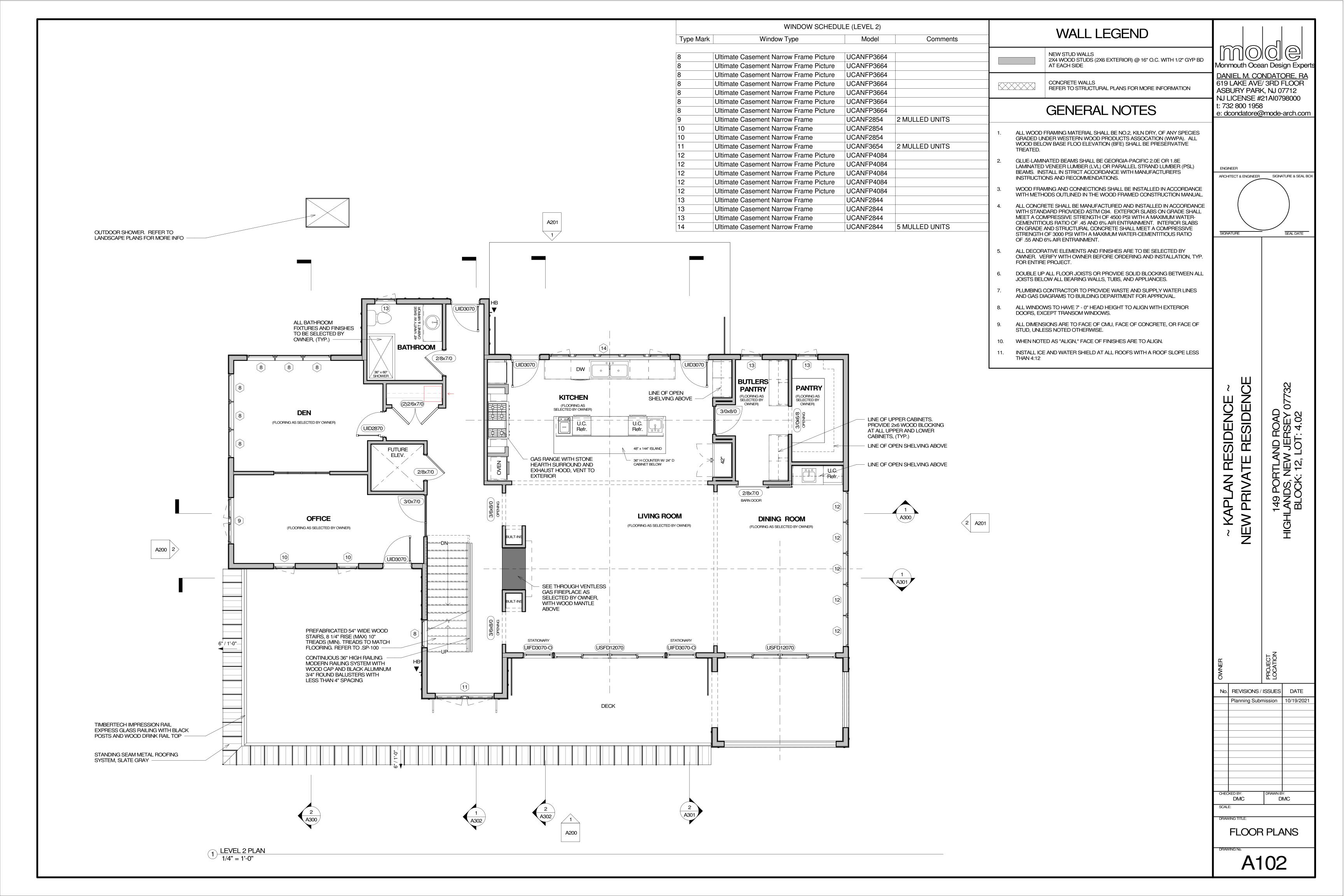
C-02

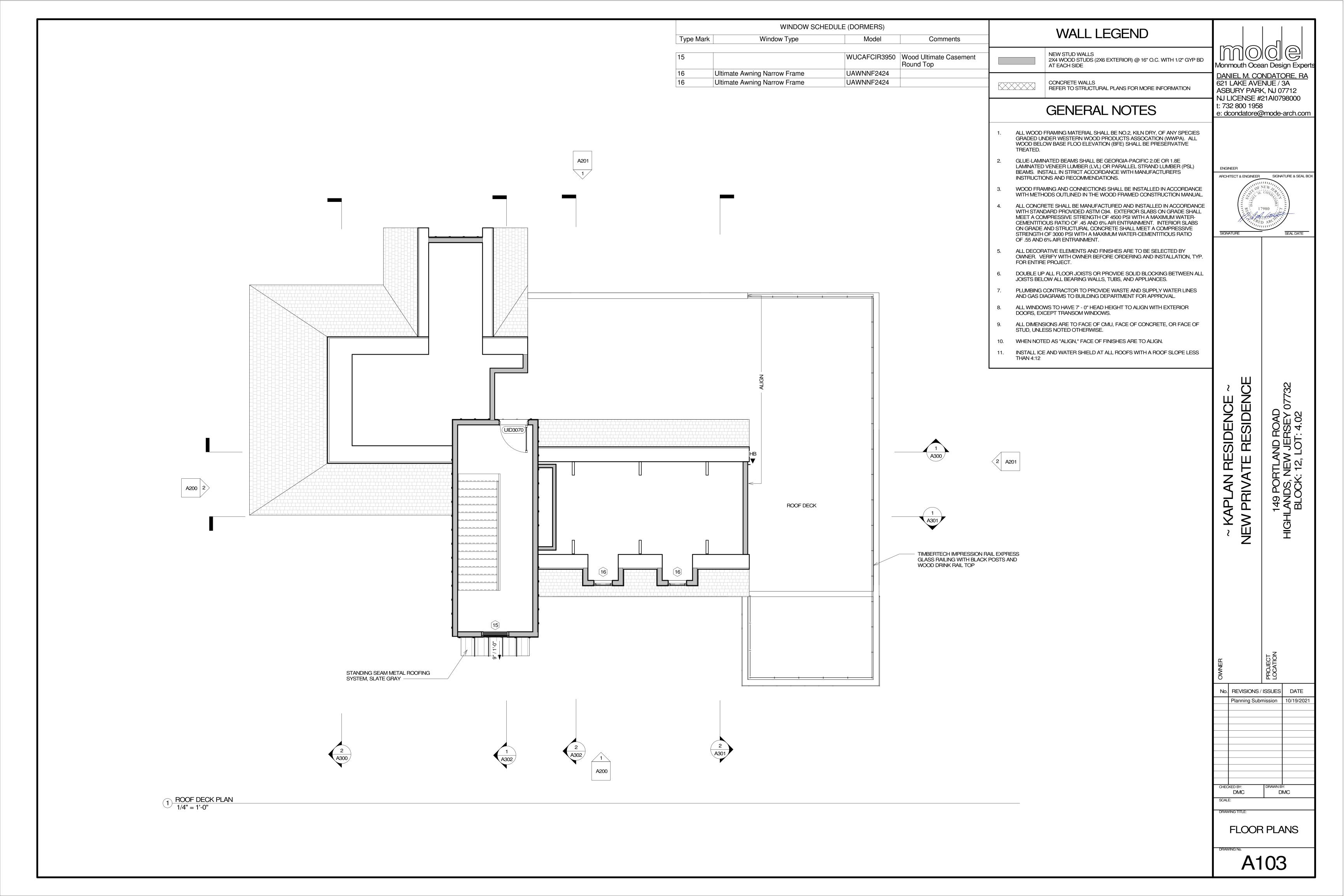
ORG. DATE - 10/22/2021

1 INCH = 20 FEET



	WINDOW SCHEDULE (LEVEL 1)		
	Type Mark Window Type Model Comments	NEW STUD WALLS	
	2 Ultimate Casement Narrow Frame UCANF3254 2 MULLED UNITS 4 Ultimate Casement Narrow Frame Picture UCANFP3664 4 Ultimate Casement Narrow Frame Picture UCANFP3664	2X4 WOOD STUDS (2X6 EXTERIOR) @ 16" O.C. WITH 1/2" GYP BD AT EACH SIDE	Monmouth Ocean Design Experts DANIEL M. CONDATORE, RA
	4 Ultimate Casement Narrow Frame Picture UCANFP3664 5 Ultimate Casement Narrow Frame UCANF3044 3 MULLED UNITS	CONCRETE WALLS REFER TO STRUCTURAL PLANS FOR MORE INFORMATION	619 LAKE AVE/ 3RD FLOOR ASBURY PARK, NJ 07712 NJ LICENSE #21AI0798000
	6 Ultimate Awning UAWN4036 3 MULLED UNITS 7 Ultimate Awning UAWN3024 2 MULLED UNITS 10 Ultimate Casement Narrow Frame UCANF2854	GENERAL NOTES	t: 732 800 1958 e: dcondatore@mode-arch.com
	10 Ultimate Casement Narrow Frame UCANF2854 10 Ultimate Casement Narrow Frame UCANF2854	ALL WOOD FRAMING MATERIAL SHALL BE NO.2, KILN DRY, OF ANY SPECIES GRADED UNDER WESTERN WOOD PRODUCTS ASSOCATION (WWPA). ALL WOOD BELOW BASE FLOOR IS NOTICE. SHALL BE RESERVATIVE.	
		WOOD BELOW BASE FLOO ELEVATION (BFE) SHALL BE PRESERVATIVE TREATED. 2. GLUE-LAMINATED BEAMS SHALL BE GEORGIA-PACIFIC 2.0E OR 1.8E	
A201 1		LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) BEAMS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.	ENGINEER ARCHITECT & ENGINEER SIGNATURE & SEAL BOX
		 WOOD FRAMING AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH METHODS OUTLINED IN THE WOOD FRAMED CONSTRUCTION MANUAL. ALL CONCRETE SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE 	
		WITH STANDARD PROVIDED ASTM C94. EXTERIOR SLABS ON GRADE SHALL MEET A COMPRESSIVE STRENGTH OF 4500 PSI WITH A MAXIMUM WATER-CEMENTITIOUS RATIO OF .45 AND 6% AIR ENTRAINMENT. INTERIOR SLABS ON GRADE AND STRUCTURAL CONCRETE SHALL MEET A COMPRESSIVE	SIGNATURE SEAL DATE
		STRENGTH OF 3000 PSI WITH A MAXIMUM WATER-CEMENTITIOUS RATIO OF .55 AND 6% AIR ENTRAINMENT. 5. ALL DECORATIVE ELEMENTS AND FINISHES ARE TO BE SELECTED BY	SIGNATURE SEAL DATE
		OWNER. VERIFY WITH OWNER BEFORE ORDERING AND INSTALLATION, TYP. FOR ENTIRE PROJECT. 6. DOUBLE UP ALL FLOOR JOISTS OR PROVIDE SOLID BLOCKING BETWEEN ALL	
CUSTOM MILLWORK STORAGE CABINETS ALONG WALL		JOISTS BELOW ALL BEARING WALLS, TUBS, AND APPLIANCES. 7. PLUMBING CONTRACTOR TO PROVIDE WASTE AND SUPPLY WATER LINES AND GAS DIAGRAMS TO BUILDING DEPARTMENT FOR APPROVAL.	
		8. ALL WINDOWS TO HAVE 7' - 0" HEAD HEIGHT TO ALIGN WITH EXTERIOR DOORS, EXCEPT TRANSOM WINDOWS.	
(2)2/6x7/0 LITTER BOXES HIDDEN IN WALL.	— ALL BATHROOM FIXTURES AND	 9. ALL DIMENSIONS ARE TO FACE OF CMU, FACE OF CONCRETE, OR FACE OF STUD, UNLESS NOTED OTHERWISE. 10. WHEN NOTED AS "ALIGN," FACE OF FINISHES ARE TO ALIGN. 	
BEDROOM 1 (FLOORING AS SELECTED BY OWNER) BEDROOM 1 (PLOORING AS SELECTED BY OWNER) DOORS TO HAVE SMALL OPENING FOR CAT ACCESS - VERIFY OPENING WITH OWNER	FINISHES TO BE SELECTED BY OWNER, (TYP.)	11. INSTALL ICE AND WATER SHIELD AT ALL ROOFS WITH A ROOF SLOPE LESS THAN 4:12	
			1 ,
FUTURE ELEV. 72' VANITY W/ BASE CABINET & MIRROR			
2/8x7/0 BATHROOM (TILE) ADDITION ON THE A WINNOW (SHOWER SHOWER)	PRIMARY CLOSET LAUNDRY CHUTE (FLOORING AS SELECTED BY OWNER)		SID SSEY SSEY
FAUX BEAM ABOVE			
BEDROOM 2 (FLOORING AS SELECTED BY OWNER) FAUX BEAM ABOVE (FLOORING AS SELECTED BY OWNER) FAUX BEAM ABOVE (FLOORING AS SELECTED BY OWNER)	A300 A201		ATE ATE NEW Strategies
A200 2 VENTI FOR CAR SUPERI ASE AS	50" x 60" STORAGE ISLAND W/ 40" H BASE CABINETS BELOW (2)2/6x7/0		
2/8x7/0 VENTLESS GAS FIREPLACE AS SELECTED BY OWNER, WITH WOOD MANTLE ABOVE	POCKET DOORS 1		KAPL W PR W PR 149 SHLAN
	2/8x7/0 WALK-IN THE SHOWER TO THE SHOWER TH		
PREFABRICATED 54" WIDE WOOD STAIRS, 8 1/4" RISE (MAX) 10" TREADS (MIN). TREADS TO MATCH	PRIMARY BATH (TILE) ALIGN TRANSOM WINDOW HEAD WITH TRANSOM WINDOW ABOVE FREESTANDING TUB		
FLOORING. REFER TO .SP-100 CONTINUOUS 36" HIGH RAILING MODERN RAILING SYSTEM WITH HB UP STATIONARY STATIONARY	2 SHOWER HEADS IN WALK-IN SHOWER		
WOOD CAP AND BLACK ALUMINUM 3/4" ROUND BALUSTERS WITH LESS THAN 4" SPACING UIFD3070-O USFD12070 UIFD30 4 4 4	ALL BATHROOM FIXTURES AND FINISHES TO BE SELECTED BY OWNER, (TYP.)		
ATLANTIS CABLE RAILING WITH WOOD POSTS AND WOOD CAP	HB ST. VANIT		F SO
DECK	1/6x4/6 o FREESTANDING TUB		OWNER
			No. REVISIONS / ISSUES DATE Planning Submission 10/19/2021
ATLANTIS CABLE RAILING WITH WOOD POSTS AND WOOD CAP	5		
$ \begin{array}{c} 2 \\ A300 \end{array} $	2 A301		
A200			CHECKED BY: DRAWN BY:
Ca LEVEL 1 PLAN			DMC DMC SCALE:
1 LEVEL 1 PLAN 1/4" = 1'-0"			FLOOR PLANS
			DRAWING No.
			A101





NEW STUD WALLS 2X4 WOOD STUDS (2X6 EXTERIOR) @ 16" O.C. WITH 1/2" GYP BD AT EACH SIDE CONCRETE WALLS REFER TO STRUCTURAL PLANS FOR MORE INFORMATION t: 732 800 1958 GENERAL NOTES e: dcondatore@mode-arch.com ALL WOOD FRAMING MATERIAL SHALL BE NO.2, KILN DRY, OF ANY SPECIES GRADED UNDER WESTERN WOOD PRODUCTS ASSOCATION (WWPA). ALL WOOD BELOW BASE FLOO ELEVATION (BFE) SHALL BE PRESÈRVATIVE GLUE-LAMINATED BEAMS SHALL BE GEORGIA-PACIFIC 2.0E OR 1.8E LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) BEAMS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. WOOD FRAMING AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH METHODS OUTLINED IN THE WOOD FRAMED CONSTRUCTION MANUAL. ALL CONCRETE SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH STANDARD PROVIDED ASTM C94. EXTERIOR SLABS ON GRADE SHALL RIDGE VENT, (TYP.) MEET A COMPRESSIVE STRENGTH OF 4500 PSI WITH A MAXIMUM WATER-CEMENTITIOUS RATIO OF .45 AND 6% AIR ENTRAINMENT. INTERIOR SLABS ON GRADE AND STRUCTURAL CONCRETE SHALL MEET A COMPRESSIVE SIGNATURE STRENGTH OF 3000 PSI WITH A MAXIMUM WATER-CEMENTITIOUS RATIO OF .55 AND 6% AIR ENTRAINMENT. 9" / 1'-0" ALL DECORATIVE ELEMENTS AND FINISHES ARE TO BE SELECTED BY OWNER. VERIFY WITH OWNER BEFORE ORDERING AND INSTALLATION, TYP. FOR ENTIRE PROJECT. DOUBLE UP ALL FLOOR JOISTS OR PROVIDE SOLID BLOCKING BETWEEN ALL JOISTS BELOW ALL BEARING WALLS, TUBS, AND APPLIANCES. PLUMBING CONTRACTOR TO PROVIDE WASTE AND SUPPLY WATER LINES AND GAS DIAGRAMS TO BUILDING DEPARTMENT FOR APPROVAL. ALL WINDOWS TO HAVE 7' - 0" HEAD HEIGHT TO ALIGN WITH EXTERIOR DOORS, EXCEPT TRANSOM WINDOWS. ALL DIMENSIONS ARE TO FACE OF CMU, FACE OF CONCRETE, OR FACE OF STUD, UNLESS NOTED OTHERWISE. WHEN NOTED AS "ALIGN," FACE OF FINISHES ARE TO ALIGN. INSTALL ICE AND WATER SHIELD AT ALL ROOFS WITH A ROOF SLOPE LESS THAN 4:12 4" / 1'-0" ROOF DECK BELOW TIMBERLINE HDZ ARCHITECTURAL SHINGLE ROOF, OYSTER GRAY, 24" CONTINUOUS ICE AND WATER SHIELD AT ALL VALLEYS, EAVES, AND RIDGES, (TYP.) STANDING SEAM METAL ROOFING SYSTEM, SLATE GRAY A200 1 ROOF PLAN 1/4" = 1'-0" DMC

WALL LEGEND

mode Monmouth Ocean Design Expert DANIEL M. CONDATORE, RA 619 LAKE AVE/ 3RD FLOOR

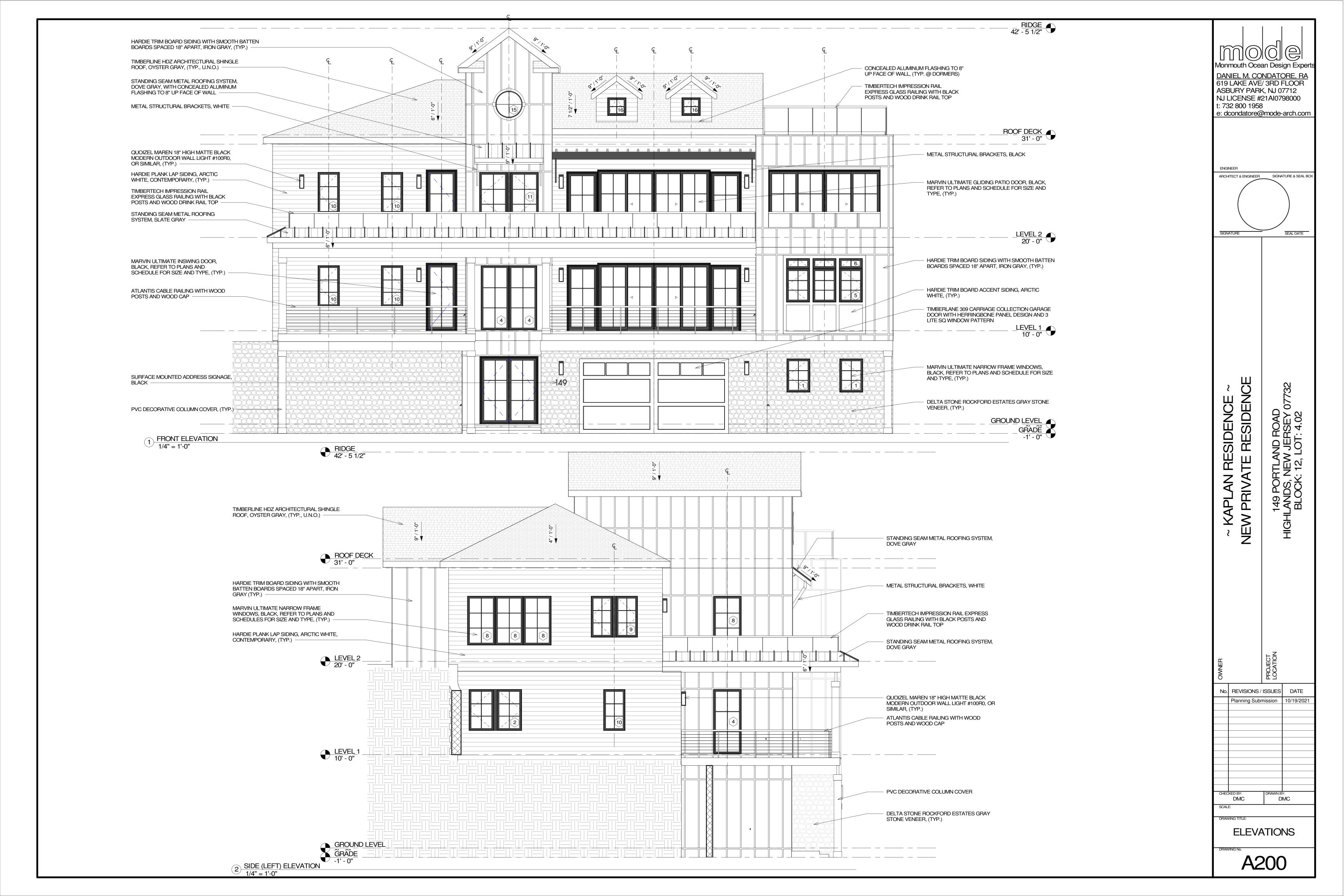
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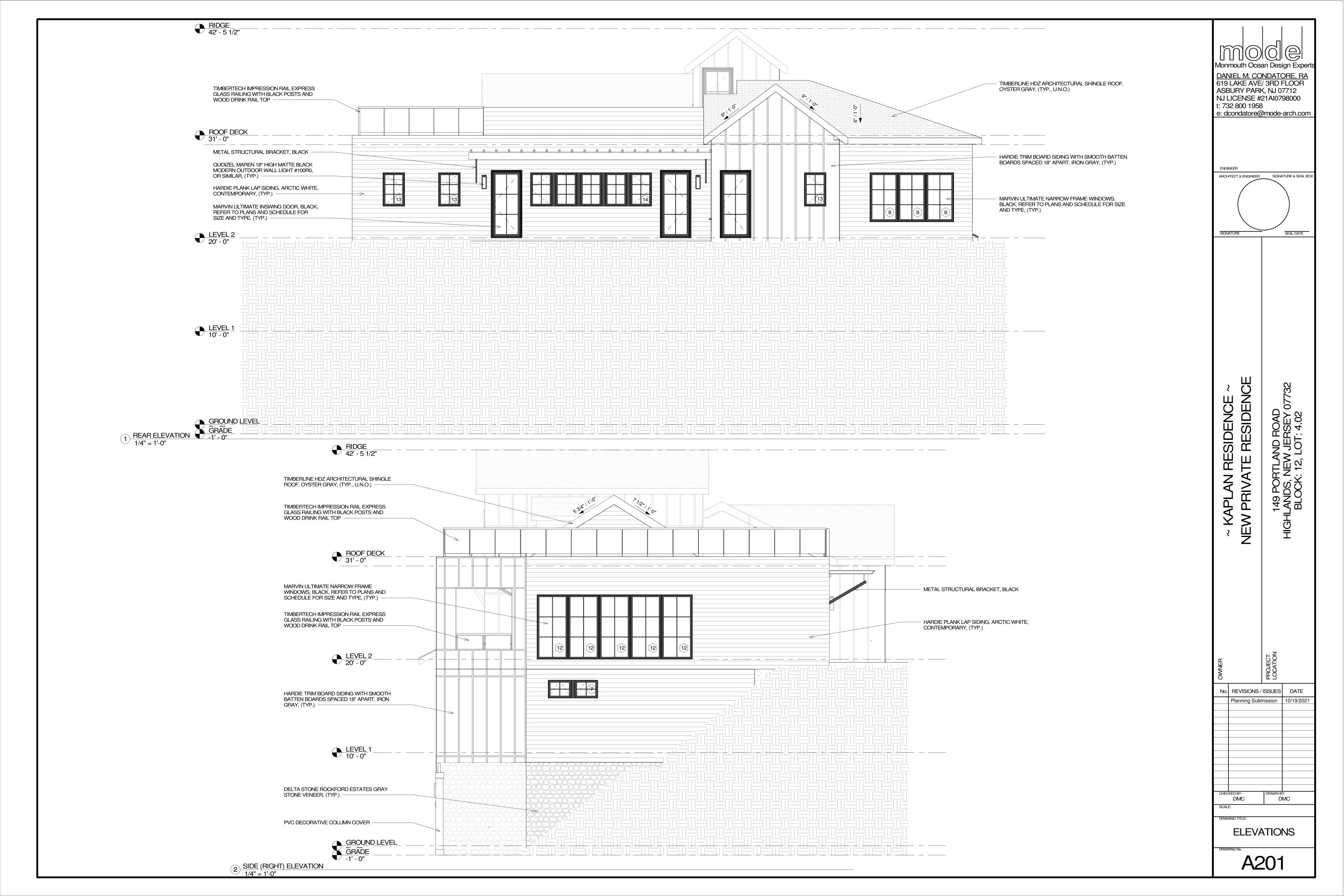
ARCHITECT & ENGINEER SIGNATURE & SEAL BOX SEAL DATE

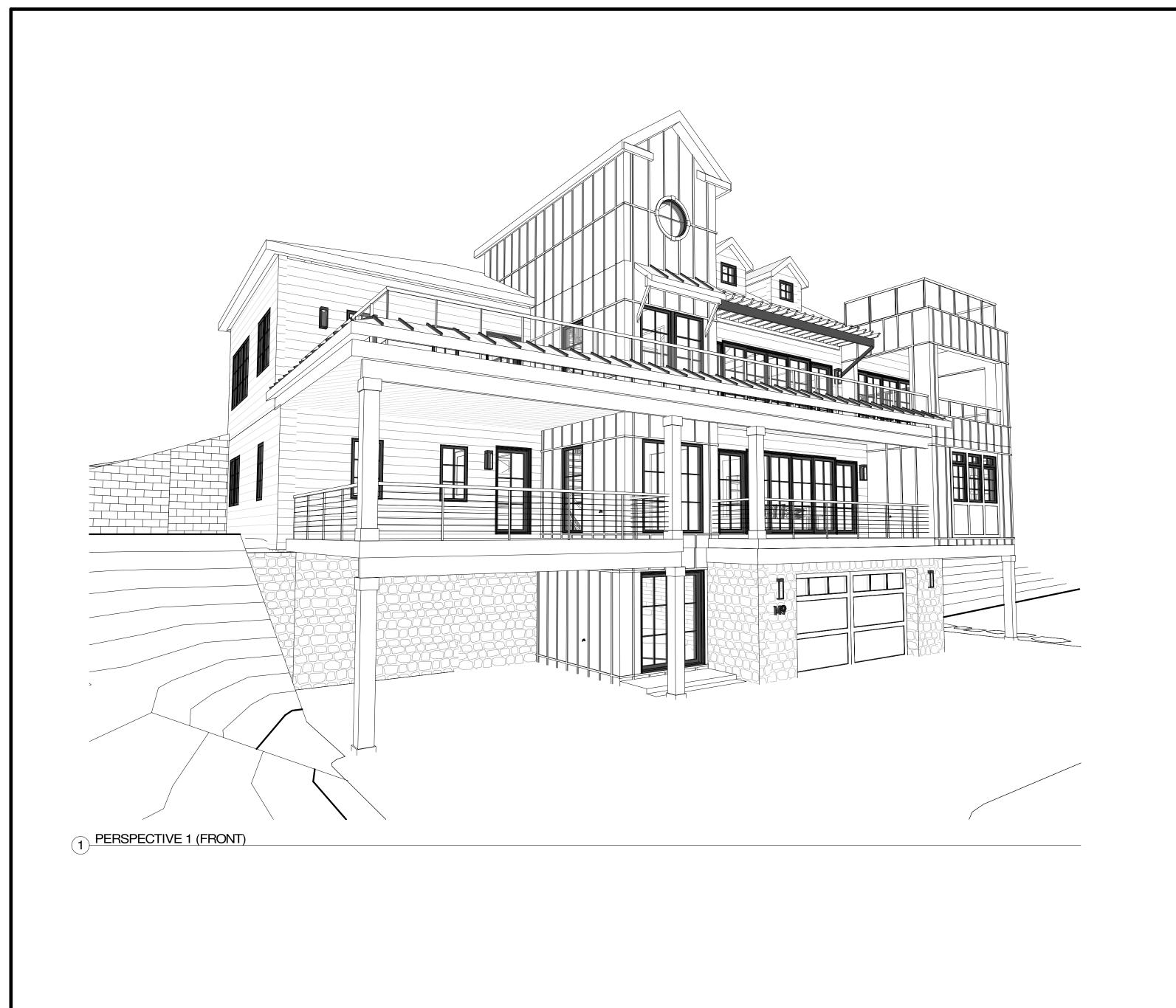
No. REVISIONS / ISSUES DATE Planning Submission 10/19/2021

FLOOR PLANS

A104









3 PERSPECTIVE 3 (REAR)



2 PERSPECTIVE 2 (FRONT)

Monmouth Ocean Design Experts

DANIEL M. CONDATORE, RA
621 LAKE AVENUE / 3A
ASBURY PARK, NJ 07712
NJ LICENSE #21AI0798000
t: 732 800 1958
e: dcondatore@mode-arch.com

ARCHITECT & ENGINEER SIGNATURE & SEAL BOX

OF NEW

17980

SIGNATURE

SEAL DATE

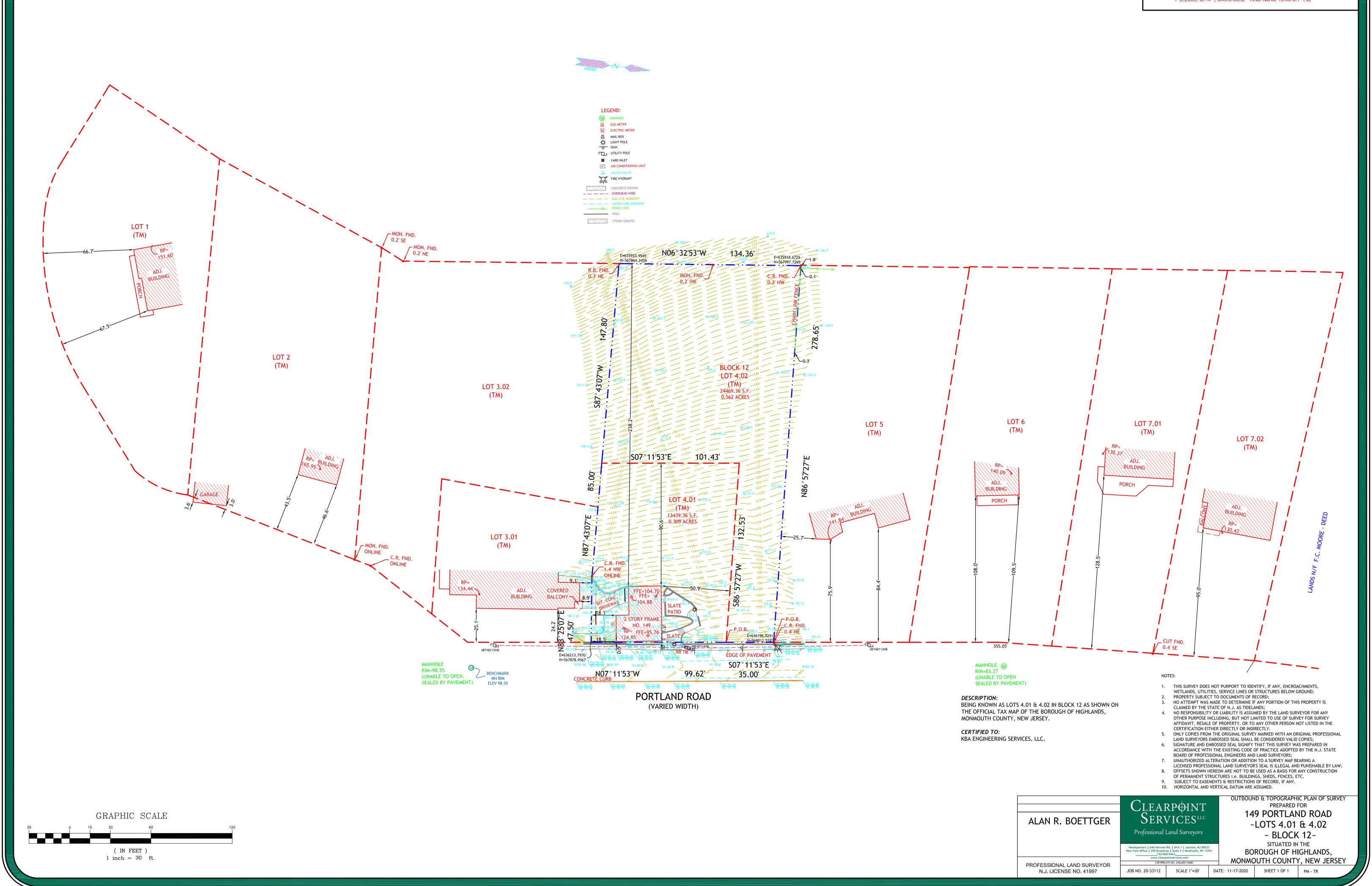
No. REVISIONS / ISSUES DATE
Planning Submission 10/19/2021
Planning Submission DRAWN BY:
DMC DMC
SCALE:

DRAWING TITLE:

EXTERIOR

PERSPECTIVES

A210





2430 Highway 34, Building B, Suite 102 Manasquan, NJ 08736 732.825.6800

RECEIVED

October 22, 2021 Via Federal Express

OCT 2 5 2021

LAND USE BOARD

Michelle Hutchinson Land Use Board Secretary Borough of Highlands Land Use Board 42 Shore Drive Highlands, NJ 07732

RE:

Proposed Single-Family Residential Home

149 Portland Road Block 12; Lot 4.02 Borough of Highlands

Monmouth County, New Jersey

BENJ File No. JS201043

Dear Ms. Hutchinson:

Enclosed, please find the following items constituting our formal submission to the Borough of Highlands for the above-referenced project:

- Eighteen (18) copies of completed Subdivision Application with Affidavit of Applicant
- Eighteen (18) copies of completed Variance Application with Affidavit of Applicant, including attachments regarding Variance and Minor Subdivision
- Eighteen (18) copies of completed Affidavit of Ownership
- Eighteen (18) completed Minor Subdivision Checklist
- Eighteen (18) copies of the Zoning Officer Denial email prepared by Marianne Dunn, Township
 of Middletown, dated November 4, 2020 and associated Denial of Development Permit for a
 previous applicant prepared by the Borough of Highlands, dated March 5, 2019
- One (1) check in the amount of \$705 made payable to the Borough of Highlands to satisfy the balance of the Escrow Fee. Per your email dated October 18, 2021, you have renamed the same escrow account that currently has a credit of \$545, so that has been deducted from escrow payment.
- One (1) copy of the Certification of Payment from Tax Collector/Sewer Dept., dated October 22, 2021
- Four (4) full-size signed and sealed sets of the *Preliminary and Final Site Plan* drawings prepared by our office, dated October 22, 2021
- Fourteen (14) half-scale size sets of the Preliminary and Final Site Plan drawings prepared by our office, dated October 22, 2021
- Four (4) full-size signed and sealed sets of the Architectural Plans prepared by Monmouth Ocean Design Experts, dated October 19, 2021
- Fourteen (14) half-scale size sets of the Architectural Plans prepared by Monmouth Ocean Design Experts, dated October 19, 2021
- Eighteen (18) full-size signed and sealed copies of the *Outbound & Topographic Plan of Survey* prepared by Clearpoint Services, LLC, dated November 17, 2020

www.BohlerEngineering.com





Should you have any questions or comments concerning this or any other matter, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING NJ, LLC

Brad Thompson, P.E.

James F. Thaon, P.E.

/arc G:\2020\JS201043\Admin\Letters-OUT\Boro 01 - Hutchinson.docx

Enclosure(s)

cc: Ms. Marissa Kaplan (via email w/ pdf enclosures)

Thomas Hirsch (via email w/ pdf enclosures)
Chris Mattina (via email w/ pdf enclosures)

RECEIVED

OCT 2 5 2021



HGPB-R1880 January 26, 2022

Via Email (ntran@highlandsborough.org)

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

Re: **Mattina Residence** 149 Portland Road Block 12, Lots 4.01 & 4.02 **Minor Subdivision**

First Engineering Review

Dear Ms. Tran:

As requested, our office has reviewed the above referenced application for minor subdivision plan approval. The applicant submitted the following documents in support of this application:

- 1. Land Use Board Application for Subdivision, dated October 18, 2021.
- 2. Land Use Board Application for Variance, dated October 18, 2021.
- 3. Denial of Development Permit, dated March 5, 2019.
- 4. Preliminary and Final Site Plan prepared by David F. Wisotsky, P.E., of Bohler Engineering, LLC, dated October 22, 2021, consisting of two (2) sheets.
- 5. Architectural Plan prepared by Daniel M. Condatore, R.A., of Monmouth Ocean Design Experts, dated October 19, 2021, consisting of eight (8) sheets. (unsigned)
- 6. Outbound and Topographic Plan of Survey prepared by Alan R. Boetterger, P.L.S., of Clearpoint Services LLC, dated November 17, 2020, consisting of one (1) sheet.

Based on our review of the submitted documents, we offer the following comments for the Board's consideration:

Α. **Project Description**

The 37,908 square feet tract consists of two (2) lots; existing Lot 4.01 (13,439 square feet) contains an existing 2-story single-family dwelling and existing Lot 4.02 (24,469 square feet) is currently vacant. The site is located in the Single Family Residential (R1.03) Zone of the Borough with frontage along Portland Road. The property had previously received subdivision approval in 1995, but the Land Use Ordinance had changed soon after approval precluding the disturbance of land where the grade exceeds 35%, rendering the lots inaccessible as any curb cut would disturb steep slopes in excess of 35%. With this application, the applicant is seeking minor subdivision and bulk variance approval to reconfigure the lots into two (2) new lots. Proposed Lot 4.01 will be a nonconforming lot and contain 10,058 square feet with frontage along Portland Road. Proposed Lot 4.02 will be a non-conforming land-locked lot and contain 27,850 square feet with no frontage upon an improved street. No new construction is proposed on Proposed Lot 4.01. The applicant proposes to construct a new, elevated, two-and-a-half-story, single-family dwelling with associated pervious paver patios.

B. **Planning and Zoning**

1. In accordance with Section 21-85 of the Ordinance existing/proposed bulk deficiencies are noted as follows:



Re: Mattina Residence
149 Portland Road
Block 12, Lots 4.01 & 4.02
Minor Subdivision
First Engineering Review

R-1.03 Zone	Required	Existing	Proposed	Existing	Proposed
		Lot 4.01	Lot 4.01	Lot 4.02	Lot 4.02
Min. Lot Size	14,000 SF	13,439 SF ^(E)	10,058 SF (V)	24,469 SF	27,850 SF
Min. Lot Frontage	75'	102.09'	136.47'	35.0' (E)	136.17'
Min. Lot Depth	200'	132.18' (E)	56.61' (V)	278.13'	186.29' (V)
Min. Front Yard Setback	35'	0.5' (E)	0.5' (V)	N/A	21.33' (V)
Minimum Rear Yard Setback	25'	90.6'	24.3' (V)	N/A	107'
Minimum Side Yard Setback	8' /12'	18.1/50.9	18.1'/ 82.3'	N/A	24'/ 36.7'
Maximum Building Height	30' (32.5')*	29.09'	29.09'	N/A	29.68'
Maximum Building Coverage	25%	8.64%	11.55%	NA	10.3%**
Maximum Lot Coverage	60%	18.17%	48.2% ^(V)	0%	9.9%**
Maximum Lot Disturbance	N/A	N/A	9,025 ^(V)	N/A	10,035 ^(V)
Disturbance Distance (top/toe) (ft)	15'/ 10'	N/A	> 15'/ 0' (V)	N/A	>15/>10
Structure Distance (top/toe) (ft)	25'/ 15'	>25'/0'(E)	>25'/ 0' (V)	N/A	>25'/>15'

- (E) Existing Non-conformity
- (C) Calculated
- (W) Waiver
- (V) Variance
- NA Not Applicable
- NS Not Specified, the applicant shall confirm this dimension
- *Per Schedule 1 of Section 21 of the Ordinance, where a dwelling is constructed to provide the required parking under the structure, the maximum height shall be increased by two and one-half (2-1/2) feet.
- **The applicant indicates that the proposed building coverage exceeds the proposed lot (impervious) coverage. The applicant shall provide testimony on impervious components of the building and this potential discrepancy.
- 2. The Borough Ordinance defines building height as "The vertical distance as measured from the grade plane to the average height of the highest roof surface. In the case of sloped roofs, the average height is the mid-point between the lowest roof eave of the top floor and the roof ridge. In the case of a building that has multiple roof levels, the highest roof levels must be used to determine the building height. Chimney, elevator equipment and mechanical utility equipment



Re: Mattina Residence
149 Portland Road
Block 12, Lots 4.01 & 4.02
Minor Subdivision
First Engineering Review

and any associated screening or enclosures may exceed the permitted "building height" by up to ten (10) feet, or up to ten (10%) percent above the permitted building height, whichever is less."

Based on our calculations, the average grade plane is at approximately elevation 122.05. The Architectural Plans show the building height from elevation 115 to the top ridge as 42.46 feet, and the to the lowest eave as 31 feet. By definition the true building height is calculated as the difference between building height elevation and average grade plane elevation. Therefore, we calculate the true building height as 29.68 feet, whereas the Zoning Table indicates a building height of 26.99 feet. This discrepancy shall be addressed, and the appropriate calculations shall be shown on the plans.

- 3. Section 21-65.4 of the Ordinance requires curb along tract frontage of existing streets, whereas no curb is existing along the frontage of the subject tract, and this is proposed to be maintained. The plans shall be revised, or a design waiver will be required.
- 4. Section 21-77.A of the Ordinance requires every principal building be built upon a lot with frontage on a public street, and that the principal building shall have pedestrian and vehicular access for driveway and parking purposes from that improved street. The applicant is proposing to subdivide the property and create a land-locked proposed Lot 4.02. Therefore, a variance will be required.
- 5. Section 21-84.B of the Ordinance indicates that where slopes exceed 35% there shall be no disturbance of the steep slope areas, whereas the applicant is proposing a curb cut and driveway within steep slopes exceeding 35% on Proposed Lot 4.01. Therefore, a variance will be required.
- 6. To be entitled to bulk variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuant to N.J.S.A. 40: 55D-70c for the bulk variances:
 - a. Positive Criteria. The applicant must prove either a hardship in developing the site in conformance to the zone standards due to exceptional narrowness, shallowness, or shape of the property; or due to exceptional topographic conditions or physical features uniquely affecting the property; or due to an extraordinary and exceptional situation affecting the property or its lawful existing structures. Alternatively, the applicant may satisfy the positive criteria by demonstrating that the variance relief will promote a public purpose as set forth in the Municipal Land Use Law (N.J.S.A. 40:55D-2) and thereby provide improved community planning that benefits the public and the benefits of the variance substantially outweigh any detriment.
 - b. Negative Criteria. The applicant must also show that the bulk variances can be granted without substantial detriment to the public good or substantially impairing the intent and purpose of the zone plan. This requires consideration of the impact of the proposed variances on surrounding properties and a determination as to whether or not the variance



Re: Mattina Residence
149 Portland Road
Block 12, Lots 4.01 & 4.02
Minor Subdivision
First Engineering Review

would cause such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.

C. Technical Engineering Review

- 1. Table 4.4 of Section 5:21-4.14 of R.S.I.S. requires two (2) off-street parking spaces for a three-bedroom single family dwelling, and Section 21-65.14.C.1 of the Ordinance requires a minimum of two (2) off-street parking spaces for a residential dwelling, whereas two (2) off-street parking spaces have been provided for Proposed Lot 4.02. The applicant shall provide testimony on the parking conditions of Proposed Lot 4.01. It should be noted that per Section 21-65.14.C.3 of the Ordinance no required parking space shall be located closer to a street line than the right-of-way line, nor within 2 feet of the property line. A design waiver may be required.
- 2. The applicant shall provide testimony on access and maneuverability associated with Proposed Lot 4.02 from Portland Road through the switch-back driveway into the garage. The proposed driveway is approximately 14 feet wide, steep in grade at approximately 20% incline, and has walls along both sides measuring upwards of 5 feet. This may pose a challenge for vehicles to navigate.
- 3. The applicant proposes a driveway access easement for Proposed Lot 4.02 on Proposed Lot 4.01. The applicant shall provide testimony on all access easements, along with any other easements, associated with this project and confirm how each proposed lot grants access to driveway/parking areas.
- 4. The proposed development will not disturb an area exceeding 1 acre, nor will it create more than a quarter acre of new impervious surfaces. Therefore, the project is not considered a "major development" as defined by NJAC. 7:8, and is not subject to the NJDEP Stormwater Management stormwater quantity, quality and recharge requirements of a major development.
- 5. While the project is not considered a major development, the applicant is proposing to increase impervious coverage by approximately 5,275 square feet. The applicant shall provide testimony on the stormwater management calculations provided and how the increase from pre- to post-development stormwater runoff will not have a negative impact on the site and downstream off-site stability affected by stormwater runoff.
- 6. The applicant has graded the property to follow the existing drainage patterns and drain towards the existing roadways. A drainage network is proposed within the rear patio area that discharges at the south end of the site and allows runoff to drain downhill and appears directed toward the existing dwelling on Proposed Lot 4.01. The applicant shall provide testimony on any adverse drainage impacts to the adjacent properties as a result of the proposed improvements.
- 7. Roof leader locations and/or downspout discharge locations shall be shown on the plans.



Re: Mattina Residence
149 Portland Road
Block 12, Lots 4.01 & 4.02
Minor Subdivision
First Engineering Review

- 8. The applicant shall provide testimony regarding the suitability of existing utility connections and/or additional utility connections or improvements necessitated by the subject application. All proposed utility improvements shall be shown on the plans including proper trench restoration.
- 9. A note shall be added to the plans indicating that all utilities are to be installed underground.
- 10. The applicant shall also be aware that a sanitary sewer connection fee must be paid prior to issuance of a Certificate of Occupancy for any building.
- 11. The applicant is proposing construction within areas of steep slopes. The applicant shall provide testimony on design methods used to minimize the impact to the steep slopes and how erosion will be controlled along the disturbed steep slopes.
- 12. Caution shall be taken during construction within critically sloped areas.
- 13. Detailed structural calculations and plans, signed and sealed by a Professional Engineer licensed in the State of New Jersey, must be provided for the retaining wall. We defer to the Building Department for further review and approval of the wall.
- 14. Section 21-65.10A of the Ordinance indicates that all areas not devoted to structures, paving, or other required uses shall be appropriately graded, landscaped and maintained in accordance with a landscaping plan approved by the Board. No landscaping has been provided as part of this application. The Board should determine if a landscaping plan is required.
- 15. Section 21-65.10B of the Ordinance indicates that if feasible in residential zones, street trees of at least two (2) to two and one-half (2-1/2) inch caliper will be required, planted a distance on center equivalent to no more than the width of their mature diameter. Where street trees are not appropriate because of views, existing vegetation, or other reason, the equivalent number of trees shall be located elsewhere on the lot. The Board should determine if street trees are required for this application.
- 16. The applicant shall indicate if the subdivision will be filed by deed or map. If it is to be filed by deed, copies of the deeds and associated metes and bounds descriptions should be submitted to our office and the Board attorney for review and approval. If the subdivision is to be filed by map, the following items must be addressed so the plat is in conformance with the Map Filing Law including but not limited to:
 - a. Section 46:26.B-2.b.2 of the Map Filing Law requires lot area be shown as square footage to the nearest square foot or nearest one hundredth of an acre.
 - b. Section 46:26.B-2.b.8 of the Map Filing Law requires a minimum of three corners distributed around the tract shall indicate coordinate values. This coordinate base needs to be either assumed or based on the New Jersey Plane Coordinate System and shown on the map.



Re: Mattina Residence
149 Portland Road
Block 12, Lots 4.01 & 4.02
Minor Subdivision
First Engineering Review

- c. Section 46:26.B-2.b.8 of the Map Filing Law requires all monumentation, including monuments found, set, and to be set, be clearly shown on the plat. Appropriate certification that monuments have been set, or will be set at a later date, shall be included on the plat.
- d. A Key Map shall be provided.
- e. A listing of owners within 200' shall be provided on the map.
- f. The north arrow needs a reference meridian.
- g. All appropriate certifications as deemed necessary in Section 46:26.B-2.b of the Map Filing Law including but not limited to surveyor preparing the map, surveyor who prepared the boundary survey, municipal clerk, Planning Board, owner, and applicant, with appropriate titles, shall be provided on the plan.
- 17. The applicant shall submit written certification from the Tax Assessor that proposed lot numbers have been approved. Normally the Assessor will require new lot numbers for any altered lots.
- 18. Construction details for all proposed improvements shall be provided and comply with the standards of the Borough Ordinance.
- 19. All existing and proposed easements, along with metes and bounds descriptions, shall be clearly shown on the plans. Metes and bounds descriptions shall be submitted to the Borough Attorney and this office for review and approval.
- 20. Approvals or waivers should be obtained from any agencies having jurisdiction.

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing. If you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.

LAND USE BOARD ENGINEER



Re: Mattina Residence
149 Portland Road
Block 12, Lots 4.01 & 4.02
Minor Subdivision
First Engineering Review

EWH:KJO:DV

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)

Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@weiner.law)

Marianne Dunn, Zoning Officer (mdunn@middletownnj.org)

Rob Knox, Land Use Board Chairman (rknox@highlandsborough.org)

Annemarie Tierney, Land Use Board Vice Chairman (annemarie@liquidadvisors.com)

Christopher and Rosemarie Mattina, Applicant, (cmattina65@gmail.com)

David Wisotsky, P.E., Applicant's Engineer, 30 Independence Blvd., Suite 200, Warren, NJ 07059

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HGPB-R1880 December 9, 2021 Via Email

Michelle Hutchinson, Land Use Board Secretary Borough of Highlands Land Use Board 42 Shore Drive Highlands, New Jersey 07732

Re: Mattina Residence 149 Portland Road

Block 12, Lots 4.01 & 4.02

R-1.03 Zone

Minor Subdivision

Fee and Escrow Calculation

Dear Ms. Hutchinson,

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, dated October 18, 2021.
- 2. Land Use Board Application for Variance, dated October 18, 2021.
- 3. Denial of Development Permit, dated March 5, 2019.
- 4. Preliminary and Final Site Plan prepared by David F. Wisotsky, P.E., of Bohler Engineering, LLC, dated October 22, 2021, consisting of two (2) sheets.
- 5. Architectural Plan prepared by Daniel M. Condatore, R.A., of Monmouth Ocean Design Experts, dated October 19, 2021, consisting of eight (8) sheets. (unsigned)
- 6. Outbound and Topographic Plan of Survey prepared by Alan R. Boetterger, P.L.S., of Clearpoint Services LLC, dated November 17, 2020, consisting of one (1) sheet.

Please note the following fee calculations:

1. Application fee: \$2,175.00 2. Escrow fee: \$4,350.00

The applicant shall post the balance of fees.

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

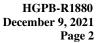
Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.

Edward AN. Herma

LAND USE BOARD ENGINEER





Le: Michelle Hutchinson, Land Use Board Secretary

Borough of Highlands Land Use Board

Re: Mattina Residence

149 Portland Road Block 12, Lots 4.01 & 4.02

R-1.03 Zone Minor Subdivision

Fee and Escrow Calculation

EWH:KJO:DV

cc: Nancy Tran, Board Office (via email)

Michael Muscillo, Borough Administrator (via email) Ron Cucchiaro, Esq., Land Use Board Attorney (via email)

Marianne Dunne, Zoning Officer (via email)

David Wisotsky, P.E., applicant's engineer, 30 Independence Blvd., Suite 200, Warren, NJ 07059

Christopher and Rosemarie Mattina, Applicant (cmattina65@gmail.com)

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DETERMINATION OF FEES 149 Portland Road Block 12, Lots 4.01 & 4.02

A AT	DDI ICATION EEES (Ond. 21 107)						
	PLICATION FEES (Ord. 21-107) Variances						
л.	3. Residential "c" (minimum lot depth x 2)	2	EA	\$	125.00	\$	250.00
	Residential "c" (minimum front yard x 2)	2	EA	\$	125.00	-	250.00
	Residential "c" (maximum lot disturbance x 2)	2	EA	\$	125.00		250.00
	Residential "c" (minimum lot size)	1	EA	\$	125.00		125.00
		1		-			
	Residential "c" (minimum rear yard)	1	EA	\$	125.00		125.00
	Residential "c" (maximum lot coverage)	l .	EA	\$	125.00	\$	125.00
	Residential "c" (maximum impervious surface)	1	EA	\$	125.00	\$	125.00
	Residential "c" (maximum lot disturbance)	1	EA	\$	125.00	\$	125.00
	Residential "c" (disturbance distance (top/toe))	1	EA	\$	125.00		125.00
	Residential "c" (structure distance (top/toe))	1	EA	\$	125.00		125.00
	4. Residential "d" (height exceeds max permitted by 10% or more)	1	EA	\$	150.00	\$	150.00
В.	Subdivisions						
	2. Minor	1	EA	\$	400.00	\$	400.00
B. ES	CROW FEES (Ord. 21-108)						
В.	Escrow Deposits (twice Application Fee; Minimum \$750)	1	LS	\$	4,350.00	\$	4,350.00
			\mathbf{A}	pplicati	on fees subtotal	\$	2,175.00
				Escr	row fee subtotal	\$	4,350.00
					Total	\$	6,525.00

December 9, 2021 *Via Email*

Michelle Hutchinson, Land Use Board Secretary Borough of Highlands Land Use Board 42 Shore Drive Highlands, New Jersey 07732

Re: Mattina Residence
149 Portland Road
Block 12, Lots 4.01 & 4.02
R-1.03 Zone
Minor Subdivision
First Completeness Review

Dear Ms. Hutchinson:

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, dated October 18, 2021.
- 2. Land Use Board Application for Variance, dated October 18, 2021.
- 3. Denial of Development Permit, dated March 5, 2019.
- 4. Preliminary and Final Site Plan prepared by David F. Wisotsky, P.E., of Bohler Engineering, LLC, dated October 22, 2021, consisting of two (2) sheets.
- 5. Architectural Plan prepared by Daniel M. Condatore, R.A., of Monmouth Ocean Design Experts, dated October 19, 2021, consisting of eight (8) sheets. (unsigned)
- 6. Outbound and Topographic Plan of Survey prepared by Alan R. Boetterger, P.L.S., of Clearpoint Services LLC, dated November 17, 2020, 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.** Wooded areas shall be shown 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



Le: Michelle Hutchinson, Land Use Board Secretary Borough of Highlands Land Use Board

Re: Mattina Residence
149 Portland Road
Block 12, Lots 4.01 & 4.02
R-1.03 Zone
Minor Subdivision
First Completeness Review

presented from the custodian of tax records to that effect. **Not provided.** Owner's list shall be provided on the plan. It should be noted that the owner indicated on the plans differs from the owners listed on the development application. This discrepancy shall be addressed, and the correct owner indicated on all documents.

- 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. **Not provided.** Metes and bounds descriptions for the new lots shall be provided.
- 8. Existence and location of any utility or other easement. **Provided.**
- 9. Setback, side line 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. **Provided.**
- 12. Certification statement for the required municipal signatures, stating: **Not provided.** Certification statement shall be provided on the plan.

0	Application No	approved/disapproved by the	ne 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. Applicant shall provide prior to public 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. **Not applicable.**
- 17. A lot grading plan, to be reviewed by the Borough Engineer, if required. **Provided.**



Le: Michelle Hutchinson, Land Use Board Secretary

Borough of Highlands Land Use Board

Re: Mattina Residence

149 Portland Road

Block 12, Lots 4.01 & 4.02

R-1.03 Zone Minor Subdivision

First Completeness Review

At this point, adequate information has been provided for us to perform a technical review and fee calculation for the application.

<u>UPON CONFIRMATION FROM THE BOARD SECRETARY THAT THE BALANCE OF ALL APPLICATION AND ESCROW FEES HAS BEEN DULY POSTED, THE FOLLOWING SHALL OCCUR:</u>

- 1. The application shall be deemed **COMPLETE.**
- 2. The Board Engineer shall commence the technical 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

EWH:KJO:DV

cc: Nancy Tran, Board Office (via email)

Michael Muscillo, Borough Administrator (via email)

Ron Cucchiaro, Esq., Land Use Board Attorney (via email)

Marianne Dunne, Zoning Officer (via email)

David Wisotsky, P.E., Applicant's Engineer, 30 Independence Blvd., Suite 200, Warren, NJ 07059

Christopher and Rosemarie Mattina, Applicant, (cmattina65@gmail.com)

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BOROUGH OF HIGHLANDS, N.J.

INCORPORATED 1900

42 SHORE DRIVE 07732 COUNTY OF MONMOUTH PHONE: 732-872-1224 FAX: 732-872-0670

WWW.HIGHLANDSBOROUGH.ORG



HISTORIC "TWIN LIGHTS"

RICHARD W. O'NEIL MAYOR

KIMBERLY GONZALES
ADMINISTRATOR

BONNIE BROOKES
BOROUGH CLERK

DENIAL OF DEVELOPMENT PERMIT

March 5, 2019

Henry Friedel 1 Hill Pond Lane Rumson, NJ 07760

RE:

DP #2019-15

149 Portland Road

Block 12, Lots 4.1 and 4.2

Please be advised that the above referenced application to amend a previously granted subdivision, dated September 23, 1993, has been reviewed for compliance with the Borough of Highlands Zoning Ordinance. The property is located in the R-1.03 zone.

This application will require the following approvals:

#21-55

Amended minor subdivision

Please contact the Land Use Board Secretary to proceed. Should you have any questions, feel free to contact me.

Sincere

Marianne Dunn Zoning Officer

RECEIVED

OCT 2 5 2021

Zoning Permit Application

THE AND SA

42 Shore Drive Highlands, N.J. 07732 732-872-1224 Ext. 202

APPLICATION FOR ZONING PERMIT - Z 3014

Note: All applications must be accompanied by 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.

Renovations/Additions/Alte	Apply: New Construction single or two-family rations/Repairs - \$10, Other Residens - New Construction - \$160, Reno OWNER/APPLIC	ontial - \$100/unit Shed - \$25					
		ANT CONTRACTOR OF					
Name: Henry J. Friedel- App Address: 1 Hill Pond Lane F Telephone: Home:	Rumson, NJ 07760	erred Date: 2-20-2019 Fee	n: \$ 125				
	LOCATION OF THE	WORK					
Block: 12 Lot(s): 4.1 and	d 4.2 Zone R-1.03 Street Address:	149 Portland Road					
	OF THE WORK TO BE PER		OSED)				
See Attached Description							
CHECK ONE: New To the applicants knowledge	Addition: X Atterationge, has this property ever been the	Repair Oth subject of any prior application	ern to the NO				
Planning Board of the Bord	ough of Highlands?	Ye	s No				
Signature:							
FL	OOD HAZARD AREA DE	TERMINATION					
Check Applicable Flood Zone:: AE: VE: X: X All applications within the AE and VE Flood Zoned, as indicated upon the most recent FEMA Flood Maps, require submission to an applicability determination from the NJDEP.							
	FOR BOROUGH US	E ONLY					
Determination	on: APPROVED	_ DENIED	_				
If your application has bee Ordinance Section	n DENIED, it is due to the following: Allowed/Required						
	Amended Minor		RECEIVED				
Damadas	/	/)	OCT 2 5 2021				
Remarks:	M	\mathcal{A}	LAND USE BOARD				
		/	-1-1				
the Borough of Highlands;	Difficer dicates that the proposed project on A building permit is required (per the ginning work. The zoning permit is a Planning Board.	he requirements of the Unifor	m Construction				
the Borough of Highlands; Code of NJ) BEFORE beg three years by action of the	A building permit is required (per tiginning work. The zoning permit is	onforms to the planning/zoning the requirements of the Unifor valid for one year, and may be maded to the Planning Board as	m Construction be extended fo:				

Henry Friedel

1 Hill Pond Lane

Rumson, NJ 07760

Zoning Department

1 Kings Highway

John Gill Annex

Middletown, NJ 07748

Attn: Ms. Marianne Dunn

RE: Borough of Highlands, Zoning Application

149 Portland Road Lots-4.1 and 4.2 Block 12

Dear Ms. Dunn,

The following is the description of the work proposed at 149 Portland Road lots 4.1 and 4.2 in Highlands NJ:

Background: My associate and I have entered into contract to purchase the properties noted above from Ms. Joan Schneider of 151-153 Portland Road in Highlands. I have met with the zoning board in Highlands on several occasions regarding this property and the subdivision of same. All documentation held by the borough of Highlands for this property had been lost in storm Sandy and it has taken a couple months to assemble the background information for the initial subdivision which was perfected and recorded In 1995. Subsequent to providing the town with the subdivision plans and recorded documents, it was noted that after the subdivision was granted a borough ordinance was changed which precluded the disturbance of any land on which the grade exceeded 35%. Upon the publishing of this ordinance, it rendered lots 4.01 and 4.02 inaccessible as any curb cut for entry to the properties would disturb land in which the grade is in excess of 35%. On your first day as the zoning official for Highlands, I met with you and the outgoing zoning officer from T&M and stated that I had consulted a land use attorney and that I was informed that because the borough rendered the properties inaccessible by the ordinance that they would have to purchase them from the owner at the fair market value. The T&M representative stated that the borough would not go so far as to buy the property and he was sure that they would approve the curb cut as it was not in an area of danger or "slump" area.

Proposed work: My intention for the property is to build a new home of approximately 3000+- sf for myself on lot 4.2 which would include a curb cut and single width driveway as per my proposed plan and similar to the "approved" subdivision plan from 1995. As the house on lot 4.2 has no off- street parking due to an expired easement, I would like to create a spur off of the single driveway to provide access to

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a new two garage with potential living space above and tie the structure into the existing historic structure on the site.

Request: I am requesting that this proposed scope of work be reviewed and heard by the zoning board for feasibility based on the initial approved subdivision plans and the proposed modifications that I have included in my proposed package. As you are aware, the cost to fully develop site engineering and full architectural plans would be a significant investment if the borough deems this project to be not feasible. The site will be used for my personal residence. My intention for the new construction is to meet all bulk requirements and not to further encroach upon already non-conforming requirements.

Sincerely

Henry J. Friedel

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