



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

## APPLICATION FOR DEVELOPMENT

**PROPERTY ADDRESS** 664-676 Valley Road

**BLOCK(S)** 11107                      **LOT(S)** 16                      **ZONE** B-1-20

**APPLICANT** 664-676 Valley Road, LLC                      **TELEPHONE** 908-419-4446

**ADDRESS** (if different from above)                      **EMAIL** roberttokash@yahoo.com

**PROPERTY OWNER** (if different from above) Same as Above                      **TELEPHONE**

**ADDRESS**                      **EMAIL**

**ATTORNEY\*** Bisogno, Loeffler & Zelle                      **TELEPHONE** 908-766-6666

\*REQUIRED for Corporations, LLC or Limited Partnerships

**ADDRESS** 88 S. Finley Ave., P.O. Box 408, Basking Ridge, NJ                      **EMAIL** vbisogno@baskingridgelaw.com

**ENGINEER or SURVEYOR** Murphy & Hollows Associates LLC                      **TELEPHONE** 908-580-1255

**ADDRESS** 192 Central Avenue, Stirling, NJ 07980                      **EMAIL** murphyhollows@gmail.com

**ARCHITECT** N/A                      **TELEPHONE**

**ADDRESS**                      **EMAIL**

**OTHER** N/A                      **TELEPHONE**

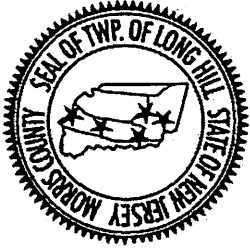
**ADDRESS**                      **EMAIL**

**APPLICANT MUST PROVIDE AN ADDENDUM / STATEMENT OF FACTS IN SUPPORT OF THE APPLICATION.**  
Provide written statement on a separate sheet or on the form provided stating what the Applicant is proposing to do, what variances are requested and the reasons why variances are needed.

Has there been a previous variance appeal or approval of any development application (i.e. site plan, subdivision or conditional use) involving the property?      YES       NO       If YES, attach copies of the decisions and/or resolutions.

Is the property in a density modification subdivision?      YES       NO

THIS BOX FOR OFFICE USE ONLY			
DATE OF SUBMISSION:	12/19/19	APPLICATION NUMBER:	19-147
SITE PLAN <input type="checkbox"/>	SUBDIVISION <input type="checkbox"/>	BULK VARIANCES <input type="checkbox"/>	USE VARIANCE <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>
PLANNING BOARD <input type="checkbox"/>	ZONING BOARD <input checked="" type="checkbox"/>	MEETING DATE:	8/11/2020



**TOWNSHIP OF LONG HILL**  
COUNTY OF MORRIS  
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

**PROPERTY ADDRESS** 664-676 Valley Road  
**BLOCK(S)** 11107 **LOT(S)** 16  
**APPLICANT** 664-676 Valley Road, LLC

I affirm that all statements in this submitted application are true.

*Robert F. Tokash* Robert Tokash, Managing Member 12/18/19  
*Signature of Applicant* *Print Name* *Date*

**SUBMISSION REQUIREMENT**

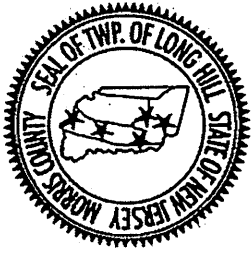
For all applications, **FIVE (5) COLLATED sets of all COMPLETED and SIGNED application forms** are required for submission to the Planning & Zoning Coordinator for completeness review. For any/all subsequent changes or updates to a pending application, five (5) copies are also required for resubmissions. All required documents are listed in the Application Checklists.

Once an application is deemed complete and scheduled for a hearing, fifteen (15) collated sets of the application forms must be submitted to the Planning & Zoning Coordinator for distribution to the appropriate Board.

**ESCROW DEPOSITS**

In accordance with the Ordinances of the Township of Long Hill, escrow accounts are established to cover the cost of professional services including but not limited to planning, engineering, legal and other expenses associated with the review of submitted materials. If additional sums are deemed necessary, the Planning & Zoning Coordinator will notify the Applicant of the required additional amount. **Please note: without sufficient funds in an Applicant's escrow account, the review and subsequent scheduling of the application for a meeting will cease until such time that the Applicant has replenished the escrow account as per the Planning & Zoning Coordinator's request.**

Sums not utilized in the application process shall be returned upon written request by the Applicant and after verification that all Board expenses have been satisfied. A W-9 Form (Request for Taxpayer Identification Number and Certification) must be completed and submitted with any escrow deposits.



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

## ADDENDUM Statement of Facts in Support of an Application

**Applicant:** 664-676 Valley Road, LLC

**Property Address:** 664-676 Valley Road

**Block:** 11107

**Lot(s):** 16

**Date:** 12/18/19

**Statement of Facts to include the following:**

- Present and/or previous use of the building(s) and premises.
- Detailed description of the proposed use.
- Detailed description of the proposed improvements to the building(s) and premises.
- What conditions are preventing the Applicant from complying with the Zoning Ordinance?
- Any other detailed information to further explain what the Applicant proposes for the building(s) and premises.

See Addendum Attached

**ADDENDUM TO APPLICATION**  
**STATEMENT OF FACTS IN SUPPORT OF APPLICATION**

This is the application of **664-676 Valley Road, LLC**, owners of Block 11107 Lot 16, a 1.3 acre lot on the northerly corner of Passaic Valley Road and Mountain Avenue. The property is occupied by a Valero Gas Station, with accessory pump islands, a two-family dwelling and accessory buildings. The lot is in the B-1-20 zone of Long Hill Township.

Gas stations are not a permitted use in any zone of Long Hill Township (section 123.3d).

Robert Tokash is the managing member of **664-676 Valley Road, LLC** and the property has been in his family for approximately 70 years. He is thoroughly familiar with the operations of the property.

This application is prompted by a letter from the Zoning Officer and Planning and Zoning Coordinator, alleging certain violations of previously granted variances and approvals issued by the township. (See **Exhibit A** attached hereto). Subsequently, on urging of a resident, a complaint was filed by the Zoning Officer (see **Exhibit B** attached hereto). Applicant is seeking to remedy any alleged violations or seek appropriate variances for any violation of the resolutions or ordinance.

No construction is proposed by this application.

The zoning history of the property goes back to 1959 and thereafter when the following approvals were obtained:

A. On **March 3, 1959** Joseph Tokash received approval from the Planning Board of Passaic Township to construct a service station on what is now Lot 16, Block 11107 (see **Exhibit C** attached hereto). The Planning Board recommended the approval to the Board of Adjustment which subsequently recommended approval to the township committee. The conditions imposed by the various bodies were as follows:

1. That said gas service station shall not become a garage.
2. That it shall not retain damaged vehicles for a period of more than 10 days.

3. It shall not store or park vehicles.\*\*<sup>1</sup>
4. That said area shall be landscaped
5. That the area shall be kept orderly and clean in appearance at all times.
6. There shall be no storage or accumulation of oil cans or similar refuse so as to constitute a hazard in the area
7. No top soil shall be removed as a result of grading and/or construction.

B. On **February 28, 1966**, the Board of Adjustment recommended to the township committee, approval for the addition to the one-story garage on the property to allow for a storage room on the westerly side of the existing building (see **Exhibit D** attached hereto). The township committee adopted the resolution on May 4, 1966 subject to the following six conditions:

1. The proposed addition shall be utilized for storage purposes only and while designed outwardly to appear as an additional bay will not be utilized at any time in the future as an additional service bay.\*\*<sup>2</sup>
2. The earthen bank to the rear of the building and on the westerly side shall be landscaped and planted with shrubbery or another type of ground cover, in such a manner, and of a type acceptable to the Township Committee.
3. The abandoned sign foundation located on the southeast corner of the lot shall be removed.
4. The entrance to the premises from Mountain Avenue shall be repaired in a manner acceptable to the Township Committee.
5. All of the provisions of the letter dated March 19, 1959 from the Planning Board in connection with the original variance permitting erection of the gasoline station premises shall be fully adhered to and said requirements are incorporated herein by reference.
6. No occupancy permit for the storage room addition shall be issued until all of the requirements set forth herein have been completed or a cash bond in the amount of \$1,000.00 posted to insure their completion.

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<sup>1</sup> \*\*Alleged violation of Resolution

<sup>2</sup> This additional Bay is used for a ramp for front end alignment.

C. On **October 23, 1978**, the Board of Adjustment granted a variance to enlarge the service station by installing an additional fiberglass tank and pump subject to the following two conditions:

1. Granting of this approval is subject to whatever approval is required by Morris County Planning Board. No construction will commence within 30 days of this resolution or in case of approval by Morris County Planning Board.
2. Prior to construction adequate screening man-made and/or evergreen shall be planted or installed on the northern property line and a fence shall be installed along the eastern end of the building to the property line (see **Exhibit E** attached hereto).

Based on the above approvals, the applicant is seeking the following relief:

- A. Modification of Condition #3 of the Resolution of March 3, 1959 that the applicant shall not store or park vehicles. Vehicles are parked on the property.

This condition is somewhat unclear since applicant has to park vehicles that are undergoing repair and also park vehicles that are used in the gas station business. Also, snow plows that are owned by the gas station are stored at the property.

- B. Modification of Condition of Approval #1 granted on February 28, 1966, issued by the Board of Adjustment and confirmed by the township committee, that a one-story garage addition on the westerly side of the existing one-story building be for storage purposes only and not used as an additional bay for the service station. Applicant is currently using this area for a front end ramp alignment system for cars serviced by the service gas station.

For approximately 50 years, applicant has been using this area for a front end ramp alignment system for cars serviced by the service station.

- C. The zoning officer and planning and zoning coordinator, in their letter of June 28, 2019, have indicated that a fence currently on the property did not receive minor site plan approval.

This is not entirely correct since fencing was approved in the Resolution of February 28, 1966 when the Board insisted on adequate screening either man-made or evergreens.

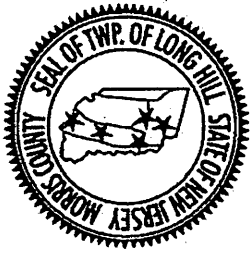
- D. Two accessory buildings in the rear of the property (northwest corner) are used by the service station to store tires and snow removal equipment. Both of these buildings are used for purposes of the gas station and should not be considered a violation of any resolution.
  
- E. There is currently a two-family dwelling located on the lot. No more than two families occupy the building and the Zoning Officer and Planning and Zoning Coordinator have confirmed that it is “grandfathered” as a two-family dwelling.
  
- F. There are certain pre-existing violations of the zoning ordinance in the B-1-20 zone consisting of the following:
  - (1) Front yard setback required is 50’ and applicant has 33.8’.
  - (2) Side yard required is 20’ and applicant has 19.9’.
  - (3) Maximum lot coverage allowed is 40% and applicant has 47.1%.
  - (4) There are two principle buildings on the lot which is an existing condition.

It should be noted that the property is under contract of sale. The prospective purchaser has applied to Long Hill Township for rezoning of the property. The application is pending before the township committee and planning board. If approval is granted, all structures on the lot will be removed.

The modification of the conditions sought by the applicant are justified because of changes that have occurred in the operation of service station over the past 50 to 60 years when Applicant originally received approvals. The Valero Gas Station repairs numerous vehicles and uses the additional bay for front end alignments and other miscellaneous uses, instead of storage. The vehicles being repaired are parked behind the service station which is completely fenced. The vehicles are not visible from the road. Also parked behind the station are snow plows which are used in the gas station’s snow plowing business.

This is a service station that has serviced the community for 60 years and has not received any violations.





# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

## DISCLOSURE OF CORPORATE OWNERS OR PARTNERS

Date: \_\_\_\_\_

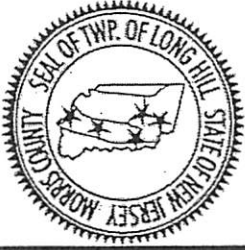
Name of Applicant: 664-676 Valley Road, LLC

Name of Corporation: See above.

List all names of corporate stockholders or partners owning at least 10% of its stock or any class or at least 10% of the interest in the partnership, as the case may be.

<u>Name</u>	<u>Address</u>	<u>Percentage</u>
<u>Robert Tokash</u>	<u>P.O. Box 148, Gillette, NJ 07933</u>	<u>100%</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**PLEASE NOTE:** Corporations, LLC or Limited Partnerships *must* be represented by an attorney when applying to and appearing before the Planning Board or Zoning Board of Adjustment.



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
 GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

## APPLICATION FOR DEVELOPMENT CHECKLIST A

Applicant: 664-676 Valley Road, LLC Property Address: 664 - 676 Valley Road

Owner: Same Block: 11107 Lot(s): 16 Zone: B-1-20

Project Name: Valero Gas Station Application #: Date: 12/6/2019

SUBMISSION REQUIREMENTS										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD VARIANCES 40:55D-70			C = Complies W = Waiver	APPLICANT		TOWNSHIP	
		MINOR		MAJOR				a & b	c						d
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN								
1	X	X	X	X	X	X	X	X	X	X	Five (5) copies of the completed and signed application forms and proof of payment of all required fees.	<input checked="" type="checkbox"/>			
2	X	X	X	X	X	X	X	X	X	X	Where waiver(s) from the requirements of the Township of Long Hill Checklist are required for an application, a brief statement explaining the justification for each waiver.	<input checked="" type="checkbox"/>			
3	X	X	X	X	X	X	X	X	X	X	Certification from the Township Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>			
4	X	X	X	X	X	X	X	X	X	X	Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	<input checked="" type="checkbox"/>		attached	
5	X	X	X	X	X	X	X	X	X	X	Any protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plan.	<input checked="" type="checkbox"/>			
6	X	X	X	X	X	X	X	X	X	X	Zoning information, including zone classification, and all area and bulk requirements with a zoning table showing a comparison to the proposed development; and all dimensions and other site data needed to insure conformity with the Township of Long Hill Land Use Ordinance. Front, rear and side yard setback lines shall be depicted graphically on the plan.	<input checked="" type="checkbox"/>			
7	X	X	X	X	X	X	X		X	X	A Boundary and Existing Conditions Survey. Data to include, but not limited to Block/Lot number(s), the location of existing and proposed property lines, lot areas, lot dimensions, structures, easements, and other features and details as required by the laws governing the preparation of surveys in the State of NJ.	<input checked="" type="checkbox"/>			
8	X	X	X	X	X	X	X		X	X	All existing and proposed wooded and landscaped areas and proposed buffering and screening, identifying all trees over ten (10) inches in diameter, except that where trees are in mass, only the limits thereof need be shown. A landscaping plan including details as to the size, number, location and type of vegetation and method of planting to be use.	<input checked="" type="checkbox"/>			

SUBMISSION REQUIREMENTS (Continued)											STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ.						ZONING BOARD			ITEM DESCRIPTION	APPLICANT		TOWNSHIP
		MINOR		MAJOR		VARIANCES 40:55D-70								
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	b	c	d				
													PRILIM	
9		X	X	X	X	X	X	X	X	X	Five (5) copies of requisite plans prepared, signed and sealed by a NJ Licensed professional in compliance with N.J.A.C. 13:40-7.1 et sec. folded with title block exposed to view. Drawings shall be no larger than 24"x36". Title block in accordance with the rules governing the title blocks for professional engineers and land surveyors including: Name of Applicant, Township of Long Hill and Morris County with each sheet specifically titled with appropriately descriptive words. Name, title, address and license number of the professional or professionals who prepared the plan. Written and graphic scale. Date of original drawing and a list of specific revisions and dates.	C		
10		X	X	X	X	X	X	X	X	X	The names, lot and block numbers of all property owners within two hundred (200) feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor shown on the plan.	C		
11	X	X	X	X	X	X	X		X	X	For applications involving signs: a sign application; the location of existing and proposed signs; scale drawings of all proposed signage; a summary of the dimensions and area of all existing and proposed signs; and other plan notes indicating sign materials, lighting, landscaping and all other information needed to review the application.	W		
12		X	X	X	X	X	X		X	X	Proof of submission to the Morris County Soil Conservation District as applicable.	W		
13		X	X	X	X	X	X		X	X	A completed Township soil erosion and sediment control certification form as may be required.	W		
14		X	X	X	X	X	X		X	X	Any information required by Ordinance Chapter 143 - Flood Damage Prevention Ordinance, including an application for Development Permit if applicable.	W		
15		X	X	X	X	X	X		X	X	Plan information for a Tree Removal Permit.	W		
16		X	X	X	X	X	X		X	X	Photograph of photographs showing the property as it currently exists and all structures thereon.	C		attached
17		X	X	X	X	X	X		X	X	Proof of approval or proof of submission for approval, to Long Hill Board of Health and/or other agency of jurisdiction approval for any application proposing, or potentially requiring modification to a septic system.	W		
18		X	X	X	X	X	X		X	X	A listing of approvals required by other governmental agencies, and completed copies of applications made to any other governmental agency with jurisdiction over the application and/or status reports of said applications.	C		Morris County Planning Board
19		X	X	X	X	X	X		X	X	The following legends on any site plan or subdivision plan: (a) Owner Consent Legend; (b) Site Plan / Subdivision Identification Legend; (c) Plan Preparer Legend; (d) Board Approval Legend; (e) Township Engineer Legend; (f) Township Clerk Legend; and (g) Certificate of Occupancy Legend. Legends found at the end of this Ordinance Section.	C		
20		X	X	X	X	X	X		X	X	Owner/Applicant information on plan, including name, title, address and telephone number. If Owner/Applicant is a corporation or partnership, the names and addresses of all shareholders owning ten (10) percent or more of any class of stock of the corporation must be shown.	C		
21		X	X	X	X	X	X		X	X	A key map showing the entire tract and its relation to the surrounding area, including at least one roadway intersection, and including all zone district boundaries within 200' of the property at a scale of one (1) inch equals not more than five hundred (500) feet.	C		

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ.						ZONING BOARD			APPLICANT	TOWNSHIP		
		MINOR		MAJOR				VARIANCES 40:55D-70						
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c					d
										PRILIM			FINAL	
22		X	X	X	X	X	X		X	X	Acres figures, including lot tract size, individual lot areas, and area of land to be dedicated for public rights of way.	<input checked="" type="checkbox"/>		
23		X	X	X	X	X	X		X	X	Existing block and lot numbers of the lot(s) to be subdivided or developed as they appear on the Township Tax Map; proposed block and lot numbers as provided by the Township Tax Assessor upon written request; proposed street numbers as provided by the Township Clerk upon written request.	<input checked="" type="checkbox"/>		
24		X	X	X	X	X	X		X	X	North arrow and tract boundary line in heavy line.	<input checked="" type="checkbox"/>		
25		X	X	X	X	X	X		X	X	The location and use of all existing structures, both within the tract and within one hundred (100) feet of its boundary.	<input checked="" type="checkbox"/>		
26		X	X	X	X	X	X		X	X	A site grading plan where changes in grading are proposed.	<input checked="" type="checkbox"/>		
27		X	X	X	X	X	X		X	X	The location of all streets, sidewalks, parking areas and driveways with related dimensions.	<input checked="" type="checkbox"/>		
28		X	X	X	X	X	X		X	X	The location of all structures, including their existing and proposed uses, dimensions to verify building setbacks and separations, and notes indicating whether existing structures will be retained or removed.	<input checked="" type="checkbox"/>		
29		X	X	X	X	X	X		X	X	The location of all watercourses, railroads, bridges, culverts, drain pipes and natural features, such as treed areas, both on site and within one hundred (100) feet of its boundaries.	<input checked="" type="checkbox"/>		
30		X	X	X	X	X	X		X	X	Information required to assess conformance with the critical area requirements of Section 142 including the following for the site and each proposed lot: (a) the total critical and noncritical land in area and square feet; (b) the impervious lot coverage of non-critical lands; (c) setback dimensions from all principle buildings to any critical area.	<input checked="" type="checkbox"/>		
31		X	X	X	X	X	X		X	X	Map noting the location of all critical areas, as defined in the Ordinance, with the source of critical area delineation noted. For sites with no critical areas a plan note, signed by the preparer of the plan, indicating the site contains no critical areas.	<input checked="" type="checkbox"/>		
32		X	X	X	X	X	X		X	X	For applications that disturb less than 1.00 acre of surface, or that create less than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations shall be provided to verify that 3" of runoff from the equivalent area of new impervious surface is infiltrated into the ground where the subsurface conditions are shown to be suitable for infiltration. In the case where the subsurface condition is shown to be not suitable for infiltration, stormwater control features shall be provided and shown to reduce the post-development runoff rates to the pre-development values (i.e. Zero-Net Increase).	<input checked="" type="checkbox"/>		
33		X	X	X	X	X	X		X	X	For application that disturbs 1.00 or more acre of surface, or that create more than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations to verify compliance with stormwater management designed in accordance with the Residential Site Improvement Standards (RSIS, NJAC 5:21) and the NJDEP Stormwater Regulations (NJAC 7:8). The calculations shall address runoff rates, total suspended solids, and groundwater recharge. A draft maintenance manual shall also be provided.	<input checked="" type="checkbox"/>		

SUBMISSION REQUIREMENTS (Continued)										STATUS		NOTES / LAND USE ORDINANCE REFERENCE			
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD		C = Complies					
		MINOR		MAJOR				VARIANCES 40:55D-70		W = Waiver					
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a	b	c	d		APPLICANT	TOWNSHIP	
ITEM DESCRIPTION															
34	X		X	X	X	X	X		X	X			Dimensioned architectural plans for existing and proposed buildings and structures including floor plans for all levels and complete elevation views. Dimensioning shall be sufficient to verify floor area ratio, building height, parking requirements, etc. Plans shall be prepared by an Architect licensed by the State of NJ. Preparation by architect shall be optional for Site Plan Waivers to be determined by the reviewing authority at the time of application.	W	
35	X		X		X			X	X	X			Rapid access key boxes (aka Knox Box) on non-residential properties if applicable.	C	
36		X	X	X	X	X	X						Certification of submittal to the Morris County Planning Board as applicable.	C	
37		X	X	X	X	X	X						Proposed elevations of each floor level, the top of foundation and roof line of all principal buildings.	W	
38		X	X	X	X	X	X						The location and size of all existing and proposed utilities for both undeveloped and developed lots that are part of the application; detailed description of any and all easements and the manner in which they will be controlled.	W	
39		X	X	X	X	X	X						Topographic map of the subject tract detailing existing and proposed contours with intervals of two (2) feet where slopes are less than fifteen (15) percent and with intervals of five (5) feet where slopes exceed fifteen (15) percent. A reference benchmark shall be as related to the United States Geological Survey and United States Coast and Geodetic Survey. Existing contours shall be shown by a dashed line; proposed contours shall be shown as a solid line.	C	
40		X	X	X	X	X	X						All means of vehicular access and egress to and from the site onto public streets, showing the site and the location of curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, site triangles, required right-of-way dedication areas and other proposed devices necessary to promote a safe traffic circulation pattern.	C	
41		X	X	X	X	X	X						Calculations verifying suitable capacity of proposed pipes, swales, and other drainage features.	W	
42			X	X	X	X	X		X	X			Depiction of the colors, textures, and other related features of all proposed buildings and structures.	W	
43			X	X	X	X	X		X	X			The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details of lighting poles, light fixtures and foot candle limits.	W	
44				X	X	X	X						A section or staging plan, if proposed, indicating the portion of the tract to be considered for approval as part of the current application and the relationship of the portion of the tract to the remaining land area, including all applicable comparisons such as parking spaces, building coverage, lot coverage, open space areas and number of lots	W	
45				X	X	X	X						Details and locations of all accessory structures including fences, trash enclosures, recycling areas, etc.	C	
46				X	X	X	X						The location and design of any off-street parking and loading areas, showing size and location of parking stalls, loading area, aisles and barriers, curbing, sidewalks and paving specifications.	C	

SUBMISSION REQUIREMENTS <i>(Continued)</i>										STATUS		NOTES / LAND USE ORDINANCE REFERENCE										
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ.						ZONING BOARD		C = Complies												
		MINOR		MAJOR				VARIANCES 40:55D-70		W = Waiver												
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a	b	c	d		APPLICANT	TOWNSHIP								
															PRILIM	FINAL						
		ITEM DESCRIPTION																				
47						X	X		X	X												
48									X	X	X											
49				X	X																	
50				X		X																
51						X	X															
52						X	X															
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54						X	X															
55	X																					

**NOTES:**

1. The approving authority may request additional information of any Applicant seeking variance approval if said information is deemed necessary by the Board to make an informed opinion on the application, except that the request for such information shall not be considered grounds to deem any application incomplete.
2. The approving authority may waive submission of any information required of variance or waiver applications in appropriate cases for specific applications, after first considering the opinion of the Technical Review Committee (TRC) on the waiver request made by the Applicant.

Vincent T. Bisogno, Attorney	12/6/2019
<i>Signature and Title of Preparer of Checklist</i>	<i>Date</i>

Applicant: 664 - 676 Valley Road, LLC	Property Address: 664 - 676 Valley Road
Owner: Same	Block: 11107 Lot(s): 16 Zone: B-1-20
Project Name: Valero Gas Station	Application #: _____ Date: 12/6/2019

(a). To be signed before submission:

I CONSENT TO THE FILING OF THIS SITE PLAN / SUBDIVISION APPLICATION WITH THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

Robert F. Thash 12/18/19  
*Applicant Signature*      *Date*  
 664 - 676 Valley Road, Gillette, New Jersey  
*Address*

Robert F. Thash 12/18/19  
*Owner Signature*      *Date*  
 \_\_\_\_\_  
*Address*

(b). To be completed before submission:

SITE PLAN / SUBDIVISION OF:

Block: 11107      Lot(s): 16  
 Date of Plan: 9/13/2019

Tax Map Number: 11  
 Scale: 1" = 20 feet

(c). To be signed before submission:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN / SUBDIVISION AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

Will G. All 12/18/19  
*Signature and Title*      *Date*

(d). To be signed before issuance of a building permit:

APPROVED BY THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

Board Secretary: \_\_\_\_\_ Date: \_\_\_\_\_

Board Chair: \_\_\_\_\_ Date: \_\_\_\_\_

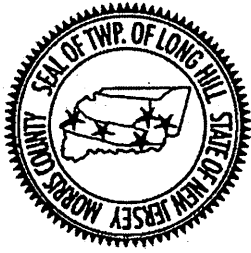
(e). To be signed before the issuance of a building permit (where applicable):

ON THE RECOMMENDATION OF THE TOWNSHIP ENGINEER, I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES:

Township Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

(f). CERTIFICATE OF OCCUPANCY ISSUED:

Construction Official: \_\_\_\_\_ Date: \_\_\_\_\_



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

## CHECKLIST WAIVER REQUEST FORM

Use for Checklists A, B & SPW

*Applicant:* 646-676 Valley Road LLC

*Property Address:* 646-676 Valley Road, Gillette, NJ 07933

*Block:* 11107

*Lot(s):* 16

*Date:* 12/6/2019

ITEM #	EXPLANATION FOR WAIVER REQUEST
	See Waiver Request attached (2 pages)

*If additional waivers are requested, please use another form to continue.*



**TOWNSHIP OF LONG HILL  
CHECKLIST WAIVER REQUEST FORM**

Date: 11/12/2019

Applicant: Six Six Four Six Seven Six Valley Road

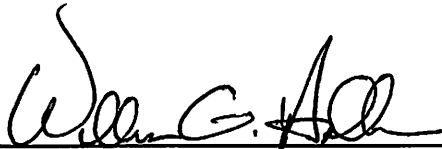
Property Address: 664-676 Valley Road

Block: 11107 Lot: 16

**Item #                      Explanation for Waiver Request**

- 5. There are no Known deed restrictions.
- 8. No new land disturbance proposed.
- 9. No new signs are proposed.
- 12. No land disturbance is proposed.
- 13. No land disturbance is proposed.
- 14. This property is not in a flood plain.
- 15. No land disturbance is proposed.
- 17. The Subject Property is serviced by municipal sanitary sewer.
- 23. No subdivision is proposed.
- 26. No land disturbance is proposed.
- 29. No watercourses, railroads, bridges within 100 feet of the property.
- 30. There is no new construction proposed; the structures are existing. This application is for lot line adjustment only.
- 32. No land disturbance is proposed.
- 33. No land disturbance is proposed.
- 34. There is no new construction proposed.
- 35. Knox Box is required.
- 37. There is no new construction proposed.
- 38. No land disturbance or construction is proposed.
- 41. No construction is proposed.

- 42. No construction is proposed.
- 43. All lighting is existing and no new lighting is proposed.
- 44. No construction or land disturbance is proposed.
- 47. No site construction is proposed.
- 49. No land disturbance or construction is proposed.
- 50. No subdivision is proposed.
- 51. No site construction is proposed.
- 52. No site construction is proposed.
- 53. No organizational documents are required.
- 54. No land disturbance or construction is proposed.
- 55. No construction is proposed.



William G. Hollows, PE, PLS No. 27473

**Murphy & Hollows Associates, LLC**

192 Central Avenue

Stirling, NJ 07980

Tel: 908.580.1255

[murphyhollows@gmail.com](mailto:murphyhollows@gmail.com)

DEC 5, 2019

Date



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

## INFORMATION REGARDING SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION

The State of New Jersey Soil Erosion and Sediment Control Act, Chapter 261, P.L. 1975 defines a project which requires a soil erosion and sediment control certificate as "any disturbance of more than 5,000 square feet of the surface area of land:

- (1) for the accommodation of construction for which the State Uniform Construction Code would require a construction permit, except that the construction of single-family dwelling unit shall not be deemed a "project" under this act unless such unit is part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or construction permit application involving two or more such single-family dwelling units,
- (2) for the demolition of one or more structures,
- (3) for the construction of a parking lot,
- (4) for the construction of a public facility,
- (5) for the operation of any mining or quarrying activity, or
- (6) for the clearing or grading of any land for other than agricultural or horticultural purposes."

Soil Erosion and Sediment Control Certifications must be obtained from:

Morris County Soil Conservation District  
Court House  
Morristown, New Jersey 07960  
Phone: (973) 285-2953 or 538-1552  
Fax: (973) 605-8195

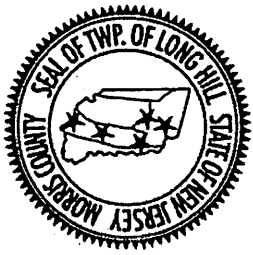
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Property Address: 665-676 Valley Road, Gillette, NJ 07933

This project does not involve work for which a Soil Erosion and Sediment Control Plan Certification is required from the Morris County Soil Conservation District.

This project requires a Soil Erosion and Sediment Control Plan Certification from the Morris County Soil Conservation District. I certify that an application has been made to the Morris County Soil Conservation District for this project.

*Robert F. Tokash* 12/18/19  
\_\_\_\_\_  
*Signature* *Date*  
Robert Tokash, Managing Member  
\_\_\_\_\_  
*Print Name*



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

## ZONING TABLE

**FILL IN ALL APPLICABLE BOXES**

<b>Property Address:</b> 664-676 Valley Road				
<b>Block:</b> 11107	<b>Lot:</b> 16	<b>Zone:</b> B-1-20	<b>Total Square Feet:</b> 56,777	
<b>Is this property in a density modification subdivision?</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	20,000 s.f.	56,777 s.f.	56,777 s.f.	No
Lot Width (Feet)	100'	128 Mt. Ave. and 300 Valley	Same	No
Floor Area (Square Feet)	800 s.f. min.	1666 s.f.	1666 s.f.	No
Building Width (Feet)	20' Min.	58'	58'	No
Front Yard Setback (Feet)	50'	33.8	33.8	Yes*
Side Yard Setback (Feet)	20'	19.9	19.9	Yes*
Rear Yard Setback (Feet)	25'	N/A	N/A	
Building Height (Stories & Feet)	2 story/35'	2 story/27'	Same	No
Building Coverage (Percent)	20%	8.9	8.9	No
Lot Coverage (Percent)	40%	47%	47%	Yes*
Floor Area Ratio (FAR – Percent)	N/A			
Buffer (Feet)	N/A			
* Existing Condition (See Addendum attached)				

LAND DEVELOPMENT REVIEW APPLICATION

Mail To: MORRIS COUNTY PLANNING BOARD
P.O. Box 900
Morristown, NJ 07963-0900



Office Location:
30 Schuyler Place
4th Floor
Morristown, New Jersey

ALL FILINGS TO THE PLANNING BOARD SHOULD BE IN DUPLICATE WITH APPROPRIATE FILING FEE

Section I. Submission Requirements (TWO COPIES OF ALL DOCUMENTS SHOULD BE SUBMITTED)

Submission: [X] New [ ] Planning Board [ ] Review fee enclosed
[ ] Revised [X] Board of Adjustment [ ] No review fee

Section II. Project Information

Project Name: Valero Gas Station Block(s) 11107 Lot(s) 16
Municipality: Long Hill Township Road Frontage Name: Valley Road & Mountain Ave.
Applicant's Name: 664-676 Valley Road LLC Telephone: 908-419-4446 Fax:
Mailing Address: P.O. Box 148, Gillette, NJ 07933

Section III. Site Data

What is being proposed? Confirmation Applicant is complying with previous approvals. No new conditions.
Zone District(s) in which property is located: B-1-20
Present Use(s) Valero Gas Station Proposed Use(s) Valero Gas Station
Proposed Water Source: Public Sewage Disposal Public

[ ] Subdivision:
Gross Area of Subdivision Tract \_\_\_\_\_ acres ■ Net Lot Area \_\_\_\_\_ acres ■ Number of Lots \_\_\_\_\_
[ ] Site Plan: Lot Area 1.3 Acres
If Residential: # of Dwelling Units \_\_\_\_\_
If Non-Residential: New Floor Area -0- Total Floor Area \_\_\_\_\_
New Parking Spaces -0- Total Parking Spaces \_\_\_\_\_
New Impervious Surface -0- Total Impervious Surface \_\_\_\_\_

Section IV: Review Fees (not required for revised submissions)

Applicant hereby applies for: (check one)

Table with 3 columns: Municipal Classification, Rate, Fees. Includes rows for Subdivision (Sketch, Minor, Preliminary, Final) and Site Plan (Multi-Family, Non-Residential).

Application completed by: Vincent T. Bisogno, Esq. [ ] applicant / [ ] owner / [X] attorney / [ ] engineer
(please print)

Signature: [Handwritten Signature] Dated: 12/18/19

**ADDENDUM TO MORRIS COUNTY PLANNING**

**BOARDAPPLICATION**

**VALERO GAS STATION**

**664 – 676 VALLEY ROAD, LLC, GILLETTE, NJ 07933**

The Applicant, **664-676 Valley Road, LLC**, owners of Block 11107, Lot 16 has applied to the Long Hill Township Board of Adjustment to confirm its use of a Valero Gas Stations complies with previous approvals granted by Long Hill Township. The Applicant also seeks any variances which may be required.

No new construction or land disturbance is proposed.

Applicant has occupied the service station since 1959 when the original approval was granted.

(6)

Prepared by:  
August N. Santore, Jr., Esq.  
Attorney at Law of the State of New Jersey



MORRIS COUNTY, NJ  
JDAN BRAMHALL, COUNTY CLERK  
DEED-OR BOOK 22216 PG 0701  
RECORDED 12/28/2012 14:43:06  
FILE NUMBER 2012101027  
RCPT #: 817424; RECD BY: natasha  
RECORDING FEES 70.00  
MARGINAL NOTATION 0.00

# DEED

This Deed is made on December 7, 2012,

## BETWEEN

Robert F. Tokash

whose address is 20 North Road, Berkeley Heights, New Jersey 07922

referred to as the Grantor,

## AND

664-676 Valley Road, LLC

whose address is 664 Valley Road, Gillette, New Jersey 07933

referred to as the Grantee,

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of (\$1.00) ONE DOLLAR AND 00/100 and other good and valuable consideration.

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Long Hill Township.  
Block No. 11107 Lot No. 16 Account No.

\_\_\_\_\_ No property tax identification number is available on the date of this deed. (Check if applicable.)

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of Long Hill, County of Morris and State of New Jersey. The property is commonly known as 664-676 Valley Road, Gillette, New Jersey 07933.


Being the same premises conveyed to Robert F. Tokash by deed from The Estate of Stephanie Tokash, dated December 6, 2012, recorded simultaneously herewith in the Morris County Register's Office.


(4)

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

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

  
August N. Santore, Jr., Esq.  
Attorney at Law of the State of New Jersey

  
Robert F. Tokash

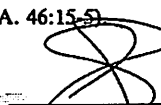
STATE OF NEW JERSEY, COUNTY OF UNION SS:

I CERTIFY that on December 7, 2012

Robert F. Tokash personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and

(c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5)

  
August N. Santore, Jr., Esq.  
Attorney at Law of the State of New Jersey

RECORD AND RETURN TO:  
August N. Santore, Jr., Esq.  
143 Summit Avenue  
Berkeley Heights, NJ 07922





# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

TOWNSHIP OFFICES  
915 Valley Road  
Gillette, NJ 07933  
(908) 647-8000  
FAX (908) 647-4150

June 28, 2019

## VIA US MAIL & CERTIFIED RETURN RECEIPT

Valero Gas Station  
664 Valley Road  
Gillette, NJ 07933

Occupant(s)  
646-676 Valley Road  
Gillette, NJ 07933.

David A. Checchio, Esq.  
PO Box 4449  
Warren, NJ 07059

Elite Properties at Long Hill, LLC  
210 Mountain Blvd.  
Watchung, NJ 07069

Six Six Four-Six Seven Six Valley Road  
PO Box 148  
Gillette, NJ 07933

RE: **PROPERTY VIOLATIONS**  
*646-676 Valley Road, Gillette, New Jersey*

After a recent inspection of the above referenced property, it has been determined there are multiple code violations at the property.

As per the enclosed photos, the current violations are as follows:

- 1) **Use Violation** – Pursuant to the Resolution dated 5/4/1966 (enclosed), condition #1, the third garage bay shall be utilized for storage purposes only and while designed outwardly to appear as an additional bay will not be utilized at any time in the future as an additional service bay. If it is the intention of the Valero gas station to continue using the third bay for vehicle service, then an Application for Development for Minor Site Plan must be submitted to the Zoning Board.
- 2) **Use Violation** – The property is currently being used for a landscaping company to store landscaping equipment and trucks. It would also appear the two (2) buildings in the rear of the property, one that was originally proposed as a “hen house” are being used as a storage facility for the landscaping business. This use is strictly prohibited. All trucks and equipment must be removed from the property immediately.
- 3) **Fence** – There is a large fence that encloses trucks and landscaping equipment to the rear of the Valero gas station. There are no records that an application for Minor Site Plan Approval was made to the Zoning Board of Adjustment for the approval of this fence. The fence must be removed or an Application for Development for Minor Site Plan must be submitted to the Zoning Board.
- 4) **Two Family Dwelling** – It would appear based on the amount of vehicles continuously located at the property as well as multiple entrances to the dwelling that more than two (2) families and/or tenants are residing at the location, whereas the residence was grandfathered as a two family dwelling only. We will be scheduling a mandatory site visit with the Zoning and Fire Inspector in July in order to assess the situation.

- 5) **Outdoor Storage & Debris** – As per the enclosed photos, any/all debris (including the broken grill and washing machine) must be removed immediately pursuant to the following Township code section:

***16-1.7 – Outdoor Storage.***

- a. *All lots shall be kept free of accumulations of trash, garbage waste, rubbish, refuse, junk or noxious or offensive materials or substances.*

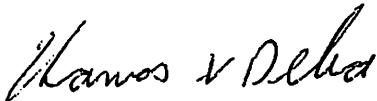
This letter is to inform you that these violations must be remedied immediately. We will re-inspect the property no later than **July 31, 2019 (30 days)** and if compliance is not met, a-summons will be issued.

Should you wish to submit an Application for Development to the Zoning Board of Adjustment with regards to the fence and the multiple use violations on the site, please contact us immediately.

Thank you in advance for your cooperation.

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

Sincerely,



Thomas V. Delia  
Zoning & Code Enforcement Officer  
908-647-8000 Ext. 227  
[zoning@longhillnj.gov](mailto:zoning@longhillnj.gov)



Debra Coonce  
Planning & Zoning Coordinator  
908-647-8000 Ext. 218  
[pzcoord@longhillnj.gov](mailto:pzcoord@longhillnj.gov)

Enclosures

C: Nancy Malool, Township Administrator  
John R. Pidgeon, Township Attorney  
Jeffrey Heiss, Township Construction Official

LONG HILL TOWNSHIP  
MUNICIPAL COURT  
915 Valley Road  
Gillies, NJ 07933

COURT I.D. 1430  
PREFIX SC  
COMPLAINT NUMBER 009287

The State of New Jersey  
VS.  
Defendant's Name: First Last Initial

Address  
City

State Zip Code Telephone

Birth Date: Mo. Day Yr. Sex Eyes Height Restrictions

DL #

State Exp. Date

STATE OF NEW JERSEY  
COUNTY OF MORRIS } SS:

Complaining Witness: [Name] of [Address]

Residing at [Address]

By certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the [Date] did commit the following offense:

in LONG HILL County of MORRIS NJ

(State, Regulation or Ordinance Number)

LOCATION OF OFFENSE

Describe Location

in violation of (one charge only)

CERTIFICATION: I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

OR

(Date)

(Signature of Complaining Witness)

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:

COURT USE ONLY

LAW/ CODE ENFORCEMENT USE ONLY

Probable cause is found for the issuance of this Complaint-Summons

Yes No

(Signature of Judicial Officer)

Yes No

(Signature of Judge)

**SUMMONS**

**YOU ARE HEREBY SUMMONED TO APPEAR**

**BEFORE THIS COURT TO ANSWER THIS COMPLAINT. IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A WARRANT MAY BE ISSUED FOR YOUR ARREST.**

**NOTICE TO APPEAR**

COURT APPEARANCE REQUIRED

COURT DATE: [Month] [Day] [Year] [Time]

(Date Summons Issued)

(Signature of Person Issuing Summons)

Complaint-Summons (SF 1007)

Comm  
ATTN  
Mihal

BL 60  
L 16

March 16, 1959

Passaic Township Board of Adjustment  
Attn: Mrs. Addan M. Hennessey  
Stirling, N.J.

Dear Mrs. Hennessey

Reference is hereby made to the proposed construction of a Service Station of the American Oil Company to be location on the northwest corner of the intersection of Mountain Avenue and Valley Road in Gillette, as submitted by Mr. Joseph Tokash, Realter of Gillette, the Planning Board, at a regular meeting held on March 3, 1959, did consider the suggestion carefully and agreed to advise the Board of Adjustment of their recommendation as follows:

1. That said gas service station shall not become a garage.
2. Shall not retain damaged vehicles for a period of more than 10 days.
3. Shall not store or park vehicles
4. That said area shall be landscaped.
5. Shall be kept orderly and clean in appearance at all times.
6. There shall be no storage or accumulation of oil cans or similar refuse so as to constitute a hazard in the area.
7. No top soil removed, as a result of grading and/or construction, shall be removed from the Township of Passaic.

These recommendations are herewith submitted to the Board of Adjustment for their consideration and concurrence.

Very truly yours,

John L. Pelissier,  
Chairman, Plannin Board



4.  
with Comm  
MATTSON  
Mihal

COPY OF LETTER TO MR. & MRS. J. TOKASH

RE: GAS STATION - GILLETTE

April 23, 1959.

Mr. & Mrs. J. Tokash  
Valley Road  
Gillette, N.J.

Dear Mr. & Mrs. Tokash:

The Board of Adjustment is recommending to the Township Committee that you be allowed to erect a gas station on the northwest corner of Valley Road and Mountain Avenue, Gillette, and you will carefully follow the recommendations set forth in a letter of March 16th, written by the Chairman of the Planning Board and should be followed to the last paragraph.

Very truly yours,

Aidan M. Hennessey,  
Sec. Board of Adjustment

COPY OF LETTER TO PASSAIC TOWNSHIP COMMITTEE

RE: GAS STATION - GILLETTE

Passaic Township Committee  
Millington, N.J.

Attn: Mr. J. Wirth, Township Clerk

Gentlemen: Re: J. Tokash - Gas Station - Gillette

The Board of Adjustment recommends to the Township Committee that a permit be issued to Joseph & Sophie Tokas, to erect a garage on the North west corner of Valley Road and Mountain Avenue, Gillette.

This should be with the complete restrictions and suggestions proposed by the Planning Board in a letter addressed to Mrs. A.M. Hennessey, Secretary, Board of Adjustment dated March 16, 1959. Copy enclosed.

Very truly yours,

Aidan M. Hennessey

RESOLVED that the Clerk be authorized to draw a check on the Road Assessment Account in the amount of \$776.66 to the order of First National Iron Bank payment bond due May 1st, Gates Avenue, Section 2.

RESOLVED that the Clerk be authorized to draw a check on the 1959 Tax Account to the order of the First National Iron Bank in the amount of \$148.45 payment interest \$35.95 due May 1st, Gates Ave., Section 2 and \$112.50 payment interest due May 1st, Lacey Ave. Hillside Drive on outstanding bonds.

RESOLVED that the Clerk be authorized to draw a check on the 1959 Tax Account to the order of Thomas W. Venner, County Treasurer, in the amount of \$1,106.48 County Library taxes due May 15th.

RESOLVED that the balance of \$131.00 Ordinance #117 re Purchase of Garbage Truck be cancelled.

RESOLVED that the balance of \$175.38 Ordinance #121 re Purchase of Property be cancelled.

RESOLVED that the action of the Board of Adjustment at its meeting of April 23, 1959 granting Mr. J. Tokash the right to construct a gasoline filling station on the northwest corner of Mountain Avenue at Valley Road, Gillette is approved. Said project previously was approved by the Planning Board and Board of Adjustment. All the requirements listed in the letter of April 27, 1959 (Board of Adjustment signed by Mr. A. Roy) shall be complied with, in addition top soil shall be removed from the Township and any top soil saved from the site shall be with the permission of the Township Committee. All other ordinances and regulations shall also be complied with.

The Township Committee did then by motion made and seconded accept the resignation of Mr. Ralph Westby-Gibson as custodian of Township Hall effective April 30, 1959.

The Township Committee by proper motion did appoint Mr. Fred Mertz Division Avenue, Millington as temporary custodian of Township Hall at the rate of \$2.00 per hour. The word temporary was used to indicate that the Committee wishes time to evaluate the job and establish a yearly rate for this position.

The Township Committee by proper procedure did then adopt the following resolution:

RESOLVED that the Township Committee of the Township of Passaic does recognize and agree to the withdrawal of Leonard Tucciarone from the Plenary Retail License #C-5 issued by the Township Committee to Leonard Tucciarone and Andrew Tucciarone T/A Olde Picadilly, located on the north side of Valley Road, Stirling, N.J. The Township Committee also authorizes continuance of the license in the name of Leonard Tucciarone, Individually, and

BE IT FURTHER RESOLVED that the Clerk be authorized to draw a refund check in the amount of \$42.50 to Leonard Tucciarone as no fee, no application and no publication is required for this action.

The resolution authorizing a person to person transfer adopted by the Township Committee on April 10, 1959 is declared null and void.

S. Restivo Township Committee

3. The Township Engineer was to supervise the soil and top soil removal and grading to insure that the removal was being done only to establish grades and elevation on established maps and plans.

4. The cost of the Township Engineer's supervision time to be at the expense of the developer.

5. The Police Chief was to be instructed to see that no trucks loaded with soil of any kind left the Sunnybrook area.

The Clerk did then read in full Mr. J. Tokash's request of May 12, 1959 to remove soil from the gasoline station area he proposes for the northwest corner of Mountain Avenue and Valley Road. After careful consideration of the request, permission was granted to move the soil with the following provisions.

1. Not less than 6" of top soil must be installed on all of those areas not paved. This is in accordance with the subdivision ordinance.

2. A \$500 performance bond approved by the Township Attorney and filed with the Clerk must be in Township Hall before any soil removal can be started.

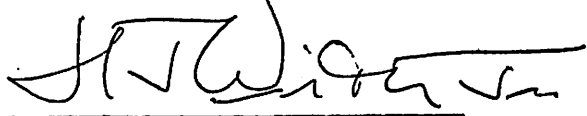
- a. the bond is to insure the 6" of top soil on all ground areas of the soil removal and grading site.
- b. the spreading and leveling of the soil moved to the area on the south east corner Valley Road and Mountain Avenue.
- c. the elimination of a stock pile of soil, including top soil from the site and the restoration of the area to a satisfactory appearance before the granting of a certificate of occupancy.
- d. the supervision of the soil removal, grading, leveling and banking by the Township Engineer at the owner's expense.

The Clerk did then read in full Mr. Purcell's letter of May 15, 1959 to the Township Committee in regard to a change requested by the State Department of Health in the secondary settling tanks proposed for the new sewer plant.

After consideration of the letter and the attached drawing, the Township Committee, by proper procedure, did adopt the following resolution:

RESOLVED that the changes in the secondary settling tanks and the outside piping in accordance with the drawing and letter attached to Mr. Purcell's letter of May 15, 1959 for the cost of \$3,347.00 be approved and the Clerk and Mayor are hereby directed to sign the proper change sheet.

There being no further business to come before the Committee, the Special Meeting on proper motive adjourned at 11:20 P.M.

  
Henry J. Wirth, Jr., Clerk

RESOLVED that the Clerk be authorized to draw a check on the Special Deposit Account in the amount of \$200.00 to the Long Hill Nursery for landscaping work

AND BE IT FURTHER RESOLVED that the Clerk be authorized to draw a check in the amount of \$300.00 to Joseph Tokash for balance of escrow deposit for landscaping.

WHEREAS, the Township of Passaic submitted a formal request to the U. S. Public Health Service for an increase in the federal grant on the additions and alterations to the Stirling Sewerage Treatment Plant from #93,900.00 to \$104,400.00; and

WHEREAS, the U. S. Public Health Service took favorable action on the said application;

NOW, THEREFORE, BE IT RESOLVED that the minutes of the Township of Passaic reflect that the increase of \$10,500.00 has been received and credited towards the said project costs, and has been added to that sum previously referred to in Ordinance #125.

Mr. Mattson was authorized to appear in Court and represent the Township of Passaic in the case of Washington vs Townley.

The following bills having been audited and found to be correct were ordered paid:

9293	James & Joan Keener	63.03
9294	Harold Davis	74.49
9295	Lincoln & Harriett Walsh	38.20
9296	John Castle, Sr.	61.12
9297	Howard & Carol Schiffhauer	31.51
9298	Arnold & Alina Ozolins	155.53
9299	Regina Buchert	4.47
9300	Marthe DeFilippis	61.09
9301	Augustine Ruggerio	3.92
9302	Catherine Scrobacz	61.12
9303	Domenico Sangiovanni	61.12
9304	Joseph Koish	61.12
9305	Henry & Vivian Laue	38.20
9306	Frank & Lois Bachmann	38.20
9307	Fred & Anna Mertz	22.92
9308	Gertrude Merritt	61.12
9309	Elizabeth Brewer	61.12
9310	Fortunato & Maria Gallo	21.01
9311	Albert & Krene Klizas	13.37
9312	Edward & Anna Golden	38.20
9313	James & Margaret Robertson	38.20



# BOARD OF ADJUSTMENT

PASSAIC TOWNSHIP  
TOWNSHIP HALL  
MILLINGTON, NEW JERSEY

## RESOLUTION OF FINDINGS AND CONCLUSIONS

### RESOLUTIONS

Cal. No. .... 3 .....

Filed .....

WHEREAS ..... The American Oil Company .....  
*Appellant*

has applied to the Board of Adjustment of the Township of Passaic for permission to  
erect a one story 14 x 26 foot masonry storeroom addition to existing gas station

Located N/W corner of Valley Road & Mountain Ave., Gillette  
and known as Block .60..... Lot (s) .16..... on the 1966..Tax Map of Passaic Township for the purpose of  
erecting a one story storage room

which premises are in ..... B.1..... Zone; and

WHEREAS, the Board after carefully considering the evidence presented by Appellant and of the adjoining property owners and general public, has made the following factual finding:

the variance be granted - see minutes

WHEREAS, the Board has determined that the relief requested by appellant (can—cannot) be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of Passaic Township for the following reasons:

See Mr. Bosch reasons in Minutes.

AND WHEREAS (in the case of a Use Variance, the following statutory purposes (will—will not) be advanced by the granting of such variance:

NOW THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township of Passaic on this .1st..... day of .March..... 19.66., that approval of the application of ...American Oil Company..... be (denied) (recommended) to the Governing Body of Passaic Township..... subject however to the following conditions.

conditions setforth in letter of March 19, 1959 (copy attached) be adhered to, especially the landscaping.

### ROLL CALL VOTE

Those in Favor Messr. Escott, Hudkins, Pelissier, Roy and Lott.

Those Opposed None

The foregoing is a true copy of a resolution adopted by the Board of Adjustment of the Township of Passaic at its meeting of .....Feb.....28..... 19.66.. as copied from the Minutes of said meeting.

Dated: 3/21/66

*Aidan M. Heenan*  
Secretary, Board of Adjustment

COPY OF LETTER RECEIVED FROM  
PLANNING BOARD

TOKASH PROPERTY GASOLINE STATION

March 19, 1959

Passaic Township Board of Adjustment  
Attn. Mrs. Aidan Hennessey  
Stirling, N.J.

Dear Mrs. Hennessey:

Reference is hereby made to the proposed construction of a Service Station of the American Oil Company to be located on the Northwest corner of the intersection of Mountain Avenue and Valley Road in Gillette, as submitted by Mr. Joseph Tokas, Realtor of Gillette. The Planning Board at a regular meeting held on March 3, 1959, did consider the suggestion carefully and agreed to advise the Board of Adjustment of their recommendation as follows:

1. That said Gas Service Station shall not become a garage.
- ✓ 2. Shall not retain damaged vehicles for a period of more than 10 days. ✓
- ✓ 3. Shall not store or park vehicles
- ✓ 4. That said area shall be landscaped.
5. Shall be kept orderly and clean in appearance at all times.
- 6. There shall be no storage or accumulation of oil cans or similiar refuse so as to constitute a hazard in the area.
7. No top soil removed as a result of grading and/or construction, shall be removed from the Township of Passaic.

These recommendation are herewith submitted to the Board of Adjustment for their consideration and concurrence.

Very truly yours,

John L. Pelissier  
Chairman, Planning Board

American Oil

RESOLUTION

WHEREAS, the Township Committee of the Township of Passaic in the County of Morris has duly considered the recommendations of the Passaic Township Board of Adjustment following a meeting of said Board held on February 28, 1966 and has duly considered the contents of the minutes of the public hearing of the Board of Adjustment on that date and has reviewed the record before said Board in connection with the application of the American Oil Company for a zoning variance to permit the addition of a one story storage room on an existing building on premises known as Lot 16, Block 60; and,

WHEREAS, the Township Committee has conferred with representatives of the American Oil Company in conference with reference to the proposed plans and the use in question; and,

WHEREAS, it is found by the Township Committee that:

1. A variance was previously granted providing for the use of this property for gasoline service station business.
2. The proposed addition will afford the opportunity for the dealer to serve customers in a more efficient manner and would avoid some of the congestion that may arise from time to time at the station.
3. The additional storage space will permit a cleaner and more aesthetic appearance to the operation.
4. There were no objections from adjoining property owners and the proposed use will not be detrimental to the public good and will not impair the intent of the zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Passaic, County of Morris, that in accordance with the recommendations of the Board of Adjustment a variance is hereby granted to the American Oil Company to permit the construction of a one story storage room to the existing building located on the northwest corner of Valley Road and Mountain Avenue, Gillette, on Lot 16, Block 60, subject, however, to the following conditions:

1. The proposed addition shall be utilized for storage purposes only and while designed outwardly to appear as an additional bay will not be utilized at any time in the future as an additional service bay.

2. The <sup>earthen</sup> bank to the rear of the building and on the westerly side shall be landscaped and planted with shrubbery or another type of ground cover, in such a manner, and of a type acceptable to the Township Committee.

3. The abandoned sign foundation located on the southeast corner of the lot shall be removed.

4. The entrance to the premises from Mountain Avenue shall be repaired in a manner acceptable to the Township Committee.

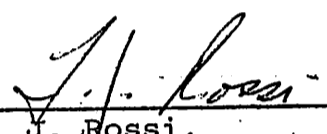
5. All of the provisions of the letter dated March 19, 1959 from the Planning Board in connection with the original variance permitting erection of the gasoline station premises shall be fully adhered to and said requirements are incorporated herein by reference.

6. No occupancy permit for the storage room addition shall be issued until all of the requirements set forth herein have been completed or a cash bond in the amount of \$1,000.00 posted to insure their completion.

*American Oil*

I, F. J. Rossi, Township Clerk, Township of Passaic, County of Morris, do hereby certify that the attached resolution is a true and exact copy of the resolution duly adopted by the Township Committee at their regular meeting held on Monday, May 2, 1966, at 1802 Long Hill Road, Millington, N. J.

Dated: May 4, 1966

  
\_\_\_\_\_  
F. J. Rossi,  
Township Clerk

BOARD OF ADJUSTMENT

PASSAIC TOWNSHIP  
TOWNSHIP HALL  
MILLINGTON, NEW JERSEY

RESOLUTION OF FINDINGS AND CONCLUSIONS

RESOLUTIONS

Cal. No.....

Filed.....

WHEREAS AMOCO & PANCOAST PUMP & TANK CO.....

*Appellant*

has applied to the Board of Adjustment of the Township of Passaic for permission to  
enlarge existing service station facilities by installation of  
additional 6000 ga. Tank & Gasoline Pump on side.

Located 564 Valley Road & Mountain Ave., Gillette  
and known as Block 60 Lot (s) 16 on the 1978 Tax Map of Passaic Township for the purpose of

enlarging existing service station facilities by installing an  
additional fiberglass tank & gasoline pump.

which premises are in B-1-5 Zone; and

WHEREAS, the Board after carefully considering the evidence presented by Appellant and of the adjoining property  
owners and general public, has made the following factual finding:

See separate sheet

WHEREAS, the Board has determined that the relief requested by appellant (can—cannot) be granted without  
substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone  
Plan and Zoning Ordinance of Passaic Township for the following reasons:

See separate sheet

AND WHEREAS (in the case of a Use Variance, the following statutory purposes (will—will not) be advanced by  
the granting of such variance:

NOW THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township of Passaic on this 23rd  
day of October, 1978, that approval of Amoco & Pancoast Pump & Tank  
be ~~(xxxx) (recommended) (xxxx) (Government Body) (xxxx) (subject to xxx) (xxx)~~  
~~xxxxxx~~ APPROVED.

See separate sheet

ROLL CALL VOTE

Those in Favor Meesrs. Leiner, Kane, Headley, Townsend, Braly & Tyrone  
Those Opposed None

The foregoing is a true copy of a resolution adopted by the Board of Adjustment of the Township of Passaic at  
its meeting of 10/23/78 1978 as copied from the Minutes of said meeting.

Dated: 10/28/78 *William M. Newberry*  
Secretary, Board of Adjustment

*Paul J. ...*

AMOCO & PANCOAST PUMP & TANK CO.

RESOLUTION

FINDING OF FACT

1. There are already 3 existing tanks on site within 300 ft. of a residential zone.
2. Additional tank will allow less congestion to present consumers.
3. Under present consumption or useage, fewer tank loads would be required.
4. Work to lay additional tank will take less than a week.
5. Additional storage facilities will enable applicant to provide better and more consistant service to the general public.

We, therefore, take into consideration the appeal of Amoco-Pancoast Pump & Tank Co., for a variance to install an additional 6000 gal. fiberglass gasoline tank and double pump on Block 60 Lot 16, Valley Road, Gillette, otherwise known as Amoco Gas Station. This will enlarge an existing service station facility by installing this additional 6000 gal. tank and gasoline pump on the existing isle within 300 ft. of the residential zone and also less than 35 ft. from the street line under Chap., 95, Sec. 95-43.

Therefore the variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

THEREFORE BE IT RESOLVED that

1. Granting of this approval is subject to whatever approval is required by Morris County Planning Board. No construction will commence within 30 days of this Resolution or in case of approval by Morris County Planning Board.
2. Prior to construction adequate screening man-made and/or evergreen shall be planted or installed on the northern property line and a fence shall be installed along the eastern end of the building to the property line.

*Amicus*

I, F. J. Rossi, Township Clerk, Township of Passaic, County of Morris, do hereby certify that the attached resolution is a true and exact copy of the resolution duly adopted by the Township Committee at their regular meeting held on Monday, May 2, 1966, at 1802 Long Hill Road, Millington, N. J.

Dated: May 4, 1966

*F. J. Rossi*  
F. J. Rossi,  
Township Clerk





VALERO

N.J. STATE  
INSPECTION CENTER

HALKOOK  
Driving smart is the way to live.

PARKING  
FOR  
INSPECTION  
CENTER

VALERO  
INSPECTION CENTER

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AS-INSPECTION  
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VALERO  
GIFT CARDS

full

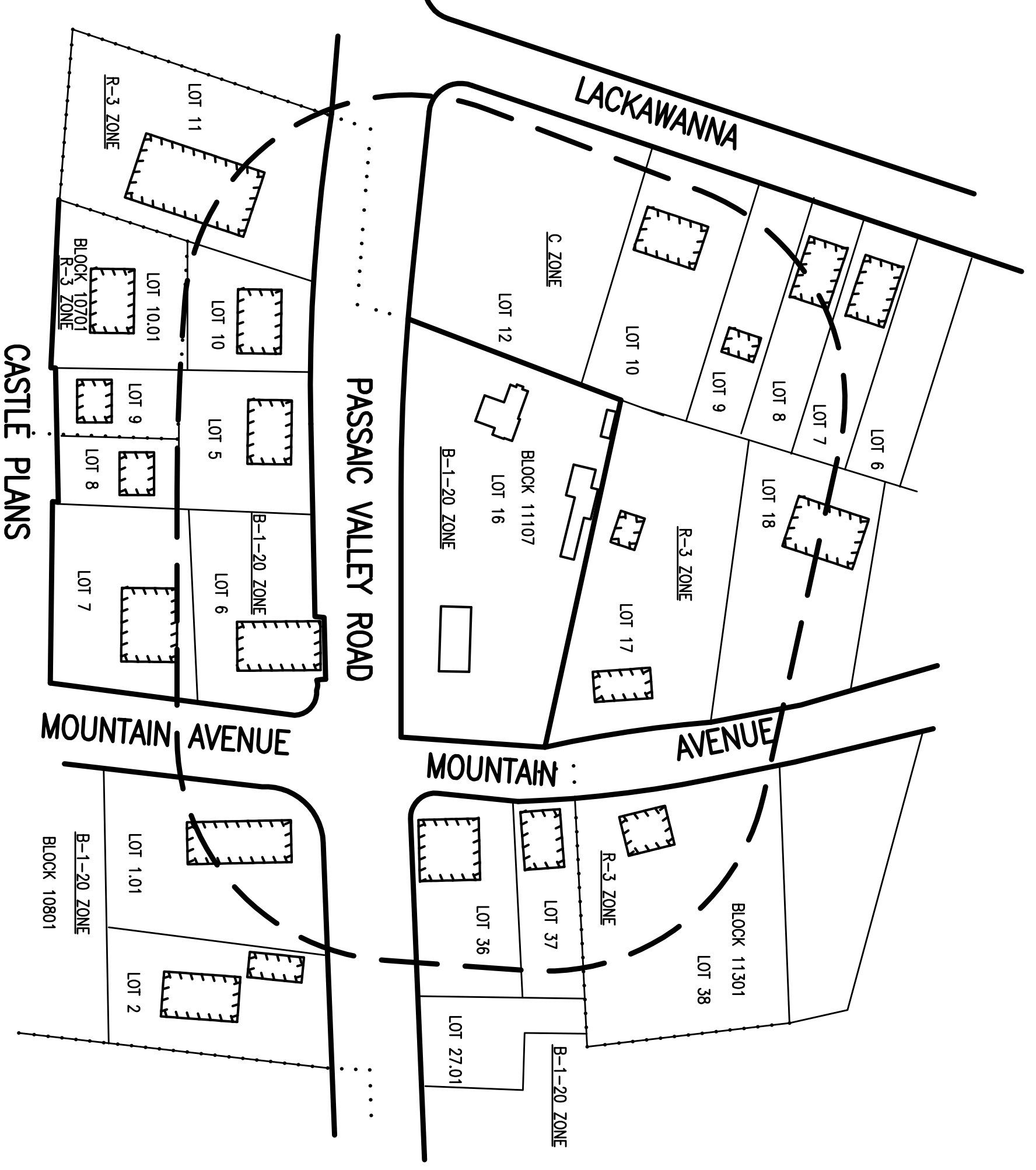
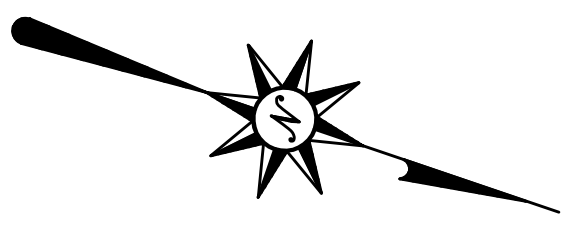
full

HUMPHREYS



HUMPHREYS

1T 1860



**PROPERTY OWNERS WITHIN 200 FT. OF PROPERTY**

BLOCK	LOT	OWNER & ADDRESS
10701	2	SUNBEE AT GILLETTE CONDO ASSOC 370 CAMPUS DR., SUITE 1006, SOMERSET, NJ 08873
10701	5	DAQAD LLC 671 VALLEY ROAD, GILLETTE, NJ 07933
10701	6	657 VALLEY ROAD LLC 828 MOUNTAIN AVE, BERKELEY HEIGHTS, NJ 07922
10701	7	MIR PROPERTIES LLC 550 MOUNTAIN AVENUE, GILLETTE, NJ 07933
10701	8,9	HIDDEN BROOK LLC 671 VALLEY ROAD, GILLETTE, NJ 07933
10701	10,10,01	TRINQUILLI DONOVAN B. SR. & ERAS 679 VALLEY ROAD, GILLETTE, NJ 07933
10701	11	689 VALLEY ROAD LLC PO BOX 67, GILLETTE, NJ 07933
10801	1,01	GILLETTE CORNER PROPERTIES LLC 136 ST JOSEPHS DRIVE, STIRLING, NJ 07980
11001	36	SIX HUNDRED FORTY SIX HUNDRED FORTY PO BOX 148, GILLETTE, NJ 07933
11001	37	MERRILL, THERESA A 29 POTOMAC DRIVE, BASKING RIDGE, NJ 07920
11001	38	RULE, VERNA & TOTTID, DONOVAN 503 MOUNTAIN AVENUE, GILLETTE, NJ 07933
11001	39	BAILEY, PATRICIA 493 MOUNTAIN AVENUE, GILLETTE, NJ 07933
11107	7	SCHOLL, ROBERT A. & KAYE E. 35 LACKAWANNA BLVD, GILLETTE, NJ 07933
11107	8	KEARNS, CRAIG & ERICA 31 LACKAWANNA BLVD, GILLETTE, NJ 07933
11107	9	PLUG, LI, DM, GUIDA, PAUL, VIRGINIA 64 RICHLAND DRIVE, BERKELEY HEIGHTS, NJ 07922
11107	10	WELFA, ROBERT J. & MARYL 23 LACKAWANNA BLVD, GILLETTE, NJ 07933
11107	12	SIX HUNDRED NINETY VALLEY ROAD LLC PO BOX 148, GILLETTE, NJ 07933
11107	17	FIVE HUNDRED SIX MOUNTAIN AVENUE LLC PO BOX 148, GILLETTE, NJ 07933
11107	18	596 METERSVILLE ROAD LLC 596 METERSVILLE ROAD, GILLETTE, NJ 07933

**GENERAL NOTES:**

- SUBJECT PROPERTY IS LOCATED ON TAX MAP SHEET No.11.
- SUBJECT PROPERTY IS KNOWN AS LOT 16, BLOCK 11107
- TOTAL AREA OF LOT 16, BLOCK 11107 = 56,777 S.F.
- BUILDINGS AND WOODED AREAS SHOWN ON THE AREA MAP ARE SCHEMATIC ONLY.
- APPROVAL FOR ANY SIGNAGE ON THE SITE SHALL BE OBTAINED PRIOR TO INSTALLATION OR ERECTION FROM THE APPROPRIATE AGENCIES OR OFFICIALS HAVING JURISDICTION OVER SAME. ANY SIGNAGE ON THE PROPERTY SHALL BE IN CONFORMITY WITH THE SIGN ORDINANCE.

**LIST OF VARIANCES REQUESTED**

- MODIFICATION OF CONDITION #3 OF THE RESOLUTION OF MARCH 3, 1959 THAT THE APPLICANT SHALL NOT STORE OR PARK VEHICLES. VEHICLES ARE PARKED ON THE PROPERTY.
- MODIFICATION OF CONDITION OF APPROVAL #1 GRANTED ON FEBRUARY 28, 1966, ISSUED BY THE BOARD OF ADJUSTMENT AND CONFIRMED BY THE TOWNSHIP COMMITTEE, THAT A ONE-STORY GARAGE ADDITION ON THE WESTERLY SIDE OF THE EXISTING ONE-STORY BUILDING BE FOR STORAGE PURPOSES ONLY AND NOT USED AS AN ADDITIONAL BAY FOR THE SERVICE STATION. APPLICANT IS CURRENTLY USING THIS AREA FOR STORAGE PURPOSES.
- THE ZONING OFFICER AND PLANNING AND ZONING COORDINATOR, IN THEIR LETTER OF JUNE 28, 2019, HAVE INDICATED THAT A FENCE CURRENTLY ON THE PROPERTY DID NOT RECEIVE MINOR SITE PLAN APPROVAL. HOWEVER, FENCING WAS APPROVED IN THE RESOLUTION OF FEBRUARY 28, 1966 WHEN THE BOARD INSISTED ON ADEQUATE SCREEN EITHER MAN-MADE OR EVERGREENS.
- TWO ACCESSORY BUILDINGS IN THE REAR OF THE PROPERTY (NORTHWEST CORNER) AREA USED BY THE SERVICE STATION TO STORE TIRES AND SNOW REMOVAL EQUIPMENT. BOTH OF THESE BUILDINGS ARE USED FOR PURPOSES OF THE GAS STATION AND SHOULD NOT BE CONSIDERED A VIOLATION OF ANY RESOLUTION.
- THERE IS CURRENTLY A TWO-FAMILY DWELLING LOCATED ON THE LOT. NO MORE THAN TWO FAMILIES OCCUPY THE BUILDING AND THE ZONING OFFICER AND PLANNING AND ZONING COORDINATOR HAVE CONFIRMED THAT IT IS "GRANDFATHERED" AS A TWO-FAMILY DWELLING.
- THERE ARE CERTAIN PRE-EXISTING VIOLATIONS OF THE ZONING ORDINANCE IN THE B-1-20 ZONE CONSISTING OF THE FOLLOWING:
  - FRONT YARD SETBACK: 50 FT. REQUIRED: 33.8 FT. EXISTING
  - SIDE YARD SETBACK: 20 FT. REQUIRED: 19.9 FT. EXISTING
  - MAX. LOT COVERAGE: 40% REQUIRED: 47.1% EXISTING
- THERE ARE NO CRITICAL AREAS ON THIS SITE.
- TWO (2) PRINCIPLE BUILDINGS ON ONE (1) LOT, EXISTING CONDITION



**KEY MAP**

**OWNER AND APPLICANT:**

SIX SIX FOUR SIX SEVEN SIX VALLEY ROAD  
PO BOX 148  
GILLETTE, NEW JERSEY 07433

**ATTORNEY FOR APPLICANT:**

VINCENT BISOONO, ESQ.  
BISOON LOEFFLER & ZEILEY  
88 S. FINLEY AVENUE  
BASKING RIDGE, NEW JERSEY 07920  
98.766.6666

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE ZONING BOARD OF ADJUSTMENT OF LONG HILL TOWNSHIP.

OWNER: \_\_\_\_\_ DATE \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

SITE PLAN OF LOT 16, BLOCK 11107  
LOT 1 BLOCK 11107 TAX MAP 11  
DATE SEPTEMBER 16, 2019 SCALE 1"=50'  
APPLICANT: SIX SIX FOUR SIX SEVEN VALLEY ROAD  
PO BOX 148  
GILLETTE, NEW JERSEY 07433

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

WILLIAM G. HOLLOWAY, P.E. & P.L.S. #27473 DATE \_\_\_\_\_

APPROVED BY THE LONG HILL TOWNSHIP ZONING BOARD OF ADJUSTMENT

BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.  
MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE.  
MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.  
MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
OCCUPANCY PERMIT ISSUED \_\_\_\_\_

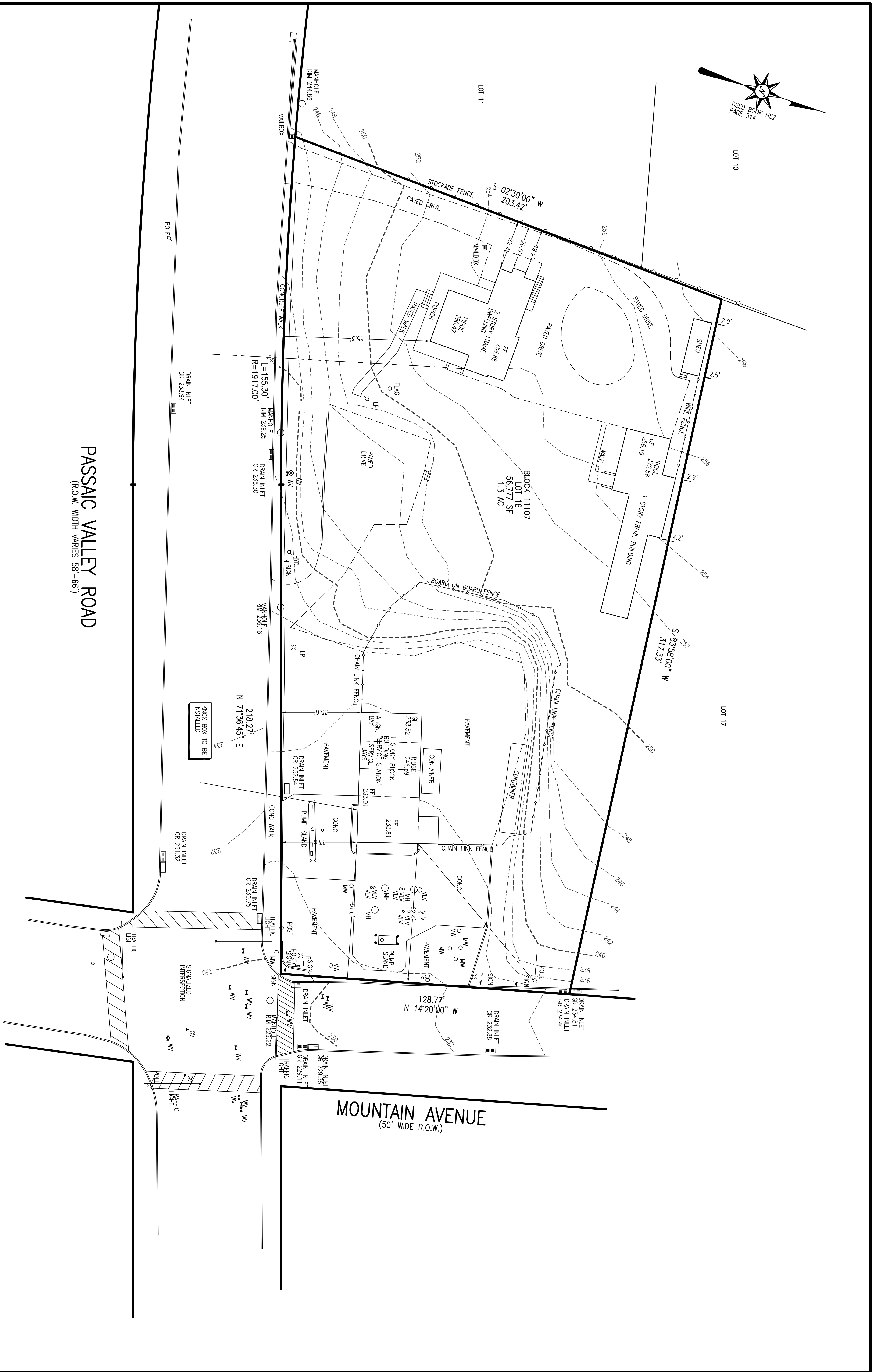
**COVERAGES CALCULATIONS**

SERVICE STATION	1666 SF
DWELLING	1285 SF
PORCH	447 SF
SHED	275 SF
GARAGE	1407 SF
DWELLING DRIVE	524.3 SF
DWELLING WALKS	326 SF
GARAGE WALK	92 SF
CONCRETE	4269 SF
PAVEMENT	11,579 SF
SERVICE STATION WALK	168 SF
<b>TOTAL</b>	<b>26,757 SF</b>

**\* EXISTING NON-CONFORMING CONDITION**

REQUIRED	PROVIDED
MIN. LOT AREA	20,000 SF
MIN. LOT WIDTH	100 FT
MAX. FRONT YARD	50 FT
MIN. SIDE YARD	20 FT
MIN. COMBINED SIDE YARD	50 FT
MIN. REAR YARD	25 FT
MAX. BUILDING COVERAGE	20%
MAX. LOT COVERAGE	40%
MAX. BUILDING HEIGHT	2.5 STY/35 FT
MIN. FLOOR AREA	800 SF GRD FLOOR
MIN. BUILDING WIDTH	20 FT
MAX. FAR	0.4
	56,777 SF
	128.77 FT MOUNTAIN
	33.8 FT GARAGE*, 65.3 FT HOUSE
	19.9 FT*
	NA
	NA
	8.9%
	47.1%*
	27.5 FT DWELLING
	1666 SF SERVICE STATION
	38 FT SERVICE STATION
	0.1

DRAWN BY: SP	CHECKED BY: WGH
JOB No. 06-013	
BOOK	
SCALE 1" = 20'	
DATE SEPTEMBER 13, 2019	
REVISIONS	
CERTIFICATE OF AUTHORIZATION No. 24627959700	
NOTES	
<p><b>Murphy &amp; Holloway Associates LLC</b> CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.851.4250 FAX: 908.851.4251 WWW.MURPHYANDHOLLOWAY.COM</p>	
<p><b>SITE PLAN</b> FOR LOT 16 BLOCK 11107 PASSAIC VALLEY ROAD &amp; MOUNTAIN AVENUE TOWNSHIP OF LONG HILL MORRIS COUNTY, NJ SITE PLAN</p>	
<p><b>AIDAN T. MURPHY</b> N.J. LIC. PROFESSIONAL ENGINEER #21319 1975-2018</p>	
<p><b>WILLIAM G. HOLLOWAY</b> N.J. LIC. PROFESSIONAL ENGINEER #2330 N.J. PROFESSIONAL PLANNER #2330</p>	
FILE LF06-013	SHEET 1 OF 2



**PASSAIC VALLEY ROAD**  
(R.O.W. WIDTH VARIES 58'-66')

**MOUNTAIN AVENUE**  
(50' WIDE R.O.W.)

DRAWN BY: SP  
CHECKED BY: WGH

JOB No. 06-013

BOOK

SCALE 1" = 20'



DATE SEPTEMBER 13, 2019

REVISIONS

CERTIFICATE OF AUTHORIZATION  
No. 240627959700

NOTES

**Murphy & Hollows Associates LLC**  
CIVIL ENGINEERING AND SURVEYING  
192 CENTRAL AVENUE, STURGIS, NJ 07980  
908.526.1250 FAX 908.526.1251  
www.murphyandhollows.com

SITE PLAN  
FOR  
LOT 16  
BLOCK 11107  
PASSAIC VALLEY ROAD  
& MOUNTAIN AVENUE  
TOWNSHIP OF  
LONG HILL  
MORRIS COUNTY, NJ

AIDAN T. MURPHY  
N.J. LIC. PROFESSIONAL ENGINEER #21319  
1975-2019

**WILLIAM G. HOLLOWS**  
N.J. LIC. PROFESSIONAL ENGINEER  
N.J. LIC. PROFESSIONAL PLANNER #2530

FILE LF06-013 SHEET 2 OF 2