



TOWNSHIP OF LONG HILL

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

APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS 58 Delaware Avenue, Stirling, NJ 07980

BLOCK(S) 13204

LOT(S) 20

ZONE R2

APPLICANT Patrick Dwyer

TELEPHONE 978-846-0488

ADDRESS (if different from above)

EMAIL bennettdwyerwedding@gmail.com

PROPERTY OWNER (if different from above) Patrick & Erin Dwyer

TELEPHONE same as above

ADDRESS same as above

EMAIL same as above

ATTORNEY*

TELEPHONE

**REQUIRED for Corporations, LLC or Limited Partnerships*

ADDRESS

EMAIL

ENGINEER or SURVEYOR Finelli Consulting Engineers, Inc.

TELEPHONE 908-835-9500

ADDRESS 205 Route 31 North, Washington, NJ 07882

EMAIL mikef@finellicon.com

ARCHITECT O'Brien Architects, Inc.

TELEPHONE 908-362-5010

ADDRESS 19 Main Street Blairstown, NJ 07925

EMAIL ray@reobra.com

OTHER

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:	11/2/2020	APPLICATION NUMBER:	2020-097	
SITE PLAN	SUBDIVISION	BULK VARIANCES	USE VARIANCE	OTHER
PLANNING BOARD	ZONING BOARD	MEETING DATE:		



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PROPERTY ADDRESS 58 Delaware Ave. Stirling, NJ 07980

BLOCK(S) 13204 LOT(S) 20

APPLICANT Patrick Dwyer

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

Patrick Dwyer

11-01-2020

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.



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ADDENDUM

Statement of Facts in Support of an Application

Applicant: Patrick Dwyer

Property Address: 58 Delaware Ave. Stirling, NJ 07980

Block: 13204

Lot(s): 20

Date: 7-16-20

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.

Applicant wants to construct an addition to their existing single-family dwelling and install an inground pool within the open rear yard area. Existing impervious cover on the lot is 20.6%. Proposed dwelling addition pool construction will increase lot impervious cover to 26.0% where 20% is permitted. Slope within the open rear yard area currently exceeds 15%. Proposed pool improvements will potentially disturb 5140 sf of critical slope area where no disturbance is permitted. Existing Lot Area (25,408 sf) and Lot Width (120 ft) of the property are currently pre-existing non-conforming conditions. Applicant requests any and all required variances and/or design waivers necessary for proposed dwelling addition and inground pool construction because additional suitable land area is unavailable for purchase from adjoining lots.



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APPLICATION FOR DEVELOPMENT CHECKLIST B LIMITED TO BULK VARIANCES

ITEM #	Applicant: Patrick Dwyer	Project Name: Dwyer Residence Addition			
	Property Address: 58 Delaware Ave.	Block: 13204	Lot(s): 20	Zone: R-2	
	ITEM DESCRIPTION	HOW TO DO IT		COMPLY	NA
1	Place the following information on any plan or other submission to the Board: Name of Applicant; Property Address, Block and Lot.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	For each item that is listed as "N/A", on a separate sheet of paper, list the items and explain why you believe each item does not apply to your application.	FORM INCLUDED. Complete the "Checklist Waiver Request" form.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Copy of Letter of Denial by the Zoning Officer of intended use, occupancy, or construction.	You will receive this letter from the Zoning Officer.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Certification from the Township Tax Collector that all taxes and assessments are paid to date.	FORM INCLUDED. Complete top portion only. The Planning & Zoning Coordinator will submit the request to the Tax Office at the appropriate time.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Color photograph(s) no smaller than 4" X 6" showing the property as it currently exists from the front, back, both sides and the area of proposed development.	You will need to take a minimum of five 4" X 6" color photos. Label each photo (e.g. "Front," "Left Side," etc.).		<input type="checkbox"/>	<input type="checkbox"/>
6	Copy of completed application form to the Morris County Planning Board. Upon Completeness Review , other applications to other agencies may be required.	FORM INCLUDED. Complete Sections I, II, and III. The Planning & Zoning Coordinator will complete the remainder.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Copy of completed Soil Erosion and Sediment Control Certification form. Upon Completeness Review , other applications to other agencies may be required.	FORM INCLUDED. Please check off one of the options at the bottom of the form and sign.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	A plan with the location of all proposed improvements drawn to scale and dimensioned to the front, rear, and side yards.	Generally, your builder or architect will need to complete this requirement.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	An aerial view or 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 feet of property, at a scale of 1 inch equals not more than 800 feet (such as a Google map).	TAX MAPS: http://www.longhillnj.gov/maps/Tax-Map-2017.pdf Google: https://www.google.com/maps https://www.google.com/earth/		<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	A Boundary and Existing Conditions survey showing the existing structures on the property with North arrow, scale, date of survey and the name, signature and embossed seal of the preparer of the survey.	You should have received a sealed copy when you purchased your home. Your mortgage company might also have a copy.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	A Zoning Table including zone district with all area and bulk requirements, comparing existing and proposed conditions.	FORM INCLUDED. The Zoning Application you filled out prior to this application will have that information.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Obtain Certified Tax List from Tax Assessor listing names of all property owners within 200 feet for notification prior to hearing date. Fee as per MLUL statute 40:55D-12c	FORM INCLUDED. Complete the top portion. The Planning & Zoning Coordinator will submit the request to the Tax Office at the appropriate time.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

13	Completed "Owner's Letter of Consent" form if the Applicant is not the Owner.	FORM INCLUDED.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	A copy of any protective covenants, deed restrictions, or easements applying to the land being developed.	These can be found in your deed or on a survey.	<input type="checkbox"/>	<input type="checkbox"/>
15	Any information necessary to fully describe the proposed development, such as floor plans, architectural elevation, lighting, construction details, building and lot cover dimensions, product/promotional pamphlets and similar information.	Generally, your builder or architect will need to complete this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	All existing and proposed wooded and landscaped areas and proposed buffering and screening to be shown (such as a Google map).	Generally, your builder or engineer will need to complete this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	A plan of any proposed landscaping including details as to the size, number, location and type of vegetation and method of planting to be used.	Generally, your builder or engineer will need to complete this requirement.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18	A site grading plan if any changes in grading are proposed.	Generally, your builder or engineer will need to complete this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	For applications that disturb more than 5% or 1,000 sq. ft. of lot area (whichever is less), or create a net increase of more than 400 sq. ft. of impervious surface, stormwater calculations consistent with Sec. 146 must be provided.	Generally, your builder or engineer will need to complete this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	The location and size of all existing and proposed utilities for both undeveloped and developed lots that are part of the application.	Generally, your builder or engineer will need to complete this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21	For sites with no critical areas , a plan note, signed by the preparer of the plan, indicating the site contains no critical areas. For sites with critical areas, provide a map noting the location of all critical areas, as defined in the Land Use Ordinance (Section 110), with the <i>source</i> of critical area delineation noted. The map shall also note: <ol style="list-style-type: none"> 1. The square footage of critical areas 2. The square footage of non critical areas 3. The square footage of impervious lot coverage of non critical areas 4. Setback dimensions from all principal buildings to any critical area. 	Generally, your builder or engineer will need to complete this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22	For properties that contain a special flood hazard area , any information required by Chapter 143, Flood Damage Prevention.	Generally, your builder or engineer will need to complete this requirement, if necessary.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DEFINITIONS

<p>COMPLETENESS REVIEW - a review of the application and accompanying checklist documents by the Board Planner, Board Engineer and Planning and Zoning Coordinator to ensure that all the necessary information has been provided for the appropriate board to make a qualified decision.</p>	<p>FLOOD HAZARD AREA — the areas of any project as identified by the map referred to in Section 143.3b. of the Land Use Ordinance. The term "flood hazard area" includes the terms "area of special flood hazard" and "floodplain."</p>
<p>CRITICAL AREA - The combined area of any portion of a site having an average slope of fifteen percent (15%) or greater measured across ten vertical feet of contour; and/or an area of special flood hazard; and/or any wetlands areas.</p>	<p>IMPERVIOUS LOT COVERAGE - anything such as a building, pavement, walkways, patios, pools, gravel (with the exception of decorative gravel), decks, etc. which prevents or limits infiltration of water into the soil. (See Land Use Ordinance Section 110 "Definitions" - <i>Lot Coverage</i>)</p>



Long Hill Township
 915 Valley Road
 Gillette, NJ 07933
 908 647-8000 Ext227

Date Issued: 5/22/2020
 Application Number: ZA-20-047
 Application Date: 5/21/2020
 Project Number: _____
 Permit Number: _____
 Fee: \$0.00 CHK 1135

Zoning Permit

Worksite: **58 DELAWARE AVE**
 Location: **Long Hill Township, NJ**

Owner: **DWYER, PATRICK/ERIN**
 Address: **58 DELAWARE AVE**
STIRLING, NJ 07980

Applicant: **DWYER, PATRICK/ERIN**
 Address: **58 DELAWARE AVE**
STIRLING, NJ 07980

Block: 13204 Lot: 20 Qualifier: _____ Zone: R-2

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: Single-Family Residential



Non Conforming Use



Non Conforming Structure

Proposed Use: Single-Family Residential Density Modification Zone

Work Description:

Inground Pool - After reviewing the Application for Zoning Permit, and survey, which you supplied, for the proposed installation of an pool @ 58 Delaware Ave, the application is Denied. Please see the attached Zoning Table.

Please contact Ms. Debra Coonce, Planning and Zoning Coordinator to continue the application process at (908) 647-8000 Ext 218.Or Email pzcoord@longhillnj.gov

Application Approved Date: _____

Upon review it was determined that the Zoning Permit:



Permitted by Ordinance



Permitted by Variance approved on: _____



Approved with Conditions



Valid Nonconforming Use/Structure is established by



Zoning Board of Adjustment



Zoning Officer

5/22/2020

Date

 Thomas V.Delia, Zoning Officer
Zoning Permit Additional

Original- Submitted



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ZONING TABLE

FILL IN ALL APPLICABLE BOXES

<i>Property Address:</i> 58 Delaware Ave				
<i>Block:</i> 13204	<i>Lot:</i> 20	<i>Zone:</i> R-2 DMZ	<i>Total Square Feet:</i> 25,408	
<i>Is this property in a density modification subdivision?</i> YES <input type="checkbox"/> NO <input type="checkbox"/>				
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	45,000	25,408	N/C	Required
Lot Width (Feet)	150'	120'	N/C	Required
Floor Area (Square Feet)	N/A			
Building Width (Feet)	N/A			
Front Yard Setback (Feet)	50'	50.7	N/C	
Side Yard Setback (Feet)	12.5 DMZ	18'	N/C	
Rear Yard Setback (Feet)	25'	91.5	84'	
Building Height (Stories & Feet)	N/A			
Building Coverage (Percent)	N/A			
Lot Coverage (Percent)	20%	20.5%	26%	Required
Floor Area Ratio (FAR – Percent)	N/A			
Buffer (Feet)	N/A			

Updated



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ZONING TABLE

FILL IN ALL APPLICABLE BOXES

Property Address: 58 Delaware Avenue Stirling, NJ 07980				
Block: 13204	Lot: 20	Zone: R-2	Total Square Feet: 25,408	
Is this property in a density modification subdivision? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	54,000 sf	25,408 sf	no change	ex. non-conforming
Lot Width (Feet)	150	120	no change	ex. non-conforming
Floor Area (Square Feet)	15,00	3,315 +/-	3,619 +/-	no
Building Width (Feet)	n/a			
Front Yard Setback (Feet)	50	50.7	no change	no
Side Yard Setback (Feet)	12.5	18	no change	no
Rear Yard Setback (Feet)	25	91.5	82.7	no
Building Height (Stories & Feet)	2.5 / 35	2 / 34	no change	no
Building Coverage (Percent)	n/a			
Lot Coverage (Percent)	20.0	20.6	26.0	yes
Floor Area Ratio (FAR – Percent)	17.81	13.05	14.25	no
Buffer (Feet)	n/a			



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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


Property Address: 58 Delaware Ave. Stirling, NJ 07980



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.


Signature

11-01-2020
Date

Patricia A. Dwyer
Print Name



TOWNSHIP OF LONG HILL

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

OWNER'S LETTER OF CONSENT

Applicant: Patrick Dwyer
Property Address: 58 Delaware Avenue Stirling, NJ 07980
Block: 13204 Lot(s): 20

I certify that I am the owner of record or duly authorized representative of the owner and that I concur with the application and plans presented to the Planning Board or Zoning Board of Adjustment.

Additionally, I give consent to Township of Long Hill Board Members and Consultants to enter and inspect the subject property.

Permission is hereby granted to Township of Long Hill Board of Adjustment as Applicant for the proposed development.

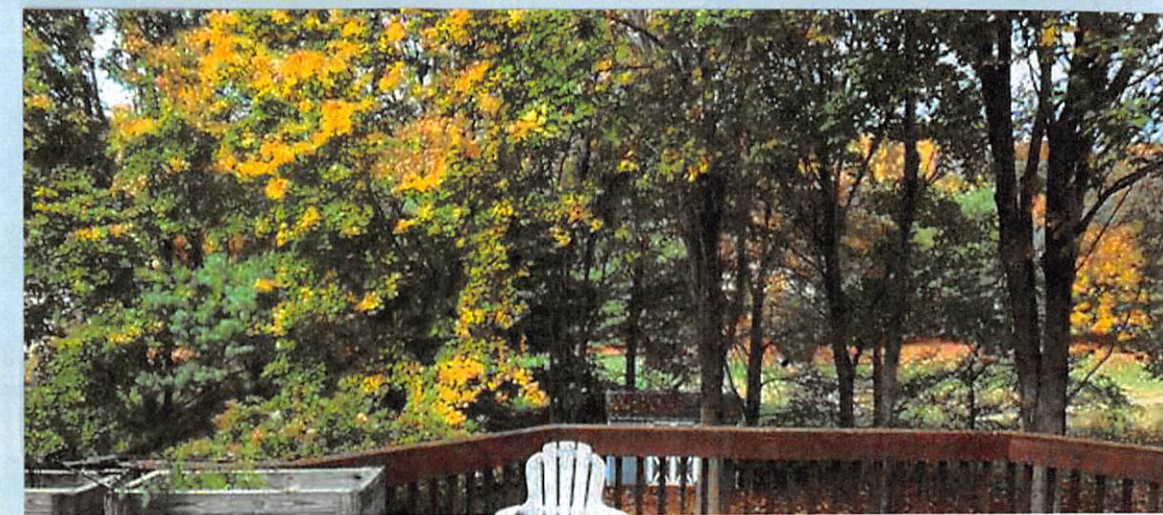
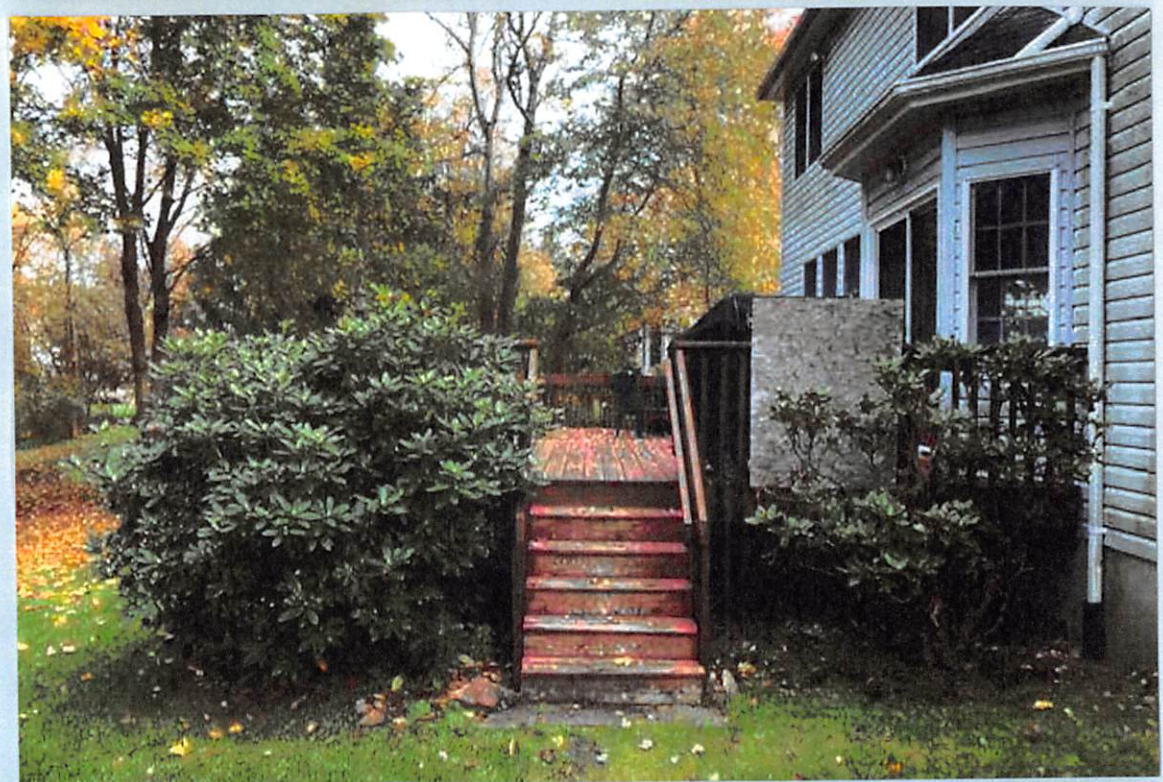

Owner's Signature & Title

11-01-2020
Date

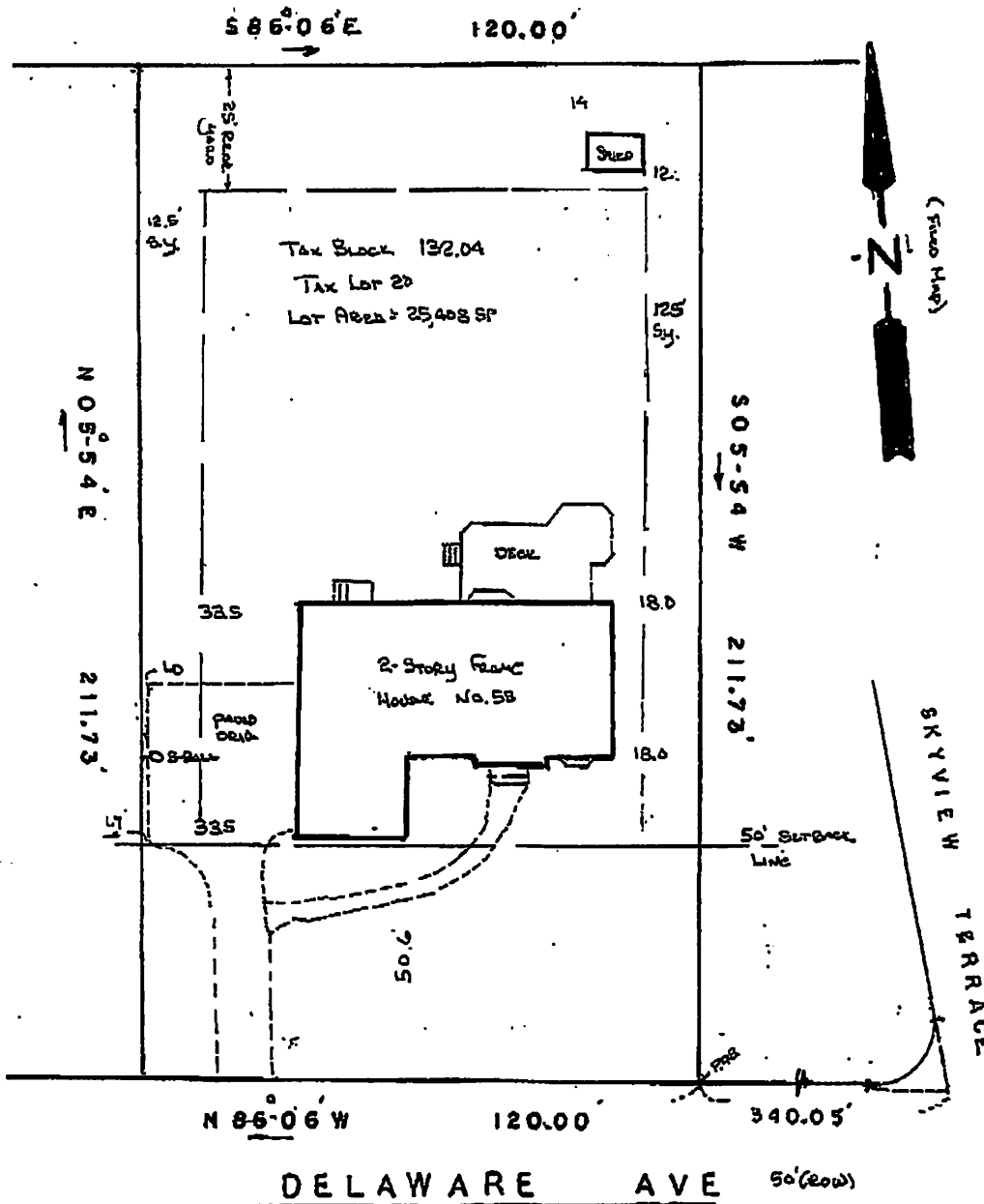
Erin & Patrick Dwyer
Owner (Print Name)

58 Delaware Avenue Stirling, NJ 07980
Address

978-846-0488 bennettdwyerwedding@gmail.com
Phone & Email Address







BEING known and designated as Lot 20 in Block 166 on a map entitled "Final Map, Section Two, Stirling at Long Hill, Township of Long Hill, Morris County, New Jersey" dated May 10, 1993 and which map was filed in the Morris County Clerk's Office on July 29, 1993 as Map No. 5037.

This certification is made only to those named parties for purposes solely of the estate of the parties in the above named premises; no responsibility or liability is assumed by the surveyor for any other purpose including, but not limited to, use of survey for advertising, resale of property, or to any other person not listed in certification, either directly or indirectly.

SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS A TITLE SEARCH MAY DISCLOSE. PROPERTY CORNERS NOT SET AS PER CONTRACTUAL AGREEMENT

MAP OF PROPERTY
situated in

TOWNSHIP OF LONG HILL
MORRIS COUNTY, NEW JERSEY

BENJAMIN AND WIZOREK, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
330 MAIN STREET
MADISON, NJ 07940
Tel. (973) 877-5086 Fax (973) 877-5533
CERTIFICATE OF AUTHORIZATION NO. 246A27226300

Thomas S. Benjamin
THOMAS S. BENJAMIN
P.E. & L.S. Lic. No. 31297

Scale 1 inch = 30 Feet
Order No. 140407
Field Book Elec.
Date October 3, 2014
File Long Hill
Title No. RDT 07-697

This survey is certified to
Patrick Dwyer and Erin Dwyer, husband and wife;
Riverside Title Agency, Inc.;
Old Republic National Title Insurance Company;
Kenn R. Bieg, Esq.;
Wells Fargo Bank, N.A., its successors and/or assigns

Benjamin & Wizorek, Inc.

Professional Engineers & Land Surveyors



October 3, 2014

METES AND BOUNDS DESCRIPTION

For

Tax Lot 20 in Block 132.04

58 Delaware Avenue, Long Hill Township, New Jersey

BEGINNING at a point in the northerly sideline of Delaware Avenue said point being distant 340.05 feet as measured westerly from the intersection of said sideline of Delaware Avenue with the westerly sideline of Skyview Terrace if both sidelines were extended to form an intersection and running, thence

- (1) Along the northerly sideline of Delaware Avenue North 86 degrees 06 minutes West, 120.00 feet to a point, thence
- (2) North 05 degrees 54 minutes East, 211.73 feet to a point, thence
- (3) South 86 degrees 06 minutes East, 120.00 feet to a point, thence
- (4) South 05 degrees 54 minutes West, 211.73 feet to the point and place of beginning.

BEING known and designated as Lot 20 in Block 166 on a map entitled "Final Map, Section Two, Stirling at Long Hill, Township of Long Hill, Morris County, New Jersey" dated May 10, 1993 and which map was filed in the Morris County Clerk's Office on July 29, 1993 as Map No. 5037.

BEING in accordance with a survey prepared by Benjamin and Wizorek, Inc. dated October 2, 2014.

Thomas S. Benjamin
Professional Engineer & Land Surveyor
License No. 21207