



TOWNSHIP OF LONG HILL

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

APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS 62 Central Ave Stirling NJ 07980

BLOCK(S) 13001 **LOT(S)** 3 **ZONE** R-3

APPLICANT Walter Paul Thieren **TELEPHONE** (908) 625-1279

ADDRESS (if different from above) **EMAIL** wpthieren@aol.com

PROPERTY OWNER (if different from above) **TELEPHONE**

ADDRESS **EMAIL**

ATTORNEY* N/A **TELEPHONE**

*REQUIRED for Corporations, LLC or Limited Partnerships

ADDRESS **EMAIL**

ENGINEER or SURVEYOR Martin A. Grant **TELEPHONE** (732) 251-1513

ADDRESS 3 Jillian Ct. Monroe Twp. **EMAIL**

ARCHITECT Robert P. Coletta **TELEPHONE** (908) 665-9704

ADDRESS 137 Chaucer Drive Berkeley Hgts **EMAIL** bobcoletta@gmail.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:	9/22/2020	APPLICATION NUMBER:	2020-087
SITE PLAN	SUBDIVISION	BULK VARIANCES	USE VARIANCE OTHER
PLANNING BOARD	ZONING BOARD	MEETING DATE:	



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

PROPERTY ADDRESS 62 Central Ave
BLOCK(S) 13001 LOT(S) 3
APPLICANT WALTER PAUL THIERON

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

W. Paul Theron Walter Paul Theron 9/20/2020
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.



TOWNSHIP OF LONG HILL

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

ADDENDUM

Statement of Facts in Support of an Application

Applicant: Walter Paul Thieron

Property Address: 62 Central Ave Stirling NJ 07980

Block: 13001

Lot(s): 3

Date: 9/22/2020

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.

Present use is a one family dwelling. 1 1/2 stories
The dwelling will remain for one family. We propose
adding to the existing to make it a 2 story
dwelling. - Adding over the existing footprint. The
existing second floor will be altered to make additional
bedrooms by using existing square footage and
existing attic space. The existing bathroom
will remain as the only bathroom on the 2nd
floor. All variances are occurring because the lot
is too small. They are all existing. We are not
adding or expanding variances. We will show
photos at meeting.



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FOR DEVELOPMENT CHECKLIST B LIMITED TO BULK VARIANCES

ITEM #	Applicant: <i>Walter Paul Thieren</i>	Project Name: <i>Second Story Addition</i>		
	Property Address: <i>62 Central Ave. Stirling</i>	Block: <i>13001</i>	Lot(s): <i>3</i>	Zone: <i>E3</i>
	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 checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. 	<i>No Critical Areas</i> Generally, your builder or engineer will need to complete this requirement.	<input type="checkbox"/>	<input checked="" 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

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.	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."
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.	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>)



TOWNSHIP OF LONG HILL

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

CHECKLIST WAIVER REQUEST FORM

Use for Checklists A, B & SPW

Applicant: Walter Paul Thieron

Property Address: 62 Central Ave Stirling NJ 07980

Block: 13001

Lot(s): 3

Date: 9/20/2020

ITEM #	EXPLANATION FOR WAIVER REQUEST
	- Every variance is All due to existing Lot size. We can do nothing to alleviate any of those variances. Our Application will not encroach any further on existing variances. This covers all the variances.
	- Not a County Rd No Application necessary
	- Soil Erosion not necessary - NO Land disturbance

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



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

Date Issued: 9/8/2020
 Application Number: ZA-20-107
 Application Date: 9/8/2020
 Project Number: _____
 Permit Number: _____
 Fee: \$0.00 CHK 1021

Zoning Permit

Worksite **62 CENTRAL AVE**
 Location: **Long Hill Township, NJ**

Owner: **THIEVON, WALTER PAUL**
 Address: **62 CENTRAL AVE**
STIRLING, NJ 07980

Applicant: **THIEVON, WALTER PAUL**
 Address: **62 CENTRAL AVE**
STIRLING, NJ 07980

Block: 13001 Lot: 3 Qualifier: _____ Zone: R-3

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

Work Description:

Addition - After reviewing this application, and survey, supplied by you for the construction of a two story addition to an existing one story single family structure, the application is DENIED for the following reasons under the Township of Long Hill Land Use Ordinance, Section: 131 Schedule of the Bulk Requirements for the R-3 Zone.

See attached Zoning Table for specifics

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

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

Thomas V. Delia

Thomas V. Delia, Zoning Officer

9/8/2020

Date

Zoning Permit Additional



TOWNSHIP OF LONG HILL

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

ZONING TABLE

FILL IN ALL APPLICABLE BOXES

Property Address: 62 Central Ave				
Block: 13001	Lot: 3	Zone: R-3	Total Square Feet: 10,080	
Is this property in a density modification subdivision? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	30,000	10,080	10,080	Required-PENC
Lot Width (Feet)	150'	50'	50'	Required-PENC
Floor Area (Square Feet)	1500'	N/A	N/A	N/A
Building Width (Feet)	N/A			
Front Yard Setback (Feet)	50'	28'	28'	Required-PENC
Side Yard Setback (Feet)	25'	17'&10'	17'&10'	Required-PENC
Rear Yard Setback (Feet)	40'	97'	97'	
Building Height (Stories & Feet)	2 1/2 or 35"	11/2 & 24'	2. & 27'	
Building Coverage (Percent)	N/A			
Lot Coverage (Percent)	20%	29%	29%	Required
Floor Area Ratio (FAR – Percent)	3200'	1,292'	2.7%	
Buffer (Feet)				
Driveway. Note #12	<small>Driveway must be 5' from property line</small>	<small>Driveway is a shared common driveway</small>	No change	Required-PENC
Garage,	<small>Zone requires a minimum of 2 car</small>	<small>One car garage is existing</small>	No change	Required-PENC



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

Property Address: 62 Central 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.

NO SOIL BE DISTURBED
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.

W. P. Thivon 9/20/2020
Signature Date
Walter Paul Thivon
Print Name



TOWNSHIP OF LONG HILL

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

OWNER'S LETTER OF CONSENT

Applicant: WALTER PAUL THIERON
Property Address: 62 Central Ave
Block: 13001 Lot(s): 3

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 WALTER PAUL THIERON as Applicant for the proposed development.

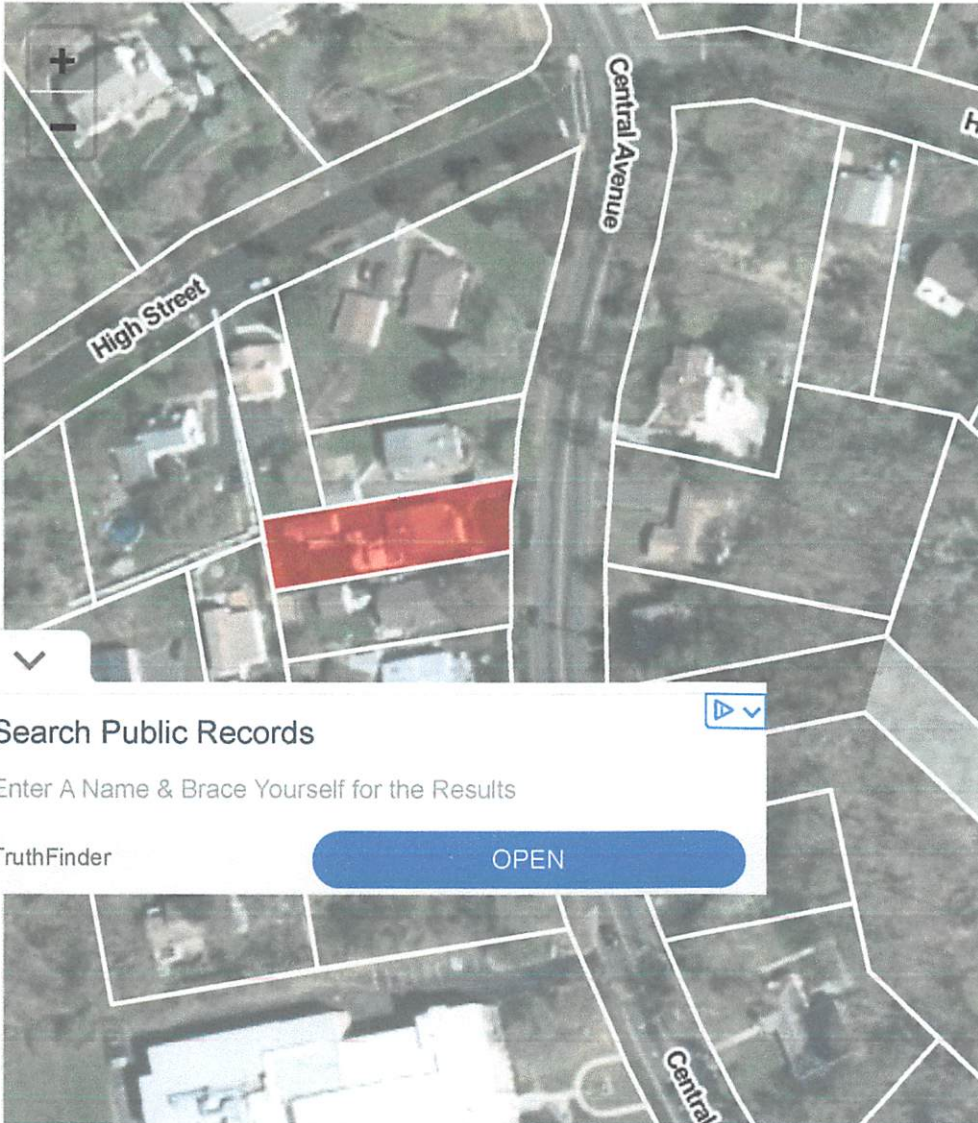
W. Paul Theron 9/20/2020
Owner's Signature & Title Date

Walter Paul Theron
Owner (Print Name)

62 Central Ave Stirling NJ 07980
Address

(908) 625-1279 wptheron@aol.com
Phone & Email Address

Property Map



Data on 62 Central Ave, Long Hill Twp

Type	residential
Building Description	1S F G1
Year Constructed	1945
Acreage	0.1970

This property last sold for **\$168,000** on **2004-09-03**. See sales information for 62 Central Ave, as far back as 30 years. (/sales/1430_13001_3)

