



TOWNSHIP OF LONG HILL

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

APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS 75 COTTAGE PLACE

BLOCK(S) 13407 - BONE LOT(S) 2B ZONE 3

APPLICANT MR. AND MRS. J BEILY TELEPHONE 917 443 5100

ADDRESS (if different from above) SAME EMAIL JOE.JBEILY@4MAIL.COM

PROPERTY OWNER (if different from above) - TELEPHONE -

ADDRESS - EMAIL -

ATTORNEY* NONE TELEPHONE -

*REQUIRED for Corporations, LLC or Limited Partnerships

ADDRESS _____ EMAIL _____

ENGINEER or SURVEYOR MURPHY AND HOLLOWES TELEPHONE 908 580 1255

ADDRESS 192 CENTRAL AVE STIRLING EMAIL MURPHYHOLLOWES@4MAIL.COM

ARCHITECT ROBERT SCIALLA TELEPHONE 973 543 9669

ADDRESS P.O. Box 412 Brookside NJ. 07926 EMAIL CONTACT@SCIALLAARCHITECTS.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:		APPLICATION NUMBER:	<u>21-017</u>
SITE PLAN _____	SUBDIVISION _____	BULK VARIANCES _____	USE VARIANCE _____ OTHER _____
PLANNING BOARD _____	ZONING BOARD _____	MEETING DATE:	



TOWNSHIP OF LONG HILL


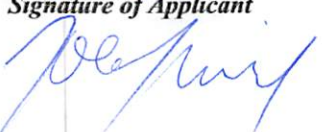
COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

PROPERTY ADDRESS 75 COTTAGE PLACE GILLETTE N.J. 07933

BLOCK(S) 13407 LOT(S) 28

APPLICANT MR AND MRS. JBELY

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

 <i>Signature of Applicant</i>	<u>CARLA JBELY</u> <i>Print Name</i>	<u>2/19/2021</u> <i>Date</i>
	<u>Joe Jbely</u>	<u>2/19/21</u>

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: MR. AND MRS. JBAILY

Property Address: 75 COTTAGE PLACE GILLETTE

Block: 13407 Lot(s): 28

Date: FEB 10 2021

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 OF THE PREMISES IS A ONE FAMILY HOME

• THE PROPOSED USE IS A ONE FAMILY HOME

• THE PROPOSED IMPROVEMENTS INCLUDE AN EXPANSION OF THE PRESENT FAMILY ROOM AND KITCHEN AND

THE ADDITION OF A SWIMMING POOL IN THE REAR YARD

• PRESENT ZONING CONDITIONS AND REQUIREMENTS ARE

• FRONT YARD SET BACK 75 FEET WE HAVE 51.2 - EXISTING

• LOT AREA REQUIREMENT IS 45,000 SF WE HAVE 20,617 EXISTING

• LOT WIDTH REQUIRED IS 150 FEET WE HAVE 122.4 EXISTING

COMBINED SIDE YARD REQUIREMENT IS 30% WE HAVE 51.0
EXISTING 50/50

• MAX LOT COVERAGE REQUIREMENT IS 20% WE PROPOSE 28%

• THE ORIGINAL SUBDIVISION GRANTED A DENSITY MODIFICATION

WITH REDUCTIONS IN LOT SIZE, WIDTH, FRONT YARD SET BACK ETC
BUT DID NOT REDUCE COVERAGE WHICH CAUSES A PROBLEM



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APPLICATION FOR DEVELOPMENT CHECKLIST B LIMITED TO BULK VARIANCES

ITEM #	Applicant:	Project Name:		
	Property Address:	Block: 13407	Lot(s): 2B	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. <i>BY OWNER</i>	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 checked="" type="checkbox"/>	<input 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 <i>OWNER</i>	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. <i>OWNERS</i>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 source of critical area delineation noted. The map shall also note: 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 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" - Lot Coverage)

**scialla and
associates
architects
incorporated**

p.o. box 412
16 woodland rd.
brookside, n.j. 07926
973-543-9669
fax 973-543-1621
sciallaarchitects@gmail.com

architecture
planning
interiors

robert scialla
architect

January 12, 2021

Long Hill Township
Transmittal of Zoning Application
For Mr. and Mrs. Jbeily
75 Cottage Place
Gillette NJ 07933
Lot 28-Block 13407-Zone 3

The applicant is not requesting any waivers.

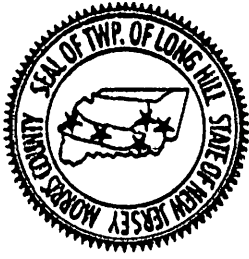
The application comments on N/A on check list:

- No. 13: The applicant is the owner
- No. 24: There are no known protective covenants



Robert Scialla
RJS:sg

cc: Mr. and Mrs. Jbeily
Murphy & Hollows Associates, LLC



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CHECKLIST WAIVER REQUEST FORM

Use for Checklists A, B & SPW

Applicant:

Property Address:

Block:

Lot(s):

Date:

ITEM #	EXPLANATION FOR WAIVER REQUEST
	NONE REQUESTED

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: 7/29/2020
Application Number: ZA-20-088
Application Date: 7/29/2020
Project Number: _____
Permit Number: _____
Fee: \$0.00 CHK 263

Zoning Permit

Worksite: **75 COTTAGE PL**
Location: **GILLETTE, NJ 07933**

Owner: **JBEILY, JOE AL & ATALLAH, CARLA**
Address: **75 COTTAGE PL**
GILLETTE, NJ 07933

Applicant: **JBEILY, JOE AL & ATALLAH, CARLA**
Address: **75 COTTAGE PL**
GILLETTE, NJ 07933

Block: 13407 Lot: 28 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 R-3 Density Modification Zone.

Work Description:

Addition, Deck/Porch, Inground Pool - New Addition, Deck and Pool Denied
See Zoning Table.

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

7/29/2020
Date

Zoning Permit Additional



TOWNSHIP OF LONG HILL

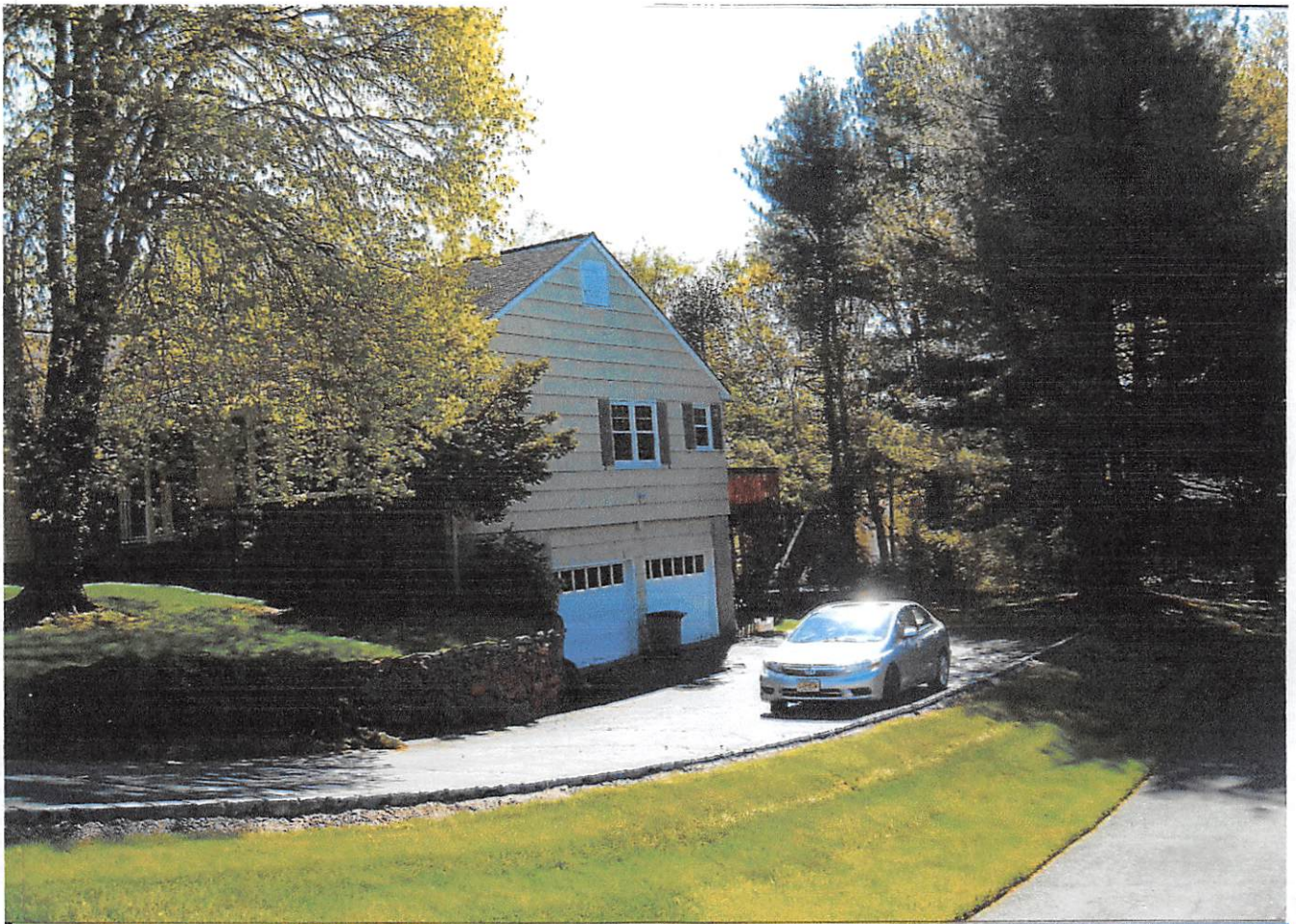
COUNTY OF MORRIS
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ZONING TABLE

FILL IN ALL APPLICABLE BOXES

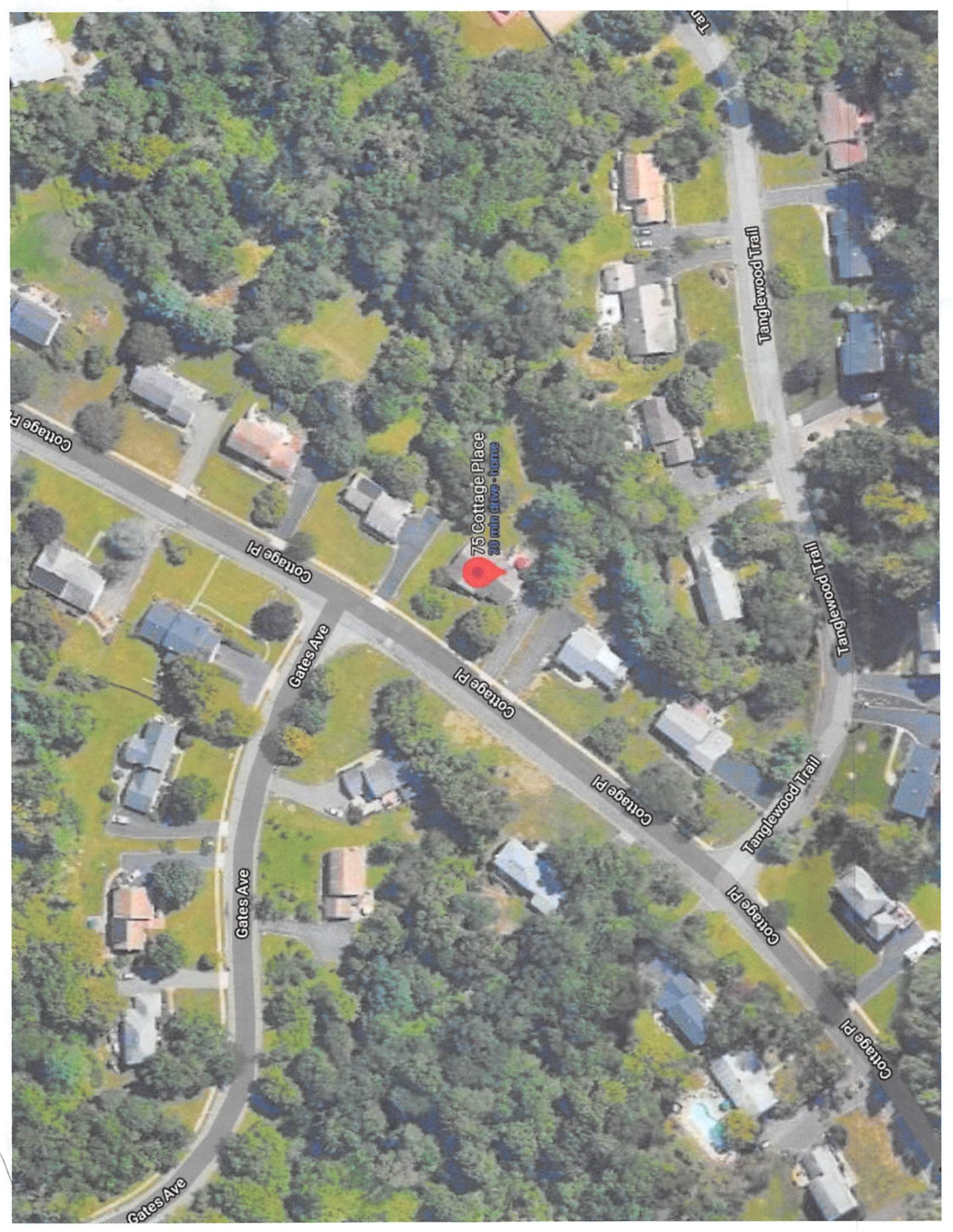
Property Address: 75 Cottage Place				
Block: 13407	Lot: 28	Zone: R-3	Total Square Feet: 21,000	
Is this property in a density modification subdivision?		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	21.000	21.000	21.000	N/R
Lot Width (Feet)	105'	119'	119'	N/R
Floor Area (Square Feet)	N/A			
Building Width (Feet)	N/A			
Front Yard Setback (Feet)	50'	51'	51'	N/R
Side Yard Setback (Feet)	*17.5	27'both sides	27'both sides	N/R
Rear Yard Setback (Feet)	28'	54'	54'	N/R
Building Height (Stories & Feet)	2 1/2 or 35"	2 1/2 29'	2 1/2 29'	N/R
Building Coverage (Percent)	N/A			
Lot Coverage (Percent)	20%	21%	25%	Required
Floor Area Ratio (FAR – Percent)	4200	2137	2648	N/R
Buffer (Feet)	N/A			
Driveway, Per: Note 12 of the Bulk Requirements	5' from Property Line	3' from Property Line	3' from Property Line	Required.











75 Cottage Place
20 min drive - home

Cottage Pl

Cottage Pl

Gates Ave

Cottage Pl

Cottage Pl

Cottage Pl

Cottage Pl

Tanglewood Trail

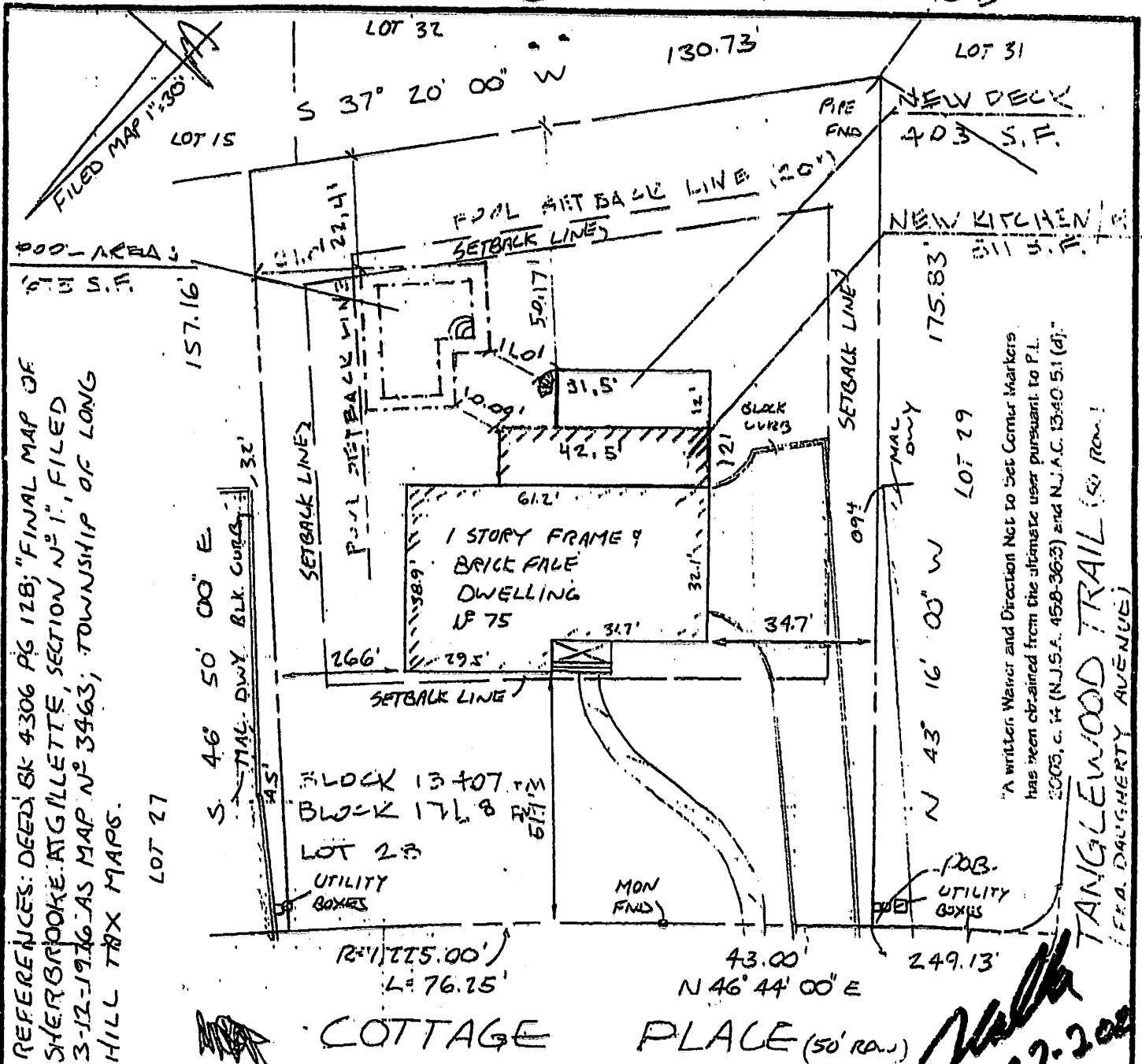
Tanglewood Trail

Tanglewood Trail

Gates Ave

Gates Ave

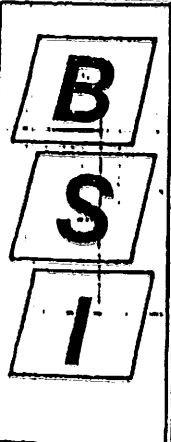
ORIGINAL TO BE RETURNED



REFERENCES: DEED BK 4306 PG 128; "FINAL MAP OF SHERBROOKE GILLETTE, SECTION N° 1", FILED 3-12-1916 AS MAP N° 3463; TOWNSHIP OF LONG HILL TRX MAPS.

A written Warning and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2005, c. 14 (N.J.S.A. 45B-36-3) and N.J.A.C. 17:40.51 (d).

Handwritten signature and date: 7.27.2008



Brunswick Surveying Incorporated
 Licensed Land Surveyors
 61 Stelton Road Piscataway, New Jersey
 (732) 752-0100 08854

PLAN OF SURVEY

Joe and Carla Al-Jbeily
 Township of Long Hill
 Morris County, New Jersey
 Block 13407 Lot 28

I hereby certify this survey to:
 Joe Al-Jbeily and Carla Al-Jbeily, husband and wife;
 Weichert Title Agency;
 Fidelity National Title Insurance Company; Edward P. Shamy, Jr., Esq.; MetLife Home Loans, its successors and/or assigns as their interests may appear

Drawn by TG Job No. 793-10 Date 6/23/2010
 Checked by RH Cert. No. 24GA27940000 Scale 1"=30'

ROBERT M. HORVATH N.J.L.S. 27478
 JAY A. STUHL, JR. N.J.L.S. 36762