



TOWNSHIP OF LONG HILL

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

APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS 310 ELM Street Stirling NJ 07980

BLOCK(S) 13004 LOT(S) 22.01 ZONE R-9

APPLICANT Ken Chwatek TELEPHONE (973) 309.3064

ADDRESS (if different from above) _____ EMAIL k211c@yahoo.com

PROPERTY OWNER (if different from above) _____ TELEPHONE _____

ADDRESS _____ EMAIL _____

ATTORNEY* _____ TELEPHONE _____

*REQUIRED for Corporations, LLC or Limited Partnerships

ADDRESS _____ EMAIL _____

ENGINEER or SURVEYOR Murphy + Hollows Associates TELEPHONE (908) 580.1255

ADDRESS 192 Central Ave. Stirling NJ 07980 EMAIL murphyhollows@gmail.com

ARCHITECT Wesketch Architecture TELEPHONE (908) 647-8200

ADDRESS 1932 Long Hill Rd. Millington NJ 07976 EMAIL wkaufman@wesketech.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: | <u>9/2/21</u> | APPLICATION NUMBER: | <u>21-182</u> |
| SITE PLAN _____ | SUBDIVISION _____ | BULK VARIANCES <input checked="" type="checkbox"/> | USE VARIANCE _____ OTHER _____ |
| PLANNING BOARD _____ | ZONING BOARD <input checked="" type="checkbox"/> | MEETING DATE: | <u>11/2/21</u> |



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PROPERTY ADDRESS 310 Elm Street Stirling NJ 07980

BLOCK(S) 13004 LOT(S) 22.01

APPLICANT Ken Chwatek

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

Ken Chwatek Ken Chwatek 9/1/21
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: Ken Chwatek

Property Address: 310 Elm Street Stirling NJ 07980

Block: 13004

Lot(s): 22.01

Date: 9/1/2021

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.

The present use of the building is a 2 story Residential house with an occupancy of R-5. The total Floor area is 2,1165 SF.

The proposed occupancy use will remain R-5 along with the total floor area and height.

The proposed improvements of the building are to add an additional 166 SF to the first floor rear deck and 177 SF to the second floor deck. The conditions that are preventing the applicant from complying with the zoning ordinances are exg lot coverage is non-conforming and we are adding more lot coverage with the deck extension. The project is located in an R-4 zoning district with a min. LOT area of 24,000 SF. The existing lot is way undersized at 6,000 SF.



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APPLICATION FOR DEVELOPMENT CHECKLIST B LIMITED TO BULK VARIANCES

| ITEM # | Applicant: <i>Ken Chwatek</i> | | Project Name: <i>Chwatek</i> | |
|--------|--|---|---|-------------------------------------|
| | Property Address: <i>310 Elm St. Stirling NJ</i> | | Block: <i>13004</i> Lot(s): <i>22.01</i> Zone: <i>R-4</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"/> |

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|----|---|---|-------------------------------------|-------------------------------------|
| 13 | Completed "Owner's Letter of Consent" form if the Applicant is not the Owner. | FORM INCLUDED. | <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 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 type="checkbox"/> | <input checked="" 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

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| <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> |



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CHECKLIST WAIVER REQUEST FORM

Use for Checklists A, B & SPW

Applicant: Ken Chwatek

Property Address: 310 Elm St. Stirling

Block: 13004

Lot(s): 22.01

Date: 9/1/2021

| ITEM # | EXPLANATION FOR WAIVER REQUEST |
|--------|---|
| 6 | Application to the morris county Planning Board not applicable. No subdivision / site plan changes. |
| 7 | Soil + Erosion + Sediment Control Certification form not applicable. |
| 13 | owners letter of consent form not applicable. Applicant is owner |
| 14 | there are no protective covenants, deed restrictions, or easements |
| 17 | Existing landscape/ trees shown with Google maps. No new landscaping proposed |
| 18 | Existing site grading to remain |
| 19 | Not disturbing more than 1,000 SF of lot area or |

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



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CHECKLIST WAIVER REQUEST FORM

Use for Checklists A, B & SPW

Applicant: Ken Chwatek

Property Address: 310 Elm St. Stirling, NJ 07980

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Lot(s): 22.01

Date: 9/1/2021

| ITEM # | EXPLANATION FOR WAIVER REQUEST |
|--------|---|
| | increasing impervious coverage more than 400 SF. |
| 20 | Exg. utilities shown on site plan. No new utilities |
| 22 | Property not in Flood Area. |
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If additional waivers are requested, please use another form to continue.



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ZONING TABLE

FILL IN ALL APPLICABLE BOXES

| Property Address: 310 Elm Street Stirling NJ 07980 | | | | |
|---|--------------------|-------------|-----------------------------|----------|
| Block: 13004 | Lot: 22.01 | Zone: R-4 | Total Square Feet: 6,000 SF | |
| 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 | 20,000 SF | 6,000 SF | | |
| Lot Width (Feet) | 100' | 60' | | |
| Floor Area (Square Feet) | 1,200 SF | 2,116 SF | | |
| Building Width (Feet) | N/A | N/A | | |
| Front Yard Setback (Feet) | 50' | 26' | | |
| Side Yard Setback (Feet) | 10' | 10' / 11.6' | | |
| Rear Yard Setback (Feet) | 25' | 47.3' | 32.33' | |
| Building Height (Stories & Feet) | 2 1/2 / 35' | 2 / 30' | | |
| Building Coverage (Percent) | N/A | N/A | | |
| Lot Coverage (Percent) | 25% | 31.9% | 32.4% | Yes |
| Floor Area Ratio (FAR – Percent) | 15% | 35.3% | | |
| Buffer (Feet) | | | | |
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