



# TOWNSHIP OF LONG HILL

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

## APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS 44 MAGNA DRIVE / GILLETTE, NJ

BLOCK(S) 13801 LOT(S) 69 ZONE R-2

APPLICANT \_\_\_\_\_ TELEPHONE \_\_\_\_\_

ADDRESS (if different from above) \_\_\_\_\_ EMAIL \_\_\_\_\_

PROPERTY OWNER (if different from above) SEAN + KRISTIN CONNER TELEPHONE 908-347-3486

ADDRESS 44 MAGNA DR / GILLETTE EMAIL sncc@comcast.net

ATTORNEY\* N/A TELEPHONE \_\_\_\_\_

\*REQUIRED for Corporations, LLC or Limited Partnerships

ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

ENGINEER or SURVEYOR TEMPLIN ENGINEERING ASSOC TELEPHONE 908-231-1616

ADDRESS 861 EISENHOWER AVE BRIDGEWATER, NJ 08807 EMAIL \_\_\_\_\_

ARCHITECT JAVIER FUENTES TELEPHONE \_\_\_\_\_

ADDRESS 612 GALLOPING HILLS RD / ROSELLE, NJ 07204 EMAIL jfuentesarch@gmail.com

(CONTRACTOR) OTHER RED ROSE IMPROVEMENTS (JEFF ROSEN) TELEPHONE 908-591

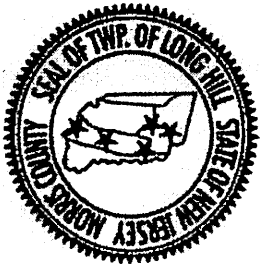
ADDRESS 168 PRESTON DR // GILLETTE, NJ EMAIL \_\_\_\_\_

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:	
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 44 MAGNA DR / GILLETTE, NJ 07933  
BLOCK(S) 13801 LOT(S) 69  
APPLICANT SEAN + KRISTIN CONNER

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

Se M C (SEAN N. CONNER) 11-22-2020  
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

## CHECKLIST WAIVER REQUEST FORM

Use for Checklists A, B & SPW

**Applicant:** SEAN + KRISTIN CONNER TOWNSHIP OF LONG HILL  
**Property Address:** 44 MAGNA DRIVE / GILLETTE, NJ  
**Block:** 13801 **Lot(s) Address:** 46 MAGNA DR / GILLETTE, NJ 07933 **Date:** 11-22-2020  
**Block(s):** 13801 **Lot(s):** 69  
**APPLICANT:** SEAN + KRISTIN CONNER

ITEM #	EXPLANATION FOR WAIVER REQUEST
7	(SOIL ER <del>OS</del> ) NO (SEAN N. CONNER) 11-22-2020 <small>Signature of Applicant</small> <small>Applicant Name</small> <small>Date</small> WILL BE CHANGED OR DISTURBED
13	(OWNER'S CONSENT) - THE APPLICANTS ARE THE OWNERS <small>SUBMISSION REQUIREMENT</small>

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# TOWNSHIP OF LONG HILL

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

## ADDENDUM

### Statement of Facts in Support of an Application

Applicant: ~~SEAN~~ SEAN + KRISTIN CONNER

Property Address: 44 MAGNA DRIVE

Block: 13801 Lot(s): 69

Date: 11-22-2020

#### 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: SINGLE-FAMILY RESIDENTIAL

- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, BUT WITH  
A FINISHED THIRD-FLOOR ATTIC ROOM.

IMPROVEMENTS: FINISHING THIRD FLOOR ATTIC INTO  
A FINISHED BEDROOM. NO CHANGES TO THE  
ROOF WILL BE MADE, EXCEPT FOR THE ADDITION  
OF A DORMER FACING THE REAR OF THE PROPERTY.  
THIS DORMER WILL NOT BE VISIBLE FROM THE STREET,  
AND THE HOUSE WILL APPEAR UNCHANGED FROM THE FRONT.

PREVENTING CONDITIONS: 3RD FLOORS ARE NOT ALLOWED, PER  
LAND USE ORDINANCE BULK STANDARDS



# 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>SEAN + KRISTIN CONNER</i>	Project Name:		
	Property Address: <i>44 MAGNA DR GILLETTE, NJ</i>	Block: <i>13801</i>	Lot(s): <i>69</i>	Zone: <i>R-2</i>
	ITEM DESCRIPTION	HOW TO DO IT	COMPLY	NA
1	Place the following information on any plan or other submission to the Board: <b>Name of Applicant; Property Address, Block and Lot.</b>		<input 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.	<b>FORM INCLUDED.</b> Complete the "Checklist Waiver Request" form.	<input type="checkbox"/>	<input type="checkbox"/>
SC ✓ 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 type="checkbox"/>	<input type="checkbox"/>
SC 4	Certification from the Township Tax Collector that all taxes and assessments are paid to date.	<b>FORM INCLUDED.</b> Complete top portion only. The Planning & Zoning Coordinator will submit the request to the Tax Office at the appropriate time.	<input type="checkbox"/>	<input type="checkbox"/>
SC 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"/>
J.P. 6	Copy of completed application form to the Morris County Planning Board. Upon <b>Completeness Review</b> , other applications to other agencies may be required.	<b>FORM INCLUDED.</b> Complete Sections I, II, and III. The Planning & Zoning Coordinator will complete the remainder.	<input type="checkbox"/>	<input type="checkbox"/>
J.P. 7	Copy of completed Soil Erosion and Sediment Control Certification form. Upon <b>Completeness Review</b> , other applications to other agencies may be required.	<b>FORM INCLUDED.</b> Please check off one of the options at the bottom of the form and sign.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JAV 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 type="checkbox"/>	<input type="checkbox"/>
SC 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: <a href="http://www.longhillnj.gov/maps/Tax-Map-2017.pdf">http://www.longhillnj.gov/maps/Tax-Map-2017.pdf</a> Google: <a href="https://www.google.com/maps">https://www.google.com/maps</a> <a href="https://www.google.com/earth/">https://www.google.com/earth/</a>	<input type="checkbox"/>	<input type="checkbox"/>
SC 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 type="checkbox"/>	<input type="checkbox"/>
J.P. 11	A Zoning Table including zone district with all area and bulk requirements, comparing existing and proposed conditions.	<b>FORM INCLUDED.</b> The Zoning Application you filled out prior to this application will have that information.	<input type="checkbox"/>	<input type="checkbox"/>
SC 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	<b>FORM INCLUDED.</b> Complete the top portion. The Planning & Zoning Coordinator will submit the request to the Tax Office at the appropriate time.	<input type="checkbox"/>	<input type="checkbox"/>



	Completed "Owner's Letter of Consent" form if the Applicant is not the Owner.	<b>FORM INCLUDED.</b>	<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 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 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 type="checkbox"/>	<input checked="" 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"> <li>1. The square footage of critical areas</li> <li>2. The square footage of non critical areas</li> <li>3. The square footage of impervious lot coverage of non critical areas</li> <li>4. Setback dimensions from all principal buildings to any critical area.</li> </ol>	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**

<b>COMPLETENESS REVIEW</b> - 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.	<b>FLOOD HAZARD AREA</b> — 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."
<b>CRITICAL AREA</b> - 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.	<b>IMPERVIOUS LOT COVERAGE</b> - 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)



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## CHECKLIST WAIVER REQUEST FORM

Use for Checklists A, B & SPW

Applicant: SEAN + KRISTIN CONNER

Property Address: 44 MAGNA DRIVE / GILLETTE, NJ

Block: 13801

Lot(s): 69

Date: 11-22-2020

ITEM #	EXPLANATION FOR WAIVER REQUEST
7	(SOIL EROSION) - NO GROUND WILL BE CHANGED OR DISTURBED
13	(OWNER'S CONSENT) - THE APPLICANTS ARE THE OWNERS
16	(PROPOSED WOODED/LANDSCAPED AREAS) - NO CHANGES TO FOOTPRINT OF HOUSE
17	(PROPOSED LANDSCAPING DETAILS) - NO LANDSCAPING CHANGES
18	(SITE GRADING) - NO CHANGES ARE PROPOSED TO SITE GRADING
19	(% OF LOT AREA) - NO CHANGES ARE PROPOSED TO LOT AREA %
20	(PROPOSED UTILITIES) - NO CHANGES ARE PROPOSED
21	(CRITICAL AREAS) - NO CRITICAL AREAS
22	(FLOOD HAZARD AREA) - NOT IN A FLOOD HAZARD AREA

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



Long Hill Township  
 915 Valley Road  
 Gillette, NJ 07933  
 908 647-8000 Ext218

Date Issued: \_\_\_\_\_  
 Application Number: ZA-20-137  
 Application Date: 10/19/2020  
 Project Number: \_\_\_\_\_  
 Permit Number: \_\_\_\_\_  
 Fee: \$100.00

# Zoning Permit

Worksite **44 MAGNA DR**  
 Location: **Long Hill Township, NJ**

Owner: **CONNOR, SEAN/KRISTIN**  
 Address: **44 MAGNA DR**  
**GILLETTE, NJ 07933**

Applicant: **H. JEFFREY ROSEN**  
 Address: **168 PRESTON DRIVE**  
**GILLETTE, NJ 07933**

Block: 13801 Lot: 69 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

Work Description:

**Addition - DENIED - As per the Land Use Ordinance bulk standards, 3rd floors are not allowed. A variance from the Zoning Board of Adjustment will be required in order to proceed.**

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

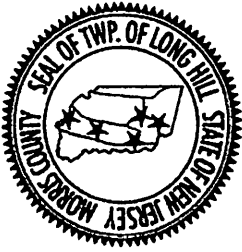
Debra Coonce, Zoning Officer

11/18/2020

Date

Zoning Permit Additional





# TOWNSHIP OF LONG HILL

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

## ZONING TABLE

**FILL IN ALL APPLICABLE BOXES**

<b>Property Address:</b> 44 Magna Drive Gillette, NJ 07933				
<b>Block:</b> 13801	<b>Lot:</b> 69	<b>Zone:</b> R-2	<b>Total Square Feet:</b> 390	
<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	45,000	45624		
Lot Width (Feet)	150	175		
Floor Area (Square Feet)	1500	3700	4090	
Building Width (Feet)	na			
Front Yard Setback (Feet)	75	75		
Side Yard Setback (Feet)	57.45	108.2		
Rear Yard Setback (Feet)	50	122.2		
Building Height (Stories & Feet)	2.5st 35 ft	2.0st 32.7ft	2.5 st 32.7 ft	
Building Coverage (Percent)	na			
Lot Coverage (Percent)	20% = 9124.8 sf	8166sf =17.9%		
Floor Area Ratio (FAR – Percent)	5737sf	3700 sf	4090 sf	
Buffer (Feet)	na			



# TOWNSHIP OF LONG HILL

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

## OWNER'S LETTER OF CONSENT

Applicant: SEAN + KRISTIN CONNER

Property Address: 44 MAGNA DRIVE

Block: 13801 Lot(s): 69

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 [Signature] as Applicant for the proposed development.

Kristin B. Conner  
De M C

Owner's Signature & Title

11-22-2020

Date

SEAN + KRISTIN CONNER

Owner (Print Name)

44 MAGNA DRIVE / GILLETTE, NJ

Address

908-347-3486 Snc@comcast.net

Phone & Email Address



SEAN & KRISTIN CONNER

44 MAGNA DR / GILLETTE, NJ

Block 13801, Lot 69





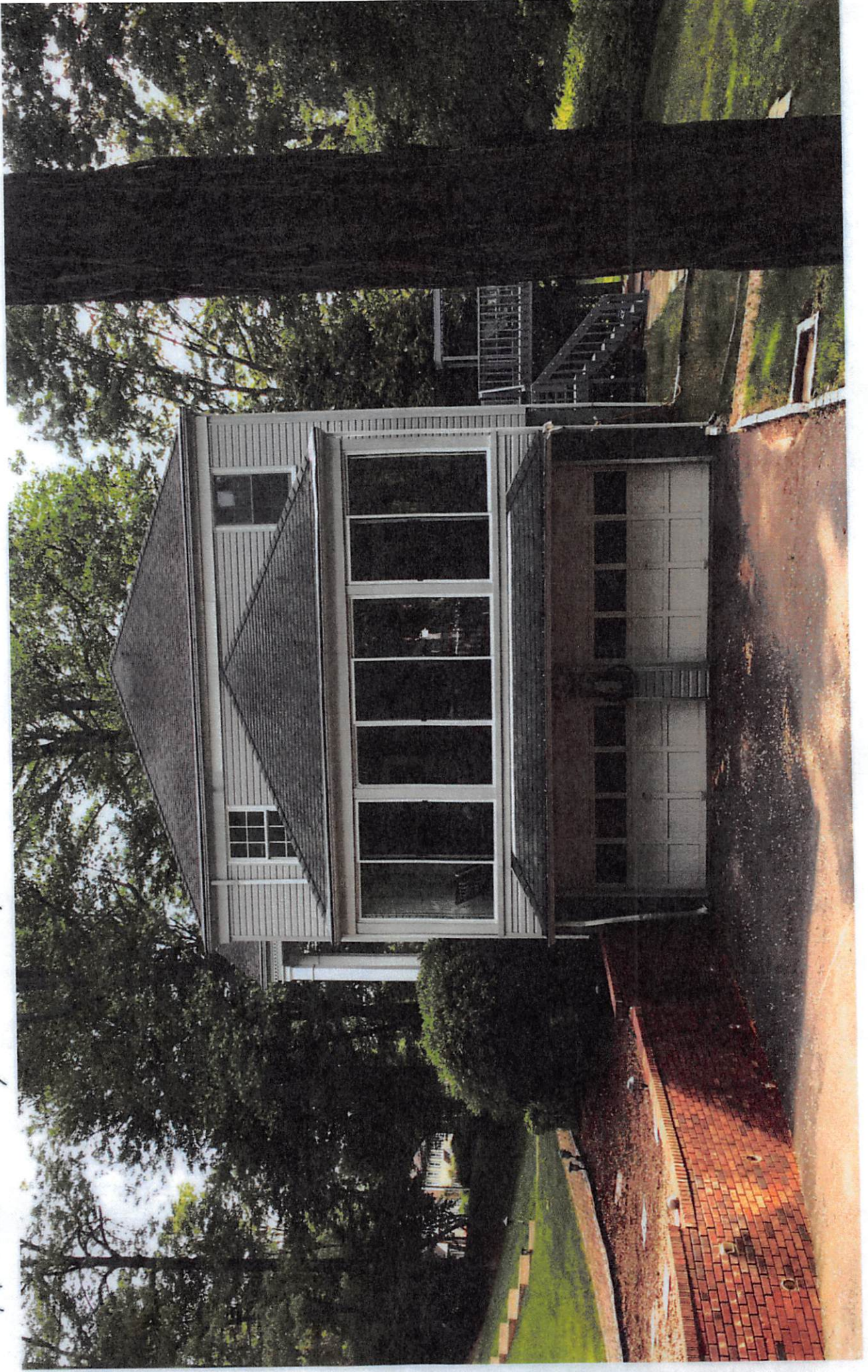
SEAN + KRISTIN CONNER / 44 MAGNA DR, GILLETTE NJ BLOCK 13801, LOT 69





Block 13801, Lot 69

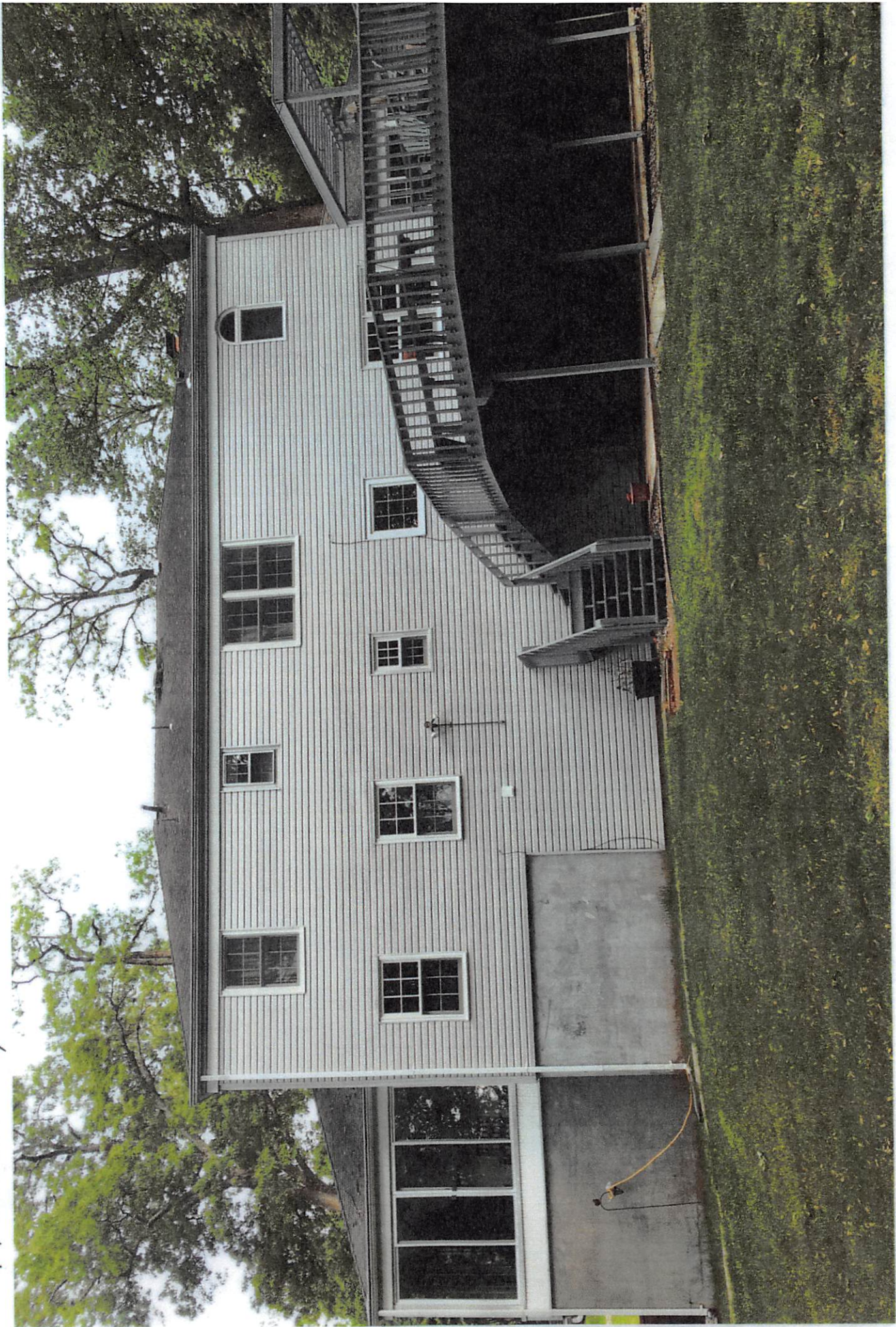
SEAN & KRISTIN  
CONNER  
44 MAGNA DR / GILLETTE, NJ





Block 13801, Lot 69

SEAN & KRISTIN CONNER  
44 MAGNA DR / GILLETTE, NJ





NOTE: - SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
 - PROPERTY CORNERS TO BE ESTABLISHED.

LOT 11.01

LOT 12.02

N 72°13'40" E 220.40'

**BLOCK 13801**

**LOT 69**

45,624 SQ. FT.

20' WIDE SANITARY SEWER EASEMENT

N 72°13'40" E 205.86'  
 CENTERLINE

LOT 70

LOT 9-21 (FM)

N 17°46'20" W

RR TIE

RR TIE 0.7' OUT

DECK

SLATE WALK

ENCL. PORCH (GAR. UNDER)

TWO STORY FRAME DWELLING

BRICK WALL

CURB 1.5' OUT

LOT 68

LOT 9-23 (FM)

6' WIDE UTILITY EASEMENT

BRICK WALK

MACADAM DRIVE

BELG. BLOCK CURB

75.00' SETBACK LINE

1,218.07' ALONG VARIOUS COURSES TO THE EASTERLY SIDE LINE OF HICKERY TAVERN ROAD, IF EXTENDED.

BEG. POINT

S 72°13'40" W 130.24'

MON. FND.

IRON FND.

R=235.00'  
 L=45.00'

**MAGNA DRIVE**

50' R.O.W.

**THIS SURVEY IS CERTIFIED TO:**

- SEAN N. CONNER AND KRISTIN A. CONNER, h/w.
- VASTOLA, FACKELMAN & SULLIVAN
- SUBURBAN TITLE EXAMINERS, INC.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- CALIBER HOME LOANS, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

Reference Filed Map :	FINAL MAP OF HILLTOP ESTATES
Map No.	3365
Date Filed	08-07-1974
Lot No.	9-22
Block No.	194

<b>Map of Survey</b>			
44 MAGNA DRIVE			
BLOCK 13801 LOT 69			
TOWNSHIP OF LONG HILL, MORRIS COUNTY			
NEW JERSEY			
SCALE :	1"=50'	DATE :	09-12-2016
BOOK PAGE		FILE NO.	16-189

**Templin Engineering Associates**  
 Engineering - Surveying

861 EISENHOWER AVENUE  
 BRIDGEWATER, NJ 08807

PHONE: (908) 231-1616

FAX: (908) 231-1894

*Robert J. Templin*

**Robert J. Templin**

Professional Engineer and Land Surveyor  
 N.J. License No. 25136

# ***Templin Engineering Associates, Inc.***

861 EISENHOWER AVENUE  
BRIDGEWATER, NJ 08807  
(908) 231-1616 FAX (908) 231-1894

Lot 69 in Block 13801  
Township of Long Hill  
Morris County, N.J.

Beginning at a point on the northerly side line of Magna Drive (50' wide), said point being distant 1,218.07 feet easterly along its various courses from its intersection with the easterly side line of Hickory Tavern Road; running thence

1) N 17°46'20" W along the division line with Lot 70 in Block 13801 as shown on the Township of Long Hill tax map a distance of 229.99 feet to a point for a corner; thence

2) N 72°13'40" E along the division line with Lots 11.01 and 12.02 in Block 13801 of said tax map a distance of 220.40 feet to a point for a corner; thence

3) S 06°48'00" E along the division line with Lot 68 in Block 13801 of said tax map a distance of 238.64 feet to a point for a corner on the northerly side line of Magna Drive; thence

4) Westerly along said side line of Magna Drive on a curve to the left having a radius of 235.00 feet an arc distance of 45.00 feet to a concrete monument found for a point of tangency; thence

5) S 72°13'40" W still along said side line a distance of 130.24 feet to the point and place of beginning. Containing a calculated area of 45,624 square feet.

Subject to a 6 foot wide utility easement and a 20 foot wide sanitary sewer easement as shown on the hereafter referenced filed map.

Being known and designated as Lot 9-22 in Block 194 as shown on a filed map entitled "Final Map of Hilltop Estates, Township of Passaic, Morris County, N.J." which map was filed in the Morris County Clerk's Office on August 7, 1974 as Map No. 3365