



TOWNSHIP OF LONG HILL

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

APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS 743 White Bridge Rd, Millington, NJ 07946

BLOCK(S) 14601 **LOT(S)** 4 **ZONE** C (Conservation)

APPLICANT Benjamin Alleman **TELEPHONE** 973-255-6440

ADDRESS (if different from above) **EMAIL** ben.alleman@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 Careaga Engineering, Inc. **TELEPHONE** 973-448-0651

ADDRESS 382 Route 46 W, Budd Lake, NJ 07828 **EMAIL**

ARCHITECT **TELEPHONE**

ADDRESS **EMAIL**

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:	8/23/21	APPLICATION NUMBER:	21-137
SITE PLAN	SUBDIVISION	BULK VARIANCES	USE VARIANCE
PLANNING BOARD	ZONING BOARD	MEETING DATE:	11/2/21



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COUNTY OF MORRIS
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PROPERTY ADDRESS 743 White Bridge Road

BLOCK(S) 14601 **LOT(S)** 4

APPLICANT Benjamin Alleman

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

Benjamin Alleman

4/30/21

Signature of Applicant

Print Name

Date

SUBMISSION REQUIREMENT

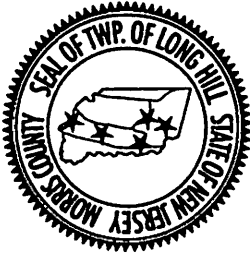
For all applications, **FIVE (5) COLLATED sets of all COMPLETED and SIGNED application forms** are required for submission to the Planning & Zoning Coordinator for completeness review. For any/all subsequent changes or updates to a pending application, five (5) copies are also required for resubmissions. 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: Benjamin Alleman

Property Address: 743 White Bridge Rd

Block: 14601

Lot(s): 4

Date: 4/30/21

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 is proposing to demolish an existing single family dwelling and to construct a new single family dwelling while trying to maintain a majority of the existing foundations. The property has multiple environmental constraints, including wetlands, a riparian zone and flood hazard area. In addition, relief is needed from Township ordinances with respect to required 75 foot conservation easement (Section 141) development within critical areas (Section 142), development within flood hazard areas (Section 143) and bulk variance for required front yard setback. In addition, the property is pre-existing nonconforming in required lot area and lot width.



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APPLICATION FOR DEVELOPMENT CHECKLIST B LIMITED TO BULK VARIANCES

ITEM #	Applicant: Benjamin Alleman		Project Name: 743 White Bridge Rd	
	Property Address: 743 White Bridge Rd		Block: 14601	Lot(s): 4 Zone: C
	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 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	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 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 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: 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 checked="" type="checkbox"/>	<input 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>)



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CHECKLIST WAIVER REQUEST FORM

Use for Checklists A, B & SPW

Applicant: Benjamin Alleman

Property Address: 743 White Bridge Rd

Block: 14601

Lot(s): 4

Date: 4/30/21

ITEM #	EXPLANATION FOR WAIVER REQUEST
13	Applicant is property owner
14	No protective covenants or deed restrictions are known of
17	No landscaping is proposed for the project

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



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ZONING TABLE

FILL IN ALL APPLICABLE BOXES

Property Address: 743 White Bridge Rd				
Block: 14601	Lot: 4	Zone: C	Total Square Feet:	
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	3 ac.	1.986 ac	1.986 ac	PENC
Lot Width (Feet)	250	150	150	PENC
Floor Area (Square Feet)	7,460	2,139	2,598	NO
Building Width (Feet)	-	-	-	-
Front Yard Setback (Feet)	75	71.6	70.0	YES
Side Yard Setback (Feet)	25	31.1	31.5	NO
Rear Yard Setback (Feet)	50	435.1	442.2	NO
Building Height (Stories & Feet)	2.5/35	1.5/<35	2/32.25	NO
Building Coverage (Percent)	-	-	-	-
Lot Coverage (Percent)	15%	6%	6.2%	NO
Floor Area Ratio (FAR – Percent)	-	-	-	-
Buffer (Feet)				
SEE PLANS FOR OTHER RELIEF				
PENC = PRE-EXISTING, NONCONFORMING				

LAND DEVELOPMENT REVIEW APPLICATION

Mail To: MORRIS COUNTY PLANNING BOARD
P.O. Box 900
Morristown, NJ 07963-0900



Office Location:
30 Schuyler Place
4th Floor
Morristown, New Jersey

ALL FILINGS TO THE PLANNING BOARD SHOULD BE IN DUPLICATE WITH APPROPRIATE FILING FEE

Section I. Submission Requirements (TWO COPIES OF ALL DOCUMENTS SHOULD BE SUBMITTED)

Submission: [X] New [] Planning Board [] Review fee enclosed
[] Revised [X] Board of Adjustment [] No review fee

Section II. Project Information

Project Name: 743 White Bridge Rd Block(s) 14601 Lot(s) 4
Municipality: Long Hill Road Frontage Name: White Bridge Rd
Applicant's Name: Benjamin Alleman Telephone: 973-255-6440 Fax:
Mailing Address: 743 White Bridge Rd, Gillette, NJ 07933

Section III. Site Data

What is being proposed? Applicant is proposing to reconstruct a single family dwelling with bulk variances
Zone District(s) in which property is located: C (Conservation)
Present Use(s) Single Family Proposed Use(s) Single Family
Proposed Water Source: Private well Sewage Disposal On-site septic disposal system

[] Subdivision:
Gross Area of Subdivision Tract _____ acres • Net Lot Area _____ acres • Number of Lots _____
[X] Site Plan: Lot Area 1.99 Acres
If Residential: # of Dwelling Units 1
If Non-Residential:
New Floor Area _____ Total Floor Area _____
New Parking Spaces _____ Total Parking Spaces _____
New Impervious Surface _____ Total Impervious Surface _____

Section IV: Review Fees (not required for revised submissions)

Applicant hereby applies for: (check one)

Table with 3 columns: Municipal Classification, Rate, Fees. Rows include Subdivision (Sketch, Minor, Preliminary, Final) and Site Plan (Multi-Family, Non-Residential) with corresponding rates and fee amounts.

Application completed by: Jeffrey Careaga, PE [] applicant / [] owner / [] attorney / [X] engineer
(please print)

Signature: [Handwritten Signature] Dated: 8/10/21

MORRIS COUNTY SOIL CONSERVATION DISTRICT



30 Schuyler Place
P O Box 900
Morristown NJ 07963-0900
Ph.: 973-285-2953
Fax: 973-285-8345
www.MCSCD.org

SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

In accordance with the "Soil Erosion and Sediment Control Act", Chapter 251, Public Laws of 1975, the Morris County Soil Conservation District hereby certifies the subject plan does conform to the standards for Soil Erosion and Sediment Control in New Jersey promulgated pursuant to the Act.

Name of Project: White Bridge Road Residence #743

Street and Municipality: White Bridge Road - Long Hill Township

Block: 14601 Lot(s): 4 Application No: 2021-12109

NOTE: FAILURE TO COMPLY WITH ANY OF THE PROVISIONS OUTLINED BELOW WILL RESULT IN A DISTRICT ENFORCEMENT ACTION AND ADDITIONAL FEES FOR REPEATED SERVICES

All revision of the subject plan, Engineer's Project No. 13936 , Original Plan Date: April 28, 2021, Last Plan Revision Date: April 28, 2021 , after certification will void this approval and must be forwarded to this office.

Any conveyance of the project (or portion thereof) will transfer full responsibility for compliance to subsequent owner(s). This District must be notified in writing of any change of ownership.

A written notification indicating the start of land disturbance must be submitted to this District 48 hours in advance.

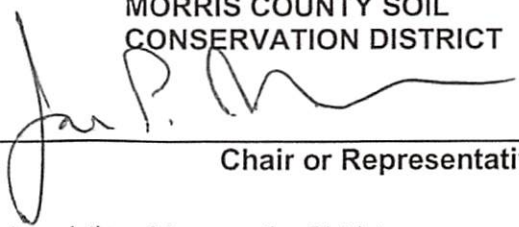
Prior to the issuance of a "Certificate of Occupancy" by the municipality, the "Soil Erosion and Sediment Control Act", N.J.S.A. 4:24-49 requires this District issue a "Report of Compliance" with the provisions of the certified plan for permanent measures to control soil erosion and sedimentation.

This certification is limited to the controls in this plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency.

MORRIS COUNTY SOIL
CONSERVATION DISTRICT

CERTIFICATION DATE: June 9, 2021

EXPIRATION DATE: January 9, 2025


Chair or Representative

Member – New Jersey Association of Conservation Districts
National Association of Conservation Districts

CERTIFICATION LETTER

Cc: Applicant, Design Professional, Municipal: Construction Code Official, Engineer, Land Use Board, Environmental Commission



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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."

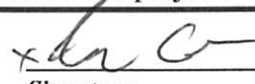
Soil Erosion and Sediment Control Certifications must be obtained from:

Morris County Soil Conservation District
Court House
Morristown, New Jersey 07960
Phone: (973) 285-2953 or 538-1552
Fax: (973) 605-8195

Property Address: 743 White Bridge Rd, Millington, NJ 07946

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 Benjamin Alleman Date 8/16/21
Print Name



TOWNSHIP OF LONG HILL

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

OWNER'S LETTER OF CONSENT

Applicant: Benjamin Alleman
Property Address: 743 White Bridge Rd
Block: 14601 Lot(s): 4

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 _____ as Applicant for the proposed development.

 
Owner's Signature & Title Date

Benjamin Alleman
Owner (Print Name)

743 White Bridge Rd, Millington, NJ 07946
Address

973-255-6440, ben.alleman@aol.com
Phone & Email Address