



# TOWNSHIP OF LONG HILL

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

## APPLICATION FOR DEVELOPMENT

**PROPERTY ADDRESS** 183 Meyersville Road, Gillette, New Jersey 07933

**BLOCK(S)** 13701                      **LOT(S)** 32                      **ZONE** R-2

**APPLICANT** Fritz A. Kielblock                      **TELEPHONE** (908) 507-4434

**ADDRESS** (if different from above)                      **EMAIL** fkielblock@gmail.com

**PROPERTY OWNER** (if different from above) (Same as Applicant)                      **TELEPHONE**

**ADDRESS**                      **EMAIL**

**ATTORNEY\*** Frederick B. Zelle / Bisogno, Loeffler & Zelle, LLC                      **TELEPHONE** (908) 766-6666

\*REQUIRED for Corporations, LLC or Limited Partnerships

**ADDRESS** 88 S. Finley Ave., P.O. Box 408, Basking Ridge, NJ 07920                      **EMAIL** fzeley@baskingridgelaw.com

**ENGINEER or SURVEYOR** William G. Hollows / Murphy & Hollows                      **TELEPHONE** (908) 580-1255

**ADDRESS** 192 Central Avenue, Stirling, NJ 07980                      **EMAIL** murphyhollows@gmail.com

**ARCHITECT** Jim O'Brien                      **TELEPHONE** (973) 993-5800

**ADDRESS** 46 Headquarters Plaza, Morristown, NJ 07960                      **EMAIL** info@jimobrienarchitects.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:	
SITE PLAN	SUBDIVISION	BULK VARIANCES	USE VARIANCE
PLANNING BOARD	ZONING BOARD	MEETING DATE:	OTHER



# TOWNSHIP OF LONG HILL

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

**PROPERTY ADDRESS** 183 Meyersville Road, Gillette, New Jersey 07933

**BLOCK(S)** 13701 **LOT(S)** 32

**APPLICANT** Fritz A. Kielblock

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

  
*Signature of Applicant*

Fritz A. Kielblock  
*Print Name*

01/03/2021  
*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:* Fritz A. Kielblock

*Property Address:* 183 Meyersville Road

*Block:* 13701

*Lot(s):* 32

*Date:* 01/03/2021

***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.

Please see attached Addendum.

**Application for Minor Subdivision**  
**Applicant: Fritz A. Kielblock**  
**183 Meyersville Road, Meyersville – Tax Block 13701, Lot 32**  
**R-2 Single Family Residential Zone**

**Addendum**

This is an application for a two (2) lot minor subdivision. The subject property, known as and located at 183 Meyersville Road in the Meyersville Section of Long Hill Township, also designated as tax Lot 32 in Block 13701, is a single family residential lot located in the R-2 residential zone.

The Applicant wishes to carve out a portion of the subject property, which is one of several contiguous lots that have been in his family for generations, so that his son and daughter-in-law may construct a home for themselves and their family thereon. The Applicant wishes to see his grandchildren raised in the same rural, farming atmosphere that he and his son enjoyed as children. Additionally, the Applicant intends to raze his and his wife's existing home and build a new home for themselves, to be located further back (south) on the remainder lot.

The Applicant is a third generation Meyersville resident. His family continues to farm neighboring properties, as well as the lower (northern) portion of the subject property. The orchards on the subject property, which are actively maintained by the Applicant and his family, bear apples, cherries, pears and plums. The field between the road and the orchards are used to grow various crops, most recently indian corn. It is the Applicant's desire to maintain the integrity of the family farm and to keep the beautiful, historic orchard whole and undivided, in furtherance of the Township's goal of preserving its small hamlets, village and small farms. Doing so will also maintain the bucolic open space along Meyersville Road, which will be further maintained by the Applicant's proposed use of a shared driveway (utilizing much of the existing driveway) to service both proposed lots.

The lot is encumbered by a significant amount of critical areas (steep slopes of more than 15%). The existing home is located within the said slopes and therefore has no front, side or rear setbacks from the same. The lot is otherwise fully conforming to the zoning requirements of the R-2 zone. The home proposed for the new lot (designated as "Lot 32.01" on the plans) would also have no setbacks from the said slopes. The home proposed for the remainder lot (designated as "Lot 32" on the plans) would have side and rear setbacks from the said slopes, albeit less than required, but no front setback therefrom. Accordingly, variance relief will be required for these critical areas setback non-conformities.

The Applicant also seeks a precautionary variance from the building height limitation for the home proposed for the new lot. The same slopes that give rise to the requested critical areas variances favor designing that home to have a walk-out basement on the northern (front) facade. Because the zoning ordinance provides for measurement of building height from the lowest elevation, rather than from the first floor elevation or from the average elevation as is more

common, it must be measured from the elevation of the basement floor. The final measurements have not yet been established for the home, but since it has two (2) stories above the basement, it is anticipated that it will exceed the 35' height limit in the R-2 zone. It is not anticipated, however, that the height would exceed the limit by ten percent (10%) or more, meaning that the variance would be "C" variance rather than a "D-6" variance.

The critical areas setback variances would be C-2 variances, as the benefits of granting them would outweigh any detriment. Maintaining the rural, family-agricultural character of the neighborhood, preserving the active orchards (which would be the only slope-compliant building locations on the site), and preserving the crop fields, would support the following planning purposes under N.J.S.A. 40:55D-2 (emphasis added):

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will ***promote the public health, safety, morals, and general welfare***;
- c. To ***provide adequate light, air and open space***;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and ***preservation of the environment***;
- g. To ***provide sufficient space in appropriate locations for*** a variety of ***agricultural***, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- i. To ***promote a desirable visual environment*** through creative development techniques and good civic design and arrangement;
- j. To promote the ***conservation of historic sites and districts, open space***, energy resources and valuable natural resources in the State and to ***prevent urban sprawl*** and degradation of the environment through improper use of land; and
- p. To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while ***preserving agricultural lands, open space, and historic sites***.

The height variance could be either a C-1 hardship variance or a C-2 variance. The hardship is that under Long Hill Township's above mentioned unusual zoning ordinance, virtually any two story home with a portion of the foundation fully exposed, whether or not it is designed with a "walk-out basement", will not comply with the 35' maximum height requirement (and may also not comply with the 2.5 story maximum height requirement if more than 50% of

the basement's walls are exposed above grade). In this case, regardless of whether the slopes are "critical areas", their existence creates this scenario. The height variance could also be justified under the same C-2 analysis discussed above relative to the critical areas setback variances.

Accordingly, the Positive Criteria are satisfied as to all of the variances.

The Negative Criteria are also satisfied as all of the variances can be granted without substantial detriment to the public good and without substantial impairment of the intent and the purpose of the zone plan and zoning ordinance. Proper protective measures will be taken during construction to prevent erosion, and roof water from the completed homes will discharge into drywells in order to prevent erosion post-construction. The project entails only minimal tree removal. The proposed locations of the proposed new homes would be consistent with those of other homes in the neighborhood and would therefore not present any detrimental visual effect.

Respectfully Submitted,

BISOGNO, LOEFFLER & ZELLEY, LLC



By: Frederick B. Zelley, Esq.

Attorneys for the Applicant, Fritz A. Kielblock

Dated: January 15, 2021



# TOWNSHIP OF LONG HILL

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

## APPLICATION FOR DEVELOPMENT CHECKLIST A

Applicant: Fritz A. Kielblock										Property Address: 183 Meyersville Road							
Owner: Fritz A. Kielblock										Block: 13701		Lot(s): 32	Zone: R-2				
Project Name: Minor Subdivision										Application #:			Date:				
SUBMISSION REQUIREMENTS										STATUS		NOTES / LAND USE ORDINANCE REFERENCE					
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD VARIANCES 40:55D-70			C = Complies						
		MINOR		MAJOR		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c		d	APPLICANT	TOWNSHIP		
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN												
1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Five (5) copies of the completed and signed application forms and proof of payment of all required fees.	<input checked="" type="checkbox"/>	
2	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Where waiver(s) from the requirements of the Township of Long Hill Checklist are required for an application, a brief statement explaining the justification for each waiver.	<input checked="" type="checkbox"/>	
3	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Certification from the Township Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>	
4	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	<input type="checkbox"/>	
5	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Any protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plan.	<input checked="" type="checkbox"/>	
6	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Zoning information, including zone classification, and all area and bulk requirements with a zoning table showing a comparison to the proposed development; and all dimensions and other site data needed to insure conformity with the Township of Long Hill Land Use Ordinance. Front, rear and side yard setback lines shall be depicted graphically on the plan.	<input checked="" type="checkbox"/>	
7	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A Boundary and Existing Conditions Survey. Data to include, but not limited to Block/Lot number(s), the location of existing and proposed property lines, lot areas, lot dimensions, structures, easements, and other features and details as required by the laws governing the preparation of surveys in the State of NJ.	<input checked="" type="checkbox"/>	
8	X	X	X	X	X	X	X	X	X	X	X	X	X	X	All existing and proposed wooded and landscaped areas and proposed buffering and screening, identifying all trees over ten (10) inches in diameter, except that where trees are in mass, only the limits thereof need be shown. A landscaping plan including details as to the size, number, location and type of vegetation and method of planting to be use.	<input checked="" type="checkbox"/>	

SUBMISSION REQUIREMENTS (Continued)											STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			ITEM DESCRIPTION	C = Complies		APPLICANT	TOWNSHIP
		MINOR		MAJOR				VARIANCES 40:55D-70				W = Waiver			
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	b	c	d					
												PRILIM	FINAL		
9		X	X	X	X	X	X	X	X	X	Five (5) copies of requisite plans prepared, signed and sealed by a NJ Licensed professional in compliance with N.J.A.C. 13:40-7.1 et sec. folded with title block exposed to view. Drawings shall be no larger than 24"x36". Title block in accordance with the rules governing the title blocks for professional engineers and land surveyors including: Name of Applicant, Township of Long Hill and Morris County with each sheet specifically titled with appropriately descriptive words. Name, title, address and license number of the professional or professionals who prepared the plan. Written and graphic scale. Date of original drawing and a list of specific revisions and dates.	C			
10		X	X	X	X	X	X	X	X	X	The names, lot and block numbers of all property owners within two hundred (200) feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor shown on the plan.	C			
11	X	X	X	X	X	X		X	X		For applications involving signs: a sign application; the location of existing and proposed signs; scale drawings of all proposed signage; a summary of the dimensions and area of all existing and proposed signs; and other plan notes indicating sign materials, lighting, landscaping and all other information needed to review the application.	W			
12		X	X	X	X	X		X	X		Proof of submission to the Morris County Soil Conservation District as applicable.	W			
13		X	X	X	X	X		X	X		A completed Township soil erosion and sediment control certification form as may be required.	C			
14		X	X	X	X	X		X	X		Any information required by Ordinance Chapter 143 – Flood Damage Prevention Ordinance, including an application for Development Permit if applicable.	W			
15		X	X	X	X	X		X	X		Plan information for a Tree Removal Permit.	C			
16		X	X	X	X	X		X	X		Photograph of photographs showing the property as it currently exists and all structures thereon.	C			
17		X	X	X	X	X		X	X		Proof of approval or proof of submission for approval, to Long Hill Board of Health and/or other agency of jurisdiction approval for any application proposing, or potentially requiring modification to a septic system.	C			
18		X	X	X	X	X		X	X		A listing of approvals required by other governmental agencies, and completed copies of applications made to any other governmental agency with jurisdiction over the application and/or status reports of said applications.	C			
19		X	X	X	X	X		X	X		The following legends on any site plan or subdivision plan: (a) Owner Consent Legend; (b) Site Plan / Subdivision Identification Legend; (c) Plan Preparer Legend; (d) Board Approval Legend; (e) Township Engineer Legend; (f) Township Clerk Legend; and (g) Certificate of Occupancy Legend. Legends found at the end of this Ordinance Section.	C			
20		X	X	X	X	X		X	X		Owner/Applicant information on plan, including name, title, address and telephone number. If Owner/Applicant is a corporation or partnership, the names and addresses of all shareholders owning ten (10) percent or more of any class of stock of the corporation must be shown.	C			
21		X	X	X	X	X		X	X		A key 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' of the property at a scale of one (1) inch equals not more than five hundred (500) feet.	C			



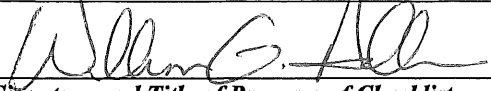
SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
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		MINOR		MAJOR		VARIANCES 40:55D-70		a & b	c		d				W = Waiver
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN								
										PRILIM			FINAL		
22		X	X	X	X	X	X		X	X	Acreage figures, including lot tract size, individual lot areas, and area of land to be dedicated for public rights of way.	<input checked="" type="checkbox"/>			
23		X	X	X	X	X	X		X	X	Existing block and lot numbers of the lot(s) to be subdivided or developed as they appear on the Township Tax Map; proposed block and lot numbers as provided by the Township Tax Assessor upon written request; proposed street numbers as provided by the Township Clerk upon written request.	<input checked="" type="checkbox"/>			
24		X	X	X	X	X	X		X	X	North arrow and tract boundary line in heavy line.	<input checked="" type="checkbox"/>			
25		X	X	X	X	X	X		X	X	The location and use of all existing structures, both within the tract and within one hundred (100) feet of its boundary.	<input checked="" type="checkbox"/>			
26		X	X	X	X	X	X		X	X	A site grading plan where changes in grading are proposed.	<input checked="" type="checkbox"/>			
27		X	X	X	X	X	X		X	X	The location of all streets, sidewalks, parking areas and driveways with related dimensions.	<input checked="" type="checkbox"/>			
28		X	X	X	X	X	X		X	X	The location of all structures, including their existing and proposed uses, dimensions to verify building setbacks and separations, and notes indicating whether existing structures will be retained or removed.	<input checked="" type="checkbox"/>			
29		X	X	X	X	X	X		X	X	The location of all watercourses, railroads, bridges, culverts, drain pipes and natural features, such as treed areas, both on site and within one hundred (100) feet of its boundaries.	<input checked="" type="checkbox"/>			
30		X	X	X	X	X	X		X	X	Information required to assess conformance with the critical area requirements of Section 142 including the following for the site and each proposed lot: (a) the total critical and noncritical land in area and square feet; (b) the impervious lot coverage of non-critical lands; (c) setback dimensions from all principle buildings to any critical area.	<input checked="" type="checkbox"/>			
31		X	X	X	X	X	X		X	X	Map noting the location of all critical areas, as defined in the Ordinance, with the source of critical area delineation noted. For sites with no critical areas a plan note, signed by the preparer of the plan, indicating the site contains no critical areas.	<input checked="" type="checkbox"/>			
32		X	X	X	X	X	X		X	X	For applications that disturb less than 1.00 acre of surface, or that create less than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations shall be provided to verify that 3" of runoff from the equivalent area of new impervious surface is infiltrated into the ground where the subsurface conditions are shown to be suitable for infiltration. In the case where the subsurface condition is shown to be not suitable for infiltration, stormwater control features shall be provided and shown to reduce the post-development runoff rates to the pre-development values (i.e. Zero-Net Increase).	<input checked="" type="checkbox"/>			
33		X	X	X	X	X	X		X	X	For application that disturbs 1.00 or more acre of surface, or that create more than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations to verify compliance with stormwater management designed in accordance with the Residential Site Improvement Standards (RSIS, NJAC 5:21) and the NJDEP Stormwater Regulations (NJAC 7:8). The calculations shall address runoff rates, total suspended solids, and groundwater recharge. A draft maintenance manual shall also be provided.	<input checked="" type="checkbox"/>			

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE			
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		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c		d					
34	X		X	X	X	X	X			X	X			Dimensioned architectural plans for existing and proposed buildings and structures including floor plans for all levels and complete elevation views. Dimensioning shall be sufficient to verify floor area ratio, building height, parking requirements, etc. Plans shall be prepared by an Architect licensed by the State of NJ. Preparation by architect shall be optional for Site Plan Waivers to be determined by the reviewing authority at the time of application.	C	
35	X		X		X			X	X	X				Rapid access key boxes (aka Knox Box) on non-residential properties if applicable.	W	
36		X	X	X	X	X	X							Certification of submittal to the Morris County Planning Board as applicable.	C	
37		X	X	X	X	X	X							Proposed elevations of each floor level, the top of foundation and roof line of all principal buildings.	C	
38		X	X	X	X	X	X							The location and size of all existing and proposed utilities for both undeveloped and developed lots that are part of the application; detailed description of any and all easements and the manner in which they will be controlled.	C	
39			X	X	X	X	X							Topographic map of the subject tract detailing existing and proposed contours with intervals of two (2) feet where slopes are less than fifteen (15) percent and with intervals of five (5) feet where slopes exceed fifteen (15) percent. A reference benchmark shall be as related to the United States Geological Survey and United States Coast and Geodetic Survey. Existing contours shall be shown by a dashed line; proposed contours shall be shown as a solid line.	C	
40			X	X	X	X	X							All means of vehicular access and egress to and from the site onto public streets, showing the site and the location of curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, site triangles, required right-of-way dedication areas and other proposed devices necessary to promote a safe traffic circulation pattern.	C	
41			X	X	X	X	X							Calculations verifying suitable capacity of proposed pipes, swales, and other drainage features.	W	
42				X	X	X	X		X	X				Depiction of the colors, textures, and other related features of all proposed buildings and structures.	C	
43				X	X	X	X		X	X				The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details of lighting poles, light fixtures and foot candle limits.	W	
44					X	X	X	X						A section or staging plan, if proposed, indicating the portion of the tract to be considered for approval as part of the current application and the relationship of the portion of the tract to the remaining land area, including all applicable comparisons such as parking spaces, building coverage, lot coverage, open space areas and number of lots	W	
45					X	X	X	X						Details and locations of all accessory structures including fences, trash enclosures, recycling areas, etc.	C	
46					X	X	X	X						The location and design of any off-street parking and loading areas, showing size and location of parking stalls, loading area, aisles and barriers, curbing, sidewalks and paving specifications.	W	

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE						
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		MINOR		MAJOR		VARIANCES 40:55D-70		W = Waiver											
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c		d								
										PRILIM			FINAL						
47						X	X		X	X									
48										X	X	X							
49					X	X													
50						X	X												
51						X	X												
52						X	X												
53						X	X												
54						X	X												
55	X																		

**NOTES:**


- The approving authority may request additional information of any Applicant seeking variance approval if said information is deemed necessary by the Board to make an informed opinion on the application, except that the request for such information shall not be considered grounds to deem any application incomplete.
- The approving authority may waive submission of any information required of variance or waiver applications in appropriate cases for specific applications, after first considering the opinion of the Technical Review Committee (TRC) on the waiver request made by the Applicant.


 <i>Signature and Title of Preparer of Checklist</i>	William G. Hollows, P.E.	12-9-20 <i>Date</i>
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Applicant: Fritz A. Kielblock	Property Address: 183 Meyersville Road		
Owner: Fritz A. Kielblock	Block: 13701	Lot(s): 32	Zone: R-2
Project Name: Minor Subdivision	Application #:	Date:	

(a). To be signed before submission:

**I CONSENT TO THE FILING OF THIS SITE PLAN / SUBDIVISION APPLICATION WITH THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:**

 1-13-21  
 Applicant Signature      Date  
 Fritz A. Kielblock, 183 Meyersville Rd., Gillette, NJ 07933  
 Address

 1-13-21  
 Owner Signature      Date  
 Fritz A. Kielblock, 183 Meyersville Rd., Gillette, NJ 07933  
 Address


(b). To be completed before submission:

**SITE PLAN / SUBDIVISION OF:**

Block: 13701      Lot(s): 32      Tax Map Number: 13  
 Date of Plan: \_\_\_\_\_      Scale: \_\_\_\_\_

(c). To be signed before submission:

**I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN / SUBDIVISION AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.**

      William G. Hollows, P.E.  
 Signature and Title      Date 12-9-20

(d). To be signed before issuance of a building permit:

**APPROVED BY THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:**

Board Secretary: \_\_\_\_\_ Date: \_\_\_\_\_

Board Chair: \_\_\_\_\_ Date: \_\_\_\_\_

(e). To be signed before the issuance of a building permit (where applicable):

**ON THE RECOMMENDATION OF THE TOWNSHIP ENGINEER, I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES:**

Township Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

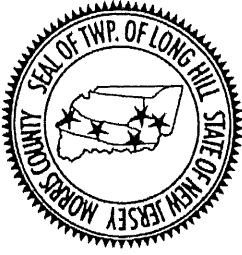
(f). **CERTIFICATE OF OCCUPANCY ISSUED:**

Construction Official: \_\_\_\_\_ Date: \_\_\_\_\_

TOWNSHIP OF LONG HILL  
CHECKLIST WAIVER REQUEST FORM

Applicant: Fritz Kielblock  
Property Address: 183 Meyersville Road  
Block: 13701 Lot: 32 Date: 11/23/20

<u>Item#</u>	<u>Explanation for Waiver Request</u>
11	No signs are proposed; this is a residential project
12	At time of Building Permit application a submission will be submitted to Morris County SCD
14	This property is not located near a flood plain
41	No new pipes are proposed
43	No outdoor power or lighting is proposed other than typical residential lighting affixed to the houses.
44.	No staging is planned.
46.	Not applicable to this residential application.
50.	Not applicable. Perfection shall be accomplished by subdivision deeds.



# TOWNSHIP OF LONG HILL

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

## ZONING TABLE

**FILL IN ALL APPLICABLE BOXES**

<b>Property Address:</b> 183 Meyersville Road, Gillette, New Jersey 07933				
<b>Block:</b> 13701	<b>Lot:</b> 32	<b>Zone:</b> R-2	<b>Total Square Feet:</b> 206,473	
<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	206,473/190,419	128,622/61,788	No
Lot Width (Feet)	150	477.58	267.58/210.00	No
Floor Area (Square Feet)	9,144/6,471		Will Comply	No
Building Width (Feet)	N/A			
Front Yard Setback (Feet)	75	235.3	373.6/253.2	No
Side Yard Setback (Feet)	25	109.0	55.2/28.0	No
Rear Yard Setback (Feet)	50	339.9	207.3/74.0	No
Building Height (Stories & Feet)	2.5/35	2.5/31	2.5/<35	No
Building Coverage (Percent)	N/A			
Lot Coverage (Percent)	20	6.4	7.7/9.4	No
Floor Area Ratio (FAR – Percent)	9,144sf/6,471sf		Will Comply	No
Buffer (Feet)	N/A			



# 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: 183 Meyersville Road, Gillette, NJ 07933

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  
Fritz A. Kielblock

1-13-2021  
Date

Print Name



# TOWNSHIP OF LONG HILL

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

## OWNER'S LETTER OF CONSENT

Applicant: Fritz A. Kielblock  
Property Address: 183 Meyersville Road  
Block: 13701 Lot(s): 32

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.

*Fritz A. Kielblock*

*Owner's Signature & Title*

*1-13-2021*

*Date*

Fritz A. Kielblock

*Owner (Print Name)*

183 Meyersville Road, Gillette, NJ 07933

*Address*

(908) 507-4434; fkielblock@gmail.com

*Phone & Email Address*



# LAND DEVELOPMENT REVIEW APPLICATION

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



Office Location:  
 30 Schuyler Place  
 4<sup>th</sup> 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:     New                                   Planning Board                                   Review fee enclosed  
                           Revised                                   Board of Adjustment                                   No review fee

**Section II. Project Information**

Project Name: Minor Subdivision                                  Block(s) 13701                                  Lot(s) 32  
 Municipality: Long Hill Township                                  Road Frontage Name: Meyersville Road  
 Applicant's Name: Fritz A. Kielblock                                  Telephone: (908) 507-4434                                  Fax: \_\_\_\_\_  
 Mailing Address: 183 Meyersville Road, Gillette, New Jersey 07933

**Section III. Site Data**

What is being proposed? Minor subdivision (one lot into two lots)  
 Zone District(s) in which property is located: R-2  
 Present Use(s) Single Family Residential                                  Proposed Use(s) Single Family Residential  
 Proposed Water Source: Private Well                                  Sewage Disposal Private Septic

Subdivision:  
Gross Area of Subdivision Tract 4.74 acres ▪ Net Lot Area 4.37 acres ▪ Number of Lots 2

Site Plan: Lot Area \_\_\_\_\_ Acres  
                          *If Residential:*                                  *If Non-Residential*  
                          # of Dwelling Units \_\_\_\_\_                                  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)

Municipal Classification	Rate	Fees
<input type="checkbox"/> Subdivision: Sketch	no charge	
<input type="checkbox"/> Subdivision: Minor	\$100.00	\$ <u>100.00</u>
<input type="checkbox"/> Subdivision: Preliminary	\$500.00 + \$25.00 per lot	\$ _____
<input type="checkbox"/> Subdivision: Final	\$100.00	\$ _____
<input type="checkbox"/> Site Plan: Multi-Family	\$500.00 + \$25.00 per dwelling unit	\$ _____
<input type="checkbox"/> Site Plan: Non-Residential	\$500.00 + \$5.00 per new parking space	\$ _____
Total enclosed (payable to "Treasurer of Morris County"). . . . .		\$ _____

Application completed by: Frederick B. Zelle, Esq.                                   applicant /  owner /  attorney /  engineer  
(please print)

Signature:

Dated: 01/03/2021

Morris County Recording Cover Sheet



Honorable Ann F. Grossi, Esq.  
Morris County Clerk



MORRIS COUNTY, NJ  
ANN F. GROSSI, COUNTY CLERK  
DEED-OR BOOK 23669 PG 1686  
RECORDED 12/06/2019 11:29:53  
FILE NUMBER 2019070050  
RCPT #: 1496381; RECD BY: MStehr  
RECORDING FEES \$100.00

Official Use Only - Realty Transfer Fee



Official Use Only - Barcode

Date of Document:  
November 26, 2019

Type of Document:  
Deed

First Party Name:  
William J. Beyer, III, Executor of the Last Will  
and Testament of Wanda M. Kielblock

Second Party Name:  
Fritz A. Kielblock, married

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:  
13701

Lot:  
32 and 32Q Farm

Municipality:  
Long Hill Township

Consideration:  
\$700,000.00

Mailing Address of Grantee:  
183 Meyersville Road, Gillette, New Jersey 07933

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN  
ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE.

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and  
is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the  
attached document or the document will be rejected and returned.

7

DEED OF EXECUTOR OR ADMINISTRATOR

This Deed is made on November 26, 2019

BETWEEN William J. Beyer, III, Executor of the Last Will and Testament of Wanda M. Kielblock

whose post office address is 104 Long Hill Lane, Chatham, New Jersey 07928

referred to as the Grantor,

AND Fritz A. Kielblock, married,

whose post office address is about to be 183 Meyersville Road, Gillette, New Jersey 07933

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

**Grantor:** The Grantor makes this Deed as the Personal Representative of the Estate of Wanda M. Kielblock who died while a resident of Morris County on June 29, 2019.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Seven Hundred Thousand dollars (\$700,000.00) for this transfer.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality: Township of Long Hill  
Block No. 13701 Lot No. 32&32Q Farm Account No.  
 No property tax identification number is available on the date of this Deed  
(Check if applicable)

3. **Property.** The property consists of the land and all the buildings and structures on the land in the Township of Long Hill, County of Morris and State of New Jersey. The legal description is:

SEE ATTACHED LEGAL DESCRIPTION

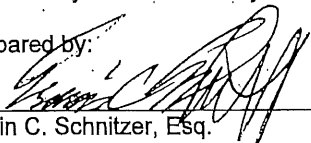
Being the same property conveyed to Carl F. Kielblock and Wanda M. Kielblock, his wife, by Deed from Edward Andrew Kielblock, Executor of the Last Will and Testament of Frederick H. Kielblock, deceased, and Edward Andrew Kielblock, individually and Eleanor A. Kielblock, his wife, Ruth Shaw and Howard E. Shaw, her husband, Carl F. Kielblock and Wanda M. Kielblock, his wife, dated August 22, 1968, recorded August 29, 1968 in the Morris County Clerk's Office in Deed Book 2074 beginning at page 1067. The said Carl F. Kielblock departed this life on January 28, 2006 thereby vesting title to the property in Wanda M. Kielblock as surviving tenant by the entirety

Wanda M. Kielblock departed this life on June 29, 2019 leaving a Last Will and Testament dated July 10, 1997 which was duly admitted to probate in the Morris County Surrogate's Court under Docket No. MRS-P-1787-2019 wherein she devised the remainder of her estate to her children. Letters Testamentary were issued to William J. Beyer, III on July 30, 2019.

This conveyance is subject to easements, covenants, and restrictions of record, if any, and to such facts as may be revealed by an accurate survey certificate.

This conveyance is also subject to the zoning ordinances of the Township of Long Hill.

Prepared by:

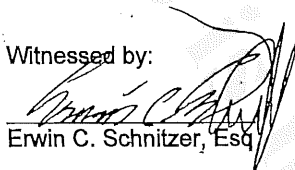
  
Erwin C. Schnitzer, Esq.

The street address of the Property is: 183 Meyersville Road, Long Hill, New Jersey

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to the Grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of this first page.

Witnessed by:

  
Erwin C. Schnitzer, Esq.

*William J. Beyer III - Executor  
of the Last Will and Testament  
of Wanda M. Kielblock*

William J. Beyer III – Executor  
of the Last Will and Testament  
of Wanda M. Kielblock

STATE OF NEW JERSEY  
COUNTY OF SOMERSET

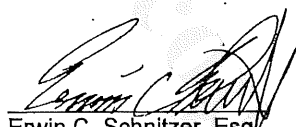
SS.:

I CERTIFY that on November 26, 2019

William J. Beyer III, Executor of the Last Will and Testament of Wanda M. Kielblock

personally came before me and stated to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$700,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
Erwin C. Schnitzer, Esq.  
An Attorney at Law of the  
State of New Jersey

RECORD AND RETURN TO:

Kearns.Duffy & Vaccaro, P.C.  
3648 Valley Road, P.O. Box 56  
Liberty Corner, NJ 07938

Application No. 10768-OX

4. The land referred to in this Commitment is described as follows:

All that tract or parcel of land and premises, situate, lying and being in the Township of Long Hill, County of Morris, State of New Jersey

BEGINNING at a point on the southerly side line of the road leading from Chatham to Meyersville, known as Meyersville Road, the beginning of the second course as described in a deed from Edmund A. Backer to Andrew V. Knickel dated April 23, 1896 and recorded in the Office of the Clerk of Morris County, also being the northwesterly corner of lands now or formerly of Joseph Jacenty, et ux, thence

- 1) Along the southerly side line of said road South 64 degrees West 303.60 feet to a point therein; thence
- 2) South 61 degrees 45 minutes West 183.40 feet to a point, same marking the northeasterly corner of lands now or formerly of Marie Knickle; thence
- 3) Along lands of said Knickle and lands of the Estate of Andrew Knickle, deceased, South 27 degrees 30 minutes East 617 feet to a point in lands of said estate; thence
- 4) South 79 degrees 15 minutes East 179 feet to a point; thence
- 5) In a northwesterly direction 88 feet, more or less to the southwesterly corner of lands now or formerly of Elinor Jacenty; thence
- 6) Along the westerly line of lands of said Elinor Jacenty and the westerly side of lands of Joseph Jacenty, et ux, North 3 degrees 40 minutes West 716 feet to the point and place of BEGINNING.

Said premises are subject to a servient easement 16 feet in width running easterly and parallel with the third course of the aforesaid described premises and northerly and parallel with the fourth course of the aforesaid described premises, it being the intention that said easement shall afford ingress and egress to the balance of the parent tract of which this is a part as described in Deed Book Q28 page 329.

For information only: BEING known as Tax Lot 32, in Tax Block 13701 as shown on the Current Tax Map of Long Hill Township.

**183 MEYERSVILLE ROAD, LOT 32 BLOCK 13701, TOWNSHIP OF LONG HILL, MORRIS COUNTY, NEW JERSEY**


Beginning at a point in the centerline of Meyersville Road which point is distant the following courses from the intersection of the southerly side line of Meyersville Road and the easterly side line of Fen View Road if said side lines were extended,

- a. North  $67^{\circ} 49'$  East 153.00 feet to a point, thence
  - b. North  $0^{\circ} 01'$  West 35.63 feet to a point in the center of Meyersville Road, thence
  - c. In an easterly direction along the center line of Meyersville Road 320.85 feet to the point of Beginning and running thence
1. Along the center line of Meyersville Road North  $65^{\circ} 40' 00''$  East 260.77 feet to a point, thence
  2. Still along the center line of Meyersville Road North  $61^{\circ} 16' 30''$  East 235.27 feet to a point, thence
  3. Along the westerly line of Lots 33 and 34 Block 13607 South  $00^{\circ} 31' 47''$  West 735.01 feet to a point, thence
  4. Along the westerly line of Lot 41 Block 13607 South  $32^{\circ} 10' 33''$  East 72.00 feet to a point, thence
  5. Along a northerly line of Lot 31 Block 13607 North  $80^{\circ} 02' 53''$  West 177.94 feet to a point, thence
  6. Along the easterly line of Lots 31 and 31.01 Block 13607 North  $28^{\circ} 51' 46''$  West 621.91 feet to the point and place of Beginning.

Containing 4.74 acres more or less as described herein.

Subject to a 16 foot wide ingress/egress easement and any other easements of record.

This description is in accordance with a survey dated November 19, 2019 prepared by Murphy & Hollows Associates, LLC, Civil Engineering and Surveying, 192 Central Avenue, Stirling, NJ 07980.

  
William G. Hollows, PE, PLS No. 27473

Nov. 25, 2019  
Date

**Murphy & Hollows Associates, LLC**  
192 Central Avenue  
Stirling, NJ 07980  
Tel: 908.580.1255  
[murphyhollows@gmail.com](mailto:murphyhollows@gmail.com)