

TOWNSHIP OF LONG HILL

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

PROPERTY ADDRESS 1227 Valley Road

BLOCK(S) 10411 **LOT(S)** 6.02

APPLICANT New Jersey American Water Company

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

Frank V. Tedesco, Esquire/Dilworth Paxson LLP February 23, 2021

Signature of Applicant

Print Name FRANK V. TEDESCO

Date 2/23/2021

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: New Jersey American Water Company

Property Address: 1227 Valley Road

Block: 10411

Lot(s): 6.02

Date: February 23, 2021

Statement of Facts to include the following:

- Present and/or previous use of the building(s) and premises.
- Detailed description of the proposed use.
- Detailed description of the proposed improvements to the building(s) and premises.
- What conditions are preventing the Applicant from complying with the Zoning Ordinance?
- Any other detailed information to further explain what the Applicant proposes for the building(s) and premises.

The property is the site of the Long Hill Township Sewer Treatment Plant that serves the same users but is now operated by New Jersey American Water Company. NJAW purchased the property from the Township in October 2020. NJAW is seeking **minor site plan approval with a request for bulk variance** as to side yard setback to permit a 4.48' (proposed Vactor storage building) and 4.49' (existing 1 story building), where 10' is required, for the construction of a 3,000 sf 2 story building for the Vactor equipment storage. Vactor trucks must be stored in a heated building and there is no other feasible location for the proposed Vactor building. The existing 1 story building lies 4.49' from the side yard property line. It would be a hardship for NJAW to alter or relocate the structure to eliminate [SEE ATTACHED SHEET FOR CONTINUANCE OF SUMMARY]

SEE ATTACHED SHEET FOR ADDITIONAL INFORMATION



TOWNSHIP OF LONG HILL

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

CHECKLIST WAIVER REQUEST FORM

Use for Checklists A, B & SPW

Applicant: New Jersey American Water Company

Property Address: 1227 Valley Road

Block: 10411

Lot(s): 6.02

Date: February 23, 2021

ITEM #	EXPLANATION FOR WAIVER REQUEST
1	Site plan approval has been determined to be required
8	No trees exist on the sewer treatment plant property where construction is planned
11	No signs are proposed
13	Submission has been made to the Morris County Soil Conservation District
15	No trees are planned to be removed
17	No septic system is located on the site or proposed to be installed
33	Less than 1 acre of site disturbance and less than .025 acre of new impervious coverage proposed
35	Knox box information to be provided, if required.
41	No new proposed pipes, swales or other drainage features are proposed
42	Proposed building colors to be provided
43	Existing lighting is to remain; no new area lighting is proposed
44-45	N/A - information not required for minor site plan application

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



TOWNSHIP OF LONG HILL

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

ZONING TABLE

FILL IN ALL APPLICABLE BOXES

Property Address: 1227 Valley Road				
Block: 10411	Lot: 6.02	Zone:	Total Square Feet:	
Is this property in a density modification subdivision? YES <input type="checkbox"/> NO <input type="checkbox"/>				
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	15,000 sf	284,504 sf	284,504 sf	no
Lot Width (Feet)	100'	*	*	*
Floor Area (Square Feet)	1000 sf	8,483 sf	10,311 sf	no
Building Width (Feet)				
Front Yard Setback (Feet)	25'	235.40'	235.40'	no
Side Yard Setback (Feet)	10'	4.49'***	4.48'***	yes
Rear Yard Setback (Feet)	25'	136.18'	136.18'	no
Building Height (Stories & Feet)	2-1/2/35'	1 story	2 story	no
Building Coverage (Percent)				
Lot Coverage (Percent)	60%	25.9%	27.6%	no
Floor Area Ratio (FAR – Percent)	0.40	0.03	0.04	no
Buffer (Feet)				
* Existing non-conforming	no improved	road frontage	variances granted	8/18/20
** Existing condition-4.5'	variance	granted on	8/18/20	
*** Proposed Vactor Building				

ADDENDUM
Statement of Facts in Support of an Application
New Jersey American Water Company
Block 10411, Lot 6.02 – 1227 Valley Road

the variance. The previous subdivision approval was granted to NJAW on August 18, 2020 (File No. 2020-05P) providing for the subdivision of Lot 6 of Block 10411 into Lots 6.01 and 6.02. Lot 6.02 was conveyed by Long Hill Township to NJAW, and Lot 6.01 was retained by the Township.

The property is the site of the Long Hill Township Sewer Treatment Plant that continues to serve the same users but is now owned and operated by NJAW.

The granting of the requested side yard variance is for the side yard abutting the LHT public works facility where a 4.5' side yard for a nearby existing 1 story building (variance granted 8/18/20) current exists. The reduced side yard will not be discernable to the public. Granting the variance will be in accordance with N.J.S.A 40:55D02 and purpose M of the MLUL that in part encourages coordination of public and private activities with a view of lessening the cost and efficient use of land.



TOWNSHIP OF LONG HILL

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

APPLICATION FOR DEVELOPMENT CHECKLIST A

Applicant: Laura Norkute								Property Address: 1227 Valley Road, Long Hill Township, NJ 07980									
Owner: New Jersey American Water								Block: 10411			Lot(s): 6.02			Zone: R-4			
Project Name: New Equipment Storage Building								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			APPLICANT	TOWNSHIP					
		MINOR		MAJOR				a & b	c	d							
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN										
1	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	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	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	Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	<input type="checkbox"/>		Waiver
5	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	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	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	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 type="checkbox"/>		Waiver

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Complies	APPLICANT		TOWNSHIP	
		MINOR		MAJOR		VARIANCES 40:55D-70		a & b	c		d				W = Waiver
		SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN										
9		X	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>				
10		X	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>				
11	X	X	X	X	X	X	X		X	X	<input type="checkbox"/>		N/A		
12		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
13		X	X	X	X	X	X		X	X	<input type="checkbox"/>		N/A		
14		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
15		X	X	X	X	X	X		X	X	<input type="checkbox"/>		N/A		
16		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
17		X	X	X	X	X	X		X	X	<input type="checkbox"/>		N/A		
18		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
19		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
20		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				
21		X	X	X	X	X	X		X	X	<input checked="" type="checkbox"/>				

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Complies	APPLICANT		TOWNSHIP
		MINOR		MAJOR				VARIANCES 40:55D-70			W = Waiver			
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	b	c		d			
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 type="checkbox"/>		N/A

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	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	APPLICANT		TOWNSHIP	
		MINOR		MAJOR				a & b	c		d				W = Waiver
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN								
34	X		X	X	X	X	X			X	X	<input checked="" type="checkbox"/>			
35	X		X		X			X	X	X		<input checked="" type="checkbox"/>		To be provided	
36		X	X	X	X	X	X					<input checked="" type="checkbox"/>			
37		X	X	X	X	X	X					<input checked="" type="checkbox"/>			
38		X	X	X	X	X	X					<input checked="" type="checkbox"/>			
39		X	X	X	X	X	X					<input checked="" type="checkbox"/>			
40		X	X	X	X	X	X					<input checked="" type="checkbox"/>			
41		X	X	X	X	X	X					<input type="checkbox"/>		N/A	
42			X	X	X	X	X		X	X		<input checked="" type="checkbox"/>		Colors to be provided	
43			X	X	X	X	X		X	X		<input type="checkbox"/>		Waiver	
44				X	X	X	X					<input type="checkbox"/>		N/A	
45				X	X	X	X					<input type="checkbox"/>		N/A	
46				X	X	X	X					<input type="checkbox"/>		N/A	

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE										
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ				ZONING BOARD					C = Complies	APPLICANT		TOWNSHIP									
		MINOR		MAJOR		VARIANCES 40:55D-70					W = Waiver												
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a & b	c		d												
47						X	X			X	X									All additional details required at the time of preliminary approval, including a copy of the resolution of approval by the approving authority.	<input type="checkbox"/>		N/A
48										X	X	X								Statement of facts in support of an application pursuant to NJAC 40:55D-70.	<input type="checkbox"/>		N/A
49																				Plans, profiles, cross-sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract, as well as similar details on curbing, sidewalks, storm drains, drainage structures and cross-sections every fifty (50) feet of all proposed streets and of all existing streets abutting the tract. Sight triangles, the radius of curb lines and street sign locations shall be clearly indicated at the intersections.	<input type="checkbox"/>		N/A
50										X	X									A Final Plat prepared in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9. All dimensions, angles and bearings must be tied to at least two (2) permanent monuments not less than three hundred (300) feet apart and all information shall be indicated on the plat. At least one corner of any subdivision shall be tied horizontally to the NJ State Plane Coordinate system and vertically to the US Geodetic Survey System, with the data on the plat as to how the bearings were determined.	<input type="checkbox"/>		N/A
51										X	X									All additional details required at the time of preliminary approval including a copy of the resolution of approval by the approving authority.	<input type="checkbox"/>		N/A
52										X	X									Detailed engineering data including; (a) final cross sections, plans, profiles and established grades of all streets, aisles, lanes and driveways and construction documents) plans and specifications or reference to) for all public improvements and (b) final plans and profiles of all storm and sanitary sewers and water mains.	<input type="checkbox"/>		N/A
53										X	X									Copies of any organization documents applicable to homeowners or condominium association or open space organization established to maintain common elements, such as articles of incorporation, the Master Deed, any membership rules, regulations and/or by-laws, if same is to be used to guarantee the maintenance of common elements.	<input type="checkbox"/>		N/A
54										X	X									Upon the completion of the installation of all utilities, the Applicant shall provide the Township with four (4) copies of "as built" plans showing the installed location of all structures and utilities to be distributed to the Planning & Zoning coordinator, Township Engineer, Construction Official and Zoning Officer.	<input type="checkbox"/>		N/A
55	X																			Any proposed changes to the building façade, parking lot/areas, site lighting, landscaping, dumpster size/location, or other site improvements shall be shown.	<input type="checkbox"/>		N/A

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.

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Signature and Title of Preparer of Checklist

Date

Applicant: Laura Norkute	Property Address: 1227 Valley Road		
Owner: New Jersey American Water	Block: 10411	Lot(s): 6.02	Zone: R-4
Project Name: New Equipment Storage Building	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:

By: [Signature] November 24, 2020
Applicant Signature *Date*
 Frank V. Tedesco, Attorney for Applicant
Address Dilworth Paxson LLP
 457 Haddonfield Rd., Suite 700
 Cherry Hill, NJ 08002

By: [Signature] 11/24/2020
Owner Signature *Date*
 Frank V. Tedesco, Attorney for Applicant, NJAW
Address Dilworth Paxson LLP
 457 Haddonfield Rd., Suite 700
 Cherry Hill, NJ 08002

(b). To be completed before submission:

SITE PLAN / SUBDIVISION OF:

Block: 10411 Lot(s): 6.02
 Date of Plan: 10/29/20

Tax Map Number: 4
 Scale: 1"=100'

(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.

[Signature] Pres 11/30/20
Signature and Title *Date*

(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: _____

New Jersey American Water Company
Proposed New Equipment Storage Building
Block 10411; Lot 6.02 - 1227 Valley Road

Application Checklist Waivers / Not Applicable Explanations

Item 1 – Waiver Requested - Site Plan approval has been determined to be required

Item 8 – Waiver Requested – No trees exist on the sewer treatment plant property in the area planned for construction.

Item 11 – Not Applicable - No signs are proposed.

Item 13 – Not Applicable - Submission has been made to Morris County Soil Conservation District

Item 15 – Not Applicable – No trees are planned to be removed.

Item 17 – Not Applicable – No septic system is located on the site or proposed to be installed.

Item 33 – Not Applicable – Less than 1 acre of site disturbance and less than 0.25 acre of new impervious surface is proposed.

Item 35 – Knox Box information to be provided, if required.

Item 41 – Not Applicable – No new proposed pipes, swales or other drainage features are proposed.

Item 42 – Proposed building color(s) to be provided.

Item 43 – Waiver requested – Existing lighting is to remain; no new area lighting is proposed.

Items 44 to 55 – Not Applicable – Information not required for minor site plan application.

BLOCK 10411 LOT(S) 6.02

1227 Valley Road
Block 10411, Lot 6.02

DISCLOSURE OF OWNERSHIP

NEW JERSEY AMERICAN WATER COMPANY

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

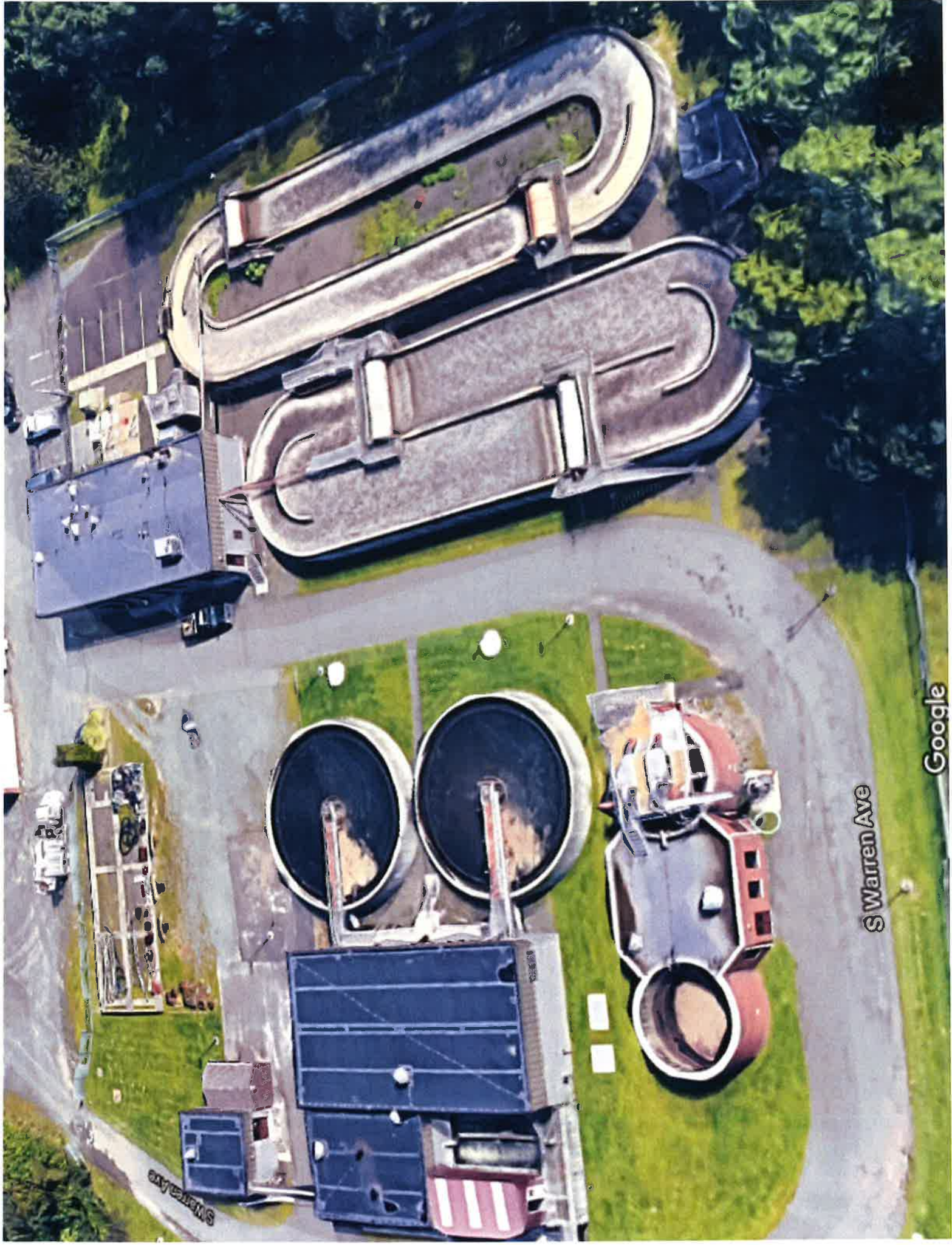
1. New Jersey American Water Company, Inc. is a publicly traded utility company on the New York Stock Exchange.

By: 

Frank V. Tedesco
Attorney for New Jersey American
Water, Inc., Applicant

Dated: November 24, 2020

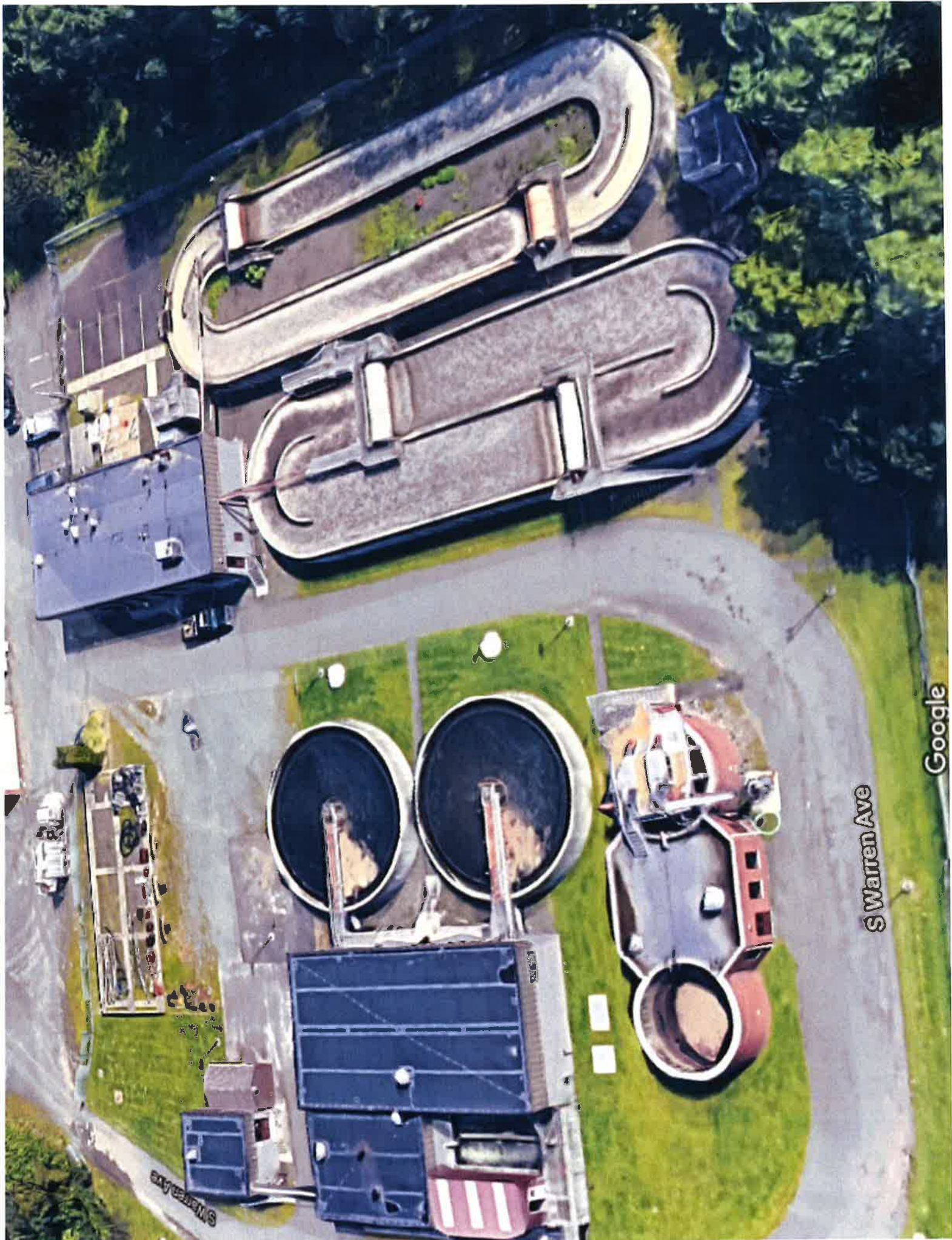




S Warren Ave

Google

STREETS



S Warren Ave

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