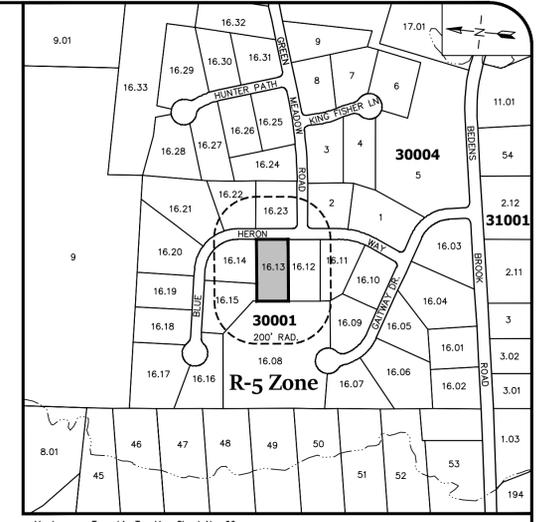
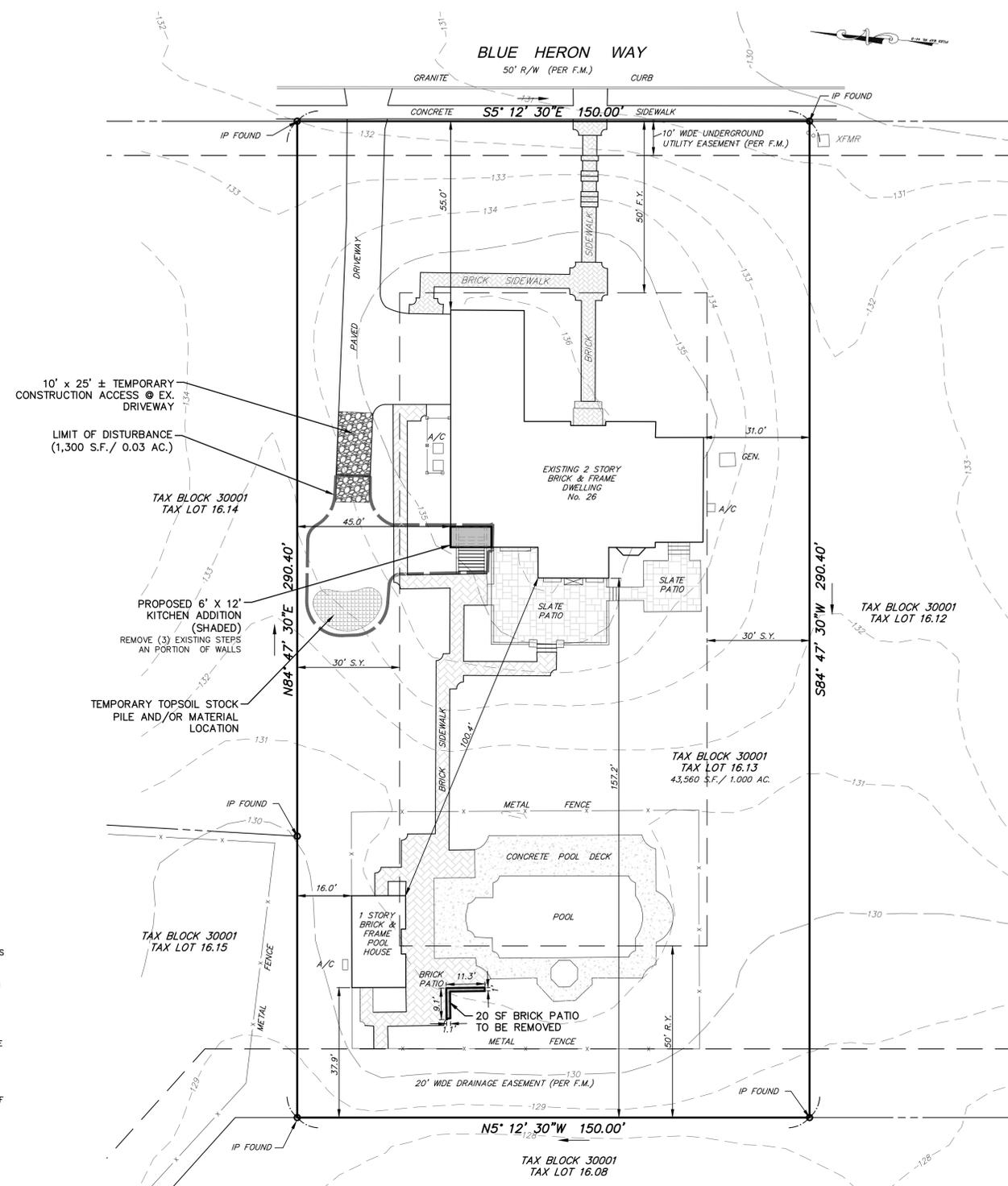


Property Owners within 200 ft. of Lot 16.03 in Block 30001

BLOCK No.	LOT No.	PROPERTY OWNER
30001	16.08	JIANG, HE
30001	16.09	PATIL, VIJAY M. & KAANCHAN V.
30001	16.11	CORNILLE, JOHN J. & BARBARA J.
30001	16.12	GREENSTEIN, SCOTT B. & STACY J.
30001	16.14	NUWAYHID, OUSAMAH & BEATRICE
30001	16.15	SORIA, ESTER BANQUE & CORREA, EVA C.
30001	16.21	SPELL, DOUGLAS C. & SWAINE, J.
30001	16.22	COOPER, JUDITH P.
30001	16.23	PAUL, SATISH & HEATHER



Zoning Requirements - R-5 (Single Family Residential)

	STANDARDS R5 REQUIREMENTS	INDIVIDUAL LOT (2) REQUIREMENTS @ R-1	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA	2.0 AC.	1.00 AC.	1,000 AC.	1,000 AC.
MINIMUM LOT FRONTAGE (3)	300 FT.	150 FT.	150.00 FT.	150.00 FT.
MINIMUM LOT WIDTH @ SETBACK	300 FT.	150 FT.	150.00 FT.	150.00 FT.
MINIMUM LOT DEPTH	500 FT.	200 FT.	290.40 FT.	290.40 FT.
MINIMUM SIDE YARD SETBACK	75 FT.	30 FT.	31.0 FT.	31.0 FT.
MINIMUM FRONT YARD SETBACK	75 FT.	50 FT.	55.0 FT.	55.0 FT.
MINIMUM REAR YARD SETBACK	100 FT.	50 FT.	157.2 FT.	157.2 FT.
MAXIMUM BUILDING COVERAGE	10 %	10 %	7.9%	7.9%
MAXIMUM LOT COVERAGE	15 %	15 %	27.2% (*)	27.2% (1)
MAXIMUM BUILDING HEIGHT	35 FT./ 2-1/2 STY.	35 FT./ 2-1/2 STY.	2 STY.	2 STY.
MINIMUM FOUNDATION SETBACK TO CRITICAL AREA*	20 FT.	20 FT.	NA	NA
MINIMUM NON-CRITICAL AREA	43,560 S.F.	43,560 S.F.	43,664 S.F.	43,664 S.F.

ACCESSORY BUILDING (POOL HOUSE):

DISTANCE TO SIDELINE	50 FT.	15 FT.	16.0 FT.	16.0 FT.
DISTANCE TO REAR LINE	50 FT.	15 FT.	37.9 FT.	37.9 FT.
DISTANCE TO OTHER BUILDINGS (5)	20 FT.	20 FT.	100.4 FT.	100.4 FT.
MAXIMUM BUILDING COVERAGE	2 %	3 %	0.95% (*)	0.95% (*)

- * VARIANCE REQUIRED FOR EXISTING AND PROPOSED NON-COMFORMITY PER STANDARD R-5 REQUIREMENTS.
- VARIANCE REQUIRED
 - PER MONTGOMERY TOWNSHIP CODE 16-4.2d FOOTNOTE 6 ALL EXISTING DETACHED SINGLE FAMILY DWELLINGS LOCATED IN THE R-2 DISTRICT ON EXISTING LOTS BETWEEN ONE (1) AND TWO (2) ACRES SHALL MEET THE REQUIREMENTS SPECIFIED IN CHAPTER 16 FOR DETACHED SINGLE FAMILY DWELLINGS IN THE R-1 DISTRICT.
 - PER MONTGOMERY TOWNSHIP CODE 16-2.1 LOT FRONTAGE; MINIMUM LOT FRONTAGE SHALL BE THE SAME AS THE MINIMUM LOT WIDTH, EXCEPT THAT WHERE THE LOT FRONTAGE IN ITS ENTIRETY IS A CURVE WITH AN OUTSIDE RADIUS OF LESS THAN FIVE HUNDRED (500) FEET, THE MINIMUM FRONTAGE SHALL NOT BE LESS THAN SEVENTY-FIVE PERCENT (75%) ON THE MINIMUM LOT WIDTH.
 - AN ADDITIONAL 4% COVERAGE IS PERMITTED FOR LOTS LESS THAN 2 ACRES IN AREA FOR A PRIVATE INGROUND POOL, INCLUDING BUILDING STRUCTURES AND EQUIPMENT APPURTENANT THERETO. THEREFORE TOTAL ALLOWABLE IS 19% (15% + 4%).

NOTES (PER TOWNSHIP ENGINEERING DEPT.)

- PRIOR TO CONSTRUCTION OF FOUNDATION WALLS, AN AS-BUILT HORIZONTAL AND VERTICAL FOUNDATION FOOTING PLAN SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
- ALL GRADING AND STORMWATER RELATED ITEMS REQUIRE INSPECTION. PROVIDE MINIMUM 48-HOUR NOTICE TO THE ENGINEERING DEPARTMENT.
- FINAL AS-BUILT DRAWINGS (PLS) AND GRADING CERTIFICATION (PE) ARE REQUIRED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY/APPROVAL.
- USE OF ANY NEW FACILITY, STRUCTURE, OR POOL PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY OR APPROVAL IS UNLAWFUL AND VIOLATES TOWNSHIP CODE. FAILURE TO COMPLY IS SUBJECT TO ENFORCEMENT.

Plan References:

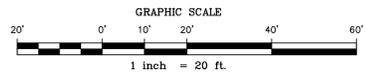
- "PLAN OF SURVEY OF LOT 16.13, BLOCK-30001, No. 26 BLUE HERON WAY FOR GEORGE THOMAS AND RENE VERGHESE, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY" BY JEFFREY T. BALDWIN, N.J.P.E. #24605261500, N.J.P.L.S. #240503583000, DATED 5/23/2023.
- ARCHITECTURAL DRAWING ENTITLED "RESIDENCE ADDITION, 26 BLUE HERON WAY, SKILLMAN, NJ, DATE OF ISSUE: FEBRUARY 27, 2023" BY KEVIN C. ROY, ARCHITECT, LLC., SHEET A-1.
- EXISTING TOPOGRAPHY (CONTOUR LINES) ARE APPROXIMATE AND BASED ON LIDAR PROVIDED BY NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA): LIDAR NJ 6 COUNTY USGS DATA.

NOTES:

- PER U.S.D.A. WEB SOIL ONLINE APPLICATION (HTTPS://WEBSOILSURVEY.NRCS.USDA.GOV) ENTIRE SITE IS MAPPED AS PeoB - PENN CHANNERY SILT LOAM WITH 2-16% SLOPES, NO FLOODED.
- THERE ARE NO FRESHWATER WETLAND OR WETLAND TRANSITION AREAS ON THE SITE PURSUANT TO THE NJDEP IMAPS DATA BASE.
- THERE IS NO 100 YEAR FLOOD PLAIN ON THE SITE BASED ON FEMA FIRM PANEL No. 242F OF 301, MAP NUMBER 3403500242F, EFFECTIVE DATE NOV. 4, 2016 AND NJDEP NJ-GEOWEB 3.0 ONLINE APPLICATION LAST UPDATED MARCH 2, 2018.
- THE EXISTING DWELLING IS SERVICED BY AN ON-SITE SEPTIC SYSTEM AND PRIVATE WELL. VCEA OFFERS NO CERTIFICATION REGARDING LOCATION OF EXISTING UNDERGROUND UTILITIES, INCLUDING SEPTIC SYSTEM.
- THE APPLICANT SHALL POST A \$500 ESCROW FOR REVIEW AND INSPECTION OF THE INSTALLED LANDSCAPING BY THE TOWNSHIP LANDSCAPE ARCHITECT AT A MINIMUM, 14 TREES PER ACRE OF DISTURBANCE (Ø 0.02 AC. OR 1 TREE). THE APPLICANT SHALL MEET TOWNSHIP LANDSCAPE ARCHITECT AT THE SITE AND ANY PROPOSED LANDSCAPING SHALL BE SUBJECT TO APPROVAL OF THE TOWNSHIP LANDSCAPE ARCHITECT.
- THERE ARE NO CRITICAL AREAS SHOWN ON THE SITE PER THE TOWNSHIP CRITICAL AREA MAP POSTED ON THE TOWNSHIP WEB SITE.
- THE AMOUNT OF SOIL TO BE EXPORTED OR IMPORTED SHALL NOT EXCEED 20 C.Y. AND IS SUBJECT TO THE REVIEW OF THE TOWNSHIP ENGINEERING DEPARTMENT.
- CONTRACTOR SHALL NOTIFY "NJ ONE CALL" FOR UTILITY MARKOUT AND COORDINATE SITE ACCESS AND CONSTRUCTION WITH ALL UTILITY COMPANIES, INCLUDING OVERHEAD WIRES.
- CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SEPTIC SYSTEM COMPONENTS PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING SEPTIC SYSTEM IMPACTS SUBJECT TO HEALTH DEPARTMENT APPROVAL.

LOT COVERAGE CHART

Feature	Existing Condition		Proposed Condition (s.f.)	
	Area (s.f.)	% Coverage	Area (s.f.)	% Coverage
2 Story Brick & Frame Dwelling	3,426	7.9	3,498	8.0
Asphalt Driveway	1,673	3.8	1,673	3.8
Front Walkway and Porch	722	1.7	722	1.7
Rear Large Slate Patio w/ Basement Stairs	937	2.2	885	2.0
Rear Small Slate Patio	322	0.7	322	0.7
Rear Brick Walkways & Brick Pool Patio	1,762	4.0	1,762	4.0
Pool and Concrete Pool Decking	2,578	5.9	2,578	5.9
Brick & Frame Pool House	413	0.9	413	0.9
TOTALS	11,833		11,853	
% LOT COVERAGE		27.2%		27.2%



TOWNSHIP APPROVALS

APPLICATION NO. _____

APPROVED BY: _____

CHAIRPERSON - BOARD OF ADJUSTMENT DATE _____

SECRETARY - BOARD OF ADJUSTMENT DATE _____

TOWNSHIP ENGINEER DATE _____

OWNER/APPLICANT:

GEORGE THOMAS
26 BLUE HERON WAY
SKILLMAN, NEW JERSEY 08558
201-725-1626

DATE:	JULY 20, 2023
SCALE:	1"=20'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
JOB NO.:	2311M

Michael K. Ford
MICHAEL K. FORD
NEW JERSEY PROFESSIONAL ENGINEER NUMBER 34722



VAN CLEEF ENGINEERING ASSOCIATES, LLC
32 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (908) 359-8291
CERT. OF AUTHORIZATION NO. 246A28192300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

VARIANCE PLAN
FOR
BLOCK 30001, LOT 16.13
26 BLUE HERON WAY, SKILLMAN
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

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