

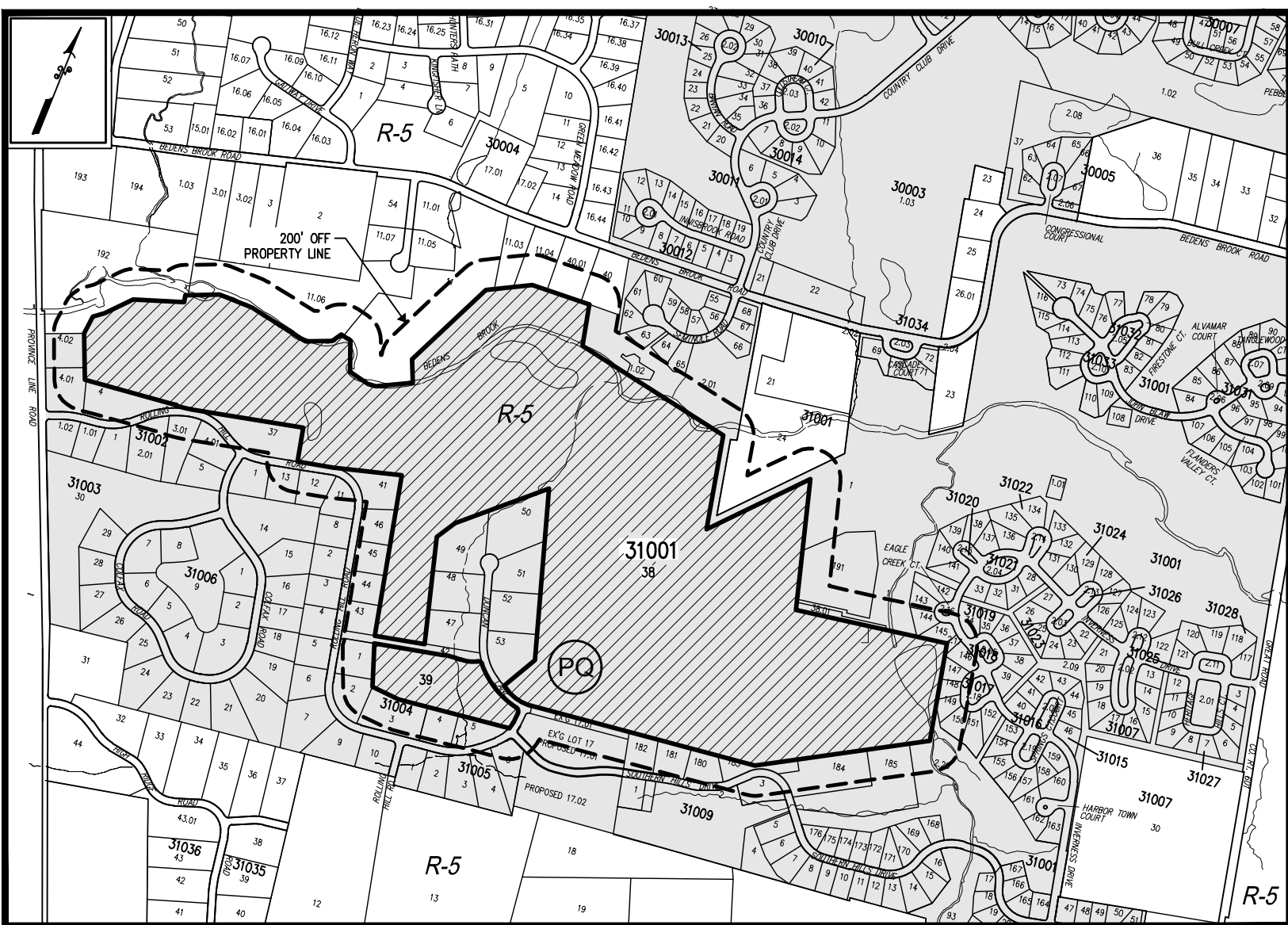
TENNIS COURT - LIGHTING
MINOR SITE PLAN AND USE VARIANCE PLAN

PREPARED FOR



Skillman, New Jersey

LOTS 38 & 39 IN BLOCK 31001
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY



MONTGOMERY TOWNSHIP TAX MAP SHEET No. 67
KEY MAP
SCALE: 1"=1,000'
- SINGLE-FAMILY RESIDENTIAL CLUSTER 1 -
OPTIONAL DEVELOPMENT ALTERNATIVES

PREPARED BY

VAN CLEEF ENGINEERING ASSOCIATES, LLC

P.O. BOX 5877

32 BROWER LANE,

HILLSBOROUGH, NEW JERSEY 08844

JANUARY 23, 2023

REVISED:

MARCH 17, 2023

REQUIRED PERMITS AND APPROVALS

- A. MONTGOMERY TOWNSHIP ZONING BOARD OF
ADJUSTMENT
B. CONSTRUCTION PERMITS

Properties within 200 feet of Block 31001, Lots 38 & 39

Block	Lot	Address	Owner
31001	1	Great Road	423-Clubcorp Inc. C/O Ryan, LLC.
	1.02	Bedens Brook Rd	CHERRY VALLEY HOA % RCP MANAGEMENT
	2.01	Bedens Brook Rd	CHERRY VALLEY HOA % RCP MANAGEMENT
	2.17	Inverness Drive	CHERRY VALLEY HOA % RCP MANAGEMENT
	2.20	Great Rd.	CHERRY VALLEY HOA % RCP MANAGEMENT
	4	18 Rolling Hill Rd.	Christopher & Shauna K. Gerry
	4.01	8 Rolling Hill Rd.	Thomas & Suzann N. Bracken
	4.02	235 Province Line Rd.	Pamela R. Lester
	11	121 Bedens Brook Rd.	Charles J.JR Gatt & K. Sloan
	11.03	129 Bedens Brook Rd.	Satvinder & Sonia Bhens
	11.04	137 Bedens Brook Rd.	Robert & Faith De Jean
	11.08	20 Sunnyside Lane	Keith Tietjen
	17.01	205 Rolling Hill Rd.	Timothy & Elizabeth M. Hosea
	24	205 Bedens Brook Rd.	Mark W. Lehmann
	37	Rolling Hill Rd.	Deer Valley Realty Incorporated
	38.01	Great Rd.	CHERRY VALLEY HOA % RCP MANAGEMENT
	40	157 Bedens Brook Rd.	Fangtao Fu & Jun Wang
	40.01	149 Bedens Brook Rd.	Michael S. & Cecilia A. Mathews
	41	92 Rolling Road	Greylin Reeves Goodson (Est. Of)
	42	Rolling Hill Rd.	The Bedens Brook Club
	43	126 Rolling Hill Rd.	Gregory White & Hanan Helen Wajih
	44	118 Rolling Hill Rd.	Clive E. & C Emmanuelle Spiegler
	45	110 Rolling Hill Rd.	John & Gabrielle Shamsey
	46	102 Rolling Hill Rd.	Matthew & Jody Martin
	47	25 Duncan Lane	Steve W.Jr Klein & Sydney Sentman
	48	33 Duncan Lane	David L. & Joan R Rosenfeld
	49	45 Duncan Lane	Edward S. Kim & Jisun Lee
	50	46 Duncan Lane	Frank D.Jr Henson & C. Williams
	51	40 Duncan Lane	Jay J. Park & Joanne Y.
	52	30 Duncan Lane	Stephen Hobbs Paneyko
	53	16 Duncan Lane	Ronald S. & Karen K. Schotland
	62	17 Seminole Road	Catherine Connelly
	63	15 Seminole Road	Harsh Naidu & Sumona Dasgupta
	64	11 Seminole Road	Andrew & Lynn Ajello
	65	9 Seminole Road	Christopher J. & Susan J. Keeler
	143	4 Eagle Creek Court	David & Edyth Kamenir
	144	6 Eagle Creek Court	Nishanth Yalavarthi & Sweta Daita
	145	8 Eagle Creek Court	Armand Robertson & Lori G. Lipsky
	146	2 Avalon Lakes Court	Jonathan & Dara J. Miller
	147	4 Avalon Lakes Court	Sudeesh & Natarajan, P. Sasidharan
	148	6 Avalon Lakes Court	Carolyn M. Biondi
	149	8 Avalon Lakes Court	David & Susan Broeker
	150	10 Avalon Lakes Court	Joseph & Vanessa Hage
	180	68 Southern Hills Drive	Rasheed J Joshi & Sepidesh Sepasi
	181	78 Southern Hills Drive	Lee A. Herring
	182	88 Southern Hills Drive	Curt Angelo Sang & Annette Louise
	183	Southern Hills Drive	Southern Hills HOA
	184	48 Southern Hills Drive	Mazen & Lina Zahlan
	185	Southern Hills Drive	Southern Hills HOA
	191	192 Inverness Drive	Township of Montgomery
	192	255 Province Line Rd.	Leighton Jr. & Nancy P.S. Laughlin
31002	1	19 Rolling Hill Rd.	William F. King III & Barbara Jean
	2.01	31 Rolling Hill Rd.	James & Rebecca Szejka
	3.01	39 Rolling Hill Rd.	Mark & Dawn Rosso
	4.01	49 Rolling Hill Rd.	Henri R. & Ina A Meredith Carpeni
31003	1	57 Rolling Hill Rd.	Bart & Ann Dewaele Talloen
	11	89 Rolling Hill Rd.	Loren D. & Joanne T. Southern
	12	77 Rolling Hill Rd.	Joachim Joseph Et Al Civico
	13	71 Rolling Hill Rd.	Jessica Mathewson & J. Huddleston
31004	1	136 Rolling Hill Rd.	Craig & Elizabeth Kennedy
31007	34	2 Princeville Court	John F. & Karyn-Kim Gerecitano
31009	2	67 Southern Hills Drive	Southern Hills HOA
	3	49 Southern Hills Drive	Mildred Kranzler
31017	2.18	Avalon Lakes Court	CHERRY VALLEY HOA % RCP MANAGEMENT
31018	2.05	Princeville Court	CHERRY VALLEY HOA % RCP MANAGEMENT
31019	2.16	Eagle Creek Court	CHERRY VALLEY HOA % RCP MANAGEMENT

TOWNSHIP APPROVALS

APPLICATION No. _____

APPROVED BY: _____

CHAIRPERSON – ZONING BOARD OF ADJUSTMENT _____ DATE _____

SECRETARY – ZONING BOARD OF ADJUSTMENT _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

TENNIS COURT – LIGHTING MINOR
SITE PLAN AND USE VARIANCE PLAN
THE BEDENS BROOK CLUB
LOTS 38 & 39 IN BLOCK 31001
MONTGOMERY TOWNSHIP, SOMERSET
COUNTY, NEW JERSEY

PLAN SHEET INDEX:

1. TITLE SHEET
2. OVERALL SITE PLAN – TENNIS COURT LIGHTING
3. LIGHTING DETAILS – TENNIS COURT

OWNER/APPLICANT

THE BEDENS BROOK CLUB
240 ROLLING HILL ROAD
SKILLMAN, NJ 08558
(609)466-2646

Michael K. Ford
Michael K. Ford

New Jersey Professional Engineer
No. 34722

