

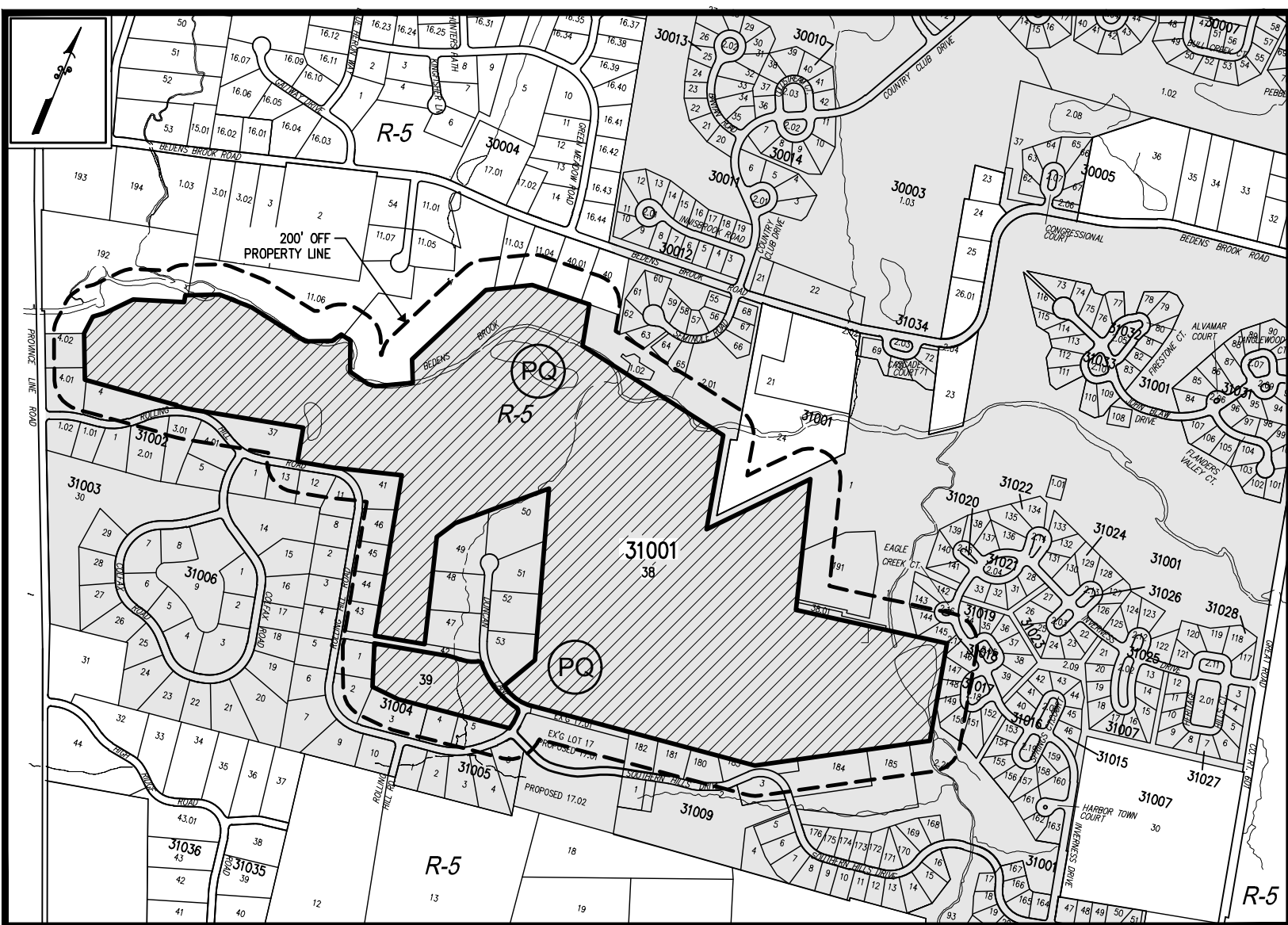
PUMP HOUSE & TENNIS HUT - MINOR SITE PLAN
AND USE VARIANCE PLAN

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

OCTOBER 9, 2023

REVISED:

NOVEMBER 9, 2023

JANUARY 8, 2024

REQUIRED PERMITS AND APPROVALS

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

LIST OF APPROVALS

- A. Montgomery Township Zoning Board of Adjustment
B. Somerset County Planning Board
C. Somerset-Union Soil Conservation District
D. Delaware and Raritan Canal Commission
E. NJDEP Flood Hazard Area General Permit #5
F. Montgomery Township Construction Permit

PLAN SHEET INDEX:

1. TITLE SHEET
2. OVERALL SITE PLAN
3. SITE PLAN – PUMP STATION
4. SITE PLAN – TENNIS HUT

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

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

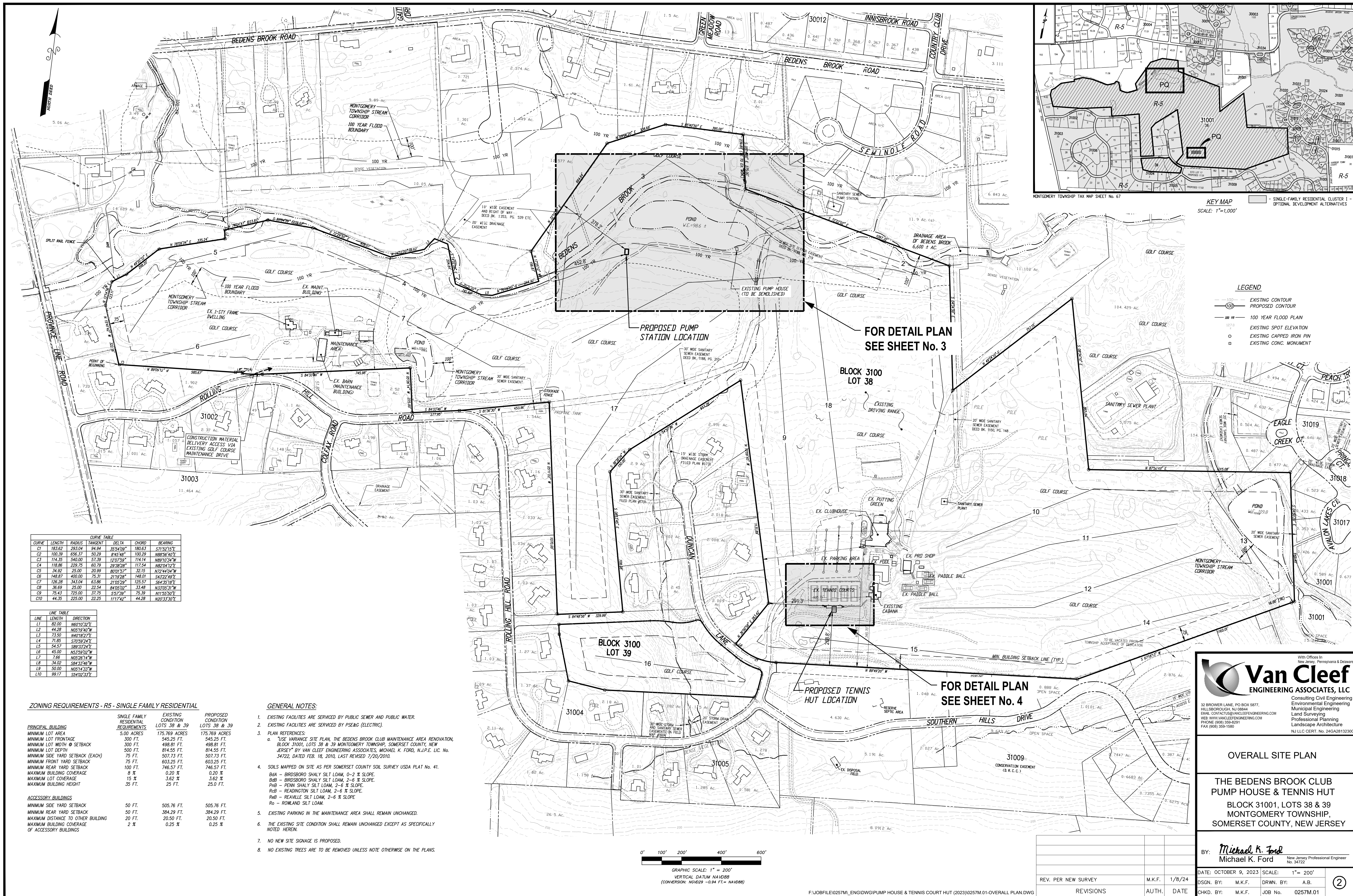
APPLICATION No. BA-07-23

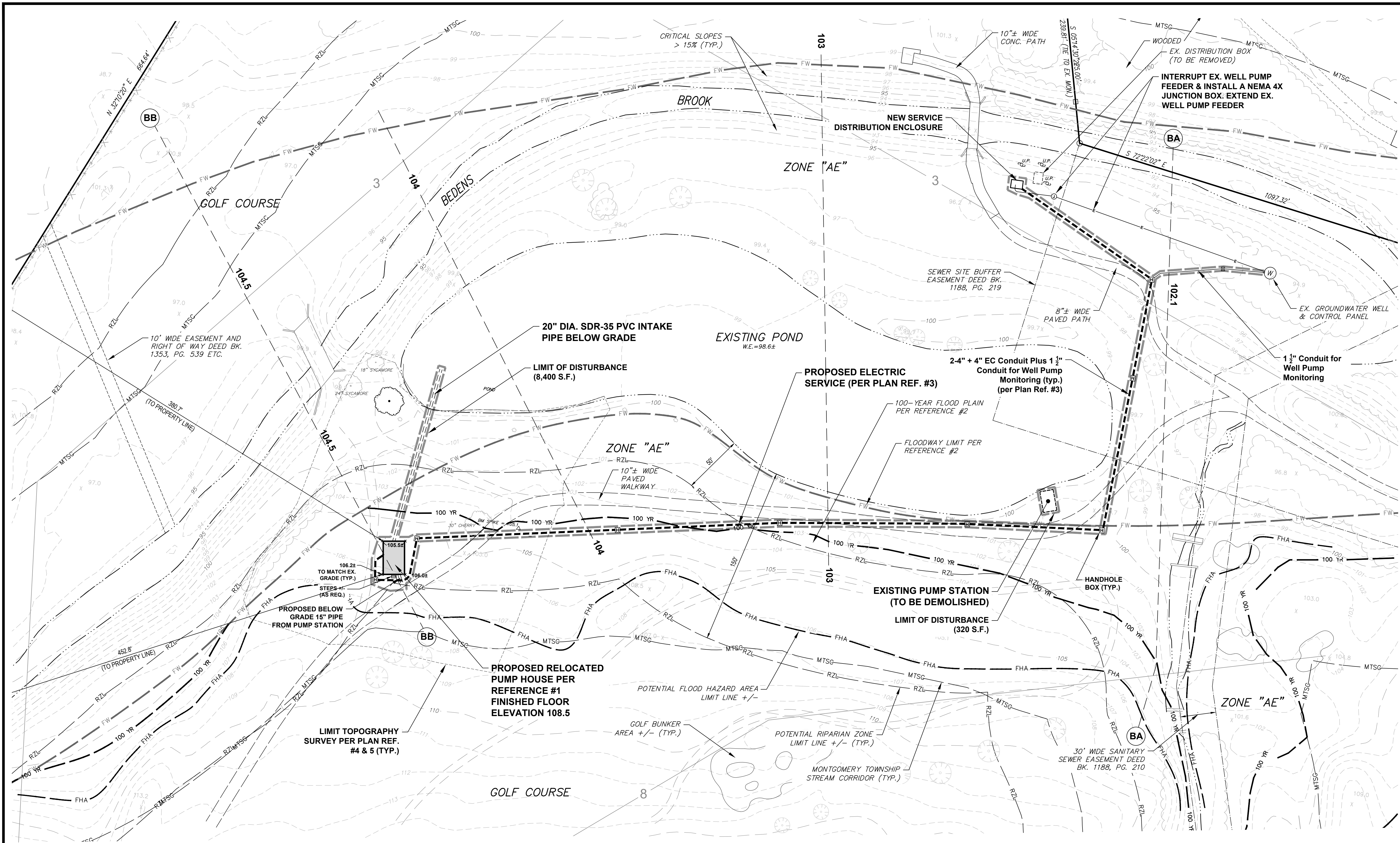
APPROVED BY:

CHAIRPERSON – ZONING BOARD OF ADJUSTMENT DATE

SECRETARY – ZONING BOARD OF ADJUSTMENT DATE

TOWNSHIP ENGINEER DATE



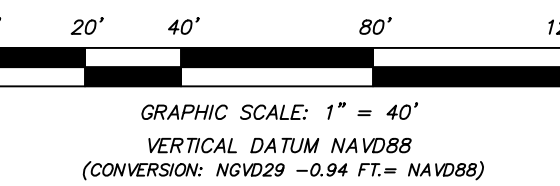


LEGEND:

- 100.0
+
100.0
EXISTING SPOT ELEVATION
- ---
100
100
EXISTING CONTOURS
- ---
TOP OF BANK STREAM OR S.O.W. (PER PLAN REF. #1)
- FW
FLOODWAY LIMIT LINE (PER PLAN REF. #2)
- 100 YR
100 YEAR FLOOD PLAIN (PER PLAN REF. #2)
- FHA
FLOOD HAZARD AREA LIMIT LINE
- RZL
RIPARIAN ZONE LIMIT LINE
- MTSC
MONTGOMERY TOWNSHIP STREAM CORRIDOR
- BB 104.5 BB
103 103
CROSS SECTION LINE W/ELEVATION (PER PLAN REF. #2)
- CRITICAL SLOPES GREATER 15%
- EXISTING TREE LOCATION (PER PLAN REF. #4)
- EXISTING TREE LOCATION +/- (PER PLAN REF. #6)

PLAN REFERENCES:

1. PLAN ENTITLED "NEW PUMP HOUSE, BEDENS BROOK COUNTRY CLUB", PREPARED BY HMR ARCHITECTS, DATED JANUARY 5, 2023.
2. FEMA FIRM SOMERSET COUNTY, NEW JERSEY, PANEL 238 OF 301, MAP NUMBER 34035C0238E EFFECTIVE DATE SEPTEMBER 28, 2007.
3. ELECTRICAL DESIGN ENTITLED "THE BEDENS BROOK CLUB, SKILLMAN, NJ - IRRIGATION PUMP STATION" BY BARONE ENGINEERING ASSOCIATES, LLC, JEFFREY J. SARTORIO, N.J.P.E. LIC. #24GE04539400, LAST REVISED 11/03/23, SHEETS No. 5 E100 & E200.
4. EXISTING FEATURES & TOPOGRAPHY @ PUMP STATION LOCATION PER "TOPOGRAPHIC MAP OF A PORTION OF BLOCK 31001, LOT 38, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NJ" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA MATHEWS, N.J.P.E. & L.S. LIC. No. 41181, DATED NOVEMBER 29, 2023.
5. EXISTING TOPOGRAPHY PER "2017 - 2018 USGS LIDAR: NW NEW JERSEY 6 COUNTY" 1 FT. CONTOUR DATA IN NAVD 88 VERTICAL SYSTEM BY USGS & NOAA DIGITAL COAST DATA.
6. HIGH RESOLUTION "NEARMAP.COM" AERIAL PHOTOGRAPHY, IMAGE DATE 9/17/2023.



PER SURVEY DATA (PLAN REF. #4)	M.K.F.	1/8/24
ADD ELECTRIC SERVICE (PLAN REF. #3)	T.D.	11/9/23
REVISIONS	AUTH.	DATE

Van Cleaf
ENGINEERING ASSOCIATES, LLC

32 BROWER LANE, PO BOX 5877,
HILLSBOROUGH, NJ 08844
EMAIL: CONTACT@VANCLEEFENGINEERING.COM
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (908) 359-6291
FAX: (908) 359-1580

With Offices In
New Jersey, Pennsylvania & Delaware

Consulting Civil Engineering
Environmental Engineering
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture

NJ LLC CERT. No. 24GA28132300

SITE PLAN - PUMP HOUSE

THE BEDENS BROOK CLUB
PUMP HOUSE & TENNIS HUT
BLOCK 31001, LOTS 38 & 39
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

BY: **Michael K. Ford**
Michael K. Ford
New Jersey Professional Engineer
No. 34722

DATE: OCTOBER 9, 2023 SCALE: 1" = 40'

DSGN. BY: M.K.F. DRWN. BY: A.B.

CHKD. BY: M.K.F. JOB No. 0257M.01

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