

RECEIVED

PLANNING BOARD  
TOWNSHIP OF BERKELEY HEIGHTS

OCT 08 2020

Application # M-3-20  
Date of Filing 10/8/20

Fees to be charged: Application \_\_\_\_\_  
Escrow \_\_\_\_\_  
PLANNING / ZONING / ENGINEERING  
TWP. OF BERKELEY HGTS, NJ

(DO NOT WRITE ABOVE THIS LINE)

APPLICATION FOR A MINOR SUBDIVISION

TO: The Township of Berkeley Heights Planning Board

Application is hereby made for approval of a MINOR SUBDIVISION of land hereinafter more particularly described:

1. Applicant's Name: August N. Santore, Jr.  
Address: 143 Summit Ave.  
Berkeley Hts, NJ 07922  
Phone: (908) 665-8004 Fax: (908) 665-2442 Soc. Sec. # If Individual 150-74-3457  
Cell: (908) 872-0624 Fed. ID # If Corporation \_\_\_\_\_

2. Name and address of present owner(s) (if other than #1, above)  
Name: ROBERT G. DELIA  
Address: 386 Cr 305  
BUNNELL, FL 32110  
Phone 386 586-5365 FAX ( ) \_\_\_\_\_

3. Interest of Applicant if other than owner: PURCHASER UNDER CONTRACT

4. Location of subdivision: 6 MAPLE AVE.  
(Street, Neighborhood or Section Name)  
902 1 R-15  
(Tax Map Block) (Lot Numbers) (Zone)

5. Number of proposed lots: 2

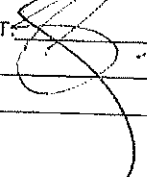
6. Area of entire tract: 17,098 & portion being subdivided: 8598 & 8500

7. List variances requested: SEE ATTACHED LIST

8. List of maps and other documents accompanying application and number of each:

Item	Number
<u>VARIANCE LIST</u>	<u>18</u>
<u>CHECKLISTS</u>	<u>18</u>

9. Name, address and profession of person preparing Preliminary Plat:  
Name: WILLIAM HOLLOWAY Profession ENGINEER  
Address: 192 CENTRAL AVE.  
STIRLING, NJ 07980  
Phone: 908 580-1255 FAX: ( ) \_\_\_\_\_

SIGNATURE OF APPLICANT: 

APPLICATION - MINOR SUBDIVISION APPLICATION

10. Applicant's Attorney:

Name: August W. Santore, Jr. (Pro SE)

Address: 113 Summit Ave  
Berkeley HTS NJ 07922

Phone: 908 665-8004 FAX: 908 665-2442

11. Applicant's Witnesses:

Name: BRIAN LEFF Profession: PLANNER

Address: 11 PERIWINKLE DR.  
BARNEGAT, NJ 08005

Phone: 609 994-2637 email: bleff@bmlstudio.com  
FAX: ( )

Name: \_\_\_\_\_ Profession: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ FAX: ( ) \_\_\_\_\_

Name: \_\_\_\_\_ Profession: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ FAX: ( ) \_\_\_\_\_

Name: \_\_\_\_\_ Profession: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ FAX: ( ) \_\_\_\_\_

12. Owner's Letter of Consent, Submit To:

Township of Berkeley Heights/Planning Board  
29 Park Avenue  
Berkeley Heights, NJ 07922

RE: Application # \_\_\_\_\_

Block 902 Lot 1

Location: 6 MAPLE AVE.

Applicant: AUGUST W. SANTORE, JR.

I certify that I am the Owner or duly authorized representatives of the Owner of Record of the site described herein and that I concur with the application and plans presented to the Planning Board of the Township of Berkeley Heights.

Permission is hereby granted to August W. Santore, Jr. as applicant for the proposed development

Date: 10/6/2000  
[Signature]  
386 CR 305  
BUNNELL FL 32110

(If title is applicable, please indicate. If joint ownership, both owners must sign and give address and telephone number)

## LIST OF VARIANCES

### As to proposed Lot 1.01:

Lot Area is required at 15,000 sq. ft. wherein 8598 square feet is proposed;

Lot width 120' is required for a corner lot and 85.33' is proposed;

Lot 1.01 is a corner lot which requires two front yard setbacks wherein the front setback on Springfield Avenue is proposed 25' wherein 50' is required and front yard setback on Maple Avenue is proposed at 22' wherein 50' is required.

Building Coverage on proposed lot 1.01 is proposed at 19.5% wherein 15% is permitted.

### As to proposed Lot 1.02:

Lot width 100' is required, and 85.00' is proposed;

Lot Area is required at 15,000 sq. ft. wherein 8500 square feet is proposed;

Proposed front setback at 22' wherein 50' is required.

Building Coverage on proposed lot 1.02 is proposed at 19.7% wherein 15% is permitted.

### Pre-Existing Non-Conformities:

There are pre-existing non-conforming conditions as to Lot 1.01 and Lot 1.02 wherein a Lot Depth of 130' is required and 100' is existing and shall remain.

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY  
PLANNING BOARD  
CHECK LIST - SITE PLAN

Applicant's Name and Address AUGUST SANTORRE JR.  
143 SUMMIT AVENUE, BERKELEY HEIGHTS N.J.  
 Phone: (908) 665-8004 FAX: ( )  
 Project: MINOR SUBDIVISION Location: 10 MARPLE AVENUE  
 Date Received: \_\_\_\_\_ Engineer: MURPHY & HOLLAND

At least sixteen (16) sets of sealed plans and copies of properly executed application forms shall be submitted at least twenty-eight (28) days prior to the Regular Planning Board Meeting for the purpose of review and discussion.

If the Applicant is a Corporation, representation by a New Jersey Attorney is required at the Public Hearing.

Unless the following items appear on the SITE PLAN, or if they fail to conform to the requirements herein listed, a Public Hearing will not be scheduled.

The Applicant's Engineer shall complete each item on the CHECK LIST as follows:  
 ( ) Yes, ( ) No, or (N/A) Not Applicable

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
( )	( )	Calculation of Application Fee
( ✓ )	( )	Proper Scale (not less than 1" = 30')
( ✓ )	( )	Graphic Scale
( ✓ )	( )	Key Map (not less than 1" = 500')
( ✓ )	( )	Reference meridian
( ✓ )	( )	Date (on all documents and drawings)
( ✓ )	( )	Revision dates
( ✓ )	( )	Entire tract shown
( ✓ )	( )	List of all drawings and documents included in application
( ✓ )	( )	Name of development or project
( ✓ )	( )	Name and address of owner of record
( ✓ )	( )	Name and address of applicant
( ✓ )	( )	Name, address, signature and seal of Professional Engineer or Architect licensed in the State of New Jersey who prepared the plans
( ✓ )	( )	Survey of tract certified by licensed Land Surveyor
( ✓ )	( )	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers
( ✓ )	( )	Space provided for endorsement of the Chairman, Secretary of the Planning Board and Township Engineer
( ✓ )	( )	Tax map identification (Sheet number, lot and block numbers) on plan
( ✓ )	( )	Tract boundaries and dimensions
( ✓ )	( )	Tract area (within .01 acres)
( ✓ )	( )	Zone boundaries and existing schools within 200'
( N/A )	( )	Proposed Right of Ways
( N/A )	( )	Proposed streets and street names
( ✓ )	( )	Proper size sheet
( N/A )	( )	Areas dedicated to public use
( ✓ )	( )	All easements or deed restriction on or related to the tract

SITE PLAN - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(N/A)	( )	Any adjacent lots in which applicant has a direct or indirect interest
(N/A)	( )	Improvements to adjoining streets and roads
(✓)	( )	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street)
(N/A)	( )	Streams, waterways and flood plains within 200' of tract
(✓)	( )	Setback lines; Provided and Required
(✓)	( )	Building height, size and location
(✓)	( )	Percent (%) of building coverage
(✓)	( )	Location and size of existing buildings and structures
(✓)	( )	Structures to be removed shall be indicated by dashed lines
(N/A)	( )	Existing structures on Historic Landmarks' Inventory maintained by Union County Planning Board
(✓)	( )	Existing elevations and contours (2' contour internal and extended 50' beyond tract)
(N/A)	( )	Proposed elevations and contours (2' contour internal and extended 50' beyond tract)
(N/A)	( )	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions
(N/A)	( )	Floor plans with dimensions
(N/A)	( )	Exterior wall material
(N/A)	( )	Exterior architectural lighting and details
(N/A)	( )	Access streets (Names, width, lanes)
(N/A)	( )	Vehicular ingress and egress to and from site onto public streets
(N/A)	( )	Directional traffic flow on site
(N/A)	( )	Calculation of parking; Provided and Required
(N/A)	( )	Location, scaled design of offstreet parking
(N/A)	( )	Size and location of bays, aisles and planting areas
(N/A)	( )	Offstreet parking areas, paved and curbed
(N/A)	( )	Written Use Plan
(✓)	( )	Size and location of driveways and curbcuts
(✓)	( )	No driveway within five (5) feet of property line
(✓)	( )	Driveways conform to maximum and minimum dimensions required
(N/A)	( )	Sight easements shown on plan
(N/A)	( )	Sidewalks, walkways and pedestrian lanes
(N/A)	( )	Fire Lanes
(N/A)	( )	Loading spaces or docks
(N/A)	( )	Traffic Impact Analysis for sites generating more than 25 vehicles per hour
(✓)	( )	Existing storm sewer system
(N/A)	( )	Proposed storm sewer system
(N/A)	( )	Documentation showing that the rate-of-runoff after development will not exceed rate-of-runoff prior to development (drainage calculations)

SITE PLAN - CHECKLIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(✓)	( )	Existing sanitary sewers
(N/A)	( )	Proposed sanitary sewers
(N/A)	( )	Existing and proposed water mains and hydrants
(N/A)	( )	Existing and proposed gas lines
(N/A)	( )	Existing and proposed electric lines
(N/A)	( )	Existing and proposed telephone lines
(N/A)	( )	Existing and proposed common space
(N/A)	( )	Existing and proposed open space
(N/A)	( )	Solid waste collection and disposal method
(N/A)	( )	Buffer areas including height, width and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise
(N/A)	( )	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper
(✓)	( )	Location of single trees not in wooded areas with diameter of six (6) inches or more as measured three (3) feet above the base of the trunk
(✓)	( )	Conforms to Master Plan
(N/A)	( )	Environmental Impact Statement
(✓)	( )	Certification by Tax Collector that taxes are paid on property
(N/A)	( )	Bonds, Cash Escrows and Inspection Fees posted for improvements
(✓)	( )	Map of properties within 200'
(✓)	( )	Proof of Service of notification of Public Hearing to all property owners within 200'
(N/A)	( )	Soil Erosion and Sediment Control
(N/A)	( )	Construction Details
(✓)	( )	Owner's Letter of Consent, if applicant is not the owner
(✓)	( )	Submission of plans to Union County Planning Board
(N/A)	( )	Submission of plans to Somerset-Union Soil Conservation District
(N/A)	( )	Soil Movement Permit
(N/A)	( )	For sites containing hazardous materials under NJDEP jurisdiction: Documentation from NJDEP approving clean up plan per Ordinance #30-00
(N/A)	( )	For sites containing hazardous materials under USEPA jurisdiction: Documentation from USEPA approving clean up plan per Ordinance #30-00
(N/A)	( )	Disclosure Statement of ten percent (10%) ownership interest of Corporation or Partnership (NJSA:40:55D-48.1 and 48.2)

- | <u>Name</u> | <u>Address</u> |
|-------------|----------------|
| 1. _____    | _____          |
| 2. _____    | _____          |
| 3. _____    | _____          |
| 4. _____    | _____          |
| 5. _____    | _____          |
| 6. _____    | _____          |
| 7. _____    | _____          |
| 8. _____    | _____          |
| 9. _____    | _____          |
| 10. _____   | _____          |

SITE PLAN - CHECK LIST

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

NAME OF CORPORATION OR PARTNERSHIP \_\_\_\_\_

ADDRESS \_\_\_\_\_

NOTE: No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with these Disclosure Acts as per New Jersey Statute 40:55D-48.3.

Such other information or data as may be required by the Planning Board in order to determine that the details on the Site Plan are in accordance with the standards of the Zoning Ordinances of the Township of Berkeley Heights.

( ) ( ) Completion of Check List

*Will G. Aoe*

SIGNATURE OF ENGINEER PREPARING CHECK LIST

OCT 6, 2020  
DATE

TOWNSHIP OFFICIAL \_\_\_\_\_

DATE \_\_\_\_\_

NOTE: For submission procedures and required information, see the Secretary of the Planning Board

\*\*\*\*\*  
FOR PLANNING BOARD USE ONLY - DO NOT WRITE BELOW THIS LINE

Reports from Department and/or Board or Agencies:

Routed To:

Received From:

- Township Engineer: \_\_\_\_\_
- Construction Official: \_\_\_\_\_
- Traffic Safety Officer: \_\_\_\_\_
- Environmental Commission: \_\_\_\_\_
- Fire Prevention Bureau: \_\_\_\_\_
- County Planning Board: \_\_\_\_\_
- Clerk of Adjoining Municipality: \_\_\_\_\_  
(if within 200')

- ( ) ( ) Advertise Public Hearing ten (10) days in advance of meeting
- ( ) ( ) Letter of Planning Board Action to Applicant, date: \_\_\_\_\_
- ( ) ( ) Publication of Decision within ten (10) days, date: \_\_\_\_\_
- ( ) ( ) Verbatim Recording of Regular Meeting
- ( ) ( ) Performance Guarantee Posted
- ( ) ( ) Soil Erosion and Sediment Control Plan Approved

TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY

ORDINANCE No. 16-2010

An Ordinance of the Township of Berkeley Heights, County of Union, State of New Jersey, Amending, Revising and Supplementing the Zoning Ordinances to Adopt the Official Design Standards Checklist for Land Use Applications Before the Township Planning Board and Zoning Board of Adjustment.

BE IT ORDAINED by the Township Council of the Township of Berkeley Heights, County of Union, State of New Jersey, as follows:

Section 1. A Check List for Design Standards is hereby adopted for all land use applications filed with the Township Planning Board or Zoning Board of Adjustment to read as follows:

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY  
PLANNING BOARD / ZONING BOARD OF ADJUSTMENT

CHECK LIST – DESIGN STANDARDS

Applicant's Name and Address: August N. Santore, Jr.  
143 Summit Ave, Berkeley Hts, NJ 07922  
Phone: 908 665-8004 Fax: 908 665-2442  
Project: 6 Maple Ave. Location: 6 Maple Ave.  
Date Received: 10/7/20 Engineer: MURPHY & HOLLANDS

The Standards and Guidelines set forth in Part 19 – Design Standards shall apply to all districts throughout Berkeley Heights except that they shall not apply to those AH and OR-A Zone Districts in which the development is conducted in substantial conformity with any conceptual site plan and elevations specifically referenced in the applicable Developer's Agreement for such zone or which received preliminary site plan approval from the Planning Board or Board of Adjustment prior to January 1, 1994 (Section 19.4.1). However, the standards and guidelines set forth specifically for the Downtown (Article 19.5) shall override the general standards and guidelines, for applications within the Downtown, namely to the DD, HB-2, HB-3, DH-12, DH-18 and DH-24 Districts.



The Applicant's Engineer / Architect shall complete each item on the Check List as follows: ( ) Yes, ( ) No, or (N/A) Not Applicable.

CHECK LIST – TOWNSHIP DESIGN STANDARDS

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
N/A	( )	A report shall be submitted by the Applicant that demonstrates Compliance with all applicable design standards and guidelines Contained within Part 19 – Design Standards of the Municipal Land Use Procedures Ordinance in accordance with Section 19.3.1 and:
N/A	( )	Site Plans per Section 19.4.2
N/A	( )	Urban Design Plan per Section 19.4.3
N/A	( )	Architectural Design per Section 19.4.4
N/A	( )	Multi-Use Buildings per Section 19.4.5
N/A	( )	Multi-Family Buildings per Section 19.4.6
		<u>Standards and Guidelines for the Downtown</u> (NOT DOWNTOWN)
N/A	( )	Urban Design per Section 19.5.3
N/A	( )	Streetscape per Section 19.5.4
N/A	( )	Material and Color Standards and Guidelines per Section 19.5.5
N/A	( )	Consistent with the Visual Preference Survey Guidelines
N/A	( )	Consistent with the Illustrated Streetscape Sketches
N/A	( )	Are any modifications or waivers being requested from Part 19 – Design Standards?

Applicant \_\_\_\_\_

Application # \_\_\_\_\_

Township of Berkeley Heights

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(✓)	( )	Consider the orientation and design to maximize passive solar heat/cooling. For example, orient the building along its east-west axis to have a larger surface exposure to the south, and use deciduous vegetation to block the sun in the summer months and maximize light and heat in the winter months.
(✓)	( )	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
(✓)	( )	Create landscapes that use native plantings to limit the need for lawn chemicals and maintenance (mowing, trimming, watering). Consider using captured rainwater (rain barrel) or recycled grey water for irrigation.
(✓)	( )	Recycle and/or salvage non-hazardous construction and demolition debris.
(✓)	( )	Consider the use of renewable building materials and products. Consider choosing products with low VOCs and avoid products that contain hazardous chemicals (i.e. formaldehyde, cyanide).
(✓)	( )	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
(✓)	( )	Where practicable, place parking spaces in shaded areas and consider using paving materials with an SRI value >29 (this will reflect, not absorb solar heat).

Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(✓)	( )	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
(✓)	( )	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
(✓)	( )	Consider avoiding runoff to other properties by installing an underground cistern or rain garden. This will keep water on your own property and out of the sewer.

Energy & Lighting Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(✓)	( )	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
(✓)	( )	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
(✓)	( )	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
(✓)	( )	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
(✓)	( )	Consider choosing ENERGY STAR appliances.

### Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(✓)	( )	Consider Increasing amount of insulation by using 2 x 6 studs.
(✓)	( )	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
(✓)	( )	Consider installation heat pumps to transfer energy heat and cold.
(✓)	( )	Consider use high efficiency boilers/furnaces.
(✓)	( )	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
(✓)	( )	Consider use roofing material with a solar reflectance index (SRI) equal or greater than 78 for low roofs and 29 for steep-sloped roofs.

### Water Usage Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(✓)	( )	Consider use of low-flow shower heads.
(✓)	( )	Consider installing dual-flush toilets.
( )	( )	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe: <hr/> <hr/> <hr/> <hr/>