

# Alfonso & Webber

Alfonso & Webber, LLC  
Attorneys at Law  
350 Springfield Avenue #201  
Summit, New Jersey 07901  
Office: (609) 807-8643  
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February 17, 2023

*Via Hand Delivery*

Kali Tsimboukis, Manager  
Zoning Board of Adjustment  
Township of Chatham  
58 Meyersville Road  
Chatham, NJ 07928

**Re: Application for Development  
NNG Real Property I, LLC  
39 Susan Drive  
Township of Chatham  
Block 20, Lot 16**

Dear Ms. Tsimboukis:

Please accept the enclosed application for development for the above referenced property, known as 39 Susan Drive, Chatham, New Jersey 07928, designated as Block 20, Lot 16, on behalf of the owner, NNG Real Properties I, LLC.

Enclosed please receive the following documents associated with the above referenced application for development:

- 5 copies of the Application for Development;
- 5 copies of the Certified Property Owners' List and Tax Certification;
- 5 original signed and sealed sets of the Engineering Plans;
- 5 original signed and sealed sets of the Architectural Plans; and
- 1 check in the amount of \$ \$800.00 for the application fee.

Should you have any questions, comments, or need anything further to process the within application for development, it would be a pleasure to respond at your convenience.

Sincerely,  
ALFONSO & WEBBER, LLC

By: \_\_\_\_\_

Samantha T. Alfonso, Esq.

## PLANNING & ZONING CHECKLIST

	X	Items	Date Received
1	X	(4) Four completed copies of the application form and one (1) application in electronic format	
2	X	Name/Address of Applicant	
3	X	Name/Address of Owner/Attorney/Engineer/Architect	
4	x	Fed ID of Applicant	
5	NA	If Corp. of Partnership, list of those holding more than 10%	
6	x	Number of witnesses and their expertise	
7	x	Statement as to any requirements for which waiver is sought	
8	x	Type of Application	
9	x	Description of Premises	
10	x	Zoning Requirements/Existing Zoning/Proposed Zoning	
11	W	Sewer/Water/Board of Health Resolution <i>Simultaneous application</i>	
12	W	Review of Zoning Official <i>Simultaneous application</i>	
13	NA	Denial of Permit	
14	TBS	Proof of Taxes & Sewer Bill Payment <i>pending update</i>	
15	X	Signature(s) of Applicant(s) <i>Applicant is the owner.</i>	
16	X	Signature(s) of Owner(s)	
17	x	(4) Four hard copies of subdivision plats or site plans and one (1) subdivision plat or site plan in electronic format	
18	X	The four (4) hard copies of the plat plan, site plan, building or subdivision plan (25 X 36 inches folded engineer style) shall be submitted in blue or black on white paper prints.	
19	NA	2 copies of Morris County Planning Board Application	
20	NA	2 sets of plans, maps for Morris Country Planning Board	
21	NA	Morris County Planning Board fee, if applicable	
22	X	Application Fee	
23	TBS	Escrow fee <i>upon calculation</i>	
24	X	List of Adjoining property owners	
25	W	Copy of Tax Map <i>included with #1118 PLANS</i>	
26	X	Bank signature card or W-9 form	

## Checklist "A" General Requirements

- x   (4 completed copy of appropriate application form(s).
- TBS   Certificate of Taxes paid
- TBS   Receipt indicating fees paid
- x   4 copies of plot plan, site plan, building or subdivision plan (24" x 36" folded engineering style).
- x   Affidavit of owner/applicant
- N/A   One copy of the following:
- a. Letter of interpretation from NJDEP (indicating the absence of freshwater wetlands, or indicating presence and verifying delineation of boundaries of freshwater wetlands, or
  - b. Letter of exemption from NJDEP certifying that proposed activity is exempt from Freshwater Wetlands Protection Act and regulations promulgated there under, or
  - c. Copy of any application made to NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands.
- NOTE : The Planning Board may waive the above requirements where it can be established by applicant and verified by the board and its professionals that no wetlands exist on site or on contiguous property owned by applicant
- N/A   If a corporation or partnership, list names/addresses of all stockholders or individual partners owning at least 10% of stock of any class as required by N.J.S. 40:55D-48.1 et. seq.
- i.
- x   Number of witnesses and their expertise, if any.
- x   Statement as to any requirements for which waiver is sought, together with a statement of reasons why waivers should be granted.

# CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application 39 SWAN DRIVE

Date 2-17-23

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
<b>GENERAL REQUIREMENTS</b>												
Plans clearly and legibly drawn or reproduced at a scale not smaller than 1"=100' (final approvals with be marked "Final Plat")									X			
(a) In cases of final approvals plans shall reflect and include all information required by preliminary approvals such as front, rear and side building elevations as well as:									X			
(b) Performance and maintenance guarantees and accompanying agreements as required by 30-61.4 of the Ordinance.									TGS UPON APPROVAL			
(c) Two Mylars									"			
(d) Any other documents or information required by the terms of preliminary approval									"			
Sheet size shall be 24" x 36" min.									X			
Plans shall be prepared by a licensed architect/engineer if application involves only the location of proposed buildings and their relationship to the site and immediate environs.									X			
Plans shall be prepared by a licensed architect, planner or engineer if application involves only the location of drives, parking layout, pedestrian circulation and means of ingress and egress.									X			
Plans shall be prepared by an engineer if application involves only drainage facilities for site plans of ten or more; or involving stormwater detention facilities or traversed by a water course.									X			
Plans shall be prepared by an architect, planner, engineer, land surveyor, or applicant, where appropriate.									X			
Plans to be prepared to scale based on deed descriptions, tax maps or similarly reasonable accurate data for the purpose of review and discussion by the Municipal Agency.									X			

## CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application 39 SUSAN DRIVE

Date 2-17-23

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Metes and Bounds description of parcel in question based upon current land survey.									✓			
Property line shown in degrees, minutes and seconds.									X			
Key map showing location of tract to be considered in relation to surrounding area within 200 ft.									X			
Title Block containing name of applicant, prepare, block/lot #s, date prepared, date of last amendment and zone district.									X			
Each block and lot numbered in conformity with municipal tax map.									X			
Scale of map - written and graphic.									X			
North arrow giving reference meridian									X			
Space for signatures of Chairman and Secretary of Municipal Agency.												
Names of all property owners within 200 ft. of subject property.									X			
Location of existing and proposed property lines with dimensions in feet to the nearest 2 decimal points.									X			
Zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed. Indicate the above both written and graphically.									X			
Zone requirements per Ordinance and per application.									X			
Acreage of affected parcel to the nearest 100th of acre.									X			
Environmental Impact statement in accordance with subsection 30-62.2q. the Land Use Ordinance.												
Proposed lot layout showing area of each lot in square feet.												
Number of lots following subdivision including areas in acres if one acre or over, or in square feet if under one acre.												
Provide a Polaroid or other similar photograph of premises in question taken from the opposite side of the street.									TBS			

## CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application 39 SUSAN DRIVE

Date 2-17-2023

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Constraints provision calculation.												
<b>NATURAL FEATURES</b>												
Topography of site and within 200 feet thereof.									X			
Contours at 5 ft. intervals to determine the natural drainage of land. Intervals shall be: up to 15% grade - 2 ft; over 15% grade - 5 ft.												
Cliffs and rock outcroppings giving approximate depths to bedrock.												
Flood Plains.												
Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines.												
Aquifer recharge areas, including safe sustained ground water yield.												
Wooded areas indicating predominant species and size.												
Location of trees 6 inches or more in diameter, as measured per Section 22 of the Ordinance, outside of wooded area, designated species of each.												
Areas in which construction is precluded due to presence of stream corridors and/or steep slopes.												
All areas to be disturbed by grading or construction.												
<b>MAN-MADE FEATURES ON SITE, AND WITHIN 200 FEET THEREOF</b>												
Location of existing/ proposed structures and their setbacks from existing and proposed property lines.									X			
Location/type of existing easements or right-of-ways including power lines.									X			
A copy of any protective covenant or deed restriction applying to property in question.									X			
Location of existing railroads, bridges, culverts, drain-pipes, water and sewer mains and other manmade installations affecting the tract.									X			

## CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application 39 SUAN DRIVE

Date 2-17-2023

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Location of existing wells and septic systems.									X			
When applicant intends to use a conventional septic disposal system; location of test holes, test results and approximate location of intended disposal field.									X			
Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas an electric, fire hydrants, telephone, C.A.T.V., showing feasible connections to existing or proposed utility systems.									Y			
Location and description of monuments whether set or to be set.									X			
Location, names and widths of all existing/proposed streets on the property and within 200 ft. of tract.									X			
Required road dedication.									N/A			
Road orientation (as it relates to energy conservation).									X			
Sketch of prospective future street system of entire tract where preliminary plat covers only a portion thereof.												
Plans, profiles and cross-sections of all proposed new streets and/or access to proposed streets.									Y			
Location/description of proposed signs and outdoor lighting.									X			
Location/description of all proposed paved and curbed areas.									X			
30-99.2 Institutional Uses.									N/A			
30-99.3 Officer in Residences of Professional Persons Attending to Human Ailments.									N/A			
30-99.4 Private Membership Recreation Clubs and Facilities.									N/A			
30-99.5 Nursing Homes.									N/A			
30-99.6 Office Buildings and/or Research Laboratories authorized by subsection 30-78.3d.									N/A			

## CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application 39 SUSAN DRIVE

Date 2-17-2023

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
30-99.7 Community residences for more than 6 Developmentally Disabled Persons and Community Shelters for more than 6 Victims of Domestic Violence.									N/A			
Parking and Loading space dimensions									N/A			
Widths of access drives and aisles.									X			
Traffic Circulation									N/A			
<b>MISCELLANEOUS</b>												
Proposed sight easements where required.												
Proposed drainage easements where required.												
Natural resource inventory information including:												
a. Soil types as shown by the current Soil Conservation Survey Maps.									TBS			
b. Soil depth to restrictive layers of soil.									TBS			
c. Soil depth to bedrock.									"			
d. Permeability of soil by layers.									"			
e. Height of soil water table and type of water table.									"			
f. Flood plain soil (status).									X			
g. Limitation for foundation.									X			
h. Limitation for septic tank absorption field (only where septic tank is proposed to be used).									N/A			
i. Limitation for local road and streets.									MA			
j. Agricultural capacity classification.									MA			
k. Erosion hazard.									N/A			



# CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application 39 SUSAN DEWE

Date 2-17-2023

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included.												
Soil Erosion and Sediment Control Plan consistent with the requirements of the local soil conservation district.												
Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage run-off requirements.									x			
The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than <u>residential</u> shall be noted.									Residential here			
Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the applicant is entitled to such waiver.									x			

- OK = Information deemed complete
- W = Waiver Requested
- Inc. = Information incomplete
- NO = Information not provided
- n/a = Not Applicable

Shaded Boxes are **NOT** required.



# Township of Chatham

58 Meyersville Road

New Jersey 07928

(973) 635.3202

Planning/Zoning Board Application

Plan# \_\_\_\_\_

Escrow # \_\_\_\_\_

Applicant's Name   NNG Real Property I, LLC  

Owner's Name   Applicant is the Owner  

Street   39 Susan Drive  

Street   c/o Alfonso & Webber, LLC: 350 Springfield Ave #201  

Town   Chatham  

Town   Summit, NJ 07901  

Telephone # (    )   862-812-2169  

Telephone # (    )   609-807-6643  

E-mail address:   samantha@alfonsoandwebber.com; james@alfonsoandwebber.com  

Status of Applicant if other than owner \_\_\_\_\_

Stockholders Name/Address/Tel# of Stockholders owning 10% or more of its stock (NJSA 40:55-48.1 et seq.)  
[Attach additional sheets as may be necessary]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### LOCATION OF PROPERTY

Street Address:   39 Susan Drive   Block:   20   Lot:   16   Zone:   R-3  

Attorney:   Samantha Alfonso and James Webber, Esq.   Telephone:   609-807-6643  

E-mail:   samantha@alfonsoandwebber.com; james@alfonsoa  

Address:   350 Springfield Ave #201, Summit   Cell:   862-812-2169   Fax:   908-685-2310  

Architect:   Ayman Sedra, AIA   Telephone:   973-302-3022  

Address:   188 Eagle Rock Ave. 2nd Floor, Suite #5 Roseland   Cell:   asedra@asadesignsllc.com   Fax:   973-970-1928  

Engineer:   Adnan Khan, PE   Telephone:   973-588-7080  

Address:   150 River Road, Suite B3, Montville, NJ   Cell:   info@awzengineering.com   Fax:   973-588-7079  

List any other Expert(s) who will submit a report or who will testify for the Applicant:  
[Attach additional sheets as may be necessary]

1. Name \_\_\_\_\_  
Field of Expertise \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Cell # \_\_\_\_\_ Fax # \_\_\_\_\_

2. Name \_\_\_\_\_  
Field of Expertise \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Cell # \_\_\_\_\_ Fax # \_\_\_\_\_

## Memorandum in Support of Application for Development

The applicant NNG Real Property 1, LLC, through its managing member, Fuquan Bilal, requests permission of the Board of Adjustment to develop the existing vacant lot located at 39 Susan Drive by the construction of a new, single-family home with attached garage.

Toward this end, the following relief is requested:

- 1) Disturbance of Steep slopes - where 500 s.f. of the 25% slope of grade is allowed, 10,573 s.f. of this steeply sloped lot of 21,000 s.f. is proposed to be disturbed;
- 2) Front yard setback – where 50 feet is required, 37 feet is proposed (due to the degree of slope);
- 3) Building Height and number of stories – where 2.5 stories and 35 feet is permitted, due to the slope, 3 stories and 58.4 feet are proposed; and
- 4) Such other exceptions, requests for interpretation or appeals, waivers, or variances necessary to realize the improvements set forth in the application.

### Variance Relief pursuant to N.J.S.A. 40:55D-70c(1) and (2).

Of the 3 variances requested, all of them are directly caused by the volume of steep slopes on this property. For the front yard setback, the building has been advanced forward, to take advantage of the easing of the grade nearer the street while still staying in harmony with the setbacks of the surrounding homes (which themselves face the difficulties arising from the steepness of the slope).

As for the building height, Mr. Bilal and his architect, Ayman Sedra, AIA, from the start focused on respecting the homes and those homes' views above the property. After several iterations of the plan, when viewed from Susan Drive, the top of the flat roof is 16 feet to less than 22 feet in height. For those properties across and above on Susan Drive, this sensitive and elegant design preserves the views of those neighbors. From the street, the proposed home's underwhelming height allows the view to shift to the sky and treetops.

The slope in the rear drops dramatically. It is at this point, along and following the drop in slope, that the measurement of the height from grade is at its highest at 59.4' or almost 60'. The change in the measurement of the height is not a function of the building – the height from Susan remains at its highest less than 22 feet – it is the 90-foot drop in grade from Susan Drive to the rear lot line. The measurement of the

footprint of the home in building coverage confirms it conforms; the lot coverage conforms. Rear yard, obviously, due to the slope; side yards as well.

As for the disturbance of the grade of slopes at 25%, simply put, the home could not otherwise be constructed. But measures have been taken to reduce the disturbance as much as possible while preparing to assure compliance with the beneficial measure of the Township's lot grading ordinances:

“In order to provide against the adverse consequences of uncontrolled surface water drainage and to prevent soil erosion and control sediment deposition associated with land disturbance including but not limited to construction activities...”

*Chatham Twp., N.J, Ordinance #2019-10.*

The purpose of this subsection is to regulate the intensity of use in areas of steeply sloping terrain in order to limit soil loss, erosion, excessive stormwater runoff, the degradation of surface water and to maintain the natural topography and drainage patterns of land.

*Chatham Twp, N.J., §30.96.4.*

The carefully prepared and repeatedly revised plan will assure the limiting of soil loss, avoid erosion, control stormwater runoff more effectively than currently and prevent the degradation of surface water while hewing to the natural topography and drainage patterns where possible.

### Negative Criteria.

The proposal will neither cause a substantial detriment to the public good nor a substantial impairment of the intent and purpose of the zone plan and zoning ordinance:

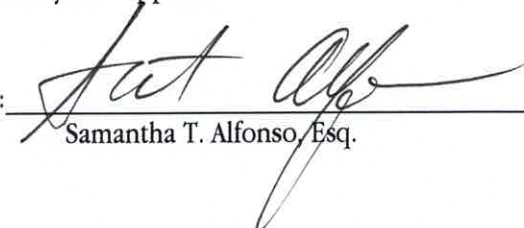
- 1) The street view of the new home is set low;

- 2) The front yard setback is not inconsistent with the neighborhood and the need to work with the steep grade;
- 3) The architectural design focusing on a flat roof to preserve other views is attractive;
- 4) Significant engineering designs have been created to meet the purposes of the steep slope and grading ordinances;
- 5) Property values will be unaffected.

As a result, it is respectfully requested that the within application for development be approved.

ALFONSO & WEBBER, LLC  
Attorneys for Applicant

By: \_\_\_\_\_

  
Samantha T. Alfonso, Esq.

**TYPE OF APPLICATION (circle)**

<u>Site Plan</u>	<u>Variations</u>	<u>Subdivisions</u>	<u>Other</u>
Preliminary	Appeals	Minor Subdivision	Development Permit
Final Site Plan	Use	Preliminary Major	Conceptual
Amended Preliminary	Interpretation	Final Major.	Temp. Use
Amended Final	Hardship	Amended Preliminary	Waiver of Complete Site Plan
TCC	Conditional Use	Amended Final	

**DESCRIPTION OF PROPOSED/EXISTING BUILDINGS**

Size of Lot 21,322.43 Sq. Footage of Lot 21,322.43 Height of Building under 35'  
 Size of Bldg. (st. level) Front \_\_\_\_\_ Depth 216.81 Sq. Ft. of Building 2,820  
 Setback from front property line 50.02 Average setback of Bldgs. Within 200 ft. \_\_\_\_\_

<u>Zoning Requirements</u>	<u>Existing Conditions</u>	<u>Proposed Conditions</u>	<u>Utilities Available Y/N</u>
Frontage	Frontage	Frontage	Municipal Water
Side Yards 15/30%	Side Yards N/A	Side Yards 15/31.02	Sewers
Front Setback 50	Front Setback N/A	Front Setback 50.02	
Rear Setback 50	Rear Setback n/a	Rear Setback 115.50	Bd. Of Health Res. For Septic Approval

**REVIEW OF ZONING OFFICIAL**

Application is made for a variance to permit (describe) \_\_\_\_\_

Which is contrary to the provisions of section(s) \_\_\_\_\_  
 of the Ordinances of the Township of Chatham.

\_\_\_\_\_  
 Zoning Official Date \_\_\_\_\_

APPLICATION # \_\_\_\_\_

NAME OF APPLICATION

**NNG Real Property I, LLC**

**ZONING TABLE**

Block **20** Zone District **R-3** Lot **16**

	Allowable/ Required Per Ordinance		Existing Condition		Proposed Condition		Pre-Existing Non Conforming	Variance Required
Minimum Lot Area	20,000	SF	N/A		N/A			NO
Total Lot Area	N/A		21,322	SF	21,322	SF		NO
Front Yard	50	Ft.	n/a	Ft.	50.02	Ft.		NO
Rear Yard	50	Ft.	N/A	Ft.	115.50	Ft.		NO
Side Yard	15	Ft.	N/A	Ft.	15	Ft.		NO
Combined Side Yards (1)	30	%	N/A	%	<30	%		NO
Combined Side Yards (1)	30	Ft.	N/A	Ft.	<30 (31.02)	Ft.		NO
Lot Width (at street line)	90	Ft.	100.51	Ft.	100.51	Ft.		NO
Lot Width (at setback line)	100	Ft.	100.51	Ft.	100.51	Ft.		NO
Lot Depth	200	Ft.	216.81	Ft.	216.81	Ft.		NO
Number of Stories	2.5		n/a		2			NO
Building Height	35	Ft.	n/a	Ft.	<35	Ft.		NO
Principal Building Coverage	3,279.34	SF	n/a	SF	2,820.28	SF		NO
Total Impervious Coverage	6,264.49	SF	n/a	SF	5,609.85	SF		NO
Other	Steep Slopes							

(1) If applicable

- "Required" are the limits established in the Chatham Township's Zoning Ordinance
- "Existing" are the current conditions.
- "Proposed" are the conditions represented by this application
- "Pre-Existing" should be checked if the "Existing" conditions would require a Variance
- "Variance Required" should be checked if the "Proposed" conditions will require a Variance.

**The entire table should be completed and included with the Application.**

**SCHEDULE OF GENERAL ZONING REQUIREMENTS (ZONE R-3, RESIDENCE DISTRICT)**

**BLOCK 20- 39 SUSAN DRIVE - TOWNSHIP OF CHATHAM**

Regulation	General Requirements	Existing Lot 16	Proposed Lot 16	Comment
Principal Permitted Uses *	One-Family Dwelling	Vacant	One-Family Dwelling	Conforming
Min. Lot Area	20,000 sf	21,322.43 sf	21,322.43 sf	Conforming
Max. Depth of Measurement	200 ft.	216.81 (e)	216.81 (e)	Pre-existing Nonconformity
Min. Lot Width (Street Line)**	90 ft.	100.51 ft.	100.51 ft.	Conforming
Min. Lot Width (Setback Line)	100 ft.	100.50 ft.	100.50 ft.	Conforming
Min. Front Yard	50 ft.	N/A	35.84 ft. (V)	Variance is Required
Min. Rear Yard	50 ft.	N/A	132.86 ft.	Conforming
Min. Side Yard	15 ft.	N/A	15 ft.	Conforming
Min. Side Yard (Combined)	30% (30.15 ft.)	N/A	31.02 ft.	Conforming
Min. Side Yard (Balcony)*****	12 ft.	N/A	10.08 ft. (V)	Variance is Required
Max. Building Height (story/ft.)	2.5 Sty./35 ft.	N/A	3 Sty./ 51.23 ft. (V)	Variance is Required
Max. Building Coverage***	2,679.35 sf	N/A	2,622.19 sf	Conforming
Max. Impervious Lot Coverage****	6,264.49 sf	N/A	3,861.76 sf	Conforming

**Notes:**

(e) Pre-existing Nonconformity

N/A - Denotes Not Applicable

(V) Variance is Required

NA - Denotes Not Available

\* Density shall not exceed one (1) lot for every one and one-half (1 1/2) gross acres of subdivision tract area.

\*\* Except that if there are three or more developed lots on the same side of the street within 200 feet of any particular undeveloped lot and none of such developed lots has a front yard as deep as 50 feet then the front yard of the undeveloped lot shall not be required to be deeper than the deepest front yard of such developed lots, provided, however, that in no event shall the front yard of the undeveloped lot be less than 35 feet.

\*\*\* 2,000 square feet plus 6% of lot area greater than 10,000 square feet

\*\*\*\* 4,000 square feet plus 20% of lot area greater than 10,000 square feet

\*\*\*\*\*Projections into Required Yards. Notwithstanding any other provision of this section, the following may project into any front, side or rear yard required in the various zones: chimneys; and portions of a building, provided that no such portion of a building shall project more than three feet into any required front, side or rear yard.



<b>AVERAGE ELEVATION CALCULATION (PRE-DEVELOPMENT)</b>	
<b>POINT *</b>	<b>AVERAGE GRADE</b>
1	412.00
2	392.38
3	381.53
4	376.48
5	378.64
6	386.72
7	411.36
<b>TOTAL</b>	<b>2,739.11</b>
<b>AVG. GRADE</b>	<b>391.30</b>
* Ground Elevation Within 15' from Foundation.	

### BUILDING HEIGHT CALCULATIONS:

- **AVERAGE GRADE ELEVATION = 391.30'**
- **GROUND FLOOR ELEVATION= 421.02'**
- **BUILDING HEIGHT FROM GROUND FLOOR =21.51'**
- **DIFFERENCE FROM AVERAGE GRADE AND GROUND FLOOR= 421.02' - 391.30' = 29.72'**
- **BUILDING HEIGHT= 21.51'+29.72'= 51.23'**





LOT COVERAGE CALCULATIONS		
Block 20, Lot 16		
DESCRIPTION	EXISTING	PROPOSED
<b>Lot Area</b>	<b>21,322.43</b>	<b>21,322.43</b>
Dwelling	0.00	2,511.63
Front Porch	0.00	110.56
<b>Total</b>	<b>0.00</b>	<b>2,622.19</b>
Block Wall	0.00	123.44
Side Steps	0.00	242.50
Concrete Sidewalk	0.00	165.50
Block Curb	0.00	20.56
<b>Total Concrete</b>	<b>0.00</b>	<b>552.00</b>
<b>Pavement</b>	<b>0.00</b>	<b>687.57</b>
<b>Green Area</b>	<b>21,322.43</b>	<b>17,460.67</b>
<b>TOTAL</b>	<b>21,322.43</b>	<b>21,322.43</b>
Pervious	21,322.43	17,460.67
Impervious	0.00	3,861.76
Lot Coverage	0.00%	18.11%
Building Coverage	0.00%	12.30%

**\*IMPERVIOUS SURFACES ON A SINGLE FAMILY RESIDENTIAL LOT IN RESIDENCE DISTRICTS**

Shall mean buildings, roofed structures, pavement, driveways, parking and turnaround areas, sidewalks, patios and other improvements which prevent normal ground water absorption, excluding decks and the surface area of swimming pools.

## SLOPE ANALYSIS

SCALE : 1" = 20'

Slopes Table within Limit of Disturbance					
Number	Minimum Slope	Maximum Slope	Color	Allowable Area of Disturbance. SF	Proposed Area of Disturbance. SF
1	0.00%	15.00%		—	2679.31
2	15.00%	20.00%		3500.00	708.73
3	20.00%	25.00%		1000.00	521.95
4	25.00%	100.00%		500.00	8649.58

## SUMMARY OF ZONING REQUIREMENTS

Zone District	R-1	R-2	R-3	R-4	R-5
	Required Per Ordinance	Required Per Ordinance	Required Per Ordinance	Required Per Ordinance	Required Per Ordinance
Minimum Lot Area	100,000 \$F	60,000 \$F	20,000 \$F	10,000 \$F	41,250 \$F
Total Lot Area	N/A	SF	SF	SF	SF
Front Yard	100 Ft.	75 Ft.	50 Ft.	25 Ft.	75 Ft.
Rear Yard	75 Ft.	75 Ft.	50 Ft.	45 Ft.	75 Ft.
Side Yard	35 Ft.	30 Ft.	15 Ft.	15 Ft.	25 Ft.
Combined Side Yards (%)	35 %	35 %	30 %	N/A %	35 %
Combined Side Yards (Ft.)	Ft.	Ft.	Ft.	Ft.	Ft.
Width (at street line) (See Note 1)	225 Ft.	160 Ft.	90 Ft.	75 Ft.	125 Ft.
Lot Width (at setback line)	250 Ft.	200 Ft.	100 Ft.	75 Ft.	150 Ft.
Lot Depth	175 Ft.	175 Ft.	175 Ft.	100 Ft.	175 Ft.
Number of Stories	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2
Building Height (See Note 2)	35 Ft.	35 Ft.	35 Ft.	35 Ft.	35 Ft.
Principal Building Coverage	Note 3 SF	Note 3 SF	Note 3 SF	Note 3 SF	Note 3 SF
Total Impervious Coverage	Note 4 SF	Note 4 SF	Note 4 SF	Note 4 SF	Note 4 SF

**Note 1:** For Lot Width on a Cul-de-Sac, see Zoning Ordinance, Section 30-75.2, Schedule of Zoning Requirements

**Note 2:** Definition of Building Height: the vertical distance measured from the average ground elevation at any point within fifteen (15) feet of the foundation, i.e. the underlying base, substructure, or support of a building, to a horizontal plane projected from the highest point of the roof, using predevelopment grades if fill has been added and using post-development grades if soil has been removed.

**Note 3:** If Lot Area is less than 10,000 SF = 20% of Lot Area; if Lot Area is 10,000 SF or greater = 2,000 SF + 6% of Lot Area greater than 10,000 SF

**Note 4:** If Lot Area is less than 10,000 SF = 40% of Lot Area; if Lot Area is 10,000 SF to 40,000 SF = 4,000 SF + 20% of Lot Area greater than 10,000 SF; if Lot Area is 40,000 SF to 60,000 SF = 10,000 SF + 15% of Lot Area greater than 40,000 SF; if Lot Area is 60,000 F to 80,000 SF = 13,000 SF + 10% of Lot Area greater than 60,000 SF; if Lot Area is greater than 80,000 SF = 15,000 SF + 7.5% of Lot Area greater than 80,000 SF

This information is provided in an effort to simplify preparing an Application for the Zoning Board of Adjustment. The information contained in the Township's Ordinances is significantly more complex. However, for most Applications, the above information may be all that is required. It remains, however, the Applicant's responsibility to determine if the information provided is applicable for the proposed lot and improvement(s).

**REFUSAL OF PERMIT**

To \_\_\_\_\_ Date \_\_\_\_\_ From \_\_\_\_\_  
(Name of Applicant) (Zoning Official)

Your application for a permit to construct \_\_\_\_\_ on property located at \_\_\_\_\_ known as Block \_\_\_\_\_ Lot \_\_\_\_\_ on the Tax Map of the Township of Chatham is hereby denied for noncompliance with the provision(s) of section(s) \_\_\_\_\_ of the Township Zoning for the following reasons: \_\_\_\_\_

Information on procedures for an appeal of this decision to the Board of Adjustment/Planning Board can be obtained from the Board Manager (973-635-4600). The plans submitted are enclosed.

**NOTICE OF HEARING  
BOARD OF ADJUSTMENT OF  
THE TOWNSHIP OF CHATHAM  
MORRIS COUNTY, N.J.**

Take notice that the Board of Adjustment of the Township of Chatham will conduct a public hearing at the Municipal Building, 58 Meyersville Road, Chatham Township, New Jersey, at 7:30 P.M. or as soon thereafter as the matter may be called on \_\_\_\_\_, 2023, which may be continued on such dates thereafter as may be necessary in the judgment of the Planning Board to complete the hearings and deliberations on an application for development by NNG Real Property I, LLC, regarding permission to improve its property known as 39 Susan Drive, Block 20, Lot 6 on the Tax Maps of the Township of Chatham in the R-3 Zone District. The applicant seeks approval to improve the property by constructing a new single-family home with attached garage.

The applicant requests approval of the proposal for the construction of a new single family home with attached garage, variance relief from the strict application of the Land Development Ordinance standards regulating the development of steep slopes, together with all other relief in the form of variances, waivers, interpretations, appeals, or exceptions in the strict application of the provisions of the Development Regulations Ordinance, and other relief, which may arise during the course of the hearings in this application, necessary to realize the development as set forth more specifically in the application for development on file. The application may be amended from time to time including during the course of the hearings.

All maps and documents for which approval is sought are available for public inspection at the Municipal Building, 58 Meyersville Road, Chatham Township, New Jersey 07928, during the business hours of 9:00 a.m. to 4:00 p.m.

This notice is being given pursuant to N.J.S.A. 40:55D-12 and Article 30-12.2 of the Land Development Ordinance of the Township of Chatham.

ALFONSO & WEBBER, LLC  
Attorneys for Applicants

By: \_\_\_\_\_  
Samantha T. Alfonso, Esq.

Dated: \_\_\_\_\_, 2023

**AFFIRMATION OF OWNER AND APPLICANT**

The applicant affirms that they are willing and able, in the event of approval, to undertake and complete all improvements in accordance with the approved plans as required by the Board pursuant to the Land Use Ordinance. In addition, the applicant and owner affirms that they will not make changes to the approved plans unless approval had been granted by the Board to do so. The applicant and/or owner agrees to post a performance guarantee with the Township Clerk in a sufficient amount as determined by the Township Engineer to assure completion of all required improvements.

The **Owner(s)** consent to the application (signature) *Fuquan Bilal* Date 2/16/23

Print name Fuquan Bilal

(signature) *MANAGING member  
REGISTERED AGENT* Date \_\_\_\_\_

Print name \_\_\_\_\_

**Applicant** (signature) \_\_\_\_\_ Date \_\_\_\_\_

*Applicant is  
The owner* Print name \_\_\_\_\_

## EXPLANATION OF APPLICATION FEES

Site Address: 39 Susan Drive

I, Fuquan Bilal HAVE REVIEWED TOWNSHIP OF CHATHAM ORDINANCE 30-17 FEES. I AM FAMILIAR WITH THE ORDINANCE AND UNDERSTAND THE FOLLOWING PROVISIONS OF ORDINANCE 30-17:

**30-17.1c. Additional Escrow Funds Required.** Before an application requiring the deposit of escrow funds shall be deemed complete by the approving authority, the applicant shall post the required escrow amount with the Township Clerk in the form of cash, certified check or money order. Additional escrow funds may be required when the escrow has been depleted to 20% of the original escrow amount. The Township Clerk shall promptly notify the appropriate Board when escrow funds have been so depleted. Professional consultants and experts shall inform the approving authority as to the additional anticipated costs. The approving authority will in turn notify the applicant as to the amount of additional escrow funds which must be posted. No action shall be taken on the application until adequate additional funds have been deposited by the applicant with the Township Clerk.

### **30-17.7 Additional Fees to Be Paid by Applicants and Appellants**

Situations may occur in which expenses necessary in processing applications for development or in action upon appeals are not otherwise provided for and covered by the fees set forth in the preceding articles of this chapter. Such expenses may involve extensive studies of applications and testimony by experts, consultants or other individuals including engineering, land use, planned and environmental consultants, or expenses incurred in connection with holding special meetings, including attorneys' fees. In event that any such situations occur, the Planning Board; Zoning Board of Adjustment or Township Committee, as the case may be, before rendering a decision, whether preliminary or final in nature, may require that the applicant or appellant pay such additional fees as may be required for reimbursement of such additional expenses not otherwise provide for by this chapter.

### **30-17.8 Payment of Fees**

- a. All fees required by this chapter shall be paid by check or money order drawn to the order of the Township of Chatham. Any check for fees in excess of \$500 shall be in the form of a certified or bank check, or an attorney's bank or trust check. Except as otherwise provided, all fees shall be paid at the time of the filing of any application or appeal and shall be submitted with the application or appeal.
- b. All permits, determinations, resolutions, decisions or certificates of approval are subject to the payment of all fees provided for in this chapter, and no approvals shall be given or decisions rendered by the Planning Board, Zoning Board of Adjustment or Township Committee, as the case may be, until proof has been submitted that all requisite fees have been paid to the Township.
- c. In the event that an applicant shall fail to pay within 30 days, upon written notification by the Township Clerk, any and all fees required by this chapter, the fees shall be charged against the property which is the subject of the application, and the amount so charged shall become a lien and a tax upon the property and be added to and be part of the taxes next to be assessed and levied thereon, and enforced and collected with interest by the same officers and in the same manner as other taxes.

[Ord. No. 2-79 § 311.7; Ord. No. 2000-026 § 6; Ord. No. 2005-11 § 1]

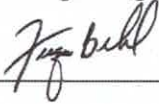
**30-17.9 Other Fees**

The payment of fees pursuant to the provisions of this chapter shall not relieve an applicant from the payment of any other fees required by any other chapter or provision thereof. [Ord. No. 2-79 § 311.8]

**Please Be Aware**

**IT IS POSSIBLE THAT WITH THE APPROVAL OF YOUR APPLICATION THE RESOLUTION OF APPROVAL WILL INCLUDE A CLAUSE THAT ALL FEES MUST BE PAID PRIOR TO ZONING APPROVAL.**

All questions regarding Ordinance 30-17 Fees have been answered to my satisfaction.



Applicant Name (Print)

Signature

FUQUAN BILAL

Applicant Signature PRINT

2/16/23

Date

I have explained Ordinance 30-17 to the Applicant and have answered all questions asked.



Signature

2/16/23

Date



**TOWNSHIP OF CHATHAM**  
**TECHNICAL REVIEW ESCROW AGREEMENT**

The undersigned applicant hereby agrees that if the escrow amount submitted with this application is not sufficient to cover professional fees, he/she will provide additional funds *as* deemed necessary in accordance with sections 30-17 and 30-135 "Fees" of the Land Use Ordinance of the Township of Chatham.

In the event it is determined that additional funds are required, the Board Secretary shall notify the applicant. The applicant agrees to pay the additional fees within fourteen (14) days of said notice.

The applicant further agrees that if the additional fees are not paid within the time specified, all processing of the application will be terminated until the payment *is* made in full. In any event, no Certificate of Occupancy will be issued by the Construction Code Official until the applicant has paid sufficient escrow monies to cover all professional fees.

Upon completion of the project, any unused escrow fees plus any accrued interest due the applicant in accordance with MLUL 40:55-53.1 will be returned to the applicant.

I, the applicant, have read and understand the above agreement and hereby agree to the conditions.



Applicant Signature

2/16/23

Date

Site Address 39 Susan Drive



## TOWNSHIP OF CHATHAM

58 Meyersville Road  
Chatham, New Jersey 07928  
(973) 635-4600  
Fax (973) 635-2644  
[www.chathamtownship-nj.gov](http://www.chathamtownship-nj.gov)

July 13, 2022

Samantha Alfonso  
Alfonso & Webber, LLC  
350 Springfield Avenue, #201  
Summit, NJ 07901

Dear Mrs. Alfonso,

As per your request, attached is a certified list of property owners within 200 feet of Block 20, Lot 16 located in the Township of Chatham.

Please let me know if you have any questions.

Sincerely,

Gregory J. LaConte  
Township Clerk

Enclosures

**LIST OF PROPERTY OWNERS TO BE SERVED NOTICE  
TOWNSHIP OF CHATHAM**

Following is a list of property owners within 200 feet of Block 20, Lot 16 as designated on the Tax Map of the Township of Chatham.

Block \_\_\_\_ Lot \_\_\_\_ Owner/Address \_\_\_\_\_ / \_\_\_\_\_  
(See attached printout)

In accordance with State law, you must also notify the following utility companies within the Township of Chatham:

JCP&L Co. Real Estate Department  
300 Madison Avenue  
Morristown, NJ 07962

New Jersey-American Water Co., Attn: Paul Hartelius  
167 J.F. Kennedy Parkway, Short Hills, NJ 07078

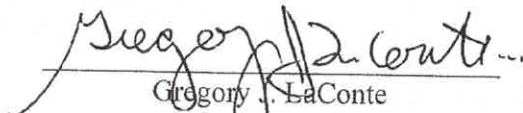
Public Service Electric & Gas Company  
Manager - Corporate Properties  
80 Park Plaza, T6B, Newark, NJ 07102

Texas Eastern Transmission Corp.  
5400 Westheimer Ct., Suite 692, Houston, TX 77056

Transcontinental Gas Pipeline Corp.  
P.O. Box 1396, Houston, TX 77252

Comcast of Central New Jersey II, LLC  
100 Randolph Road, Somerset, NJ 08873

I hereby certify that the foregoing is the list of the names and addresses of the property owners within 200 feet of the extremities of Block 20, Lot 16 as delineated in the Tax Map of the Township of Chatham, as of July 13, 2022.

  
\_\_\_\_\_  
Gregory J. LaConte  
Township Clerk

NOTE : Applicant must also give public notice by publication in the official newspaper of Chatham Township at least ten (10) days prior to the date of the hearing. The Morris County Planning Board must also be notified of the application if the property is adjacent to a County road, adjoins County land, or is situated within 200 feet of any Township boundary. Furthermore, the Clerk of any other municipality within 200 feet of the applicant's property must be notified. Notice must also be given to the Director of the Division of State and Regional Planning in the Department of Community Affairs of any hearing on an application for development of property which exceeds 150 acres or dwelling units. Notices of hearing must be given in accordance with N.J.S.A. 40:55D-12.



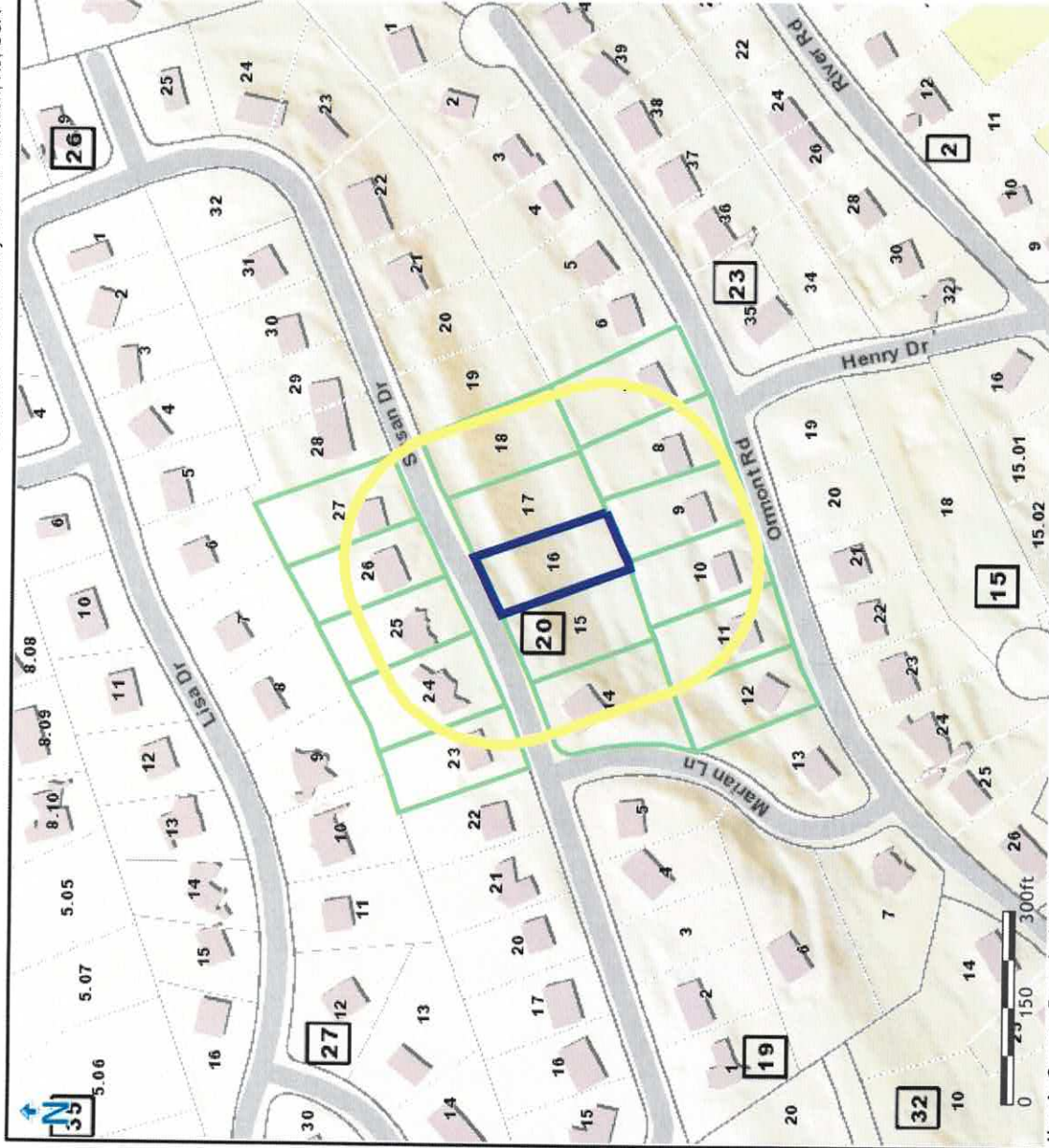
Township of Chatham, County of Morris, State of New Jersey

## Certified List of Property Owners Within 200 Feet

This table is a listing of adjoining features within 200 feet of Block 20, Lot 16

Block & Lot	Property Location	Owners Name	Mailing Address
20_10	101 ORMONT RD	FEKETE, KENNETH S JR & STEPHANIE	101 ORMONT RD CHATHAM, NJ 07928
20_11	97 ORMONT RD	STYPLE, WILLIAM & NANCY	97 ORMONT RD CHATHAM, NJ 07928
20_12	93 ORMONT RD	MUELLER, WILLIAM A & SHARON K	93 ORMONT RD CHATHAM, NJ 07928
20_14	47 SUSAN DR	MESZAR, IBOLYA FLORA	47 SUSAN DR CHATHAM, NJ 07928
20_15	43 SUSAN DR	VAZIRI, MARIAM	28 BEECHWOOD RD SUMMIT, NJ 07901
20_16	39 SUSAN DR	NNG REAL PROPERTY I LLC	39 SUSAN DR CHATHAM, NJ 07928
20_17	35 SUSAN DR	DIRU, HAPPINESS	35 SUSAN DR CHATHAM, NJ 07928
20_18	31 SUSAN DR	157 GRAND LLC	31 SUSAN DR CHATHAM, NJ 07928
20_19	27 SUSAN DR	LIN, STEVE & LAURIE HUANG	94 SAW MILL RD KINNELON, NJ 07405
20_7	115 ORMONT RD	HEFELE, JOHN R & FLORENCE L	115 ORMONT RD CHATHAM, NJ 07928
20_8	109 ORMONT RD	NGHIEM, HUAN/MAUREEN	109 ORMONT RD CHATHAM, NJ 07928
20_9	105 ORMONT RD	DONNABELLA, VINCENT & CATHERINE D	105 ORMONT RD CHATHAM, NJ 07928
27_23	50 SUSAN DR	CORTESE, MICHAEL A & COLLEEN F	50 SUSAN DR CHATHAM, NJ 07928
27_24	46 SUSAN DR	JOHANSON, MARY E	46 SUSAN DR CHATHAM, NJ 07928
27_25	40 SUSAN DR	AL-JIJAKLI, SARAB AHMAD/HAMAD, NINA	40 SUSAN DR CHATHAM, NJ 07928
27_26	36 SUSAN DR	DEVINE, HUGH & VIRGINIA M SCHMITT	36 SUSAN DR CHATHAM, NJ 07928

27_27	32 SUSAN DR	ANTONIADES, NICOLAS & SHARON X WU	32 SUSAN DR CHATHAM, NJ 07928
27_28	28 SUSAN DR	MATKOWSKI, MICHAEL & ROBYN FERA	28 SUSAN DR CHATHAM, NJ 07928



Morris County Board of Taxation  
 COUNTY OF MORRIS, NEW JERSEY  
 P.O. Box 900, Morristown NJ, 07963-0900  
**\*Maximum of 500 records available on report**

Projection: State Plane (FIPS 2900)  
 Datum: NAD83  
 Units: Feet



Morris County GIS Services, NJ, USA - © 2011-2016

The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, or any other information for use, rests solely on the user accessing this information. The County of Morris makes no warranties, express or implied, as to the use of the maps and data available for access at this website. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of change. The maps and associated data at this website do not represent a survey. In no event shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In the event that the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.