



Township of Chatham

58 Meyersville Road

New Jersey 07928

(973) 635.3202

Planning/Zoning Board Application

Plan# _____

Escrow # _____

Applicant's Name Patrick Hamer

Owner's Name Same As Applicant

Street 75 Ormont St

Street _____

Town Chatham Twp

Town _____

Telephone # () _____

Telephone # () _____

E-mail address: _____

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: 75 Ormont St Block: 32 Lot: 14 Zone: R-3

Attorney: n/a Telephone: _____

E-mail: _____

Address: _____ Cell: _____ Fax: _____

Architect: n/a Telephone: _____

Address: _____ Cell: _____ Fax: _____

Engineer: Charles Witczak Telephone: _____

Address: 952 Route 9 South, Bayville, NJ 08721 Cell: _____ Fax: _____

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 # _____

TYPE OF APPLICATION (circle)

<u>Site Plan</u>	<u>Variances</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 1.16 Acre Sq. Footage of Lot 50,515 SF Height of Building 2 Stories

Size of Bldg. (st. level) Front 81' Depth 36' Sq. Ft. of Building 3,042

Setback from front property line 49.6' Average setback of Bldgs. Within 200 ft. 40' +/-

<u>Zoning Requirements</u>	<u>Existing Conditions</u>	<u>Proposed Conditions</u>	<u>Utilities Available Y/N</u>
Frontage N/A	Frontage 220	Frontage 220	Municipal Water y
Side Yards 15	Side Yards 28	Side Yards 28	Sewers y
Front Setback 50	Front Setback 49.6	Front Setback 49.6	
Rear Setback 50	Rear Setback 225	Rear Setback 225	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 _____

ZONING TABLE

Block 32 Lot 14
 Zone District R-3

	Allowable/ Required Per Ordinance		Existing Condition		Proposed Condition		Pre-Existing Non Conforming	Variance Required
Minimum Lot Area	20,000	SF	N/A		N/A			
Total Lot Area	N/A		50,515	SF	50,515	SF		
Front Yard	50	Ft.	49.6	Ft.	49.6	Ft.	✓	
Rear Yard	50	Ft.	225	Ft.	225	Ft.		
Side Yard	15	Ft.	28	Ft.	28	Ft.		
Combined Side Yards (1)	30	%	49.3	%	49.3	%		
Combined Side Yards (1)	59.7	Ft.	98.1	Ft.	98.1	Ft.		
Lot Width (at street line)	90	Ft.	218	Ft.	218	Ft.		
Lot Width (at setback line)	100	Ft.	193	Ft.	193	Ft.		
Lot Depth	200	Ft.	320	Ft.	320	Ft.		
Number of Stories	2 1/2		2		2			
Building Height	35	Ft.	35+/-	Ft.	35+/-	Ft.		
Principal Building Coverage	4431	SF	3173	SF	3173	SF		
Total Impervious Coverage	11577	SF	6918	SF	7158	SF		
Other								

(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.

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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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 SF	60,000 SF	20,000 SF	10,000 SF	41,250 SF
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 SF 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.

PROOF OF TAXES / SEWER BILL PAYMENT

A check of the records in the current tax duplicate reveals the following information:

Name Hamer, Patrick

Address 75 Ormont Road

Block 32 Lot 14

1. Taxes for the 1st quarter of 24 are paid to date
2. Sewer charges for the 1st quarter of 24 are paid to date
3. Added assessments for the property were paid on N/A

Signed Jean Marie Hill, etc, Tax Collector Date 3/14/24

*I verify that this information accurately
reflects municipal tax records.*

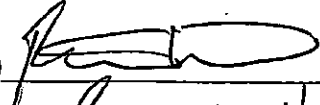
Jean Marie Hill

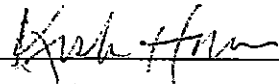
**Tax Collector
Chatham Township
Morris County**



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)  Date 3/14/24
Print name Patrick Hamer

(signature)  Date 3/14/24
Print name Krista Hamer

Applicant (signature) _____ Date _____
Print name _____



Chatham Township
 ZONING DEPARTMENT
 58 MEYERSVILLE ROAD
 CHATHAM, NJ 07928
 (973) 635-3202 FAX(973) 635-4002
 GIMPINK@CHATHAMTOWNSHIP.ORG

Application Date: 1/2/2024
 Application Number: ZA-24-001
 Permit Number: _____
 Project Number: _____
 Fee: \$75

Denial of Application

Date: 1/29/2024

To: HAMER, PATRICK S/KRISTA JAMIESON
 75 ORMONT RD
 CHATHAM, NJ 07928

CC: APP TELE;
 APP EMAIL

RE: 75 ORMONT RD
 BLOCK: 32 LOT: 14 QUAL: ZONE: R-3

DEAR HAMER, PATRICK S/KRISTA JAMIESON,
 RETAINING WALL & RAISED PATIO

1. The proposed disturbance of steep slopes greater than 25% exceeds the maximum allowable area (500 square feet) per Township Code Section 30-96.24.g.1.
2. Lot Grading approval is required before a Zoning approval is able to be issued per Township Code section 30-75.4.b.2.
3. Submit the required tree removal permit application once the lot grading approval has been obtained per Township Code section 22-5.1.b.

Sincerely,

 JACK DANIELS, ZONING OFFICIAL