



Township of Chatham

58 Meyersville Road

New Jersey 07928

(973) 635.3202

Planning/Zoning Board Application

Plan# _____

Escrow # _____

Applicant's Name Imran & Zeenat Chowdhury

Owner's Name Imran & Zeenat Chowdhury

Street 93 Sunset Drive

Street 93 Sunset Drive

Town Chatham Township

Town Chatham Township

Telephone # () c/o Attorney

Telephone # () c/o Attorney

E-mail address: c/o Attorney

Status of Applicant if other than owner Applicant is the 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]

Not Applicable - Applicant is an individual

LOCATION OF PROPERTY

Street Address: 93 Sunset Drive Block: 62.09 Lot: 13 Zone: R-3

Attorney: Nicole M. Magdziak, Esq. - Day Pitney LLP Telephone: 973-966-8027

E-mail: nmagdziak@daypitney.com

Address: One Jefferson Road, Parsippany, NJ 07054 Cell: 201-247-6090 Fax: 973-461-4608

Architect: Greg Ralph, RA, AIA - GRA Design Studio Telephone: 908-731-1626

Address: 1924 Route 22 East, Bound Brook, NJ 08805 Cell: _____ Fax: _____

Engineer: Ryan L. Smith, PE & LS - Yannaccone, Villa & Aldrich, LLC Telephone: 908-879-6640

Address: 460 Main Street, P.O. Box 459, Chester, NJ 07930 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 N/A

Field of Expertise _____

Address _____

Telephone _____ Cell # _____ Fax # _____

2. Name N/A

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 0.640 acres Sq. Footage of Lot 27,878 Height of Building 26.3 FT

Size of Bldg. (st. level) Front 60 FT, 4.5 IN Depth 61 FT, 0.75 IN Sq. Ft. of Building 8,230

Setback from front property line See below Average setback of Bldgs. Within 200 ft. N/A

<u>Zoning Requirements</u>		<u>Existing Conditions</u>		<u>Proposed Conditions</u>		<u>Utilities Available Y/N</u>
Frontage	90 FT	Frontage		Frontage	100 FT	Municipal Water
Side Yards	30 FT	Side Yards		Side Yards	39.6 FT	Sewers
Front Setback	50 FT	Front Setback		Front Setback	50.5 FT	
Rear Setback	50 FT	Rear Setback		Rear Setback	162.4 FT	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 _____

**PLEASE SEE ZONING TABLE ON SHEETS 2 AND 3 OF THE
ENCLOSED PLANS FOR ALL REQUIRED INFORMATION**

APPLICATION # _____

NAME OF APPLICATION Imran Chowdhury

ZONING TABLE

Block 62.09 Lot 13
Zone District R-3

	Allowable/ Required Per Ordinance		Existing Condition		Proposed Condition		Pre-Existing Non Conforming	Variance Required
Minimum Lot Area		SF	N/A		N/A			
Total Lot Area	N/A			SF		SF		
Front Yard		Ft.		Ft.		Ft.		
Rear Yard		Ft.		Ft.		Ft.		
Side Yard		Ft.		Ft.		Ft.		
Combined Side Yards (1)		%		%		%		
Combined Side Yards (1)		Ft.		Ft.		Ft.		
Lot Width (at street line)		Ft.		Ft.		Ft.		
Lot Width (at setback line)		Ft.		Ft.		Ft.		
Lot Depth		Ft.		Ft.		Ft.		
Number of Stories								
Building Height		Ft.		Ft.		Ft.		
Principal Building Coverage		SF		SF		SF		
Total Impervious Coverage		SF		SF		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.

**PLEASE SEE ZONING TABLE ON SHEETS 2 AND 3 OF THE
ENCLOSED PLANS FOR ALL REQUIRED INFORMATION**

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.

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) Nicole Magdziak Date 8/2/2023

Print name Nicole M. Magdziak, Esq. - Attorney for Owner/Applicant

XXXXXX	(signature)	XXXXXX	XXXXXX	Date	XXXXXX
XXXXXX	Print name	XXXXXX	XXXXXX	XXXXXX	XXXXXX
Applicant	(signature)	XXXXXX	XXXXXX	Date	XXXXXX
XXXXXX	Print name	XXXXXX	XXXXXX	XXXXXX	XXXXXX
XXXXXX		XXXXXX	XXXXXX	XXXXXX	XXXXXX

EXPLANATION OF APPLICATION FEES

Site Address: 93 Sunset Drive

I, Nicole M. Magdziak, Esq. - Attorney for Owner/Applicant 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.

Nicole M. Magdziak, Esq. - Attorney for Owner/Applicant

Applicant Name (Print)

Nicole Magdziak

Applicant Signature

8/2/2023

Date

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

Nicole Magdziak

Signature

Nicole M. Magdziak, Esq. - Attorney for Owner/Applicant

8/2/2023

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

Nicole M. Magdziak, Esq. - Attorney for Owner/Applicant

8/2/2023

Date

Site Address 93 Sunset Drive

PROJECT PROPOSAL

Imran and Zeenat Chowdhury (the “Applicant”) are seeking variance relief to permit the construction of their proposed single-family dwelling (the “Home”) on property located at 93 Sunset Drive and designated as Block 62.09, Lot 13 on the official tax map of Chatham Township (the “Property”). The Property is approximately 0.64 acres and is located in the R-3 residential zoning district.

The Property currently features an existing single-family dwelling, patio, and paved driveway. No known wetlands or transition areas exist on the Property or within 150 feet of any proposed disturbance. The Applicant proposes to demolish the existing dwelling and the attached improvements and construct the Home. The Home will consist of two stories, including a 2,454 square foot basement area, a 3,071 square foot first floor (inclusive of the proposed garage and covered porch area), and a 2,705 square foot second floor (inclusive of the proposed foyer area).

The first floor of the Home will include the garage, family room, kitchen, home office, half-bathroom, guest room with full bathroom, mudroom, pantry, and the covered patio. The second floor of the Home will include the master bedroom and three additional bedrooms, four full bathrooms, and the laundry room.

The Applicant respectfully requests a variance from Ordinance §30-96.24, which limits disturbance of steep slope areas. The prior Owner modified the grading of the Property without the required approval required by Land Use Code Section 30-96.26.a. The Applicant proposes to disturb 1,038 square feet of the area on the Property that falls within the 20-25% slope range, whereas the Ordinance only permits 1,000 square feet of disturbance in these areas. The Applicant also proposes to disturb 2,016 square feet of the area within the >25% slope range, whereas the Ordinance only permits 500 square feet of disturbance in these areas. The application is otherwise fully conforming with the Township Land Development Ordinance. p



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

Application Date:	9/28/2023
Application Number:	ZA-23-208
Permit Number:	
Project Number:	
Fee:	\$75

Denial of Application

Date: 10/16/2023

To: CHOWDHURY, IMRAN/ZEENAT K
93 SUNSET DR
CHATHAM, NJ 07928

CC: APP TELE:(973) 966-8027
APP EMAIL:NMAGDZIAK@DAYPITNEY.COM

RE: 93 SUNSET DR
BLOCK: 62.09 LOT: 13 QUAL: ZONE: R-3

DEAR CHOWDHURY, IMRAN/ZEENAT K,
NEW HOME

The application is both incomplete and denied.

Incompleteness Items:

1. Please submit a full set of plans large enough to be read (11" X 17" too small)
2. Please submit a set of architectural plans for the zoning application.
3. Please submit the required Lot Grading application per 30-96.20
4. Please submit the wall area values for the "basement" level in accordance with the zoning definition of "story" as per 30-6. This is needed to determine if this structure is a 2 of 3 story structure based on the zoning regulations.

DENIAL ITEMS:

1. Steep slopes altered or created in non-conformance with Land Use Code 30-96.24.f.
 2. Grading modified in non conformance with Land Use Code 30-96.26.a
- There may be additional denial items once a full complete zoning application is received.

Sincerely,

JACK DANIELS, ZONING OFFICIAL

PLANNING & ZONING CHECKLIST

	X	Items	Date Received
1a	NA	Planning Board - (4) Four completed copies of the application form and one (1) application in electronic format	
1b	X	Zoning Board - (13) Thirteen 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		Sewer/Water/Board of Health Resolution	
12		Review of Zoning Official	
13		Denial of Permit	
14	X	Proof of Taxes & Sewer Bill Payment	
15	X	Signature(s) of Applicant(s)	
16	X	Signature(s) of Owner(s)	
17	X	(13) Thirteen hard copies of subdivision plats or site plans and one (1) subdivision plat or site plan in electronic format	
18	X	The Thirteen (13) 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	X	Escrow fee	
24	X	List of Adjoining property owners	
25	X	Copy of Tax Map	
26	X	Bank signature card or W-9 form	

Checklist “A” General Requirements

- NA Planning Board - (4 completed copies of appropriate application form(s).
- X Zoning Board - (13 completed copies of appropriate application form(s).
- X Certificate of Taxes paid
- Receipt indicating fees paid
- NA If Planning Board, 4 copies of plot plan, site plan, building or subdivision plan (24” x 36” folded engineering style).
- X If Zoning Board, 13 copies of plot plan, site plan, building or subdivision plan (24” x 36” folded engineering style).
- X Affidavit of owner/applicant
- 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
- NA 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.
- 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 Imran Chowdhury

Date 8/2/2023

	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
GENERAL REQUIREMENTS												
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:												
(b) Performance and maintenance guarantees and accompanying agreements as required by 30-61.4 of the Ordinance.												
(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.												
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.												
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 Imran Chowdhury

Date 8/2/2023

	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
Metes and Bounds description of parcel in question based upon current land survey.									W			
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.									X			

CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application Imran Chowdhury

Date _____

	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.												
NATURAL FEATURES												
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.												
MAN-MADE FEATURES ON SITE, AND WITHIN 200 FEET THEREOF												
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.									NA			
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 Imran Chowdhury

Date _____

	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.									W			
Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas and electric, fire hydrants, telephone, C.A.T.V., showing feasible connections to existing or proposed utility systems.									X			
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.									NA			
Road orientation (as it relates to energy conservation).									NA			
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.									NA			
Location/description of proposed signs and outdoor lighting.									NA			
Location/description of all proposed paved and curbed areas.									NA			
30-99.2 Institutional Uses.												
30-99.3 Office in Residences of Professional Persons Attending to Human Ailments.												
30-99.4 Private Membership Recreation Clubs and Facilities.												
30-99.5 Nursing Homes.												
30-99.6 Office Buildings and/or Research Laboratories authorized by subsection 30-78.3d.												

CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application Imran Chowdhury

Date _____

	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.									NA			
Parking and Loading space dimensions									NA			
Widths of access drives and aisles.									NA			
Traffic Circulation									NA			
MISCELLANEOUS												
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.									X			
b. Soil depth to restrictive layers of soil.									X			
c. Soil depth to bedrock.									X			
d. Permeability of soil by layers.									X			
e. Height of soil water table and type of water table.									X			
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).									X			
i. Limitation for local road and streets.									X			
j. Agricultural capacity classification.									X			
k. Erosion hazard.									X			

CHATHAM TOWNSHIP LAND USE ORDINANCE CHECK LIST B

Application _____
Date _____

	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 residential shall be noted.									NA			
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
Chatham, New Jersey 07928
(973) 635-4600
FAX (973) 635-2644

June 14, 2023

Nicole Magdziak
Day Pitney, LLP
1 Jefferson Road
Parsippany, NJ 07054

Dear Mrs. Magdziak,

As per your request, attached is a certified list of property owners within 200 feet of Block 62.09, Lot 13 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 62.09, Lot 13 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 62.09, Lot 13 as delineated in the Tax Map of the Township of Chatham, as of June 14, 2023.



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.



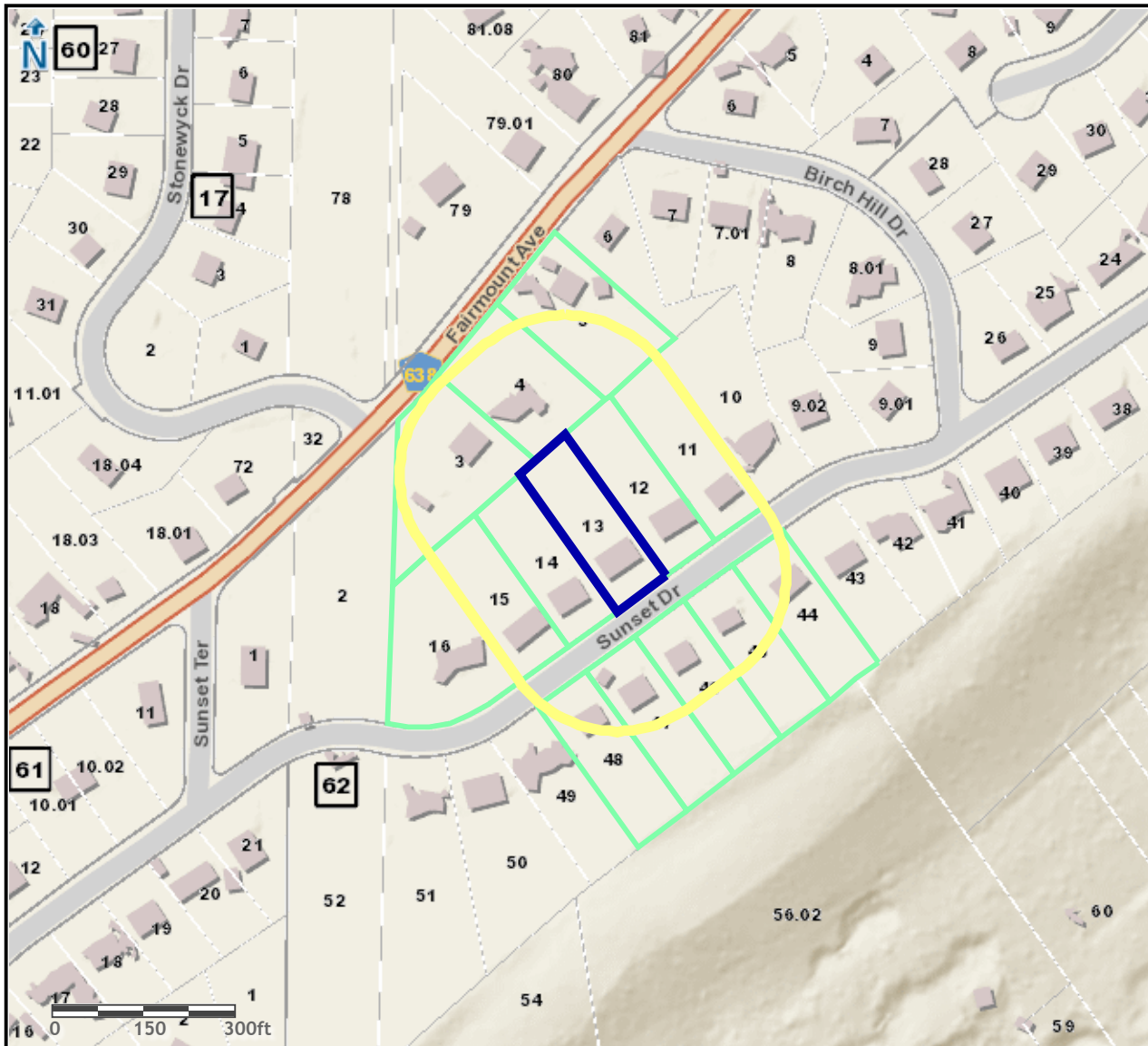
Township of Chatham, County of Morris, State of New Jersey

Certified List of Property Owners Within 200 Feet

This table is a listing of adjoining features within
200 feet of Block 62.09, Lot 13

Block & Lot	Property Location	Owners Name	Mailing Address
62.09_10	105 SUNSET DR	FOY, MICHAEL PATRICK/ERIN LYNNE	105 SUNSET DR CHATHAM, NJ 07928
62.09_11	101 SUNSET DR	YOHAY, JEFFREY S SUSAN SOLAR	101 SUNSET DR CHATHAM, NJ 07928
62.09_12	97 SUNSET DR	CRIMMINS, KATHERINE V	97 SUNSET DR CHATHAM, NJ 07928
62.09_13	93 SUNSET DR	CHOWDHURY, IMRAN/ZEENAT K	93 SUNSET DR CHATHAM, NJ 07928
62.09_14	89 SUNSET DR	GHOSH, RAJDIP/PEDNEKAR, SHRADDHA	89 SUNSET DR CHATHAM, NJ 07928
62.09_15	85 SUNSET DR	KMIECIK, MICHAEL A & NANCY J	85 SUNSET DR CHATHAM, NJ 07928
62.09_16	77 SUNSET DR	DENG, FANG	77 SUNSET DR CHATHAM, NJ 07928
62.09_2	661 FAIRMOUNT AVE	PSE&G CO, CORP PROP DEPT - 6TH FL	80 PARK PLAZA C/O R GREEN NEWARK, NJ 07101
62.09_3	665 FAIRMOUNT AVE	GUPTA, ASHISH & POOJA	665 FAIRMOUNT AVE CHATHAM, NJ 07928
62.09_4	659 FAIRMOUNT AVE	ALBAREZ, RICHARD & JACQUELINE	659 FAIRMOUNT AVE CHATHAM, NJ 07928
62.09_5	653 FAIRMOUNT AVE	LOEB, MARC & EHRBLATT, WOLF	653 FAIRMOUNT AVE CHATHAM, NJ 07928
62_44	102 SUNSET DR	SHAH, SETU/SAUMIL	102 SUNSET DR CHATHAM, NJ 07928
62_45	98 SUNSET DR	LOCK, ANNE A	98 SUNSET DR CHATHAM, NJ 07928
62_46	94 SUNSET DR	STRAMARA, THOMAS J & LESLIE J	94 SUNSET DR CHATHAM, NJ 07928

62_47	90 SUNSET DR	GARCEAU, JACK & PAMELA RYAN	90 SUNSET DR CHATHAM, NJ 07928
62_48	86 SUNSET DR	CONNOR, GRAFTON WRIGHT/JULIANN C	86 SUNSET DR CHATHAM, NJ 07928
62_49	82 SUNSET DR	CHOKSHI, CHINTAN/KHUSHALEE	82 SUNSET 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



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, merchantability and fitness for, or the appropriateness 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 the data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. 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 maintenance, correction, and revision. 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 no event shall 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.

PROOF OF TAXES / SEWER BILL PAYMENT

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

Name Imran Chowdhury

Address 93 Sunset Drive

Block 62.09 Lot 13

1. Taxes for the 2nd quarter of 23 are paid to date
2. Sewer charges for the 2nd quarter of 23 are paid to date
3. Added assessments for the property were paid on N/A

Signed Aparna Patel, etc, Tax Collector Date 6/13/23