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January 18, 2024

RECEIVED

JAN 22 2024

TOWNSHIP OF CHATHAM

Via Federal Express
Township of Chatham
58 Meyersville Road
Chatham, New Jersey 07928
Attn: Kali Tsimboukis, Planning Board

**RE: Dmystryshyn/Mayovska
5 Mountainview Road
Chatham, New Jersey
Block: 54, Lots: 16**

Dear Ms. Tsimboukis:

As you are already aware, our office represents the Vasyl Dmytryshyn and Mariya Mayovska, in connection with their Minor Subdivision application for 5 Mountainview Road, Township of Chatham. By way of resubmission in response to Board Engineer's Review memo dated October 3, 2023, specifically items no: 1, 4 & 5, please find four (4) copies of the enclosed:

- (x) Planning/Zoning Board Application;
 - (i) Planning Checklist;
 - (ii) Checklist "A" General Requirements;
 - (iii) Checklist "B" with waiver requests;
 - (iv) Addendum in Support of Variance Relief Requested (updated);
 - (v) Photographs of the Property;
 - (vi) Section of Tax Map within 200 ft vicinity;
 - (vii) 200 ft Aerial Map (colorized); and
 - (viii) Copy of previous request for Zone Change of Township Council with Denial Letter dated June 6, 2022.
- (x) Minor Subdivision plan prepared by Frederick C. Meola, P.E. of F.C. Meola, LLC last revised as of 12/25/23.
- (x) Two (2) Form 3C Soil Permeability Class Rating Data dated 12/1/23 for both soil tests;

- (x) Letter from PK Environmental regarding On-Site Wetlands Presence / Absence Assessment / Proposed Residential Subdivision dated 11/6/23; and
- (x) Undated cover letter from Frederick C. Meola, P.E. of F.C. Meola, LLC, outlining revisions made to the plans.

Please review and advise if the application can be deemed “complete”. If you require any additional information, please do not hesitate to contact my office.

Thank you for your assistance.

Very truly yours,

/S/Rosemary Stone-Dougherty

ROSEMARY STONE-DOUGHERTY

RSD/asb
Enclosures

APPLICATION # _____

NAME OF APPLICATION Mariya Mayovska & Vasyl Dmytryshyn

ZONING TABLE

Block 54 Lot 16
 Zone District R-3

	Allowable/ Required Per Ordinance		Existing Condition		Proposed Lot 16.01 & 16.02 Proposed Condition		Pre-Existing Non Conforming	Variance Required
(Corner Lot) Minimum Lot Area	20,000	SF	N/A		N/A			YES (x2)
Total Lot Area	N/A		31,665	SF	17,094/12,821	SF		
Front Yard	50	Ft.	33.2	Ft.	19.5 / 30.0	Ft.	YES - Lot 16.01 only	YES - Lot 16.02 only
Rear Yard	50	Ft.	141.7	Ft.	66.4 / 40.1	Ft.		YES - Lot 16.02 only
Side Yard	15	Ft.	27.5	Ft.	33.2 / 15.0	Ft.		
Combined Side Yards (1)	30	%	48.2	%	Comply	%		
Combined Side Yards (1)		Ft.		Ft.		Ft.		
Lot Width (at street line)	112.5	Ft.	184.31 / 119.14	Ft.	178.85 / 103.85	Ft.		YES - Lot 16.02 only
Lot Width (at setback line)	125	Ft.	168.53 / 135.12	Ft.	Varies	Ft.		YES (x2)
Lot Depth	175	Ft.	215.44	Ft.	107.0 / 105.25	Ft.		YES
Number of Stories	2.5		1.5		1.5 / 2			
Building Height	35	Ft.	25	Ft.	25 / 35	Ft.		
Principal Building Coverage	3,300	SF	1,820	SF	1,820 / 1,851	SF		
Total Impervious Coverage	4,564	SF	3,412	SF	3,412 / 3,025	SF		
Other								
Accessory Structure Setback								YES (x2)

(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.

PK ENVIRONMENTAL
Planning & Engineering
PO Box 1066, 205 Main Street
Chatham, New Jersey 07928

Sandra E. Kehrley, PE, CFM
John P. Peel, PP

tel (973) 635-4011
fax (973) 635-4023

November 6, 2023

John Ruschke, PE, Township Engineer

Mott MacDonald

412 Mt. Kemble Avenue, Suite G22
Morristown, NJ 07960

Re: On-Site Wetlands Presence / Absence Assessment / Proposed Residential Subdivision
Block 54 Lot 16 (5 Mountainview Road)
Chatham Township, Morris County, NJ

Dear John,

PK ENVIRONMENTAL (PK) completed an October 23, 2023, assessment to determine the presence or absence of NJDEP regulated freshwater wetlands or State open waters (SOW), on and within 150-feet of the 0.73-acre property. The NJDEP GIS GeoWeb database indicates the absence of wetlands and SOW on the property, and consistent with the NJDEP GIS data, PK did not observe any regulated wetlands on or within 150-feet of the entire property. For cross-reference, we also reviewed the following documents:

- October 3, 2023, "Planning Board Memorandum" review letter from John Ruschke, PE (MM)
- "Subdivision Plan" prepared by FC Meola, Engineering & Land Surveying
- NJDEP Landscape Project GIS GeoWeb database

Observed **vegetation** throughout the residentially developed property includes extensive maintained lawn areas and landscaping, with some mesic upland overstory trees including white pine, Norway maple, eastern red cedar, and red oak. Our analyses of hand-auger **soil** borings throughout the entire property indicates the presence of very well-drained, non-hydric, silt loam soil, exhibiting no evidence of mottling or hydric soil conditions, and no visible surface wetland **hydrology**.

In conclusion, the **absence** of all wetland parameters indicates that NJDEP regulated freshwater wetlands and SOW are not present on or within 150-feet of the entire property. When necessary, the NJDEP Division of Land Resource Protection (DLRP) makes official determinations regarding regulatory jurisdiction of freshwater wetlands with a Letter of Interpretation (LOI), however, there is a clear absence of NJDEP regulated wetlands, and any proposed activities would not require NJDEP DLRP approvals. If you have any additional questions regarding the information in this letter, please contact us at any time.

Sincerely,

PK ENVIRONMENTAL



John Peel, PP

cc: Mariya Mayovska & Vasyl Dmytryshyn
Fred Meola, PE, LS
Rosemary Stone-Dougherty, Esq.

STATEMENT OF QUALIFICATIONS

JOHN PEEL, P.P.

Professional Planner / Environmental Scientist

Education:

- B.A. Environmental Sciences/Geology (major), and English Communications (minor), **Fairleigh Dickinson University, Madison, New Jersey.**
- Master of City and Regional Planning (MCRP) with Environmental Policy & Planning concentration, **Rutgers University, New Brunswick, New Jersey.**
- Cook College Office of Continuing Professional Education (Rutgers) including numerous courses in Wetlands Management, Environmental Management, Site Remediation, Hydrology, and Ecology.

Professional Registrations & Licenses:

- Society of Wetland Scientists, 1986
- Licensed Professional Planner (PP) #5211
- Member, American Planning Association (APA & NJAPA) & Member (Urban Ecology)

Experience:

Thirty-eight (38) years of project design and technical experience in land use planning/design, regulatory compliance, environmental science and site evaluation, and wetlands analyses and management. A licensed Professional Planner with expertise in environmental land use associated with NJDEP permitting analyses and approvals (Freshwater Wetlands, Flood Hazard Areas, Waterfront Development, Highlands, CAFRA, Enforcement), Phase 1 Environmental Site Assessment and NJDEP Preliminary Assessments, Phase 2 Site Investigations / Site Remediation, riparian corridor analyses (RCA), environmental impact assessments (EIS), habitat identification & restoration, development alternative analyses, and comprehensive wetlands analyses including delineation, restoration and mitigation/monitoring projects for USCOE and NJDEP permitting.

SANDRA E. KEHRLEY, PE, CFM

Professional Engineer / Certified Floodplain Manager

Education:

- A.S. in Engineering Science from **SUNY @ Morrisville, New York**
- B.S. in Forest Engineering, a dual forestry and civil engineering program, from **SUNY-Environmental Science & Forestry @ Syracuse University.**
- Cook College Office of Continuing Professional Education (Rutgers) including numerous courses in wetlands, geology and hydrogeology, nonpoint source pollution, environmental site assessments, underground storage tanks, and ecology.

Professional Registrations & Licenses:

- Professional Engineer, NJ PE License #38560
- Member, National Society of Professional Engineers
- NJDEP Underground Storage Tank License #18790
- Certified Floodplain Manger, Association of Certified Floodplain Managers

Experience

Thirty-four (34) years of professional experience in environmental engineering, regulatory compliance, and land use site evaluation/design. This experience includes preparation of Phase 1 environmental site assessments (ESA) and NJDEP preliminary assessments (PA), Phase 2 site investigation (SI), and Phase 3 site remediation activities, hydrologic and hydraulic stream studies for streamflow characteristics (HEC-RAS), quantifying the effects of development on stormwater quantity and quality utilizing best management practices (BMP), watershed modeling studies, environmental impact statements (EIS), identification of vegetation species, age, and growing characteristics for trees, shrubs, vines, and herbaceous growth, indices for determining suitability for wildlife habitat, land preservation, comprehensive wetlands analyses including delineation, restoration, evaluation, and preparation of NJDEP permit applications.



28 Whippany Road
Whippany, New Jersey 07981-1508

Telephone (973) 538-8863
Fax (973) 538-5715

FORM 3C SOIL PERMEABILITY CLASS RATING DATA

Client/ Location: 5 Mountainview Rd our file # 190602

Lot: 16.02 Block: 54 Date of Soil Test: 12/1/2023

County: Morris Municipality: Chatham

1. Test Number: 1 Replicate(letter) : _____
2. Sample Depth: 108" Boring Number: _____ Date Collected: 11/21/2023
3. Course Fragment Content:
 Total weight of sample. W. T., grams 200g
 Weight of material retained on 2mm sieve, W.C.F., grams 78.2
 Wt. % Coarse Fragment (W.C.F./W.T. X 100, grams 39.1%
4. Oven dry weight (24 hrs., 105°C) of 40 gram air dry sample, grams, Wt. 34.8g
5. Hydrometer Calibration, Rc: 7
6. Hydrometer reading-40 seconds, grams, R1: 23 Temperature of suspension, °F: 62°F
 6a. Temperature correction: -1.2
7. Corrected hydrometer reading, grams, R 1' : 14.8
8. Hydrometer reading - 2 hours, grams, R2: 12 Temperature of suspensions, °F: 64°F
 8a. Temperature correction -0.8
9. Corrected hydrometer reading, grams, R2': 4.2
10. % sand = (Wt. - R1')/ Wt. X 100 = (34.8 - 14.8) / 34.8 x 100 = 57.5%
11. % clay = R2'/Wt. X 100 = 4.2 / 34.8 x 100 = 12.1%
12. Sieve Analysis:
 a. Oven dry Wt.(2hrs., 105°C) Total sand fraction (soil retained in .047 mm sieve), grams: 23.2
 b. Wt. Of fine plus very fine sand fraction (Sand passing .25 mm sieve), grams: 13.1
 c. % fine plus very fine sand (b/a): (13.1 / 23.2) x 100 = 56.5%
13. Soil morphology (Natural soil samples only):
 Structure of soil horizon tested: _____
 Consistence of soil horizon tested: Dry: _____ Moist: _____
14. Soil permeability class rating (Based upon average textural analysis of this replicate and other replicated samples): K Value= k3 K Modified= k2
15. I hereby certify that the information furnished on Form 3c of this application (and the attachments thereto) is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Soil Evaluator: _____ Date: _____

Signature of Professional Engineer: _____ License # 22708

Seal

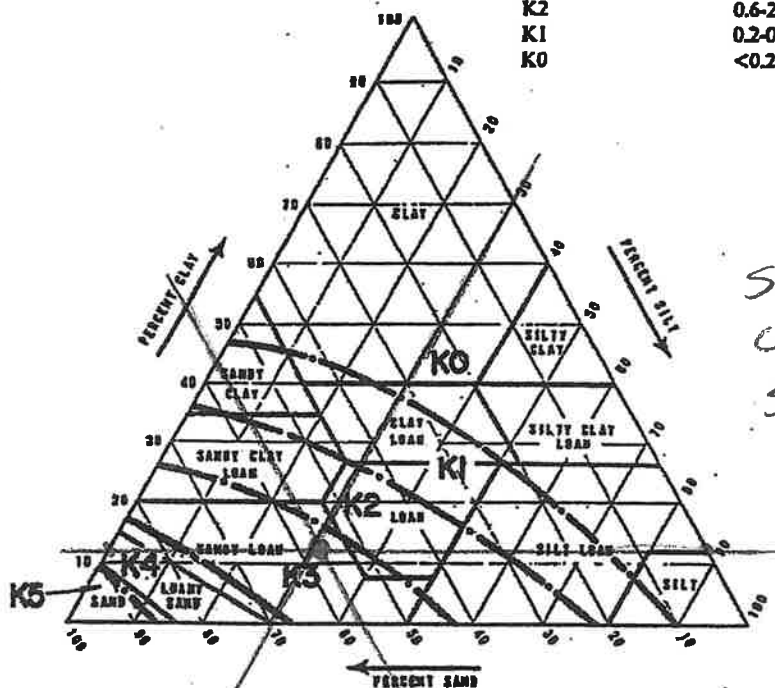
THIS IS A COURTESY COPY OF THIS RULE. ALL OF THE DEPARTMENT'S RULES ARE COMPILED IN TITLE 7 OF THE NEW JERSEY ADMINISTRATIVE CODE.

S Mountainview RD

CO# 16.02

Legend:

Permeability Class	Permeability (in/hr)
K5	>20
K4	6-20
K3	2-6
K2	0.6-2
K1	0.2-0
K0	<0.2



Sand: 57.5%
 CLAY: 12.1%
 SILT 30.4%

Adapted from N.N. Hantzsche et al. (1982) Soil Textural Analysis for Onsite Sewage Disposal Evaluation. Proc. 3rd Nat. Symposium on Individual and Small Community Sewage Treatment, Am. Soc. Agric. Eng., St. Joseph, Michigan

Figure 6. Soil Permeability/Textural Triangle

K3



28 Whippany Road
Whippany, New Jersey 07981-1508

Telephone (973) 538-8863
Fax (973) 538-5715

FORM 3C SOIL PERMEABILITY CLASS RATING DATA

Client/ Location: 5 Mountainview rd our file # 190602

Lot: 16.01 Block: 54 Date of Soil Test: 12/1/2023

County: Morris Municipality: Township of Chatham

1. Test Number: 1 Replicate(letter) : _____

2. Sample Depth: 96" Boring Number: _____ Date Collected: 11/21/2023

3. Course Fragment Content:

Total weight of sample. W. T., grams 200g

Weight of material retained on 2mm sieve, W.C.F., grams 78.2

Wt. % Coarse Fragment (W.C.F./W.T. X 100, grams 39.1%

4. Oven dry weight (24 hrs., 105°C) of 40 gram air dry sample, grams, Wt. 34.8g

5. Hydrometer Calibration, Rc: 7

6. Hydrometer reading-40 seconds, grams, R1: 20 Temperature of suspension, °F: 63°F

6a. Temperature correction: -1.0

7. Corrected hydrometer reading, grams, R 1' : 12

8. Hydrometer reading - 2 hours, grams, R2: 13 Temperature of suspensions, °F: 64°F

8a. Temperature correction -0.8

9. Corrected hydrometer reading, grams, R2': 5.2

10. % sand = (Wt. - R1')/ Wt. X 100 = (34.8 - 12) / 34.8 x 100 = 65.5%

11. % clay = R2'/Wt. X 100 = 5.2 / 34.8 x 100 = 14.9%

12. Sieve Analysis:

a. Oven dry Wt.(2hrs., 105°C) Total sand fraction (soil retained in .047 mm sieve), grams: 22.2

b. Wt. Of fine plus very fine sand fraction (Sand passing .25 mm sieve), grams: 9.6

c. % fine plus very fine sand (b/a): (9.6 / 22.2) x 100 = 43.2

13. Soil morphology (Natural soil samples only):

Structure of soil horizon tested: _____

Consistence of soil horizon tested: Dry: _____ Moist: _____ x _____

14. Soil permeability class rating (Based upon average textural analysis of this replicate and other replicated samples): **K Value= k3** **K Modified= k3**

15. I hereby certify that the information furnished on Form 3c of this application (and the attachments thereto) is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Soil Evaluator: _____

Date: _____

Signature of Professional Engineer: _____

License # 22708

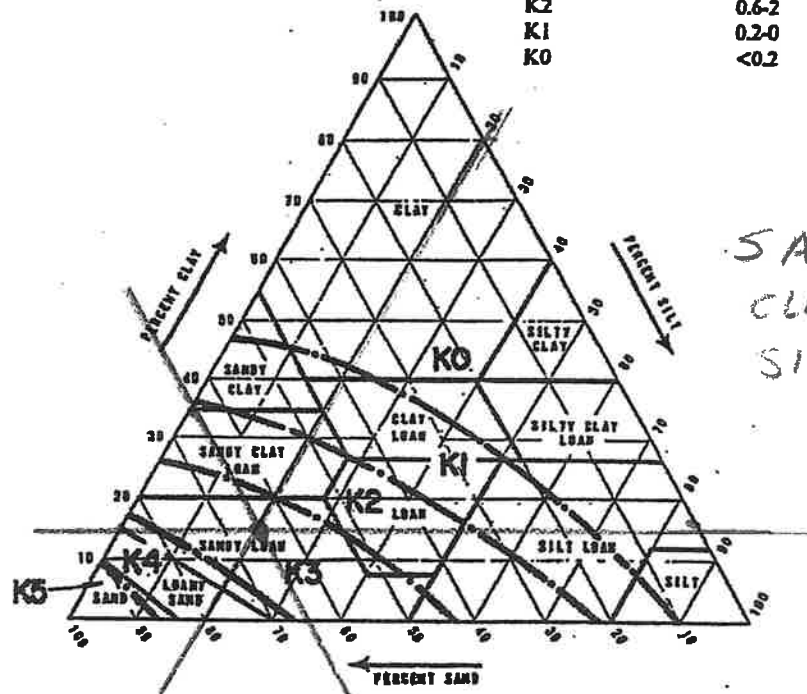
Seal

THIS IS A COURTESY COPY OF THIS RULE. ALL OF THE DEPARTMENT'S RULES ARE COMPILED IN TITLE 7 OF THE NEW JERSEY ADMINISTRATIVE CODE.

S MOUNTAINVIEW
LOT: 16.01

Legend:

Permeability Class	Permeability (in/hr)
K5	>20
K4	6-20
K3	2-6
K2	0.6-2
K1	0.2-0.6
K0	<0.2



SAND = 65.5%
CLAY = 14.9%
SILT = 19.6

Adapted from N.N. Hantzche et al. (1982) Soil Textural Analysis for Onsite Sewage Disposal Evaluation, Proc. 3rd Nat. Symposium on Individual and Small Community Sewage Treatment, Am. Soc. Agric. Eng., St. Joseph, Michigan

Figure 6. Soil Permeability/Textural Triangle

K3



**28 Whippany Road
Whippany, New Jersey 07981**

**Telephone (973) 538-8863
Fax (973) 538-5715**

Township of Chatham
58 Meyersville Rd
Chatham, NJ 07928

RE: Mariya Mayovska and Vasyl Dmytryshyn
Block 54, Lot 16
5 Mountainview Road
2022-5-4-M-0
Subdivision Plan

The following changes have been made to the plans:

1. Requested variances have been added to the plans.
2. Soil Profile has been added to the plans. (Page 2)
3. Stormwater management facilities have been added to plans. (Page 1)
4. Two corners of proposed lot have vertical and horizontal datum shown. (Page 1)
5. Proposed monuments have been added to plans. (Page 1).
6. 'Variances Table has been revised for lot 16.01 "Lot Width Street Line". (Page 1)
7. Proposed building height calculations have been revised. (Page 1)

Should you have any questions, please feel free to call the office at (1-973-538-8863.)

Sincerely,

Frederick C. Meola P.E. & P.L.S.
Professional Engineer and Land Surveyor
N.J. Licensed # 22708
File #190602