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April 1, 2020

VIA HAND DELIVERY

Ms. Lisa Smith
Land Use Coordinator
Borough of Mendham
The Phoenix House
2 W. Main Street
Mendham, NJ 07945

Re: **Margaret and Timothy Mahoney (“Applicants”)**
Variance Application – Residential
Block 1402, Lot 8, 20 Coventry Road, Mendham Borough (“Property”)

Dear Ms. Smith:

This firm represents Applicants in connection with their application for variance relief related to the proposed pool, pool patio and deck extension to the rear of the existing single-family home at the above referenced Property. In support of this application, enclosed please find the following:

1. Seven (7) copies of the fully completed Application form, including Site Inspection Form, Proposal and Checklist;
2. Seven (7) copies of the Denial Letter from the Zoning Officer dated February 26, 2020;
3. Seven (7) copies of variance plans prepared by Civil Engineering, Inc., dated March 18, 2020;
4. Seven (7) copies of the Tax Assessor’s certified 200 foot property owner list;
5. Seven (7) copies of the Tax Collector’s certification that all property taxes and assessments currently due have been paid;

Land Use Coordinator
Borough of Mendham
April 1, 2020
Page 2

6. Checks in the amount of \$1,000.00 in payment of the application fee and \$1,500.00 in payment of the escrow deposit; and
7. Applicants' W-9 Form.

Please schedule this matter for a public hearing on the next available hearing date. If you have any questions regarding this application, please do not hesitate to contact me.

Very truly yours,



Nicole M. Magdziak

Enclosures

cc. Applicants (via e-mail w/enc.)

FILE 7 INITIAL COPIES OF APPLICATION AND ATTACHMENTS
(ONCE APPLICATION IS DEEMED COMPLETE 16 COPIES WILL NEED TO BE SUBMITTED)
All Copies must be collated, folded and ready for distribution



BOROUGH OF MENDHAM
BOARD OF ADJUSTMENT

APPLICATION FOR HEARING

EXPERT TESTIMONY PROPOSED

- PLANNER
- ENGINEER
- TRAFFIC CONSULTANT
- REAL ESTATE AGENT
- OTHER (Please specify) _____

NAME Margaret and Timothy Mahoney ADDRESS 20 Coventry Road, Mendham, NJ 07945
 c/o Day Pitney
 PHONE 973-966-8027 FAX 973-461-4608 EMAIL macomey@hotmail.com; thmahoney2003@gmail.com

1. An application is hereby made for hearing and action by the Board of Adjustment pursuant to:

- R.S. - 40:55D-70(a) Appeal from the determination of an Administrative Officer
- R.S. - 40:55D-70(b) Interpretation of the Zoning Map or Special Question
- R.S. - 40:55D-70(c) Bulk Variance
- R.S. - 40:55D-70(d) Use Variance
- Other _____

So as to permit (please provide detail): Please see attached Proposal describing the proposed improvements and the requested variance relief related to impervious coverage.

2. Property affected is known as Block 1402, Lot 8 on the Tax Map and located at 20 Coventry Road in the 1-Acre Residential zone.

Property Owner Name Margaret and Timothy Mahoney
 Address 20 Coventry Road, Mendham, NJ 07945
 c/o Day Pitney
 Phone 973-966-8027 Fax 973-461-4608 Email macomey@hotmail.com; thmahoney2003@gmail.com

OWNER'S CONSENT ATTACHED? YES NO

The Applicant is the property owner. Separate owner consent is not required.

3. Check one:

This application is based on the decision rendered by the Zoning/Administrative Officer dated February 26, 2020 _____ and is attached to this application.

This is an original application for development and not an appeal from the Zoning/Administrative Officer.

4. Relief is requested from Section(s) 215-31.1.H _____ of the Zoning Ordinance.

5. The applicant asserts the reasons for the Board to grant the relief requested and specific facts upon which the reasons are based are:

The Applicant is requesting a "c(2)" variance for the increase in impervious coverage related to the construction of the pool, pool patio and addition to the existing deck. Purposes (g) and (i) of the Municipal Land Use Law are advanced by this application. The proposed improvements provide for sufficient recreational space at the residence and the improvements promote a desirable visual environment through good civic design.

6. The specific facts upon which show the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance are:

Testimony will be provided at the public hearing. Generally, the Applicant will provide testimony that the proposed pool, patio and deck addition are screened from the view of the street and the neighboring properties. Additionally, to comply with pool fencing requirements, a fence will be installed and will provide further screening of the proposed improvements. Swimming pools, patios and decks are permitted accessory structures in the 1-Acre Residential zone, and the impervious coverage is unique to this Property, so the improvements will not substantially impair the intent of the Zone Plan and Zoning Ordinance. The Applicant is also proposing to install a concrete drywell and yard inlets to address and accommodate the increase in impervious coverage.

7. There has has not been a previous application(s) to the Board of Adjustment and/or Planning Board involving the property in question. If so, the date, nature and disposition of the request(s) was:

N/A

8. This application is is not accompanied by a separate application for subdivision site plan conditional use approval.

9. ATTACHMENTS:

- Application Checklist
- Zoning Officer's Denial Form
- Site Inspection Authorization Form
- Certificate for Taxes and Sewers
- Sanitary Sewer Application
- Owner's Consent, if applicable
- Any and all supporting documentation as required on the Checklist
- Appropriate application and escrow fees

The undersigned applicant or agent for the applicant certifies that the application has been reviewed and the contents thereof are true to the best of his or her knowledge.

Date 3/27/2020



Signature of Applicant or Agent
Nicole M. Magdziak, Attorney for the Applicant

NOTICE REQUIREMENTS:

At least ten (10) days prior to the hearing, the Applicant must arrange for public notice to be published in the Borough's official newspaper. A notice of hearing must also be delivered via personal service or certified mail to all property owners within 200 feet of the subject property. A list of property owners within 200 feet may be obtained from the Borough Tax Assessor.

An Affidavit of Proof of Service as well as a copy of the notice and list of property owners within 200 feet must be submitted to the Board Secretary prior to the hearing along with an Affidavit of Publication from the newspaper.

Please visit the Forms Center at www.mendhamnj.org for copies of the required documents:

1. Public Notice for publication
2. Notice of Hearing to Property Owners and Others
3. Affidavit of Proof of Service

**PLEASE NOTE: NJ STATE STATUTES MAY REQUIRE ADDITIONAL NOTICE.
PLEASE REFER TO NJSA 40:55D-12.**

PROPOSAL

Margaret and Timothy Mahoney (the “Applicants”) are seeking bulk variance approval, as described below, relating to property located at 20 Coventry Road, also referenced as Block 1402, Lot 8 on the official tax map of the Borough of Mendham (the “Property”). The Property consists of approximately 0.8 acres and is located in the 1-Acre Residential zoning district. The Property size is a pre-existing non-conforming condition.

The Property currently contains a two-story single family dwelling, driveway, walkway, deck, and other related site improvements. The Applicants are proposing to install a pool, patio surrounding the pool, fence to enclose the yard and pool area, and addition to the existing deck. The Applicants are also proposing to install a drywell and lawn inlet to accommodate and address the increase in impervious coverage on the Property. These drainage improvements will prevent drainage impacts on the neighboring properties due to the increased impervious coverage.

The Applicants are requesting a bulk variance from the Mendham Borough Zoning Ordinance to permit the impervious coverage to be 23.39%, where a maximum impervious coverage of 20% is permitted.

SITE INSPECTION FORM

RE: Lot 1402 Block 8

Nicole M. Magdziak, Attorney for the Property Owner

I, _____, the undersigned property owner, do hereby
authorize Mendham Borough Officials to inspect the property owned by ~~me~~ ^{the Applicants} at
20 Coventry Road in connection with ~~my~~ ^{their} application to the
Zoning Board of Adjustment/Planning Board for this property.

Date: 3/27/2020
Phone #: 973-966-8027

Nicole Magdziak

Property Owner or Authorized Agent

BOROUGH OF MENDHAM
APPLICATION CHECKLIST
 SEE LAND DEVELOPMENT ORDINANCE CHAPTER 195

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES				
	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70										
							PRELIM	FINAL	(a) & (b)					(c)	(d)		
1	•	•	•	•	•	•	•	•	•	•	•	•	Application Form along with filing and escrow fees.	X	COMPLIES		
															N/A		
															WAIVER		
2	•	•	•	•	•	•	•	•	•	•	•	•	Certification of ownership or authorization to file application.	X	COMPLIES		Applicants own the property
															N/A		
															WAIVER		
3	•	•	•	•	•	•	•	•	•	•	•	•	Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.	X	COMPLIES		
															N/A		
															WAIVER		
4									•	•	•	•	Zoning Officer Denial Form providing statistics and rationale for request.	X	COMPLIES		
															N/A		
															WAIVER		
5	•	•	•	•	•	•	•	•	•	•	•	•	Site Inspection Form	X	COMPLIES		
															N/A		
															WAIVER		
6	•	•	•	•	•	•	•	•	•	•	•	•	Sewer Permit Waiver, Application or Sewer Gallonage Clause	X	COMPLIES		
															N/A		
															WAIVER		
7	•	•	•	•	•	•	•	•	•	•	•	•	Historic Preservation Commission Application	X	COMPLIES		
															N/A		
															WAIVER		
8	•	•		•	•	•	•	•	•	•	•	•	The names and lot/block numbers of all property owners within 200' of the extreme limits of the tract as shown on the most recent tax list prep. by the Borough Tax Assessor.	X	COMPLIES		
															N/A		
															WAIVER		
9	•	•	•	•	•	•	•	•	•	•	•	•	Copy of Official Tax Map depicting location of subject property supplied by the Borough Tax Assessor's Office	X	COMPLIES		
															N/A		
															WAIVER		
10	•	•	•	•	•	•	•	•	•	•	•	•	Written receipt from the County Planning Board, verifying that the County has received the application and fees, or letter of non-jurisdiction	X	COMPLIES		
															N/A		
															WAIVER		
11	•	•	•	•	•	•	•	•	•	•	•	•	Survey prepared by a licensed surveyor depicting: existing features, property boundaries, streetlines, setback lines, lots, reservations, easements, dedications, ROW's.	X	COMPLIES		
															N/A		
															WAIVER		
12	•	•		•	•	•	•	•	•	•	•	•	Plans signed and sealed by a NJ Professional Engineer and certified by a licensed land surveyor as to existing features and boundaries, folded into eighths with title block revealed.	X	COMPLIES		
															N/A		
															WAIVER		
13		•	•		•		•	•	•	•	•	•	Architectural data including floor plans, elevations for at least two sides of all proposed buildings and depiction of proposed building materials and external finishes.	X	COMPLIES		
															N/A		
															WAIVER		

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	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70										
							PRELIM	FINAL	(a) & (b)					(c)	(d)		
14	•	•	•	•	•	•	•	•	•	•	•	•	When approval by another municipality is required, such approval shall be certified on the plat, or evidence shall be submitted that an application has been made for approval.	X	COMPLIES		
															N/A		
															WAIVER		
15			•										Copy of most recently approved site plan	X	COMPLIES		
															N/A		
															WAIVER		
16	•	•	•	•	•	•	•	•	•	•	•	•	Scale of not less than 1"=50' except 1"=100' on final subdivision plats. Site plans of one acre or less shall utilize a scale not less than 1"=20'.	X	COMPLIES		
															N/A		
															WAIVER		
17	•	•	•	•	•	•	•	•	•	•	•	•	Key Map showing the location of the tract with reference to the surrounding properties, existing streets and streams within 1000 feet of the site.	X	COMPLIES		
															N/A		
															WAIVER		
18	•	•	•	•	•	•	•	•	•	•	•	•	Name of subdivision or development, Borough of Mendham Morris County.	X	COMPLIES		
															N/A		
															WAIVER		
19	•	•	•	•	•	•	•	•	•	•	•	•	Name, title, address and telephone number or subdivider or developer.	X	COMPLIES		
															N/A		
															WAIVER		
20	•	•	•	•	•	•	•	•	•	•	•	•	Name, title, address and license number of the professionals who prepared the plot or plan.	X	COMPLIES		
															N/A		
															WAIVER		
21	•	•	•	•	•	•	•	•	•	•	•	•	Name, title and address of the owner or owners of record. If owner is a corporation, the name and address of the president and secretary shall be submitted.	X	COMPLIES		
															N/A		
															WAIVER		
22	•	•	•	•	•	•	•	•	•	•	•	•	North arrow with reference meridian. Scale (written and graphic).	X	COMPLIES		
															N/A		
															WAIVER		
23	•	•	•	•	•	•	•	•	•	•	•	•	Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.	X	COMPLIES		
															N/A		
															WAIVER		
24	•	•	•	•	•	•	•	•	•	•	•	•	Approval signature lines	X	COMPLIES		
															N/A		
															WAIVER		
25	•	•	•	•	•	•	•	•	•	•	•	•	Acreage to the nearest hundredth of an acre; distances in feet and decimals of a foot, bearings given to the nearest 10 seconds. Radii, arcs, central angles and chord bearings and distances of all curves.	X	COMPLIES		
															N/A		
															WAIVER		
26	•	•	•	•	•	•	•	•	•	•	•	•	Existing tax map sheet No. and existing block and lot No. of the lots to be subdivided or developed as they appear on the Twp. Tax map. Distance, measured along ROW lines of abutting streets, to the nearest intrsct. with other public streets.	X	COMPLIES		
															N/A		
															WAIVER		
27	•	•	•	•	•	•	•	•	•	•	•	•	Zoning districts affecting the tract and within 200 feet. District names and tabular schedule of requirements and proposed conditions as the Ordinance, including variance and waiver requests noted on the plat or plan.	X	COMPLIES		
															N/A		
															WAIVER		

ITEM NUMBER	MINOR		MAJOR			VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES	
	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)					(d)
28	•	•	•	•	•	•	•	•				Waiver for structures within 100 feet of the Property	
									X	COMPLIES			
										N/A			
									X	WAIVER			
29	•	•	•	•	•	•	•	•					
										COMPLIES			
										N/A			
									X	WAIVER			
30	•	•	•	•	•	•	•	•					
										COMPLIES			
									X	N/A			
										WAIVER			
31	•	•	•	•	•	•	•	•					
									X	COMPLIES			
										N/A			
										WAIVER			
32	•	•	•	•	•	•	•	•					
									X	COMPLIES			
										N/A			
										WAIVER			
33	•	•	•	•	•	•	•	•					
									X	COMPLIES			
										N/A			
										WAIVER			
34	•	•	•	•	•	•	•	•					
									X	COMPLIES			
										N/A			
										WAIVER			
35	•	•	•	•	•	•	•	•					
									X	COMPLIES			
										N/A			
										WAIVER			
36	•	•	•	•	•	•	•	•					
									X	COMPLIES			
										N/A			
										WAIVER			
37	•	•	•	•	•	•	•	•					
									X	COMPLIES			
										N/A			
										WAIVER			
38	•	•	•	•	•	•	•	•					
									X	COMPLIES			
										N/A			
										WAIVER			

ITEM NUMBER	MINOR		MAJOR			VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES				
	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:55D-70	(a) & (b)					(c)	(d)		
															PRELIM	FINAL
39	•	•	•	•	•	•	•	•	•	•	•	Required front, side and rear setback lines.	X	COMPLIES		
														N/A		
														WAIVER		
40	•	•	•	•	•	•	•	•	•	•	•	Size, height and location and use of all proposed buildings including all proposed floor elevations.	X	COMPLIES		
														N/A		
														WAIVER		
41	•	•	•	•	•	•	•	•	•	•	•	Location and size of all proposed signage including design and lighting details. If no signage is proposed, a statement to that effect shall be added to the plan.	X	COMPLIES		
														N/A		
														WAIVER		
42			•									Copy of Building Floor Plan designating the location and floor area (in square feet) a) to be occupied by the applicant for its proposed use, and b) currently occupied by any other use in the building.	X	COMPLIES		
														N/A		
														WAIVER		
43		•		•	•	•	•	•	•	•	•	The proposed location, direction of illumination, power and type of proposed outdoor lighting including details, intensity in footcandles and hours of operation.	X	COMPLIES		
														N/A		
														WAIVER		
44		•		•	•	•	•	•	•	•	•	The location and design of any off-street parking and loading areas, showing size and location of bays, aisles and barriers.	X	COMPLIES		
														N/A		
														WAIVER		
45	•	•		•	•	•	•	•	•	•	•	All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.	X	COMPLIES		
														N/A		
														WAIVER		
46	•	•		•	•	•	•	•	•	•	•	Plans showing all existing drainage within 200 ft. of any boundary. Stormwater management calculations depicting compliance with all state and local codes.	X	COMPLIES		
														N/A		
														WAIVER		
47	•	•		•	•	•	•	•	•	•	•	The location of all existing and proposed waterlines, valves and hydrants and all sewer lines or alternative means of sewerage and and sewage disposal and treatment.	X	COMPLIES		
														N/A		
														WAIVER		
48				•	•	•	•	•	•	•	•	All proposed streets with profiles, indicating grading; and cross sections showing width of roadway, location and width of sidewalks and location and size of any utility lines conforming to Borough standards and specifications.	X	COMPLIES		
														N/A		
														WAIVER		
49	•	•		•	•	•	•	•	•	•	•	Depiction of any existing or proposed protective covenants or deed restrictions applying to the land being developed.	X	COMPLIES		
														N/A		
														WAIVER		
50		•		•	•	•	•	•	•	•	•	Existing and proposed permanent monuments.	X	COMPLIES		
														N/A		
														WAIVER		
51				•	•	•	•	•	•	•	•	Lot Block and street numbers as approved by the Borough Engineer of the Borough of Mendham, including lot and block numbers and owners of the abutting properties.	X	COMPLIES		
														N/A		
														WAIVER		
52	•	•		•	•	•	•	•	•	•	•	A Letter of Interpretation from the NJDEP	X	COMPLIES		
														N/A		
														WAIVER		

Lisa Smith
Land Use Manager
Fees \$1000
\$1500

The Borough of Mendham

6 West Main Street, Mendham, New Jersey 07945
Incorporated May 15, 1906



The Phoenix House circa 1820

Neil Schetelick, Zoning Officer
Telephone: (973) 543-7152 ext. 23
E-mail: nschetelick@mendhamnj.org

February 26, 2020

T. Mahoney
20 Coventry Rd.
Mendham, NJ 07945

Re: Zoning Permit Application
Block 1402, Lot 8

Denial: ZP-80-24

Dear Mr. Mahoney,

Your Zoning application for a pool has been denied because it exceeds the impervious coverage for your lot. Your lot is .81 acres or 35283.6 sq. feet. The impervious coverage for your zone (21780 sq. ft. - 43559 sq. ft.) is 20% of the lot which equals 7056.72 sq. ft. The proposed additions of pool and coping plus other items puts total impervious coverage at 7,618.50 sq. ft. or 21.59% coverage. The setbacks for the side and rear of your property are 20 ft.

Please be advised you have the right under NJSA 40:55D-72 to appeal my decision to the Zoning Board of Adjustment within 20 days from the date of this notice. In order to proceed with your project, you must make an application to the Zoning Board of Adjustment for a variance approval.

Neil Schetelick
Zoning Officer

D Variance

Building and Lot Coverage % Calculation Worksheet

Tim and Margaret Mahoney 20 Coventry Road Mendham - Lot 8 Block 1402

THIS WORKSHEET WILL ASSIST YOU IN CALCULATING THOSE PERCENTAGES.

Step 1: Determine total square footage of property.

Identify lot measurements on your survey. If total square footage is not calculated, identify either:

Total Acreage _____		Length _____ ft	
multiply by x _____	or	Width x _____ ft	
= <u>35,283.60</u>		= _____	<u>35,283.60</u> Total Square Feet

Step 2: Determine building coverage %.

A: Combine total existing and proposed square footage of all "covered" structures.

	Existing +	Proposed =	Total
House	2,530.00		2,530.00
Shed			
Garage			
Covered Deck			
Covered Porch			
Sunroom			
Other			
TOTAL	2,530.00		2,530.00

B: Divide by Total Square Footage. **C: Multiply by 100.**

divided by 35,283.60 = 0.0717 x 100 = 7.17%
 (from step 1) *Building Coverage*

Step 3: Determine lot coverage % (also known as impervious cover).

A: Combine total existing and proposed square footage of all impervious areas.

	Existing +	Proposed =	Total
House	2,530.00		2,530.00
Shed			
Garage			
Deck	479.00	43.00	522.00
Back Patio			
Back Walkway	252.00	-52.00	200.00
Pool & coping		684.00	684.00
Front Sidewalk	350.00		350.00
Pool Patio		670.00	670.00
Driveway	2,560.00		2,560.00
Other	18.00	24.50	42.50
Stone path		60.00	60.00
Other			
TOTAL	6,189.00	1,429.50	7,618.50

52 sq. ft. to be removed

Existing Lot or Impervious Coverage

35,283.60 = 0.1754073 x 100 = 17.54%

B: Divide by Total Square Footage. **C: Multiply by 100.**

divided by 35,283.60 = 0.2159 x 100 = 21.59%
 (from step 1) *Proposed Lot or Impervious Coverage*

**Rounded pool square footage = 1/2 diameter x 1/2 diameter x 3.14

Step 4: Compare to thresholds for appropriate Zone.

Select Zone _____ Building Coverage Impervious Coverage

#N/A

#N/A

Allowed 20% Coverage

Borough of Mendham
2 West Main Street
Mendham, NJ 07945
973-543-7152, ext. 23
Email: nschetlick@mendhamnj.org

Zoning Permit Number ZR-80-24

ZONING PERMIT APPLICATION

FEES: FENCE PERMIT - \$20.00 ZONING PERMIT - \$30.00
Date: 2-19/2020 Block: 1402 Lot: 8 Zone District: 1 Acre

Historic Overlay District: Yes No Main Street Corridor: Yes No

Physical Location of Property for Permit: 20 Coventry Road Mendham, NJ

Name of Applicant: Tim and Margaret Mahoney Phone #: 732-859-9066

Applicant's Address: 20 Coventry Road Mendham, NJ

Name & Address of Owner (if different from Applicant): _____

Phone #: _____

Reason for Application (Addition, Fence, Deck, Pool, Patio, Other): _____

17' x34' In-ground pool and 67@ sq.ft. patio

Describe the proposed activities to be conducted or structure to be constructed on the property:

Single family home

Has the property been the subject of any applications to the Planning or Zoning Board? Yes No

If Yes, describe the purpose and date of resolution: _____

Please attach a survey showing the existing conditions on the property.

2/24/20 M. Mahoney
Date Applicant's Signature

Margaret Mahoney
Print Applicant's Name

FOR OFFICIAL USE ONLY

This is to certify that the above described premises, together with any buildings thereon, are used or proposed to be used for, or as: _____ which is a:

() Use Permitted by Ordinance () Use Permitted by Variance Approved on: _____

() Approved _____
Conditions of approval

() Denied exceeds lot coverage
Reason for denial

[Signature]
Neil Schenck, Zoning Officer

2/24/2020
Date



The Phoenix House *circa 1820*

The Borough of Mendham
2 West Main Street, Mendham, New Jersey 07945
Incorporated May 15, 1906

Telephone: (973) 543-7152 ext. 20
Fax: (973) 543-7202
www.mendhamnj.org

Office of the Assessor

March 24, 2020

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

Re: Block: 1402 - Lot: 8 – 20 Coventry Rd

Having examined the tax map and tax list of the Borough of Mendham, I certify that, to the best of my knowledge, the Mendham Borough properties indicated on the attached list are located within 200 feet of the above referenced property.

Also, please provide notice of the public hearing of an application for development to the following public utilities and CATV companies that own land or possess an easement within the municipality.

JCP&L, c/o FE Serv. Tax Dept.
P.O. Box 1911
Morristown, NJ 07962-1911

American Water SSC/General Tax Dept.
PO Box 5627
Cherry Hill, NJ 08034

Verizon, c/o Duff & Phelps
PO Box 2749
Addison, TX 75001

Mendham Borough Sewer Utility
35 Ironia Rd.
Mendham, NJ 07945

AT&T
900 Route 202/206 North
Bedminster, NJ 07921

Comcast
300 Rahway Ave.
Union, NJ 07083

Public Service Electric & Gas Co.
80 Park Plaza
Newark, NJ 07102

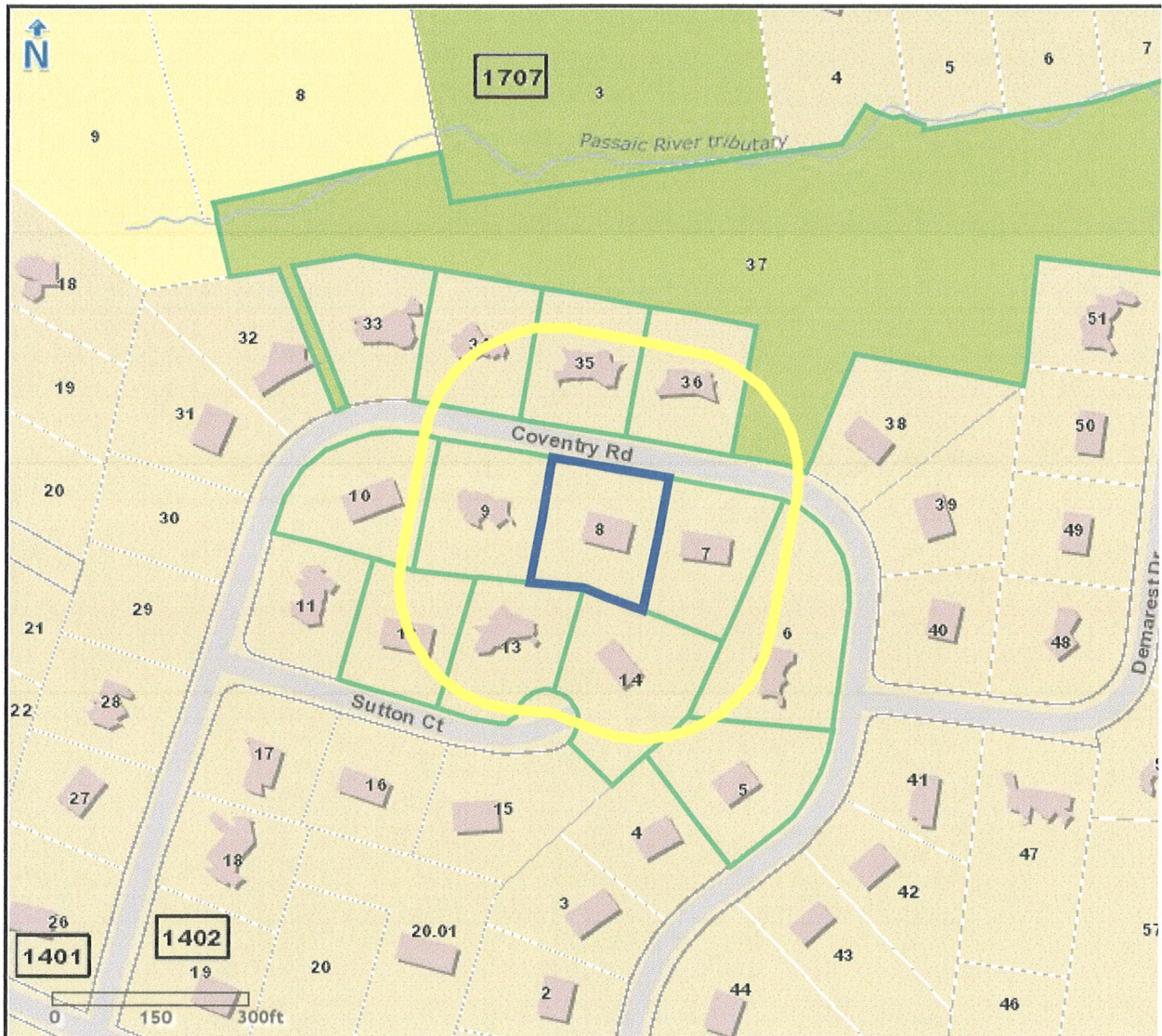
Cablevision, Attn: Kathy Baker
683 Route 10
Randolph, NJ 07869

Morris County Planning Board
PO Box 900
Morristown, NJ 07963-0900

Very truly yours,

Lisa Smith

Lisa Smith
Assessor Assistant



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

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TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1402_8	0.8100	20 COVENTRY RD	MAHONEY, TIMOTHY H/MARGARET D	20 COVENTRY RD MENDHAM, NJ 07945

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_1401_34	0.7600	27 COVENTRY RD	SCHOENBRODT,FREDERICK K SECOND/ETAL	27 COVENTRY RD MENDHAM, NJ 07945
1418_1401_35	0.7600	25 COVENTRY RD	TRANK, LAURIE	25 COVENTRY RD MENDHAM, NJ 07945
1418_1401_36	0.7600	23 COVENTRY RD	KLAYMAN/ROBERTS, MURRAY/JUDY	23 COVENTRY RD MENDHAM, NJ 07945
1418_1401_37	10.3700	COVENTRY RD	BOROUGH OF MENDHAM	2 WEST MAIN ST MENDHAM, NJ 07945
1418_1402_10	0.6700	24 COVENTRY RD	ROSS, BRIAN E & MEREDITH	24 COVENTRY RD MENDHAM, NJ 07945
1418_1402_12	0.7800	4 SUTTON CT	FERNANDEZ, ALLISON	4 SUTTON CT MENDHAM, NJ 07945
1418_1402_13	0.8200	6 SUTTON CT	DEL VENTO, MATTHEW & MARY ANNE	6 SUTTON CT MENDHAM, NJ 07945
1418_1402_14	1.1200	8 SUTTON CT	ROONEY, JENNIFER-ANDDERSON & PETER	8 SUTTON CT MENDHAM, NJ 07945
1418_1402_5	0.6800	10 COVENTRY RD	COUTTS, MARK A & LAURA V	10 COVENTRY RD MENDHAM, NJ 07945
1418_1402_6	1.2600	16 COVENTRY RD	BECK, JOHN E. & MARTHA P.	16 COVENTRY RD MENDHAM, NJ 07945
1418_1402_7	0.7800	18 COVENTRY RD	RUSSO, WILLIAM C FOURTH/LIZA MARIE	18 COVENTRY RD MENDHAM, NJ 07945
1418_1402_8	0.8100	20 COVENTRY RD	MAHONEY, TIMOTHY H/MARGARET D	20 COVENTRY RD MENDHAM, NJ 07945
1418_1402_9	0.8200	22 COVENTRY RD	PERLMUTTER, BENNETT/SUZANNE	22 COVENTRY RD MENDHAM, NJ 07945

Magdziak, Nicole M.

From: Karen Orgera <korgera@mendhamnj.org>
Sent: Wednesday, March 25, 2020 1:13 PM
To: Magdziak, Nicole M.
Subject: 20 Coventry Road 1402/8

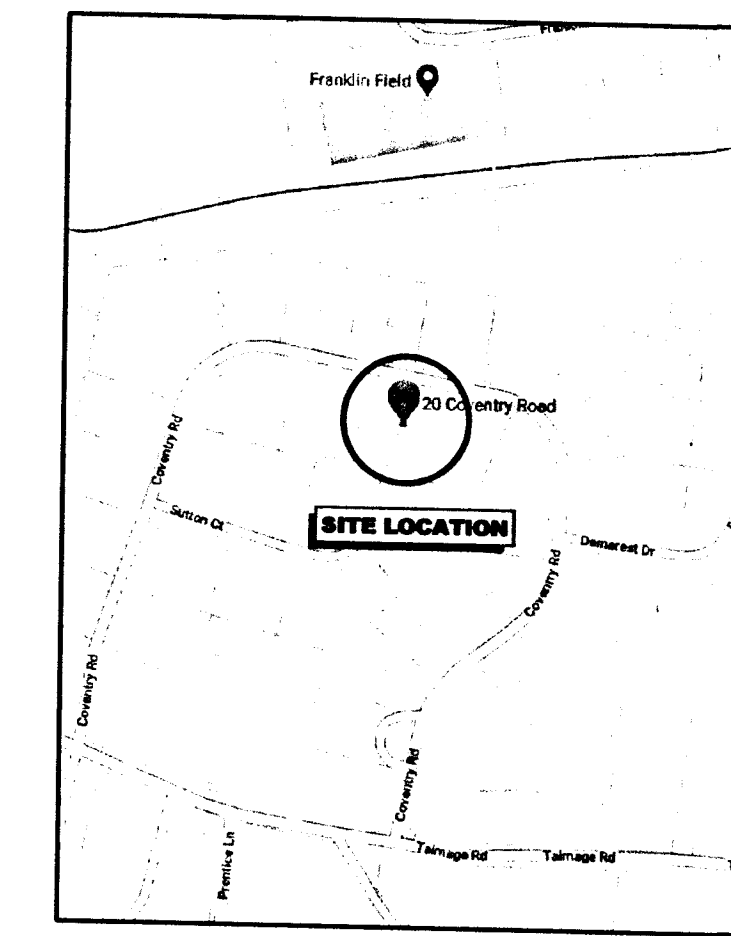
CAUTION - EXTERNAL EMAIL

DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

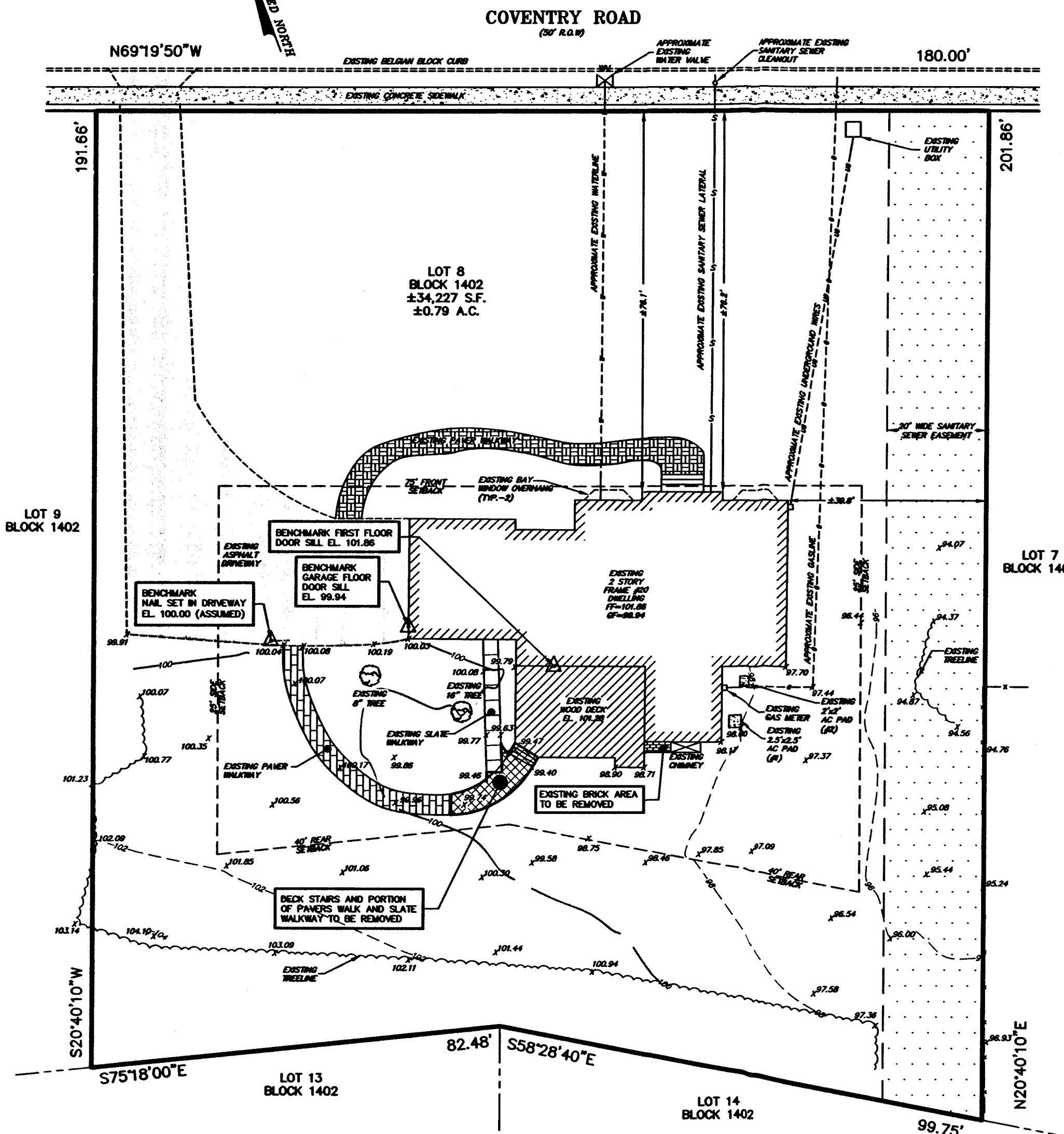
Good Afternoon Nicole

I am in receipt of your Tax Certification request. The taxes were paid 1/31/2020 for the first quarter. The second quarter is open and due May 1. The sewer is also paid current. The first quarter was paid on 3/16/2020. Second quarter will be billed June 1. Please reach out via email at this email address and I will be happy to assist you.

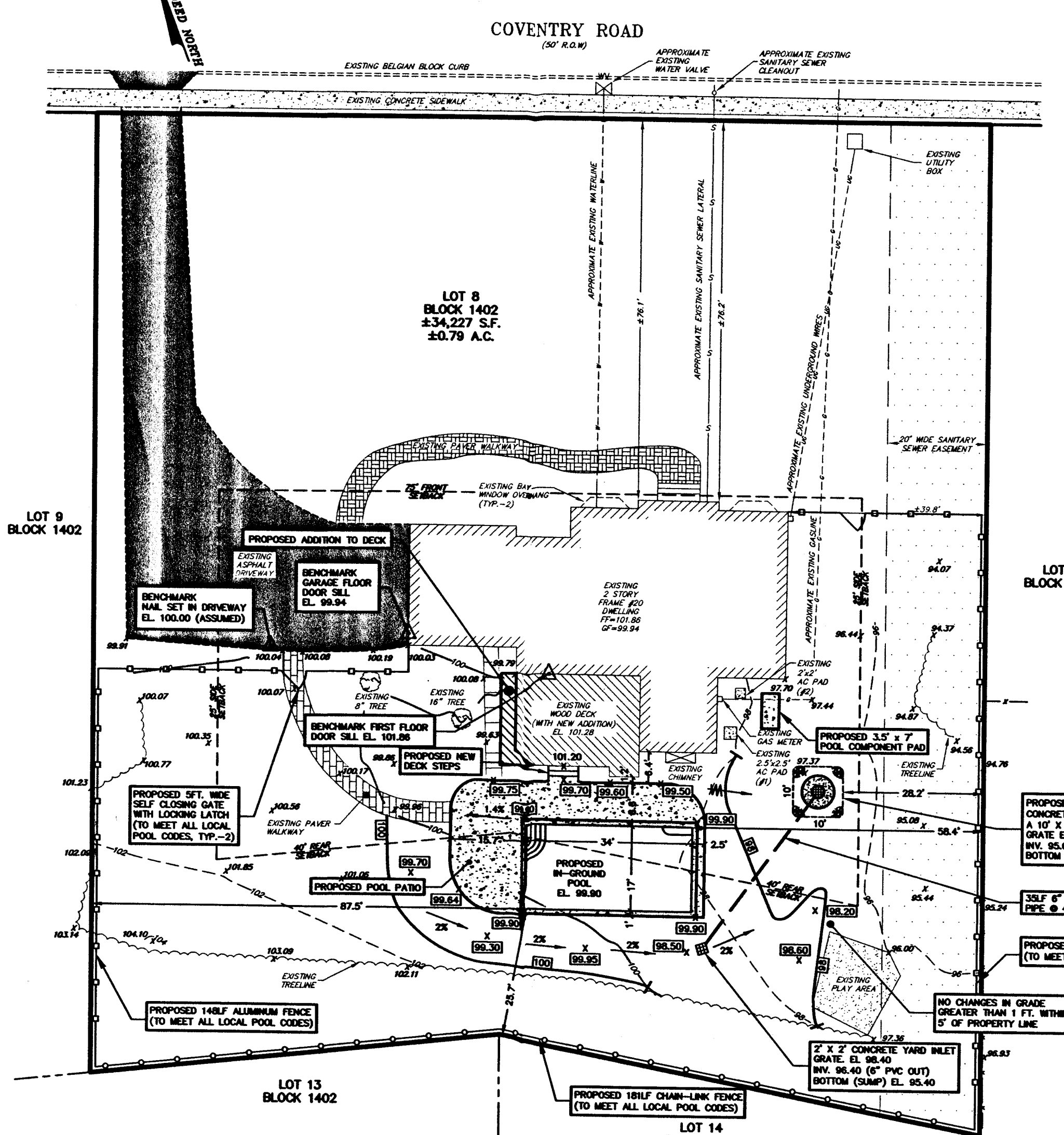
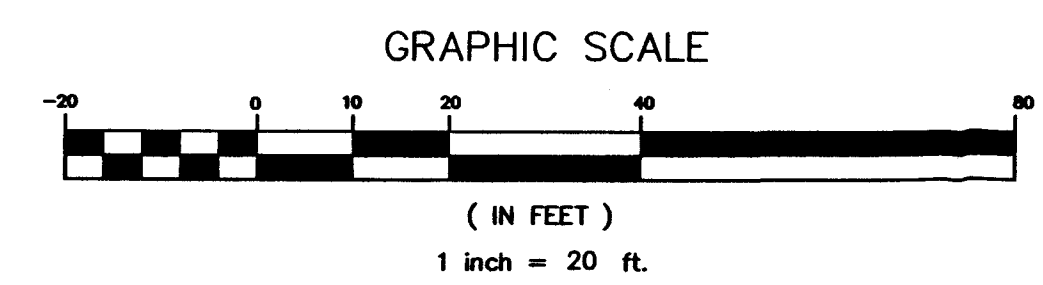
Karen Orgera
Deputy Tax Collector
973-543-7152 ext.10



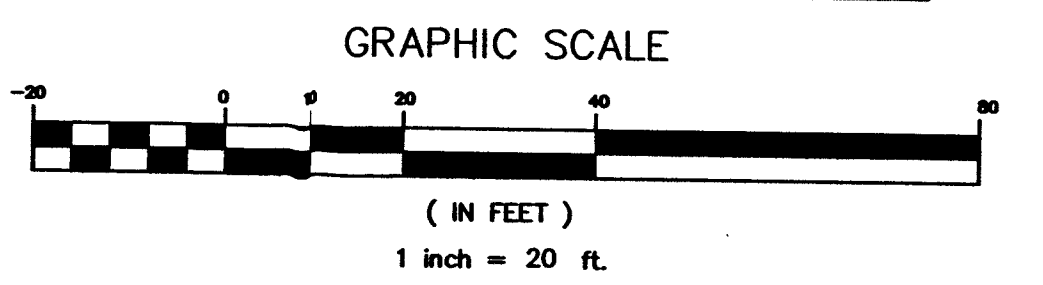
SITE LOCATION MAP
SCALE: N.T.S.



EXISTING CONDITIONS PLAN



PROPOSED LAYOUT PLAN



GENERAL NOTES

- OWNER/APPLICANT: TIMOTHY & MARGARET MAHONEY
20 COVENTRY ROAD
MENDHAM, NJ 07845
(732) 859-9066
- THE SUBJECT PROPERTY IS KNOWN AS LOT 8 BLOCK 1402 AS SHOWN ON THE BOROUGH OF MENDHAM TAX MAPS SHEET NO. 14. THE PROPERTY CONTAINS 34,227 S.F. OR 0.79 AC.
- LOT DIMENSIONS (METES & BOUNDS) AND HOUSE LOCATION PER PLAN OF SURVEY PREPARED BY A-1 LAND SURVEYS, MAX V. RAFFAELE, MAPS NO. 35869, DATED 04/27/98.
- TOPOGRAPHY AND ADDITIONAL LOCATIONS PERFORMED BY CIVIL ENGINEERING, INC. ON MARCH 13, 2020. VERTICAL DATUM (ASSUMED) ESTABLISHED AT NAIL SET IN DRIVEWAY, EL. 100.00 (ASSUMED).
- WATER IS SUPPLIED TO THE EXISTING DWELLING BY AN EXISTING CONNECTION TO THE PUBLIC WATER SUPPLY SYSTEM LOCATED IN COVENTRY ROAD.
- SANITARY SEWERAGE IS PROVIDED BY AN EXISTING CONNECTION TO THE PUBLIC SANITARY SEWER SYSTEM LOCATED WITHIN COVENTRY ROAD.
- ELECTRICAL, TELEPHONE & CABLE SERVICE IS PROVIDED BY EXISTING UNDERGROUND CONNECTIONS TO AN EXISTING ELECTRICAL BOX LOCATED ON THE OWNER'S PROPERTY, LOT 8 BLOCK 1402.
- GAS SERVICE IS SUPPLIED TO THE EXISTING DWELLING BY A CONNECTION TO AN EXISTING GAS MAIN LOCATED IN COVENTRY ROAD.
- NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL FROM THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND THE TOWNSHIP ENGINEER.
- ALL SOIL EROSION AND SEDIMENT CONTROL PROCEDURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION.
- THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THEREOF OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA), "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING SAFETY, "CONSTRUCTION SAFETY CODE", AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION", AND "BUILDING CODE".
- ALL SOIL TESTING FOR STRUCTURAL COMPONENTS TO BE DONE BY OTHERS. THIS INCLUDES, BUT IS NOT LIMITED TO: STRUCTURAL STABILITY, FOOTING DESIGN, PRESENCE OR ABSENCE OF BURIED OR UNSUITABLE MATERIAL AND DEPTH TO ROCK. SITE DESIGN ENGINEER ACCEPTS NO LIABILITY FOR LOST TIME OR ADDITIONAL EXPENSE DUE TO CHANGES OCCURRING FROM AFORESAID CONDITIONS.
- BUILDER/OWNER/CONTRACTOR OR AUTHORIZED REPRESENTATIVE ACCEPTS RESPONSIBILITY FOR BUILDING ELEVATIONS & PROPOSED GRADING ELEVATIONS SHOWN ON APPROVED ENGINEERING DESIGN PLANS. IF CHANGES ARE REQUESTED ONCE EXCAVATION HAS BEGUN, THE SITE DESIGN ENGINEER MUST BE NOTIFIED IMMEDIATELY. THE ENGINEER ACCEPTS NO LIABILITY FOR ANY LOST TIME OR ADDITIONAL EXPENSE DUE TO ELEVATION CHANGES OCCURRING FROM FIELD MODIFICATIONS.
- THE LOCATION OF THE EXISTING BOROUGH SANITARY SEWER EASEMENT SHOULD BE STAKED OUT PRIOR TO CONSTRUCTION TO ENSURE IT IS NOT DISTURBED (OTHER THAN FENCING).

ZONE REQUIREMENTS

THE SUBJECT PROPERTY IS LOCATED IN THE 1 ACRE RESIDENCE ZONE AND IS SUBJECT TO THE FOLLOWING:

REQUIRED	REQUIRED
MINIMUM LOT AREA	1 AC.
MINIMUM LOT WIDTH	150 FT.
PRINCIPAL BUILDING	75 FT. MAX.
FRONT SETBACK	40 FT. MAX.
REAR SETBACK	25 FT.
SIDE SETBACK	40 FT. MAX.
MAXIMUM BUILDING HEIGHT	20% MAX.
MAXIMUM IMPERVIOUS COVERAGE	20% MAX.
ACCESSORY SIDE & REAR SETBACK	20 FT.

EXISTING IMPERVIOUS COVERAGE

EXISTING DWELLING WITH CHIMNEY & OVERHANG	2,600 S.F.
EXISTING DRIVEWAY	2,772 S.F.
EXISTING PAVEMENT WALKWAY (FRONT)	403 S.F.
EXISTING PAVEMENT WALKWAY (REAR)	290 S.F.
EXISTING SLATE WALKWAY	85 S.F.
EXISTING DECK WITH STAIRS	491 S.F.
EXISTING BRICK AREA	12 S.F.
EXISTING AC PAD (#1)	7 S.F.
EXISTING AC PAD (#2)	4 S.F.
EXISTING UTILITY BOX	9 S.F.
TOTAL	6,673 S.F.

PROPOSED IMPERVIOUS COVERAGE

EXISTING DWELLING WITH CHIMNEY & OVERHANG	2,600 S.F.
EXISTING DRIVEWAY	2,772 S.F.
EXISTING PAVEMENT WALKWAY (FRONT)	403 S.F.
EXISTING PAVEMENT WALKWAY (REAR)	205 S.F.
EXISTING SLATE WALKWAY	82 S.F.
EXISTING AC PAD (#1)	7 S.F.
EXISTING AC PAD (#2)	4 S.F.
EXISTING UTILITY BOX	9 S.F.
EXISTING DECK REMAINING	478 S.F.
PROPOSED AREA OF NEW DECK & STAIRS	74 S.F.
PROPOSED POOL	578 S.F.
PROPOSED POOL PATIO	77 S.F.
PROPOSED POOL COMPONENT PAD	25 S.F.
TOTAL	8,008 S.F.

***VARIANCE REQUIRED**

REQUIRED	EXISTING	PROPOSED
MAXIMUM IMPERVIOUS COVERAGE	20% MAX.	19.50%
		23.39%

BOARD APPROVAL BOX:

CHAIRMAN	DATE
ENGINEER	DATE
SECRETARY	DATE

*ALL PROPOSED FENCING & DWELLING EXITS WITHIN FENCED AREA TO MEET CURRENT POOL CODE

ROBERT H. JORDAN Jr.
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 34465

JAMES G. GLASSON
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

SHEET 1 OF 3

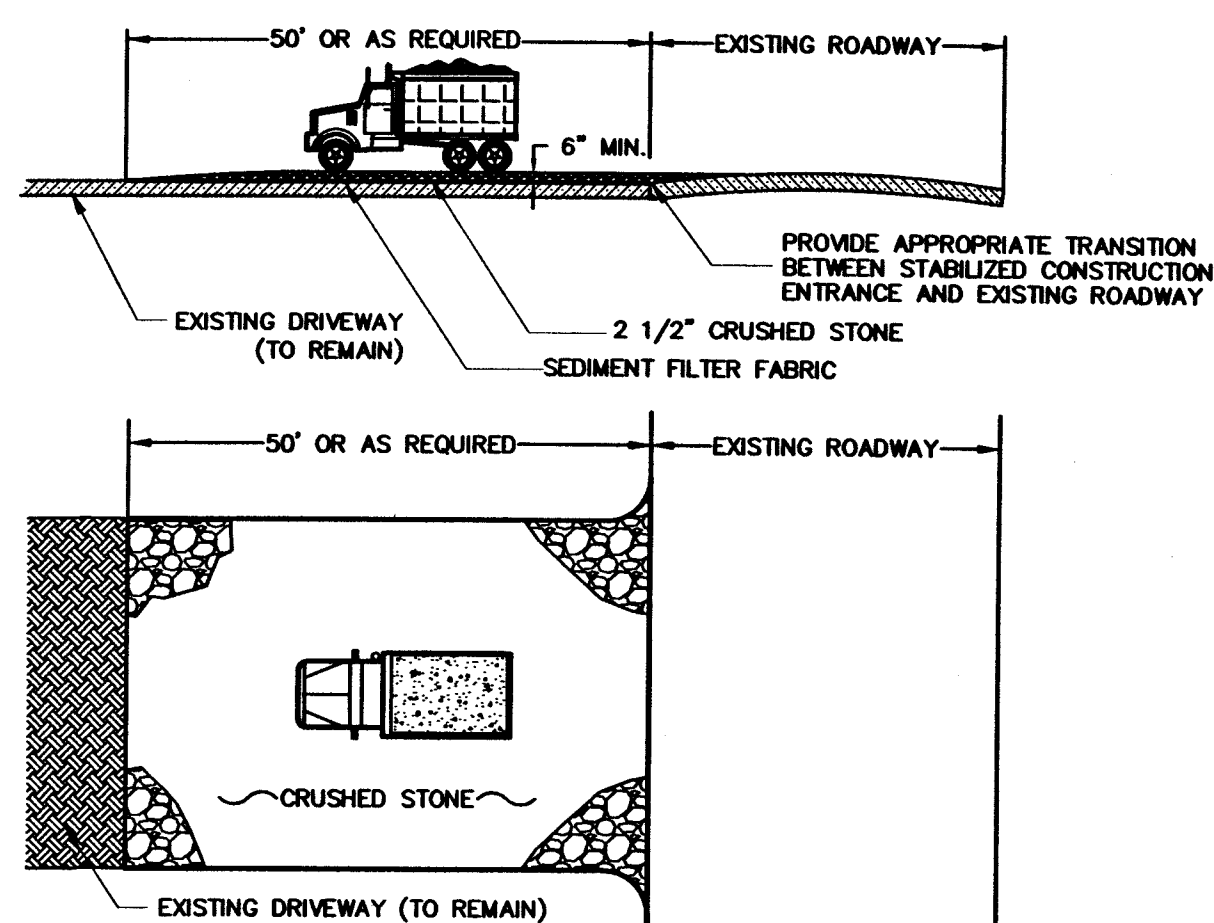
Rev. No.	Description	By	Date
CIVIL ENGINEERING, INC.			
1 COVE STREET BUDD LAKE, N.J. 07828 Telephone: (973) 426-1776 Fax: (973) 426-0716 N.J. - C of A #24GA27922000			

EXISTING CONDITIONS/LAYOUT PLAN FOR:	
LOT GRADING & DISTURBANCE PLANS	
LOT 8 BLOCK 1402	
'20 COVENTRY ROAD'	
BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY	
Checked By: JG	Date: 03/18/20
Drawn By: BR	Project No: 6497

MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
- PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
- TEMPORARY DIVERSION BARRIERS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
- PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION CONTROL PLAN". SPECIFIED RATES AND LOCATIONS SHALL BE AS ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED & MAINTAINED DAILY.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT TOE OF SLOPE. A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL FOR CHART AND DIMENSIONS.
- ALL NEW ROADWAYS WILL BE TREATED WITH A SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
- ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%. A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
- DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPRKEEP OF THE DRAINAGE STRUCTURES, VEGETATIVE COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
- ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN, OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION, ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
- CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
- TOPSOIL STOCKPILE PROTECTION**
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.
 - APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1000 S.F. AND ANNUAL RYEGRASS AT A RATE OF 1 LB/1000 S.F.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS/1000 S.F.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- TEMPORARY STABILIZATION SPECIFICATIONS**
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS/1000 S.F.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1000 S.F.
 - APPLY PERENNIAL RYEGRASS AT 1 LB/1,000 SF AND ANNUAL RYEGRASS AT 1 LB/1,000 SF.
 - MULCH STOCKPILE WITH HAY OR STRAW. APPLY AT A RATE OF 90 LBS/1000 S.F.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS**
 - APPLY TOPSOIL TO A DEPTH OF 5" (UNSETTLED).
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS./1000 S.F. AND WORK FOUR INCHES (4") INTO SOIL.
 - APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS./1000 S.F.
 - APPLY HARD FESCUE AT 2.7 LBS./1,000 SF, CREEPING RED FESCUE 0.7 LBS./1,000 SF, AND PERENNIAL RYEGRASS AT 0.25 LBS./1,000 SF.
 - MULCH WITH HAY OR STRAW. APPLY AT A RATE OF 90 LBS/1000 S.F.
 - APPLY LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

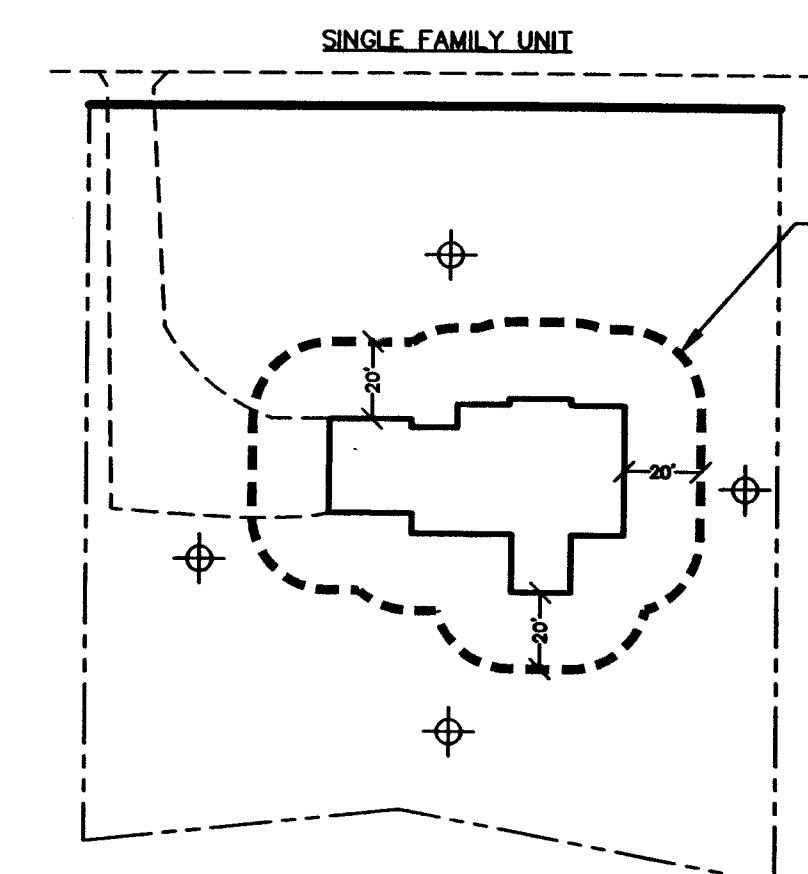


NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION THICKNESS SHOWN IS FOR STONE CONSTRUCTION ACCESS ONLY (TYP.)

STABILIZED CONSTRUCTION ACCESS DETAIL
(N.T.S.)

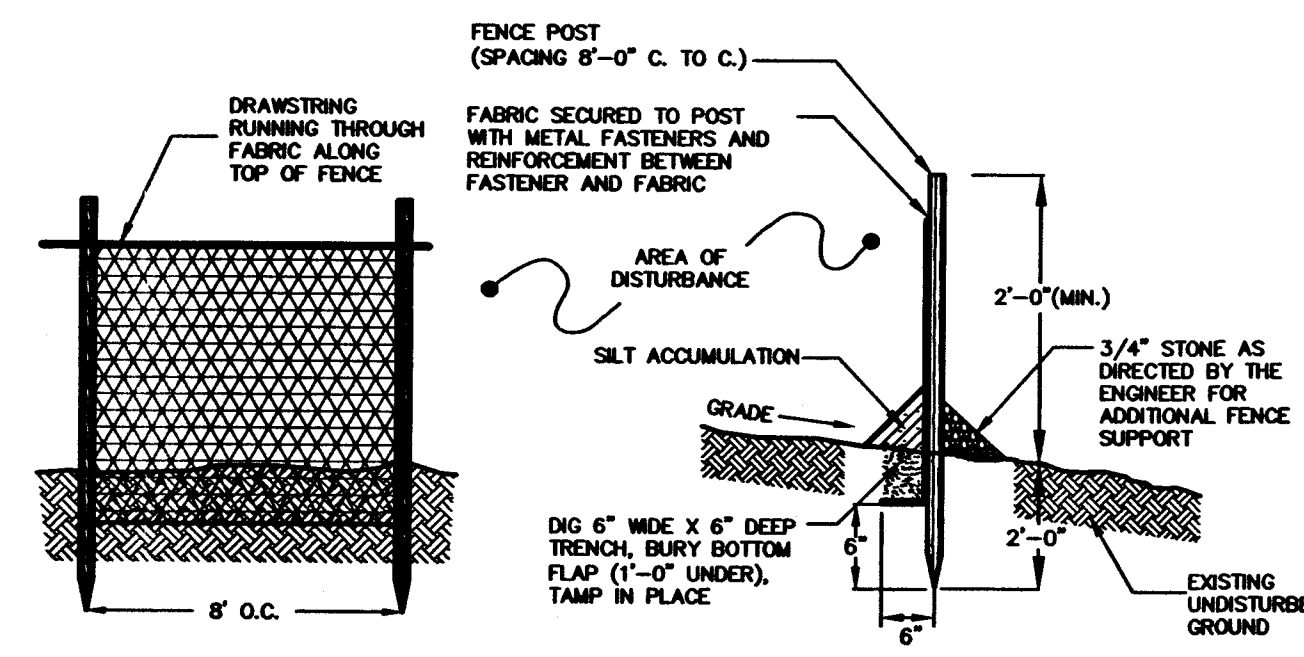
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABR. BASE COURSE*	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY



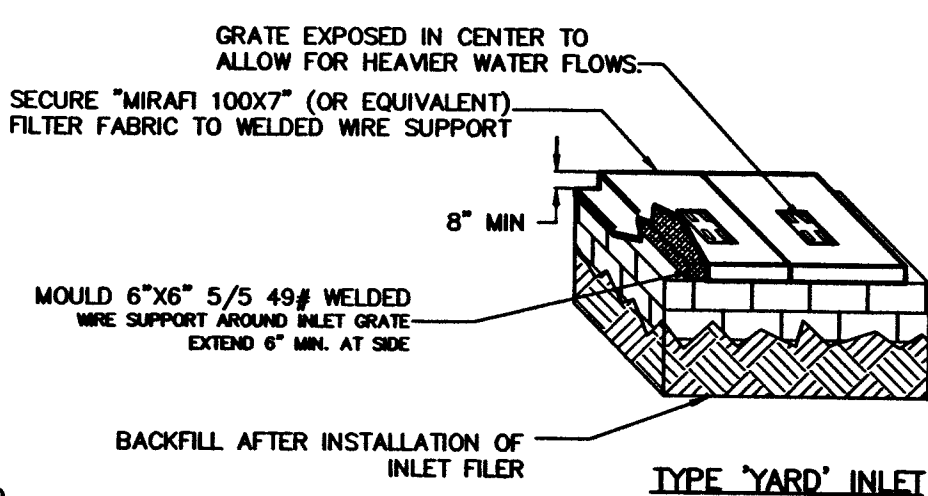
TYPICAL SOIL COMPACTION TESTING LOCATIONS
(N.T.S.)

DESCRIPTION	TIME FRAMES IN DAYS
1. INSTALL FABRIC FILTER FENCES, AND WHEEL CLEARING APRON	1
2. STRIP AND STOCKPILE TOPSOIL, SEED WITH TEMPORARY SEEDING	3
3. ROUGH GRADING AND DRAINAGE, INSTALL DRYWELL	8
4. CONSTRUCT POOL & PATIO & DECK ADDITION	22
5. SLOPE STABILIZATION-PERMANENT SEEDING	2
6. COMPLETE PROJECT-LANDSCAPING	5
7. TEMPORARY SOIL EROSION MEASURES TO BE REMOVED	1
TOTAL	±42

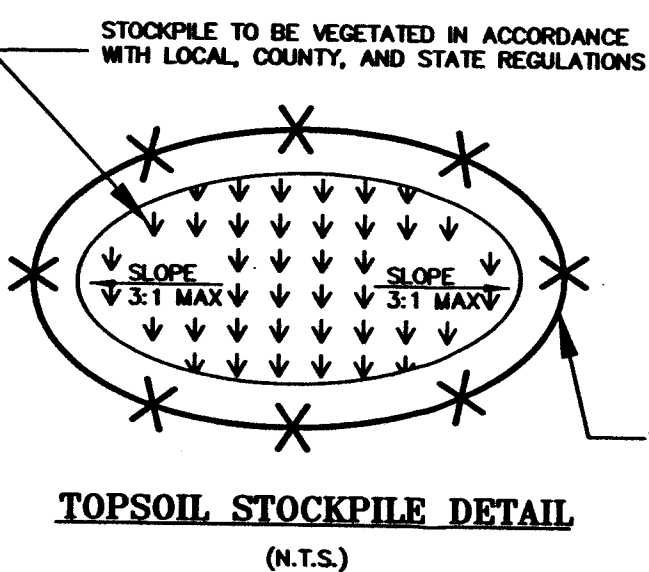


- GENERAL NOTES:**
- FENCE POSTS SHALL BE SPACED 8' O.C. OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FT. INTO THE GROUND AND EXTEND AT LEAST 2 FT. ABOVE THE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.
 - A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
 - A GEOTEXTILE FABRIC RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP INTO THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC SHALL BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (WYLOM WEBBING, GRONNETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.
- MAINTENANCE NOTES:**
- SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
 - REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
 - BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETEIORATION AND SEDIMENT REMOVAL.

SILT FENCE DETAIL
(N.T.S.)



YARD DRAIN PROTECTION DETAIL
(N.T.S.)



TOPSOIL STOCKPILE DETAIL
(N.T.S.)

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL./ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON			
POLYACRYLAMIDE (PAM) - DRY SPREAD			
ADJULATED SOY BEAN SOAP SLICK	NONE	COARSE SPRAY	1200

DUST CONTROL MATERIALS

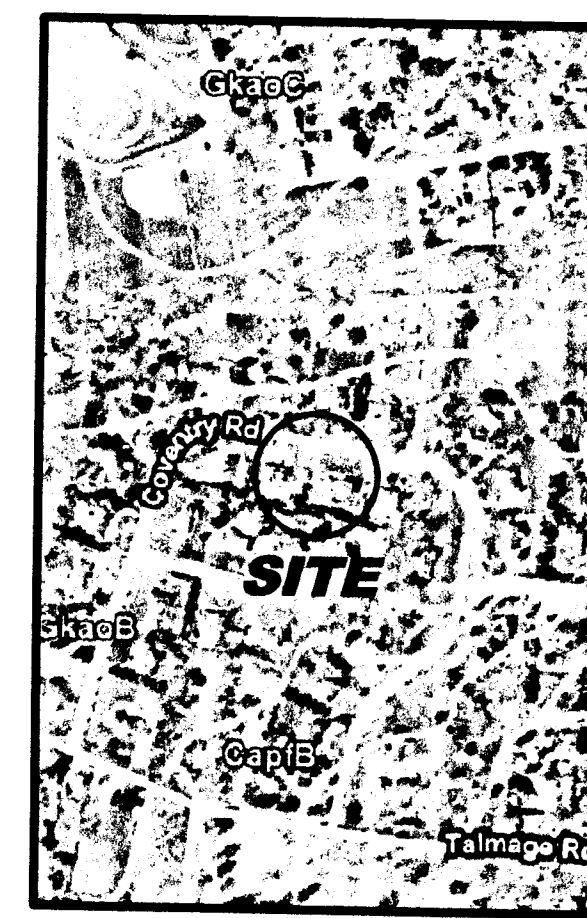
ILLAGE - TO ROUGHEN SURFACE AND BRING CLOUDS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOW SPACES ABOUT 12 INCHES APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED WITH THE SURFACE IS WET.

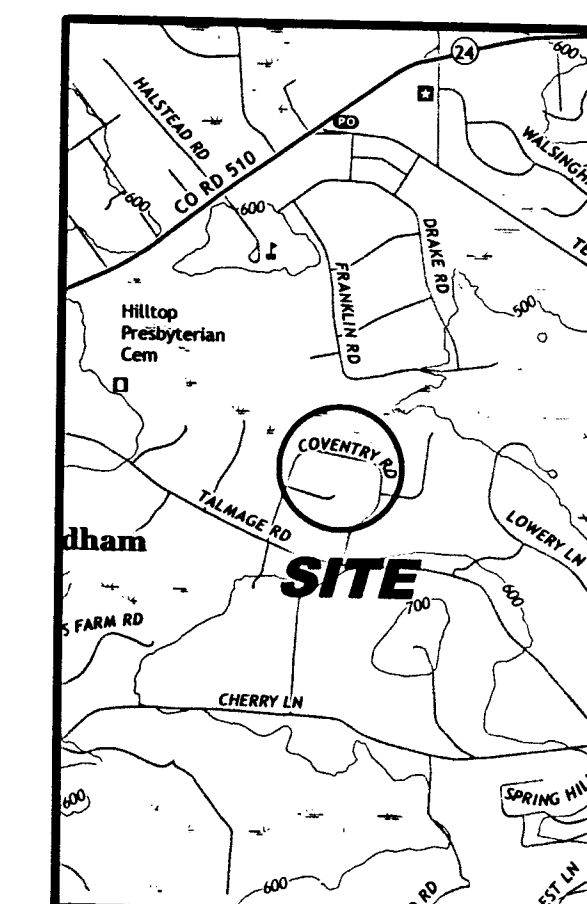
BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

GRAVEL/CLAY/LOESSE - SHALL BE IN THE FORM OF LOOSE, DRY GRAVELS OR FLAKES FINE ENOUGH TO FEED OR PLANT DAMAGE, IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTINGS.

SLIDE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



LOCATION PLAN SOIL SURVEY



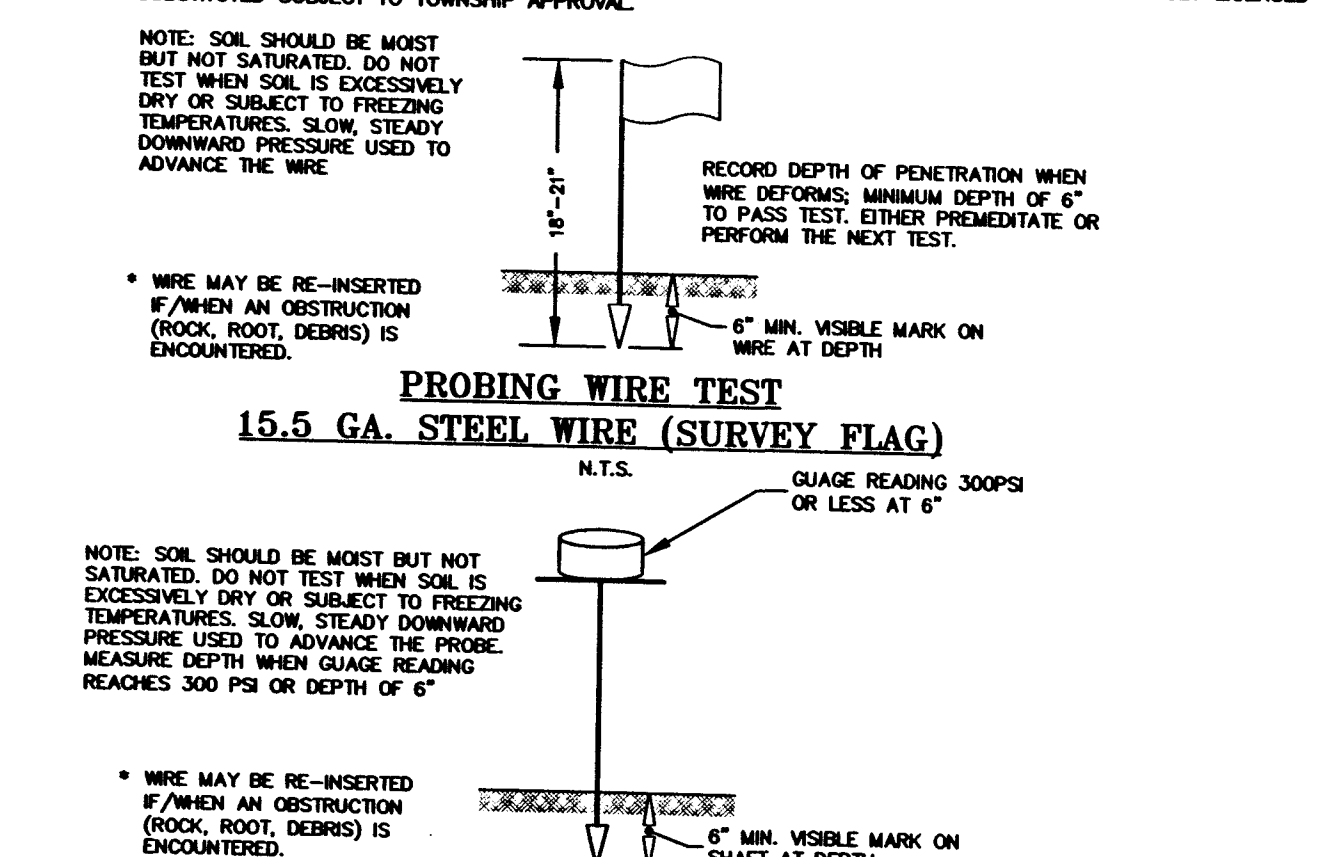
LOCATION PLAN FROM U.S.G.S.

GENERAL NOTES

- OWNER/APPLICANT: TIMOTHY & MARGARET MAHONEY
20 COVENTRY ROAD
MENDHAM, NJ 07945
(732) 859-9066
- THE SUBJECT PROPERTY IS KNOWN AS LOT 8 BLOCK 1402 AS SHOWN ON THE BOROUGH OF MENDHAM TAX MAPS SHEET NO. 14. THE PROPERTY CONTAINS 34,227 S.F. OR 0.79 AC.
- LOT DIMENSIONS (METES & BOUNDS) AND HOUSE LOCATION PER PLAN OF SURVEY PREPARED BY A-1 LAND SURVEYS, MAX V. RAFFAELE, N.J.P.L.S. NO. 35866, DATED 04/27/98.
- TOPOGRAPHY AND ADDITIONAL LOCATIONS PERFORMED BY CIVIL ENGINEERING INC., ON MARCH 13, 2020. VERTICAL DATUM (ASSUMED) ESTABLISHED AT NAIL SET IN DRIVEWAY, EL. 100.00 (ASSUMED).
- WATER IS SUPPLIED TO THE EXISTING DWELLING BY AN EXISTING CONNECTION TO THE PUBLIC WATER SUPPLY SYSTEM LOCATED IN COVENTRY ROAD.
- ELECTRICAL, TELEPHONE & CABLE SERVICE IS PROVIDED BY EXISTING UNDERGROUND CONNECTIONS TO AN EXISTING ELECTRICAL BOX LOCATED ON THE OWNER'S PROPERTY, LOT 8 BLOCK 1402.
- GAS SERVICE IS SUPPLIED TO THE EXISTING DWELLING BY A CONNECTION TO AN EXISTING GAS MAIN LOCATED IN COVENTRY ROAD.
- NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR APPROVAL FROM THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND THE TOWNSHIP ENGINEER.
- ALL SOIL EROSION AND SEDIMENT CONTROL PROCEDURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION.
- CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THEREOF OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA) SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF OCCUPATIONAL SAFETY; "CONSTRUCTION SAFETY CODE"; AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION" AND "BUILDING CODE".
- ALL SOIL TESTING FOR STRUCTURAL COMPONENTS TO BE DONE BY OTHERS. THIS INCLUDES, BUT IS NOT LIMITED TO: STRUCTURAL STABILITY, FOOTING DESIGN, PRESENCE OR ABSENCE OF BURIED OR UNSUITABLE MATERIAL, AND DEPTH TO ROCK. SITE DESIGN ENGINEER ACCEPTS NO LIABILITY FOR LOST TIME OR ADDITIONAL EXPENSE DUE TO CHANGES OCCURRING FROM ADDRESS AND CONDITIONS.
- BUILDER/OWNER/CONTRACTOR OR AUTHORIZED REPRESENTATIVE ACCEPTS RESPONSIBILITY FOR BUILDING ELEVATIONS & PROPOSED GRADING ELEVATIONS SHOWN ON APPROVED ENGINEERING DESIGN PLANS. IF CHANGES ARE REQUESTED ONCE EXCAVATION HAS BEGUN, THE SITE DESIGN ENGINEER MUST BE NOTIFIED IMMEDIATELY. THE ENGINEER ACCEPTS NO LIABILITY FOR ANY LOST TIME OR ADDITIONAL EXPENSE DUE TO ELEVATION CHANGES OCCURRING FROM FIELD MODIFICATIONS.
- THE LOCATION OF THE EXISTING BOROUGH SANITARY SEWER EASEMENT SHOULD BE STAKED OUT PRIOR TO CONSTRUCTION TO ENSURE IT IS NOT DISTURBED (OTHER THAN FENCING).

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

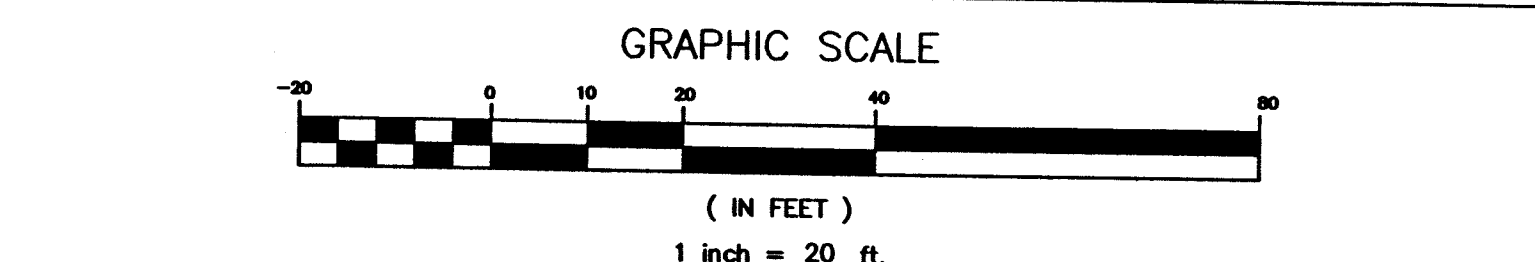
- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES AND THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
 - AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY IDENTIFIED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
 - COMPACTION TESTING LOCATIONS ARE IDENTIFIED ON THE PLAN. LOCATION ID'S SHALL BE USED TO COMPLETE THE COMPACTION REMEDIATION FORM, OF COMPLIANCE FROM THE TOWNSHIP.
 - IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLD INDICATED FOR THE SIMPLIFIED TESTING METHOD AREA IDENTIFIED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.
- B. COMPACTION TESTING METHODS**
- PROBING WIRE TEST (SEE DETAIL)
 - HANDHELD PENETROMETER TEST (SEE DETAIL)
 - TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
 - NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED)
- NOTE:** ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO TOWNSHIP APPROVAL.
- 6. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADING" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.**
- 7. SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/ILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE CONSTRUCTION.**
- C. PROCEDURES FOR SOIL COMPACTION MITIGATION**
- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
 - RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/ILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO TOWNSHIP APPROVAL.



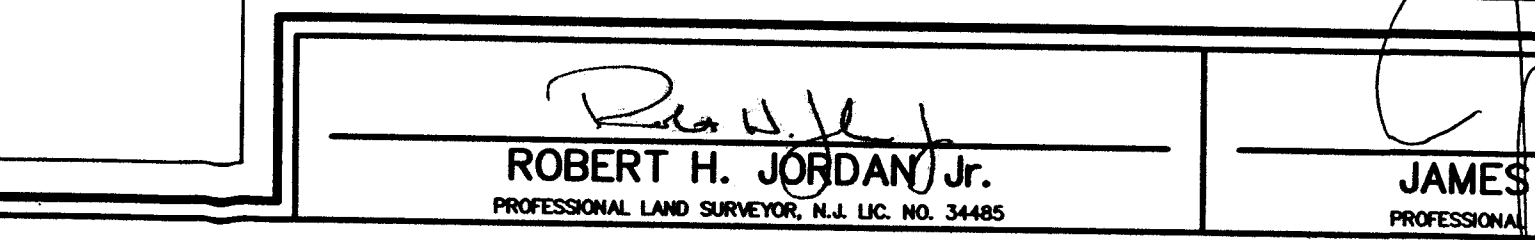
PROBING WIRE TEST
15.5 GA. STEEL WIRE (SURVEY FLAG)
(N.T.S.)

HANDHELD SOIL PENETROMETER TEST
(N.T.S.)

SOIL EROSION & SEDIMENT CONTROL PLAN



SOIL EROSION & SEDIMENT CONTROL PLAN



ROBERT H. JORDAN, Jr.
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 34485

JAMES G. GLASSON
PROFESSIONAL ENGINEER, N.J. LIC. NO. 37703

CIVIL ENGINEERING, INC.

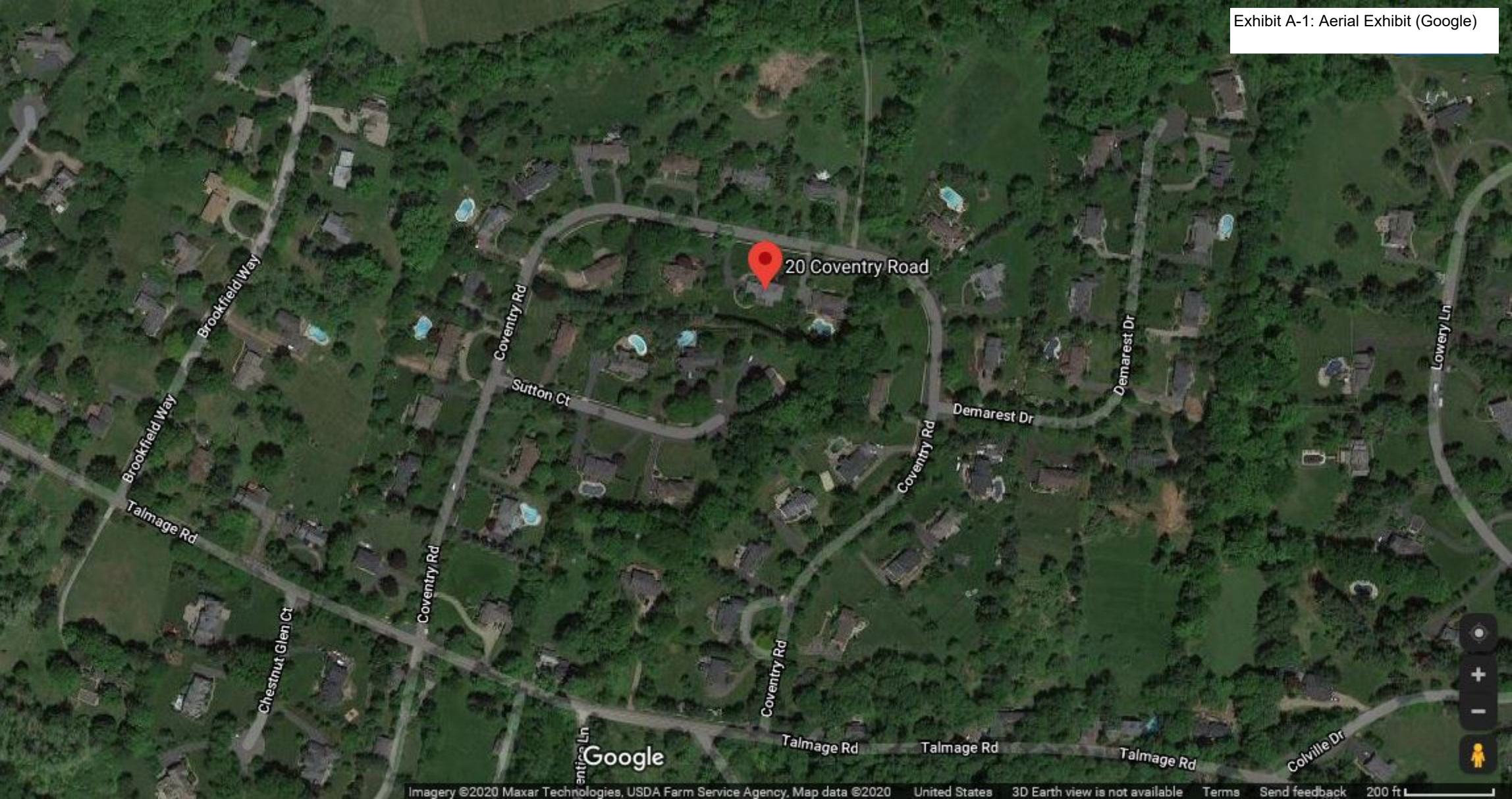
1 COVE STREET
BUDD LAKE, N.J. 07828
Telephone: (973) 426-1776
Fax: (973) 426-0716
N.J. - C of A #246A27922000

SOIL EROSION & SEDIMENT CONTROL PLAN
FOR:
LOT GRADING & DISTURBANCE PLANS
LOT 8 BLOCK 1402
'20 COVENTRY ROAD'

BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY

Checked By: JG Date: 03/18/20
Drawn By: BR Project No: 6497

SHEET 3 OF 3



20 Coventry Road

Google



Exhibit A-2: View from Existing Deck



Exhibit A-3: View to 22 Coventry



Exhibit A-4: View Facing 18 Coventry



Exhibit A-5: View of Back of House