



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

RECEIVED

By Lisa Smith at 11:34 am, May 01, 2020

APPLICATION FOR HEARING

EXPERT TESTIMONY PROPOSED

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

NAME JUSTIN ZACCONE ADDRESS 20 Gunther St.
 PHONE 201-264-4994 FAX _____ EMAIL Jzaccone89@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): Approval for barn use on the property. Barn was delivered and set on property but requires variance approvals.

2. Property affected is known as Block 401, Lot 7 on the Tax Map and located at 20 Gunther St. in the _____ zone.

Property Owner Name Justin Zaccone
 Address 20 Gunther St.
 Phone 201-264-4994 Email Jzaccone89@gmail.com

OWNER'S CONSENT ATTACHED? YES NO

3. Check one:

This application is based on the decision rendered by the Zoning/Administrative Officer dated MARCH 9, 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) 215-29A & 215-29S 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:

Barn was purchased to provide homeowners with additional workspace as both work from home. Homeowners were misguided by manufacturer as to Zoning permit ordinances in Mendham. Barn was delivered, set on property, and wired for electrical, at which time we became available of the Zoning restrictions. Homeowners are requesting variance approvals to keep barn in its current location. To move the structure at this point would cause additional financial hardship we'd like to avoid. We've taken all other necessary steps to comply with town requirements, including electrical, HVAC, and Construction permits. Thank you.

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:

Fortunately, neighbor homes are approximately 135 ft – 185 ft from barn structure. Structure is also located in a section of the yard that's surrounded by undeveloped land. It will be used sparingly throughout the day in a quiet manner and will not disturb the neighborhood peace.

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:

Zoning application was denied due to variance approval requirements

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 13 APR 2020


Signature of Applicant or Agent

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

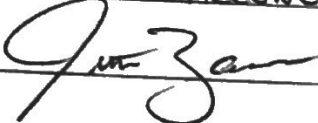
**PLEASE NOTE: NJ STATE STATUTES MAY REQUIRE ADDITIONAL NOTICE.
PLEASE REFER TO NJSA 40:55D-12.**

OWNER'S CONSENT TO FILING OF APPLICATION

I hereby certify that the undersigned is the title owner of record of the property for which this application is being filed and that I am aware of and consent to the filing of same.

Name: JUSTIN ZACCONE

Date: 13 APR 2020

Signature: 

** If the owner of the property is not an individual but a corporation, LLC, LP, partnership, non-profit organization, etc., the title owner must identify on the form the name of the company or organization and their personal title; e.g., President, Vice-President, Chairman of the Board, etc. Applications submitted without the signature of the title owner(s) will be deemed incomplete.

BOROUGH OF MENDHAM
6 West Main Street
Mendham, NJ 07945
Incorporated May 15, 1906

Office of the
Tax Collector

Phone 973-543-7152 Ext. 17
Fax 973-543-2290
email - tax@mendhamnj.org

CERTIFICATION OF STATUS OF MUNICIPAL TAX AND SEWER FEES

To ___ Board of Adjustment ___ Planning Board

Applicant Justin Zaccone

Property Location 20 Guntherst. Block 401 Lot 7

Note that any billing or delinquency subsequent to the date of this certification and prior to the Board hearing must be timely paid and proof must be filed with the Board.

(This section is to be completed by the Tax Collector)

Please be advised that the current status of tax and utility fees are:

Tax status is paid current / due but not delinquent / delinquent

Last Tax payment was made on 1.31.20 for 1st Quarter 2020

Next Tax payment is due 5.1.20

Tax is delinquent if not paid by 5.10.20

Sewer status is paid current / due but not delinquent / delinquent

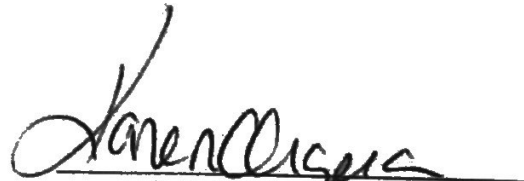
Last Sewer payment was made on 3.5.20 for 1st Quarter 2020

Next Sewer Payment is due 6.1.20

Sewer becomes delinquent if not paid by 6.30.20

___ Not served by Municipal Sewer.

Dated: 4.13.2020


Judy O'Brien, Tax Collector
Karen Orgera, Deputy Tax Collector

**BOROUGH OF MENDHAM
APPLICATION CHECKLIST**
SEE LAND DEVELOPMENT ORDINANCE CHAPTER 196

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES				
	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:65D-70										
							PRELIM	FINAL	(a) & (b)					(c)	(d)		
1	•	•	•	•	•	•	•	•	•	•	•	•	Application Form along with filing and escrow fees.	✓	COMPLIES		
															N/A		
															WAIVER		
2	•	•	•	•	•	•	•	•	•	•	•	•	Certification of ownership or authorization to file application.	✓	COMPLIES		
															N/A		
															WAIVER		
3	•	•	•	•	•	•	•	•	•	•	•	•	Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.	✓	COMPLIES		
															N/A		
															WAIVER		
4								•	•	•			Zoning Officer Denial Form providing statistics and rationale for request.	✓	COMPLIES		
															N/A		
															WAIVER		
5	•	•	•	•	•	•	•	•	•	•	•	•	Site Inspection Form	✓	COMPLIES		
															N/A		
															WAIVER		
6	•	•	•	•	•	•	•	•	•	•	•	•	Sewer Permit Waiver, Application or Sewer Gallonage Clause	✓	COMPLIES		
															N/A		
															WAIVER		
7	•	•	•	•	•	•	•	•	•	•	•	•	Historic Preservation Commission Application	✓	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.	✓	COMPLIES		
															N/A		
															WAIVER		
9	•	•	•	•	•	•	•	•	•	•	•	•	Copy of Official Tax Map depicting location of subject property supplied by the Borough Tax Assessor's Office	✓	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	✓	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.	✓	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.	✓	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.	✓	COMPLIES		
															N/A		
															WAIVER		

ITEM NUMBER	MINOR		MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES			
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	PRELIM	FINAL	40:55D-70	(a) & (b)	(c)	(d)							
				SUBDIVISION	SITE PLAN									SUBDIVISION	SITE PLAN	
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.	COMPLIES		
15			•										Copy of most recently approved site plan	✓ COMPLIES		
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'.	✓ COMPLIES		
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.	✓ COMPLIES		
18	•	•	•	•	•	•	•	•	•	•	•	•	Name of subdivision or development, Borough of Mendham Morris County.	✓ COMPLIES		
19	•	•	•	•	•	•	•	•	•	•	•	•	Name, title, address and telephone number or subdivider or developer.	✓ COMPLIES		
20	•	•	•	•	•	•	•	•	•	•	•	•	Name, title, address and license number of the professionals who prepared the plot or plan.	✓ COMPLIES		
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.	✓ COMPLIES		
22	•	•	•	•	•	•	•	•	•	•	•	•	North arrow with reference meridian. Scale (written and graphic).	✓ COMPLIES		
23	•	•	•	•	•	•	•	•	•	•	•	•	Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.	✓ COMPLIES		
24	•	•	•	•	•	•	•	•	•	•	•	•	Approval signature lines	✓ COMPLIES		
25	•	•	•	•	•	•	•	•	•	•	•	•	Acres 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.	✓ COMPLIES		
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 1/4 in. with other public streets.	✓ COMPLIES		
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.	✓ COMPLIES		

ITEM NUMBER	MINOR			MAJOR				VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	PRELIM	FINAL	46:55D-70								
				SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)	(d)				
28	•	•		•	•	•		•	•		<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
29	•	•		•	•	•		•			<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
30	•	•		•	•	•		•			<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
31	•	•		•	•	•		•			<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
32	•	•		•	•	•		•			<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
33	•	•		•	•	•		•			<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
34	•	•		•	•	•		•			<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
35	•	•		•	•	•		•			<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
36	•	•		•	•	•		•			<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
37	•	•		•	•	•		•			<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			
38	•	•		•	•	•		•			<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER			

ITEM NUMBER	MINOR			MAJOR			VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES			
	SUBDIVISION	SITE PLAN	SITE PLAN WAIVER	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	(a) & (b)	(c)					(d)		
															PRELIM	FINAL
39	•	•		•	•	•	•	•	•	•	•	•	Required front, side and rear setback lines.	COMPLIES N/A WAIVER		
40	•	•		•	•	•	•	•	•	•	•	•	Size, height and location and use of all proposed buildings including all proposed floor elevations.	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.	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.	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.	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.	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.	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.	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.	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.	COMPLIES N/A WAIVER		
49	•	•		•	•	•	•	•	•	•	•	•	Depiction of any existing or proposed protective covenants or deed restrictions applying to the land being developed.	COMPLIES N/A WAIVER		
50	•	•		•	•	•	•	•	•	•	•	•	Existing and proposed permanent monuments.	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.	COMPLIES N/A WAIVER		
52	•	•		•	•	•	•	•	•	•	•	•	A Letter of Interpretation from the NJDEP	COMPLIES N/A WAIVER		

ITEM NUMBER	MINOR		MAJOR		VARIANCE			APPLICANT MARK	STATUS	BOROUGH MARK	NOTES	
	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	40:550-70	(a) & (b)	(c)					(d)
53	•	•	•	•					<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		For each lot not served by public sewage disposal, approval by the Borough Board of Health of percolation tests observed by the Borough Health Officer and certified by a licensed professional engineer, indicating that the proposed lot(s) can adequately accommodate a septic system in compliance with all state and local regulations. When a new connection to or change in plumbing facilities feeding an existing connection to the Borough sanitary system is proposed, an adopted resolution of the Borough Council approving the application.	
54	•	•	•	•					<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		Certification by the applicant's surveyor and engineer as to the accuracy of the details of the plat. Certification of compliance with RSIS, or provide a list of exceptions proposed.	
55				•	•				<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		Plan of all utilities in exact location together with a cost estimate of the installation of all public improvements to be installed.	
56				•	•				<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		Written proof that all lands set aside or shown for easement, public use or streets are free and clear of all liens and encumbrances.	
57				•	•				<input checked="" type="checkbox"/> COMPLIES <input type="checkbox"/> N/A <input type="checkbox"/> WAIVER		Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the proposed development.	
NOTE: Board may require and ask for additional information												

SITE INSPECTION FORM

RE: Lot 7 Block 401

I, JUSTIN ZACCONE, the undersigned property owner, do hereby authorize Mendham Borough Officials to inspect the property owned by me at 20 Gunther St. in connection with my application to the Zoning Board of Adjustment/Planning Board for this property.

Date: 14 APR 2020

Phone #: 701-264-4994



Property Owner or Authorized Agent

N.A.

BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY

APPLICATION FOR SANITARY SEWER CONNECTION

FILE APPLICATION AND \$175 FEE WITH: JEANNE PUGSLEY
2 WEST MAIN STREET
MENDHAM, NJ 07945
973-543-7152, ext. 16

Applicant _____ Date _____

Address _____

Owner _____

Address: _____

Location of Property _____

Lot _____ Block _____

Present Use _____ Proposed Use _____

Floor Area (if other than residential) _____

Projected Sewage Flow _____ Existing Sewage Flow _____

Site Plan Approval/Waiver Required (y/n) _____

Signature of Applicant _____ Date _____

PLEASE PROVIDE A WRITTEN DESCRIPTION OF THE PROPOSED PROJECT:

PLEASE PROVIDE SITE PLAN/FLOOR PLAN OF SUBJECT PROPERTY

BOROUGH ENGINEER REVIEW:

This application (does) (does not) require additional allocation of sanitary sewer flow in accordance with the provisions of Chapter 168 of the Code of the Borough of Mendham.

Additional allocation requested: _____ gpd. Reservation Cost: _____ gpd x \$16.00/gpd =\$ _____

COMMENTS:

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*

March 9, 2020

J. Zaccone
20 Gunther St.
Mendham, NJ 07945
cc. Lisa Smith

Re: Zoning Permit Application Denial ZP- 80-27
Block 401, Lot 7

Dear Mr. Zaccone,

I have denied your zoning permit application for a barn/shed at 20 Gunther St. I will need an architectural plan showing dimension and placement.
Upon site inspection the structure does not comply with ordinance 215-29A and 215-29S Schedule II Minimum Building Setbacks

215-29A

Accessory buildings.

(1)

No accessory building shall be over two stories high in any zone, and accessory buildings erected within between five and 12 feet of a party lot line shall not be over one story high.

(2)

No accessory building shall be located within 10 feet of a wall of a main building unless attached thereto

The setbacks for accessory buildings in the ½ acre zone of 15 feet. The current placement of the structure is not being met.

§ 215-29 Supplementary height and bulk limitations.

[Added 8-7-1989 by Ord. No. 17-89; 9-5-1989 by Ord. No. 20-89; 6-7-1999 by Ord. No. 15-99; 6-7-1999 by Ord. No. 17-99; 12-18-2000 by Ord. No. 21-00; 12-2-2002 by Ord. No. 10-02; 3-16-2009 by Ord. No. 1-09; 2-19-2013 by Ord. No. 1-13]

ZONING 215 Attachment 2 Borough of Mendham SCHEDULE II MINIMUM BUILDING SETBACKS^{1,4, 5} [Amended 8-20-1979 by Ord. No. 14-79; 5-16-1988 by Ord. No. 6-88; 8-7-1989 by Ord. No. 17-89; 5-16-1994 by Ord. No. 9-94; 6-17-2002 by Ord. No. 06-02; 4-18-2005 by Ord. No. 5-05; 12-7-2007 by Ord. No. 26-07; 11-18-2013 by Ord. No. 11-13] Main Building Accessory Building Zone Front (feet) Rear (feet) Each Side² (feet) Front (feet) Rear and Sides (feet) 5-Acre Residence 75 60 403,6 756 403,6

3-Acre Residence 75 60 25 75 203

1-Acre Residence 75 40 25 75 20

1/2-Acre Residence 50 30 15 50 15

1/4-Acre Residence 30 25 10 30 10

East Business 50 50 15 50 15

Historic Business 20 20 10 20 15

Limited Business 30 30 15 30 5

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 of the date of this notice.

Very truly yours,



Neil Schetelick
Zoning Officer

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

Zoning Permit Number: 2P-80-21

ZONING PERMIT APPLICATION

FEES: FENCE PERMIT - \$20.00 ZONING PERMIT - \$30.00

Date: 3/7/2020 Block: 401 Lot: 7 Zone District: Residential ^{1/2 Acre}

Historic Overlay District: NO Main Street Corridor: NA

Physical Location of Property for Permit: 20 Gunther St.

Name of Applicant: JUSTIN ZACCONE Phone #: 201-264-4994

Applicant's Address: 20 Gunther St. email: JZaccone89@gmail.com

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

Phone #: _____

Reason for Application (Addition, Fence, Deck, Pool, Patio, Other): Delivery of a barn.

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

Barn was delivered pre-built to property

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.

3/7/2020 [Signature] JUSTIN ZACCONE
Date Applicant's Signature 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: Site / Barn which is a:

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

() Approved _____
Conditions of approval

Denied Placed within Setbacks
Reason for denial

Neil Schetelick Mendham Borough Zoning Officer
[Signature]

Date 3/9/2020

MINIMUM BUILDING SETBACKS ^{1,4,5}

[Amended 8-20-1979 by Ord. No. 14-79; 5-16-1988 by Ord. No. 6-88; 8-7-1989
by Ord. No. 17-89; 5-16-1994 by Ord. No. 9-94; 6-17-2002 by Ord. No. 06-02;
4-18-2005 by Ord. No. 5-05; 12-7-2007 by Ord. No. 26-07]

Zone	Main Building			Accessory Building	
	Front (feet)	Rear (feet)	Each Side ² (feet)	Front (feet)	Rear and Sides (feet)
5-Acre Residence	75	60	40 ³	75	40 ³
3-Acre Residence	75	60	25 ³	75	20 ³
1-Acre Residence	75	40	25	75	20
1/2-Acre Residence	50	30	15	50	15
1/4-Acre Residence	30	25	10	30	10
East Business	50	50	15	50	15
Historic Business	20	20	10	20	15
Limited Business	30	30	15	30	5

NOTES:

- ¹ Setbacks are measured from the lot line to the part of the building nearest said lot line.
- ² May be reduced as per § 215-30.
- ³ In the 5-Acre Residence Zone and 3-Acre Residence Zone, no driveways or parking areas shall be located anywhere within the side yard requirements running the full length of the property from the front to the rear.
- ⁴ The bulk and setback requirements of Schedule II shall be as modified by § 215-31.1 for the 1/4-, 1/2-, 1-, 3- and 5-Acre Residence Zones.
- ⁵ Special front yard setback averaging applies in the 1/4-Acre, 1/2-Acre, East Business and Limited Business Zones of the Main Street Corridor as set forth in § 195-57.7.



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

April 16, 2020

Justin Zaccone
20 Gunther St.
Mendham, NJ 07945

Re: Block: 401 - Lot: 7 - 20 Gunther St.

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

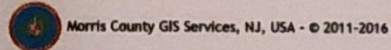
Lisa Smith
Assessor Assistant

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_301_57	0.5400	21 GUNTHER ST	OGOFF, MARC/HELEN	21 GUNTHER ST MENDHAM, NJ 07945
1418_301_58	0.5420	19 GUNTHER ST	D'AGOSTINO, MARC/ALISON	19 GUNTHER ST MENDHAM, NJ 07945
1418_301_59	0.5500	17 GUNTHER ST	BRYAN, PETER D & KATHRYN D	17 GUNTHER ST MENDHAM, NJ 07945
1418_401_1	0.3400	24 MOUNTAIN AVE	ZELLER, HARVEY & FUH-MAAN	24 MOUNTAIN AVE MENDHAM, NJ 07945
1418_401_10	0.5100	14 GUNTHER ST	RITGER, PAUL D	14 GUNTHER ST MENDHAM, NJ 07945
1418_401_2	0.2600	1 WILSON ST	REGAN, MADELYN & AGUADO, MICHAEL	1 WILSON ST MENDHAM, NJ 07945
1418_401_20	0.8600	9 HIGHFIELD CIR	RACIOPPI, KIM	9 HIGHFIELD CIR MENDHAM, NJ 07945
1418_401_23	0.8610	36 MOUNTAIN AVE	SIMS, LORI MARIE/BRADLEY STEPHEN	36 MOUNTAIN AVE MENDHAM, NJ 07945
1418_401_24	0.5030	34 MOUNTAIN AVE	CORONA, FREDERICK J	34 MOUNTAIN AVE MENDHAM, NJ 07945
1418_401_25	0.5030	32 MOUNTAIN AVE	SZANKA, LASZLO/LORINCZY, ANDREA	32 MOUNTAIN AVE MENDHAM, NJ 07945
1418_401_26	0.6400	30 MOUNTAIN AVE	CARR, MICHAEL C/CHELSEY M	30 MOUNTAIN AVE MENDHAM, NJ 07945
1418_401_27	0.2900	28 MOUNTAIN AVE	PRESTRIDGE, ROBERT L & NANCY J	28 MOUNTAIN AVE MENDHAM, NJ 07945
1418_401_28	0.3900	26 MOUNTAIN AVE	PARMELLI, CHARLES/JEAN	26 MOUNTAIN AVE MENDHAM, NJ 07945
1418_401_3	0.4000	3 WILSON ST	WALL, PETER & GWEN	3 WILSON ST MENDHAM, NJ 07945
1418_401_4	0.2410	5 WILSON ST	CUSANO, NICHOLAS/CAREN	5 WILSON ST MENDHAM, NJ 07945
1418_401_5	0.2400	7 WILSON ST	WILCOCK, JOHN/JANE	7 WILSON ST MENDHAM, NJ 07945
1418_401_6	0.6400	22 GUNTHER ST	MJK EQUITIES LLC	1 CEDAR LAWN AVE LAWRENCE, NY 11559
1418_401_7	0.9200	20 GUNTHER ST	ZACCONE, JUSTIN & BETHANY	20 GUNTHER ST MENDHAM, NJ 07945
1418_401_8	0.9900	18 GUNTHER ST	SEGERS, ELIZABETH H	18 GUNTHER ST MENDHAM, NJ 07945
1418_401_9	0.7200	16 GUNTHER ST	BARBERA, PLACIDO L TRUS/JOY TRUS	16 GUNTHER ST MENDHAM, NJ 07945



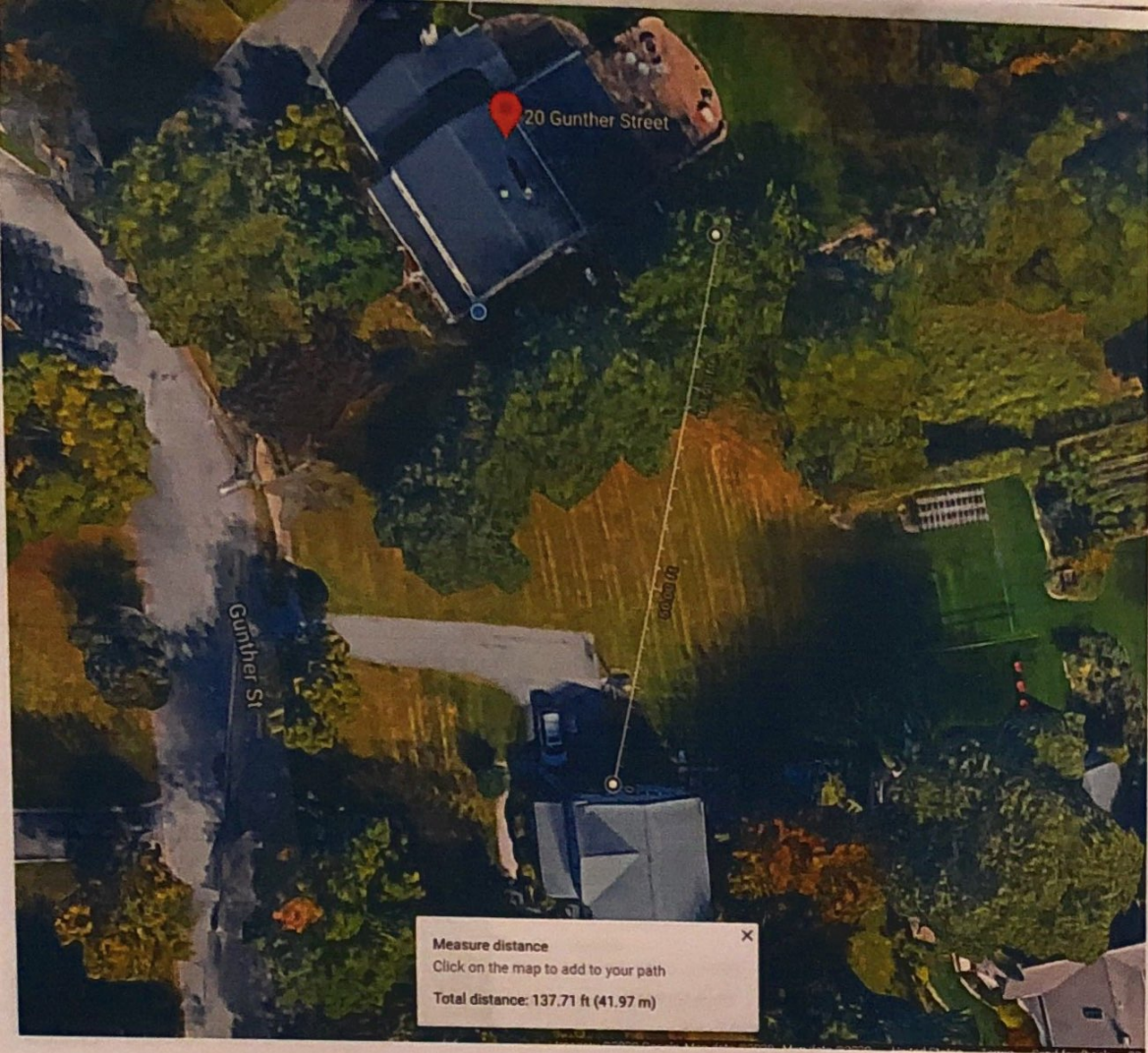
Morris County Board of Taxation
 COUNTY OF MORRIS, NEW JERSEY
 P.O. Box 900, Morristown NJ, 07963-0900
 *Maximum of 500 records available on report

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.

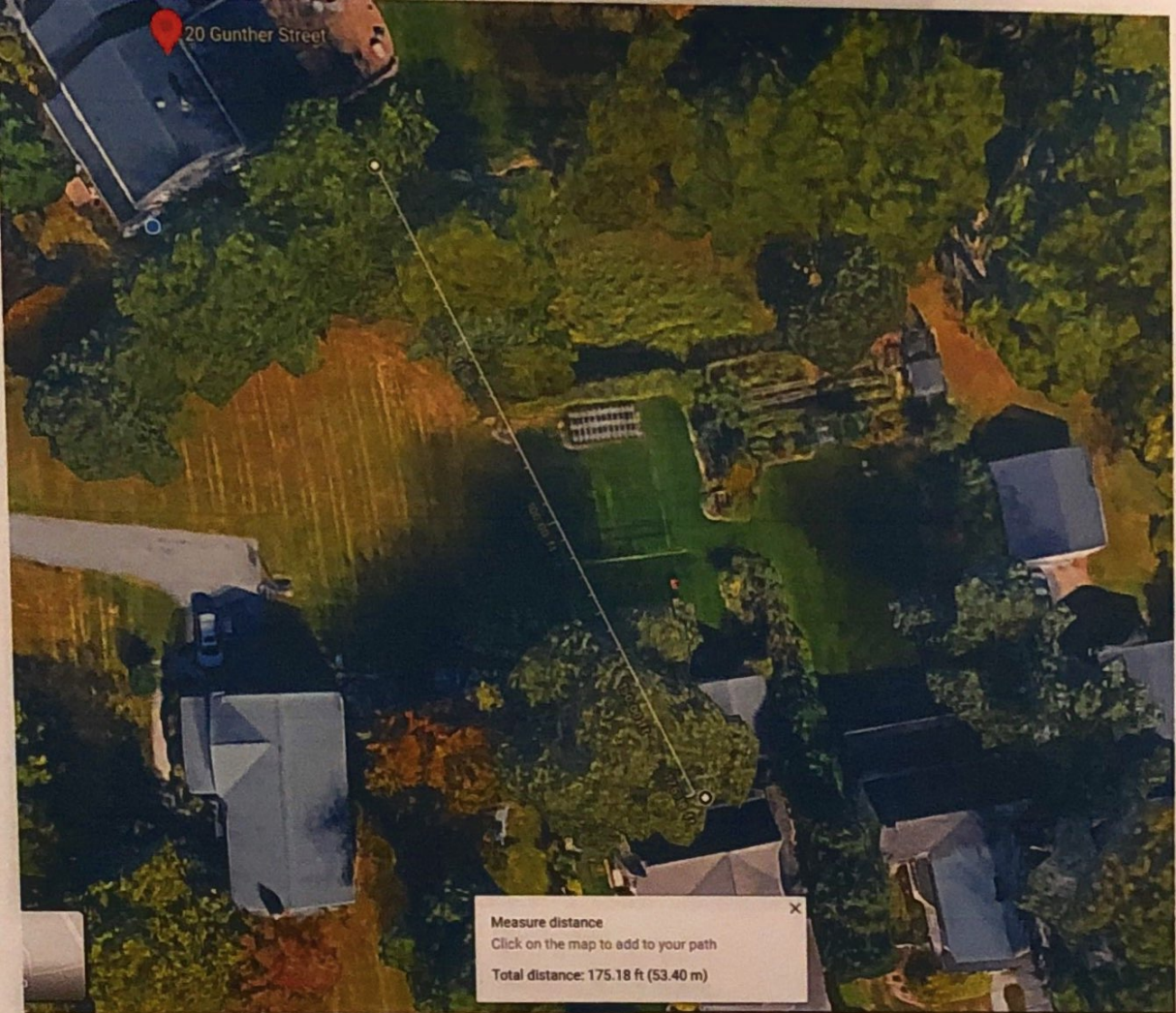
TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_401_7	0.9200	20 GUNTHER ST	ZACCONI, JUSTIN & BETHANY	20 GUNTHER ST MENDHAM, NJ 07945



Measure distance ×
Click on the map to add to your path
Total distance: 137.71 ft (41.97 m)

20 Gunther Street

Measure distance
Click on the map to add to your path
Total distance: 175.18 ft (53.40 m)



20 Gunther Street

Measure distance ✕
Click on the map to add to your path
Total distance: 184.57 ft (56.26 m)



View from Back Yard 1



View from Back Yard 2



View from Neighbors Yard



View from Street



Board Chairman:

Board Secretary:

Borough Engineer:

ENGEL ARCHITECTS

1854 LINCOLN HWY. E.
LANCASTER, PA

PHONE: 717-392-8021
EA. #20084

BUILDER:

Mt Olive Hardware
480 Rt. 46
Hackettstown, NJ 07840
Phone: 973-691-1315

PROJECT:

Justin Zacone
20 Gunther Street
Mendham, NJ 07945

FINAL	4/9/20	E.S.



**DRAFTING
CONCEPTS**
5219 Old Strasburg Rd.
Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925
John@DraftingConceptsLLC.net

SCALE:

AS NOTED

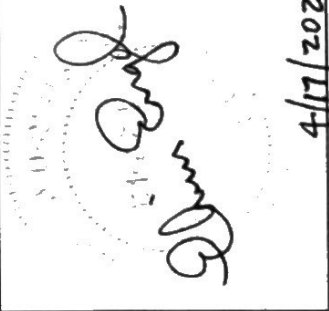
SHEET TITLE:

Cover sheet

PROJECT NO.:

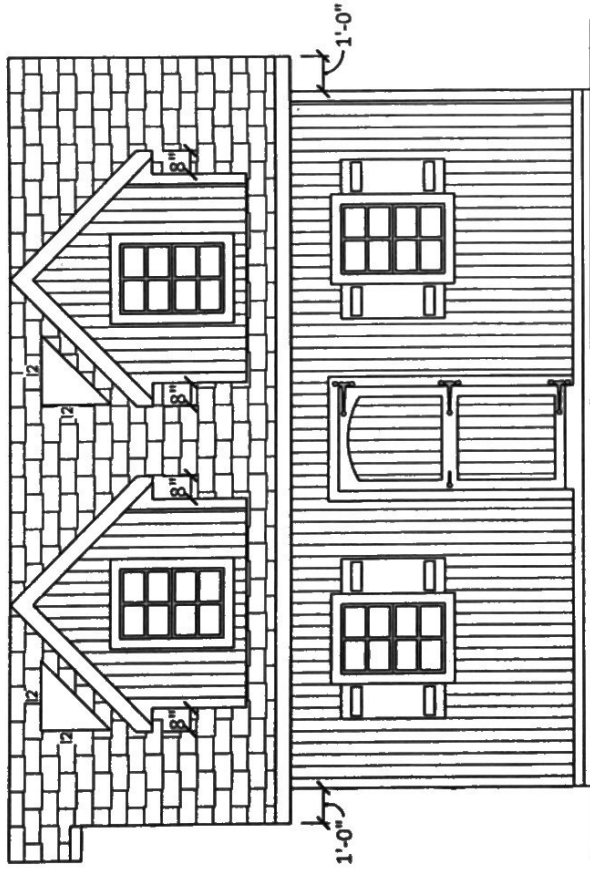
D190-20

1



GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE - NJ INCLUDING LOCAL AMENDS OF MORRIS CO.
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- WINDOW AND DOOR, SIZES AND LOCATIONS, MAY VARY.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PIKE-PINE #2 OR BETTER, UNLESS OTHERWISE NOTED.
- ANY WOOD IN CONTACT WITH MASONRY TO BE PRESSURE-TREATED WOOD.
- GRADE MUST SLOPE AWAY FROM STRUCTURE.
- WOOD FRAMING TO BE MIN. 8" FROM GRADE LEVEL, EXCEPT AT DOORWAYS.
- WALL BRACING PROVIDED BY CS-WSP AND CS-G OR CS-PF METHODS AS PER IRC SECTION 602.10
- TEMPERED GLAZING REQUIREMENTS:
 - IN WINDOWS & DOORS WITHIN (18) INCHES OF WALKING SURFACE
 - IN ANY INDIVIDUAL PANEL GREATER THAN (9) SQ. FT.
 - IN WINDOWS WITHIN (24) INCHES OF ANY OPERABLE DOOR WHEN DOOR IS IN CLOSED POSITION
 - IN PANELS WITHIN STAIRWAYS, LANDING AND RAMPS, AND WITHIN (36) INCHES HORIZONTALLY OF WALKING SURFACE, UNLESS PROTECTED WITH BARS 3" O.C. CAPABLE OF WITHSTANDING 50 LB. PER LINEAR FOOT
 - IN PANELS ADJACENT TO STAIRWAY WITHIN (60) INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION, AND WHEN THE PANEL IS WITHIN (60) INCHES OF THE TREAD NOSING. EXCEPTION: IF HANDRAIL OR GUARDRAIL IS PROVIDED, DISTANCE CAN BE REDUCED TO (18) INCHES FROM RAILING TO ADJACENT GLAZING. APPLICANT SHALL PROVIDE CODE OFFICIAL WITH CUT-SHEETS PRIOR TO CONSTRUCTION



CODE & LOADING INFORMATION

OCCUPANCY TYPE


- RESIDENTIAL STORAGE / 274 S.F. 2,129 CUBIC VOLUME

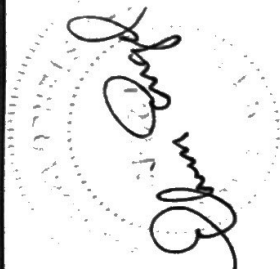
CONSTRUCTION TYPE

- TYPE 5 B

LOADING NOTES

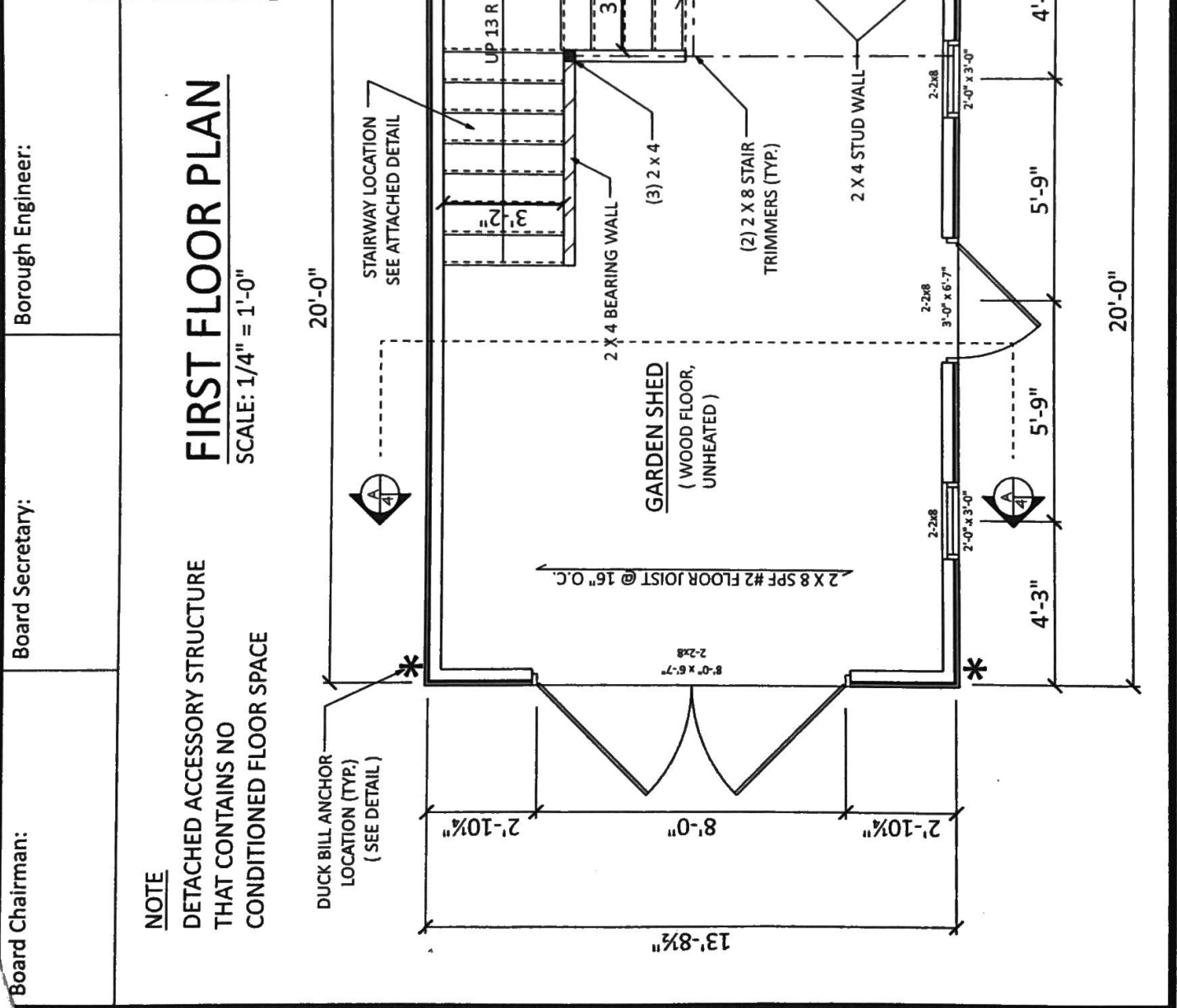
- 1st FLOOR LIVE = 50 PSF
- 2nd FLOOR LIVE = 30 PSF
- GROUND SNOW = 30 PSF
- DEAD LOADS = 10 PSF
- BASIC WIND SPEED = 115 MPH
- EXPOSURE CLASS = B
- SEISMIC DESIGN CATEGORY = B
- FROST LINE DEPTH = 36"
- ASSUMED SOIL CLASS = GM, GC
- SOIL BEARING CAPACITY = 2000 PSF IF SOIL DIFFERS FROM ASSUMED ABOVE (REFER TO IRC CODES)

ENGEL ARCHITECTS 1854 LINCOLN HWY. E. LANCASTER, PA PHONE: 717-392-8021 EA. #20084	BUILDER: Mt Olive Hardware 480 Rt. 46 Hackettstown, NJ 07840 Phone: 973-691-1315	PROJECT: Justin Zaccone 20 Gunther Street Mendham, NJ 07945	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">FINAL</td> <td style="width: 10%;">4/9/20</td> <td style="width: 10%;">E.S.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <div style="text-align: center; margin-top: 10px;">  <p>DRAFTING CONCEPTS 5219 Old Strasburg Rd. Kinzers, PA 17535 P. 717-442-5053 F. 717-370-5925 John@DraftingConceptsLLC.net</p> </div>	FINAL	4/9/20	E.S.						
FINAL	4/9/20	E.S.										
SCALE: AS NOTED			SHEET TITLE: First floor plan									
PROJECT NO.: D190-20			2									



John Zaccone

4/17/2020



ENGEL ARCHITECTS
 1854 LINCOLN HWY. E.
 LANCASTER, PA
 PHONE: 717-392-8021
 EA. #20084

BUILDER:
 Mt Olive Hardware
 480 Rt. 46
 Hackettstown, NJ 07840
 Phone: 973-691-1315

PROJECT:
 Justin Zaccone
 20 Gunther Street
 Mendham, NJ 07945

DRAFTING CONCEPTS
 5219 Old Strasburg Rd.
 Kinzers, PA 17535
 P. 717-442-5053 F. 717-370-5925
 John@DraftingConceptsLLC.net

SHEET TITLE:
 Loft plan

PROJECT NO.:
 D190-20

3

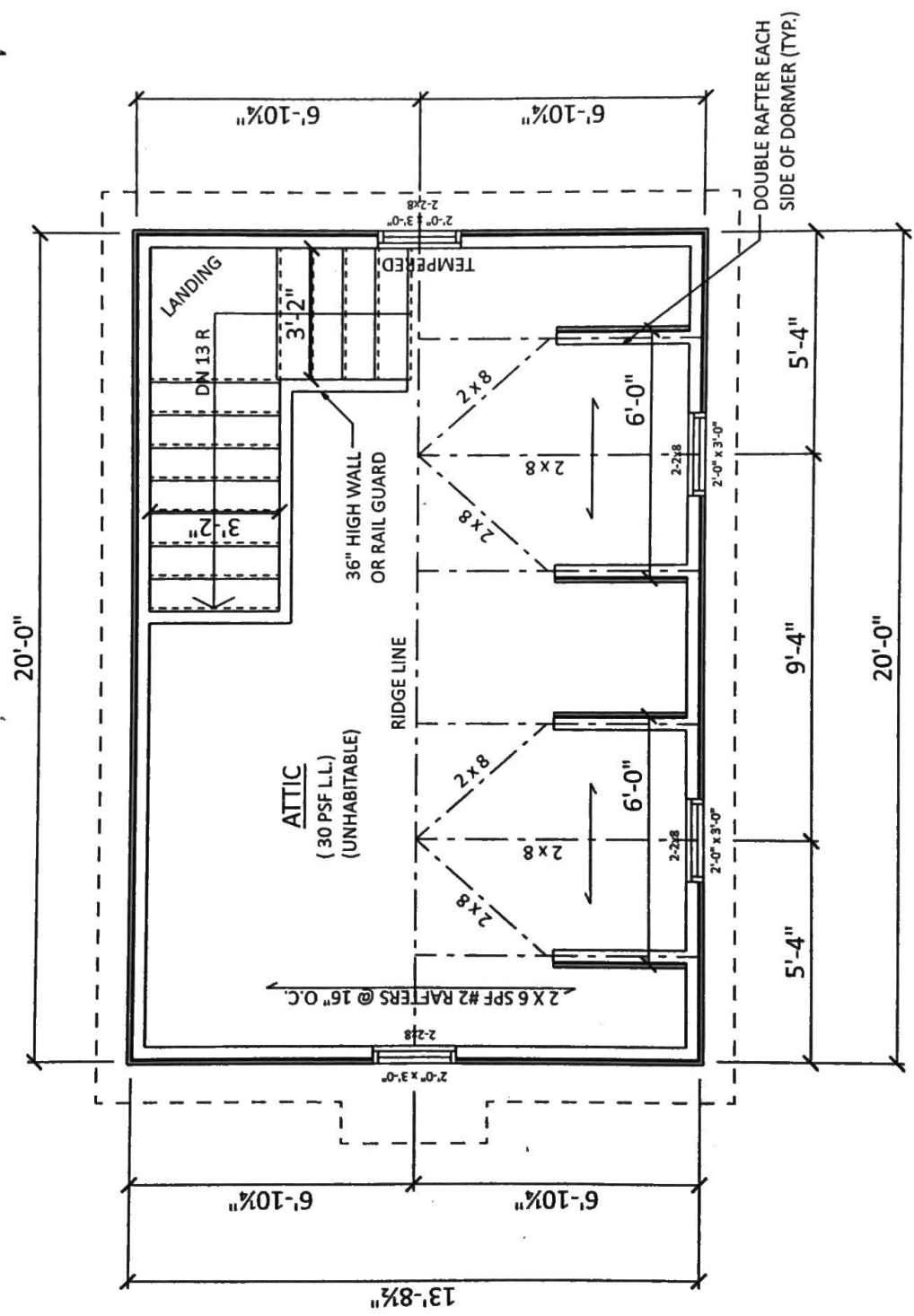




Board Chairman:

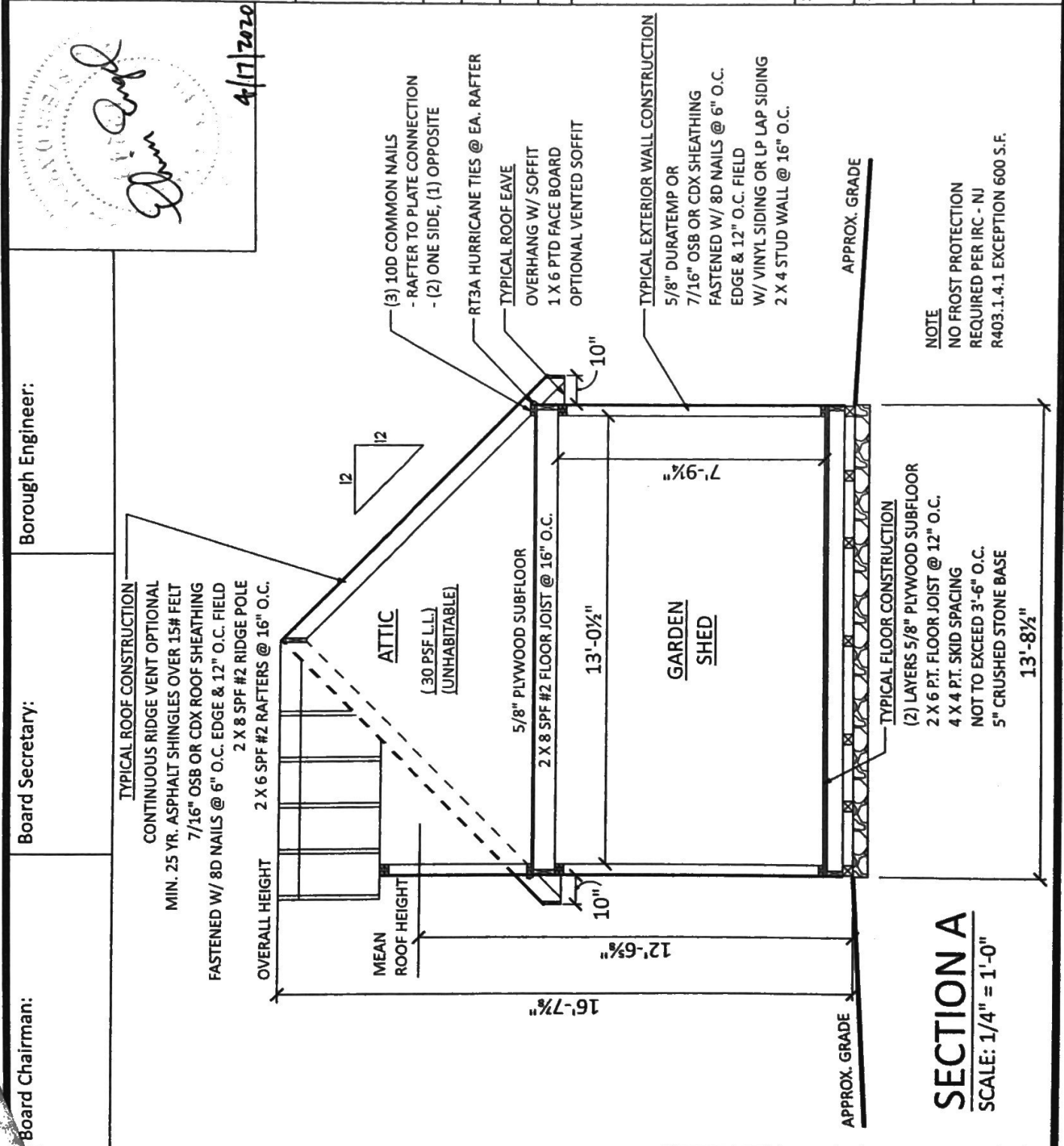
Board Secretary:

Borough Engineer:

LOFT PLAN
 SCALE: 1/4" = 1'-0"



ENGEL ARCHITECTS 1854 LINCOLN HWY. E. LANCASTER, PA PHONE: 717-392-8021 EA. #20084	BUILDER: Mt Olive Hardware 480 Rt. 46 Hackettstown, NJ 07840 Phone: 973-691-1315	PROJECT: Justin Zaccone 20 Gunther Street Mendham, NJ 07945	FINAL 4/9/20 E.S.	 DRAFTING CONCEPTS 5219 Old Strasburg Rd. Kinzers, PA 17535 P. 717-442-5053 F. 717-370-5925 John@DraftingConceptsLLC.net	SCALE: AS NOTED	SHEET TITLE: Section A	PROJECT NO.: D190-20	4
								




Board Chairman:

Board Secretary:

Borough Engineer:

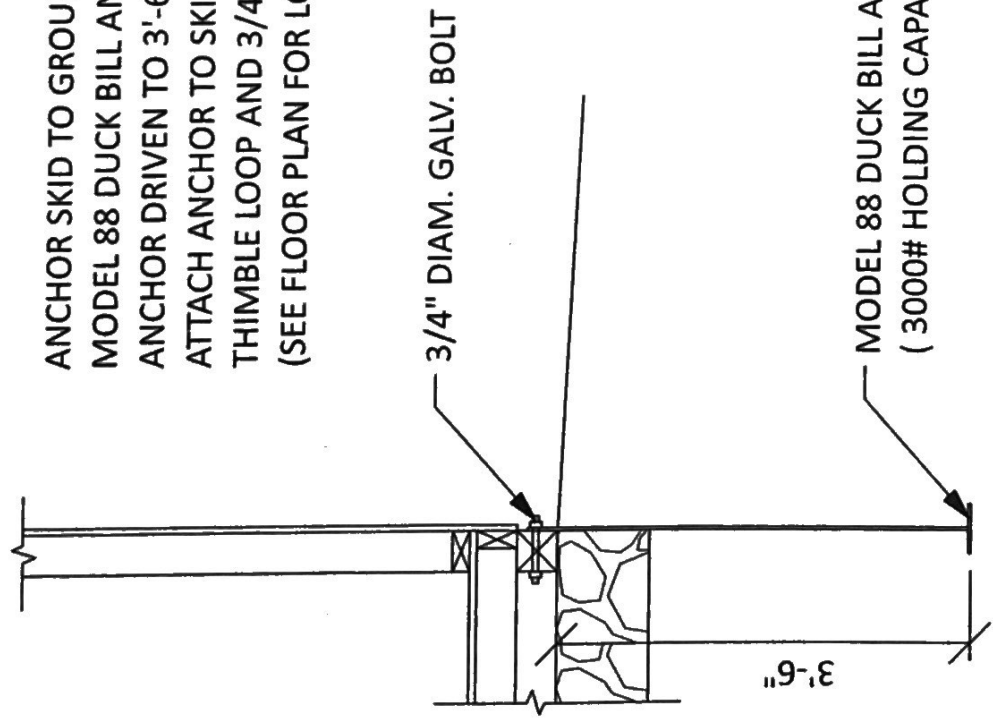
NOTE
NO FROST PROTECTION
REQUIRED PER IRC - NJ
R403.1.4.1 EXCEPTION 600 S.F.

ENGEL ARCHITECTS 1854 LINCOLN HWY. E. LANCASTER, PA PHONE: 717-392-8021 EA. #20084		BUILDER: Mt Olive Hardware 480 Rt. 46 Hackettstown, NJ 07840 Phone: 973-691-1315													
PROJECT: Justin Zaccone 20 Gunther Street Mendham, NJ 07945		<table border="1"> <tr> <td>FINAL</td> <td>4/9/20</td> <td>E.S.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		FINAL	4/9/20	E.S.									
FINAL	4/9/20	E.S.													
 <p>DRAFTING CONCEPTS 5219 Old Strasburg Rd. Kinzers, PA 17535 P. 717-442-5053 F. 717-370-5925 John@DraftingConceptsLLC.net</p>		<p>SCALE: AS NOTED</p> <p>SHEET TITLE: Anchor detail</p> <p>PROJECT NO.: D190-20</p>													

Justin Zaccone
4/17/2020


Board Chairman: Board Secretary: Borough Engineer:


ANCHOR SKID TO GROUND W/
MODEL 88 DUCK BILL ANCHOR
ANCHOR DRIVEN TO 3'-6" MIN. BELOW GRADE.
ATTACH ANCHOR TO SKID WITH CABLE &
THIMBLE LOOP AND 3/4" DIAM. GALV. LAG BOLT
(SEE FLOOR PLAN FOR LOCATION)

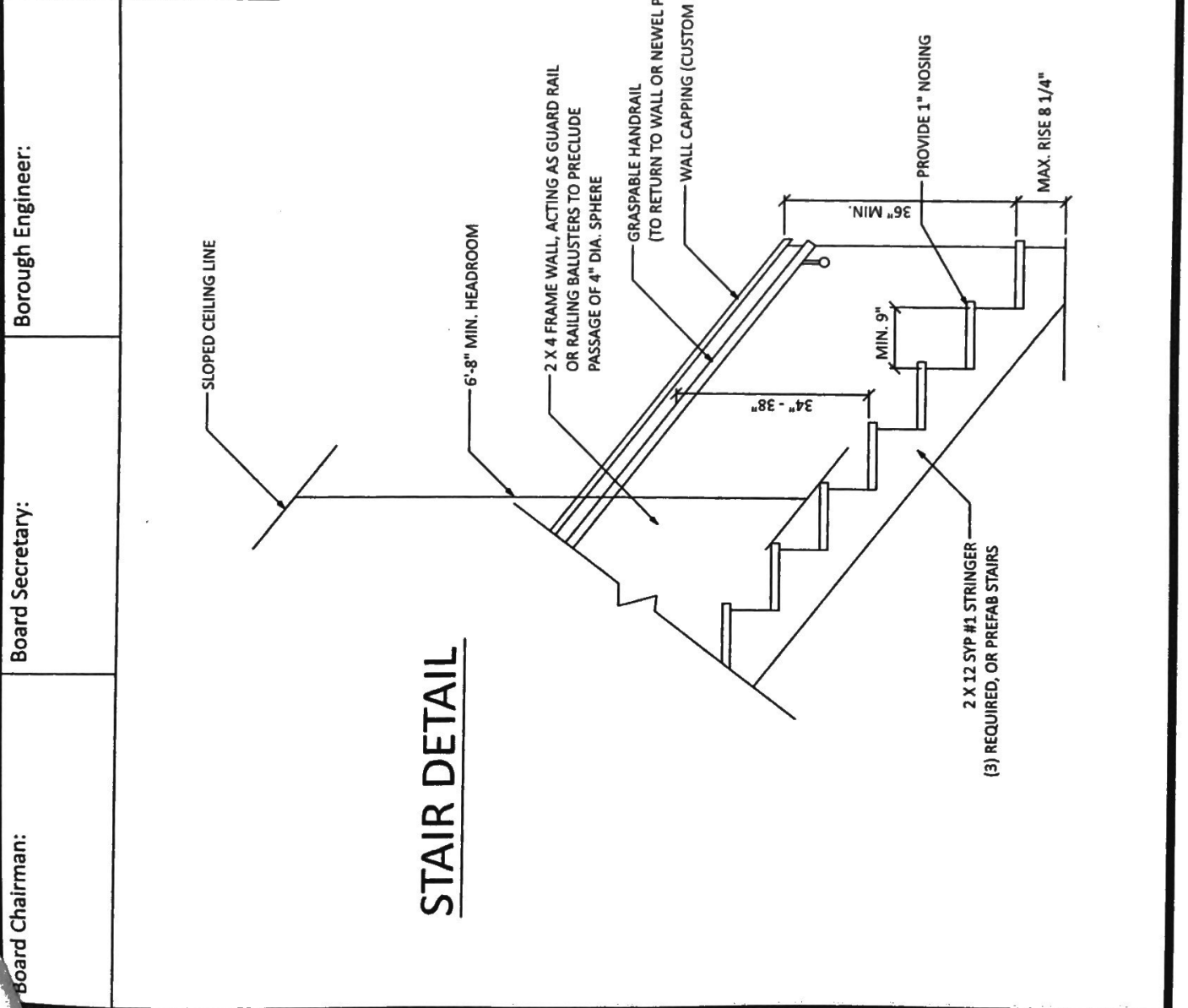


DUCK BILL ANCHOR DETAIL

SCALE: 3/4" = 1'-0"

ENGEL ARCHITECTS 1854 LINCOLN HWY. E. LANCASTER, PA PHONE: 717-392-8021 EA. #20084		BUILDER: Mt Olive Hardware 480 Rt. 46 Hackettstown, NJ 07840 Phone: 973-691-1315		PROJECT: Justin Zaccone 20 Gunther Street Mendham, NJ 07945	
FINAL	4/9/20	E.S.			
 DRAFTING CONCEPTS 5219 Old Strasburg Rd. Kinzers, PA 17535 P. 717-442-5053 F. 717-370-5925 John@DraftingConceptsLLC.net					
SCALE:		AS NOTED			
SHEET TITLE:		Stair detail			
PROJECT NO.:		D190-20			
6					


 Justin Zaccone
 4/17/2020



Board Chairman:

Board Secretary:

Borough Engineer:

ENGEL ARCHITECTS

1854 LINCOLN HWY. E.
LANCASTER, PA

PHONE: 717-392-8021
EA. #20084

BUILDER:

Mt Olive Hardware
480 Rt. 46
Hackettstown, NJ 07840
Phone: 973-691-1315

PROJECT:

Justin Zaccone
20 Gunther Street
Mendham, NJ 07945

FINAL

4/9/20

E.S.



DRAFTING
CONCEPTS

5219 Old Strasburg Rd.
Kinzers, PA 17535
P. 717-442-5053 F. 717-370-5925
John@DraftingConceptsLLC.net

SCALE:

AS NOTED

SHEET TITLE:

Front elevation

PROJECT NO.:

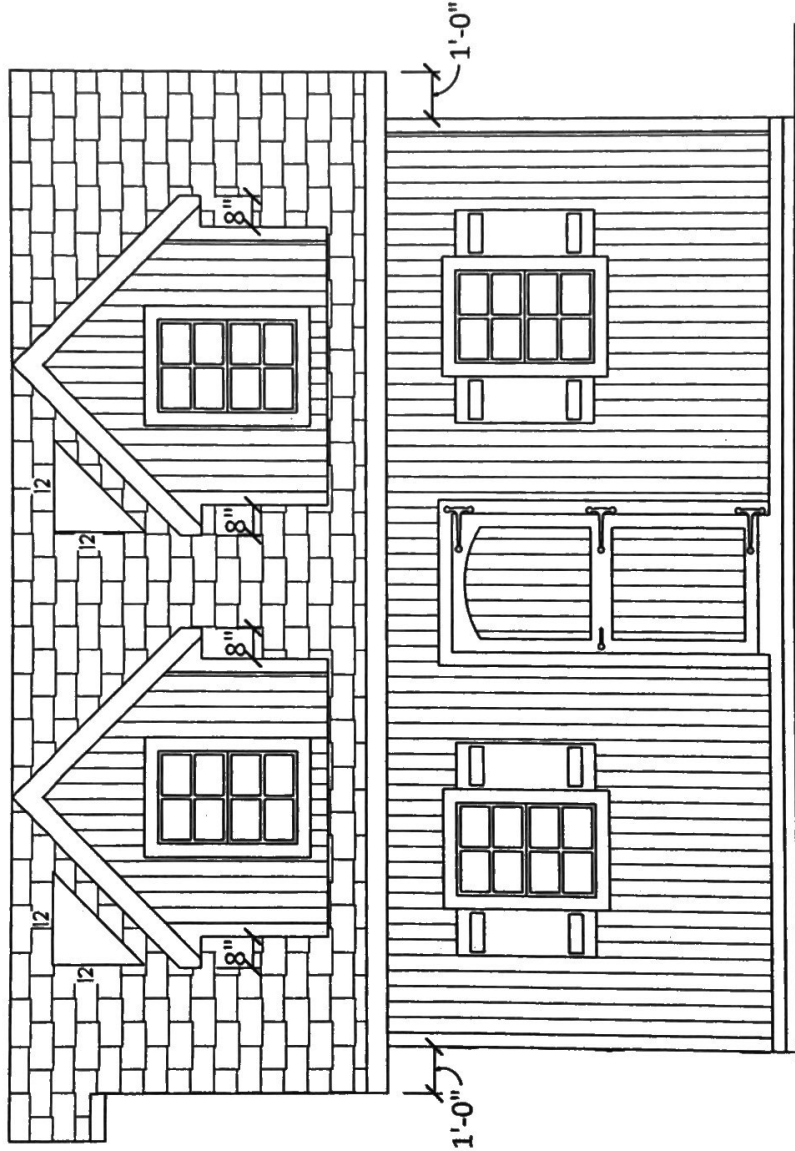
D190-20

7



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



ENGEL ARCHITECTS
 1854 LINCOLN HWY. E.
 LANCASTER, PA
 PHONE: 717-392-8021
 EA. #20084

BUILDER:
 Mt Olive Hardware
 480 Rt. 46
 Hackettstown, NJ 07840
 Phone: 973-691-1315

PROJECT:
 Justin Zaccone
 20 Gunther Street
 Mendham, NJ 07945

FINAL	4/9/20	E.S.

DRAFTING CONCEPTS
 5219 Old Strasburg Rd.
 Kinzers, PA 17535
 P: 717-442-5053 F: 717-370-5925
 John@DraftingConceptsLLC.net

SCALE: AS NOTED

SHEET TITLE: Right elevation

PROJECT NO.: D190-20



8

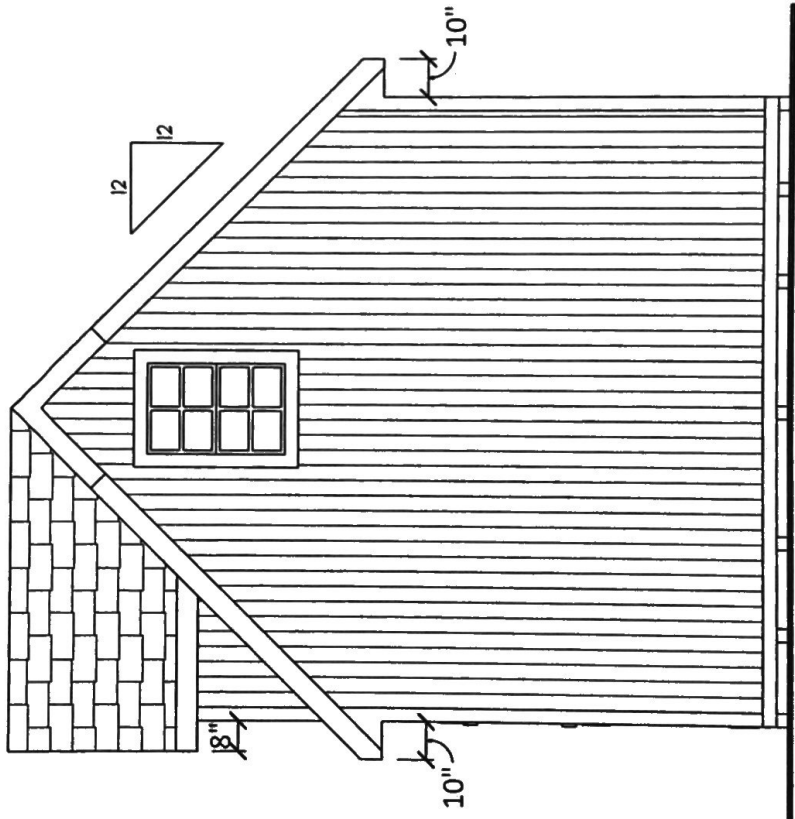
[Signature]
 4/17/2020

Board Secretary:

Borough Engineer:

Board Chairman:

RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



ENGEL ARCHITECTS
1854 LINCOLN HWY. E.
LANCASTER, PA
PHONE: 717-392-8021
EA. #20084

BUILDER:
Mt Olive Hardware
480 Rt. 46
Hackettstown, NJ 07840
Phone: 973-691-1315

PROJECT:
Justin Zaccone
20 Gunther Street
Mendham, NJ 07945

FINAL	4/9/20	E.S.


DRAFTING
CONCEPTS
5219 Old Strasburg Rd.
Kinzers, PA 17535
P. 717-442-5053 F. 717-370-5925
John@DraftingConceptsLLC.net

SCALE:
AS NOTED

SHEET TITLE:
Rear elevation

PROJECT NO.:
D190-20

9


Justin Zaccone
4/17/20

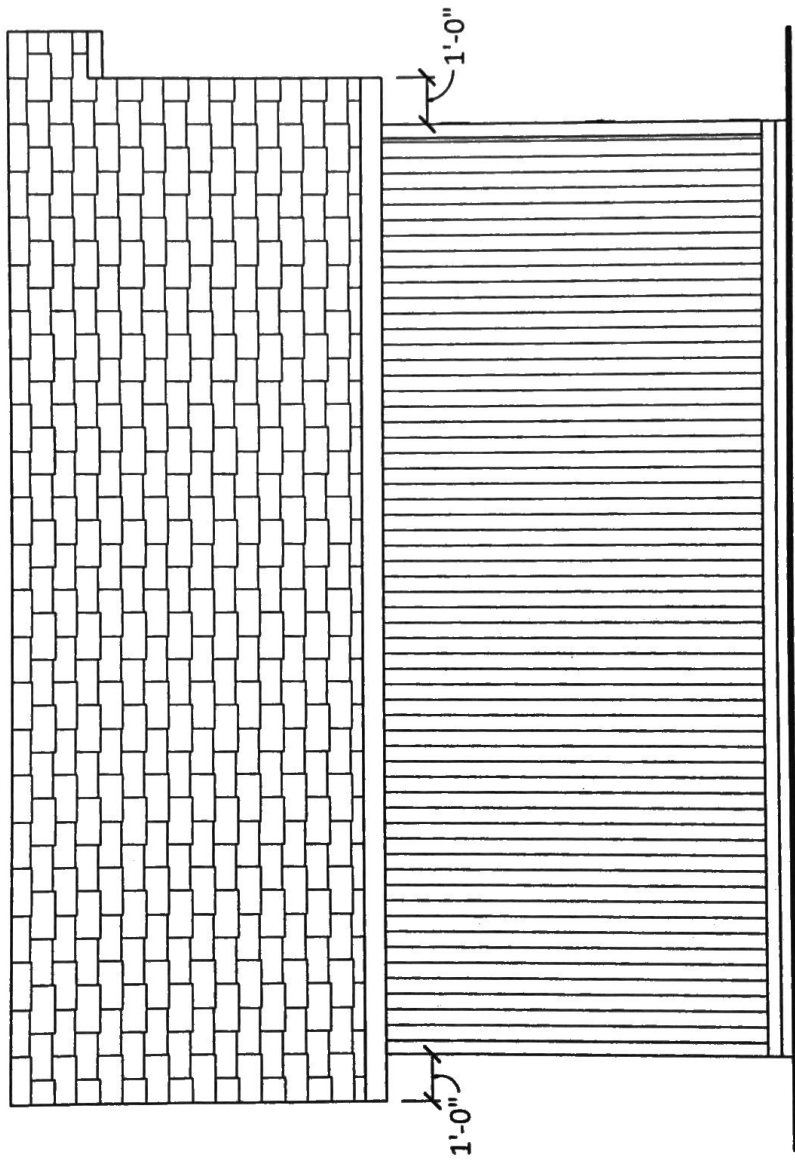
Board Secretary:

Borough Engineer:

Board Chairman:

REAR ELEVATION

SCALE: 1/4" = 1'-0"



Board Chairman:

Board Secretary:

Borough Engineer:

ENGEL ARCHITECTS

1854 LINCOLN HWY. E.
LANCASTER, PA

PHONE: 717-392-8021
EA. #20084

BUILDER:

Mt Olive Hardware
480 Rt. 46
Hackettstown, NJ 07840
Phone: 973-691-1315

PROJECT:

Justin Zaccone
20 Gunther Street
Mendham, NJ 07945

FINAL 4/9/20 E.S.



DRAFTING
CONCEPTS

5219 Old Strasburg Rd.
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John@DraftingConceptsLLC.net

SCALE:

AS NOTED

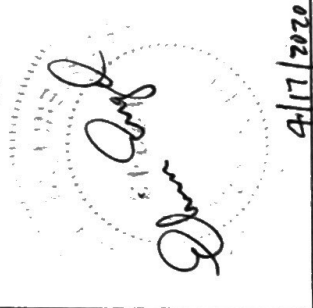
SHEET TITLE:

Left elevation

PROJECT NO.:

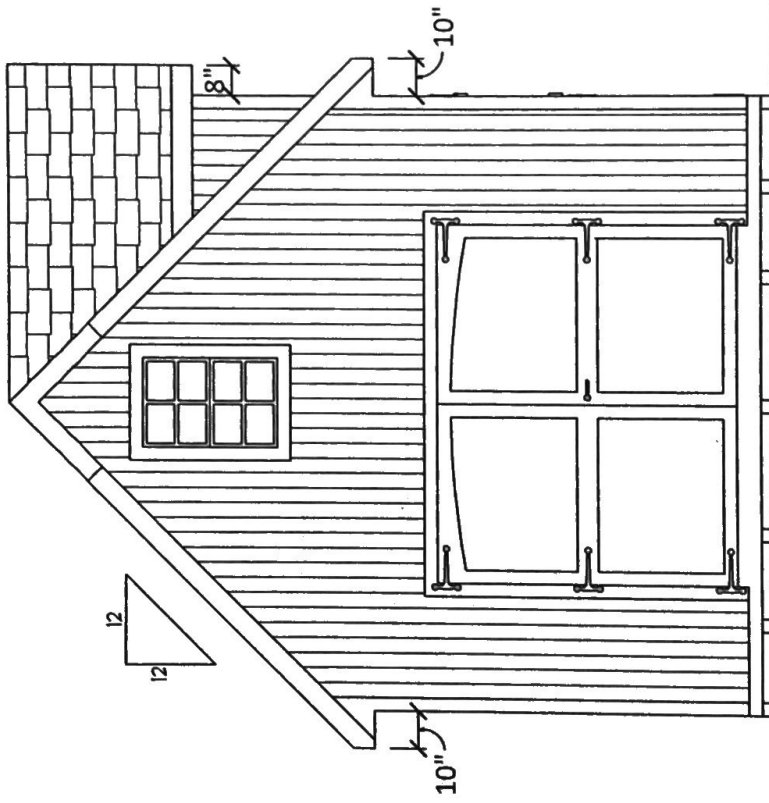
D190-20

10



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



Board Chairman:

Board Secretary:

Borough Engineer:

ENGEL ARCHITECTS

1854 LINCOLN HWY. E.
LANCASTER, PA

PHONE: 717-392-8021
EA. #20084

BUILDER:
Mt Olive Hardware
480 Rt. 46
Hackettstown, NJ 07840
Phone: 973-691-1315

PROJECT:
Justin Zaccane
20 Gunther Street
Mendham, NJ 07945

FINAL 4/9/20 E.S.



DRAFTING
CONCEPTS

5219 Old Strasburg Rd.
Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925
John@DraftingConceptsLLC.net

SCALE:

AS NOTED

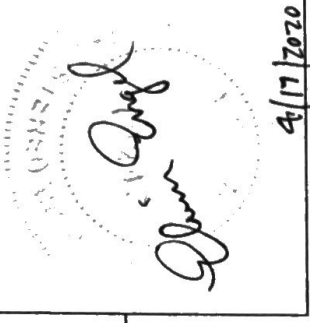
SHEET TITLE:

Fastener schedule

PROJECT NO.:

D190-20

11



FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS
CEILING JOISTS TO TOP PLATE	(3) 16d	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL IMPERIAL LAPS OVER PARTITIONS	(4) 16d	FACE NAIL
COLLAR TIE TO IMPERIAL FACE NAIL ON 12" X 20 OMBE RIDGE STAMP TO RAFTER	(4) 16d	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	(3) 16d	TOE NAIL
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	(4) 16d	TOE NAIL
WALL		
STUD TO STUD	16d	2" O.C. FACE NAIL
BUTT-LAP HEADER, TWO PIECES	16d	1" O.C. IN TOE AND NAIL
CONTINUOUS HEADER TO STUD	(4) 16d	TOE NAIL
DOUBLE STUDS, FACE NAIL	16d	2" O.C.
TOP PLATE TO TOP PLATE	16d	1" O.C. FACE NAIL
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOISTS, FACE NAIL IN LAPTED AREA	(8) 16d	
BOTTOM PLATE TO JOIST, 16d JOIST, BAND JUST ON BLOCKING	16d	1" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, 16d JOIST, BAND JUST ON BLOCKING (IF BRACED WALL PANEL)	(3) 16d	1" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	(3) 16d	END NAIL
TOP PLATE, LAPS AT CORNERS AND INTERSECTIONS	(3) 16d	FACE NAIL
JOIST TO SILL, TOP PLATE OR GIRDER	(4) 16d	TOE NAIL
16d JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	16d	2" O.C. TO NAIL
BUTT-LAP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	16d	2" O.C. FACE NAIL AT TOP AND INTERSECTIONS ON APPROPRIATE SIDES

ALTERNATE ATTACHMENTS

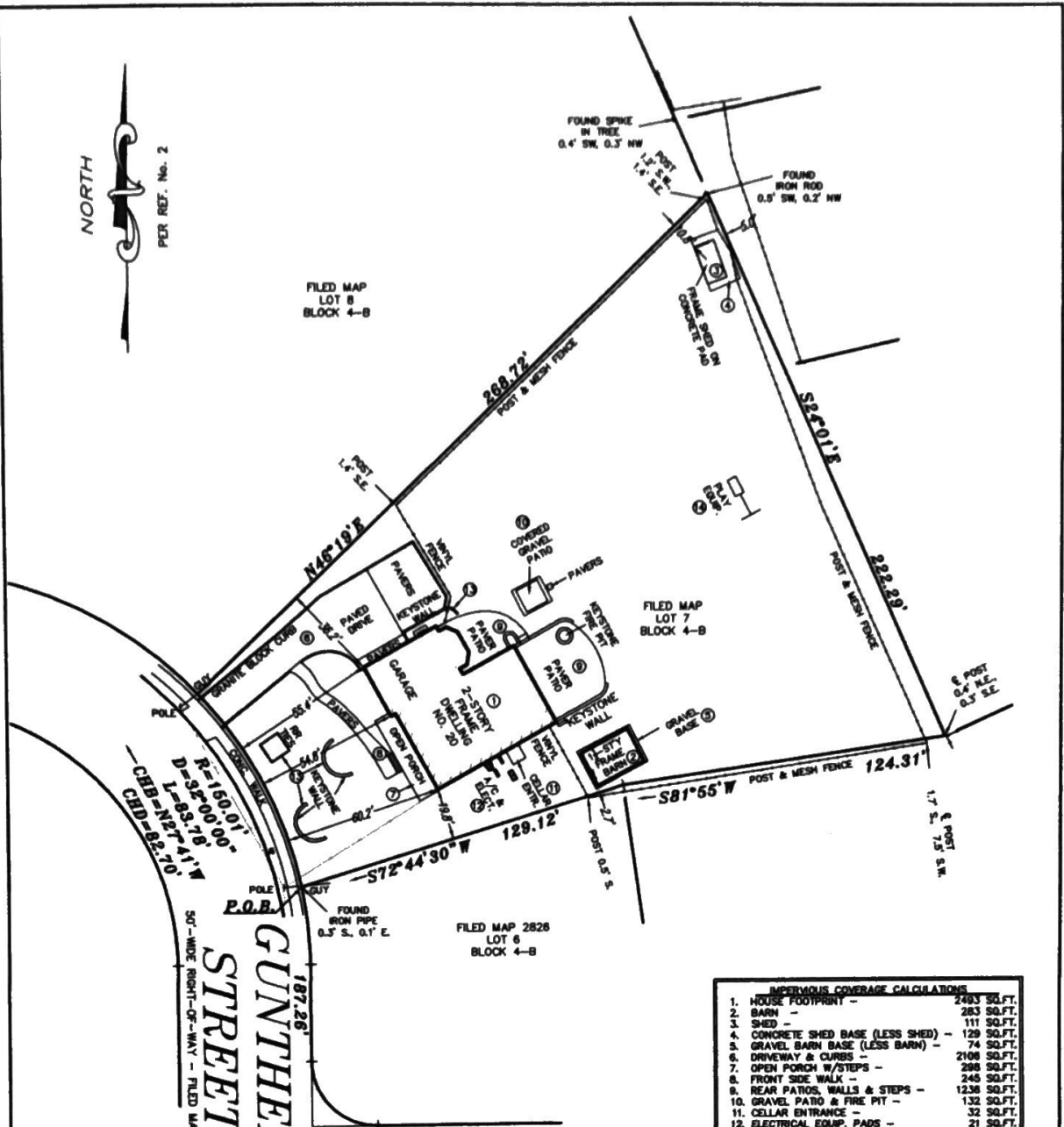
NOM. MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTENER AND LENGTH (INCHES)	EDGES (INCHES)	SPACING OF FASTENERS (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
UP TO 1/2"	STAPLES 15 GA. 1	4	4	8
	STAPLES 16 GA. 1	3	3	6
1/2" AND 3/4"	STAPLES 15 GA. 1	4	4	8
	STAPLES 16 GA. 1	3	3	6
	STAPLES 15 GA. 1	4	4	8
	STAPLES 16 GA. 1	3	3	6

TABLE 101.1B REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL SIZE	MINIMUM WOOD STUD SPACING (INCHES)	MINIMUM WOOD STUD WIDTH (INCHES)	MINIMUM WOOD STUD THICKNESS (INCHES)	MINIMUM WOOD STUD SPACING (INCHES)	MINIMUM WOOD STUD THICKNESS (INCHES)	MAXIMUM WIND SPEED (MPH)		
						WIND EXPOSURE CATEGORY	B	C
1.5	24/0	3/8	16	6	12	110	90	85
1.75	24/16	7/16	16	6	12	130	110	105
			24	6	12	110	90	85



FILED MAP
LOT 8
BLOCK 4-B

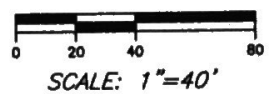


IMPERVIOUS COVERAGE CALCULATIONS	
1. HOUSE FOOTPRINT -	2493 SQ.FT.
2. BARN -	283 SQ.FT.
3. SHED -	111 SQ.FT.
4. CONCRETE SHED BASE (LESS SHED) -	129 SQ.FT.
5. GRAVEL BARN BASE (LESS BARN) -	74 SQ.FT.
6. DRIVEWAY & CURBS -	2108 SQ.FT.
7. OPEN PORCH W/STEPS -	286 SQ.FT.
8. FRONT SIDE WALK -	245 SQ.FT.
9. REAR PATIOS, WALKS & STEPS -	1236 SQ.FT.
10. GRAVEL PATIO & FIRE PIT -	132 SQ.FT.
11. CELLAR ENTRANCE -	32 SQ.FT.
12. ELECTRICAL EQUIP. PADS -	21 SQ.FT.
13. FRONT WALLS & WALL BY CHIMNEY -	76 SQ.FT.
14. COVERED PLAY EQUIPMENT -	23 SQ.FT.
15. MISC. FLAG STONES (EXTD.) -	60 SQ.FT.
TOTAL IMPERVIOUS COVERAGE -	7308 SQ.FT.
7308 SQ.FT./36,816 SQ.FT. = 20.0% LOT COVERAGE	

THIS SURVEY IS CERTIFIED ONLY TO:
JUSTIN ZACCONE & BETHANY ZACCONE.

- NOTES:
1. LOT AREA: 36,816 SQ. FT. = 0.8408 ACRE.
 2. A WRITTEN WARNER AND DIRECTION NOT TO SET CORNER MARKERS BEEN HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45B-36.3) AND N.J.A.C. 13:40-5.1(d).
 3. SUBJECT TO SUCH STATE OF FACTS AS A FULL AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
 4. UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD-VERIFIED VIA TEST PITS AND UTILITY COMPANY MARK-OUTS. PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.

- REFERENCES:
1. DEED BOOK 21753 PAGE 1209^{abc}.
 2. BEING KNOWN AND DESIGNATED AS LOT 7 IN BLOCK 4-B AS SHOWN ON A CERTAIN MAP ENTITLED, "MAP OF COUNTRY ACRES, FIRST PART SECTION 2-C, SITUATE IN BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY", FILED JULY 25, 1906 IN THE MORRIS COUNTY CLERK'S OFFICE AS MAP No. 2682.



BOUNDARY LOCATION SURVEY
OF PROPERTY SITUATED AT
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY
TAX LOT 7 IN BLOCK 401

SCALE: 1"=40' FILE 5947 DATE: MARCH 21, 2019

RICHARD S. HUDSON ASSOCS.

PROFESSIONAL LAND SURVEYOR
30 COLONIAL ROAD, MORRISTOWN, N.J. 07960-3744
973-540-8855