

RECEIVED

PLANNING BOARD

OCT 21 2020

TOWNSHIP OF BERKELEY HEIGHTS

PLANNING / ZONING / ENGINEERING
TWP. OF BERKELEY HGTS. NJ

Application # M-4-20

Date of Filing 10/21/2020

Fees to be charged: Application

Escrow

(DO NOT WRITE ABOVE THIS LINE)

APPLICATION FOR A MINOR SUBDIVISION

TO: The Township of Berkeley Heights Planning Board

Application is hereby made for approval of a MINOR SUBDIVISION of land hereinafter more particularly described:

1. Applicant's Name: CIRACO CONSTRUCTION
 Address: 144 GARFIELD ST.
BERKELEY HEIGHTS, NJ 07922
 Phone: 908 531-7842 Fax: ()
 Cell: 908 531-7842 Soc.Sec. # if Individual
 Fed.ID # if Corporation 22-2047557

2. Name and address of present owner(s) (if other than #1, above)
 Name: SAME
 Address: _____

Phone () _____ FAX () _____
 3. Interest of Applicant if other than owner: SAME

4. Location of subdivision: 124 & 126 WASHINGTON ST.
 (Street, Neighborhood or Section Name)
105 13 & 13.01 R-10
 (Tax Map Block) (Lot Numbers) (Zone)

5. Number of proposed lots: 2

6. Area of entire tract: .23 AC (10,000 SF) & portion being subdivided: ENTIRE TRACT

7. List variances requested: SLEE SUBDIVISION PLAN PREPARED BY
MURPHY & HOLLOWES SHEET #1 DATED 9-15-20

8. List of maps and other documents accompanying application and number of each:

Item	Number
- MINOR SUBDIVISION PLAN (MURPHY & HOLLOWES)	18
- MINOR SUBDIVISION CHECKLIST, DENIAL	18
- GENERAL CONSTRUCTION DESIGN, LANDSCAPING	18
- TAX MAP OF ENTIRE NEIGHBORHOOD	18

9. Name, address and profession of person preparing Preliminary Plat:
 Name: MURPHY & HOLLOWES ASSOCIATES Profession ENGINEERING & SURVEYING
 Address: 192 CENTRAL AVE
STIRLING, NJ 07980
 Phone: 908 580-1255 FAX: ()

SIGNATURE OF APPLICANT: Nick Ciraco NICK CIRACO

APPLICATION - MINOR SUBDIVISION APPLICATION

10. Applicant's Attorney:

Name: RUFIF, MASONÉ & WEEKS

Address: 1081 AVENUE C

BAYONNE, NJ 07002

Phone: 201 339-0924

FAX: ()

11. Applicant's Witnesses:

Name: William Hollows

Profession: Professional Engineer

Address: 192 Central Ave

Stirling NJ

Phone: 908 580-1255

FAX: ()

Name: _____

Profession: _____

Address: _____

Phone: ()

FAX: ()

Name: _____

Profession: _____

Address: _____

Phone: ()

FAX: ()

Name: _____

Profession: _____

Address: _____

Phone: ()

FAX: ()

12. Owner's Letter of Consent, Submit To:

Township of Berkeley Heights/Planning Board

29 Park Avenue

Berkeley Heights, NJ 07922

RE: Application # _____

Block 105 Lot B & 13.01

Location: 124 & 126 WASHINGTON ST.

Applicant: CIRACO CONSTRUCTION (OWNER)

I certify that I am the Owner or duly authorized representatives of the Owner of Record of the site described herein and that I concur with the application and plans presented to the Planning Board of the Township of Berkeley Heights.

Permission is hereby granted to _____ as applicant for the proposed development

Date: 10/20/20

Alfred Ciraco CIRACO CONSTRUCTION
144 GARFIELD ST

BERKELEY HEIGHTS, NJ 07922 908-531-7842

(If title is applicable, please indicate. If joint ownership, both owners must sign and give address and telephone number)



Berkeley Heights Township
ZONING
29 PARK AVE
BERKELEY HEIGHTS, NJ 07922
908-464-2700, 2115
TBOCKO@BHTWP.COM

Application Date: 6/12/2020
Application Number: ZA-20-235
Permit Number:
Project Number:

Fee: \$0

Denial of Application

Date: 6/12/2020

To: CIRACO CONSTRUCTION
144 GARFIELD STREET
BERKELEY HEIGHTS, NJ 07922

CC: APP TELE:(908) 531-7842
APP EMAIL:NACIRACO@AOL.COM

RE: 124 WASHINGTON STREET
BLOCK: 105 LOT: 13.01 &13 QUAL: ZONE: R-10

DEAR CIRACO CONSTRUCTION,

Your request is hereby denied based upon the following requirements:

The applicant has submitted a request, through correspondence received in the office, to construct a single family dwelling on each lot number 13 and 13.01 in block 105. Both lots are nonconforming as to area and other dimensional requirements listed in the Schedule of General Regulations for the R-10 zone. Both lot are contiguous and under identical ownership.

As per Section 3.1.5. (see below) of the Land Use Procedures Ordinance the lots in question are to be one lot and two single family dwellings are not permitted to be constructed on one lot.

Section 3.1.5 - Adjoining Lot

Where two (2) or more adjoining lots are under the same ownership, and should one (1) or more of said lots not conform with the minimum area and/or dimension requirements for the zone in which it is located, the lots shall be considered as a single lot and the provisions of this Ordinance shall hold.

Sincerely,

THOMAS A. BOCKO, ZONING OFFICER

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT

CHECK LIST - MINOR SUBDIVISION

Applicant's Name and Address CIRACO CONSTRUCTION
144 GARFIELD ST., BERKELEY HEIGHTS, NJ
 Phone: 908 531-7842 FAX: ()
 Project: WASHINGTON ST Location: 124-124 WASHINGTON ST
 Date Received: _____ Engineer: MURPHY & FOLLOWS

Minor Subdivision Plats shall be submitted at least twenty-eight (28) days prior to the Regular Meeting of the Planning Board Board of Adjustment for the purpose of review, discussion and classification. Twenty (20) sets of sealed plans and copies of properly executed application forms shall be submitted.

If the Applicant is a Corporation, representation by a New Jersey Attorney is required at the Public Hearing.

Unless the following items appear on the MINOR SUBDIVISION PLAT, or if they fail to conform to the requirements herein in its a Public Hearing will not be scheduled.

The Applicant's Engineer shall complete each item on the CHECK LIST as follows:
 () Yes, () No, or (N/A) Not Applicable

<u>Applicant</u>	<u>Township Official Verification :</u>	<u>Item</u>
(<input checked="" type="checkbox"/>)	()	Calculation of Application Fee
(<input checked="" type="checkbox"/>)	()	Proper Scale (not less than 1" = 30')
(<input checked="" type="checkbox"/>)	()	Graphic Scale
(<input checked="" type="checkbox"/>)	()	Key Map (not less than 1" = 500')
(<input checked="" type="checkbox"/>)	()	Reference meridian
(<input checked="" type="checkbox"/>)	()	Date (on all documents and drawings)
(<u>N/A</u>)	()	Revision dates
(<input checked="" type="checkbox"/>)	()	Entire tract shown
(<input checked="" type="checkbox"/>)	()	List of all drawings and documents included in application
(<u>N/A</u>)	()	Name of development or project
(<input checked="" type="checkbox"/>)	()	Name and address of owner of record
(<input checked="" type="checkbox"/>)	()	Name and address of applicant
(<input checked="" type="checkbox"/>)	()	Name, address, signature and seal of Professional Engineer or Architect licensed in the State of New Jersey who prepared the plans
(<input checked="" type="checkbox"/>)	()	Survey of tract certified by licensed Land Surveyor
(<input checked="" type="checkbox"/>)	()	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers
(<input checked="" type="checkbox"/>)	()	Space provided for endorsement of the Chairman, Secretary of the Planning Board or Zoning Board of Adjustment and Township Engineer
(<input checked="" type="checkbox"/>)	()	Tax map identification (Sheet number, lot and block numbers) on plan
(<input checked="" type="checkbox"/>)	()	Tract boundaries and dimensions
(<input checked="" type="checkbox"/>)	()	Tract area (within 1/100 acres)
(<input checked="" type="checkbox"/>)	()	Zone boundaries and existing schools within 200'
(<u>N/A</u>)	()	Proposed Right of Ways
(<u>N/A</u>)	()	Proposed streets and street names
(<input checked="" type="checkbox"/>)	()	Proper size sheet

MINOR SUBDIVISION - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(N/A)	()	Areas dedicated to public use
(N/A)	()	All easements or deed restriction on or related to the tract
(N/A)	()	Any adjacent lots in which applicant has a direct or indirect interest
(N/A)	()	Improvements to adjoining streets and roads
(✓)	()	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street)
(N/A)	()	Streams, waterways and flood plains within 200' of tract
(✓)	()	Setback lines; Provided and Required
(✓)	()	Building height, size and location
(✓)	()	Percent (%) of building coverage
(✓)	()	Location and size of existing buildings and structures
(✓)	()	Structures to be removed shall be indicated by dashed lines
(N/A)	()	Existing structures on Historic Landmarks' Inventory maintained by Union County Planning Board
(✓)	()	Existing elevations and contours (2' contour internal and extended 50' beyond tract)
(N/A)	()	Proposed elevations and contours (2' contour internal and extended 50' beyond tract)
(✓)	()	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions
(✓)	()	Floor plans with dimensions
(✓)	()	Exterior wall material
(N/A)	()	Exterior architectural lighting and details
(N/A)	()	Access streets (Names, width, lanes)
(N/A)	()	Vehicular ingress and egress to and from site onto public streets
(N/A)	()	Directional traffic flow on site
(N/A)	()	Calculation of parking; Provided and Required
(N/A)	()	Location. scaled design of off-street parking
(N/A)	()	Size and location of bays, aisles and planting areas
(N/A)	()	Off-street parking areas, paved and curbed
(N/A)	()	Written Use Plan
(✓)	()	Size and location of driveways and curb cuts
(✓)	()	No driveway within five (5) feet of property line
(✓)	()	Driveways conform to maximum and minimum dimensions required
(N/A)	()	Sight easements shown on plan
(N/A)	()	Sidewalks, walkways and pedestrian lanes
(N/A)	()	Fire Lanes
(N/A)	()	Loading spaces or docks
(N/A)	()	Traffic Impact Analysis for sites generating more than 25 vehicles per hour

* MINOR SUBDIVISION - CHECK LIST

<u>Applicant</u>	<u>Township Official Verification</u>	<u>Item</u>
(N/A)	()	Existing storm sewer system
(N/A)	()	Proposed storm sewer system
(N/A)	()	Documentation showing that the rate-of-runoff after development will not exceed rate-of-runoff prior to development (drainage calculations)
(✓)	()	Existing sanitary sewers
(N/A)	()	Proposed sanitary sewers
(✓)	()	Existing and proposed water mains and hydrants
(✓)	()	Existing and proposed gas lines
(✓)	()	Existing and proposed electric lines
(✓)	()	Existing and proposed telephone lines
(N/A)	()	Existing and proposed common space
(N/A)	()	Existing and proposed open space
(N/A)	()	Solid waste collection and disposal method
(N/A)	()	Buffer areas including height, width and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise
(N/A)	()	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper
(✓)	()	Location of single trees not in wooded areas with diameter of six (6) inches or more as measured three (3) feet above the base of the trunk
(✓)	()	Conforms to Master Plan
(N/A)	()	Environmental Impact Statement
(✓)	()	Certification by Tax Collector that taxes are paid on property
(N/A)	()	Bonds, Cash Escrows and Inspection Fees posted for improvements
(✓)	()	Map of properties within 200'
(✓)	()	Proof of Service of notification of Public Hearing to all property owners within 200'
(N/A)	()	Soil Erosion and Sediment Control
(N/A)	()	Construction Details
(N/A)	()	Owner's Letter of Consent, if applicant is not the owner
(✓)	()	Submission of plans to Union County Planning Board
(N/A)	()	Submission of plans to Somerset-Union Soil Conservation District (UPON BUILDING PERMIT)
(N/A)	()	Soil Movement Permit
(N/A)	()	For sites containing hazardous materials under NJDEP jurisdiction: Documentation From NJDEP approving clean up plan per Ordinance #30-00
(N/A)	()	For sites containing hazardous materials under USEPA jurisdiction: Documentation From USEPA approving clean up plan per Ordinance #30-00
(N/A)	()	Applicant shall provide proof of Public Sanitary Sewer and Public Water utility capacity per Ordinance #29-05
(N/A)	()	Applicant shall provide proof of conformity with Steep Slope Ordinance (#9-06)
(N/A)	()	Applicant shall provide proof of conformity with all COAH Ordinances

MINOR SUBDIVISION - CHECK LIST

() ()

Disclosure Statement of ten percent (10%) ownership interest of Corporation or Partnership (N.J.S.A.40:55D-48.1 and 48.2)

- 1. NICHOLAS CIRACO 144 GARFIELD ST, BERKELEY HEIGHTS
- 2. ANGELA CIRACO 144 GARFIELD ST, BERKELEY HEIGHTS
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____

Nicholas Ciraco PRESIDENT

SIGNATURE TITLE

CIRACO CONSTRUCTION

NAME OF CORPORATION OR PARTNERSHIP

144 GARFIELD ST, BERKELEY HEIGHTS, NJ

ADDRESS

NOTE: No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with these Disclosure Acts as per New Jersey Statute 40:55D-48.3.

Such other information or data as may be required by the Planning Board or Zoning Board of Adjustment in order to determine that the details on the Site Plan are in accordance with the standards of the Zoning Ordinances of the Township of Berkeley Heights.

() () Completion of Check List

William C. Abler 10/12/20

SIGNATURE OF ENGINEER PREPARING CHECK LIST DATE

TOWNSHIP OFFICIAL DATE

NOTE: For submission procedures and required information, see the Secretary of the Planning Board or Zoning Board of Adjustment

FOR PLANNING BOARD/ZONING BOARD OF ADJUSTMENT USE ONLY - DO NOT WRITE BELOW THIS LINE

Reports from Department and/or Board or Agencies:

- Township Engineer: _____
- Construction Official: _____
- Traffic Safety Officer: _____
- Environmental Commission: _____
- Fire Prevention Bureau: _____
- County Planning Board: _____
- Clerk of Adjoining Municipality: _____
(if within 200')
- Sewer Plant Director _____

Routed To: _____ Received From: _____

Township of Berkeley Heights

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
<input checked="" type="checkbox"/>	()	Consider the orientation and design to maximize passive solar heat/cooling. For example, orient the building along its east-west axis to have a larger surface exposure to the south, and use deciduous vegetation to block the sun in the summer months and maximize light and heat in the winter months.
<input checked="" type="checkbox"/>	()	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
<input checked="" type="checkbox"/>	()	Create landscapes that use native plantings to limit the need for lawn chemicals and maintenance (mowing, trimming, watering). Consider using captured rainwater (rain barrel) or recycled grey water for irrigation.
<input checked="" type="checkbox"/>	()	Recycle and/or salvage non-hazardous construction and demolition debris.
<input checked="" type="checkbox"/>	()	Consider the use of renewable building materials and products. Consider choosing products with low VOCs and avoid products that contain hazardous chemicals (i.e. formaldehyde, cyanide).
<input checked="" type="checkbox"/>	()	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
<input checked="" type="checkbox"/>	()	Where practicable, place parking spaces in shaded areas and consider using paving materials with an SRI value >29 (this will reflect, not absorb solar heat).

Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(X)	()	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
(X)	()	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
(X)	()	Consider avoiding runoff to other properties by installing an underground cistern or rain garden. This will keep water on your own property and out of the sewer.

Energy & Lighting Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(X)	()	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
(X)	()	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
(X)	()	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
(X)	()	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
(X)	()	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(X)	()	Consider Increasing amount of insulation by using 2 x 6 studs.
(X)	()	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
(X)	()	Consider installation heat pumps to transfer energy heat and cold.
(X)	()	Consider use high efficiency boilers/furnaces.
(X)	()	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
(X)	()	Consider use roofing material with a solar reflectance index (SRDI) equal or greater than 78 for low roofs and 29 for steep-sloped roofs.

Water Usage Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(X)	()	Consider use of low-flow shower heads.
(X)	()	Consider installing dual-flush toilets.
(X)	()	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe:

2020 FINAL 2021 PRELIMINARY TAX BILL

TOWNSHIP OF BERKELEY HEIGHTS

UNION COUNTY

BLOCK NUMBER **105** LOT NUMBER **13.01** QUALIFICATION
 Property Local **126 WASHINGTON ST**
 Building Desc.
 Additional Lots
 Land Dimens. **0.115 AC** Mortgage #
 Bank Tax Acct. # **00000056**

ASSESSED VALUATION INFORMATION
 LAND 7 IMPROVEMENTS 7 TOTAL 7
11500 0 **11500**
 EXEMPTIONS ▶ NET TAXABLE VALUE ▶ **11500**

DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
COUNTY TAX	0.937	107.75
COUNTY OPEN SPACE TAX	0.028	3.21
DISTRICT SCHOOL	2.421	278.42
LOCAL MUNICIPAL TAX	0.749	86.14
MUNICIPAL LIBRARY TAX	0.063	7.25

2020 TOTAL TAX **4.198** **482.77**
 2020 NET TAX **482.77**
 LESS 2020 PREV. BILLED **1741.81**
 BALANCE OF 2020 TAX **1259.04-**

2020 ASSESSED VALUE DUE AUG. 1, 2020	1261.46-	2020 ASSESSED VALUE DUE NOV. 1, 2020	1259.04-	2020 ASSESSED VALUE DUE FEB. 1, 2021	120.70	2020 ASSESSED VALUE DUE MAY 1, 2021	120.69
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2020 FINAL 2021 PRELIMINARY TAX BILL

TOWNSHIP OF BERKELEY HEIGHTS

UNION COUNTY

BLOCK NUMBER **105** LOT NUMBER **13** QUALIFICATION
 Property Local **124 WASHINGTON STREET**
 Building Desc. **1SF**
 Additional Lots
 Land Dimens. **.115 AC** Mortgage #
 Bank Tax Acct. # **00000055**

ASSESSED VALUATION INFORMATION
 LAND 7 IMPROVEMENTS 7 TOTAL 7
89900 **53900** **143800**
 EXEMPTIONS ▶ NET TAXABLE VALUE ▶ **143800**

DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
COUNTY TAX	0.937	1347.41
COUNTY OPEN SPACE TAX	0.028	40.26
DISTRICT SCHOOL	2.421	3481.40
LOCAL MUNICIPAL TAX	0.749	1077.06
MUNICIPAL LIBRARY TAX	0.063	90.59

2020 TOTAL TAX **4.198** **6036.72**
 2020 NET TAX **6036.72**
 LESS 2020 PREV. BILLED **3105.61**
 BALANCE OF 2020 TAX **2931.11**

2020 ASSESSED VALUE DUE AUG. 1, 2020	2900.93	2020 ASSESSED VALUE DUE NOV. 1, 2020	2931.11	2020 ASSESSED VALUE DUE FEB. 1, 2021	1509.18	2020 ASSESSED VALUE DUE MAY 1, 2021	1509.18
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CIRACO CONSTRUCTION CO
 124 WASHINGTON STREET
 BERKELEY HEIGHTS, NJ 07922

MAIL TO: TOWNSHIP OF BERKELEY HEIGHTS
 29 PARK AVENUE
 BERKELEY HEIGHTS, N.J. 07922
 TEL: (908) 464-2700 x2043

FOR INFORMATION ABOUT STATE PROPERTY TAX RELIEF PROGRAMS, INCLUDING ELIGIBILITY CRITERION AND POTENTIAL DEDUCTION OR CREDIT AMOUNTS, PLEASE VISIT THE DIVISION OF TAXATION'S WEBSITE AT <https://www.state.nj.us/treasury/taxation/relief.shtml>.
 OFFICE HRS MONDAY-FRIDAY 8:30-4:00
 10 GRACE PERIOD UNLESS IT FALLS ON A HOLIDAY OR WEEKEND THEN IT WILL BE THE FOLLOWING BUSINESS DAY.

PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2020 TOTAL NET TAX **3018.36**

DISTRIBUTION OF TAXES	
County Taxes	22.99% \$ 1387.67
School Taxes	57.67% \$ 3481.40
Municipal Taxes	19.34% \$ 1167.65

STATE AND USED TO OFFER LOCAL PROPERTY TAXES. The business of the government agencies funded by this tax bill include State aid used to reduce property taxes. State aid of these agencies for current year municipal tax bills will start becoming available on the end of July. Access the Division of Local Government Services' website at http://www.nj.gov/day/divisions/dlgs/resources/property_tax.html to find the amount of state aid used to offset property taxes on this parcel.