

**PLANNING BOARD**  
**TOWNSHIP OF BERKELEY HEIGHTS**

Application # P&F #1-21  
Date of Filing 5/4/21

Fees to be charged: \_\_\_\_\_  
Application \_\_\_\_\_

PLANNING / ZONING / ENGINEERING Escrow \_\_\_\_\_  
TWP. OF BERKELEY HGTS, NJ \_\_\_\_\_

**APPLICATION FOR A MAJOR SUBDIVISION**

TO: The Township of Berkeley Heights Planning Board

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

1. Applicant's Name: 02 CUSTOM BUILDERS, LLC  
Address: 364 SPRINGFIELD AVE, #393  
BERKELEY HTS, NJ 07922  
Phone: (908) 451-3131 Fax: ( ) Soc. Sec. # if Individual \_\_\_\_\_  
Cell: (908) 451-3131 Fed. ID# if Corporation 45-5237144

2. Name and address of present owner(s) (if other than #1, above)  
Name: WESTMINSTER PRESBYTERIAN CHURCH  
Address: 725 MOUNTAIN AVE  
BERKELEY HTS, NJ 07922  
Phone: (908) 208-7800 Fax: ( )

3. Interest of Applicant if other than owner: PURCHASER UNDER CONTRACT

4. Location of subdivision: MOUNTAIN AVE & PLAINFIELD AVE.  
(Street, Neighborhood or Section Name)  
2006 32 (Lot Numbers) R-15 (Zone)

5. Number of proposed lots: 5

6. Area of entire tract: 249,748 & portion being subdivided: 131,376

7. List variances requested: LOT 32.01 PROPOSED - MAX OTHER COVERAGE 27.9%.  
10% PERMITTED; TOTAL COMBINED COVERAGE LOT 32.01  
33.9% PROPOSED, 25% PERMITTED


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

Item	Number
<u>SUBDIVISION PLAN &amp; MAJOR CHECKLIST</u>	<u>18</u>
<u>CHECKLIST DESIGN STANDARDS</u>	<u>18</u>
<u>SANITARY SEWER ALLOCATION</u>	<u>18</u>

9. Name, address and profession of person preparing Preliminary Plat  
Name: WILLIAM G. HOWES Profession ENGINEER

Address: 192 CENTRAL AVE.  
SPRING, NJ 07980

Phone: (908) 580-1255 Fax: MURPHYHOWES@gmail.com

SIGNATURE OF APPLICANT: 

10. Applicant's Attorney:

Name: August N. Santopfe, Jr  
Address: 143 Summit Ave  
Berkeley Hts, NJ 07922  
Phone: 908 665-8004 FAX: 908 665-2492  
Santopfe.law@gmail.com

11. Applicant's Witnesses:

Name: William G. Harold Profession: Engineer  
Address: 172 Connar Ave  
Stirling, NJ 07980  
Phone: 908 580-1255 FAX: ( )

Name: Cathy Mueller Profession: Engineer  
Address: P.O. Box 4619  
Warren NJ 07053  
Phone: 732 805-3979 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 2006 Lot 32  
Location: Mokanadala Ave & Park Ave East  
Applicant: 22 Custom Builders, LLC

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 22 Custom Builders, LLC as applicant for the proposed development  
Date: 5/4/21 by [Signature]  
William G. Harold, Engineer

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

TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY

ORDINANCE No. 16-2010

An Ordinance of the Township of Berkeley Heights, County of Union, State of New Jersey, Amending, Revising and Supplementing the Zoning Ordinances to Adopt the Official Design Standards Checklist for Land Use Applications Before the Township Planning Board and Zoning Board of Adjustment.

BE IT ORDAINED by the Township Council of the Township of Berkeley Heights, County of Union, State of New Jersey, as follows:

Section 1. A Check List for Design Standards is hereby adopted for all land use applications filed with the Township Planning Board or Zoning Board of Adjustment to read as follows:

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

CHECK LIST – DESIGN STANDARDS

Applicant's Name and Address: 02 CUSTOM BUILDERS, LLC  
304 SPRINGFIELD RD #393 BERKELEY HTS, NJ 07922  
Phone: 908 451-3131 Fax: ( )  
Project: WESTMINSTER CHURCH Location: MOUNTAIN PLAINFIELD AVE  
Date Received: 5/4/21 Engineer: WILLIAM HOLLOWAY

The Standards and Guidelines set forth in Part 19 – Design Standards shall apply to all districts throughout Berkeley Heights except that they shall not apply to those AH and OR-A Zone Districts in which the development is conducted in substantial conformity with any conceptual site plan and elevations specifically referenced in the applicable Developer's Agreement for such zone or which received preliminary site plan approval from the Planning Board or Board of Adjustment prior to January 1, 1994 (Section 19.4.1). However, the standards and guidelines set forth specifically for the Downtown (Article 19.5) shall override the general standards and guidelines, for applications within the Downtown, namely to the DD, HB-2, HB-3, DH-12, DH-18 and DH-24 Districts.

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
( / )	( )	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.
( / )	( )	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
( / )	( )	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.
( / )	( )	Recycle and/or salvage non-hazardous construction and demolition debris.
( / )	( )	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).
( / )	( )	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
( / )	( )	Where practicable, place parking spaces in shaded areas and consider using paving materials with an SRJ value >29 (this will reflect, not absorb solar heat).

Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
( / )	( )	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
( / )	( )	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
( / )	( )	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>
( / )	( )	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
( / )	( )	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
( / )	( )	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
( / )	( )	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
( / )	( )	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
( / )	( )	Consider Increasing amount of insulation by using 2 x 6 studs.
( / )	( )	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
( / )	( )	Consider installation heat pumps to transfer energy heat and cold.
( / )	( )	Consider use high efficiency boilers/furnaces.
( / )	( )	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
( / )	( )	Consider use roofing material with a solar reflectance index (SRI) 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>
( / )	( )	Consider use of low-flow shower heads.
( / )	( )	Consider installing dual-flush toilets.
( )	( )	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe: _____ _____ _____ _____

Date: \_\_\_\_\_

**TOWNSHIP OF BERKELEY HEIGHTS  
APPLICATION FOR SANITARY SEWER CAPACITY ALLOTMENT**

To: Director of Engineering  
Director of Wastewater

Applicant: OZ Custom Builders LLC  
Project Address: 725 MONTANA AVE  
Project Block: 2000  
Project Lot: 32

Project Description: Major Subdivision for four new  
residential lots

Location of Proposed Connection: \_\_\_\_\_

**SEWER CAPACITY REQUEST**

Including Use: CHURCH & DAYCARE

Uses: 100 (sew) (Units) or SF (Circle One) X 3 GPD/Unit or SF = 300 GPD 1 DAY PER WEEK

Uses: 90 Street (Units) or SF (Circle One) X 10 GPD/Unit or SF = 900 GPD 5 DAYS PER WEEK

Total Existing Capacity: 1200 GPD Max.

Proposed Use: 4 Single Family Residential

Uses: 4 (Units) or SF (Circle One) X 300 GPD/Unit or SF = 1200 GPD

Uses: \_\_\_\_\_ (Units) or SF (Circle One) X \_\_\_\_\_ GPD/Unit or SF = \_\_\_\_\_ GPD

Total Proposed Capacity = 1200 GPD

ADDITIONAL CAPACITY REQUESTED = 1200 GPD  
or \_\_\_\_\_ MGD

I hereby certify the requested capacities have been calculated in accordance with N.J.A.C. 7:14A-23.3

Signature: William S. Harris NPB License# 9827473  
Applicant's Engineer: William S. Harris

**TREATMENT CAPACITY ALLOCATION CERTIFICATION**

I hereby certify additional Capacity in the Berkeley Heights Water Pollution Control Plant in the amount requested for connection to the Township sanitary sewer collection system is hereby reserved subject to the Applicant's receipt of Planning Board or Board of Adjustment Approval for the proposed project within one (1) year from the date of this letter.

Director Wastewater

Date: \_\_\_\_\_

**SANITARY SEWER COLLECTIONS SYSTEM CAPACITY APPROVAL:**

I hereby certify the Township sanitary sewer collection system located within \_\_\_\_\_ can accommodate the anticipated additional flows from the proposed project.

Director Engineering/Township Engineer

Date: \_\_\_\_\_

\*Additional Capacity Allocation Request in excess of 8,000 GPD shall require Treatment Works Approval (TWA) Application from NIDREP.

\*\* All applications also subject to review in accordance with N.J.A.C. 7:14A-1.2 Significant Indirect User definition. Planning Board/Board of Adjustment/Engineering Secretary Planning Board Engineer

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

CHECKLIST - MAJOR SUBDIVISION

Applicant's Name and Address OZ Custom Builders, LLC  
304 SPRINGFIELD AVE. BERKELEY HEIGHTS  
 Phone: ( 908-451-3131 ) FAX: ( )  
 Project: WESTMINSTER CHURCH Location: 725 MOUNTAIN AVE  
 Date Received: Engineer: MURPHY

Major 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 property 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 [MAJOR SUBDIVISION PLAT] or if they fail to conform to the requirements herein list 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</u>	<u>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)
( <input checked="" type="checkbox"/> )	( )	( )	Revision dates
( <input checked="" type="checkbox"/> )	( )	( )	Entire tract shown
( <input checked="" type="checkbox"/> )	( )	( )	List of all drawings and documents included in application
( <input checked="" type="checkbox"/> )	( )	( )	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'
( <input checked="" type="checkbox"/> )	( )	( )	Proposed Right of Ways
( <input checked="" type="checkbox"/> )	( )	( )	Proposed streets and street names
( <input checked="" type="checkbox"/> )	( )	( )	Proper size sheet



MAJOR SUBDIVISION - CHECK LIST

Applicant	Township Official Verification	Item
( )	( )	Areas dedicated to public use
( )	( )	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
( )	( )	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
(N/A)	( )	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)
( )	( )	Proposed elevations and contours (2' contour internal and extended 50' beyond tract)
(N/A)	( )	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions
( )	( )	Floor plans with dimensions
(N/A)	( )	Exterior wall material
(N/A)	( )	Exterior architectural lighting and details
( )	( )	Access streets (Names, width, lanes)
( )	( )	Vehicle ingress and egress to and from site onto public streets
(N/A)	( )	Directional traffic flow on site
( )	( )	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
( )	( )	Off-street parking areas, paved and curbed
( )	( )	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
( )	( )	Sight easements shown on plan
( )	( )	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

MAJOR SUBDIVISION - CHECK LIST

Applicant	Township Official Verification	Item
(✓)	( )	Existing storm sewer system
(✓)	( )	Proposed storm sewer system
(✓)	( )	Documentation showing that the rate-of-runoff after development will not exceed rate-of-runoff prior to development (drainage calculations)
(✓)	( )	Existing sanitary sewers
(✓)	( )	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
( )	( )	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
(N)	( )	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)	( )	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'
(✓)	( )	Soil Erosion and Sediment Control
(✓)	( )	Construction Details
(✓)	( )	Owner's Letter of Consent, if applicant is not the owner
(N/A)	( )	Submission of plans to Union County Planning Board
(N/A)	( )	Submission of plans to Somerset-Union Soil Conservation District
(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
(✓)	( )	For sites containing hazardous materials under USEPA jurisdiction: Documentation From USEPA approving clean up plan per Ordinance #30-00
( )	( )	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

MAJOR 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. Name \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_

Address

SIGNATURE  Managing Member  
TITLE

NAME OF CORPORATION OR PARTNERSHIP \_\_\_\_\_

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.

( ) ( ) WRC All Completion of Check List  
SIGNATURE OF ENGINEER PREPARING CHECK LIST APR 30, 2021  
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: \_\_\_\_\_ Routed To: \_\_\_\_\_ Received From: \_\_\_\_\_
- Construction Official: \_\_\_\_\_
- Traffic Safety Officer: \_\_\_\_\_
- Environmental Commission: \_\_\_\_\_
- Fire Prevention Bureau: \_\_\_\_\_
- County Planning Board: \_\_\_\_\_
- Clerk of Adjoining Municipality: \_\_\_\_\_
- (if within 200')
- Sewer Plant Director: \_\_\_\_\_