



Berkeley Heights Township  
 29 Park Ave  
 Berkeley Heights, NJ 07922  
 908-464-2700, 2115

Date Issued: \_\_\_\_\_  
 Application Number: ZA-16-31  
 Application Date: 2/11/2016  
 Project Number: \_\_\_\_\_  
 Permit Number: \_\_\_\_\_  
 Fee: \$0.00

# Zoning Comments

Worksite **725 MOUNTAIN AVE**  
 Location: **Berkeley Heights Township, NJ**

Owner: **WESTMINSTER PRESBYTERIAN CHURCH**  
 Address: **725 MOUNTAIN AVENUE  
 BERKELEY HEIGHTS, NJ 07922**

Applicant: **WESTMINSTER PRESBYTERIAN CHURCH**  
 Address: **725 MOUNTAIN AVENUE  
 BERKELEY HEIGHTS, NJ 07922**

Block: 2006 Lot: 32 Qualifier: \_\_\_\_\_ Zone: R-15

This Certifies that an application for the issuance of a Zoning Comments has been examined.

Present Use: Residential-Single Family

Non Conforming Use

Non Conforming Structure

Proposed Use: Residential-Single Family Major Subdivision zoning comments

Work Description:

- **ZONING COMMENTS (major subdivision)**

Plans prepared by Murphy & Hollows Associates LLC, dated February 20, 2015, last revised November 18, 2015, consisting of 9 sheets;

1. Zoning Criteria chart, sheet 1 of 9: proposed lot 32.02 (corner lot) should reflect two front yard setbacks with one side and one rear yard setback, combined side yard should read NA;

2. Zoning Criteria chart, sheet 1 of 9: combined side yard setbacks should reflect = to or > 18 ft., not 12 ft.;

3. Zoning Criteria chart sheet 1 of 9; note below chart, **\*\*PROPOSED NON-CONFORMING CONDITION**, add wording; **"VARIANCE REQUIRED"**;

4. Note #9 on sheet 1 of 9; size, caliper & location of trees to be removed need to be documented/plotted prior to any site work being performed (Chapter 12.16 of the Code of the Township of Berkeley Heights). A tree removal and replacement chart shall be calculated and placed on the plans (Chapter 12.16 Trees). Replacement street tree species, size & location should be shown on a plan;

5. Proposed lot 32.03 contains substantial storm water drainage system. Is this part of the lot development or is this to be installed as part of the initial site work?;

6. The overall proposed grading and drainage for this site needs to work together. All individual plot plans submitted for house construction need to match the preliminary subdivision plot plan;

7. Sheet 3 of 9, LAYOUT PLAN: Side yard setbacks for the proposed lots graphically show two 12' side yard setbacks, where one needs to indicate 18' for a combined side yard of 30'. Setbacks for all the proposed lots should be determined prior to subdivision approval. It appears several side yard setbacks have been indicated in place of rear yard setbacks;

8. Sheet 3 of 9, LAYOUT PLAN; proposed lot 32.03 contains a narrow 30' +/- strip of land running parallel to proposed Westminster Court. There may be a zoning maintenance issue with this strip of land. Can it grow wild? Does it need to be maintained in a certain way due to the underground detention?;

9. The line of sight at the proposed intersection of Westminster Court with Plainfield Ave. shows the line crossing lot #33 & 34. Is an easement needed from the adjacent property owner? Also, existing driveway information is not shown for existing lot #33. How will this lot be impacted? Will existing lot #33 change its

access to Westminster Court?;

10. Street right-of-ways are not labeled for Plainfield Ave. & Mountain Ave.;

11. Sheet 7 of 9 includes a sidewalk construction detail and detail ROADWAY CROSS SECTION include a sidewalk. Plan drawings do not show a sidewalk. Is a sidewalk to be included in the construction of Westminster Court?;

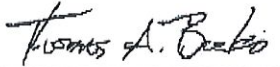
12. The building department requires the proposed fire hydrant be operable prior to the start of any construction and storage of combustible materials.

**Note: The application is subject to all other agency reviews and comments.**

Application Approved Date: \_\_\_\_\_

Upon review it was determined that the Zoning Comments:

- Permitted by Ordinance
- Permitted by Variance approved on: \_\_\_\_\_
- Approved with Conditions
- Valid Nonconforming Use/Structure is established by
  - Zoning Board of Adjustment
  - Zoning Officer



Thomas A. Bocko - Zoning Officer

5/24/2021

\_\_\_\_\_  
Date

CC: Murphy & Hollows Associates LLC, C. Valenti, Bd. Secretary