

# COUNTY OF UNION

DEPARTMENT OF ECONOMIC DEVELOPMENT  
AMY CRISP WAGNER, DEPUTY COUNTY MANAGER/DIRECTOR

January 5, 2023

Ms. Connie Valenti, Board Secretary  
Municipal Building  
29 Park Avenue  
Berkeley Heights, NJ 07922

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Applicant/Site: OZ Custom Builders, LLC  
725 Mountain Avenue  
Block 2006, Lot 32  
County File # Rev SD 130-22 – Condition Resolved

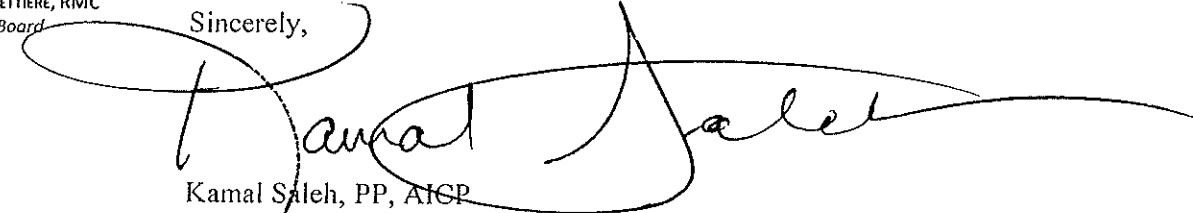
Dear Ms. Valenti:

The County of Union's Bureau of Planning and Land Use on behalf of the County Planning Board reviewed updated plans dated December 6, 2022. The purpose as described on the application and plans is to subdivide one lot into five lots proposing four residential lots and one lot with an existing church facility.

The applicant received a conditional approval letter for this application dated November 10, 2022 which noted that a further update was needed for clear sight area on the site plan. The updated site plan was reviewed and found to include the Clear Sight Area, as per County Land Development Standards, on the updated site plan as requested and confirmed by the County Engineering office.

This application and its associated plans were reviewed based on Union County's Land Development Standards Ordinance Sections 301, 400, and 600. The application has been determined to cause no significant impact to County roads or drainage facilities as currently submitted. The applicant is required to obtain any local, county, and state approvals or permits as may be required by regulations.

Sincerely,

  
Kamal Saleh, PP, AICP  
Supervising Planner, Bureaus of Planning & Land Use

CC OZ Custom Builders, LLC  
August Santore, Jr., Esq.  
Murphy & Hollows, Associates  
Amy C. Wagner, Deputy County Manager/Director - Economic Development

ADMINISTRATION BUILDING

Elizabethtown Plaza

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# COUNTY OF UNION

DEPARTMENT OF ECONOMIC DEVELOPMENT  
AMY CRISP WAGNER, DEPUTY COUNTY MANAGER/DIRECTOR

November 10, 2022

Ms. Connie Valenti, Board Secretary  
Municipal Building  
29 Park Avenue  
Berkeley Heights, NJ 07922

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Clerk of the Board

Applicant/Site: OZ Custom Builders, LLC  
725 Mountain Avenue  
Block 2006, Lot 32  
County File # Rev SD 130-22 Formerly SD 93-22

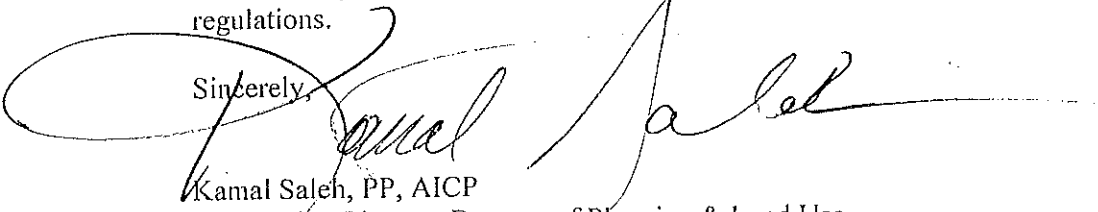
Dear Ms. Valenti:

The County of Union's Bureau of Planning and Economic Development on behalf of the County Planning Board reviewed revised site plans dated September 30, 2022. The purpose as described on the application and plans is to subdivide one lot into five lots proposing four residential lots and one lot with an existing church facility.

The applicant received a review letter for this application dated August 23, 2022 that identified site plan items associated to Sections 501.2, Streets, 501.3, Sidewalks, 501.4 Curbs, and 502.4 Curbing, 501.5, Driveways, and Section 600 Drainage Requirements in accordance to the Union County Land Development Standards. The revised plans addressed all the noted items however the Clear Sight Areas are not clearly indicated on both directions from the driveway on the site plan as per Section 502.10, Clear Sight Areas, County Standards.

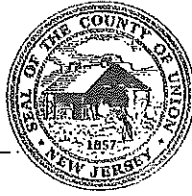
This application and its associated plans were reviewed based on Union County's Land Development Standards Ordinance Sections 300, 400, 500, 600, and 700. The application has been determined to be conditionally approved upon providing the above noted item on further updated plans. The applicant is required to obtain and adhere to any local, county, and state approvals or permits as may be required by regulations.

Sincerely,

  
Kamal Saleh, PP, AICP  
Supervising Planner, Bureaus of Planning & Land Use

CC OZ Custom Builders, LLC  
August Santore, Jr., Esq.  
Murphy & Hollows, Associates  
Amy C. Wagner, Deputy County Manager/Director - Economic Development

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# COUNTY OF UNION

DEPARTMENT OF ECONOMIC DEVELOPMENT  
AMY CRISP WAGNER, DEPUTY COUNTY MANAGER/DIRECTOR

August 23, 2022

Ms. Connie Valenti, Board Secretary  
Municipal Building  
29 Park Avenue  
Berkeley Heights, NJ 07922

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*Clerk of the Board*

Applicant/Site: OZ Custom Builders, LLC  
725 Mountain Avenue  
Block 2006, Lot 32  
County File # SD 93-22

Dear Ms. Valenti:

The County of Union's Bureau of Planning and Economic Development on behalf of the County Planning Board reviewed the subdivision application and associated plans and documents in accordance to County Land Development Ordinance.

The purpose as described on the application and plans is to subdivide one lot into five lots proposing four residential lots and one lot with an existing church facility. The applicant did not identify the proposed parking spaces for the residential lots or church lot. The plat plan notes an impervious site cover for lot 32.01 to consist of 33.98% or 43,620.8 square feet which exceeds municipal requirements and less than 25% for each of the proposed residential lots. The applicant's stormwater report, dated October 2021, identifies bio-retention basins to manage site stormwater.

The comments below are based on the review of the associated plans and accompanying reports/documents in relation to the Union County Land Development Standards:

1. In accordance to Section 501.2, Streets, allows a maximum grade for proposed road at intersection with County road at 2% for maximum of 100 feet from centerline of County road. The applicant shall revise plan accordingly.
2. In accordance to Section 501.3, Sidewalks, a sidewalk shall be provided within the County road right-of-way in accordance with County Land Development standards. The applicant shall install sidewalks along the entire frontage of the County Road in accordance with County standards, ADA standards, and note on revised plans.
3. In accordance to Section 501.4, Curbs, and 502.4, Curbing, requires the applicant provide curbing along the entire property fronting the County Road

ADMINISTRATION BUILDING

Ms. Connie Valenti, Board Secretary

Applicant: OZ Custom Builders, LLC  
Application # SD 93-22  
Site Address: 725 Mountain Avenue

Page 2.

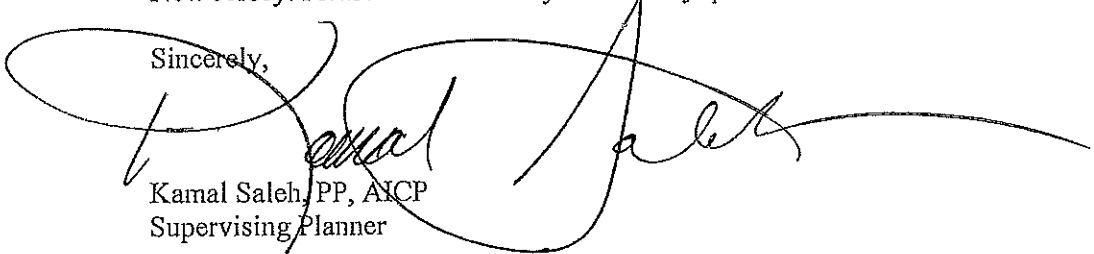
in accordance with County Standards. The applicant shall provide new curbs in conformance with County Standards along the entire frontage of the County Road, and identify these curbs on revised plans. The applicant shall also provide site design detail 1.07, Depressed Curb at Driveway, on revised plans.

4. In accordance to Section 502. 10, Clear Sight Areas, requires clear sight areas clearly indicated on plans with any obstruction, including trees of eight-inch diameter or greater within County right-of-way. When a municipal street intersects a County Road, fifty (50) feet on the municipal street and four hundred (400) feet on the County Road. Sight triangles shall not be obstructed by any structure, trees, walls, or grade obstruction. The applicant shall indicate and mitigate any obstructions including vertical obstructions on revised plans.
5. In accordance to Section 600, Drainage Requirements, notes no development adjacent to County Road right-of-way shall allow stormwater discharge onto a County road. The applicant is not allowed to provide stormwater on a county road. Also, the soils test section of the stormwater report did not include a percolation test and provided no "K" values for soil samples. Percolation test and K values shall be provided on a revised stormwater report. Also, the County Standards prohibits precast storm sewer manholes, the applicant shall revise construction details and provide NJDOT block manhole details.

This application and its associated plans were reviewed based on Union County's Land Development Standards Ordinance Sections 300, 400, 500, 600, and 700 as described above in regards to this application has been determined that the above noted application is withheld pending receipt of revised plans/documents/digital plan copies in accordance to the above comments.

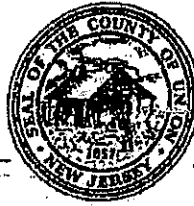
The applicant is reminded that the **County Land Development Fee Schedule** requires a review fee of 25% of the original application fee, in a check payable to the County of Union, for review of revised plans and associated documents. The application, plans and documents are retained for County Planning Board records in association to the State Planning Act and records rules established by the State of New Jersey. Please contact me if you have any questions.

Sincerely,



Kamal Saleh, PP, AICP  
Supervising Planner

cc OZ Custom Builders, LLC  
August Santore, Jr., Esq.  
Murphy & Hollows, Associates  
Amy C. Wagner, Deputy County Manager/Director - Economic Development



# COUNTY OF UNION

DEPARTMENT OF ECONOMIC DEVELOPMENT  
AMY WAGNER, ACTING DIRECTOR

June 14, 2016

*PRIOR CONFIRMATION  
FROM COUNTY*

Ms. Connie Valenti, Board Secretary  
Municipal Building  
29 Park Avenue  
Berkeley Heights, New Jersey 07922.

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*Clerk of the Board*

**Applicant/Site:** Westminster Presbyterian Church  
Mountain & Plainfield Avenues  
Block 2006, Lot 32  
County File # RevSD 62-16 formerly SD 110-15

Dear Ms. Valenti:

The County of Union's Bureau of Planning & Economic Development on behalf of the County Planning Board reviewed the revised subdivision plans dated May 6, 2016. The purpose as described on the application and plat is to remove an existing residential building and to subdivide a 5.96 acre lot into five separate lots. The resultant lots will include a church use lot with an existing structure and four separate residential lots and a cul-de-sac street to provide access to the proposed residential lots.

The applicant provided revised subdivision plat plan as noted above in response to the Planning Board review letter dated January 6, 2016 that included the following sections: Section 501.3 Sidewalks; Section 501.4 and 502.1 Curbs/Curbing; Section 501.5 Driveways and Sections 501.5 (G)/502.10 Clear Sight Area; Section 600 - Drainage; and Section 700 - Traffic Impact Analysis.

This application and its revised plat/plans were reviewed based on Union County's Land Development Standards Ordinance Sections 301, 400, 500, 600, and 700. The application and the revised plat/plans as proposed have been determined to cause no significant impact to County roads or drainage facilities. The applicant is required to obtain any local, county and state approvals or permits as may be required by regulations.

Sincerely,

*Kamal Saleh*  
Kamal Saleh, PP, AICP  
Supervising Planner

Cc: Westminster Presbyterian Church  
Anthony Rinaldo, Jr., Esq.  
Amy Wagner, Deputy Dept. Director

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