

MENDHAM TOWNSHIP

Form 1

ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

FOR OFFICIAL USE ONLY:

Application No.: <u>3-23</u>	Escrow Account Number:
Date Filed: <u>February 8, 2023</u>	Date Deemed Complete:
Amount Application Fee Paid: <u>\$ 200</u>	Expiration Date:
Amount Technical Review Fee Paid: <u>6 1350</u>	Expiration Date / Extension On: To: _____

CHECK ALL THAT APPLY:

- | | |
|--|--|
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Appeal of Ruling (40:55D-70a) |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation (40:55D-70b) |
| <input type="checkbox"/> Minor Site Plan | <input checked="" type="checkbox"/> Bulk Variance (40:55D-70c) |
| <input type="checkbox"/> Major Subdivision - Preliminary | <input type="checkbox"/> Use Variance (40:55D-70d) |
| <input type="checkbox"/> Major Subdivision - Final | <input type="checkbox"/> Extension of Time |
| <input type="checkbox"/> Major Site Plan - Preliminary | <input checked="" type="checkbox"/> Other <u>Waiver</u> |
| <input type="checkbox"/> Major Site Plan - Final | <input type="checkbox"/> Other _____ |

APPLICANT'S NAME Bhatti Residence c/o Calli Law, LLC
Address Calli Law, LLC, 170 Kinnelon Rd, Suite 6, Kinnelon, NJ 07405
Phone 973-291-8102 Fax 973-763-9065

Is Applicant a Corporation Partnership Individual?

IF APPLICANT IS A CORPORATION OR PARTNERSHIP, SET FORTH THE NAMES AND ADDRESSES OF ALL STOCKHOLDERS OR PARTNERS HAVING A 10% OR MORE INTEREST. *Attach sheet if necessary.*

Name N/A - applicant is individual

Address _____

Name _____

Address _____

OWNER'S NAME Abdul Rauf Bhatti

Address 10 Queens Court, Mendham Twp

Phone c/o Calli Law (# above) Fax c/o Calli Law (# above)

ATTORNEY'S NAME Lawrence Calli, Esq. of Calli Law, LLC
Firm and Address 170 Kinnelon Rd, Suite 6, Kinnelon, NJ 07405
Phone 973-291-8102 Fax 973-763-9065

Note: Corporation must be represented by a New Jersey attorney.

NAME(S) AND ADDRESS(ES) OF PERSON(S) PREPARING PLANS: ATTACH SHEET IF NECESSARY.

Name Marc Walker, PE of Dykstra Walker Design Group
Address 21 Bowling Green Parkway, Suite 204, Lake Hopatcong, NJ 07849
Phone / Fax 973-663-6540 / 973-663-0042
Profession civil engineer NJ License No. 24GE03640900

Name _____
Address _____
Phone / Fax _____
Profession _____ NJ License No. _____

LOCATION OF PROPERTY

Tax Map Block _____ Lot No. _____ Total Tract _____
Area 10.13 acres
Street Address 10 Queens Court
Zone District R-3

Are the premises fronting on a Township Street County Road State Highway

NAME OF SUBDIVISION OR DEVELOPMENT (IF ANY) Bhatti Residence
For subdivision, number of proposed lots N/A no subdivision
For site plans, floor area of building(s) in sq. ft. proposed single family residence, accessory structure and site improvements as shown on attached plans

EXISTING USE(S) NOW LOCATED ON PREMISES residential
PROPOSED USE(S) OF PREMISES no change

IF THIS APPLICATION IS FOR ZONING VARIANCE RELIEF, HAS A DECISION BEEN RENDERED OR AN ORDER ISSUED BY THE CONSTRUCTION OFFICIAL? Yes No *Township Engineer reviewed and advised zoning required in correspondence dated 7/28/22 attached.

Date of Decision or Order _____

LIST ANY VARIANCES AND/OR WAIVERS SOUGHT. IF NONE, STATE "NONE." IF ANY ARE REQUIRED, ATTACH HERETO AS A SEPARATE RIDER THE FACTUAL BASIS AND LEGAL THEORY FOR THE RELIEF SOUGHT.

Steep slope variance required.

A. DEED RESTRICTIONS THAT EXIST. (If no restrictions, state "none", if "yes" attach copy.)

None.

B. PROPOSED DEED RESTRICTIONS

None.

BRIEFLY DESCRIBE ANY PRIOR OR CURRENTLY PENDING PROCEEDINGS BEFORE THIS APPROVING AUTHORITY OR ANY OTHER FEDERAL, STATE, OR LOCAL BOARD OR AGENCY INVOLVING THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION. *Attach sheet if necessary.*

None.

LIST ANY OTHER MATERIAL ACCOMPANYING THIS APPLICATION, I.E. PLANS, EIS, DRAINAGE CALCULATIONS, ETC. *Attach sheet if necessary.*

Plot Plan (consisting of 10 pages) prepared by Dykstra Walker, dated 10/8/21.

The undersigned applicant does hereby certify that all of the statements contained in this application are true.

APPLICANT'S SIGNATURE _____

DATE 1/26/23

Lawrence A. Calli, Esq. on behalf of Applicant/Owner

CONSENT OF OWNER: I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith. Further, I hereby give permission to the members of the Approving Authority and its authorized representatives and experts to enter onto and inspect the premises identified herein above for the purpose of evaluation of the application for development presently pending before the Approving Authority. (If owned by a corporation, attach copy of resolution authorizing application and officer signatures.)

OWNER'S SIGNATURE _____

DATE 1/26/23

Lawrence A. Calli, Esq. on behalf of Applicant/Owner

SWORN AND SUBSCRIBED TO BEFORE ME THIS 26 day of January, 20 23.

Notary Public of New Jersey

Mendham Township
2 West Main Street
P.O. Box 520
Brookside, N.J 07926
973-543-4555 or Fax 973-543-6630
Environmental & Zoning Application
Permit Fee: \$ 35.00

Survey must be supplied with this application showing proposed setbacks & proposed work:

Owner Information: Phone Number: [REDACTED] Date: _____

Name: ABDUL RAUF BHATTI

Address: [REDACTED]

Address of Work: 10 QUEENS COURT MENDHAM N.J

Block: 127 Lot: 105.04 Zone R-3

Current Use of Property: VACANT LAND

Proposed Use of Property: ONE FAMILY HOUSE

Proposed Work: (Check one) Other: _____

Addition Shed Fence Pool Deck New Structure Patio

Gazebo Tennis Court Garage Portico Hot Tub Pool House

Detail of proposed work. Include length, width and height for proposed improvement on survey with distance to all lot lines.

- 1) Are there any wetlands, restrictions, easements, or limitations on site? () Yes (X) No
 Show all wetland delineation line, streams, easements on plot plan, attach prior NJDEP approvals
- 2) Was there ever any board of adjustment or planning board approval? () Yes () No
- 3) Was this property created by subdivision after 1987 () Yes () No
- 4) Are there any open building permits that have never been finalized? () Yes (X) No


Any incorrect or falsified information will render this application void and any approvals based on it. Applicant certifies all information true and accurate.

Owner's Signature: [Signature] Date: _____

Amount Received: \$ 35.00 Cash Check # 355 By: _____

Approved Denied _____ Date 7/25/22 Zoning Officer [Signature]

Comments: _____

Building Coverage & Floor Area Calculations			
	Existing Area Sq. Ft.	Proposed Area Sq. Ft.	
First Floor Sq. Ft.		4764.82 sq/ft.	
Second Floor Sq. Ft.		3,698.39 sq/ft.	
Total		8,463.21 sq/ft.	
Permitted Coverage:			
Block: 127	Lot: 105.04	Zone: R-3 SINGLE FAMILY (3-AC ZONE)	
	Existing Area sq. ft.	Proposed Area sq. ft.	Remarks
Area of Basic House Footprint		5,369'	
Additions			
Attached Garage		606'	
Detached Garage, Sheds		2400' (40x60)	
Roofed Porches or Decks			
Patios & Sidewalks			
Driveways, Parking Lots			
Swimming Pools		800' (20x40)	
<u>Total Impervious Coverage</u>			
Existing Lot size Sq. Ft.		(441,262.8) sq/ft 10.13-AC	
Total Land Disturbance		(87,120 sq/ft) 2-AC	
Applicant Signature: 			

From: Stefanie Williams <Stefanie.Williams@FPAengineers.com>
Sent: Thursday, July 28, 2022 10:27 AM
To: [REDACTED]
Cc: Denis Keenan <Denis.Keenan@FPAengineers.com>; Beth Foley <bfoley@mendhamtownship.org>
Subject: Lot Grading Application - 10 Queen Court

All,

A preliminary review was conducted on the Bhatti Resident plans for Block 127, Lot 105.04, 10 Queens Court. The proposed design exceeds the allowable maximum steep slopes disturbance per the ordinance. The applicant will need to go to the Board in order to seek a variance. At this time, we will defer a Lot Grading application until approval is granted from the board.

Please be aware that further variances may be identified.

Thank you,
Stefanie Williams, PE
Project Engineer

43A Newburgh Road, Suite 100, Hackettstown, NJ 07840

T 908.850.0877 Ext 9786

MENDHAM TOWNSHIP

Form 4

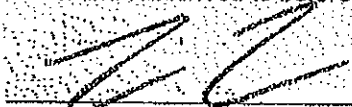
ZONING BOARD OF ADJUSTMENT

AFFIDAVIT OF APPLICANT

State of New Jersey
County of Morris

Simone D. Calli, Esq. on behalf of Owner / Applicant of full age, being duly sworn according to law on oath deposed and says that all of the proceeding statements contained in the application submitted herewith are true.

Sworn and subscribed to before me on 6 day of March, 2023



Notary Public of New Jersey
Lawrence A. Calli, Esq.
Attorney at Law
State of New Jersey
NJ Attorney ID #021912004

Simone Calli
Signature of Applicant

AFFIDAVIT OF OWNERSHIP

State of New Jersey
County of Morris

**N/A - applicant is owner

_____ of full age, being duly sworn according to law on oath deposes and says that deponent resides at _____ in the County of _____ and the State of _____ that he/she is the owner in fee of all that certain parcel of land situated in the Township of Mendham and known and designated as Lot No. _____ Block No. _____ and that _____ is hereby authorized to make the within application or appeal.

Sworn and subscribed to before me this _____ day of _____, 20____

Notary Public of New Jersey

Signature of Owner

MENDHAM TOWNSHIP

Form 5

ZONING BOARD OF ADJUSTMENT

NOTICE TO APPLICANT OF DATE OF HEARING

Applicant: Bhatti Family, LLC c/o Calli Law, LLC

Mailing Address: 170 Kinnelon Rd, Suite 6
Kinnelon, NJ 07405

Date: March 6, 2023

The public hearing for Case Bhatti Family LLC will be held before the Mendham Township Zoning Board of Adjustment on May, 11 2023 at 7:00 pm in the *All-Purpose Room In Mendham Township Middle School, 16 Washington Valley Road, Brookside, New Jersey.*

At that time the Board reserves the right to deem completeness and proof of service and either hear the Case or table it to a subsequent meeting, depending on the agenda.

Wendy Parrinello
Secretary to the Board

TOWNSHIP OF MENDHAM

OFFICE OF THE TAX ASSESSOR

P.O. Box 520

Brookside, NJ 07926

Scott J. Holzhauer, CTA, SCGREA
Tax Assessor

Phone: (973) 543-4555 x219

Fax: (973) 543-6630

Email: sholzhauer@mendhamtownship.org

January 23, 2023

Simone Calli, Esq.
Calli Law, LLC
170 Kinnelon Road, Suite 6
Kinnelon, NJ 07405

RE: Certified List of Property Owners (200')

Certifying Municipality: Township of Mendham

Subject Prop Blk / Lot: 127 / 105.04 (10 QUEENS CT)

Dear: Sir/Madam:

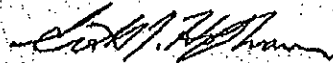
Attached please find a complete list of all property owners in Mendham Township that appear to be situated within 200 feet of the above referenced parcel(s). This information is certified as that which appears in the Mendham Township municipal tax book, including any ownership changes that have been recently received in the form of new deeds.

The initial printout titled "Buffer Report" takes data directly from our GIS database. The properties provided on the list were determined electronically from this website – which takes scaled offsets from the subject property as identified on the electronic Tax Maps for the Township (as maintained by Civil Solutions).

The attached "Addendum" includes any other entities that require notification in accordance with the provisions of the M.L.U.L. and pursuant to Subsection (h) of N.J.S.A. 40:55D-12 (agencies that have registered to receive notice with regard to Planning and/or Zoning applications).

If you have any questions, feel free to contact my office.

Sincerely,



Scott J. Holzhauer, CTA, SCGREA
Tax Assessor

SH/pw
Attachment

Subj Blk / Lot: 127 / 105.04
List Date: 01/23/23

200-FT NOTIFICATION LIST

ADDENDUM

The following entities marked "X" must also be included in the 200-ft notification for the subject property in question:

Include	<u>Roads / Associations / Utilities</u>	<u>Address / Contact Info</u>
	Associations: •	None known or specified
X	Utilities Companies: • PSE&G	P.O. Box 490, Cranford N.J. 07016
X	• JCP&L c/o First Energy	76 South Main St, Akron OH 44308
X	• Comcast	One Comcast Ctr., Philadelphia PA 19103
X	• Verizon FIOS	P.O. Box 4830, Trenton NJ 08650-4830
X	• Southeast Morris Cty MUA	19 Saddle Rd, Cedar Knolls NJ 07927
X	• Morris Cty Municipal Utilities Authority	214A Center Grove Rd, Randolph, NJ 07869
X	• NJ American Water	1025 Laurel Oak Rd, Voorhees, NJ 08043
	Adjacent Municipalities	

OWNER & ADDRESS REPORT

MENDHAM TOWNSHIP

200-FT PROPERTY OWNERSHIP LIST BASED ON CURRENT MOD-IV DATA AT TIME OF LIST
 SUBJECT PROPERTY > BLOCK 127, LOT 105.04, QFARM

01/23/23 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
127	78.08		2	MASSUDI, MANSUR 6 QUEENS CT MORRISTOWN, NJ 07960	6 QUEENS CT	
127	78.09		2	PARISI, ROSARIO/MARIA 4 QUEENS CT MORRISTOWN, NJ 07960	4 QUEENS CT	
127	78.10		2	MODUONO, LOUIS & JULIANNE T 22 MOUNT PLEASANT RD MORRISTOWN, NJ 07960	22 MOUNT PLEASANT RD	
127	81		2	CZOP, RICHARD/GAERTNER, CHANTAL 18 MOUNT PLEASANT RD MORRISTOWN, NJ 07960	18 MOUNT PLEASANT RD	
127	83		15F	CORBIN, RAHSAAN SALADIN/ANGELA M 20 MOUNT PLEASANT RD MORRISTOWN, NJ 07960	20 MOUNT PLEASANT RD	
127	84		2	POLO, ROGER DAVID MORRISTOWN, NJ 07960	22 SCHOOLHOUSE LN	
127	85		2	LAM, STEPHEN T/LISA YANYUN CHAN 20 SCHOOLHOUSE LN MORRISTOWN, NJ 07960	20 SCHOOLHOUSE LN	
127	94.01		2	BLISSETT, ROGER/MIRYAM 1 LOREE BROOK LN MORRISTOWN, NJ 07960	1 LOREE BROOK LN	
127	94.02		2	DAVIS, WARREN M 5 LOREE BROOK LN MORRISTOWN, NJ 07960	5 LOREE BROOK LN	
127	105.03	QFARM	3B	MOTTO, MICHAEL & MELODY MORRISTOWN, NJ 07960	8 QUEENS CT	
127	105.04	QFARM	3B	BHATTI FAMILY LLC MENDHAM, NJ 07945	10 QUEENS CT	

*DRAFT ONLY

MENDHAM TOWNSHIP

Form 6

ZONING BOARD OF ADJUSTMENT

NOTICE OF HEARING

TOWNSHIP OF MENDHAM ZONING BOARD OF ADJUSTMENT

TO: Property Owner

You are hereby notified that the undersigned has appealed to the Mendham Township Zoning Board of Adjustment as provided for by R.S. 40:55D-1

From action of the Construction Official who Denied/Granted (strike out one) an application for*

For a variance or special exception from the terms and provisions of the Zoning Ordinance as follows* or for an Interpretation of the Zoning Map or Ordinance.

* Steep slope variance relief.

The applicant shall seek relief from the provisions of Chapter XXI, Section 21 of the Zoning Ordinance of the Township of Mendham. Such other relief as may be required shall also be sought.

On premises owned by: Bhatti Family LLC

Block 127 Lot 105.04 Zone R-3

Location of Property 10 Queens Ct., which is located within 200 feet of the property owned by you.

A hearing is scheduled to be held before the Zoning Board of Adjustment at All-Purpose Room in the Mendham Township Middle School, 16 Washinton Valley Road, Brookside, NJ at 7:00 pm on Thursday, May 11, 2023. At that time, you have the right to appear and be heard in person or be represented by an attorney, and may present any objections you may have or make any statements thereon. The application, maps, and other documents are available for inspection and review at the office of the Board of Adjustment located in Township Hall between the hours of 8:30 am and 4:00 pm, Monday through Friday.

This notice is sent to you as required by law.

Signature of Applicant: /s/ Lawrence Calli

Date: 3/6/23

*DRAFT ONLY

MENDHAM TOWNSHIP

Form 7

ZONING BOARD OF ADJUSTMENT

AFFIDAVIT OF PROOF OF SERVICE OF NOTICE OF HEARING

State of New Jersey
County of Morris

Lawrence Calli, Esq. of Calli Law, LLC of full age, being duly sworn according to law upon his/her oath deposes and says:

That in accordance with the provisions of Title 40:44D-1, et seq. of the revised statutes, he/she served written notice of hearing (Form 5) on all property owners within or without the municipality whose property is located within 200 feet of any part of the property to be affected by this application or appeal, at least ten (10) days prior to the date set for the hearing by handing a copy thereof to said property owners; or by sending to said property owners a copy thereof by certified mail to their last known address as shown by the list secured from the Mendham Township Tax Assessor, and where required, a copy thereof to the Morris County Planning Board, the Clerk of the adjacent municipalities, Commissioner of Transportation of the State of New Jersey, and the Director of the Division of State and Regional Planning.

Attached is a true list of said property owners served (Form 3A) and other required parties with their addresses, and stating the manner of service of said notice on each and a true copy of said Notice of Hearing (Form 5).

/s/ Lawrence Calli

Signature of Applicant

Sworn and subscribed to before me

this 6 day of May, 2023

Simone D. [Signature]
Notary Public of New Jersey

Simone D. [Signature]
Attorney at Law
State of New Jersey
NJ Attorney ID #015262006

CAN

MENDHAM TOWNSHIP

Form 10

ZONING BOARD OF ADJUSTMENT

FLOOR AREA RATIO (FAR) CALCULATIONS

The FAR (Floor Area Ratio) calculation may be information necessary to determine the type or extent of relief being sought from the Zoning Board of Adjustment.

The calculation, applicable to the R, R-1, R-2, R-3, and R-5 zoning districts, is as follows: "Total permitted floor area= 2600 sq. ft.+ (1700 sq. ft. x acreage of the lot)."

Block: 127 Lot 105.04 Zone R-3

Location: 10 QUEENS COURT MENDHAM N.J. 07945

Acreage of lot:	<u>10.134</u>	acres
Acreage x 1700:	<u>17,227.8</u>	sq. ft.
	+ <u>2,600</u>	sq. ft.
	= <u>19,827.8</u>	sq. ft. permitted floor area

Total applicable floor area of all applicable structures:

Existing:	<u>0</u>	sq. ft.
Existing to be removed:	<u>0</u>	sq. ft.
Proposed to be added:	<u>5,286.53</u>	sq. ft.
Proposed total:	<u>8,463.21</u>	sq. ft.

[Signature]
Signature of Applicant

4/10/23
Date

Township of Mendham

INCORPORATED MARCH 29, 1749

P.O. BOX 520

BROOKSIDE, NEW JERSEY 07926

(973) 543-4555 / FAX (973) 543-6630

FORM # 2 CERTIFICATION OF TAXES PAID

BLOCK(S) 127 LOT(S) 105.04 QFarm

OWNER OF PROPERTY Bhatti Family LLC

STREET ADDRESS 10 Queens Court

This is to certify that all taxes and assessments for local improvements have been paid, and that no taxes or assessments for local improvements are due or delinquent as to the premises which are the subject of the application for development as of the date indicated below.

Sydia Slide

Tax Collector or Authorized Signature

2-1-23

Date of Certification

8-10-23

Certification Expiration Date

*Please note that the above information is not a formal tax search or improvement search pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to reply upon the information, a formal tax search and municipal improvement search shall be applied for and the fees posted for said search in accordance with the prevailing statutes.

