

RESOLUTION

PLANNING BOARD

TOWNSHIP OF LIVINGSTON, NEW JERSEY

Decided: September 12, 2017
Memorialized: October 3, 2017

Re: Application No. 2017-38-MSUBV
Applicant: 20 Force Hill, L.L.C.
Premises: 20 Force Hill Road
Block: 2100; Lots: 29, 30, 31 and 34
Zone: R-1

SUMMARY OF CASE

1. The Applicant is the owner of the subject premises consisting of 1.35 acres with road frontage of 200 feet and an average irregular depth of 269 feet.
2. The Applicant was represented by Barry H. Evenchick, Esq., of the firm Pashman Stein Walder Hayden, P.C., who has provided confirmation that statutory requirements of notice and publication have been complied with and that there are no taxes due or delinquent with respect to the premises.
3. The Applicant proposes to subdivide the four lots into three separate lots which would measure as follows:
 - A: Proposed Lot 29 would have 66.67 feet of frontage and measure a total of 18,107 square feet, of which 15,755 square feet would be within 235 feet of the front right-of-way line.

B: Proposed Lot 30 would have 66.67 feet of frontage and measure a total of 18,115.8 square feet, of which 15,764 square feet would be within 235 feet of the front right-of-way line.

C: Proposed Lot 31 would have 66.67 feet of frontage and measure a total of 22,597.7 square feet, of which 18,654 square feet would be within 235 feet of the front right-of-way line.

4. All three lots would be in violation of Township Code § 170-96.C.(5) which requires a minimum lot size of 35,250 square feet within 235 feet of the front street right-of-way line.
5. One of the existing lots (Lot 34) is landlocked to the rear of the 3 other lots, and present Lots 30 and 31 currently measure 50 feet in width and are undersized under the requirements of the R-1 Zone. Present Lot 29 has frontage of 100 feet and would be compliant with the zone requirements as to minimum R-1 lot width.
6. The subject premises is located directly across Force Hill Road from the Brandywine Assisted Living facility. There are a number of residential homes on lots measuring 50 feet in width to the north and east of the premises.
7. Combining the four lots and subdividing them into three lots would provide equalization of the lot frontage and would provide sufficient room for construction of single-family homes on each lot that could easily comply with all setback requirements. The Applicant

submitted Plans, prepared by Michael T. Lanzafama, of Casey & Keller, Inc., dated May 12, 2017. The Plans included the proposed Subdivision Plat as well as a neighborhood area map demonstrating the prevalence of other undersized lots on Force Hill Road and in the immediate neighborhood.

8. The Applicant presented and relied upon the testimony of its sole witness, Michael T. Lanzafama, admitted as an expert in surveying, engineering, and planning. He testified that the proposed front yard setbacks of 67.74 feet for each lot would be in compliance with the Township Code § 170-96.C.(2) provision that the setback can be less than 75 feet when the new buildings would conform to the established line of existing buildings on that side of the street and within 300 feet. The opinion of Mr. Lanzafama was that the benefits of the requested variances would outweigh any detriment by advancing the goals of the Municipal Land Use law in allowing for appropriate in-fill development with quality housing stock and will provide a better plan alternative that would fit more naturally with the nature of the neighborhood as it has developed. The subdivision will allow construction of reasonably sized single-family homes that will not be overbearing and will provide adequate light, air and space.
9. The Applicant agreed to comply with the comments made by the Township Engineer and Planner letter of June 27, 2017; specifically items 4, 5 and 7 respectively requiring identification on the topographic survey of the trees to be removed, obtaining a Tree Removal Permit, obtaining a Lot Surface Drainage Permit, and obtaining a Road Opening Permit.

10. No Members of the public appeared to ask question or voice an opinion either in support of or in opposition to the Application.

CONCLUSIONS OF THE BOARD

1. The Board concludes that the Application for a minor subdivision of the subject premises should be approved and is hereby approved and granted with the variances and Conditions as set forth herein.

2. The Board accepts the testimony of expert Lanzafama and grants the variances from Township Ordinance Section 170-96.C.(5) as requested by the Applicant as follows:

A: Proposed Lot 29 is granted a total lot area variance of 19,495 square feet within 235 feet of the front right-of-way line.

B: Proposed Lot 30 is granted a total lot area variance of 19,486 square feet within 235 feet of the front right-of-way line.

C: Proposed Lot 31 is granted a total lot area variance of 16,596 square feet within 235 feet of the front right-of-way line.

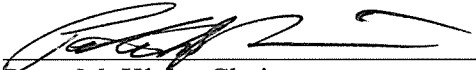
Said variances are granted subject to the proposed subdivision calculations as set forth herein, providing for each lot to have a frontage width of 66.67 feet. That frontage would be approximately 85.33 feet less than the frontage width required to meet the District standard for area within 235 feet of the front street right-of-way line and the permitted deviation from that requirement is included within the granted variance.

3. The Applicant shall comply with the following Conditions:

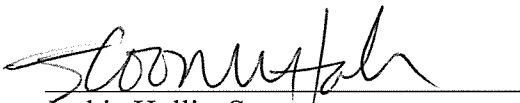
- A. All trees intended to be removed shall be indicated on the Land Title & Topographic Survey.
- B. Applicant shall obtain a Tree Removal Permit before any site preparation as to each Lot is commenced.
- C. Applicant shall obtain a Lot Surface Drainage Permit and a Road Opening Permit as to each Lot.
- D. The Lot designations are subject to assignment by the Township, shall have the dimensions as set forth in the Casey & Keller Plat submitted to the Board as part of the Application and are subject to confirmation by the Township Engineer.
- E. The provisions of the Steep Slope Ordinance, Article XXIV of the Township Code, shall be complied with if the Township Engineer finds it to be applicable.
- F. The full text of all Conditions of this Resolution shall be included and incorporated into the Minor Subdivision Plat or any subdivision deeds and shall be recorded with such documents.
- G. The Board's Model Conditions of Approval attached hereto are incorporated herein excluding those numbered 1, 5 and 14.
- H. Conditions A, B, C, D, & F and Model Conditions of Approval numbered 4, 6 and 11 shall be met before any other permits are issued.
- I. Model Condition of Approval numbered 19 shall apply to each Lot.

NOW THEREFORE, for the reasons set forth herein and as stated on the record by the Members of the Planning Board of the Township of Livingston, and consistent with the proofs and testimony presented at the hearing, it is resolved that Minor Subdivision approval for the

Application, with variances, be and is hereby granted and approved subject to the terms and conditions as set forth herein.


Peter M. Klein, Chairperson

I hereby certify this to be a true and accurate copy of the Resolution adopted on October 3, 2017 memorializing the decision of the Planning Board of the Township of Livingston reached on September 12, 2017 wherein Board Members Klein, Leopold, Ratner, Kalishman, Anthony, and Alternate Number 1 Rieber (in place and stead of Member Silverman), voted in accordance with the action memorialized herein; they being all of the Members then present.


Jackie Hollis, Secretary

PLANNING BOARD, TOWNSHIP OF LIVINGSTON

Model Conditions of Approval
(As Amended through
February 12, 2013)

Every application turns on its own facts and is judged on its own merits. Listed below are models of conditions which may be considered “standard”. A standard can be tailored to specific circumstances, and may not always apply. Other or additional conditions may be tailored for any application.

1. Architecture

- a. Rooftop ancillary structures and equipment (other than alternative small energy systems and communications equipment) shall be screened by material compatible with the exterior finish of the building and matching the exterior color of the building as closely as possible.

- b. Enclosures of trash bins, recycling bins or dumpsters shall be of the same type of materials and the same color as the exterior finish of the building.

2. Blasting

In the event that blasting be necessary on the Site, the following conditions shall apply in addition to all requirements of federal law or regulations:

- a. All blasting operations shall be performed in strict compliance with N.J.S.A. 21:1A-128 *et seq.* and N.J.A.C. 12:190-1.1 *et seq.*, or superseding requirements.
- b. A pre-blast inspection of all structures on all properties adjacent to the Site or within 200 feet of the intended blasting location (whichever is the greater distance) shall be conducted at Applicant's expense. It shall be conducted no more than 60, nor less than 30, days before blasting commences. A written report of the inspection results shall be provided to the owner of each structure inspected within 10 days after completion of the inspection.
- c. Blasting shall occur only between 10:00 a.m. and 3:00 p.m. on Monday through Friday. Blasting during other hours may be permitted, temporarily, by the Township Engineer upon his finding that a condition constituting an emergency exists and necessitates such permission.
- d. Applicant shall coordinate all blasting with the Livingston Police and Fire Departments. If traffic control is required, it shall be provided at Applicant's expense.
- e. Applicant shall give the Township Engineer, the Chief of Police, the Fire Chief, and all owners of structures required to be inspected under "b" above, written notice of scheduled blasting operations to be received not less than 20 days, nor more than 40 days, prior to their commencement. If scheduled blasting operations are delayed or suspended they shall not be resumed until new notice has been given and received. All notices shall include the name and telephone number of Applicant's representative for purposes of receiving and responding to questions and comments.
- f. These conditions do not supersede any requirements of law or regulation that are more strict or restrictive.

3. Cleanliness During Demolition or Construction

- a. At the close of each work day the Site shall be thoroughly cleaned and all trash and construction debris, including that within buildings under construction, shall be

placed in covered dumpsters. Dumpsters shall be removed from the Site, and replaced, before they overflow.

- b. Not less often than weekly, and whenever else required by the Construction Official or the Township Engineer, the public streets adjacent to the Site shall be manually or mechanically broom swept to remove dirt, mud or debris originating from the Site and located within 500 feet of the Site.
- c. Dust suppression methods acceptable to the Construction Official and the Township Engineer shall be utilized on the Site.

4. Deeds & Easements

- a. All conditions of approval that are continuing conditions shall be set forth within all deeds executed with regard to the Site.
- b. All deeds, easements, dedications or restrictions required by this approval shall be subject to review and approval by the Board Attorney prior to signing and shall be filed for recordation after such approval. The Applicant shall submit proof of such recordation to the Board Secretary, the Township Engineer and the Construction Official prior to the issuance of any permits.

5. Detention Basins

- a. Stormwater management basins shall be established on lots created for that purpose only. No structures that are not an approved part of the stormwater management system shall be erected on any such lot. Such basins, together with their required landscaping and fencing, shall be completed, and shall have been inspected and approved by the Township Engineer, prior to issuance of the first Certificate of Occupancy.
- b. If the approval of the Application calls for title to such a lot to be transferred to the Township; at such time as the Township accepts any new streets or roads on the Site, title to the lot shall be conveyed to the Township provided that the Township Engineer is then satisfied that the basin has been constructed in full compliance with all applicable requirements. The deed conveying such title shall be subject to prior approval by both the Board Attorney and the Township Attorney.
- c. A maintenance plan meeting the requirements of the Residential Site Improvement Standards or the Township's Stormwater Control Ordinance, or both, as applicable, shall be prepared by Applicant and shall have received the approval of the Township Engineer prior to issuance of any construction permit.

Any future revisions to the maintenance plan shall not become effective until the Township Engineer's approval shall have been obtained.

- d. Unless maintenance of the basin is assumed by the Township or a public agency as its direct responsibility, (1) the maintenance plan and any future revisions of it shall be recorded upon the deed of record for the property in terms approved in advance by both the Board Attorney and the Township Attorney; and, (2) the Applicant shall provide a performance bond for such maintenance, including landscaping and cleanliness.

6. Final Plans

Prior to the issuance of any Township permit for demolition of any structure, preparation of the Site, or construction of any improvement:

- a. The full text of all of the conditions of this approval, and all plan changes agreed to in the course of the hearing, shall be set out on final plans submitted to the Construction Official, the Township Engineer and the Board Secretary; and
- b. Such final plans shall have been reviewed by the Board Secretary or the Board's Planning Consultant for determination of whether the plans conform to the Board's approvals and shall then have been signed by the Board Chairman, the Board Secretary and the Township Engineer.
- c. Such final plans shall comply with the Uniform Construction Code and the Barrier Free Subcode as then in force in the State of New Jersey. If, during performance of work pursuant to the Board's resolution and permits that have been issued, field conditions indicate need for change(s), such need shall be called to the attention of both the Construction Official and the Township Engineer for approval of any such change before it is implemented. If any such change is significant, permission to amend the Site Plan may have to be sought from the Planning Board. Until all requirements under approved plans and the Uniform Construction Code, including accessibility requirements, have been completed or bonded, any certificates of occupancy issued shall be temporary certificates only.

7. Flood Hazards

- a. Insert on the final site plan and/or subdivision map a metes and bounds description of all flood hazard areas located on the Site.
- b. Insert in all deeds for individual lots that contain or are adjacent to flood hazard areas, and on the preliminary and final subdivision maps or plats, the following covenant: "The lands designated herein contain flood hazard areas.

There shall be no disturbance of any kind as to any flood hazard area unless permitted by N.J.D.E.P. pursuant to the Flood Hazard Control Act, N.J.S.A. 58:16A-50 *et. seq.* or superseding requirements.”

8. Guarantees and Bonds

- a. The approval of this Application is subject to the posting, with terms acceptable to the Township Engineer, of any and all required performance guarantees, bonds, soil erosion and sediment control approvals, and any other requirements of Township ordinances prior to the issuance of any permits for commencement of site preparation or construction.
- b. This approval is also conditioned upon the Applicant’s providing, prior to issuance of the first Certificate of Occupancy, a performance guarantee acceptable to the Township Engineer for any aspects of the approved landscaping or fencing that has not been completed by the time of issuance of such certificate.

9. Landscaping & Environmental Protection

- a. All deciduous trees planted shall have a caliper of not less than 2.5 inches measured at a height of 4.5 feet above ground level. All evergreen trees planted shall have a height of 6.0 to 8.0 feet.
- b. Street shade trees shall be planted as required by Township Code § 170-72 and shall not be included in the calculation of Replacement Trees required by the Trees Ordinance.
- c. Any tree or other planting installed in accordance with the plans which dies shall be replaced, within the current or next planting season, in kind and at the same size as it had reached at the time of death; except that if it died more than three years after planting its replacement need not be larger than the size it had reached three years after planting. The same replacement requirements shall apply to any tree or other planting installed in accordance with the plans if subsequently removed because of damage or disease.
- d. No tree existing on the Site at the time of filing of the application shall be removed unless removal is approved under the Trees Ordinance or by this Board. Every existing tree to be preserved shall be tagged and shall be shown on the Site Plan or Subdivision Plan. During site preparation and during construction, each such tree shall be protected by snow fencing or a more substantial means approved by the Construction Official. No soils, excavated materials, or any construction equipment or building materials, shall be stored or operated within a root protection zone that shall be the greater distance of (i) the crown drip line, or (ii) a distance equal to caliper multiplied by one (1) foot, (but never less than eight (8) feet from the trunk of a tree to be preserved), or anywhere else where such soil or

materials can adversely affect the health of trees to be preserved. All work done within the root protection zone shall be accomplished with hand tools.

- e. The grade of land located within the root protection zone shall not be raised or lowered more than three (3) inches unless compensated for by welling or retaining wall methods; but in no event shall welling or retaining walls be installed less than eight (8) feet from the trunk of a tree.
- f. During site preparation or construction, no fuel storage, and no refueling, maintenance, repair or washdown of construction vehicles or equipment, shall occur within fifty (50) feet of any tree to be preserved.
- g. Any provision of the Trees Ordinance, Chapter 306 of the Code of the Township of Livingston, that establishes a conflicting standard or requirement shall control.
- h. No mulch shall be placed, or allowed to accumulate, within six inches of the trunk of any tree or shrub planted on the Site in compliance with this resolution. Mulch shall not be applied, or allowed to accumulate, elsewhere within the drip line of the tree or shrub to a depth in excess of four inches.

10. Noise

- a. No site preparation, demolition or construction activity shall be performed on the Site on Sundays, or before 7:30 a.m. or after 5:00 p.m. on weekdays, or before 9:00 a.m. or after 5:00 p.m. on Saturdays or federal holidays.
- b. All vehicles and motorized machinery operated on the Site shall be equipped with properly operating mufflers.
- c. No site preparation, demolition or construction activity (other than authorized blasting) shall produce, at the property line, (i) continuous airborne sound at a sound level in excess of 65 dBa, or which has an octave band sound pressure level in decibels which exceeds the standards provided in 32 N.J.R. 2230 et. seq., or (ii) impulsive sound in air which has a peak sound pressure level in excess of 80 decibels, or (iii) impulsive sound in air which repeats more than four times in any hour and has a peak sound pressure level in excess of 50 decibels.
- d. Relief from these noise conditions may be permitted, temporarily, by the Township Engineer upon his finding that a circumstance constituting an emergency exists and necessitates such permission.

11. Other Governmental Approvals

- a. Applicant shall comply with all applicable Federal, State and local laws and regulations and obtain any other governmental approvals required for implementation of this application as approved. If any other governmental agency or authority grants a waiver of or variance from any law, rule or regulation, or imposes any condition or requirement, which affects this approval or any of the conditions contained herein, then this Board shall have the right to review such action as it relates to this Board's approval or conditions and to modify, amend or revoke its approval and/or conditions.
- b. No Township permit for demolition of any structure, or preparation of the Site or construction of any improvement shall be issued until proof of request for such required approvals and any action thereupon, shall have been presented to the Construction Official and the Board Secretary by the Applicant.

12. Paving and Sidewalks

- a. Applicant shall install the top course of street paving:
 - (1) For residential development not later than the earlier of three (3) years after the issuance of the first Certificate of Occupancy or three (3) months after fifty percent (50%) of residential units have received Certificates of Occupancy.
 - (2) For non-residential or mixed-use development, prior to issuance of the first Certificate of Occupancy.
- b. All manholes, catch basins, and driveway curbs shall be ramped until the top course of street paving has been installed.
- c. All sidewalks shall be constructed of concrete or of non-asphalt pavers and shall be not less than four feet wide in a residence district or five feet wide in the Business Improvement District. Existing sidewalks that do not meet prior Township Code requirements shall be replaced to the standard for the new sidewalks.

13. Signs

The Board retains jurisdiction over any and all signs until the final Certificate of Occupancy has been issued.

14. Traffic and Parking Safety and Enforcement

- a. At the time of applying for a building permit the Applicant shall submit proof of having filed a written request pursuant to, and in accordance with, N.J.S.A. 39:5A-1, requesting that N.J.S.A. 39:1-1 *et seq.* be made applicable to the roads, streets, driveways, parking areas, etc. within the Site. The Applicant shall provide proof of the governmental action on such request to the Construction Official prior to issuance of the final Certificate of Occupancy.
- b. Lines of sight established for entrance and exit driveways of the Site shall be shown on the as-built site plans, and no structures, trees or plants that would interfere with such lines of sight shall be permitted at any time.
- c. All traffic and parking provisions in the approved site plans or otherwise required by the Board's resolution shall be accomplished prior to issuance of the first Certificate of Occupancy.
- d. The Applicant shall comply with State law and applicable Township ordinances regarding handicapped parking and shall maintain such spaces and all the traffic and parking signage and markings on the Site in good order and repair.

15. Utilities for Site Plans and Major Subdivisions

Applicant shall construct all utilities underground as required by law, and shall submit to the Engineering Department a written instrument from each serving utility evidencing full compliance with this condition and with Township Code §170-73.A.(17) before issuance of any Certificate of Occupancy.

16. Wetlands

- a. Applicant shall insert on the final subdivision map and/or site plan a metes and bounds description of all wetlands, wetlands transition areas, and buffers on the Site.
- b. Where applicable, each deed for a lot, and the subdivision plat, shall contain the following language: "The lands designated herein contain wetlands and wetlands transition areas. There shall be no disturbance of any kind as to any wetlands or wetlands transition areas unless permitted by N.J.D.E.P. pursuant to law, and Best Management Practices (as defined in N.J.A.C. 7:7A-1.4 or superseding requirements) for prevention or reduction of adverse impacts upon or pollution of wetlands, wetlands transition areas and buffers shall be followed at all times. This restrictive covenant shall run with the land and be binding upon the grantees, their heirs and successors and assigns.

17. Developer's Agreement

Prior to issuance of any permit for site preparation, or construction, the Applicant shall have entered into a Developer's Agreement negotiated with the Township Attorney in conjunction with the Township Engineer.

18. Written Response to Memoranda

Prior to issuance of any permit for site preparation, demolition or construction, the Applicant shall have provided written responses to all issues raised in all memoranda from the Township Engineer, or any consultant to the Township, that were considered by the Board in the hearings.

19. As-built Plans

A final Certificate of Occupancy shall not be issued until the Applicant shall have submitted to the Construction Official four (4) properly signed and sealed copies each of as-built site plans, surveys and building elevations.