

VASTOLA & SULLIVAN
Counsellors at Law

JOHN J. SULLIVAN, JR.
LAWRENCE A. VASTOLA, OF COUNSEL

JORDAN S. FRIEDMAN

THE ATRIUM AT MIDDLESEX
495 UNION AVENUE
SUITE 2D, P.O. BOX 7
MIDDLESEX, NEW JERSEY 08846

Telephone (732) 560-0888
General Fax (732) 302-1207

June 8, 2020

Township of Bridgewater
100 Commons Way
Bridgewater, NJ 08807
Attention: Land Use Board

RE: Variance Application
V.F.V. Properties, Inc.
Block 140, Lot 5
33 Ardmaer Drive, Bridgewater, NJ

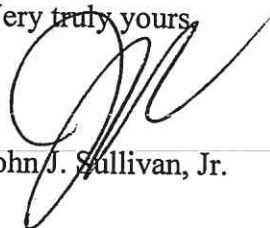
Dear Sir/Madam:

Enclosed please find the following:

1. Original and two (2) copies of the Application with Project Description;
2. Three (3) copies of the Architectural Plans;
3. Three (3) copies of variance plan with survey;
4. Three (3) copies of the checklist;
5. Deed including metes and bounds description;
6. F.A.R. Calculation Sheet;
7. Three (3) copies of the Variance and Design Waiver Report;
8. Lot coverage calculation sheet;
9. Three (3) copies of the Tax Collector Certificate;
10. Three (3) copies of the W-9 form;
11. Three (3) copies of the fee schedule;
12. Consent of Owner;
13. Ownership Disclosure
14. Flood Hazard Determination;
15. 200' radius list request;
16. Check in the amount of \$3,000.00 for the minimum escrow fee;
17. \$500.00 check for the application fee.

Please contact me should you have any questions or comments. I ask that you process the application and schedule it for hearing as soon as possible. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to be 'JJS', written over the typed name below.

John J. Sullivan, Jr.

JJS/vm

cc: V.F.V. Properties, Inc.

**BRIDGEWATER TOWNSHIP
SOMERSET COUNTY, NEW JERSEY**

FORM # 3E

**APPEAL OR VARIANCE APPLICATION ONLY
(NO SITE PLANS OR SUBDIVISIONS)**

Board File Name: _____

Application #: _____ Date Received: _____

(Do not write above this line)

Check type of application:

- Appeal Zoning Officer's Decision Interpretation Other
 C- Variance (Bulk Variance) D-variance
 Simple Variance Application (see attached qualifications)

1. Applicant's name V.F.V. Properties, Inc.
 Address P.O. Box 508, Martinsville, NJ 08836
 Phone #: 732-687-0474 Fax: _____ Email: morano.frank@gmail.com
2. Name and address of present owner if other than above Mealha Living Trust c/o Barry Rosenberg
 Address 163 Oak Street, Bridgewater, NJ 08807
 Email: aghrr@optonline.net Phone#: 732-356-9400 Fax: 732-805-0070
3. Attorney's name John J. Sullivan, Jr.
 Address 495 Union Avenue, Middlesex, NJ 0886
 Email: jsullivan@vfesqs.com Phone: 732-560-0888 Fax: 732-302-1207
4. Plan Preparer/Engineer's name Fisk Associates/Robert Gazzale
 Address 631 Union Avenue, Middlesex, NJ 08846
 License No: 35363 Email: fiskassociates@aol.com
 Phone # 732-356-9322 Fax: 732-356-6015
5. The Property
 - a) BLOCK 140 LOT(s) 5
 - b) Street Address 33 Ardmaer Drive
 - c) Zone in which property is presently located R-10
 - d) Is public water available to property? yes

- e) Is public water proposed yes
- f) Is public sanitary sewer available to property? yes
- g) Is public sanitary sewer proposed yes
- h) Does the owner or applicant own any contiguous property? yes
 If so identify Block(s) 140 ; Lot(s) 5 ;
 Area 11,147 s.f.

6. Set forth the sections of the Land Use Ordinance from which relief is requested:

SECTION	PERMITTED	PROPOSED
(126-325) (126-376)	15' side yard	10 feet
	40' both side yards	20 feet

7. Has there been any previous appeal, request, or application to this or any other Township Boards regarding this property?

YES x NO _____

If YES, attached copy of resolution, letter of response and state the nature, date and disposition of said matter: Lot created in 1986 by minor subdivision

8. Fees submitted: Application fee: \$ 500.00 Escrow: \$ 3,000.00

9. If the application does not involve the use of the property or the expansion of a non-conforming use, set forth the exceptional conditions of the property preventing applicant from complying with Land Use Ordinance: Width of the lot prevents compliance with side yard setback requirements.
(Use separate sheet)

10. If the application involves the use of the property or the expansion of a non-conforming use, set forth the reason why the variance requested should be granted N/A
(Use separate sheet)

11. Set forth the facts relied upon to demonstrate that the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and Land Use Ordinance See annexed project description
(Use separate sheet)

12. Present use of existing buildings and premises: residential

13. Proposed use: residential

By: [Signature]
(Applicant's Signature)
Frank Morano, President

6/1/2020
(Date)

PROJECT DESCRIPTION

The property in question consists of an improved tract of land located in the R-10 single family residential zoning district at 33 Ardmaer Drive, Bridgewater, New Jersey and designated as Lot 5 in Block 140 on the official tax map.

The Applicant proposes to demolish the existing dwelling and construct a single family residential dwelling on the lot and to perform related improvements to the site.

The proposed use is a permitted use in the zone.

The lot was created by subdivision approval in 1986. There is an existing non-conformity for lot width whereas 100' is required and 50.90' is existing and proposed. As a result of the lot width, bulk variances are required for one side yard setback whereas 15' is required and 10' is proposed and for combined side yard setback whereas 40' is required and 20' is proposed.

The applicant also requests the following waivers:

1. Environmental impact statement;
2. Stormwater control plan;
3. Sidewalk installation.

The proposed witnesses at the hearing of this matter are Frank Morano, Roger Winkle, AIA and Robert Gazzale, PE.

**BRIDGEWATER TOWNSHIP ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION CHECKLIST**

**(TO BE USED ONLY WHEN APPLICATION IS FOR A VARIANCE AND
DOES NOT INVOLVE A SUBDIVISION OR SITE PLAN)**

_____ Check Box if the application conforms to the requirements for
SIMPLE VARIANCE (Section 126-35F)
(See below for required checklist items)

Ap.	Bwt
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

1. *Twenty four (24) sets* of the Application-Form, including this checklist, fee schedule with calculations, property deed and Plot Plans prepared by Licensed Surveyor or Architect.

All documents submitted must be collated into (24) sets.
(or you may choose the option below)

OPTION: You may choose to submit (3) full sets of documents for completeness review only. When the documents submitted comply with the submission requirements, we will notify you to submit the other (21) sets in order to be deemed complete. This option is made available to applicants in an effort to save resources expended on numerous plans that may need to be revised and resubmitted.

2. Provide proof of distribution of full application including plans to the local Fire Department. You may contact the Fire Official to confirm correct Fire Department for your Block and Lot at (908) 725-6300 ext. 5555. List name and address you submitted to:

Fire Department: _____
Address: _____

3. Legible, original survey signed and sealed by a Licensed Surveyor plus 24-copies.

4. Scale not less than 1" = 50'

5. North Arrow and graphic scale

6. Lot lines with dimensions

7. Size of Map should be in accordance with the Map Filing Laws

8. Lot area in total square feet. (Lot area must not include area within existing or proposed right-of-way)

9. Tax Block and Lot numbers of all properties abutting property and property across street

10. Easements and Rights of Way (must attach copy of property deed)

11. Location of streams or drainage ditches within 200', or note on plans that there are none


12. Locations of all structures, trees, hedges, fences with dimensions to property lines. All trees as follows: Deciduous 12" dbh or greater; Non-Deciduous 8" dbh or greater; Dogwoods 4" dbh or greater

13. Location of proposed structures or changes with dimensions from property lines

14. Location and arrangement of parking areas and driveways within 100'

Names and addresses of adjoining property owners and owners of property across the street

X		15. Locations of all structures on all adjoining properties, including the dimensions to property lines
X		16. Key map showing general location surrounding site, with all zoning districts within 200-ft of site. Scale is not to exceed 1"=800'
X		17. Architectural plans including proposed elevations, dimensions, floor layout, square footage, and number of stories and façade signs.
X		18. All fees must be paid. Application fee: \$ 500.00 Escrow Fee: \$ 3,000.00 (Fee Schedule with calculations must be submitted, including a signed W-9)
X		19. Zone Chart showing zone requirements (existing, proposed and required) for all setbacks, impervious coverage, F.A.R., building coverage, building height and parking. Chart is to show what is provided. Graphic representations for setbacks are required.
X		20. The signature block must be located directly above the title block in the lower right hand corner of the plans. Plans are considered folded correctly when the title block and signature block are visible without opening the plans. Full name and title of the chairman, secretary and engineer must be lettered on the plan immediately below the signature line.
X		21. Certification from the Tax Collector that all taxes are current and paid (attach certification)
X		22. <u>Consent by Owner form</u> : signed and notarized by owner even if the applicant is the owner
X		23. Listing of 10% or greater of corporate or partnership stock
N/A		24. If the application involves a request for a Subdivision or Site Plan approval you must submit a copy of the full application packet to Somerville Borough and Raritan Borough and provide proof of submission/mailling.
N/A		25. Environmental Impact Statement
N/A		26. Stormwater Control Plan
X		27. Hillside Development Calculations

X 
Signature of person preparing application

6/8/2020
Date

John J. Sullivan, Jr., Esq.

The applicant may request that one or more of the submission requirements be waived; however, the request must be in writing and state the reason for the waiver request. If the submission waiver is honored during completeness review, the Board still has the right to request the same information during the hearing process in addition to any other information they deem necessary for proper review of the application.

40p # 13.00 juh
50

Prepared by: [Signature]
Alan L. Augulis, Esq.

DEED

This Deed is made on September 5, 2012 between Joaquim Mealha and Luisa Mealha whose address is 163 Oak Street, Bridgewater, NJ 08807 and

Joaquim Mealha and Luisa Mealha, Trustees, or their successors in trust under the Mealha Living Trust, dated September 5, 2012 whose address is 163 Oak Street, Bridgewater, NJ 08807 referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of *one and 75/100 dollars CONSIDERATION (\$1.75)*. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Township of Bridgewater, Somerset County, Block Number 2239 Lot Number 5.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Bridgewater, County of Somerset and State of New Jersey. The legal description is:

See legal description attached hereto and made a part hereof.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's act" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date first written above.

[Signature]
Joaquim Mealha
[Signature]
Luisa Mealha

Witness [Signature]
Alan L. Augulis, Esq.

BRETT A. BORDO COUNTY CLERK
SOMERSET COUNTY, NJ
2013 SEP 10 11:01:22 AM
INSTRUMENT # 2012015396

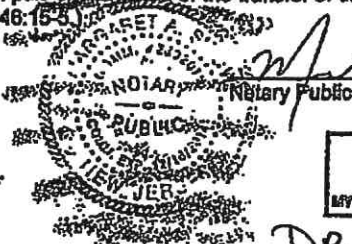
State of New Jersey)
County of Somerset) SS



Joaquim and Luisa Mealha personally came before me this 5th day of September, 2012 and stated to my satisfaction that this person (or if more than one, each person):

- a) was the maker of the attached deed;
- b) executed this deed as his or her own act; and
- c) made this deed for *one and 75/100 dollars CONSIDERATION (\$1.75)* as the full and actual consideration paid or to be paid of the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-8.)

Record and Return to:
ALAN L. AUGULIS, Esq.
AUGULIS LAW FIRM
5 Mountain Blvd. Suite 5
Warren, New Jersey 07059



[Signature]
R 3-19-13
MARGARET A. SIZOW
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 16, 2014

DB 6614-2593

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 42, P.L. 1982, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 42:15-6 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.
STATE OF NEW JERSEY

COUNTY Somerset 85. County Municipal Code 1509
MUNICIPALITY OF PROPERTY LOCATION Bridgewater

FOR RECORDING OFFICE ONLY
Consideration RTF paid by seller \$ 12,000
Date 10-7-12 By [Signature]
*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 63 and 64 on reverse side)
Deponent, Alan L. Anglin, Esq., being duly sworn according to law upon his/her oath, deposes and says that he/she is the Legal Representative in a dated dated September 5, 2012 transferring Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc. real property identified as Block number 2218 Lot number 6 located at 33 Ardmore Drive, Bridgewater and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1.75 (Instructions 61 and 65 on reverse side) no prior mortgages to which property is subject.

(3) Property transferred is Class 4A, 4B, 4C (check one), if property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (Instructions 66A and 67 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
 $2.00 + 0.05 = 2.05$
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction 68 on reverse side)
Deponent states that this stated transaction is fully exempt from the Realty Transfer Fee imposed by C. 42, P.L. 1982, as amended through C. 42, P.L. 2004, for the following reason(s). Make reference to exemption symbol is insufficient. Explain in detail.
Transfer of property to Trustee for exclusive benefit of Grantor.

(5) PARTIAL EXEMPTION FROM FEE (Instruction 69 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this stated transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 170, P.L. 1975, C. 113, P.L. 2004, and C. 60, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) 62 years of age or over, (Instruction 69 on reverse side for A or B)
B. BLIND PERSON Grantor(s) legally blind or,
C. DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owns as joint tenants must all qualify.

IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction 69 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions 62, 612, 612 on reverse side)
 Empty new improvement. Not previously occupied.
 Not previously used for any purpose. NEW CONSTRUCTION printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITY TO LEGAL ENTITY (Instructions 64, 612, 614 on reverse side)
 No prior mortgage assessed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted hereon in accordance with the provisions of Chapter 42, P.L. 1982, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me
this 7th day of September, 20 12

[Signature]

MARGARET A. SIZOW
NOTARY PUBLIC
STATE OF NEW JERSEY
BY COMMISSION EXPIRES DEC. 18, 2014

Signature of Deponent [Signature] Grantor Name Alan L. Anglin Esq.
5 Mountain Blvd., Mt. Vernon, NJ 08854 Depoeees Address 163 Oak Street, Bridgewater
Grantor Address at Time of Sale
N.J. REP. 7 2 8 Record/Company of Incorporation Grantor

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Date _____ Date Recd _____
STATE OF NEW JERSEY
FD 6261-204
TREASURY, REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to get a copy of this Affidavit, visit the Division's website at: www.state.nj.us/treasury/taxation/rtf.html.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3
 (12-07)

(Please Print or Type)

SELLER INFORMATION

Name(s)
 Joaquim Meahta and Luisa Meahta
 Current Resident Address:
 Street: 163 Oak Street
 City, Town, Post Office
 Bridgewater NJ 08807

PROPERTY INFORMATION

Block(s)	Lot(s)	Qualifier
2239	5	

Street Address:
 33 Ardmaer Drive
 City, Town, Post Office
 Bridgewater NJ 08807

Seller's Percentage of Ownership	Consideration	Closing Date
100%	1.75	9/5/2012

SELLER'S QUALIFICATION STATEMENTS

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
- No non-like kind property received.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

Sept 5 2012
 Date
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

Sept 5 2012
 Date
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

EXHIBIT A

Being also known as 33 Ardmaer Drive, Bridgewater, New Jersey 08807 Lot 5 in Block 2239.

Being the same premises conveyed to Joaquim Manuel Dos Santos Mealha and Luisa Maria Goncalves Sousa Mealha, his wife, by Deed from Joaquim Manuel Dos Santos Mealha and Luisa Maria Goncalves Sousa Mealha, dated February 5, 1987 and recorded by the Somerset County Register on May 15, 1987 in Deed Book 1635 Page 26 et seq.

Beginning at a point in the southerly right of way line of Ardmaer Drive, said point being distant two hundred seventy two and eighty five hundredths feet (272.85') from the intersection of the southerly right of way line of Ardmaer Drive and the easterly right of way line of Oak Street, and from said point of beginning running; thence;

1. South five degrees fifteen minutes West a distance of two hundred twenty three and twenty two hundredths feet (223.22'), thence;
2. North eighty four degrees forty eight minutes thirty seconds West a distance of forty eight and twenty hundredths feet (48.20'), thence;
3. North five degrees thirty minutes East a distance of six and eighty one hundredths feet (6.81') to a point, thence;
4. North five degrees fifteen minutes East a distance of two hundred feet (200.00') to a point in the southerly right of way line of Ardmaer Drive, thence;
5. North seventy six degrees twenty three minutes East a distance of fifty and ninety hundredths feet (50.90') along the southerly right of way line of Ardmaer Drive to the point and place of BEGINNING.

Containing 10,357 square feet of land, more or less.

Being known as Lot 5 in Block 2239 as shown on the Tax Map of the Township of Bridgewater, and also known as Lot 5 and part of Lot 22 in Block 8 as shown on the filed map of property of New Jersey Somerville Realty Corporation, formerly Bradley Ardmaer Farms, Section 1-A and was filed in the Somerset County Clerk's Office on September 1, 1931 as Map No. 73-C.

Subject to a five foot (5.00') wide storm sewer easement along the westerly property line as appears on the Township of Bridgewater Tax Map, Sheet No. 45.



BRETT A. RADI
SOMERSET COUNTY CLERK
20 GROVE STREET
P.O. BOX 3000
SOMERVILLE, NJ 08876-1262

Recorded: 03/18/2013 11:01:24 AM
Book: OPR 6814 Page: 2593-2597
Instrument No.: 2013015536
DEEDTRNS 5 PGS \$73.00

Recorder: PRENPEH

DO NOT DISCARD



2013015536



THE TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, N.J. 08807
 908/725-6300 / FAX # 908/429-0586
 TDD 908/725-6300 / 908/722-4111
www.bridgewaternj.gov

OFFICE OF ENGINEERING & ZONING

Name V.F.V. Properties, Inc. Address 33 Ardmaer Drive
 Block 140 Lot: 5 Zone: R-10

F.A.R. (Floor Area Ratio) CALCULATION WORKSHEET

FORMULA

Developable Area After Hillside
 Development Ordinance Calculations/ Lot Area: 10,356 sf

TIMES-PERCENTAGE ALLOWED X 25 %

TOTAL F.A.R. ALLOWED: = 2,589 sf

EXISTING 1st FLOOR AREA + _____ sf

EXISTING 2nd FLOOR AREA + _____ sf

FINISHED BASEMENT WITH
 7-FT CEILING - FLOOR AREA + _____ sf

ADDITION: 1st FLOOR AREA + 1,517 sf

ADDITION: 2nd FLOOR AREA + 1,461 sf

OTHER + _____ sf

TOTAL GROSS FLOOR AREA: = 2,978 sf

ATTACHED GARAGE
 FLOOR AREA (minus) - 393 sf

MECHANICAL ROOM
 FLOOR AREA (minus) - _____ sf

TOTAL NET FLOOR AREA = 2,585 sf

ACTUAL F.A.R. = (Net Floor Area ÷ Lot Area) 24.96 %

FLOOR AREA, NET -- The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls of the building. Floor area, net shall not include areas devoted to mechanical equipment serving nonresidential building areas. Floor area, net shall not include areas devoted exclusively to off-street parking, including garages, and loading spaces for motor vehicles and cellars. Floor area, net shall not include any finished space where the floor to ceiling height shall be less than seven feet. [Amended 5-1-2006 by Ord. No. 06-22]

FLOOR AREA RATIO (FAR) -- The aggregate of the net floor area, in square feet, of a building or group of buildings on a lot divided by the area, in square feet, of the lot. [Amended 5-1-2006 by Ord. No. 06-22]

VARIANCE AND DESIGN WAIVER REPORT

Rev. 4/07

(SUBMIT WITH ALL APPLICATIONS)

FORM #4

APPLICANT NAME V.F.V. Properties, Inc. **DATE** 04/06/2020
ADDRESS 33 Ardmaer Drive
PHONE #: 732-687-0474 **FAX #:** _____
LOT(S) 5 **BLOCK(S)** 140
CURRENT ZONING DISTRICT R-10
TOTAL SQUARE FEET OF ALL STRUCTURES 1,559 s.f.

	Ordinance Requirement	Existing	Propose	Variance Y or N
Improved Lot Coverage (all improvements)	35 %	38.86 %	23.46 %	N
Floor Area Ratio (F.A.R.)	0.25	N/A	0.2496	N
Lot Area	10,000 sf	10,356 sf	10,356 sf	N
Lot Width	100 ft (50.90 ft.)*	50.90 ft'	50.90'	Y*
Side Yard (one)	15'	0'	10'	Y
Side Yard (total of both)	40'	26.92'	20'	Y
Front Yard	30'	143.60'	31.0'	N
Rear Yard	20'	34.27'	121.8'	N
Building height and number of stories	35' 2 1/2 sty	N/A - 2 sty	33' 2 1/2 sty	N
Parking	3	4	4	N
ACCESSORY STRUCTURES				
Side yard	15'	N/A	N/A	
Rear yard	10'	N/A	N/A	
LIST OTHER VARIANCES (type)				
*Lot width variance approved in 1986				
LIST ALL DESIGN WAIVERS				
sidewalk		No	No	

RECOMMENDATION:

Attach letters and other supporting documentation that applicant attempted to purchase adjacent land to make lot conforming.

Provide evidence that Variance will not be detrimental to the neighborhood and adjacent residences such as documentation that variance conforms to existing conditions in the area



THE TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, N.J. 08807
 908/725-6300 / FAX # 908/429-0586
 TDD 908/725-6300 / 908/722-4111

OFFICE OF ENGINEERING & ZONING

Name V.F.V. Properties, Inc. Address 33 Ardmaer Drive
 Block 140 Lot: 5 Zone: R-10

IMPROVED LOT COVERAGE CALCULATION WORKSHEET

FORMULA

Developable Area After Hillside
 Development Ordinance Calculations/ Lot Area: 10,356 sf
 TIMES-PERCENTAGE ALLOWED X 35 %

TOTAL LOT COVERAGE ALLOWED: = 3,625 sf

FOOTPRINT AREA OF HOUSE 1,517 sf
 DRIVEWAY AREA (Including Existing Pavers) + 742 sf
 SHED + _____ sf
 WALKWAY(S) / STEPS + 119 sf
 DETACHED GARAGE + _____ sf
 PATIO(S) + _____ sf
 OTHER: porch, chim. + 52 sf

PROPOSED NEW IMPROVEMENT:
 _____ + _____ sf
 Description Size

TOTAL LOT COVERAGE: = 2,430 sf
 (MUST BE LESS THAN TOTAL COVERAGE ALLOWED)

IMPROVED LOT COVERAGE -- That portion of one lot or more than one lot which is improved or is proposed to be improved with principal and accessory buildings and structures, including driveways, parking lots, pedestrian walkways, signs and other man-made improvements on the ground surface which are more impervious than a natural surface. All building, gravel and/or other stone surfaces used for parking, driveways or walkways shall be counted as improved lot coverage. Stone patios shall be computed as part of the overall lot coverage. Decks (without roofs and with earth underneath and serving residential structures) and landscaping/decorative stone areas shall not be included in the determination of lot coverage or building coverage. However, such decks must meet all setback requirements for the principal building, whether or not the deck is attached to the principal building. In zones R-10A and R-10B, the setbacks for decks may be reduced to 10 feet from the rear property line. Swimming pools, as measured from interior wall to interior wall, shall not be counted toward improved lot coverage, nor shall children's play equipment. [Amended 4-4-2005 by Ord. No. 05-12]



township of bridgewater
NEW JERSEY

OFFICE OF THE TAX COLLECTOR

100 COMMONS WAY /BRIDGEWATER, N.J. 08807
(908) 725-6300/ (908) 704-8337 FAX

May 14 2020

MEALHA, J & LUISA TRUSTEES
163 OAK STREET
BRIDGEWATER, NJ 08807

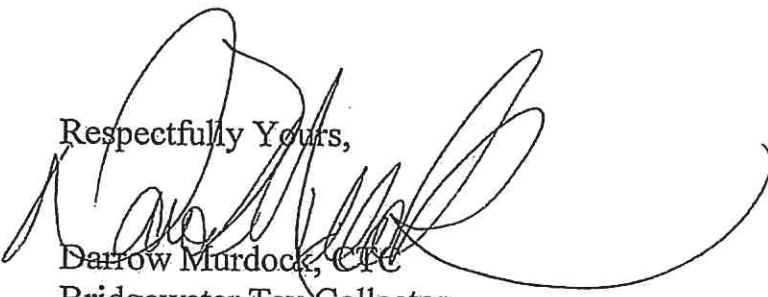
RE: CURRENT TAX STATUS
BLOCK- 140, LOT- 5 & 5.01
LOCATION: 33 ARDMAER DRIVE
31 ARDMAER DRIVE

To Whom It May Concern:

The above property taxes are current and paid through 2020 2ND quarter.

If you have any further question, please contact me at (908) 725-6300
ext. 5145.

Respectfully Yours,


Darrow Murdock, CPC
Bridgewater Tax Collector

BRIDGEWATER FEE SCHEDULE - VARIANCE, APPEALS, CONDITIONAL USE

VARIANCES - Each variance shall be computed.

	Application Charge	Application Fee Subtotal	Initial Escrow Fee *	Initial Escrow Fee	Subtotal *
<input type="checkbox"/>	A Appeals (NJSA 40:55D-70a)	\$100.00	X	\$1,500.00	\$
<input type="checkbox"/>	B Interpretation (NJSA 40:55D-70b)	\$100.00	X	\$1,500.00	\$
<input checked="" type="checkbox"/>	C Hardship/Bulk (NJSA 40:55D-70c)	\$250.00	X 2	\$3,000.00	\$ 3,000.00
<input type="checkbox"/>	D Use (NJSA 40:55D-70d)	\$250.00	X	\$3,000.00	\$
<input type="checkbox"/>	E Permit (40:55D-34&35)	\$100.00	X	\$1,000.00	\$
<input type="checkbox"/>	F SIMPLE VARIANCE	\$75.00	X	\$350.00	\$

Single & Two-Family Residences ONLY:

Addition/Alteration not to exceed 500 square feet:

For buildings, fence, shed, swimming pool and deck.

APPEAL TO TOWNSHIP COUNCIL \$250.00 \$ None

CONDITIONAL USE

Determine whether to authorize a Conditional use shall be made by the Planning Board

\$350.00	\$	Total Initial Escrow*	\$ 3,000.00
----------	----	-----------------------	-------------

Payment is to be made in TWO checks. One check is to be identified as the APPLICATION FEE and the second check is to be identified as ESCROW ACCOUNT (must attach completed W-9 form)

* NOTE: Initial Escrow fee is the first deposit, fees may be greater than the initial payment based on the circumstances of the individual application, number of revisions, resubmissions etc.

FORM # 1

BRIDGEWATER TOWNSHIP

CONSENT BY OWNER

I, Mealha Living Trust, am the owner of the property known as Block (s) 140, Lot (s) 5 as shown on the Tax Map of Bridgewater Township. I am aware of the application that is to be filed with the Planning Board or Zoning Board of Adjustment in Bridgewater Township and I consent to said application. I permit the Board, its staff or other designated officials to enter onto the property which is the subject of this application and review existing and proposed site and development elements.

I further understand that there are fees that must be paid in accordance with said application. In the event that the applicant does not pay all of the appropriate fees including application and escrow fees as required for this application, I consent to have any unpaid balance placed as an added assessment against my property to be collected by the Tax Collector's office in due course.

(This form must be signed and notarized, even if the applicant is the owner)

Louis Sousa Mealha
Louis Sousa Mealha, Trustee

Joaquin Mealha
Signature of Owner
Joaquin Mealha, Trustee

Date: 5-20-2020

Sworn to and subscribed before me
this 20th day of May ~~20xx~~ 2020

Maria David
Notary Public

Maria David
Notary Public
New Jersey
My Commission Expires 7-12-2024
No. 2225630



FORM #2

**DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS
APPLYING FOR SITE PLAN AND SUBDIVISION APPROVAL**

CORPORATIONS:

Please indicate the following with respect to the Corporation:

NAME V.F.V: Properties, Inc.

ADDRESS OF PRINCIPAL OFFICE P.O. Box 508, Martinsville, NJ 08836

REGISTERED AGENT: NAME Frank Morano

ADDRESS P.O. Box 508, Martinsville, NJ 08836

STATE OF INCORPORATION New Jersey

If other than New Jersey, is Corporation authorized to do business in New Jersey?

If so, when was authorization obtained?

List all stockholders controlling 10% or greater of stock: Frank Morano - 100%

PARTNERSHIPS:

Please indicate the following with respect to the partnership:

TRADE NAME

ADDRESS OF PRINCIPAL OFFICE

NAMES AND ADDRESSES OF PARTNERS

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
Expires: 10/31/18

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS THE PROPOSED LENDER		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) Owner: MEALHA LIVING TRUST BY JOAQUIM MEALHA AN Address Supplied: 33 ARDMAER DRIVE BRIDGEWATER, NJ 00000 BLOCK: 140 LOT: 5		Address Found: 33 ARDMAER DRIVE BRIDGEWATER, NJ 08807 BLOCK: 140 LOT: 5	
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED \$			

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name BRIDGEWATER TOWNSHIP	2. County(ies) SOMERSET	3. State NJ	4. NFIP Community Number 340432
------------------------------------------------	----------------------------	----------------	------------------------------------

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 34035C 0142 E	2. NFIP Map Panel Effective / Revised Date 28-SEP-2007	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="radio"/> NO <input type="radio"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below). Date Case No.
4. Flood Zone X [C]	5. No NFIP Map	

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. Federal Flood Insurance is available (community participates in the NFIP). Regular Program Emergency Program of NFIP
 2. Federal Flood Insurance is not available (community does not participate in the NFIP).
 3. Building/Mobile Home is in a Coastal Barrier Resources Area(CBRA) or Otherwise Protected Area(OPA). Federal Flood Insurance may not be available.
 CBRA/OPA Designation Date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? Yes No

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
 If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note,
 the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building /mobile home on the NFIP map.

E. COMMENTS (Optional)

THIS CHARLES JONES DETERMINATION IS CERTIFIED BY CHARLES JONES LLC TO THE PROPOSED LENDER FOR THE SOLE PURPOSE OF ITS COMPLYING WITH THE FLOOD DISASTER PROTECTION ACT OF 1973. CHARLES JONES LLC HAS PROVIDED THIS FLOOD DETERMINATION TO BE USED BY THE ENTITY NAMED IN SECTION 1, BOX 1 FOR COMPLIANCE WITH THE 1994 REFORM ACT. IT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, PROPERTY PURCHASE CONSIDERATION OR PROPERTY VALUE DETERMINATION.

Requested By: Customer Name: SUBURBAN TITLE EXAMINERS Account: 232211620 Customer Reference: 37003
 Attention:
 Address: 2253 SOUTH AVENUE STE 7 PO BOX 249 Scotch Plains, NJ 07076

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) Charles Jones LLC P.O. Box 8488 Trenton, NJ 08650 - 0488 www.charlesjones.com	Date of Determination 15-JAN-2020 Search Number FL2020-015-1300
--------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------



THE TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, NJ 08807
PH 908-725-6300/FAX 908-725-4163

OFFICE OF THE TAX ASSESSOR

REQUEST FOR 200' RADIUS LIST OF CERTIFIED PROPERTY OWNERS

DATE _____ BLOCK 140 LOT 5

PROPERTY LOCATION 33 Ardmaer Drive

APPLICANT V.F.V Properties, Inc.

PICK-UP _____ TELEPHONE _____ EMAIL X

MAIL TO John Sullivan

ADDRESS jsullivan@vfesqs.com 495 Union Avenue

CITY Middlesex STATE NJ ZIP 08846

PAID- CHECK # _____ CASH _____

MAIL TO: BRIDGEWATER TAX ASSESSOR'S OFFICE
100 COMMONS WAY
BRIDGEWATER, NJ 08807

PLEASE NOTE:

THE CHARGE FOR THIS LIST IS \$10.00 FOR FORTY (40) OR LESS PROPERTIES. EACH PROPERTY IN EXCESS OF FORTY (40) HAS AN ADDITIONAL .25-CENT CHARGE. IN ADDITION, AS PER SECTION § 94 OF THE CODE OF BRIDGEWATER TOWNSHIP, THE TOWNSHIP MAY CHARGE AN ADDITIONAL \$35.00 FEE PER-HOUR FOR THE COST OF PREPARING A LIST OF CERTIFIED PROPERTY OWNERS

Our policy is that a certified list is not started until the check is received by our office. Once received, we will make every effort to get this list to you as soon as possible

FORM # 1

**BRIDGEWATER TOWNSHIP
- CONSENT BY OWNER**

I, Mealha Living Trust, am the owner of the property known as Block (s) 140, Lot (s) 5 as shown on the Tax Map of Bridgewater Township. I am aware of the application that is to be filed with the Planning Board or Zoning Board of Adjustment in Bridgewater Township and I consent to said application. I permit the Board, its staff or other designated officials to enter onto the property which is the subject of this application and review existing and proposed site and development elements.

I further understand that there are fees that must be paid in accordance with said application. In the event that the applicant does not pay all of the appropriate fees including application and escrow fees as required for this application, I consent to have any unpaid balance placed as an added assessment against my property to be collected by the Tax Collector's office in due course.

(This form must be signed and notarized, even if the applicant is the owner)

Louis Sousa Mealha
Louis Sousa Mealha, Trustee

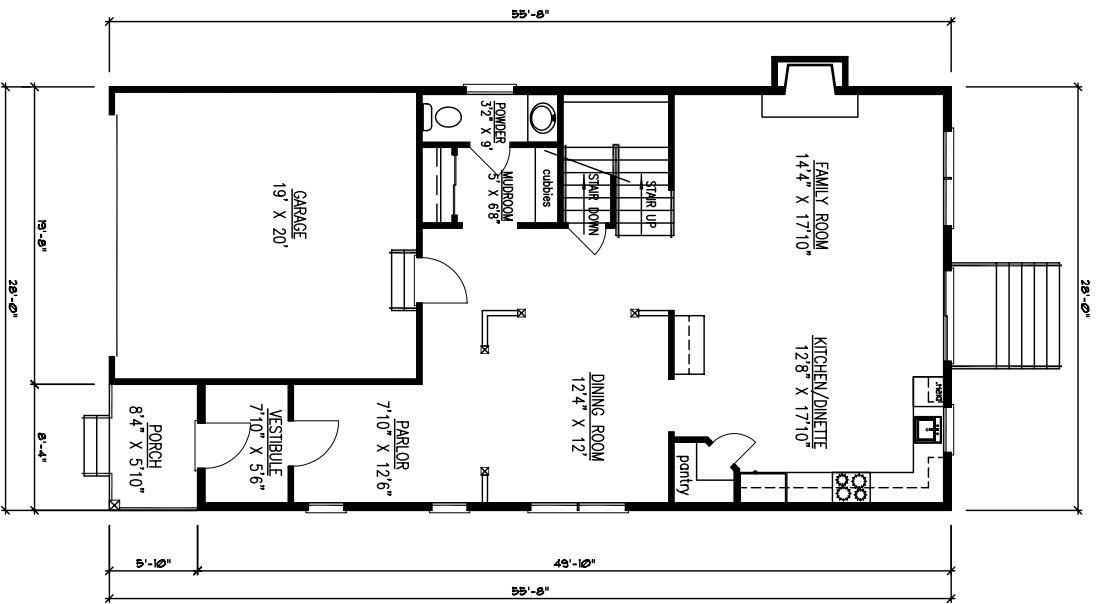
Joaquin Mealha
Signature of Owner
Joaquin Mealha, Trustee

Date: 5-20-2020

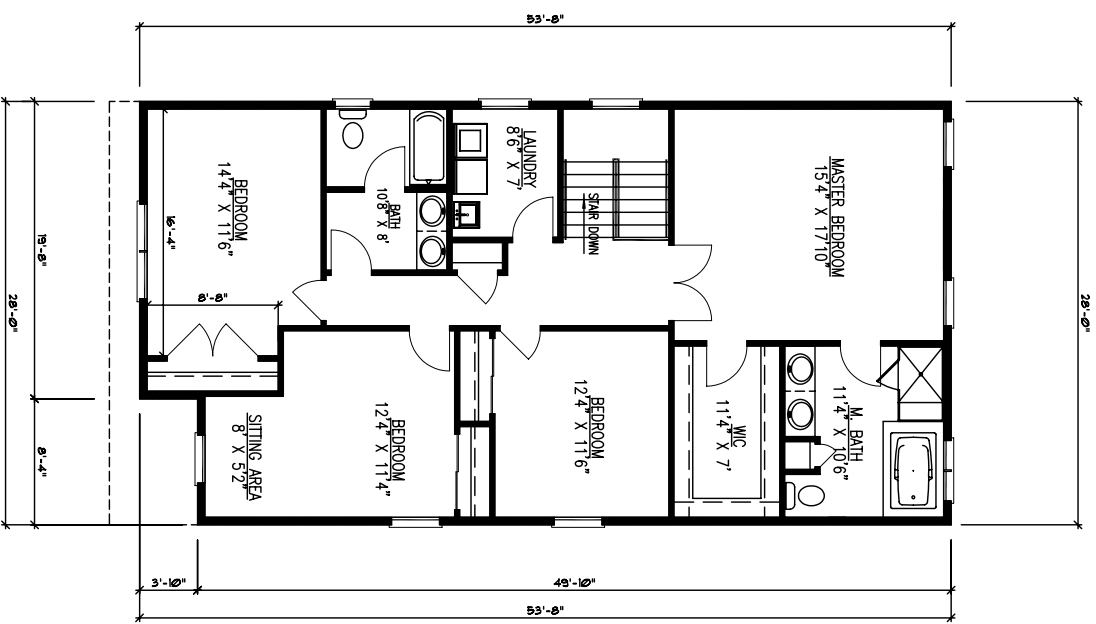
Sworn to and subscribed before me
this 20th day of May 2020

Maria David
Notary Public

Maria David
Notary Public
New Jersey
My Commission Expires 7-12-2024
No. 2225630



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

THIS PLAN MEETS NEW JERSEY ENERGY CODE PER BULLETIN 14-2, COMPLIANCE WITH RESCHECK SOFTWARE.	
N.J.S.C. REQUIREMENTS	
2018 INTERNATIONAL RESIDENTIAL CODE	
USE GROUP	R-5
CONSTRUCTION TYPE	3B
WIND SPEED	115 MPH
EXPOSURE CATEGORY	B
LIVE LOADS	40 PSF
FLOORS	30 PSF
BEDROOM FLOORS	30 PSF
ATTIC (DESIGNED BY THIS STATE ONLY)	20 PSF
CEILING	20 PSF
ROOF	30 PSF
DECK	60 PSF
AREA	1115 SF
1st FL	1171 SF
2nd FL (INCLUDES OPEN AREAS)	1477 SF
TOTAL	2356 SF

FOR PLANNING BOARD OR BOARD OF ADJUSTMENT ONLY. NOT TO BE USED FOR CONSTRUCTION PERMIT.

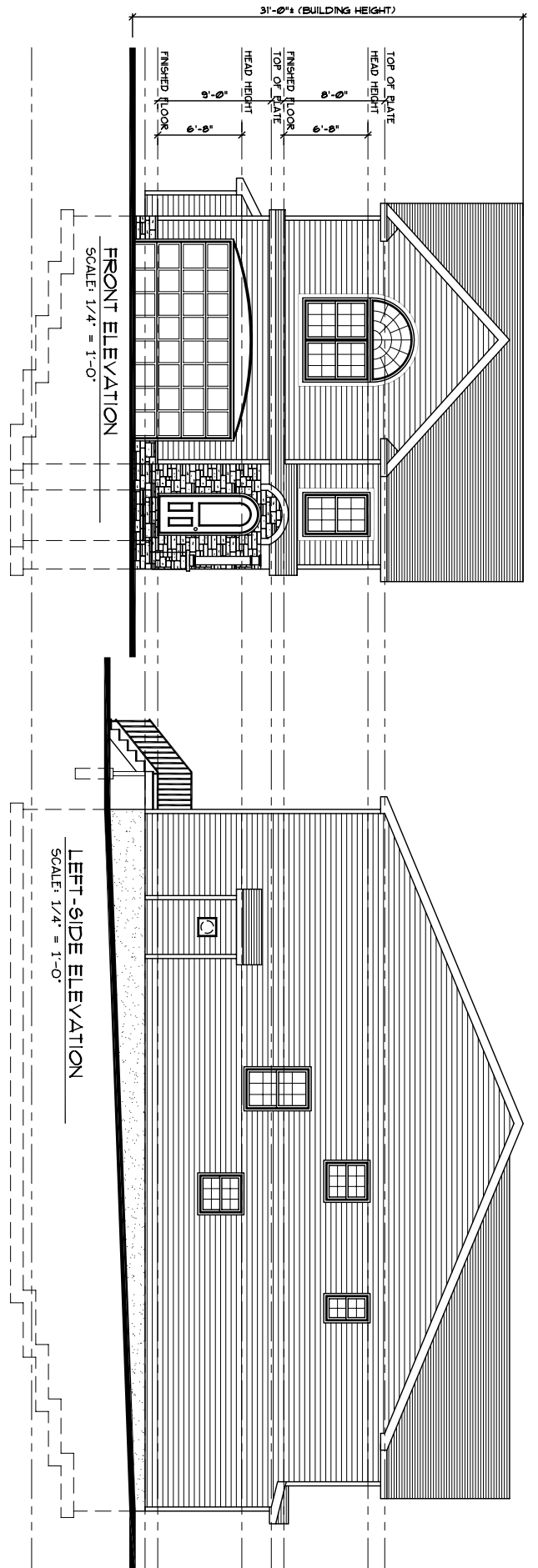
FIRST FLOOR PLAN
SECOND FLOOR PLAN
A-1

Proposed Dwelling For:
VFW PROPERTIES
33 ARDMAR DRIVE
BRIDGEWATER, NEW JERSEY

MARCH 11, 2020
1 or 2
DMP

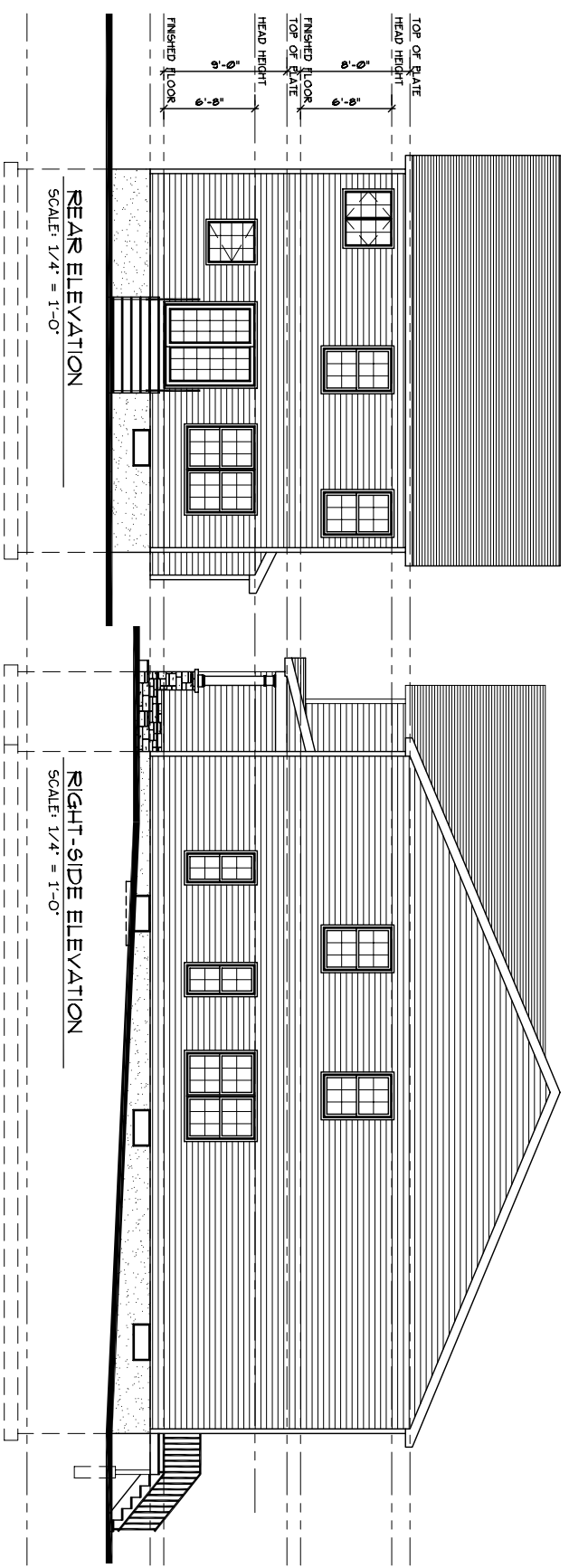
ROGER C. WINKLE - ARCHITECT
947 PARK AVENUE
PLAINFIELD, NJ 07060
(908) 561-5580

ROGER C. WINKLE - ARCHITECT
947 PARK AVENUE
PLAINFIELD, NJ 07060
(908) 561-5580
FAX (908) 561-5155



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FOR PLANNING BOARD
OR BOARD OF ADJUSTMENT
ONLY. NOT TO BE USED
FOR CONSTRUCTION PERMIT.

ELEVATIONS **A-2**

Proposed Dwelling For:
VIV PROPERTIES
33 ARDMAR DRIVE
BRIDGETOWN, NEW JERSEY

MARCH 11, 2020 DATE 2020/02/6,00
2 of 2 DRAWN BY DMP
(908) 561-5580 INTERVIEW

ROGER C. WINKLE, AIA INTERVIEW
space planning
947 Park Avenue - Fairfield, NJ 07006 - FAX 961-5155

ROGER C. WINKLE - ARCHITECT
947 PARK AVENUE
FAIRFIELD, NJ 07006
(908) 561-5580 FAX (908) 561-5155

Roger C. Winkle
Professional Seal