



# SKYMANOR PROPERTIES, LLC

Louis Larosa, Managing Member  
1 Cobble Ln, Basking Ridge, NJ 07920  
(908) 229-5014 / fax: (908) 847-0330  
e-mail: [Larosa@Skymanor.net](mailto:Larosa@Skymanor.net)  
HIC# 13VH08660800/Home Builder # 47363

November 20, 2020

Zoning Board of Adjustment  
Bridgewater Township  
One Commons Way  
Bridgewater, NJ 08807

Re: Variance Application of Skymanor Properties, LLC  
Application No. 20-007-ZB  
Lot 5, Block 904, 5 Sky High Terrace, Bridgewater Township, NJ

Dear Board Chairman and Board Members:

Enclosed are revised engineering plans and forms in connection with the application of Skymanor Properties, LLC for variance approval to construct one single-family home on the property.

Based on Board member comments, the plans have been revised to re-locate the home and driveway,

- reducing the impervious coverage variance requested by approximately 1,400 sq.ft.,
- reducing the height of the retaining walls by approximately 10 feet.
- reducing the number of trees being removed by approximately 6 trees.
- reducing the overall area of disturbance by more than 3,000 sqft.

In addition, dry wells were added, addressing comments of the Township professionals as to drainage. We look forward to presenting the application with revisions at the Board's December 1, 2020, meeting.

Regards,

Louis Larosa

cc: Steve Warner, Esq., Ventura & Warner



# 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](http://www.bridgewaternj.gov)

## OFFICE OF ENGINEERING & ZONING

Name SKYMANOR PROPERTIES, LLC Address 5 SKY HIGH TERRACE  
 Block 904 Lot: 5 Zone: R-50

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

FORMULA

SQUARE FOOTAGE OF LOT (ADJUSTED) 10,961 sf ADJUSTED FROM TOTAL OF 109,752 sqft.  
 TIMES-PERCENTAGE ALLOWED X 16 %

**TOTAL F.A.R. ALLOWED: = 1,754 sf**

EXISTING 1<sup>st</sup> FLOOR AREA + \_\_\_\_\_ sf  
 EXISTING 2<sup>nd</sup> FLOOR AREA + \_\_\_\_\_ sf  
 FINISHED BASEMENT WITH 7-FT CEILING - FLOOR AREA + \_\_\_\_\_ sf  
 ADDITION: 1<sup>st</sup> FLOOR AREA + 1,737 sf  
 ADDITION: 2<sup>nd</sup> FLOOR AREA + 1,682 sf  
 OTHER + \_\_\_\_\_ sf  
**TOTAL GROSS FLOOR AREA: = \_\_\_\_\_ sf**

ATTACHED GARAGE FLOOR AREA (minus) - 426 sf  
 MECHANICAL ROOM FLOOR AREA (minus) - \_\_\_\_\_ sf  
**TOTAL NET FLOOR AREA = 2,993 sf**

**ACTUAL F.A.R. = (Net Floor Area ÷ Lot Area) 27.31 %**

**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]



# 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 SKYMANOR PROPERTIES, LLC Address 5 SKY HIGH TERRACE  
Block 904 Lot: 5 Zone: R-50

### IMPROVED LOT COVERAGE CALCULATION WORKSHEET

#### FORMULA

Developable Area After Hillside  
Development Ordinance Calculations/ Lot Area: 10,961 sf  
TIMES-PERCENTAGE ALLOWED X 18 %

**TOTAL LOT COVERAGE ALLOWED:** = 1,973 sf

FOOTPRINT AREA OF HOUSE 1,870 sf  
DRIVEWAY AREA (Including Existing Pavers) + 1,560 sf  
SHED + 0 sf  
WALKWAY(S) + 60 sf  
DETACHED GARAGE + 0 sf  
PATIO(S) + 260 sf  
OTHER: Neighbor overlapping drive + 157 sf  
PROPOSED NEW IMPROVEMENT: \_\_\_\_\_ + \_\_\_\_\_ sf

Description \_\_\_\_\_ Size \_\_\_\_\_  
**TOTAL LOT COVERAGE:** = 3,907 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]

# VARIANCE AND DESIGN WAIVER REPORT

**FORM # 4**

(SUBMIT WITH ALL APPLICATIONS)

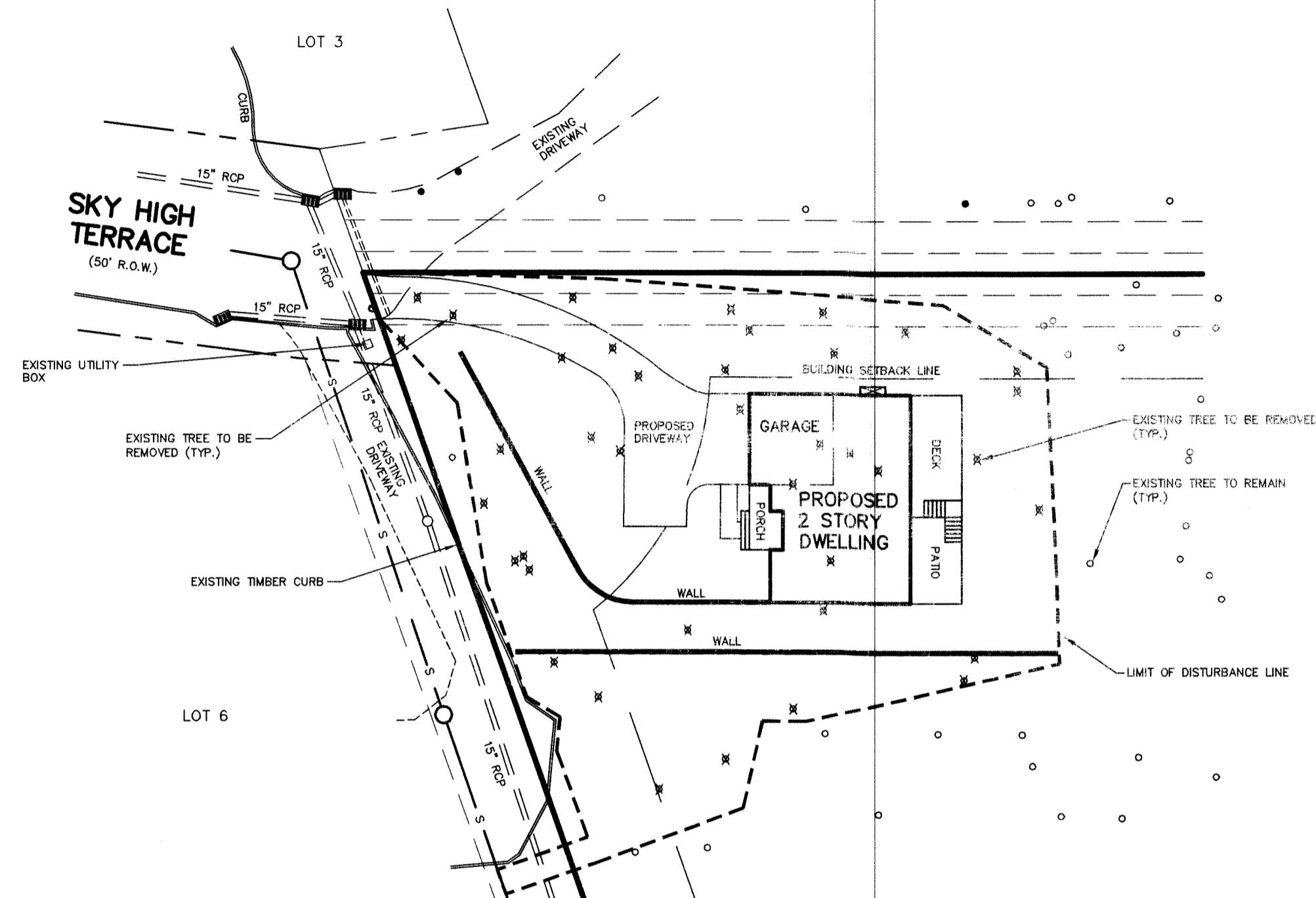
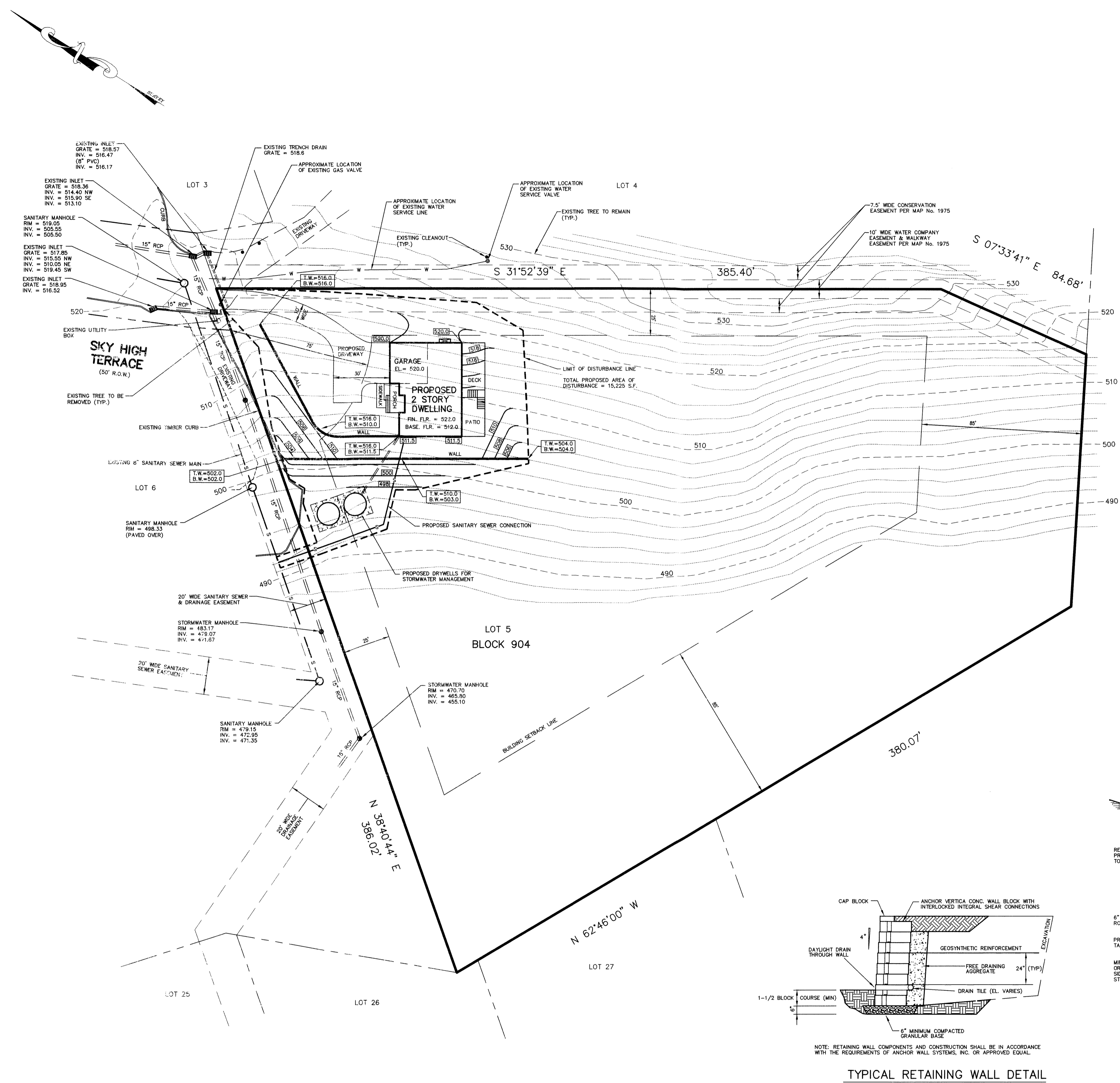
APPLICANT NAME SKYMANOR PROPERTIES, LLC DATE 02/14/20  
 ADDRESS 1 COBBLE LANE, BASKING RIDGE, NJ 07920  
 PHONE #: 908-229-5014 FAX #: 908  
 LOT(S) 5 BLOCK(S) 904  
 CURRENT ZONING DISTRICT R-50  
 TOTAL SQUARE FEET OF ALL STRUCTURES 1,737 s.f.

	Ordinance Requirement	Existing	Proposed	Variance Y or N
Improved Lot Coverage (all improvements)	<u>18 %</u>	<u>0.8 %</u>	<u>35.6 %</u>	<u>Y</u>
Floor Area Ratio (F.A.R.)	<u>0.16</u>	<u>0</u>	<u>0.2731</u>	<u>Y</u>
Lot Area	<u>50,000 SF</u>	<u>109,752 SF</u>	<u>109,752 SF</u>	<u>N</u>
Lot Width	<u>165 FT.</u>	<u>104.1 FT.</u>	<u>104.1 FT.</u>	<u>Y</u>
Side Yard (one)	<u>25 FT.</u>	<u>25 FT.</u>	<u>29.0 FT.</u>	<u>N</u>
Side Yard (total of both)	<u>70 FT.</u>	<u>70 FT.</u>	<u>94.4 FT.</u>	<u>N</u>
Front Yard	<u>75 FT.</u>	<u>75 FT.</u>	<u>80.8 FT.</u>	<u>N</u>
Rear Yard	<u>85 FT.</u>	<u>85 FT.</u>	<u>243.6 FT</u>	<u>N</u>
Building height and number of stories	<u>2.5 STY/35 FT</u>	<u>N/A</u>	<u>2 STY/34 FT.</u>	<u>N</u>
Parking	<u>3</u>	<u>N/A</u>	<u>4</u>	<u>N</u>
<b>ACCESSORY STRUCTURES</b>				
Side yard	<u>25 FT.</u>	<u>25 FT.</u>	<u>N/A</u>	<u>N</u>
Rear yard	<u>25 FT.</u>	<u>25 FT.</u>	<u>N/A</u>	<u>N</u>
LIST OTHER VARIANCES (type)				
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
LIST ALL DESIGN WAIVERS				
_____	_____	_____	_____	_____

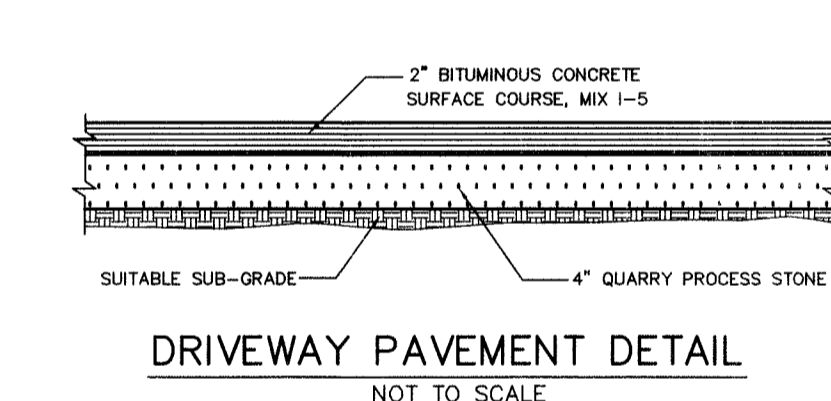
**RECOMMENDATION:**

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

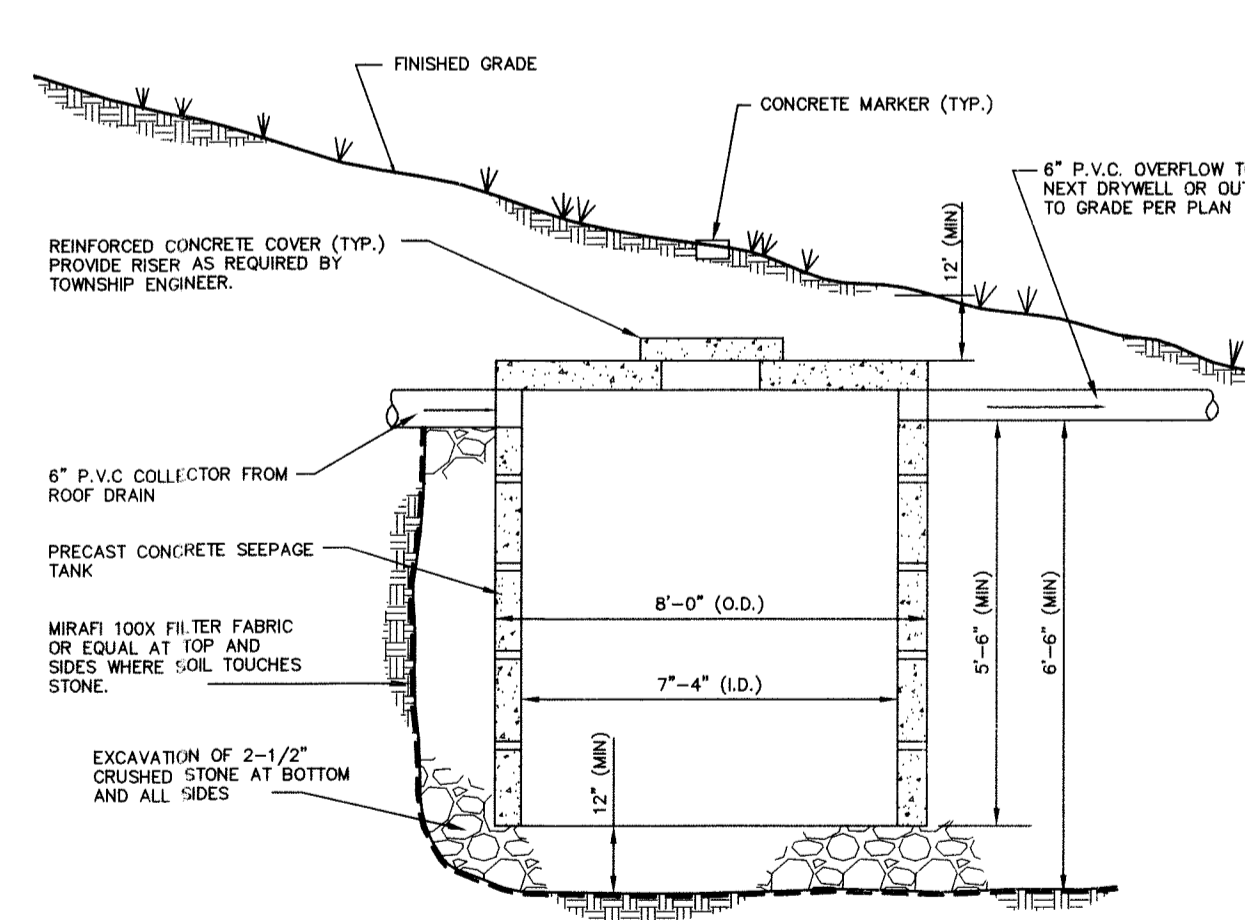
Provide evidence that Variance will not be detrimental to the neighborhood and adjacent residences such as documentation that variance conforms to existing conditions in the area



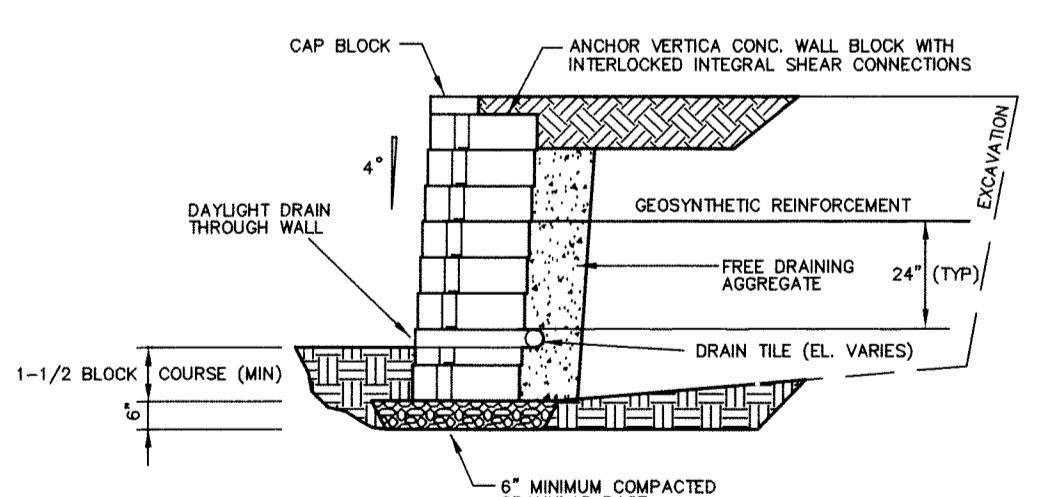
**TREE REMOVAL DETAIL**  
39 TREES ARE PROPOSED TO BE REMOVED



**DRIVEWAY PAVEMENT DETAIL**  
NOT TO SCALE



**TYPICAL DRYWELL DETAIL**  
NOT TO SCALE



**TYPICAL RETAINING WALL DETAIL**  
NOT TO SCALE

**GENERAL NOTES:**

- SUBJECT PROPERTY KNOWN AS LOT 5 BLOCK 904 AS PER THE CURRENT TAX MAP (SHEET 46) OF THE TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, N.J.
- BOUNDARY, LOCATION, TOPOGRAPHIC AND TREE LOCATION INFORMATION IS FROM A PROPOSED VARIANCE PLAN PREPARED BY FISK ASSOCIATES, P.A., ROBERT CAZZALE, N.J.P.E., LIC. NO. 35863, DATED: JANUARY 2, 2020, LAST REVISED 05/14/20. ELEVATIONS ARE BASED UPON NAVD 1988.
- SUBJECT PROPERTY IS LOCATED IN THE R-50 ZONE.
- LOT AREA = 109,752 S.F. (2.5196 Ac.)
- THIS LOT IS SERVED BY SANITARY SEWER AND PUBLIC WATER SUPPLY.
- THE LOCATION OF SUBSURFACE UTILITIES IN THE VICINITY OF THE SUBJECT PROPERTY ARE APPROXIMATE AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. FOR UTILITY MARKOUT, CALL 1-800-272-1000.
- TOTAL EXISTING IMPERVIOUS AREA = 233.0 S.F.  
TOTAL PROPOSED IMPERVIOUS AREA = 3,907 S.F.  
INCREASE IN IMPERVIOUS AREA = 3,674 S.F.
- AREA OF DISTURBANCE = 15,225 S.F. = 0.35 AC. (LESS THAN 1.0 AC.)  
NEW IMPERVIOUS AREA = 3,674 S.F. (LESS THAN 1/4 AC.)  
THEREFORE THIS PROJECT IS CLASSIFIED AS A MINOR STORMWATER PROJECT.

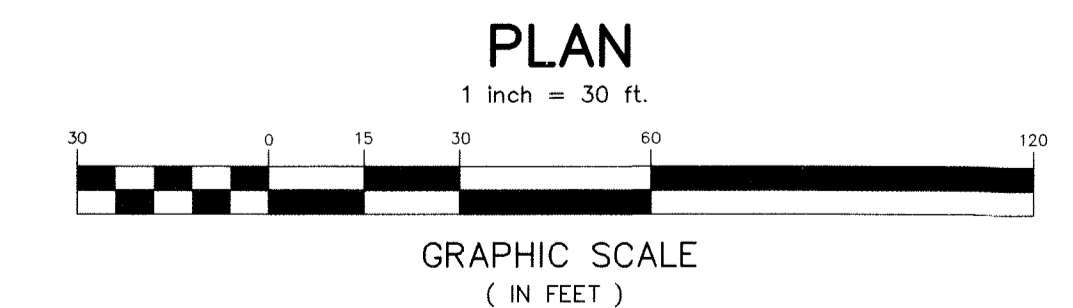
**COVERAGE ANALYSIS:**

**PROPOSED CONDITIONS**  
EXISTING DRIVEWAYS = 157 S.F.  
DWELLING, PORCHES = 1,870 S.F.  
DRIVEWAY = 1,560 S.F.  
SIDEWALK = 60 S.F.  
PATIO = 260  
TOTAL = 3,907 S.F.

**ZONING SCHEDULE: R-50 RESIDENTIAL ZONE:**

BULK ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	50,000 S.F.	109,752 S.F.
MIN. LOT WIDTH	165 FT.	104.1 FT. **
MAX. LOT COVERAGE (1)	18%	35.6% *
MAX. FLOOR AREA RATIO (1)	0.15	0.273 *
PARKING	3 STALLS	4 STALLS
PRINCIPAL BUILDING		
MIN. FRONT YARD	75 FT.	84.6 FT.
MIN. SIDE YARD (ONE)	25 FT.	29.0 FT.
MIN. SIDE YARD (COMBINED)	70 FT.	84.4 FT.
MIN. REAR YARD	85 FT.	243.6 FT.
MAX. BUILDING HEIGHT (STORIES/FEET)	2.5/35 FT.	2/34.0 FT.

(1) THESE NUMBERS ARE CALCULATED USING THE ADJUSTED LOT AREA PER ARTICLE XXIV (HILLSIDE DEVELOPMENT ORDINANCE) OF BRIDGEWATER TOWNSHIP  
\* VARIANCE REQUIRED  
\*\* EXISTING CONDITION



NO.	DATE	REVISION

**PARKER**  
ENGINEERING & SURVEYING P.C.  
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876  
PHONE: (908) 725-4400 - FAX: (908) 722-4401  
E MAIL ADDRESS: PARKERES@AOL.COM

**GRADING PLAN EXHIBIT**  
5 SKY HIGH TERRACE  
TAX MAP LOT 5 BLOCK 904  
TOWNSHIP OF BRIDGEWATER  
SOMERSET COUNTY, NEW JERSEY

**Stephen E. Parker**  
STEPHEN E. PARKER  
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

DRAWN BY PJD	CHECKED BY S.E.P.	SCALE 1" = 30'	DATE 11-05-20	FILE 14088	SHEET 1 OF 1
-----------------	----------------------	-------------------	------------------	---------------	-----------------

DANIEL E. PARKER  
NEW JERSEY LAND SURVEYOR LIC. NO. 35866