



SKYMANOR PROPERTIES, LLC

Louis Larosa, Managing Member
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HIC# 13VH08660800/Home Builder # 47363

January 8, 2021

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 soil percolation test pit results in connection with the application of Skymanor Properties, LLC for variance approval to construct one single-family residential home on the property.

As you may recall, an initial hearing was held in July, 2020. Based on Board member comments, we revised the plans 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.

A continued hearing on the application took place at the Board's December 1, 2020, meeting. Based on additional input from Board members after review of the changes that had been made to the plans, the following additional revisions were made to the plan:

- The house was moved approximately 7 feet closer to the road. By moving the house towards the road, we are able to save 3 more trees (in the back) because the total amount of lot disturbance has been reduced. This also provides some reduction in impervious area.

- The proposed lot coverage has been reduced to 34.6%.
 - o The impervious patio behind the house has been changed to a wood deck, to be constructed over soil, thus removing that area of impervious coverage.
 - o The driveway has been changed from impervious asphalt and will now be constructed of permeable pavers/asphalt. (Although permeable pavers/asphalt are technically still considered in lot coverage calculations, it will provide the benefit of allowing for better water infiltration to reduce the overall impact of the driveway and better facilitate water recharge.)
- Stairs have been added to the retaining walls for access purposes, and the wall coverage has been added to the coverage calculations.
- A drain inlet is proposed to capture driveway runoff and direct it into the proposed drywells. The test pit report demonstrates that the test pits in the drywell and foundation locations were at least 10 ft. deep (and could have gone deeper) without encountering any rock problems. Therefore, blasting will not be required for construction of the proposed improvements. (See General Note number 9 on revised plan.)

Thank you for your consideration. We look forward to appearing before the Board at the January 19, 2021, meeting.

Regards,


Louis Larosa

cc: Steve Warner, Esq., Ventura & Warner



ENGINEERING & SURVEYING P.C.
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
(908) 725 - 4400 - FAX (908) 722 - 4401

DRYWELL TEST PIT REPORT

Site: 5 Sky High Terrace
Block 904, Lot 5 – Bridgewater Township, Somerset County

Date: December 30, 2020

Prepared by: Stephen E. Parker
Stephen E. Parker, N.J.P.E. No. 36187

Test pits were excavated on the subject property to determine the depth to the seasonal high water elevation, depth to bedrock, and the soil permeability in the area of the proposed drywell and house. The locations of the test pits are illustrated on the Grading Plan Exhibit for the property that was prepared by this firm.

Test Pit 1 (12/30/20)

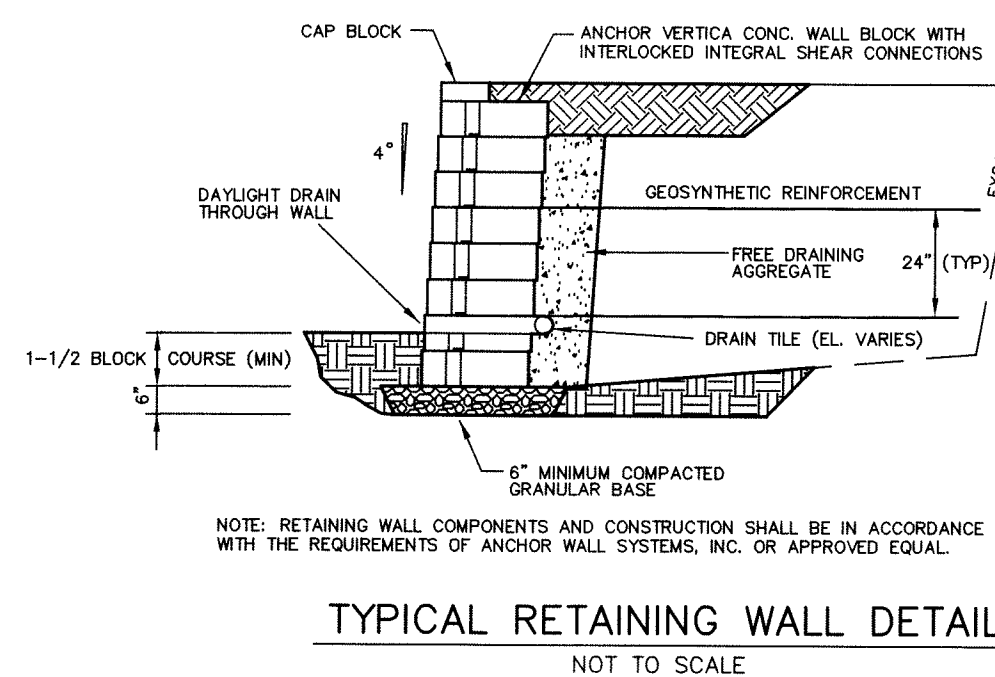
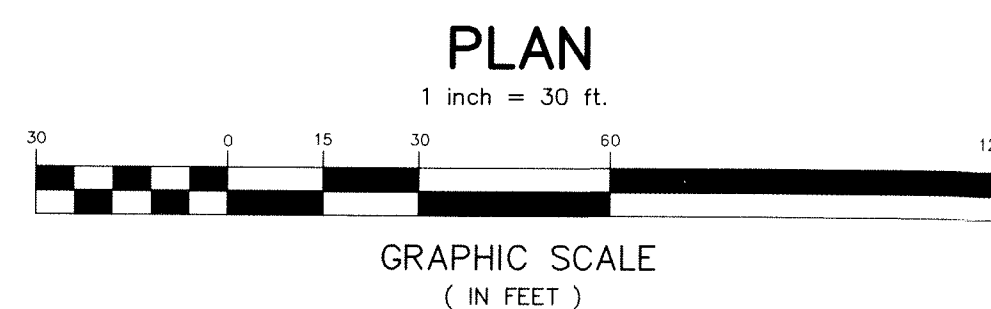
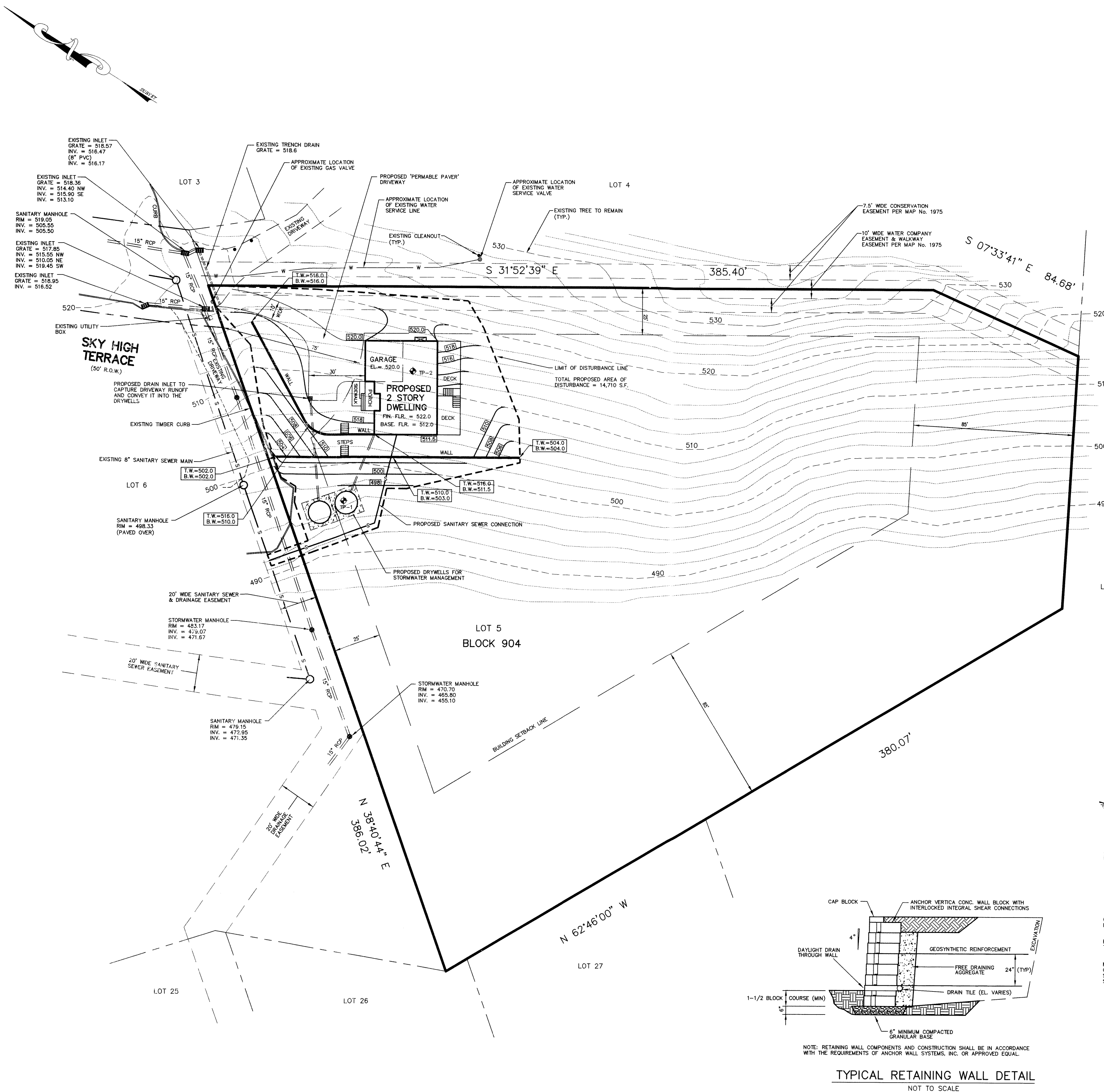
0-6 Dark Brown (10YR 3/3) friable, subangular blocky, organic silt loam.
6-60 Reddish Yellow (7.5YR 6/6) friable, subangular blocky clay loam with 20% gravel,
15% cobbles.
60-120 Strong Brown (7.5YR 5/6) friable, subangular blocky loam with 20% gravel, 20% cobbles.
No groundwater - No mottles

Permeability Test 1 from Test Pit 1 at 96"

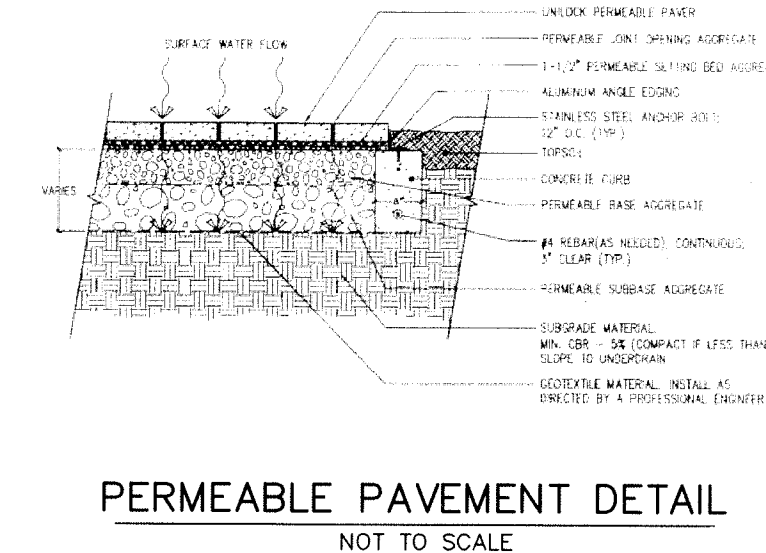
Permeability rate = 1.3 in./hr.

Test Pit 2 (12/30/20)

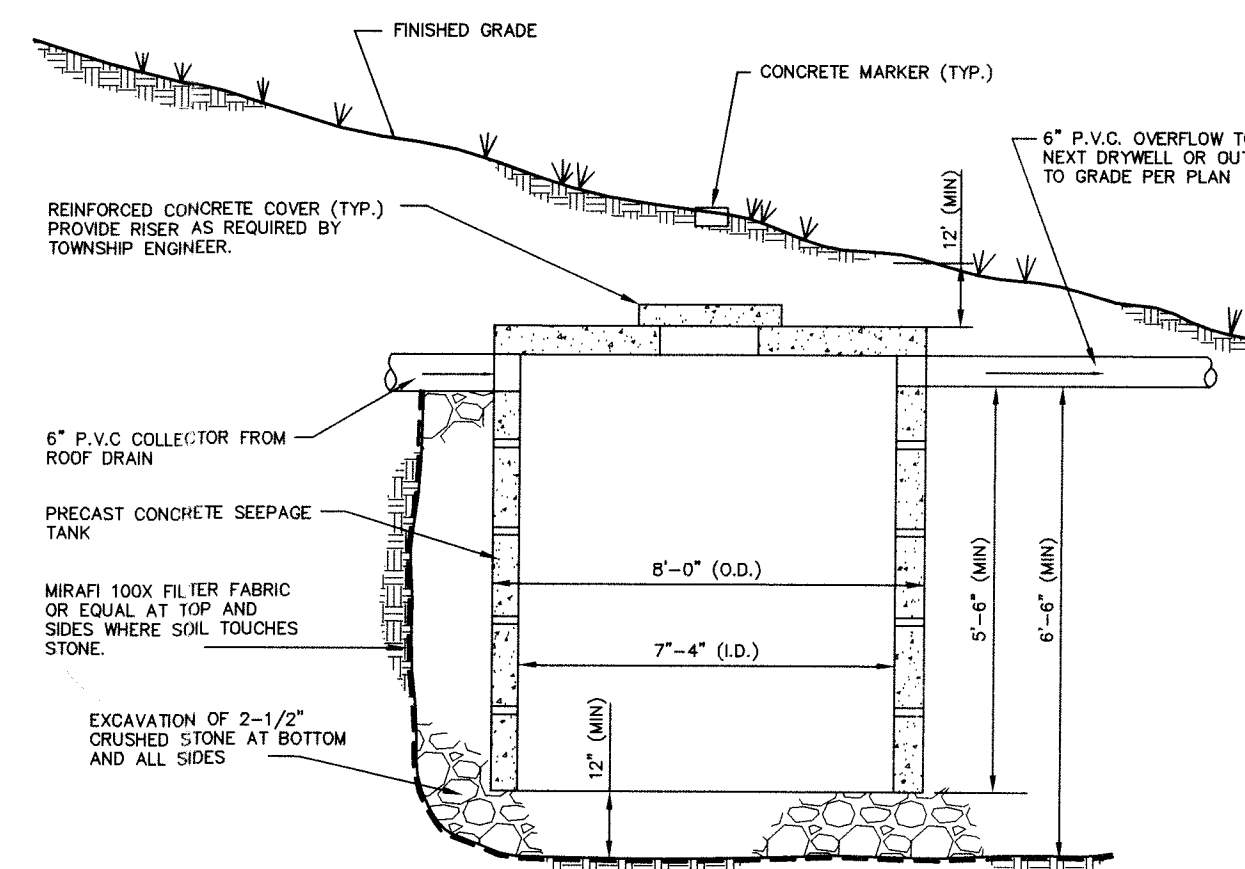
0-5 Dark Brown (10YR 3/3) friable, subangular blocky, organic silt loam.
5-50 Reddish Yellow (7.5YR 6/6) friable, subangular blocky clay loam with 20% gravel,
15% cobbles.
50-128 Strong Brown (7.5YR 5/6) friable, subangular blocky loam with 20% gravel, 20% cobbles.
No groundwater - No mottles



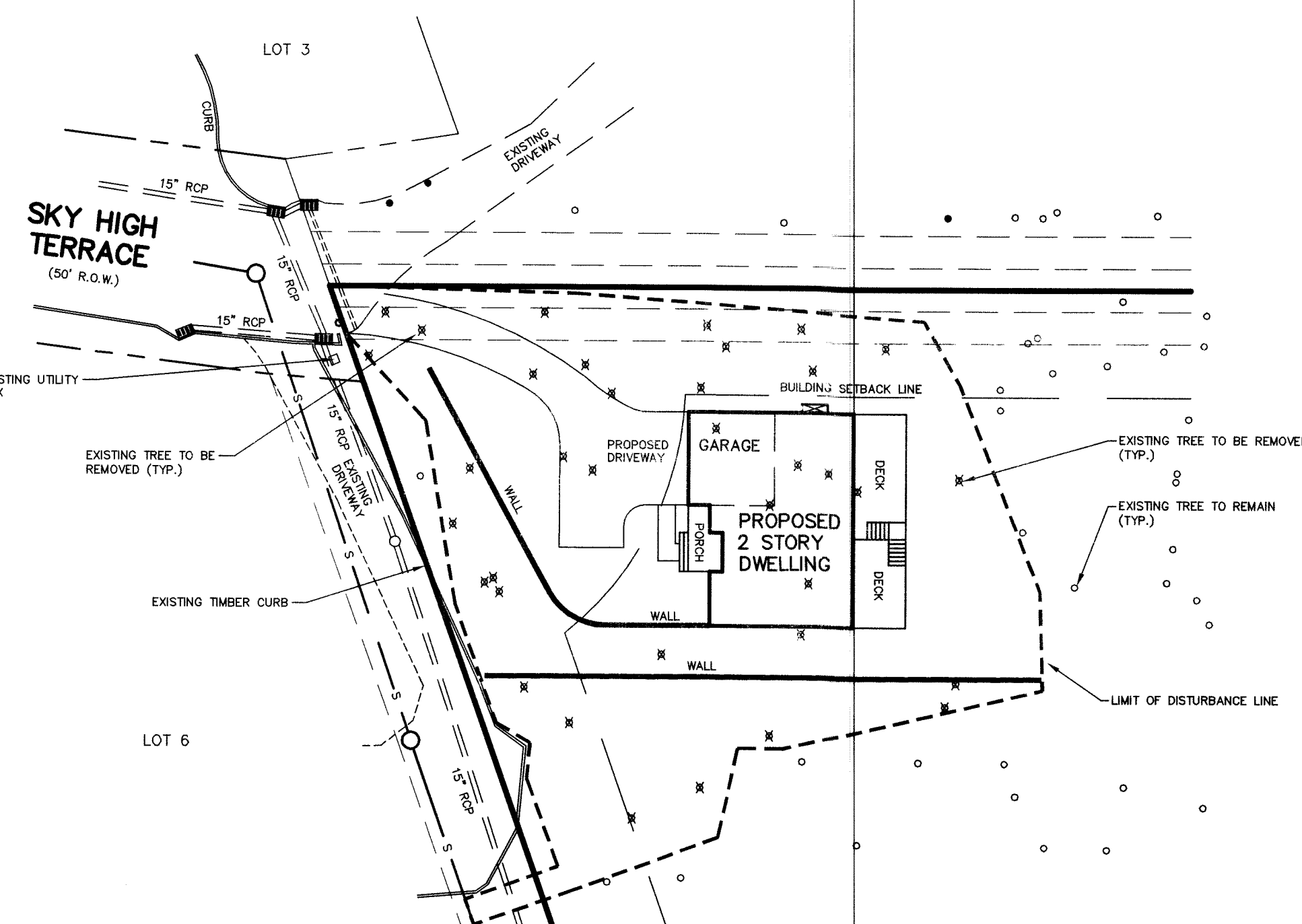
TYPICAL RETAINING WALL DETAIL
NOT TO SCALE



PERMEABLE PAVEMENT DETAIL
NOT TO SCALE



TYPICAL DRYWELL DETAIL
NOT TO SCALE



TREE REMOVAL DETAIL
36 TREES ARE PROPOSED TO BE REMOVED

- 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 GAZZALE, N.J.P.E., LIC. No. 35363, 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 = 3,793 S.F.
INCREASE IN IMPERVIOUS AREA = 3,560 S.F.
 - AREA OF DISTURBANCE = 14,710 S.F. = 0.34 Ac. (LESS THAN 1.0 Ac.)
NEW IMPERVIOUS AREA = 3,560 S.F. (LESS THAN 1/4 Ac.)
THEREFORE THIS PROJECT IS CLASSIFIED AS A MINOR STORMWATER PROJECT.
 - NO BLASTING WILL BE PERMITTED FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS ON THIS PROPERTY.

COVERAGE ANALYSIS:

PROPOSED CONDITIONS
EXISTING DRIVEWAYS = 157 S.F.
DWELLING, PORCHES = 1,870 S.F.
DRIVEWAY = 1,466 S.F.
SIDEWALK = 60 S.F.
WALLS = 240

TOTAL = 3,793 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%	34.6%
MAX. FLOOR AREA RATIO (1)	0.16	0.273 *
PARKING	3 STALLS	4 STALLS
PRINCIPAL BUILDING		
MIN. FRONT YARD	75 FT.	76.0 FT.
MIN. SIDE YARD (ONE)	25 FT.	29.0 FT.
MIN. SIDE YARD (COMBINED)	70 FT.	86.3 FT.
MIN. REAR YARD	85 FT.	248.1 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 XXXIV (HILLSIDE DEVELOPMENT ORDINANCE) OF BRIDGEWATER TOWNSHIP
* VARIANCE REQUIRED
** EXISTING CONDITION

DANIEL E. PARKER NEW JERSEY LAND SURVEYOR LIC. NO. 35866			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 NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187		
NO.	DATE	REVISION	DRAWN BY	CHECKED BY	SCALE	DATE	FILE	SHEET
1	01/04/2021	PER BOARD REVIEW	PJD	S.E.P.	1"=30'	11-05-20	14088	1 OF 1