

KEY MAP

PLANNING BOARD APPROVAL

JEFFREY FOOSE  
CHAIRPERSON

SCARLETT DOYLE, P.P.  
SECRETARY

WILLIAM BURR, P.E.  
ENGINEER

DATE

DATE

DATE

Reference Filed Map : \_\_\_\_\_

Map No. \_\_\_\_\_

Date Filed \_\_\_\_\_

Lot No. \_\_\_\_\_

Block No. \_\_\_\_\_

KEY MAP SHT 1/2

1378 MOUNT VERNON ROAD  
BLOCK 652 LOT 33  
TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY  
NEW JERSEY

SCALE : 1"=30' DATE : 03-11-2021 BOOK PAGE FILE NO. 15-179

**Templin Engineering Associates**  
Engineering - Surveying

861 EISENHOWER AVENUE  
BRIDGEWATER, NJ 08807

PHONE: (908) 231-1616

FAX: (908) 231-1894

*Robert J. Templin*

**Robert J. Templin**

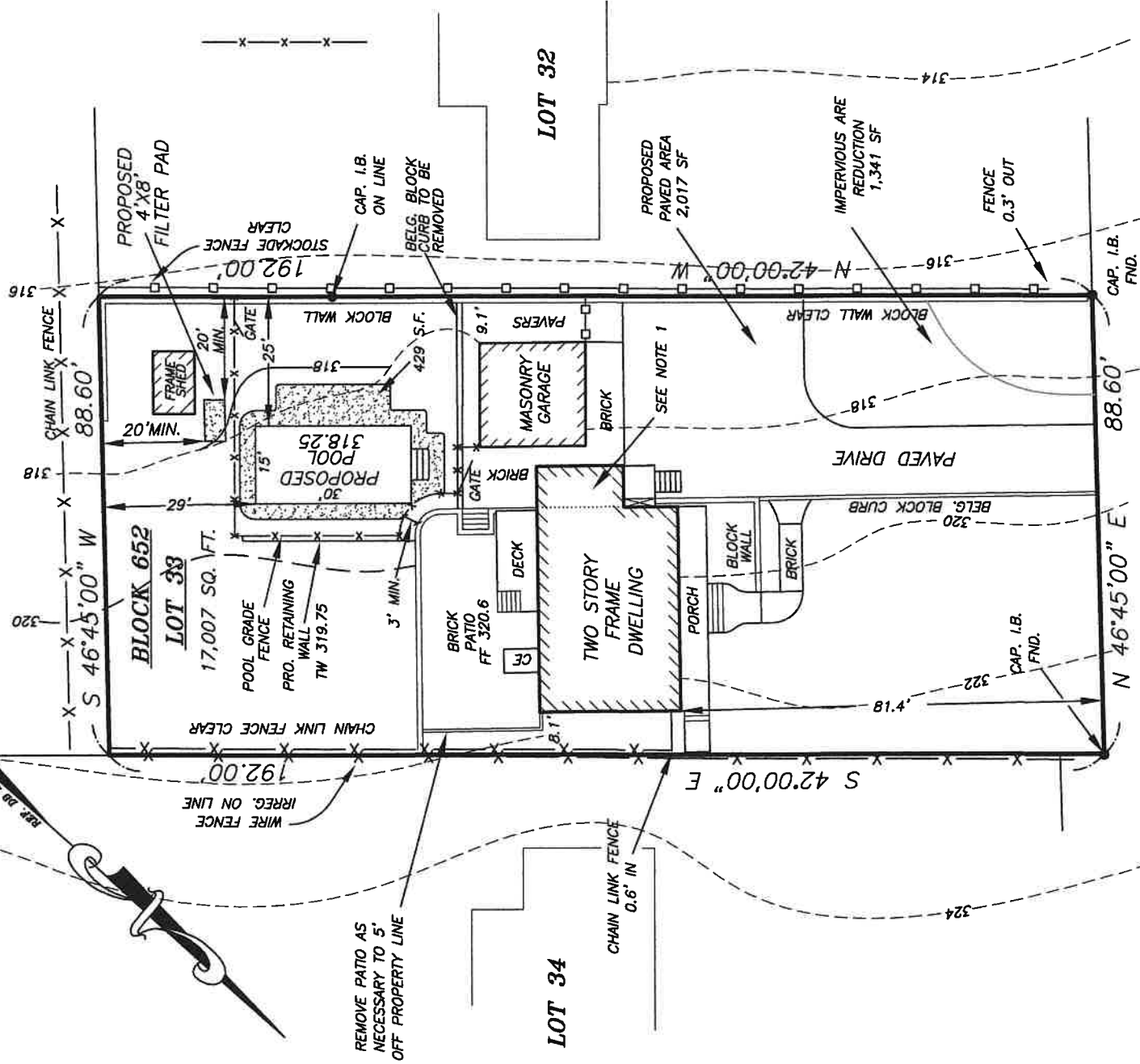
Professional Engineer and Land Surveyor  
N.J. License No. 25136

NOTE 1: A BUILDING PERMIT #16-2133 WAS ISSUED ON 08-22-2016 AND THIS ADDITION WAS COMPLETED IN 2017.

STEEP SLOPE ANALYSIS

0-10%	17,007 SF
11-19%	0 SF
20-29%	0 SF
30%+	0 SF
<b>TDL</b>	<b>17,007 SF</b>

LOT 23



EXISTING IMPERVIOUS COVERAGE  
SEPTEMBER 21, 2015

DWELLING	1,069 SF
GARAGE	410 SF
BRICK PATIO/WALK/STONE	1,561 SF
PORCH/FRONT WALK	465 SF
STONE DRIVE	3,393 SF
SHED	97 SF
<b>TOTAL</b>	<b>6,995 SF</b>

IMPERVIOUS COVERAGE 41.13 %

33' R.O.W.

MOUNT VERNON ROAD

PROPOSED IMPERVIOUS COVERAGE

DWELLING	1,202 SF
GARAGE	410 SF
BRICK PATIO/WALK	1,426 SF
PORCH/FRONT WALK	465 SF
PAVED DRIVEWAY	2,017 SF
SHED	97 SF
FRONT DECK	48 SF
POOL/FILTER CONC.	462 SF
<b>TOTAL</b>	<b>6,127 SF</b>

IMPERVIOUS COVERAGE 36.02 %

Reference Filed Map :

Map No. \_\_\_\_\_  
 Date Filed \_\_\_\_\_  
 Lot No. \_\_\_\_\_  
 Block No. \_\_\_\_\_

PLOT PLAN

1378 MOUNT VERNON ROAD  
 BLOCK 652 LOT 33  
 TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY  
 NEW JERSEY

SHT 2/2

SCALE : 1"=30'	DATE : 08-20-2020	BOOK _____	FILE NO. 15-179
		PAGE _____	

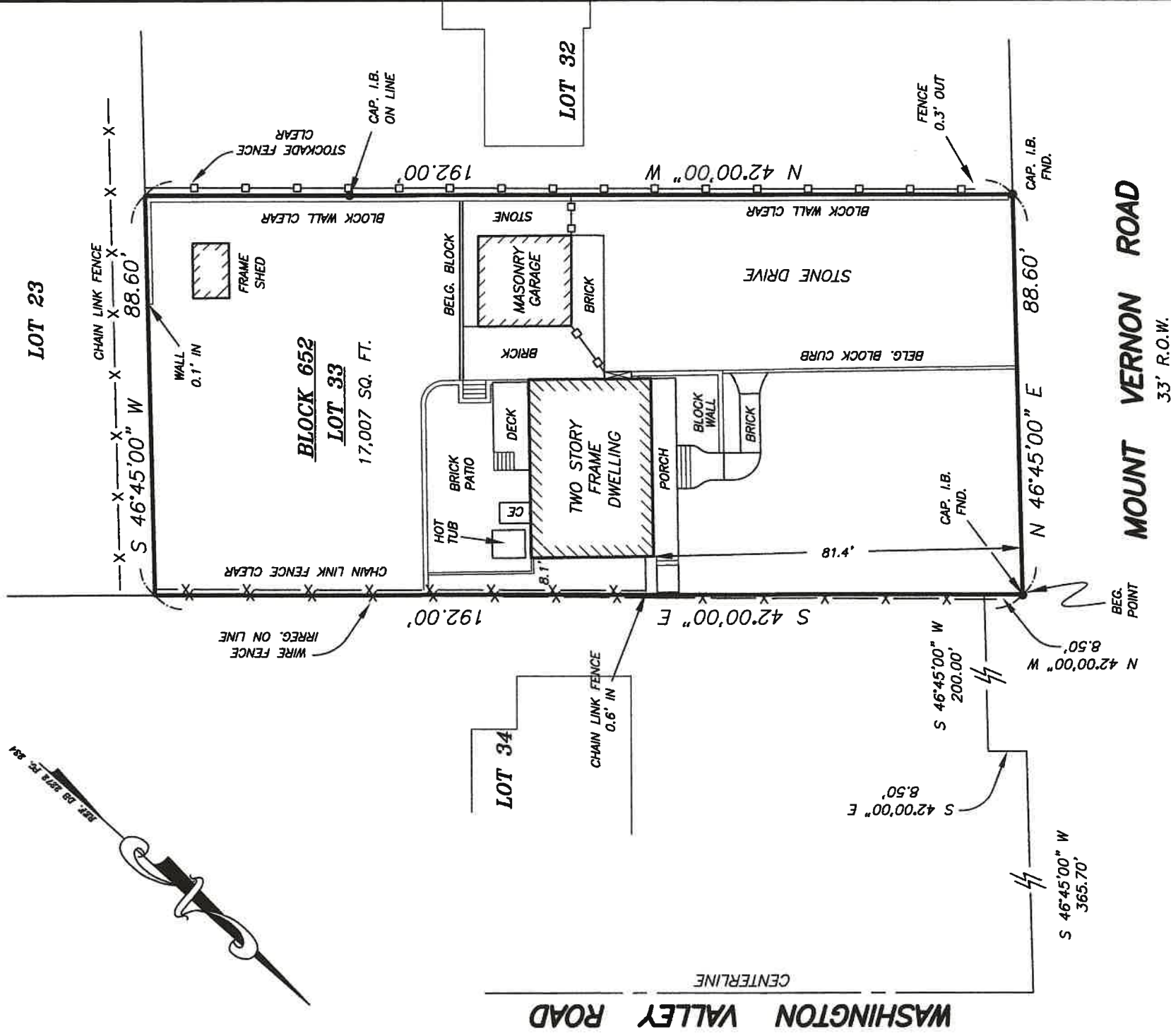
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NOTE: - SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
 - PROPERTY CORNERS TO BE ESTABLISHED.



**THIS SURVEY IS CERTIFIED TO:**

- ROBERT D. SPENGLER AND JAYNE SPENGLER, h/w.
- GUARDIAN SETTLEMENT AGENTS, INC.
- STEWART TITLE GUARANTY COMPANY
- NJ LENDERS CORP., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

Reference Filed Map :

Map No. \_\_\_\_\_  
 Date Filed \_\_\_\_\_  
 Lot No. \_\_\_\_\_  
 Block No. \_\_\_\_\_

**Map of Survey**

1378 MOUNT VERNON ROAD  
 BLOCK 652 LOT 33  
 TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY  
 NEW JERSEY

SCALE : 1"=30' DATE : 09-21-2015 BOOK PAGE FILE NO. 15-179

**Templin Engineering Associates**  
**Engineering - Surveying**

861 EISENHOWER AVENUE  
 BRIDGEWATER, NJ 08807  
 PHONE: (908) 231-1616 FAX: (908) 231-1894

*Robert J. Templin*

**Robert J. Templin**  
 Professional Engineer and Land Surveyor  
 N.J. License No. 25136

## Project Description

This application involves property located at 1378 Mount Vernon Road. It is designated as Block 652, Lot 33. We purchased this property in October of 2015. We believe that our home was built in 1958. Our lot contains 17,070 square feet. The dimensions are 88.60 feet wide and 192 feet deep. This property is similar in size to the lots on the easterly side of Mt. Vernon Road and adjacent to our property.

In the 1970's our Lot was placed in the R-50 residential zone. As a result, our Lot and most of the other lots in our immediate neighborhood on Mt Vernon Road are undersized for the zone. The zoning ordinance requires lots in our zone to contain 50,000.00 square feet. The zoning ordinance also permits 18% of impervious coverage, which would be 9,000 square feet for a conforming Lot.

Over the years, prior owners of our property made improvements to the property by adding a front porch, walkways, patios and a deck. At the time we purchased our home the impervious coverage equaled 41.13% or 6,955 square feet. We are now seeking to install an in-ground swimming pool in our back yard. We are able to comply with the bulk requirements for the zone with the exception of lot area and the impervious coverage. The lots contiguous to our lot are fully developed. There is insufficient available land to purchase that would make our lot conforming.

Our proposal would increase the impervious coverage by 429 square feet for the coping around the perimeter of the pool and a patio at the south easterly side and an additional 32 square feet for the filter pad. To offset the increase of the impervious coverage, we propose to reduce the impervious coverage attributable to our driveway and parking area by 1,376 square feet. As a result our application would ultimately reduce the impervious coverage by 868 square feet or to 36.02%.

In consulting with Robert Templin, our engineer, we believe the increase in the impervious coverage will not result in any increase in water flow towards our neighbor's home to the southeast of our home. If there is a concern we would comply with any suggestion by the Township engineer to preclude any adverse impact caused by our pool for our neighbors.

We are asking the Board to grant our application for a variance for impervious coverage for the installation of the swimming pool.

Robert and Jayne Spengler

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
- C- Variance (Bulk Variance)
- Simple Variance Application (see attached qualifications)
- Interpretation
- D-variance
- Other

1. Applicant's name Robert and Jayne Spengler  
 Address 1378 Mt. Vernon Road, Bridgewater, NJ 08807  
 Phone #: 732-563-1700 Fax: 732-563-1707 Email: rdspengler59@aol.com
2. Name and address of present owner if other than above Same  
 Address \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone#: \_\_\_\_\_ Fax: \_\_\_\_\_
3. Attorney's name Robert D Spengler  
 Address 59 West Union Avenue, Bound Brook, NJ 08805  
 Email: rdspengler59@aol.com Phone: 732-563-1700 Fax: 732-563-1707
4. Plan Preparer/Engineer's name Robert J Templin  
 Address 861 Eisenhower Avenue, Bridgewater, NJ 08807  
 License No. 25136 Email: rjt329@aol.com  
 Phone # 908-231-1616 Fax: 908-231-1894
5. The Property
  - a) BLOCK 652 LOT(s) 33
  - b) Street Address 1378 Mt. Vernon Road
  - c) Zone in which property is presently located R-50
  - d) Is public water available to property? No

- e) Is public water proposed No
- f) Is public sanitary sewer available to property? Yes
- g) Is public sanitary sewer proposed N/A
- h) Does the owner or applicant own any contiguous property? No  
 If so identify Block(s) \_\_\_\_\_; Lot(s) \_\_\_\_\_;  
 Area \_\_\_\_\_ s.f.

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

SECTION	PERMITTED	PROPOSED
<u>126</u>	<u>18%</u>	<u>36,02</u>

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

YES  NO

If YES, attached copy of resolution, letter of response and state the nature, date and disposition of said matter:  
*Copy of Resolution attached. Denied application for side yard variance for pool and hot tub in 2008*

8. Fees submitted: Application fee: \$ 250.00 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:

(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


(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

(Use separate sheet)

12. Present use of existing buildings and premises: Single family home

13. Proposed use: Installation of a Swimming Pool in backyard

  
 (Applicant's Signature)

1/29/2021  
 (Date)

## 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)

Does Not  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	
N/A	
X	
N/A	
X	
N/A	
N/A	
X	
N/A	
N/A	

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: Martinsville Fire Dept \_\_\_\_\_  
Address: 1912 Washington Valley Road \_\_\_\_\_  
Martinsville, NJ 07920 \_\_\_\_\_
  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 Filling 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



NA	
NA	
NA	
X	
NA	
NA	
X	
X	
NA	
X	
X	

15. Locations of all structures on all adjoining properties, including the dimensions to property lines
16. Key map showing general location surrounding site, with all zoning districts within 200-ft of site. Scale is not to exceed 1"=800'
17. Architectural plans including proposed elevations, dimensions, floor layout, square footage, and number of stories and façade signs.
18. All fees must be paid.  
Application fee: \$ 250.00 Escrow Fee: \$ 3,000.00  
(Fee Schedule with calculations must be submitted, including a signed W-9)
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.
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.
21. Certification from the Tax Collector that all taxes are current and paid (attach certification)
22. Consent by Owner form: signed and notarized by owner even if the applicant is the owner
23. Listing of 10% or greater of corporate or partnership stock
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.
25. Environmental Impact Statement
26. Stormwater Control Plan
27. Hillside Development Calculations Steep slope analysis on map

X [Signature]  
Signature of person preparing application

1/29/2024  
Date

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.

**SIMPLE VARIANCE (126-35F):**

If the application involves nothing more than the erection of a fence or shed on the property of a single- or two-family residence, construction of a swimming pool accessory to a single- or two-family residence, or construction of an addition to or an alteration of a single- or two-family residence not to exceed a total of 500 square feet.

**Checklist requirements are abbreviated for simple variance applications:**

- The applicant may use a certified land survey for providing necessary data, but all adjustments made to the survey must be in different color than the survey
  - Items in the above checklist which may be excluded: 24, 25, 26
- 

**NOTICE REQUIREMENTS:**

The following proof of satisfying the notice requirements must be filed with the Land Use Administrator in the Planning Department a minimum of 48-hours prior to the hearing date:

1. Affidavit of Service.
2. Copy of the notice served.
3. Certified list of property owners within 200 feet and others served with manner of service
4. Certified Mail receipts stamped by the USPS
5. Affidavit of publication from the newspaper in which the notice was published.

## VARIANCE AND DESIGN WAIVER REPORT

### FORM # 4

(SUBMIT WITH ALL APPLICATIONS)

APPLICANT NAME Robert + Fayne Spengler DATE \_\_\_\_\_  
 ADDRESS 1378 Mt. Vernon Rd  
 PHONE #: 732-563-1700 FAX #: 732-563-1707  
 LOT(S) 33 BLOCK(S) 652  
 CURRENT ZONING DISTRICT R-50  
 TOTAL SQUARE FEET OF ALL STRUCTURES \_\_\_\_\_ s.f.

	Ordinance Requirement	Existing	Propose	Variance Y or N
Improved Lot Coverage (all improvements)	<u>18% %</u>	<u>41.13% %</u>	<u>36.02% %</u>	<u>Y</u>
Floor Area Ratio (F.A.R.)	<u>16%</u>	<u>12%</u>	<u>12%</u>	<u>N</u>
Lot Area	<u>50,000 sf</u>	<u>17,007 SF</u>	<u>17,007 SF</u>	<u>N</u>
Lot Width	<u>165'</u>	<u>88.6'</u>	<u>88.6'</u>	<u>N</u>
Side Yard (one)	<u>25'</u>	<u>8.1'</u>	<u>8.1'</u>	<u>N</u>
Side Yard (total of both)	<u>70'</u>	<u>40.8'</u>	<u>40.8'</u>	<u>N</u>
Front Yard	<u>75'</u>	<u>81.4'</u>	<u>81.4'</u>	<u>N</u>
Rear Yard	<u>85'</u>	<u>83.7'</u>	<u>83.7'</u>	<u>N</u>
Building height and number of stories	<u>35'/2.5</u>	<u>28.6'/2.5</u>	<u>28.6'/2.5</u>	<u>N</u>
Parking	<u>2</u>	<u>4</u>	<u>4</u>	<u>N</u>

**ACCESSORY STRUCTURES**

Side yard	<u>25'</u>	<u>7.8'</u>	<u>7.8'</u>	<u>N</u>
Rear yard	<u>25'</u>	<u>10.1'</u>	<u>10.1'</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

# BRIDGEWATER FEE SCHEDULE - VARIANCE, APPEALS, CONDITIONAL USE

VARIANCES - Each variance shall be computed.

	Application Charge	Application Fee	Escrow Fee	Escrow Fee Subtotal
<input type="checkbox"/> A Appeals (NJSA 40:55D-70a)	\$100.00	\$	\$1,500.00	\$
<input type="checkbox"/> B Interpretation (NJSA 40:55D-70b)	\$100.00	\$	\$1,500.00	\$
<input checked="" type="checkbox"/> C Hardship/Bulk (NJSA 40:55D-70c)	\$250.00	\$ 250	\$3,000.00	\$ 3,000
<input type="checkbox"/> D Use (NJSA 40:55D-70d)	\$250.00	\$	\$3,000.00	\$
<input type="checkbox"/> E Permit (40:55D-34&35)	\$100.00	\$	\$1,000.00	\$
<input type="checkbox"/> F SIMPLE VARIANCE	\$75.00	\$	\$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 \$ \$1,500.00

**Total for Application Fee** \$ 250.00 **Total 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)

**ADOPTED**  
2/19/08 RB

RESOLUTION  
JOSEPH BRUNO  
LOT 33 BLOCK 625  
APPLICATION NO. 48-07-ZB  
JANUARY 15, 2008

**WHEREAS**, Joseph Bruno has applied to this Board for variances from the terms of the land use ordinance as hereinafter set forth; and

**WHEREAS**, the matter came on to be heard before this Board on January 15, 2008 after which it appeared to the satisfaction of the Board as follows:

1. That due notice of the hearing had been given.
2. That the property is known as Lot 33 in Block 652 of the Tax Map, located on the southerly side of Mount Vernon Road in the R-50 Single-Family Residential Zone and commonly known as 1378 Mount Vernon Road.
3. The subject property consists of a tract of land having an area of 17,030 square feet. It is fully improved with a one and one half story single-family dwelling and a free standing garage. There is a patio with a hot tub at the rear of the dwelling, which patio extends into the easterly sideline. The ordinance requires patios to be located no closer than five (5) feet to a yard and hot tubs no closer than 12.5 feet. The patio and hot tub do not comply with these limitations and applicant is seeking the requisite variances.
4. With respect to this application the Board is in receipt of the following: (a) accompanying the application a plan entitled "Survey of Lands: Township of Bridgewater, Somerset County, New Jersey. Tax Lot 32 & 33, Block 652", prepared by Richard F. Smith, Jr. P.E. & L.C., Morristown, New Jersey, dated April 1, 2005, and consisting of one (1) sheet, and (c) accompanying the application the same plan bearing a revision date of September 6, 2006.

5. In support of this application the Board heard the testimony of the applicant. The September 6, 2006 survey does not show the distance of the edge of the patio from the easterly sideline. The applicant testified that it is 2.5 feet. The survey shows the hot tub to be 8.5 feet. The applicant testified that this area of the patio was wet and that the patio was constructed to correct that condition. The applicant was questioned extensively on this issue and stated that his conclusion was based on his own observations, and that he did not seek the opinion of a professional engineer or other professional. The Board finds it incredulous that the construction of a patio would remedy a drainage problem. The Boards finds that the patio was not for the reason given but for the convenience of the applicant. With respect to the hot tub the applicant testified that it could be removed.

No zoning reason has been presented to support the granting of the requested variances. Any hardship was created by the actions of the applicant and not any irregularity in the property.

NOW THEREFORE, BE IT RESOLVED, by the Board of Adjustment of the Township of Bridgewater, in the County of Somerset that the application for the variances as heretofore set forth is denied.

**I CERTIFY** the foregoing to be a true copy of a memorializing resolution adopted by the Zoning Board of Adjustment of the Township of Bridgewater on February 19, 2008,

  
MARIE L. BROUGHMAN, LUA  
MARIE L. BROUGHMAN, BOARD CLERK

ADOPTED: 2/19/08