



**TOWNSHIP OF HARDING
LAND USE APPLICATION**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext. 723

PB Appendix 1A

APPLICANT _____

BLOCK: _____ **LOT:** _____

APPLICATION FOR DEVELOPMENT

- Planning Board
- Board of Adjustment
- Application Number: _____
- Date of First Submission: _____
- Adequate Application Date: _____
- Completeness Date: _____

1. NATURE OF THE APPLICATION (Check all applicable items)

- Conceptual subdivision plan
- Minor subdivision
- Lot line adjustment
- Major subdivision, preliminary
- Major subdivision, final
- Amendment to approved plat
- Conceptual site plan
- Site plan approval, preliminary
- Site plan approval, final
- Amendment to approved site plan
- Conditional use
- Variance, residential, fence, patio or deck
- Variance, other residential
- Use or other (d) variance
- Variance, other non-residential
- Appeal from administrative decision
- Interpretation of zoning ordinance
- Special flood hazard development permit

2. PROPERTY INFORMATION

Property location: _____
 Block: _____ Lot: _____ Zone: _____
 Existing use: _____
 Proposed use: _____

Has there been any previous application involving these premises by the applicant or any other prior owner of the property? Yes No Unknown
 If yes, nature of application, date and determination: _____

Does the applicant own adjacent property? Yes No
 If yes, address of adjacent property: _____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
 Yes [attach copies] No Proposed

Is the property included within a Historic District as shown in the Harding Township Master Plan? Yes No
 If yes, which district? _____
 If yes, please fill out BOA Appendix 9 and make arrangements with the Historic Preservation Commission.

Were any buildings on the property constructed prior to 1915? Yes No
 If the property is located in the RR, R-1 or R-2 Zone, were any accessory buildings constructed prior to 1945?
 Yes No If yes, please fill out BOA Appendix 9 and make arrangements with the Historic Preservation Commission.

3. APPLICANT INFORMATION

Name of Applicant: _____

Mailing Address: _____

City/State/Zip: _____

Phone #: _____ Email: _____

Applicant's Interest in the Property: _____

Applicant is a(n): Individual Partnership Corporation

4. CONTACT FOR APPLICANT

Name: _____

Address: _____

City/State/Zip: _____

Phone #: _____ Email: _____

5. APPLICANT OWNER DISCLOSURE (if applicable)

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons or entities possessing a 10% or greater interest in an applicant that is a corporation, partnership or other entity must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 this disclosure requirement applies to all person or entities possessing a 10% or greater interest in any such entity followed up in the chain of ownership until the names and addresses of all persons or entities possessing a 10% or greater interest have been disclosed. (Attach pages as necessary to comply).

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

6. APPLICANT'S ATTORNEY (Entities must be represented by an attorney)

Name: _____

Address: _____

Phone #: _____ Email: _____

7. APPLICANT'S ENGINEER

Name: _____

Address: _____

Phone #: _____ Email: _____

8. APPLICANT'S PLANNER

Name: _____

Address: _____

Phone #: _____ Email: _____

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of improvement, alteration, structure, or use proposed and describes all structures, improvements, and uses now on the property. For any non-residential, business, or commercial use provides hours of operation, number of employees, number of parking spaces, and other information important for consideration: _____

10. REQUESTED ZONING VARIANCES: Identify each deviation and the Township Code section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary. Attach any letter or document from the Zoning Officer or any other Township representative which has been issued to you regarding this proposal. _____

11. LIST ANY OTHER LICENSES, PERMITS OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH.

12. APPLICANT CERTIFICATION

I hereby affirm that all of the statements above and contained in the papers submitted herewith are true.

Signature of the Applicant: _____ Date: _____

13. OWNER INFORMATION (If not the Applicant)

Name: _____

Address: _____

Phone #: _____ Email: _____

14. OWNER'S CONSENT TO APPLICATION

I certify that I am the owner of the property that is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Owner _____

Sworn to and subscribed before me this

_____ day of _____, 20____

Notary Public of the State of New Jersey

PERMISSION BY OWNER FOR ACCESS TO THE PROPERTY

The undersigned Owner, having made or consented to an application for development to the Harding Township Planning Board or Board of Adjustment, understands that Board members and others must have an opportunity upon reasonable advance notice to go onto the property and examine the same in order to be able to fully understand and evaluate the application.

We therefore grant permission to members of the Board and others to go onto our property during daylight hours upon reasonable advance notice to make a thorough examination of the same for the purpose of more effectively deciding the application.

Date: _____

Owner: _____

Date: _____

Owner: _____



**TOWNSHIP OF HARDING
PLANNING BOARD
SUBDIVISION AND SITE PLAN CHECKLIST**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext. 723

This checklist applies to all applications for subdivision and site plan approval EXCEPT:

1. Applications to the Board of Adjustment for variances **not** involving a subdivision or site plan; appeals of decisions of the Zoning Officer; and requests for interpretation or for the direction of issuance of building permits (use Checklist B).
2. Applications to the Planning Board involving only an application for a special flood hazard development permit (use Checklist C).

Check off each item submitted and any waivers requested in connection with checklist requirements. In the case of an application for final site plan approval, the applicant shall submit all items required for preliminary site plan approval in final form.

SUBMISSION REQUIREMENTS • A "dot" in the column to the right of each item indicates •	Minor Subd.	Minor Site Plan	Prel. Major Subd.	Prel. Site Plan	Final Major Subd.	Final Site Plan	Sub-mitted	Waiver Request
A. DOCUMENT SUBMISSION								
1. <u>Application Forms</u> : 20 completed copies of all required application form(s) and checklist(s). Indicate "n/a" for any item that is not applicable. If a subdivision or site plan application involves a variance, the applicant shall also file an <i>application form</i> for a variance.	•	•	•	•	•	•		
2. <u>Application and Technical Review Fees</u> : Application and technical review fees in accordance with Chapter 171 of the Harding Township Code.	•	•	•	•	•	•		
3. <u>Board of Health Approval</u> : 20 copies of the written approval by the Township Board of Health of the adequacy of any existing individual sewage disposal system or of plans for sewage disposal, or its acceptance of soil log and percolation test data indicating suitability for an individual sewage disposal system(s).	•	•	•	•	•	•		
4. <u>NJDEP Letter of Interpretation (LOI)</u> : If wetlands are present or one or more wetland indicators are present (pursuant to NJAC 7:7A-1 et seq.) on the site, submit 20 copies of the Letter of Interpretation from the NJDEP indicating the presence or absence, approved delineation, classification and transition area of such wetlands.	•	•	•	•				
5. <u>Morris County Planning Board</u> : A fully completed application to the Morris County Planning Board.	•	•	•	•	•	•		
6. <u>Applicant Ownership List</u> : If the applicant is a corporation or partnership, a list of the names and addresses of all stockholders or individual partners owning at least 10% of any class of its stock or at least 10% of the partnership interest.	•	•	•	•	•	•		
7. <u>Surrounding Owners List</u> : A list, certified by the Township Tax Assessor, of the names and address of all property owners, municipalities (other than the township), counties (other than Morris County), and township-registered cable television and utility companies within 200' of the property.	•	•	•	•	•	•		
8. <u>Tax Certification</u> : A certification from the Tax Collector that all property taxes and assessments currently due have been paid, or provision for payment of such taxes and assessments.	•	•	•	•	•	•		
9. <u>Environmental Impact Statement (EIS)</u> : 20 copies of the EIS in accordance with Article XII of Chapter 105 of the Harding Township Code.			•	•				
10. <u>Stormwater Management Report and Computations</u> : Submit 20 copies of the stormwater management report and/or calculations (see items 45 and 46 in section B below).			•	•				
11. <u>Township Engineer's Certification of Improvements Completed</u> : If a subdivision and some or all improvements have been completed, submit 20 copies of a certification by the Township Engineer that all improvements that have been installed are in accordance with the approved preliminary plans.					•			

12. <u>Previous Applications:</u> If there has been a previous application to the Planning Board or Board of Adjustment involving the subject property within the last three years, submit 20 copies of an explanation as to the nature, date, and disposition of such application (please attach to application form).	●	●	●	●				
13. <u>Conservation Easements - Baseline Documentation:</u> Submit a report in accordance with this Chapter documenting the current condition of land encompassed within proposed easements including, but not limited to photographs, surveys of buildings, structures, vegetation, trails, and water bodies, and any proposed restrictions.	●	●	●	●				
14. <u>Soil Erosion and Sediment Control Plan Certification:</u> Submit 3 copies of application for projects that are subject to Article XVII (Soil Erosion and Sediment Control) of the Township Code.	●	●	●	●				
15. <u>Aerial Photos:</u> 20 paper copies and one digital copy (on CD-ROM or other acceptable electronic storage media in a projectable format) of aerial photos of subject tract on a single 11" x 17" sheet with the following information added to the air photos: a. Existing Tract Boundaries b. Proposed Lot Boundaries and Building Setback Lines c. Proposed Lot Numbers d. Proposed roadways and shared driveways e. Existing wetlands and associated transition areas f. Existing waterways, water bodies, and associated riparian buffers g. Flood hazard areas, floodways, and stream encroachment lines	●	●	●	●				
16. <u>Digital Copies of Plans:</u> Two digital copies of the submitted plans on CD-ROM or other acceptable electronic storage media in Autocadd format. For applications requiring Morris County Planning Board approval, digital submittals shall be prepared according to standards used by the Morris County Planning Board as described in Appendix G, Digital Mapping Submission Standards of the Land Development Standards of the County of Morris, New Jersey, as may be modified or amended in the future.	●	●			●	●		

B. PLAN SUBMISSION

1. 20 paper copies and 2 digital copies of any required site plan, subdivision plat, map, survey, sketch or drawing which shall comply with and/or contain the following:	●	●	●	●	●	●		
2. The plat or plan clearly and legibly drawn or reproduced on a sheet size either 15 x 21, 24 x 36 or 30 x 42 inches, showing the entire tract on 1 sheet, at a scale: ● If a subdivision (minor or major), not smaller than 1"=100' ● If a minor site plan, not smaller than 1" = 100' and not larger than 1" = 10' ● If a major site plan, not smaller than 1"= 50' and not larger than 1" = 10' ● Digital copies must be submitted on CD-ROM or other acceptable electronic storage media in Adobe format. Each plan sheet shall be a separate file, shall be digitized at a density of 300 dpi, and shall be suitable for posting on the Township website.	●	●	●	●	●	●		
3. The plat or plan and other maps prepared, signed and sealed by a NJ licensed land surveyor, engineer, professional planner, registered architect, or registered landscape architect, subject to the restrictions of such license or registration.	●	●	●	●	●	●		
4. On each plan sheet, the title block containing the name of the property owner or development name, if any, existing lot and block numbers, the name, address and telephone number of the plan preparer, the date prepared, the date and purpose of the last revision.	●	●	●	●	●	●		
5. The scale of the map, both written and graphic.	●	●	●	●	●	●		
6. North arrow giving the reference meridian on all plan views.	●	●	●	●	●	●		
7. A space for the signatures of the Chairman and Secretary of the Board.	●	●	●	●	●	●		

8. A space for the signature of the Township Engineer.		•		•	•	•		
9. The names, addresses and telephone numbers of all applicants and owners.	•	•	•	•	•	•		
10. A list of the names and address of all property owners, municipalities (other than the township), counties (other than Morris County), and all township-registered utility and cable television companies within 200' of the property.	•	•	•	•	•	•		
11. A key map at a scale of not smaller than 1" = 1,000' showing location of the tract (with any proposed lot lines) in relation to the surrounding area within 2,000' including the location of all zoning district boundaries and historic districts designated in the Harding Township Master Plan and/or listed on the State and/or National Register.	•	•	•	•	•	•		
12. Zone district and zone boundaries of the subject property and adjoining property and all zone requirements and limitations pertinent to the subject property, indicated on the plans both in tabular form and graphically. If existing structures are to remain, include the total square footage and the building area of each structure in the zoning data table.	•	•	•	•	•	•		
13. Indicate whether the site is within (or partially within) a historic district designated in the Harding Township Master Plan, and whether the site, building(s), or district is listed on the State or National Historic Register.	•	•	•	•	•	•		
14. The location, bearings and distances of all existing and proposed lot lines to the nearest hundredth of a foot.	•	•	•	•	•	•		
15. The block and lot numbers of adjoining lots and, if a subdivision, proposed block and lot numbers approved by the Township Tax Assessor.	•	•	•	•	•	•		
16. Lot frontage of each existing and proposed lot measured in feet, accurate to the nearest hundredth of a foot.	•	•	•	•	•	•		
17. The total area, and the area of each existing and proposed lot, private road, or land in public right-of-way and any commonly owned contiguous property, in acres if 1 acre or over and in acres and square feet if under 1 acre, in each case accurate to nearest 0.0001 of an acre.	•	•	•	•	•	•		
18. The location of all setback lines, the building envelope, and in the R-1 and RR Zone, a 100' by 100' square located within the building envelope displaying topographic elevations based upon a field survey at each corner of the square.	•	•	•	•	•	•		
19. The location on the property and the use of all existing and proposed buildings and structures or proposed additions thereto, with distances to the nearest existing and proposed lot lines measured in feet, accurate to the nearest hundredth of a foot.	•	•	•	•	•	•		
20. An indication of any structures to be removed, demolished or relocated on the site and the proposed location of any structure to be relocated on the site.	•	•	•	•	•	•		
21. The location of existing catch basins, bridges, culverts, storm drains, waterlines, sanitary sewer lines, wells, gas lines, telephone lines, utility easements, sewage disposal systems, bridle paths, drainage easements and conservation easements (specifying land benefited and burdened by each easement) within the site and, if a preliminary major subdivision or site plan, within 200' of the tract.	•	•	•	•	•	•		
22. The location, names (if any) and dimensions of any existing or proposed public and private roads, road rights-of-way, and access easements on the property and, if a preliminary major subdivision or site plan, within 200' of the tract, specifying the ownership of each such road and the land to be benefited and burdened by each such access easement.	•	•	•	•	•	•		
23. The location of all existing driveways, shoulders, curbing, walkways, fences, walls, parking spaces, loading areas, on the site and whether any of the foregoing are to be removed.	•	•	•	•	•	•		
24. Natural features such as watercourses and rock formations on the site and within 200' thereof, except that if a minor site plan only within the proposed area of soil disturbance.	•	•	•	•	•	•		

25. Soil boundary lines and types within the property as shown by the current Morris County Soil Survey Maps.	•	•	•	•	•	•		
26. The delineation of flood hazard areas, including floodways and flood fringe areas, 100-year flood elevations, stream encroachment lines, riparian buffers, wetlands and wetland transition areas, as approved in a LOI issued by NJDEP.	•	•	•	•	•	•		
27. If a minor subdivision, contour lines at intervals of 10' within the site and within 200' thereof.	•							
28. If a minor site plan, elevation contours and spot elevations within the area of soil disturbance.		•						
29. If a major subdivision, contour lines at intervals of not more than 5' where the slope is 20% or greater, and at intervals of not more than 2' where the slope is less than 20%, within the site and within 100' thereof.			•					
30. If a site plan, contour lines at intervals of 2' where the slope is greater than 4% and at intervals of 1' where the slope is 4% or less, within the site and within 50' thereof.				•		•		
31. If in the R-1 or RR Zone and slopes of 8% or greater are present on the property, the topographic information and other requirements contained in section 105-105.	•	•	•	•		•		
32. In the R-1 and RR zones, a landscape plan for revegetating disturbed areas after construction if land disturbance is proposed in connection with driveway or utility improvements in slope areas of 25% or greater.	•	•	•	•		•		
33. The location of wooded areas within the tract and within 200' thereof, and <u>isolated</u> trees 8" or more in diameter, measured 4.5' above ground level, designating species of each isolated tree shown within the tract, except that, if a minor site plan, only within the proposed area of soil disturbance. If a major subdivision, the location of all trees 8" or more in diameter, measured 4.5' above ground level, and other specimen trees or vegetation which may be affected by the construction of proposed roads or drainage improvements.	•	•	•	•		•		
34. The location of the Tree Conservation Area along all perimeter lot lines of existing and proposed lots located in the RR, R-1, R-2, R-3 and R-4 Zones.	•	•	•	•	•	•		
35. The location of any required or proposed buffers or landscaped areas.	•	•	•	•		•		
36. A Landscape Plan including an indication of existing vegetated areas and tree preservation measures and details, and specifications for the types, quantity, size and location of all proposed vegetation specifying the scientific and common names of vegetation.	•		•	•		•		
37. A detailed grading plan showing spot elevations along building lines, at building corners, low points and high points and along curblines.						•		
38. Soil erosion and sediment control plan, if required by §105-103A.	•	•	•	•	•	•		
39. If the property is to be served by one or more new individual sewage disposal systems, the location of all soil test pits, disposal area(s) required by the Board of Health, and a certification by the NJ licensed engineer who performed the tests as to accuracy of test results and whether a septic system can be designed as may be needed for each lot in compliance with local and state requirements.	•	•	•	•	•	•		
40. Detailed plans and design of any proposed individual sewage disposal system.						•		
41. Where applicable, plans, profiles and construction details for sanitary sewer lines, showing feasible connections to existing or proposed sanitary sewer system, and all other information required by the NJDEP and any other governmental entity for sewerage facilities.			•	•		•		
42. Where applicable, plans for connections to water lines, gas, electric, cable and telephone, showing feasible connections to existing or proposed utility systems.			•	•		•		

43. Plans, profiles and cross sections of proposed roads including typical pavement sections.			●					
44. If a site plan, plans, profiles and cross sections of proposed circulation drives, parking areas and spaces and loading areas, including typical pavement sections.				●		●		
45. Plans for the control of surface drainage including profiles and cross sections of drainage lines and facilities showing feasible connections to existing or proposed drainage systems, drainage computations, and a topographic map showing drainage area boundaries and soil boundaries thereof and land use boundaries.			●	●		●		
46. Plans, profiles, cross sections, structural drawings and design calculations for proposed stormwater detention facilities showing compliance with appropriate runoff requirements.			●	●		●		
47. The elevation of all catch basins and manhole inverts and grates or rims.						●		
48. If a site plan, preliminary architectural plans for all proposed buildings and structures (including a description of the combustible nature of construction materials) showing building dimensions, floor elevations, entrance locations, rooftop mechanical equipment and preliminary finished grade contours of all proposed buildings and structures and the proposed floor areas, floor area ratio, lot coverage, and the calculations of such floor areas, floor area ratio and lot coverage, where applicable.		●		●		●		
49. Proposed features such as outdoor storage areas, outdoor mechanical equipment, solid waste and recycling areas, service areas, utility buildings and structures, and fences or walls, including all building or structure dimensions.	●	●	●	●		●		
50. If a site plan, a detailed plan for proposed exterior lighting and lighting visible from the exterior.				●		●		
51. Any sign(s) proposed to be installed on the property including details as to location, size, design, color, texture, illumination, installation and/or mounting details.		●		●		●		
52. Provisions for fire prevention and protection. This requirement shall be applicable to minor subdivisions that include one or more proposed flag lots.	●		●	●		●		
53. <u>3 sets of Construction Plans</u> for major subdivisions including all improvements and plan details approved as part of the preliminary subdivision plans and including the following: a. Locations and elevations of at least 2 elevation benchmarks within the property. b. Final plans, profiles and construction details for any water lines and/or sanitary sewer and all other information required by NJDEP for any sewerage facilities. c. Final plans, profiles and construction details for the drainage system and structural details for all detention facilities. d. Final plans, profiles and cross sections of proposed road and all other proposed or required improvements, in accordance with Township Ordinances, showing proposed and existing grade lines, quantities of earthwork and typical section of roadway pavement. e. Final landscape plans.						●		
54. Bearing or deflection angles and radii, arcs and central angles of all curves in roads, driveways and property lines.						●	●	
55. If a subdivision, the location and description of existing and proposed monuments and distances between them.						●		
56. If a subdivision, a final plat drawn to the requirements of the Map Filing Law with spaces for appropriate signatures by the owner, land surveyor and required township officials.						●		
57. Detailed plans, including location and elevation of all utilities.						●		
58. A statement as to any existing protective covenants, deed restrictions, easements and rights-of-way affecting the use of the property.	●	●	●	●	●	●		

59. The size, shape, location and purpose of any required conservation easement (including the proposed location and design of required boundary markers) and of any other proposed easement or area to be used for bridle paths, common recreation facilities, conservation or to be dedicated to public use, and the nature of any use other than residential.	●	●	●	●	●	●			
60. A statement on the plat or plan providing for the sharing of the responsibility of lot owners or users for perpetual maintenance of any shared privately owned roads, driveways, parking and/or loading areas, recreation facilities, open space, sewage disposal facilities, water lines, and stormwater facilities.	●	●	●	●	●	●			
61. If a planned development: a. Gross site area, net residential site area (total and per lot), floor area ratio of gross and net residential site areas and residential density. b. Common open space for active recreation and maximum diameter of circle inscribed in open space area. c. Net habitable floor area, total floor area, number of bedrooms and bedroom sizes for each dwelling unit. d. Length of each building or other straight façade. e. The shortest building setback from the property line where a single-family dwelling exists on the adjoining lot. f. The setback of the structure from a nearby stream, if necessary to show compliance with a minimum of 50'. g. The window area and floor area of each living and sleeping room.				●		●			

NOTE: The Board may require the submission of a traffic engineering study prepared by a qualified traffic engineer for major subdivisions and site plans.

Prepared by:
Susan C. Kimball, PP

Adopted: 9/4/02 (Ord. 11-02)
Amended: 3/19/03 (Ord. 5-03)
Amended: 6/4/03 (Ord. 12-03)
Amended: 11/3/04 (Ord. 22-04)
Amended: 4/16/08 (Ord. 5-08)
Amended: 10/21/09 (Ord. 12-09)
Amended: 12/16/09 (Ord. 14-09)
Amended: 3/29/11 (Ord. 4-11)

Checklist A Rev 4-1-11

LAND DEVELOPMENT REVIEW APPLICATION

Mail To:
MORRIS COUNTY PLANNING BOARD
P.O. Box 900
Morristown, NJ 07963-0900



Office Location:
30 Schuyler Place
4th Floor
Morristown, New Jersey

ALL FILINGS TO THE PLANNING BOARD SHOULD BE IN DUPLICATE WITH APPROPRIATE FILING FEE

Section I. Submission Requirements (TWO COPIES OF ALL DOCUMENTS SHOULD BE SUBMITTED)

- Submission: New Planning Board Review fee enclosed
 Revised Board of Adjustment No review fee

Section II. Project Information

Project Name: _____ Block(s) _____ Lot(s) _____
Municipality: _____ Road Frontage Name: _____
Applicant's Name: _____ Telephone: _____ Fax: _____
Mailing Address: _____

Section III. Site Data

What is being proposed? _____
Zone District(s) in which property is located: _____
Present Use(s) _____ Proposed Use(s) _____
Proposed Water Source: _____ Sewage Disposal _____

- Subdivision:
Gross Area of Subdivision Tract _____ acres ▪ Net Lot Area _____ acres ▪ Number of Lots _____
- Site Plan: Lot Area _____ Acres
If Residential: # of Dwelling Units _____
If Non-Residential: New Floor Area _____ Total Floor Area _____
New Parking Spaces _____ Total Parking Spaces _____
New Impervious Surface _____ Total Impervious Surface _____

Section IV: Review Fees (not required for revised submissions)

Applicant hereby applies for: (check one)

Municipal Classification	Rate	Fees
<input type="checkbox"/> Subdivision: Sketch	no charge	
<input type="checkbox"/> Subdivision: Minor	\$100.00	\$ _____
<input type="checkbox"/> Subdivision: Preliminary	\$500.00 + \$25.00 per lot	\$ _____
<input type="checkbox"/> Subdivision: Final	\$100.00	\$ _____
<input type="checkbox"/> Site Plan: Multi-Family	\$500.00 + \$25.00 per dwelling unit	\$ _____
<input type="checkbox"/> Site Plan: Non-Residential	\$500.00 + \$5.00 per new parking space	\$ _____
Total enclosed (payable to "Treasurer of Morris County").....		\$ _____

Application completed by: _____ applicant / owner / attorney / engineer
(please print)

Signature: _____ Dated: _____

**MORRIS COUNTY PLANNING BOARD
LAND DEVELOPMENT REVIEW
APPLICATION PROCEDURES**

SUBMISSION REQUIREMENTS:

- Subdivision – All subdivisions must be submitted to the County Planning Board for review.
Major Subdivisions – will be reviewed for County approval
Minor Subdivisions – will be reviewed to determine:
1. If the project fronts along a County road; and/or
 2. If the project will affect any County drainage facilities.
- For those minor subdivisions which meet either one or both of the above criteria, the project will be reviewed for approval. If a minor subdivision does not meet either criteria, an exemption letter will be sent.
- Site Plans – Site Plans will be reviewed to determine:
1. If the project fronts along a County road; and/or
 2. If the project contains an amount of impervious surface equal to or greater than one acre (43,560 sq. ft.)
- For those site plans which meet either one or both of the above criteria, the project will be reviewed for approval. If the site plan does not meet either criteria, an exemption letter is sent.

PROCEDURES:

New applications must be submitted to the County Planning Board by the municipal approving authority or by the applicant and accompanied by the transmittal letter stating that the application has also been made to the municipal approving authority. Development applications revised in response to County Planning Board requirements may be submitted directly to the County Planning Board by the applicant.

Digital copy of final plat and fully signed paper copy of final plat are required prior to filing of final plat at the Morris County Clerk's Office.

REVISIONS:

Subdivision plats and site plans which are revised to comply with the County Planning Board requirements, or would alter a previous County Planning Board approval, must be resubmitted to the County Planning Board for review and approval.

REPORTS:

The County Planning Board has a statutory review period of thirty (30) days from the date of a complete submission. Upon completion of the County Planning Board review, a report will be mailed to the municipal approving authority with copies mailed to the applicant and his/her engineer. For those site plans and minor subdivisions found to be exempt, a notice of exemption will be mailed to the municipal approving authority.

SUBMISSION PACKAGE:

A complete application consists of the following:

- 1. Two (2) completed copies of the County application form (on the reverse side).
- 2. Two (2) copies of the subdivision or site plan drawings.
- 3. Two (2) copies of the drainage study (if required by the County Land Development Standards or municipal ordinance).
- 4. Two (2) copies of the traffic impact study (if required by the County Land Development Standards or municipal ordinance).
- 5. Payment of the review fee in accordance with the fee schedule on the reverse side of this application. If no fee is included, the applicant will be billed and the project may not be reviewed until payment is received. No fee is required for resubmissions.

Package should be submitted via mail to: Morris County Planning Board
P.O. Box 900
Morristown, NJ 07963-0900

Or via personal delivery or overnight to: Morris County Planning Board
30 Schuyler Place, 4th Floor
Morristown, New Jersey 07960

Questions, please call: (973) 829-8120



**TOWNSHIP OF HARDING
HEALTH DEPARTMENT
SUBDIVISION/SITE PLAN
\$250.00 Fee plus \$75 each lot**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext. 715

PB Appendix 1D

A copy of a written approval from the Harding Township Department of Health is required with all applications to the Planning Board or Board of Adjustment. This review is separate and distinct from any permits requires by the Construction Office, the Township Engineer, the Board of Adjustment, the Planning Board or others. To facilitate the approval process, please complete both sides of this form and provide a project plan as described below.

COMPLETE BOTH SIDES OF THIS FORM

DATE SUBMITTED: _____

SITE INFORMATION:

Block: _____ Lot: _____ Property Location: _____

Mailing Address: _____

Owner: _____

Phone: _____ Email: _____

Current Occupant (if Different than owner): _____

Phone: _____ Email: _____

Number of Existing bedrooms: _____

PROJECT INFORMATION:

Briefly describe the project:

Project Engineer: _____

Address: _____

Phone: _____ Email: _____

Project Architect: _____

Address: _____

Phone: _____ Email: _____

Project Contractor: _____

Address: _____

Phone: _____ Email: _____

PROJECT INFORMATION-continued

<p>Will there be any removal or demolition of existing buildings or structures? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, the following information may be required, as applicable:</p> <p>Extermination: A letter from a licensed exterminator indicating the type of infestation (none detected, wood destroying insect, rodent or other), the type and date of treatment: certification of completion.</p> <p>Public Water Disconnect: A letter from the public water supply indicating the disconnection of the water has been completed.</p>

REQUIREMENT CHECK LIST:

Scaled plot plans, surveys, drawings and designs are required that show the following information:

Plot plan must show: (NOTE: the Health Department may have some of this information, check the files)

<input type="checkbox"/>	The locations of all permanent improvements including, but not limited to: driveways, house foundations, pools, out buildings, decks, underground storage tanks; underground drainage lines and underground utilities
<input type="checkbox"/>	Lot boundaries and location of neighboring or adjacent septic systems and wells.
<input type="checkbox"/>	The specific location (as-built, not as-planned) of the site's septic system components including the septic tanks, lines, D-box, laterals, curtain drains, etc. Indicate on plan, the method of determining the location.
<input type="checkbox"/>	The specific location of the site's well.
<input type="checkbox"/>	The specific location(s) of roof drainage seepage pits.
<input type="checkbox"/>	Proposed construction access route.
<input type="checkbox"/>	Streams, ponds, or other surface waters.

Architectural plan must show:

<input type="checkbox"/>	Architectural or design plan for entire structure, including all floors and rooms.
<input type="checkbox"/>	Plans must include current conditions on all floors and for all rooms as well as proposed work.
<input type="checkbox"/>	Proposed work, demolition and changes must be highlighted or otherwise called out.

Applicant Name: _____ Applicant Signature: _____

.....
FOR DEPARTMENT USE ONLY

Date Received: _____ Time Received: _____ Receipt Number: _____



**TOWNSHIP OF HARDING
REQUEST FOR CERTIFIED LIST OF
PROPERTY OWNERS WITHIN 200 FEET**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext. 1966

PB Appendix E

Fee \$10.00

TO: Tax Assessor
Township of Harding
P.O. Box 666
New Vernon, NJ 07976

I hereby request a certified list of property owners within the two hundred (200) feet of:

Block(s): _____ Lot(s): _____

Address of Property: _____

Signature: _____ Date: _____

Person making request:

Name: _____

Address: _____

Telephone: _____ Email: _____

PREFERRED DELIVERY, PLEASE CHECK ONE:

I will pick the list up when it is ready, please contact me at:
Telephone #: _____

Email: _____

Mail the list to the property in question, in care of:

Name: _____

Address: _____

Send the list to this alternate:

Name: _____

Address: _____

The complete certified list will be forwarded to the above named applicant within the statutory (225-18) deadline of seven (7) Township business days from date request is received in the Assessor's office.



**TOWNSHIP OF HARDING
TAX CERTIFICATION**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext. 1966

PB Appendix F

FEE: \$10.00

TO BE COMPLETED BY APPLICANT:

Block(s) _____ Lot(s) _____ Qual.: _____

Owner of property: _____

Street address: _____

Owner Telephone: _____ Owner email: _____

Applicant if other than owner: _____

Applicant address: _____

Applicant Telephone: _____ Applicant email: _____

TO BE COMPLETED BY TAX COLLECTOR:

Taxes on the property described above have been paid in full through _____.

Taxes on property described above are as of this date due or delinquent in the amount of _____.

Assessments for local improvements on the property described above are as of this date due or delinquent in the amount of _____.

CERTIFIED BY:

Tax Collector

Date of Certification



**TOWNSHIP OF HARDING
PLANNING BOARD/BOARD OF ADJUSTMENT
TECHNICAL REVIEW ESCROW AGREEMENT**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000

PB Appendix 1H

This agreement made and entered on this _____ day of _____, _____ by and between the Township of Harding and _____, is made upon the following terms and conditions:

Project Name: _____

Project Location: _____

Block: _____ Lot (s): _____

Applicant Name: _____

Applicant Mailing Address: _____

I understand that the sum of \$ _____ has been deposited in an escrow account in the applicant's name. In accordance with Ordinance 171-23 of the Harding Township Code, I further understand that the escrow is established to cover the cost of certain professional services including engineering, planning and legal and other expenses associated with the review of submitted development application materials and review and preparation of documents. Sums which not utilized for these purposes shall be returned upon request to the individual or business from which checks were submitted upon issuance of a certificate of occupancy or withdrawal, abandonment, denial or other termination of the application. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fourteen (14) days. If additional funds are not received I understand that no further action will be taken on my development application until the escrow account has been replenished.

Date

Signature of Applicant or Attorney

Print Name

TOWNSHIP OF HARDING
MORRIS COUNTY, NEW JERSEY
NOTICE OF PUBLIC HEARING
(Notice to Property Owners)

PB Appendix 1J

PLEASE TAKE NOTICE that on _____, _____, at 7:30 P.M. at the Harding Township Municipal building, 21 Blue Mill Road, New Vernon, New Jersey, a public hearing will be held by the:

- Planning Board
- Board of Adjustment

to consider the application of _____, whose address is _____, for the following development approvals:

- Minor Subdivision
- Minor Site Plan
- Major Subdivision Preliminary Final
- Major Site Plan Preliminary Final
- Zoning Variance(s) or exceptions as follows:
 - Ordinance Section(s): _____
 - Type of Variance(s): _____
 - Extent of Variance(s): _____
- Other relief as follows" _____

The indicated approvals are requested to permit the applicant(s) to:

on property known as Block _____ and Lot _____ and located on _____

All other applications, including and supporting plans and other documents, are public records and may be inspected in the Office of the Secretary to the Board at the Harding Township Municipal Building, 21 Blue Mill Road between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday, except legal holidays. At the public hearing, members of the public may appear concerning this application.

Name and address of applicant(s)
(or Attorney for applicant)

**TOWNSHIP OF HARDING
MORRIS COUNTY, NEW JERSEY
PLANNING BOARD/BOARD OF ADJUSTMENT**

AFFIDAVIT OF SERVICE AND PUBLICATION

In the Matter of the Application of

}

PROOF OF SERVICE AND
PUBLICATION OF NOTICE

STATE OF NEW JERSEY

} SS.

COUNTY OF MORRIS

_____, being duly sworn according to law, upon his oath
deposes and says:

1. I am the applicant, or the agent of the applicant, in a proceeding before the Planning Board/Board of Adjustment, concerning property located at _____.
2. I served a completed Notice of Public Hearing on each of the owners of property affected by the application, as shown on the attached List of Property Owners, not less than 10 days prior to the date of the hearing. I made service of said Notice either by certified mail to the last known address of the property owner(s) as shown by the most recent tax lists of Harding Township, or by personally handing a copy to the property owner(s) which has been acknowledged by date and signature and returned to the Secretary.
3. I published Notice of the Public Hearing in the _____ newspaper utilizing the form of Notice of Public Hearing provided by the Township of Harding or a substantially similar form. The Notice appeared in the aforesaid newspaper on _____, _____.

Sworn and subscribed to before me this _____ day of _____

_____, _____
Signature of Applicant Date

NOTARY

AFIDAVIT.DOC



**TOWNSHIP OF HARDING
PLANNING BOARD CHECKLIST
SPECIAL FLOOD HAZARD PERMIT**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext. 723

This checklist applies to all applications to the Planning Board (or a committee thereof) for special flood hazard development permits.

SUBMISSION REQUIREMENTS	Submitted	N/A	Waiver Requested	Board Action
1. The names and addresses of all property owners, municipalities (other than the township) and counties (other than Morris County) within 200 feet of the subject property, together with the names and addresses of all public utilities, cable television companies and local utilities registered with the township, as certified by the Township Tax Assessor. This information shall also be shown on the plat or plan [amended 10-12-1993 by Ord. No- 10-93]				
2. A map, survey, sketch or drawing prepared and signed by a licensed New Jersey land surveyor, a licensed New Jersey engineer, a licensed New Jersey professional planner, a registered architect and/or a registered landscape architect, subject to the restrictions of such license or registration				
3. The address of the property subject to the application and zone in which it is located				
4. The name, address and telephone number of the applicant and, if the applicant is represented by an attorney, the name, address and telephone number of the attorney				
5. A certification from the Township Tax Collector that all property taxes and assessments currently due have been paid, or provision for payment of such taxes and assessments				
6. Submittal of all required fees				
7. A certification of a licensed professional engineer or architect that the design and methods of construction for any proposed nonresidential structure are in accordance with accepted standards of practice for meeting the floodproofing requirements of §105-118 B(2)				
8. A description of the extent to which any watercourse will be altered or relocated				
9. If wetlands are present or one or more wetland indicators are present (pursuant to N.J.A.C. 7:7A-1 et seq.) on the site (as required to be delineated pursuant to Item 11.I hereinafter), the applicant shall submit a Letter of Interpretation from the New Jersey Department of Environmental Protection indicating the presence or absence, approved delineation, classification and transition area of such wetlands [added 5-13-1991 by Ord. No. 3-91]				
10. Any other data necessary to ascertain whether the proposed development complies with all applicable general and specific standards for flood hazard reduction				
11. Twenty (20) copies of any required map, survey, sketch or drawing, which shall comply with, contain or be accompanied by the following:				
A. The location of all on-site existing and proposed principal and accessory structures or alterations thereto with dimensions from the nearest existing and proposed lot lines measured in feet accurate to nearest hundredth of a foot				
B. Indication of any structures to be removed, demolished or relocated on the site and the proposed location of any structure to be relocated on the site				
C. The title block (in the lower right-hand corner if possible) containing the name, address and telephone number of the preparer, the existing lot and block numbers, the date prepared and the date of the last revision and development title, if any				
D. The scale of the map, both written and graphic				
E. North arrow giving reference meridian on all plan views				
F. The location of all setback lines and possible location of any minimum building envelope				
G. The location of existing catch basins, bridges, culverts, storm drains, sanitary sewer lines, waterlines, wells, gas lines, telephone lines, utility easements, sewage disposal systems, bridle paths, drainage easements and conservation easements (specifying land benefited and burdened by each easement) on the site and within 200 foot thereof				
H. Natural features, such as watercourses and rock formations, on the site and within 200 feet thereof				
I. The delineation of flood hazard areas (including floodways, and flood fringe areas) stream encroachment lines, wetlands and wetland transition areas as approved in a letter of Interpretation from the New Jersey Department of Environmental Protection, and the basis for establishment or delineation thereof [amended 5-13-1991 by Ord. No. 3-91]				
J. The location of wooded areas within the tract and within 200 feet thereof and isolated trees 10 inches or more in diameter, measured 4 feet above ground level, designating the species of each isolated tree shown on the site				
K. The location, dimensions and elevations of the flood hazard area (including floodway and flood fringe areas), fill areas, areas of outdoor stored materials and drainage facilities on the site				
L. The location and elevation of the lowest floor (including the basement) of all existing and proposed structures, and elevation to which any structure has been floodproofed, by reference to National Geodetic Vertical Datum of 1921				



TOWNSHIP OF HARDING
Morris County, New Jersey

Blue Mill Road, Box 666
New Vernon, New Jersey 07976
973-267-8000

**HARDING TOWNSHIP DEPARTMENT OF HEALTH
MEMORANDUM**

To: Lori Taglairino, Planning Board Secretary
From: Shelby Meyers, REHS
Re: Subdivision/Site Plan
Lukacs Property 2 Lake Trail West, B: 41 L: 2.01
Date: January 4, 2024

The Health Department received an application for a **subdivision** at the above referenced property.

The application includes the application dated 9/8/2023 and the submitted subdivision plans prepared by James J. Mantz, PE & LS, dated 12/2/2023.

Based on the provided information and on information in the Department of Health files, the Department of Health concludes the lot can continue to support the individual subsurface sewage disposal system. In addition, the lot meets the recommended setbacks as set by NJAC 7:9A-4.3 and 7:10-12.12 and the Harding Township Code section 422-26. Therefore, the Department of Health does not object to the proposed subdivision.

Should you have any questions, please do not hesitate to contact me. Thank you.

SM

165465

THIS INDENTURE made the 21 day of ~~June~~ 1975
between

LAKESHORE COMPANY, a New Jersey Corporation with its
principal place of business at Mount Kemble Lake, Harding Town-
ship, Morris County, New Jersey (hereinafter "Lakeshore") and

MT. KEMBLE LAKE COMMUNITY CLUB, a nonprofit corporation
of the State of New Jersey with its mailing address Mt. Kemble
Lake, Morristown, New Jersey, 07960 (hereinafter "Club").

WHEREAS, Lakeshore Company is the developer of the
private residential community known as Mt. Kemble Lake located
in Harding Township, Morris County, New Jersey, as more particu-
larly shown on a map entitled "Map of Mt. Kemble Lake", dated
May 31, 1927, Map #783-D filed in the office of the Clerk of
Morris County; and

WHEREAS, the aforesaid filed map showing roads, trails
and ways, a lake and community space which were dedicated
to the use of the owners or lessees of the lots shown on said
filed map by the filing of said map and by virtue of the provi-
sions of the various deeds by which Lakeshore has conveyed lots
shown on said map to its grantees; and

WHEREAS, Lakeshore Company is the owner of certain other
lots which have been dedicated for public use by owners and
lessees over the years for beach, tennis courts, rights of way and
the dams necessary for the creation and maintenance of the Lake
which Lakeshore desires to ratify and confirm by this Indenture;
and

RECEIVED
MAY 25 3 52 PM '75

Richard L. Handy
CLERK MORRIS COUNTY

COUNTY OF MORRIS
CONSIDERATION 1.00
REALTY TAXES TO THE ORDER OF
DATE MAY 25 1975 BY *[Signature]*

INSTRUMENT RECD IN DEED EDD-2364 PAGE 222

Chg
15-
EX-211P
SPSALC



Harding Township
ZONING DEPARTMENT
21 BLUE MILL RD
PO BOX 666
NEW VERNON, NJ 07976
(973) 267-8000 X 715 FAX(973) 267-6221
GBYRNES@HARDINGNJ.ORG

Application Date: 9/12/2023
Application Number: ZA-23-00097
Permit Number: _____
Project Number: _____

Fee: \$462

Denial of Application

Date: 9/25/2023

To: LUKACS, TIMOTHY J/MARTA G
2 LAKE TRAIL WEST
MORRISTOWN, NJ 07960

RE: PROPERTY LINE ADJUSTMENT
2 LAKE TRAIL WEST
BLOCK: 41 LOT: 2.01 QUAL: ZONE: R-4

DEAR LUKACS, TIMOTHY J/MARTA G,

Denied for incompleteness of application.

Incomplete Reasons:

1. Proposed application does not have the Lake Shore Company (owner of lot 1) as an application/agreement for adjustment.
2. Proposed plan does not show the conservation easement on lot 1.
3. Proposed plan does not show additional shed over "stone" area, for which there is no record of any approvals.
4. Township has no record of approval from any department for "stone" areas or "play area".
5. Shown current southern lot line does not match lot line on applications previously submitted by owner.

Filed Plans:

Proposed Lot Line Adjustment Plan prepared by James J Mantz dated 1/12/22.

Sincerely,



**TOWNSHIP OF HARDING
TAX CERTIFICATION**

21 Blue Mill Road, P.O. Box 666
New Vernon, New Jersey 07976
(973) 267-8000 Ext. 1966

PB Appendix F

FEE: \$10.00

TO BE COMPLETED BY APPLICANT:

Block(s) 41 Lot(s) 2.01 Qual.: R4

Owner of property: Timothy J and Marta G Lukacs

Street address: 2 Lake Trail West

Owner Telephone: 9739784508 Owner email: tlukacs@yahoo.com

Applicant if other than owner: _____

Applicant address: _____

Applicant Telephone: _____ Applicant email: _____

TO BE COMPLETED BY TAX COLLECTOR:

Taxes on the property described above have been paid in full through 12/31/2023.

Taxes on property described above are as of this date due or delinquent in the amount of 0.

Assessments for local improvements on the property described above are as of this date due or delinquent in the amount of 0.

CERTIFIED BY:

Tax Collector - Rachel E Leber

12/6/23

Date of Certification

**APPLICANT: Timothy J & Marta G Lukacs
2 Lake Trail West
Morristown, NJ 07960**

DATE: December 6, 2023

BLOCK/LOT: Block 41, Lot 2.01

**HARDING TOWNSHIP
MORRIS COUNTY, NEW JERSEY**

PLANNING BOARD * BOARD OF ADJUSTMENT**

200 FOOT PROPERTY OWNER LIST

The following is a summary of the Notice requirements for applicants. See section 105-20 of the Harding Township Code for the complete text of Notice requirements. All Notice must be given by personal service or certified mail at least ten (10) days prior to the date of the hearing. An Affidavit of Proof of Service shall be filed with the Board holding the hearing.

1. List of all property owners within 200 feet in all directions (whether located within Harding or adjacent municipalities) of Block **41, Lot 2.01** Tax Map Township of Harding as shown on the current tax duplicate. See section 105-20A (2) of the Harding Code regarding Notice requirements for condominiums, partnerships and corporations.
2. Applicants are advised that if the property is within 200 feet of the municipal boundary, the applicant must obtain the names and addresses of property owners located within the adjoining municipality from the **Tax Assessor** of the adjoining town.
3. If the property is within 200 feet of the municipal boundary, or is adjacent to an existing county road or proposed road shown on the Official County Map or on the County Master Plan or adjoins other county land, the "Notice to Property Owners" must be served on the **County Planning Board**.
4. If the property is situated within 200 feet of a municipal boundary, the "Notice to Property Owners" must be served on the **Clerk** of such municipality.
5. If the property is adjacent to a State highway, the "Notice to Property Owners" must be served on the **Commissioner of Transportation**.
6. If the property exceeds 150 acres or 500 dwelling units, the "Notice to Property Owners" must be served on the **Director of the State Planning Commission**. Such notice shall include a copy of any maps or documents required to be on file.

7. Notice shall be given, in the case of a public utility, cable television company or local utility which possesses a right-of-way of easement within the township, and which has registered with the Township Tax Assessor, by serving a copy of the "Notice to Property Owners" on the person whose name appears on the registration form on behalf of the company or utility.

NJ American Water Company / Northern Division
Mr. D L Conyers, Division Manager
167 JFK Parkway
Short Hills, NJ 07078

The Southeast Morris Cty Municipal Util Authority
Harry G. Gerken, Executive Director
19 Saddle Road
Cedar Knolls, NJ 07927

Texas Eastern Transmission Corp
Manage, Property Tax
PO Box 1642
Houston, TX 77251-1642

Public Service Electric and Gas Co
Manager, Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

COMCAST Corporation
100 Randolph Road
Somerset, NJ 08873

Morris County Planning Board
Court House, CN900
Morristown, NJ 07960-0900

Certified by:



Anthony DiRado
Tax Assessor
Harding Township



June 13, 2013

SENT VIA EMAIL

Mr. Tim Lukacs
Lake Trail West
Morristown, NJ 07960

Re: Wetlands Delineation and Investigation
2 Lake Trail West
Block 41, Lot 2.01
Township of Harding, Morris County, NJ

Dear Tim:

Pursuant to your request, Environmental Technology Inc. has visited the above referenced site and conducted a wetlands delineation to determine the extent of any freshwater wetlands and/or transition areas affecting the property.

The investigation of the site was performed by David C. Krueger, president of Environmental Technology, Inc. on August 2, 2013. . The investigation utilized the Federal Manual for Identifying and Delineating Jurisdictional Wetlands dated January 10, 1989.

Our investigation identified wetlands to the west of the site, across Lake Trail West. The wetlands were delineated in the field and surveyed. The limits of these wetlands are accurately shown on the plan prepared by Parker Engineering and Surveying, P.C. entitled "Septic System Design, Tax Map Lot 2.01, Block 41, Township of Harding, Morris County, New Jersey," dated November 26, 2012 and consisting of one sheet. These were the nearest wetlands identified which impacted the referenced property.

The wetlands are approximately 100 feet to the west of the property boundary. As noted, they are across Lake Trail West and down slope and adjacent to Primrose Brook. These wetlands require a transition area of 150 feet.

Please do not hesitate to contact our office if you should have any questions regarding our findings.



Very truly yours,

ENVIRONMENTAL TECHNOLOGY INC.

David C. Krueger, President
Professional Wetland Scientist 000662
Certified Wetland Delineator WDCP94MD03101146B

13095/r/dck