

**Gary R. O'Connor - *Architect***, LLC 8 Coryell Street, Lambertville, New Jersey 08530, 609-397-3635

June 15, 2020

Ms. Crystal Lawton, Board Secretary  
Zoning Board of Appeals  
18 York Street  
Lambertville, NJ 0850

Re: Planning Board Application for Proposed Property Line Adjustment  
Block 1024, Lots 7&8

Attached please find responses to comments posed by the DRC dated June 21, 2019:

1. Provide the minor site plan checklist #1. The following items are incomplete:

- 4,5,6,7d&e and h, 8-10, 12,13,14,16, 19, 21, 26-29.

Response: Attached please find Checklist #1 with the above data incorporated into the documents.

2. A letter from the adjoining neighbor providing consent to the lot adjustment.

Response: Letter from neighbor attached herewith. Consent block also added in the Title Block column.

3. A survey for lot 7 has been provided but not for lot 8.

Response: An updated survey for lot 8 is provided herewith.

4. Confirm with the Tax Assessor if the lot changes will create new lot numbers. A letter from Mr. Carmosino is required.

Response: I personally reviewed this request with Richard Carmosino who assured me this action would not require new lot numbers. Mr. Carmosino said he would send a letter to the Board Secretary which I trust has been received and is in the file.

5. Provide certification that the taxes are up to date for both properties.

Response: Tax Certifications have been requested and will be forwarded to Board Secretary as we receive them.

6. Provide a copy of the title search for both properties to determine if there are any easements.

Response: Neither property owner is aware of an easement, yet we have ordered the requested search and will have results prior to a July meeting.

7. Approval of the D&R Canal Commission for the installation of the fence.

Response: DRCC approval will be sought as a condition of the Planning Board Approval.

8. Approval from the Hunterdon County Planning Board.

Response: Letter from the Hunterdon County Planning Board attached herewith indicating no affect to County facilities and therefore no approval required.

Please do not hesitate to contact me if you have further questions or require clarifications.

Regards,

A handwritten signature in blue ink, appearing to read "Gary R. O'Connor". The signature is fluid and cursive, with the first name "Gary" and last name "O'Connor" clearly distinguishable.

Gary R. O'Connor, AIA  
Architect

Cc: Owner  
File

# City of Lambertville

## Checklist No. 1 – Sketch Plat / Minor Subdivision Approval

Applicant Address: Gary R. O'Connor, 102 N Union Street, Lambertville, NJ 08530

Block & Lot: 1024/8 Submission Date: 6/15/20

Name of Project: Proposed Lot Line Adjustment

Applicant's Signature: 

Phone Number: 609-613-0999 Email Address: gary@grocarchitects.com

All applications for Sketch Plat / Minor Subdivisions must be submitted to the Administrative Officer of the appropriate Board at least 21 Days prior to the next regularly scheduled Board meeting. All plans must be folded with the title block, date and revision date showing.

		Applicant			City of Lambertville		
		Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Not Applicable	Waiver Requested
1	Application fee with separate computation calculation.						
2	15 Copies of the completed application form and 4 Copies of the checklist.						
3.	15 Copies of blue or black line prints.						
4.	All documents properly certified and sealed by the appropriate N.J. licensed professional persons.	X					
5.	Name & address of the owner, applicant & preparer of plans. Applicants Disclosure Statement if filed as Corporation or Partnership.	X					
6	Names of all current property owners within 200' of the property & identify source of information.	X					
7	Plans must identify the following:						
	a. Tract name.		X				
	b. Total Tract area & the portion to be subdivided.		X				
	c. Date of original preparation & revisions.	X					
	d. North arrow & reference meridian.	X					
	e. Graphic & written scale.	X					

# City of Lambertville

## Checklist No. 1 – Sketch Plat / Minor Subdivision Approval

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	f. Number of proposed lots.		X				
	g. Tract zone & schedule of existing zoning criteria & proposed conditions.	X					
	h. Tax map sheet, block & lot numbers.	X					
	i. Reference bench mark identified & shown.	X					
8	Certification of owner noted on the plans (if other than applicant) as follows: "I certify that I am the owner of this property & consent to the filing of this application". Applicant must sign & date certification.	X					
9	Certification from Tax Collector that all taxes & assessments on the property are paid in full.	X					
10.	Review block for signatures of City Engineer, Board Secretary and Board Chairperson.	X					
11.	Application fees for all variances required.						
12.	4 Copies of existing & proposed protective covenants or deed restrictions applying to the land being subdivided & copy of any deed(s) record.						
13.	Completed applications with appropriate fees & required information submitted directly to these Agencies with <u>copies</u> provided to the City for verification:	X					
	Hunterdon County Planning Board	X					
	Hunterdon County Soil Conservation District		X				
	D&R Canal Commission	X					
	Lambertville Historic Commission		X				
14	Written verification of proposed tax lot numbers as obtained by the City Tax Assessor.	X					
15.	Map of subdivision drawn at a scale of not less than 1"=100' on sheet size 24" x 36"						
16	Key map drawn at a scale of not less than 1"=400' showing the subdivision & surrounding properties within 1000' radius including zoning boundaries.	X					
17.	Existing Topography shown as followed:						
	a. Based upon accurate field or aerial topographic survey. USC & GS datum.						
	b. 5' contour interval for slopes exceeding 20%						
	c. 2' contour interval for slopes less than 20%						
	d. Spot elevation for areas of slope less than 1% slop						

# City of Lambertville

## Checklist No. 1 – Sketch Plat / Minor Subdivision Approval

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	e. All topographic information must be shown for adjoining area within 200' of the property boundary.						
18	Plans showing existing & proposed street pavement widths.						
19	Existing property lines showing bearings, distances & radius with indication of source of data. Proposed property lines showing approximate dimensions for Minor Subdivision (see item 28)	X					
20	Approximate net & gross lot areas to the nearest 1/10 acre for Minor Subdivision (see item 29)						
21	Proposed building envelopes with setback lines shown & dimensioned. Setbacks for all existing buildings from existing/ proposed property lines & indication of whether they will be retained or removed.	X					
22	Location of all man-made & natural features both on-site and within 200' of the property , including, but not limited to:			X			
	Dedicated open space, culverts, structures, drain pipes, water courses, railroads, bridges, wooded areas, rock outcrops, wetlands (specific source & notation if there are any wetlands present), swamps, buildings, streets, drainage right-of-ways & sewer & water facilities.						
23	Plan drawings of all existing & the concept of all proposed drainage & utility layouts						
24	Location of any flood hazard areas with delineation & elevation of 100-year & 500-year flood boundary & source of data						
25	Plan meets requirements of "Map Filing Law", if plan, rather than deeds are to be filed in the Hunterdon County Clerk's Office.		X				
26	Certification by owner, stating whether or not the parcel in question has been part of previous Minor Subdivision approval within the last three years. If so, the Applicant must provide a copy of the previous plan & resolution of approval	X					
27	Plans indicating location & complete purpose or restrictions of any easement of land reserved or dedicated for any use.		X				
28	Plans drawn from actual boundary survey &	X					

# City of Lambertville

## Checklist No. 1 – Sketch Plat / Minor Subdivision Approval

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	certified as being accurate & true by a Licensed Surveyor. Existing & proposed property lines with bearings, distances to nearest 1/100', radius, curve length & central angel.						
29	Net/gross lot areas for proposed lots & remaining land calculated in square feet and 1/1000 acre.	X					
30	Results & location of <u>all</u> attempted percolation test & soil log data certified by a licensed P.E. & include letter of acceptance by Local or County Health Agency.						
	<b>OR</b>						
	Show proposed connection to existing sanitary sewer & include letter of acceptance & permits from the Lambertville Sewage Authority.						
31	Location of existing wells & septic systems on site & within 100' of property.						
32	Location of possible well siting & geologist report verifying a sufficient supply of available portable water.						
	<b>OR</b>						
	Show proposed connection to existing public water system & include letter of acceptance from the Water Company.						

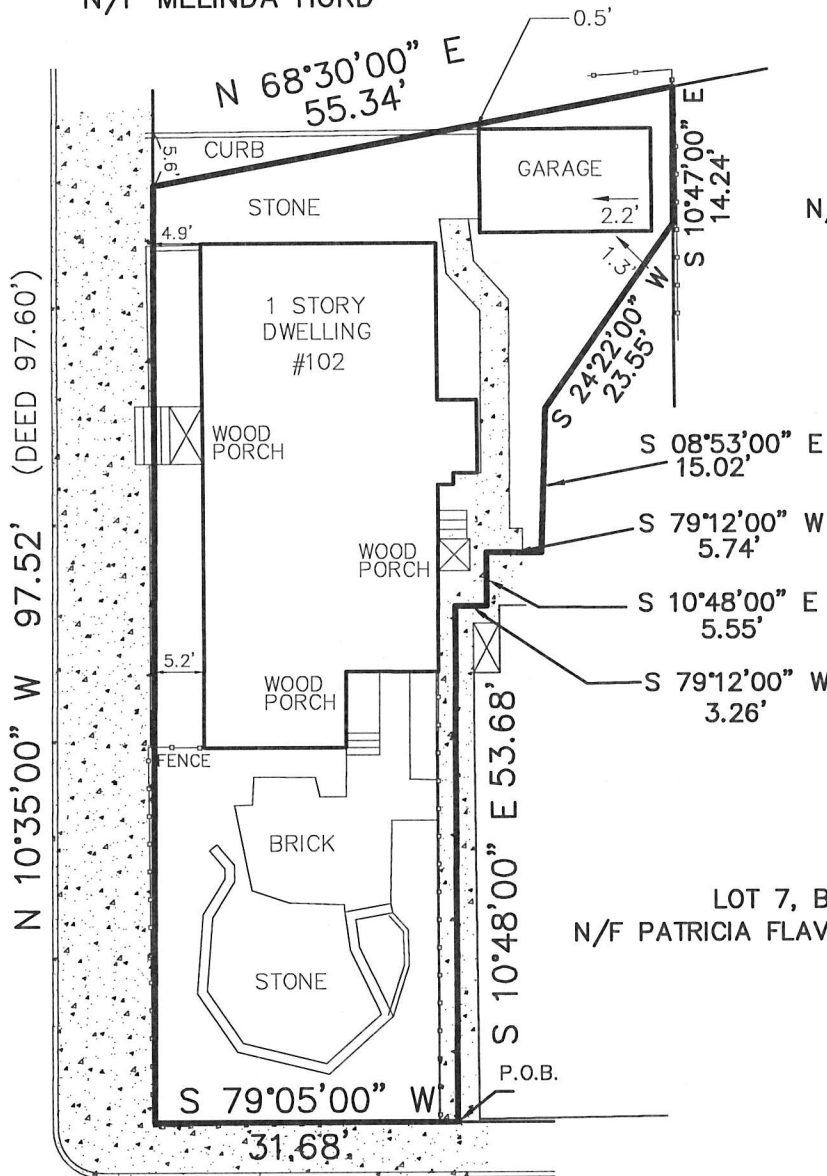
LOT 9, BLOCK 1024  
N/F MELINDA HURD

LOT 6, BLOCK 1024  
N/F ALEXANDER AND DANIELLE TAVLAN

LOT 7, BLOCK 1024  
N/F PATRICIA FLAVIN AND RALPH YOUNG

NORTH UNION STREET  
(50' R.O.W.)

DELEVAN STREET  
(40' R.O.W.)



CERTIFIED TO:

\*GARY O'CONNOR

DEED REFERENCE:

BOOK 2137, PAGE 341

TAX MAP DATA:

LOT 8  
BLOCK 1024  
SHEET 7

NOTES:

- 1.) THE CONDITIONS SHOWN HEREON REFLECT THE MEASUREMENTS AND OBSERVATIONS TAKEN FROM FIELDWORK PERFORMED ON SEPTEMBER 18, 2016.
- 2.) THIS PLAN DOES NOT CERTIFY TO THE LOCATION OF ANY UNDERGROUND STRUCTURE OR UTILITY.
- 3.) ALL IRREGULAR PHYSICAL FEATURES SUCH AS TREE LINES, FENCE LINES, EDGES OF DRIVEWAYS, STREAMS, DITCHES, ETC. SHOULD BE CONSIDERED APPROXIMATE IN NATURE.
- 4.) CONTAINING 3,194± SF OF LAND, MORE OR LESS.
- 5.) SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS ETC... OF RECORD.
- 6.) SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND ALONG DELEVAN AND NORTH UNION STREETS.
- 7.) WAIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(D).

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A FIELD SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON, BY ME, OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH NJAC 13:40-5.1, LAND SURVEYOR; PREPARATION OF LAND SURVEYS, AND IS SUBJECT TO THE FINDINGS OF A FULL AND ACCURATE TITLE SEARCH. IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY, THE FINAL RESOLUTION OF THE LOCATION OF RECORD TITLE LINES IS SUBJECT TO JUDICIAL CONSIDERATION. THESE FINDINGS REPRESENT MY PROFESSIONAL OPINION OF THE LOCATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY. THEY ARE SUBJECT TO AGREEMENT BY ADJOINERS, AND MAY BE SUBJECT TO VARYING INTERPRETATION BY OTHERS.

THIS MAP IS MADE TO PROVIDE INFORMATION SOLELY TO THE ABOVE NAMED PARTIES ONLY FOR THE ORIGINAL PURPOSE OF THIS SURVEY AND WHERE PREPARED FOR CONVEYANCE, SPECIFICALLY IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.

THIS SURVEY DOES NOT PURPORT TO REFLECT ONSITE OR NEARBY PHYSICAL CONDITIONS SUCH AS AREAS OF FRESHWATER INLAND WETLANDS (OR THEIR ASSOCIATED BUFFERS), AREAS OF FLOODING OR TIDELANDS, HAZARDOUS WASTE CONDITIONS, ELECTROMAGNETIC FIELDS OR UNDERGROUND UTILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY SHOWN HEREON. EXCEPT AS NOTED, THIS SURVEY DOES NOT REPORT ON RESTRICTIVE COVENANTS, ZONING SETBACKS, MASTER PLAN OR OTHER LAND USE REGULATIONS WHETHER LOCAL, STATE OR FEDERAL, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY SHOWN HEREON.

REV CERTIFICATION 9/24/19

CERTIFICATE OF AUTHORIZATION NUMBER 24GA28220200

**GOLDENBAUM  
BAIL  
ENGINEERING  
INC.**  
ENGINEERING • LAND SURVEYING • PLANNING  
CERTIFICATE OF AUTHORIZATION NUMBER 24GA28220200

MAILING ADDRESS  
1509 ROUTE 179  
LAMBERTVILLE, NJ 08530

Telephone: (609) 397-1505  
Fax: (609) 397-1739

GBA@GBAMAIL.COM  
WWW.GOLDENBAUMBAIL.COM

VINCENT W. RIGELON, JR.  
NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 33111

**PLAN OF SURVEY**  
PREPARED FOR  
**BLOCK 1024, LOT 8**  
CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NEW JERSEY

DRAWN BY: AHM

CHECKED BY:

SCALE:

1"=20'

DATE:

9/20/2019

PROJ. NO:

19-085

1

1

File:G:\2019\19-085\SURVEY

EBR



# PROPOSED PROPERTY LINE ADJUSTMENT

for  
**GARY R. O'CONNOR**

102 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530

**GARY R. O'CONNOR**

ARCHITECT, LLC.

8 Coryell Street  
Lambertville, NJ 08530  
Phone: 609.397.3635

NJ LIC. AI 11652

*Gary R. O'Connor*

## OWNERS CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY, BLOCK 1024 - LOT 7, AND CONSENT TO THE FILING OF THIS APPLICATION. I FURTHER CERTIFY THAT THIS PROPERTY HAS NOT BEEN PART OF A PREVIOUS MINOR SUBDIVISION APPROVAL WITHIN THE LAST THREE YEARS.

*Ralph V. O'Connor* 06.15.20  
OWNER SIGNATURE DATE

## OWNERS CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY, BLOCK 1024 - LOT 8, AND CONSENT TO THE FILING OF THIS APPLICATION. I FURTHER CERTIFY THAT THIS PROPERTY HAS NOT BEEN PART OF A PREVIOUS MINOR SUBDIVISION APPROVAL WITHIN THE LAST THREE YEARS.

*Gary R. O'Connor* 06.15.20  
OWNER SIGNATURE DATE

## CITY OF LAMBERTVILLE APPROVALS

PLANNING BOARD SECRETARY DATE

PLANNING BOARD CHAIRPERSON DATE

BOARD ENGINEER DATE

△			
△			
△			
△			
△	06.15.20	DS	PER DOC COMMENTS
NO.	DATE	BY	DESCRIPTION

### REVISIONS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMISSIONS OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT

PROJECT NAME  
**PROPOSED PROPERTY LINE ADJUSTMENT**  
for  
**GARY R. O'CONNOR**  
102 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530

DRAWING TITLE  
**COVER SHEET, PROJECT DATA, SITE PLAN**

DATE	05.31.19	DRAWING NO.	
JOB NO.	102		
DRAWN BY:	DS	SCALE: AS SHOWN	
REVIEWED BY:	GRO'C		
			<b>A-1</b>

Properties Near Mun 1017 Block 1024 Lot 7 & 8 in Lambertville City			
Property	Location	Class	Owner
01019 00004	114 N UNION ST	4C	HANNOLD, FRANCIS H & BEVERLY ANN 114 N UNION ST LAMBERTVILLE, N.J. 08530
01019 00005	18 JEFFERSON ST	2	SONA, FRANK & DIANE 18 JEFFERSON ST LAMBERTVILLE NJ 08530
01019 00006	110 N UNION STREET	2	WILHELM, ROBERT P & DANIEL RANIERI 110 NORTH UNION STREET LAMBERTVILLE NJ 08530
01019 00007	112 N UNION ST	2	RANIERI, DANIEL T 112 NORTH UNION STREET LAMBERTVILLE NJ 08530
01020 00003	111 N UNION STREET	15D	YOUNG LIFE 111 N UNION ST LAMBERTVILLE NJ 08530
01023 00001	109 N UNION STREET	2	MONIGAN, CHRISTOPHER & DEBORAH 109 NORTH UNION STREET LAMBERTVILLE NJ 08530
01023 00002	107 N UNION ST	2	KRAVITZ, JENNIFER SASHA 107 N UNION ST LAMBERTVILLE NJ 08530
01023 00003	105 N UNION ST	2	DORMAN, MARY 105 N UNION ST LAMBERTVILLE, N.J. 08530
01023 00004	103 N UNION ST	2	LEGERE, ARTHUR & MARY JANE H/W 103 N UNION ST LAMBERTVILLE, N.J. 08530
01023 00006	20 DELEVAN ST	2	BEYER, VICKI W & WILLIAMS B 20 DELEVAN ST LAMBERTVILLE NJ 08530
01023 00015	3 JEFFERSON STREET	2	OLEARY, BRIAN T & ANGELA MIKULA 3 JEFFERSON ST LAMBERTVILLE NJ 08530
01023 00016	5 JEFFERSON STREET 13,14	2	UTMAN, DANIEL S 1 PARK AVENUE PENNINGTON NJ 08534
01024 00001	21 JEFFERSON STREET	2	ALTMAN, DIANE L 21 JEFFERSON STREET LAMBERTVILLE NJ 08530
01024 00002	36 DELEVAN STREET	2	BRANSON, TRACEY & KARIM ELSHARABASI 36 DELEVAN ST LAMBERTVILLE NJ 08530
01024 00003	34 DELEVAN ST	2	EDWARDS, HEATHER L 34 DELEVAN STREET LAMBERTVILLE NJ 08530
01024 00004	32 DELEVAN ST	2	STEEN, JAMES 60 WILSON STREET LAMBERTVILLE NJ 08530
01024 00005	30 DELEVAN ST	2	FERRI, RUSSELL J 30 DELEVAN ST LAMBERTVILLE NJ 08530
01024 00006	28 DELEVAN ST	2	TAVLAN, ALEXANDER A & DANIELLE M 28 DELEVAN ST LAMBERTVILLE NJ 08530
01024 00007	26 DELEVAN STREET	2	YOUNG, RALPH & PATRICIA R FLAVIN 26 DELEVAN ST LAMBERTVILLE NJ 08530
01024 00008	102 N UNION STREET	2	O'CONNOR, GARY R 102 NORTH UNION STREET LAMBERTVILLE NJ 08530
01024 00009	104 N UNION STREET	2	HURO, MELINDA 104 NORTH UNION STREET LAMBERTVILLE NJ 08530
01024 00010	108 N UNION STREET	15D	CENTENARY METHODIST CHURCH 108 NORTH UNION STREET LAMBERTVILLE NJ 08530
01024 00011	15 JEFFERSON STREET	2	EELMAN, JACK & DONNIE PHEOR & ETAL 15 JEFFERSON ST LAMBERTVILLE NJ 08530
01024 00012	17 JEFFERSON STREET	2	RUBY-HORAN, MELISSA & JOAN C RUBY 17 JEFFERSON ST LAMBERTVILLE NJ 08530
01025 00013	44 DELEVAN STREET	4C	BERKELEY PLAZA HOLDINGS LLC PO BOX 405 MILLINGTON NJ 07946
01025 00014	42 DELEVAN STREET	4C	JSK PROPERTY HOLDINGS LLC PO BOX 405 MILLINGTON NJ 07946
01025 00015	40 DELEVAN STREET	2	NEMETH, JANICE & LEONARDI TRUSTEES 40 DELEVAN ST #1 LAMBERTVILLE NJ 08530
01025 00016	27 JEFFERSON ST	2	LUDWIG, JOHN W & JOHANNA 27 JEFFERSON ST LAMBERTVILLE NJ 08530
01026 00013	86 GEORGE STREET	2	GROFF, ROBERT G & MARY BARROWS 86 GEORGE STREET LAMBERTVILLE NJ 08530
01027 00002	83 GEORGE STREET	2	CUSHMAN, FRED 83 GEORGE STREET LAMBERTVILLE NJ 08530
01027 00004	30 YORK STREET	4C	TROWEL, WINIFRED L 15 STREET ROAD NEW HOPE PA 18938
01027 00005	26 YORK STREET	4C	COLLIGAN, LITA 26 YORK STREET LAMBERTVILLE NJ 08530
01027 00006	18 YORK STREET	15C	CITY OF LAMBERTVILLE 18 YORK STREET LAMBERTVILLE NJ 08530
01027 00007	82 N UNION STREET	4A	MATTHEWS, LEILA B 82 NORTH UNION ST LAMBERTVILLE NJ 08530
01027 00008	84 N UNION ST	2	RICHTER, ROBERT PAUL 84 NORTH UNION ST LAMBERTVILLE NJ 08530
01027 00009	86 N UNION ST	2	GILMOUR, ANN P & JUDITH I GLEASON 86 NORTH UNION STREET LAMBERTVILLE NJ 08530
01027 00010 01	92 N UNION STREET	2	AMON, JAMES C & L KATHLEEN 92 NORTH UNION ST LAMBERTVILLE NJ 08530
01028 00001	93 N UNION ST	2	GOLDMAN, EMILY 93 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00002	91 N UNION STREET	2	LAMBE, PATRICK J III 91 N UNION ST LAMBERTVILLE, NJ 08530
01028 00003	89 N UNION STREET	2	JAHN, CYNTHIA J 89 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00004	87 N UNION ST	2	GLEASON, CATHERINE 87 NORTH UNION ST LAMBERTVILLE NJ 08530
01028 00005	85 N UNION STREET	2	HOLT, ELAINE & SUSAN JENKINS 12 DELEVAN STREET LAMBERTVILLE NJ 08530
01028 00006	83 N UNION ST	2	GIBSON, ELLEN H 83 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00007	81 N UNION STREET	2	SEVICK, THOMAS G & SHERI L 81 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00008	79 N UNION STREET	2	GARRENGER, CHRISTOPHER/DANA/ROBERT 79 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00009	77 N UNION STREET	2	BERNARD, ARTHUR & MARY D MYERS H/W 77 N UNION STREET LAMBERTVILLE NJ 08530
01028 00017	16 CLINTON STREET	2	SIGLAS, MICHAEL & CORINNE LINDQUIST 16 CLINTON STREET LAMBERTVILLE NJ 08530
01028 00018	18 CLINTON STREET	2	FLYNN, JOHN P & MAUREEN 18 CLINTON STREET LAMBERTVILLE NJ 08530
01028 00019	20 CLINTON STREET	2	ZAKES, ALBERT JOSEPH 20 CLINTON STREET LAMBERTVILLE NJ 08530
01028 00020	7 DELEVAN STREET	4A	CALS AUTO SERVICE, INC 543 MILLTOWN ROAD NO BRUNSWICK NJ 08902
01023 00005	22 DELEVAN ST	2	TFAM TSK LLC P O BOX 405 MILLINGTON NJ 07946
01023 00007	18 DELEVAN STREET	2	MARTIN, MARY JANE TRUSTEE 18 DELEVAN ST LAMBERTVILLE NJ 08530
01023 00008	14 DELEVAN ST	2	CRANDALL, MAXSON R III & ANITA M 14 DELEVAN STREET LAMBERTVILLE NJ 08530
01023 00009	12 DELEVAN STREET	2	MOSS, STEPHANIE J & HESTER M NULL 12 DELEVAN STREET LAMBERTVILLE NJ 08530
01023 00010	10 DELEVAN STREET	2	KLOSS, RICHARD R & CAROL A 10 DELEVAN STREET LAMBERTVILLE NJ 08530
01023 00011	8 DELEVAN ST	2	SUNKISKIS, JOHN A P O BOX 301 LAMBERTVILLE, N.J. 08530
01023 00012	34 CLINTON STREET	2	CLARKE, SUSAN E 34 CLINTON STREET LAMBERTVILLE NJ 08530
01023 00013	5 JEFFERSON ST - REAR ASSD WITH 1023/16	1	UTMAN, DANIEL S & PATRICIA 5 JEFFERSON STREET LAMBERTVILLE NJ 08530
01023 00014	5 JEFFERSON STREET - REAR ASSD WITH 1023/16	1	UTMAN, DANIEL S & PATRICIA 5 JEFFERSON STREET LAMBERTVILLE NJ 08530
01026 00014	41 DELEVAN STREET	4C	STEVENS, DAVID S II & CHARLEEN V 41 DELEVAN STREET LAMBERTVILLE NJ 08530
01026 00015	43 DELEVAN ST	2	FLAHIVE, WILLIAM P 43 DELEVAN STREET LAMBERTVILLE NJ 08530
01026 00001	39 DELEVAN STREET	2	COLE-KIERMAN, WILLIAM E & BARBARA F 39 DELEVAN ST LAMBERTVILLE NJ 08530
01027 00010	94 N UNION STREET	2	DUGGAN, TIMOTHY & JENNIFER 94 NORTH UNION STREET LAMBERTVILLE NJ 08530
01027 00010 01	92 N UNION STREET	2	AMON, JAMES C & L KATHLEEN 92 NORTH UNION ST LAMBERTVILLE NJ 08530
01027 00011	33 DELEVAN ST	2	MULLER, JON F & RENEE M 33 DELEVAN STREET LAMBERTVILLE NJ 08530
01027 00012	35 DELEVAN ST	2	GREEN, AYLIN S 35 DELEVAN STREET LAMBERTVILLE NJ 08530
01027 00013	37 DELEVAN ST	2	MYERS, NEALE & LINDA S 37 DELEVAN ST LAMBERTVILLE, N.J. 08530

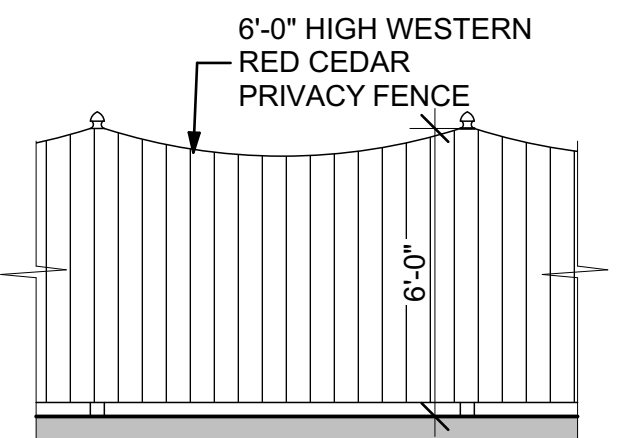
### REFERENCE PLAN:

#### LOT 7:

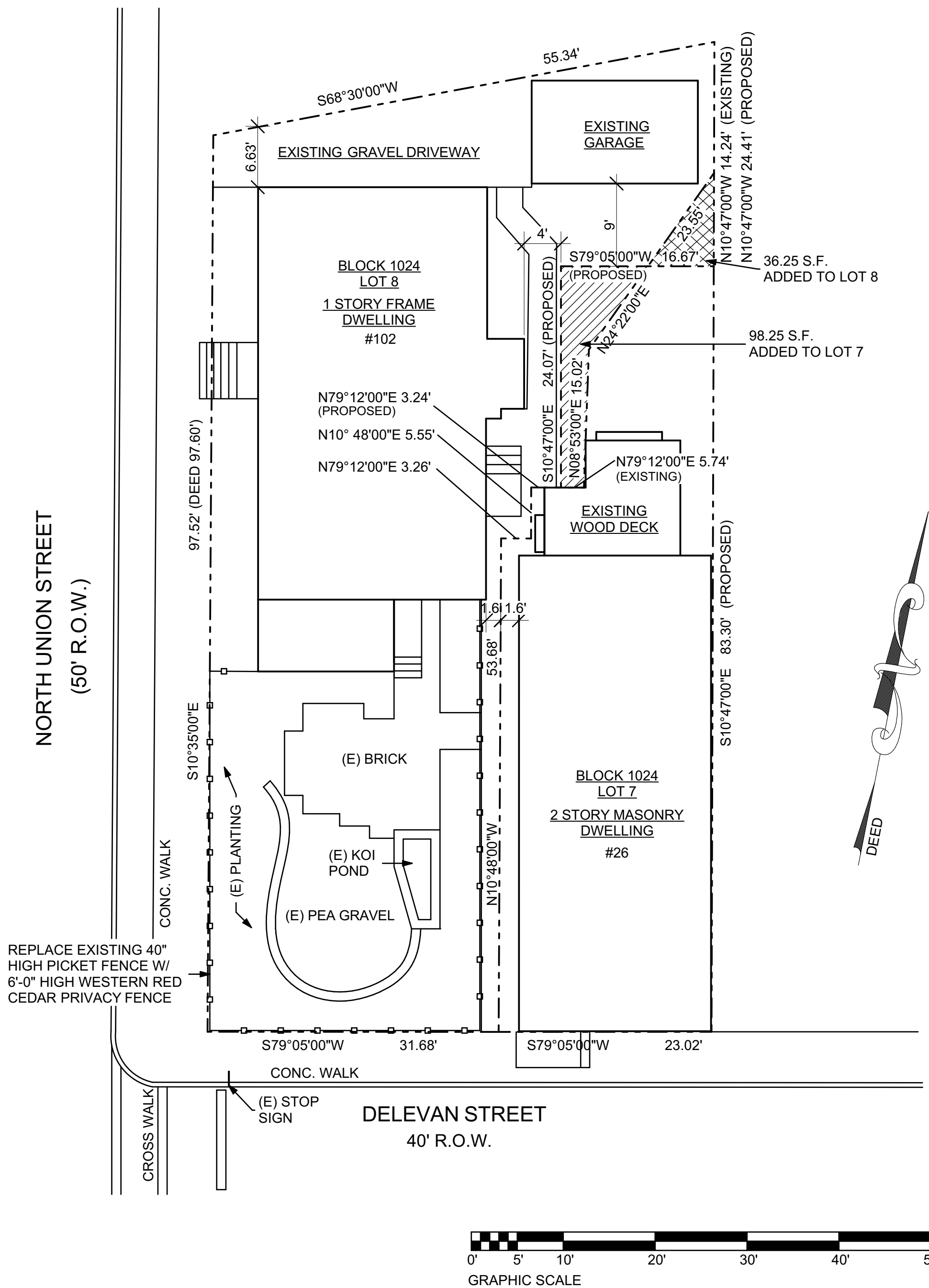
SITE PLAN INCORPORATES DATA FROM SURVEY PREPARED BY:  
ROBERT J. TEMPLIN, P.L.S.  
TEMPLIN ENGINEERING ASSOCIATES  
BRIDGEWATER, NEW JERSEY 08807  
FEBRUARY 24, 2010

#### LOT 8:

SITE PLAN INCORPORATES DATA FROM SURVEY PREPARED BY:  
VINCENT J. RIGELON, P.L.S.  
GOLDENBAUM BAILL ENGINEERING INC.  
LAMBERTVILLE, NEW JERSEY 08530  
SEPTEMBER 24, 2019

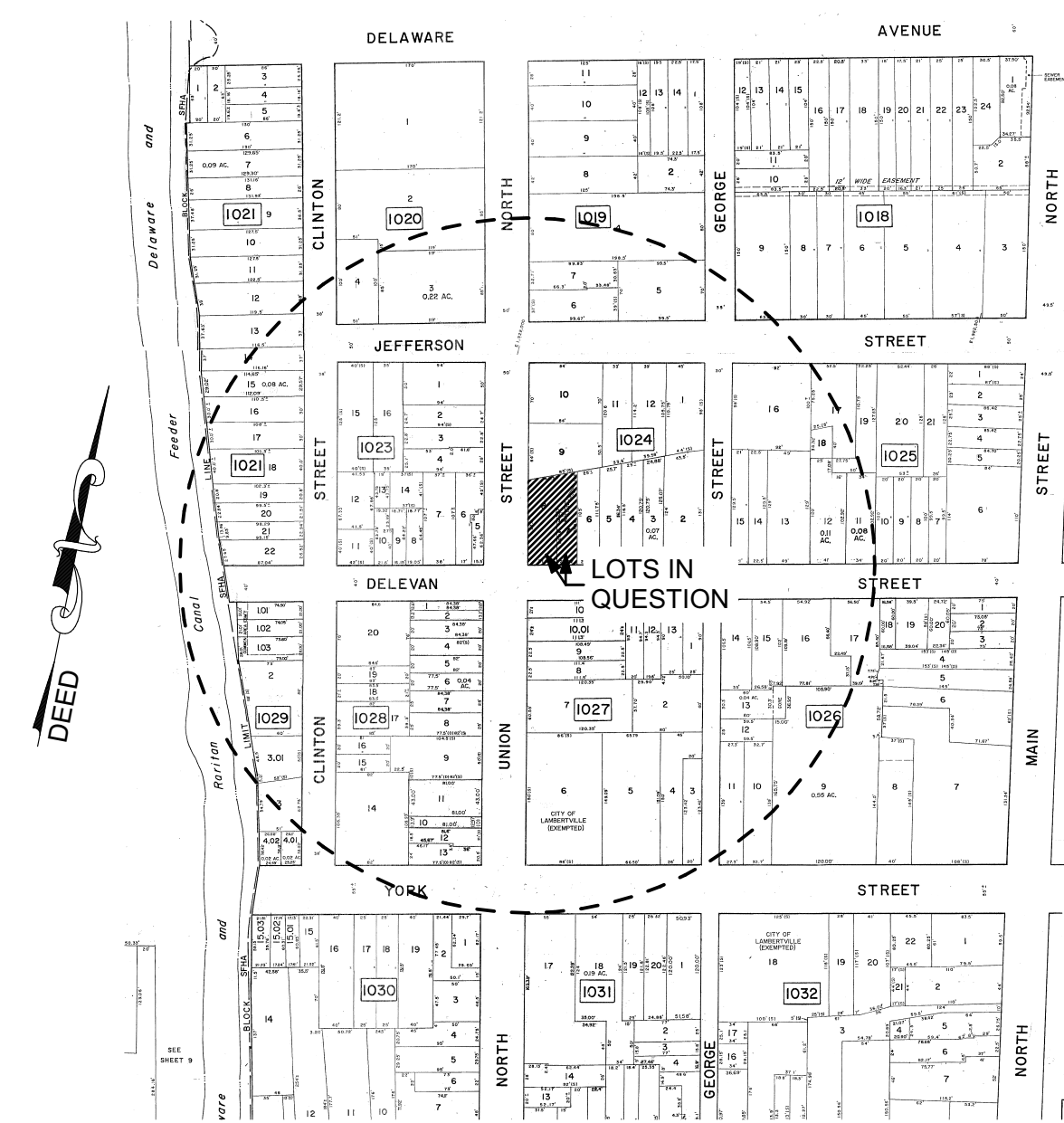


FENCE ELEVATION SCALE: 1/4" = 1'-0"



SITE PLAN SCALE: 1" = 10'-0"

KEY MAP BASED ON LAMBERTVILLE  
TAX MAP SHEET #7



ZONING DISTRICT: R-2

KEY MAP SCALE: 1" = 200'-0"

### PROJECT DATA/ ZONING COMPUTATIONS

ADDRESS: 26 DELEVAN STREET, LAMBERTVILLE, NEW JERSEY 08530

BLOCK: 1024 LOT: 7

ZONING DISTRICT: R-2

LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	2,800 S.F.	1,687 S.F.	1,749 S.F. / .0401 AC
MIN. LOT FRONTAGE	40 FT.	23.02 FT.	NO CHANGE
MIN. WIDTH @ BLDG. LINE	40 FT.	23.02 FT.	NO CHANGE

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	0'	0'	NO CHANGE
SIDE YARD	5'	1.6' & 0'	NO CHANGE
REAR YARD	15'	10'	19'

COVERAGE:	EXISTING	PROPOSED	TOTAL
BUILDING AREAS	1,254 S.F.	0 S.F.	1,254 S.F.
PAVED AREAS	121 S.F.	0 S.F.	121 S.F.
TOTAL BLDG & PAVED AREAS:	1,375 S.F.	0 S.F.	1,375 S.F.

	REQUIRED	EXISTING	PROPOSED
MAX BUILDING COVERAGE	60%	74.3%	71.7%
MAX LOT COVERAGE	80%	81.5%	78.6%

ADDRESS: 102 NORTH UNION STREET, LAMBERTVILLE, NEW JERSEY 08530

BLOCK: 1024 LOT: 8

ZONING DISTRICT: R-2

LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	2,800 S.F.	3,921 S.F.	3,859 S.F. / .0886 AC
MIN. LOT FRONTAGE	40 FT.	97.60' & 31.68'	NO CHANGE
MIN. WIDTH @ BLDG. LINE	40 FT.	97.60' & 31.68'	NO CHANGE

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	0'	5' & 39.25'	NO CHANGE
SIDE YARD	5'	6.63' & 1.6'	NO CHANGE
REAR YARD	15'	N/A	N/A

COVERAGE:	EXISTING	PROPOSED	TOTAL
BUILDING AREAS	1,541 S.F.	0 S.F.	1,541 S.F.
PAVED AREAS	820 S.F.	0 S.F.	820 S.F.
TOTAL BLDG & PAVED AREAS:	2,361 S.F.	0 S.F.	2,361 S.F.

	REQUIRED	EXISTING	PROPOSED
MAX BUILDING COVERAGE	60%	39.3%	39.9%
MAX LOT COVERAGE	80%	60.2%	61.2%





## HUNTERDON COUNTY PLANNING BOARD

Hunterdon County Administration Building #1  
Route 12 County Complex, PO Box 2900  
Flemington, New Jersey 08822-2900  
Telephone: 908-788-1490 Fax: 908-788-1662

*Carol Hoffmann*  
Chair

*Carrie Fellows, Director*  
Department of Planning & Land Use

January 8, 2020

Crystal Lawton  
Planning Board Secretary  
CITY OF LAMBERTVILLE PLANNING BOARD  
18 York Street  
Lambertville, NJ 08530

**RE: HCPB File #M1917.001  
O'Connor Lot Line Adjustment  
Block 1024 Lot 8  
City of Lambertville**

Dear Ms. Lawton,

The above referenced site plan was received by this office on January 8, 2020. Hunterdon County Planning Board staff have reviewed the application. The application does not affect County road or drainage facilities and County Planning Board approval is therefore not required.

Should you have any questions regarding this matter, please contact this Office or the Office of the County Engineer.

Sincerely,

A handwritten signature in cursive script, appearing to read "Adam Bradford".

Adam Bradford  
Assistant Planner

cc: Office of the County Engineer via email  
Office of the County GIS Division via email  
Tammy Romsdahl – D&R CC via email

Krista Heinrich, PE – City Engineer  
Ken Rogers – City Construction Official  
Gary R. O'Connor, AIA

*Our mission is to enhance the quality of life for all Hunterdon County Residents*

<http://www.co.hunterdon.nj.us/planning.htm>

*County's Comprehensive Plan:* <http://www.hunterdonceds.com>

Patricia Flavin and Ralph Young  
26 Delevan Street  
Lambertville, NJ 08530

July 16, 2019

Lambertville City Planning Board  
City Hall  
18 York Street  
Lambertville, NJ 08530

To Whom It May Concern,

The purpose of this letter is to notify you that we are knowledgeable about, and have given our permission, to submit the recent application to have the property line of our backyard at 26 Delevan Street and that of Gary O'Connor's property at 102 South Union Street adjusted. We have initiated the action to adjust the property line because we are planning to improve our property by landscaping.

Please contact us if you need any additional information.

Sincerely,

Handwritten signatures of Ralph Young and Patricia R. Flavin. The signatures are written in cursive and are positioned side-by-side.

Ralph Young      Patricia Flavin

City of Lambertville  
18 York Street, Lambertville NJ 08530  
Phone: (609) 397-0803 – Fax: (609) 397-2203

## Certification of Property Tax Status

Block: 1024 Lot: 7

Address: 26 Delevan Street

Owners Name: Mr. & Mrs. Ralph Young

I hereby certify that the property taxes on the above referenced property are paid in full through the 2nd Quarter of 20 20 with the following exceptions:

*(Any amounts due above may be subject to additional interest, costs and/or penalties. Payoff figures may be obtained from the Tax Collector's Office.)*

Kristina Majeski  
Deputy Clerk

Bonnie Eick, Tax Collector

6-15-2020  
Date

NOTE: This certification is not an Official Tax Search. The information contained herein should not be considered reliable except to the extent that it represents a good faith estimate of the status of real estate taxes in the City of Lambertville on the referenced property. This document is made for the sole use of conducting official business with a New Jersey state, county, or local government agency or related board. Any other use shall make this certification void.



June 15, 2020  
03:38 PM

CITY OF LAMBERTVILLE  
Tax Account Detail Inquiry

Page No: 1

BLQ: 1024. 7.  
Owner Name: YOUNG, RALPH & PATRICIA R FLAVIN  
Tax Year: 2020 to 2020  
Property Location: 26 DELEVAN STREET

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,323.41	2,323.41	0.00	0.00	4,646.82
Payments:	2,323.41	2,323.41	0.00	0.00	4,646.82
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
		Description								
		Original Billed						4,646.82		4,646.82
02/05/20	1	Payment	001		CK	3424	200 CORELOG	2,323.41	0.00	2,323.41
		CORE LOGIC BULK PAY								
05/01/20	2	Payment	001	BULK	CK	3569	205 CORELOG	2,323.41	0.00	0.00
		BULK PAY								

Total Principal Balance for Tax Years in Range: 0.00

City of Lambertville  
18 York Street, Lambertville NJ 08530  
Phone: (609) 397-0803 – Fax: (609) 397-2203

## Certification of Property Tax Status

Block: 1024 Lot: 8

Address: 102 N Union Street

Owners Name: Gary R. O'Connor

I hereby certify that the property taxes on the above referenced property are paid in full through the 2nd Quarter of 20 20 with the following exceptions:

*(Any amounts due above may be subject to additional interest, costs and/or penalties. Payoff figures may be obtained from the Tax Collector's Office.)*

Kristina Majeski  
Deputy Clerk

Bonnie Eick, Tax Collector

6-15-2020

Date

NOTE: This certification is not an Official Tax Search. The information contained herein should not be considered reliable except to the extent that it represents a good faith estimate of the status of real estate taxes in the City of Lambertville on the referenced property. This document is made for the sole use of conducting official business with a New Jersey state, county, or local government agency or related board. Any other use shall make this certification void.

June 15, 2020  
03:39 PM

CITY OF LAMBERTVILLE  
Tax Account Detail Inquiry

Page No: 1

BLQ: 1024. 8.  
Owner Name: O'CONNOR, GARY R

Tax Year: 2020 to 2020  
Property Location: 102 N UNION STREET

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,317.59	2,317.59	0.00	0.00	4,635.18
Payments:	2,317.59	2,317.59	0.00	0.00	4,635.18
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
		Description								
		Original Billed						4,635.18		4,635.18
02/05/20	1	Payment	001		CK	3424	201 CORELOG	2,317.59	0.00	2,317.59
		CORE LOGIC BULK PAY								
04/06/20	2	Payment	001	34946	CK	3520	1 TINA 74	2,317.59	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00