

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,



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

	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

	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

	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.						
	OR						
	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.						
	OR						
	Show proposed connection to existing public water system & include letter of acceptance from the Water Company.						

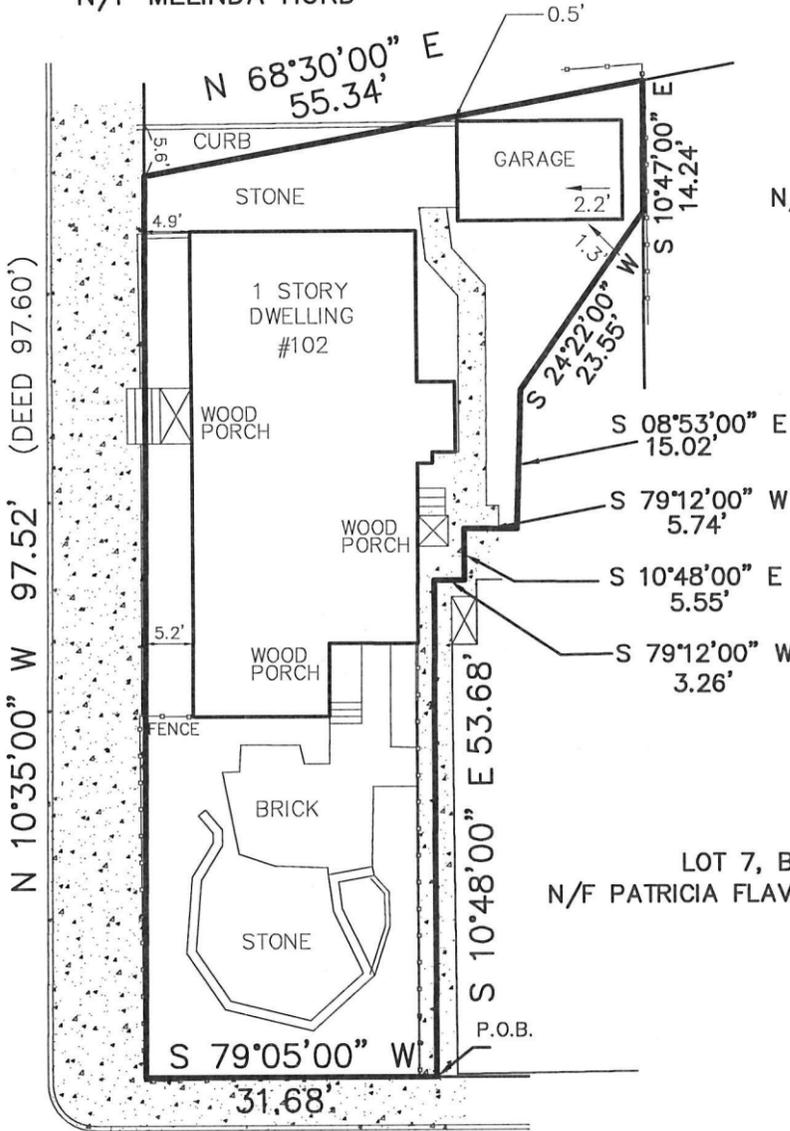
LOT 9, BLOCK 1024
N/F MELINDA HURD

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).

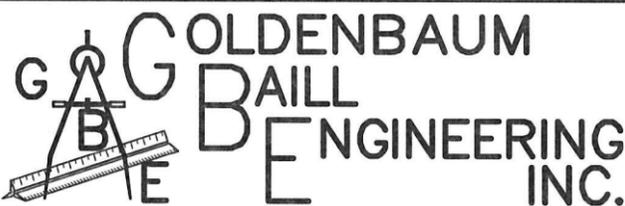
I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A FIELD SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON, BY ME, OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH NJAC 13:40-5.1, LAND SURVEYOR; PREPARATION OF LAND SURVEYS, AND 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



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

[Signature]

9/24/19

VINCENT J. 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:

DATE:

PROJ. NO:

1

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

EBR

1"=20'

9/20/2019

19-085

1



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 black ink, 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 in cursive script.

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 2020 with the following exceptions:

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

Kristina Majesti
Deputy Clerk

Bonnie Eick, Tax Collector

6-15-2020

Date

NOTE: This certification is not on Official Tax Search. The information contained herein should not be considered reliable expect 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.

BLQ: 1024. 7. Tax Year: 2020 to 2020
Owner Name: YOUNG, RALPH & PATRICIA R FLAVIN 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
								Original Billed		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 2020 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 on 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.

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