

LETTER OF TRANSMITTAL

TO:
Borough of Hightstown Planning Board
156 Bank Street
Hightstown, NJ 08520

FROM: Chuck Witczak

PROJECT NAME:
220 Wilson Avenue

PROJECT NO.: 21-025

PAGE 1 **OF** 1

DATE: 3/17/22

ENCLOSED PLEASE FIND:

☒ PRINTS
☐ SPECIFICATIONS
☐ SHOP DRAWINGS
☐ SEPIA/MYLAR
☐ TRANSLUCENT BOND

☐ SAMPLES
☐ SUBMITTALS
☐ CERTIFICATE
☒ APPLICATION
☐ OTHER:

SENT VIA:

☐ PICKUP
☒ BY US MAIL
☐ BY MESSENGER
☐ HAND DELIVERED
☐ OVERNIGHT

DELIVERY TIME:

☐ BY 8:00 AM
☐ BY 10:30 AM
☐ BY 3 PM

SIGNED/SEALED BY: Charles J. Witczak III, PE, PP, PLS **STATE:** NJ



74 BRICK BLVD
BUILDING 2—SUITE 106
BRICK, NJ 08723
TEL (848) 221-2017
www.witczakengineering.com

PAPER SIZE	SHEETS/PAGES	LATEST DATE	QUANTITY	DESCRIPTION
24x36	2	2/14/22	9	Full Size Plans
11x17	2	2/14/22	12	Half Size Plans
8.5x11	5	3/17/22	1	Application
	1	2/21/22	1	Check # 3480
	1	2/21/22	1	Check # 3479
8.5x11	1	2/17/22	1	200' Property Owner List
8.5x11	2	3/17/22	1	Minor Subdivision Checklist

RECEIVED

MAR 21 2022

**Borough of
Hightstown**

PLEASE EXPEDITE ACCORDINGLY:

☐ FOR APPROVAL
☐ FOR CORRECTION
☐ FOR ESTIMATION

☐ PER YOUR REQUEST
☒ FOR COORDINATION
☐ FOR FABRICATION

☐ FOR FILE
☐ FOR INFORMATION
☐ OTHER:

Should the contents of this transmittal not be as detailed above, notify our office at once.
Otherwise it will be assumed that the transmittal and accompanying documents arrived intact.

REMARKS:

COPIES TO:

AUTHORIZED SIGNATURE:

[Handwritten Signature]

RECEIVED

BOROUGH OF HIGHTSTOWN
156 BANK STREET
HIGHTSTOWN, NJ 08520
609-490-5100, ext. 617

MAR 21 2022

Borough of
Hightstown

PLANNING BOARD APPLICATION

The applicant must submit 21 copies of the completed application and plans; see checklist for sizes.

The application, with supporting documentation, must be filed with the Planning Board Secretary no less than 31 days prior to the meeting at which the application is to be considered.

NOTE: Some applications may be subject to additional fees, please refer to Chapter 26, Section 10, "Land Use" in the Revised General Ordinances of the Borough of Hightstown

To be completed by Borough Staff

Dated Filed: 3/21/2022 Application Number: #PB2022-03
Application Fees: \$500.00 Escrow Deposit: \$1200.00

Scheduled for:

Review for Completeness: _____

Hearing Date: _____

1. APPLICANT

Name: Michael Sheenan

Address: 220 Wilson Avenue

Hightstown, NJ 08520

Telephone: 609.213.3472

Fax: _____

E-mail: MISmech@gmail.com

Mailing Address: 220 Wilson Avenue

Hightstown, NJ 08520

Applicant is a: ☐ Corporation ☐ Partnership ☒ Individual

Corporations must be represented by an attorney

Attorney's Name: Stephen E. Slaven, Esq - Turp, Coates, Driggers & White, P.C.

Address: 170 South Main Street, PO Box 191

Hightstown, NJ 08520

Telephone: 609.448.0016

If the applicant is a corporation or partnership, please attach a list of the names and address of all persons having a 10% interest or more in the corporation or partnership.

2. The relationship of the Applicant to the property in question is:

☒ Owner ☐ Lessee ☐ Purchaser (under contract) ☐ Other, specify

7. Subject PROPERTY

- A. Address: 220 & 220A Wilson Ave
- B. Block 3 Lot(s) 7.01, 8.01
- C. Zoning District R-3
- D. Is the subject located on a:
- ☐ County Road ☐ State Road
- ☐ Within 200 feet of a Municipal Boundary
- E. Use of Property:
- Existing: Residential
- Proposed: Residential
- F. Are there any existing or proposed deed restrictions, easements, right-of-ways or other dedication? ☐ NO ☐ YES (Attach Copies)
- G. List all maps and other exhibits accompanying this application.
- Minor Resubdivision Plan prepared by Witczak Engineering, Inc.
- Existing Conditions Survey prepared by Patterson Surveying & Engineering, LLC

8. Applicant's PROFESSIONALS

- A. ENGINEER Witczak Engineering, Inc.
- Address 74 Brick Blvd, Building 2 - Suite 106, Brick, NJ 08723
- Telephone 848-221-2017
- Email wei@witczakengineering.com
- Fax 908-292-1060
- B. PLANNING CONSULTANT Charels Witczak III, P.E., P.P.
- Address 74 Brick Blvd, Building 2 - Suite 106, Brick, NJ 08723

Telephone 848-221-2017

Email wei@wiczakengineering.com

Fax 908-292-1060

C. TRAFFIC ENGINEER N/A

Address _____

Telephone _____

Email _____

Fax _____

D. ARCHITECT N/A

Address _____

Telephone _____

Email _____

Fax _____

E. List any other expert who will submit a report or who will testify for the Applicant.

Name: N/A

Field of Expertise: _____

Address _____

Telephone _____

Email _____

Fax _____

9. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the Applicant's professionals:

Review letters and comments should be provided to Wiczak Engineering, Inc. directly

APPLICANT'S PROFESSIONALS

REPORTS NEEDED

10. ☒ Certification from the Tax Collector that all taxes, water, sewer rents due on the subject property have been paid is provided.
11. Attach a copy of the Notice that will appear in the official newspaper of the municipality and that will be mailed to owners of all real property, as shown on the current tax duplicate, located within 200 feet in all directions of the property which is subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

3. If owner is other than applicant, provide the following information:

Owner: N/A

Owner's Address: _____

Telephone: _____

4. Type of Application (check all that apply)

A. ☐ SITE PLAN

☐ Waiver ☐ Preliminary ☐ Final

☐ Amendment to an Approved Site Plan

B. ☒ MINOR SUBDIVISION

☒ Preliminary ☒ Final

Number of lots to be created including remainder lot 2

C. ☐ MAJOR SUBDIVISION

☐ Preliminary ☐ Final

Number of lots to be created including remainder lot _____

D. ☐ VARIANCE

☐ Hardship ☐ Use ☐ Substantial Benefit

Section(s) of Ordinance from which a variance is requested:

E. ☐ Conditional Use

F. ☐ Conceptual Review

G. ☐ Appeal decision of an Administrative Officer

H. ☐ Interpretation of Map or Ordinance

I. ☐ Other

Please specify: _____

5. Explain in detail the exact nature of application: Adjustment of common lot line between lots 7.01 and 8.01 of Block 3

6. Waivers requested of Development Standards and/or Checklist Requirements: Minor Subdivision Checklist Items 18, 19

THE PUBLICATION AND SERVICE OF THE AFFECTED OWNERS MUST BE ACCOMPLISHED AT LEAST 10 DAYS PRIOR TO THE DATE SCHEDULED BY THE ADMINISTRATIVE OFFICER FOR THE HEARING.

An affidavit of service on all property owners and proof of publication must be filed before the application will be complete and a hearing can proceed.

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation an authorized corporate officer must sign this. If the applicant is a partnership, a general partner must sign this.)


Signature of Owner

Hightstown Borough 200' Property Owner List
for

Block 3, Lots 7.01 and 8.01

Block	Lot	Property Location	Owner Name	Owner Address	City State	Zip Code
3	5	226 WILSON AVE	STOYKAVYTCH MICHAEL & MILLIE	226 WILSON AVE	HIGHTSTOWN, N J	08520
3	6.01	222 WILSON AVE	CHAVARRIA,BYRON	222 WILSON AVE	HIGHTSTOWN, NJ	08520
3	9	218 WILSON AVE	TAYLOR, ELWOOD & SANDRA V	218 WILSON AVE	HIGHTSTOWN, NJ	08520
3	10	216 WILSON AVE	HOLMES, ROGER L II & MARPLE, KAREN	216 WILSON AVE	HIGHTSTOWN, NJ	08520
3	11	214 WILSON AVE	WALMSLEY, LESTER C.	214 WILSON AVE.	HIGHTSTOWN, NJ	08520
3	12	212 WILSON AVE	BANKS, DANIEL & VICTORIA	212 WILSON AVE	HIGHTSTOWN, NJ	08520
3	21	207 SUNSET AVE	DECKER, CRAIG	207 SUNSET AVE.	HIGHTSTOWN, NJ	08520
3	25	213 SUNSET AVE	WINSMANN, KEVIN & REYNA, KARIN V.	213 SUNSET AVE	HIGHTSTOWN, NJ	08520
3	26	217 SUNSET AVE	DOHENY, TIMOTHY	217 SUNSET AVE	HIGHTSTOWN, NJ	08520
3	27	221 SUNSET AVE	GONZALEZ, WILFREDO & NATIVIDAD	221 SUNSET AVE	HIGHTSTOWN, NJ	08520
3	28	225 SUNSET AVE	MOROCHO, ANGEL F.	225 SUNSET AVE	HIGHTSTOWN, NJ	08520
3	29	229 SUNSET AVE	KICHULA, PATRICIA	229 SUNSET AVE.	HIGHTSTOWN, NJ	08520
3	30	233 SUNSET AVE	BERTOLINO, LYNN M.	233 SUNSET AVE.	HIGHTSTOWN, NJ	08520
3	50	209 SUNSET AVE	SKULTETY, KYLE WENDY	209 SUNSET AVE	HIGHTSTOWN, N.J.	08520
3	51	211 SUNSET AVE	ZITANI, PAMELA M	211 SUNSET AVE	HIGHTSTOWN, N.J.	08520
3.01	39	220 SUNSET AVE	DISTELCAMP, THOMAS & NANCY M	220 SUNSET AVE	HIGHTSTOWN, NJ	08520
3.01	40	218 SUNSET AVE	BV002 REO BLOCKER, LLC	218 SUNSET AVE	HIGHTSTOWN, NJ	08520
3.01	41	216 SUNSET AVE	EWALD, JOHN M & DONNA J	216 SUNSET AVE	HIGHTSTOWN, N J	08520
3.01	42	214 SUNSET AVE	CLARKE,STEPHEN & JUDITH	214 SUNSET AVE	HIGHTSTOWN, NJ	08520
16	1	217 WILSON AVE	GRANDA, MANUEL	217 WILSON AVE.	HIGHTSTOWN, NJ	08534
16	2	215 WILSON AVE	GODDARD, RUSSELL L. SR. & DEBRA L	215 WILSON AVE	HIGHTSTOWN, N J	08520
16	3	213 WILSON AVE	WOLF, GEORGE & STINSON,MARGARET	213 WILSON AVE	HIGHTSTOWN, NJ	08520
16	4	175 MECHANIC ST	MORA, TEOFILO A. & PATINO, DELIA	175 MECHANIC STREET	HIGHTSTOWN, NJ	08520
16	5	171 MECHANIC ST	SIMON III, WILLIAM & MCMANUS,COLEEN	171 MECHANIC ST	HIGHTSTOWN, NJ	08520
19	5	221 WILSON AVE	FARPARAN, STEVEN & DVORAK, LAUREN	221 WILSON AVE	HIGHTSTOWN, NJ	08520
County Roads		Mercer County Planning Dept/McDade Admin Bld		640 South Broad St/PO Box 8068	Trenton, NJ	08650-0068
State Highways		New Jersey Department of Transportation		1035 Parkway Avenue	Trenton, NJ	08625
Utilities		Jersey Central Power & Light Company		300 Madison Avenue	Morristown, NJ	07962-1911
		Public Service Electric & Gas		80 Park Plaza	Newark, NJ	07102
		Comcast		One Comcast Center	Philadelphia, PA	19103
		Verizon		1095 Avenue of the Americas	New York, NY	10036
		Borough of Hightstown/Water & Sewer		156 Bank Street	Hightstown, NJ	08520

MINOR SUBDIVISION CHECKLIST

- ☒ 1. Designed, drawn, signed and sealed by NJPE, LS or AIA as appropriate.
- ☒ 2. Name, title and address of applicant, owner and person preparing application.
- ☒ 3. Place for signature of owner with owner's consent statement.
- ☒ 4. ²¹~~Eighteen (18)~~ copies of all drawings and documents. Twelve (12) sets of drawings shall be half-size with graphical scale and ~~six (6)~~⁹ sets of drawings shall be full-size.
- ☒ 5. Place for signature of Chairman and Secretary of Planning Board.
- ☒ 6. Place for signature of Borough Engineer.
- ☒ 7. Tax map lot and block numbers.
- ☒ 8. Date, scale and north arrow with reference meridian (scale must be not less than 1" = 50 feet).
- ☒ 9. Key map showing the tract in question; all tax lots and blocks within two hundred (200) feet; municipal boundaries; streams, waterways and public roadways within two hundred (200) feet.
- ☒ 10. A boundary survey of the total tract signed and sealed by the preparing N.J. Licensed Land Surveyor in accordance with N.J.A.C. 13:40-5.
- ☒ 11. Plan of existing and proposed lot lines showing bearings and dimensions of all lots including the lands remaining to nearest 1/100th foot and areas to nearest 1/100th acre; all setbacks with typical dimensions; and dimensions to all existing structures; wetlands boundaries; 100 year flood hazard limit line.
- ☒ 12. Zoning requirements tabulated to show all bulk requirements of the zone and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures.
- ☒ 13. List of tax blocks and lots with owners within 200 feet of lot being subdivided as shown on certified list provided by Borough.
- ☒ 14. Location and general specific classification of all existing on-site tree masses.
- ☒ 15. Identification of existing on-site physical features including soils, geology, stream and water courses, rock out-crops and 100 year flood hazard area.
- ☒ 16. Delineation of on-site wetlands as field identified by a qualified expert in accordance with the NJDEP standards, or statement by qualified expert that no wetlands or wetlands transition areas exist on-site. Copy of wetlands delineation report to accompany site plan submission.

☒ 17. All rights-of-way, easements and lands to be dedicated to the municipality or reserved for specific uses shall be shown and dimensioned with areas to the nearest 1/100th acre.

☒ 18. Provisions for collecting and discharging storm water runoff. A composite grading and drainage plan of the entire development shall accompany each submission. This plan shall identify finished floor elevations, all high and low points and breaks in grade and tentative elevation at the corners of house locations on each lot.

☒ 19. All existing and proposed utility service lines and laterals on-site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, connections and underground electric and phone service.

Additional Instructions and Notes for Applicants

1. Plans will be reviewed by the Borough Engineer, Zoning Officer, Planning Consultants and other interested parties.

2. In addition, the Mercer County Planning Board will review the plat and make comments.

3. The applicant must submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which subdivision application is made.

4. The applicant shall give public notice by publication in the official newspaper of the Borough at least ten (10) days prior to the date of the hearing.

5. Notice shall be given to the owners of all real property as shown on the current tax duplicate located within two hundred (200') feet in all directions of the property which is the subject of the hearing. Notice shall be given by serving upon the owner or certified mail. Owners living outside of the municipality will be served by certified mail.

6. Notice shall be sent to the following:

- (a) Adjoining municipality if the property is located within two hundred (200') feet.
- (b) The County Planning Board if the property is adjacent to a County road.
- (c) The Commissioner of Transportation, if the property is adjacent to a State highway.

7. Proof of service must be submitted to the Planning Board Secretary prior to the hearing.

8. The Board reserves the right to require additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. No application shall be declared incomplete for lack of such additional information.

PRELIMINARY & FINAL MINOR RESUBDIVISION

PREPARED FOR 220A/220 WILSON AVENUE

BLOCK 3; LOTS 7.01, 8.01

BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

FEBRUARY 14, 2022

200' PROPERTY OWNERS LIST BOROUGH OF HIGHTSTOWN

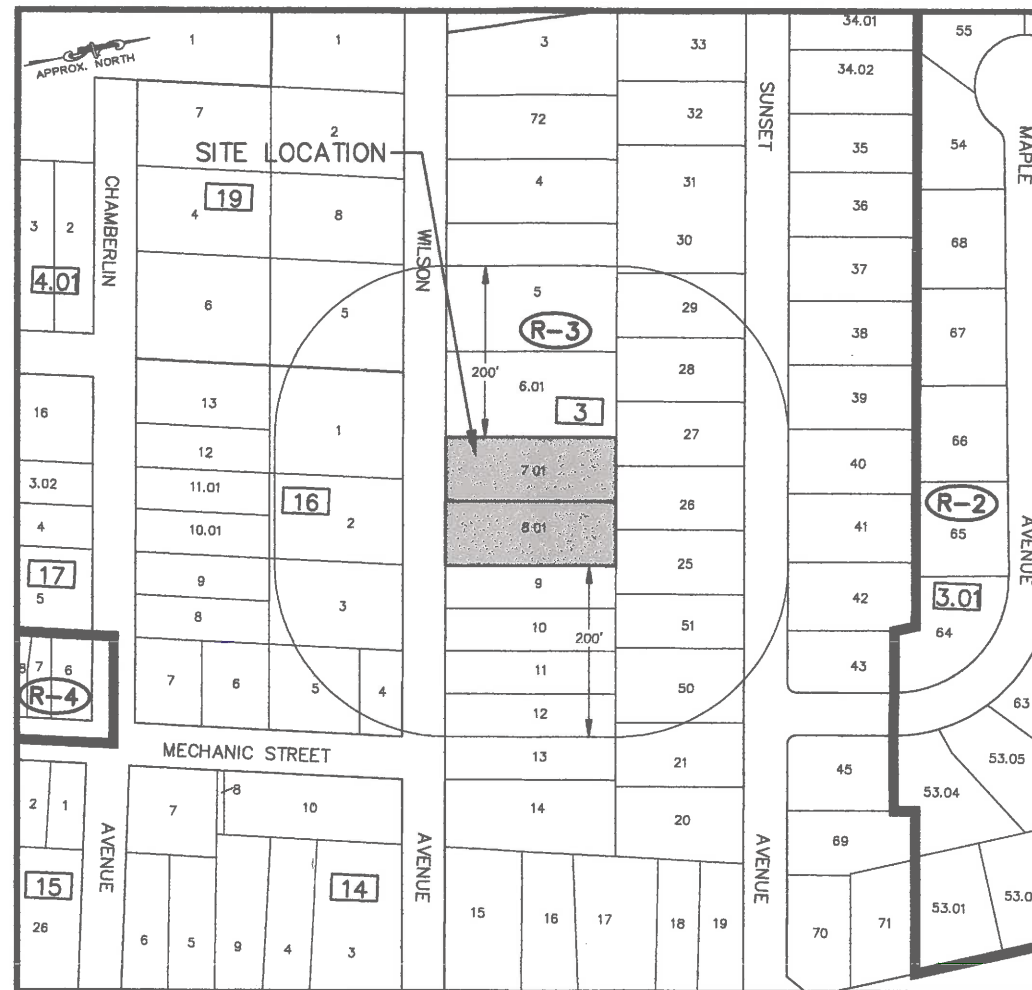
BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
3	5	STOKAVYCH, MICHAEL & MILLIE 228 WILSON AVE, HIGHTSTOWN, NJ 08520	3	50	SKULTETY, KYLE WENDY 209 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	8.01	CHAVARRIA, BYRON 222 WILSON AVE, HIGHTSTOWN, NJ 08520	3	51	ZITANI, PAMELA M. 211 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	9	TAYLOR, ELWOOD & SANDRA V 218 WILSON AVE, HIGHTSTOWN, NJ 08520	3.01	39	DISTELCAMP, THOMAS & NANCY 220 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	10	HOLMES, ROGER L. II & MARPLE, KAREN 216 WILSON AVE, HIGHTSTOWN, NJ 08520	3.01	40	BVO02 REO BLOCKER, LLC 218 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	11	WALMSLEY, LESTER C. 214 WILSON AVE, HIGHTSTOWN, NJ 08520	3.01	41	EWALD, JOHN M. & DONNA J. 216 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	12	BANKS, DANIEL & VICTORIA 212 WILSON AVE, HIGHTSTOWN, NJ 08520	3.01	42	CLARKE, STEPHEN & JUDITH 214 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	21	DECKER, CRAIG 207 SUNSET AVE, HIGHTSTOWN, NJ 08520	16	1	GRANDA, MANUEL 217 WILSON AVE, HIGHTSTOWN, NJ 08534
3	25	WNSMANN, KEVIN & REYNA, KARIN V. 213 SUNSET AVE, HIGHTSTOWN, NJ 08520	16	2	GODDARD, RUSSEL L. SR. & DEBRA L. 215 WILSON AVE, HIGHTSTOWN, NJ 08520
3	26	DOHENY, TIMOTHY 217 SUNSET AVE, HIGHTSTOWN, NJ 08520	16	3	WOLF, GEORGE & STINSON, MARGARET 213 WILSON AVE, HIGHTSTOWN, NJ 08520
3	27	GONZALEZ, WILFREDO & NATIVIDAD 221 SUNSET AVE, HIGHTSTOWN, NJ 08520	16	4	MORA, TEOFILO A. & PATINO, DELIA 175 MECHANIC ST, HIGHTSTOWN, NJ 08520
3	28	MOROCHO, ANGEL F. 225 SUNSET AVE, HIGHTSTOWN, NJ 08520	16	5	SIMON III, WILLIAM & MCMANUS, COLLEEN 171 MECHANIC ST, HIGHTSTOWN, NJ 08520
3	29	KICHULA, PATRICIA 229 SUNSET AVE, HIGHTSTOWN, NJ 08520	19	5	FARPARAN, STEVEN & DVORAK, LAUREN 221 WILSON AVE, HIGHTSTOWN, NJ 08520
3	30	BERTOLINO, LYNN M. 233 SUNSET AVE, HIGHTSTOWN, NJ 08520			

AGENCY INFORMATION

GROUP	AGENCY NAME	ADDRESS
COUNTY ROADS	MERCER COUNTY PLANNING DEPT. / MCDADE ADMIN BLD	640 SOUTH BROAD ST./P.O. BOX 8068 TRENTON, NJ 08650-0068
STATE HIGHWAYS	NEW JERSEY DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVE. TRENTON, NJ 08625
UTILITIES	JERSEY CENTRAL POWER & LIGHT CO.	300 MADISON AVE. MORRISTOWN, NJ 07962-1911
UTILITIES	PUBLIC SERVICE ELECTRIC & GAS	80 PARK PLAZA NEWARK, NJ 07102
UTILITIES	COMCAST	ONE COMCAST CENTER, PHILADELPHIA, PA 19103
UTILITIES	VERIZON	1095 AVENUE OF AMERICAS NEW YORK, NY 10036
UTILITIES	BOROUGH OF HIGHTSTOWN/WATER & SEWER	156 BANK ST HIGHTSTOWN, NJ 08520

INDEX OF DRAWINGS

SHEET#	DRAWING TITLE	LAST REVISED
1	COVER SHEET	
2	RE-DIVISION PLAN	



KEY MAP
SCALE 1"=100'

APPROVED AS A PRELIMINARY AND FINAL PLAT OF
A MINOR RESUBDIVISION BY THE PLANNING BOARD OF
THE BOROUGH OF HIGHTSTOWN ON _____

ATTEST:

CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

PROPERTY OWNER'S CONSENT STATEMENT
I HEREBY CERTIFY THAT I AM THE CURRENT AND
LEGALLY RECOGNIZED OWNER OF THE PROPERTY
FOR WHICH THIS APPLICATION IS BEING SUBMITTED
- LOCATED AT:

3	7.01 & 8.01
BLOCK(S)	LOT(S)
HIGHTSTOWN	MERCER
MUNICIPALITY	COUNTY

OWNER'S SIGNATURE _____ DATE _____

GENERAL NOTES

- THE TRACTS ARE KNOWN AS LOTS 7.01 & 8.01 OF BLOCK 3 AS SHOWN ON THE BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY TAX MAP SHEET #1, REVISED 12/31/2019. LOTS 7.01 & 8.01 EACH CONTAIN 15,000 SF (0.34 ACRES) AND ARE LOCATED IN THE R-3 RESIDENTIAL DISTRICT.
- OWNER/APPLICANT: MICHAEL SHEENAN
220 WILSON AVENUE
HIGHTSTOWN, NJ 08520
- BOUNDARY INFORMATION AND EXISTING FEATURES TAKEN FROM "EXISTING CONDITIONS SURVEY" PREPARED BY PATTERSON SURVEYING & ENGINEERING, LLC DATED 2/1/22.
- BOTH LOTS ARE LOCATED WITHIN THE RESIDENTIAL SINGLE-FAMILY (R-3) ZONE
- EXISTING SITE CONDITIONS - RESIDENTIAL SINGLE FAMILY HOMES ON EACH LOT
- CONTRACTOR TO COORDINATE ALL UTILITY INSTALLATIONS AND RELOCATIONS, IF REQUIRED.
- THIS APPLICATION REQUESTS A WAIVER FOR ITEMS 18 AND 19 FROM THE BOROUGH'S MINOR SUBDIVISION CHECKLIST.

ZONING REQUIREMENTS FOR LOT 7.01

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (min.)	10,000 SF	15,000 SF	18,600 SF
LOT WIDTH (min.)	75'	75'	75'
LOT DEPTH (min.)	100'	200'	200'
FRONT SETBACK (min.)	25'	50.7'	50.7'
PRINCIPLE SIDE SETBACK (total/min.)	25'/10'	30.8'/15.3'	30.8'/15.3'
ACCESSORY SIDE SETBACK (total/min.)	25'/3'	28.8'/9.8'	30.9'/9.8'
PRINCIPLE REAR SETBACK (min.)	35'	106.9'	106.9'
ACCESSORY REAR SETBACK (min.)	3'	3.6'	3.6'
PRINCIPLE BUILDING HEIGHT (max.)	2.5 STORIES/35'	1 STORY	1 STORY
ACCESSORY BUILDING HEIGHT (max.)	16'	<16'	<16'
BUILDING LOT COVERAGE (max.)	30%	12.3%	14.3%
IMPERVIOUS COVERAGE (max.)	40%	29.1%	28.5%

* - DENOTES EXISTING NON-CONFORMITY
v - DENOTES PROPOSED VARIANCE

ZONING REQUIREMENTS FOR LOT 8.01

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (min.)	10,000 SF	15,000 SF	11,400 SF
LOT WIDTH (min.)	75'	75'	75'
LOT DEPTH (min.)	100'	200'	152'
FRONT SETBACK (min.)	25'	50.4'	50.4'
PRINCIPLE SIDE SETBACK (total/min.)	25'/10'	41.5'/13.5'	41.5'/13.5'
ACCESSORY SIDE SETBACK (total/min.)	25'/3'	33.4'/8.0'	N/A
PRINCIPLE REAR SETBACK (min.)	35'	104.9'	56.9'
ACCESSORY REAR SETBACK (min.)	3'	4.2'	N/A
PRINCIPLE BUILDING HEIGHT (max.)	2.5 STORIES/35'	1 STORY	1 STORY
ACCESSORY BUILDING HEIGHT (max.)	16'	<16'	<16'
BUILDING LOT COVERAGE (max.)	30%	13.2%	10.2%
IMPERVIOUS COVERAGE (max.)	40%	22.5%	21.3%

* - DENOTES EXISTING NON-CONFORMITY
v - DENOTES PROPOSED VARIANCE

COVER SHEET

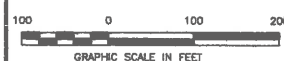
220/220A WILSON AVE
BLOCK 3 - LOTS 7.01 & 8.01
TAX MAP 1

BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

PROJECT NO. 21-025	DATE 2/14/22
DRAWN BY 99	DESIGNED BY 99
SCALE 1"=100'	CHECKED BY 55
WITCZAK ENGINEERING	
SHEET NO. 1 of 2	

REVISION NO.	DATE	REVISION

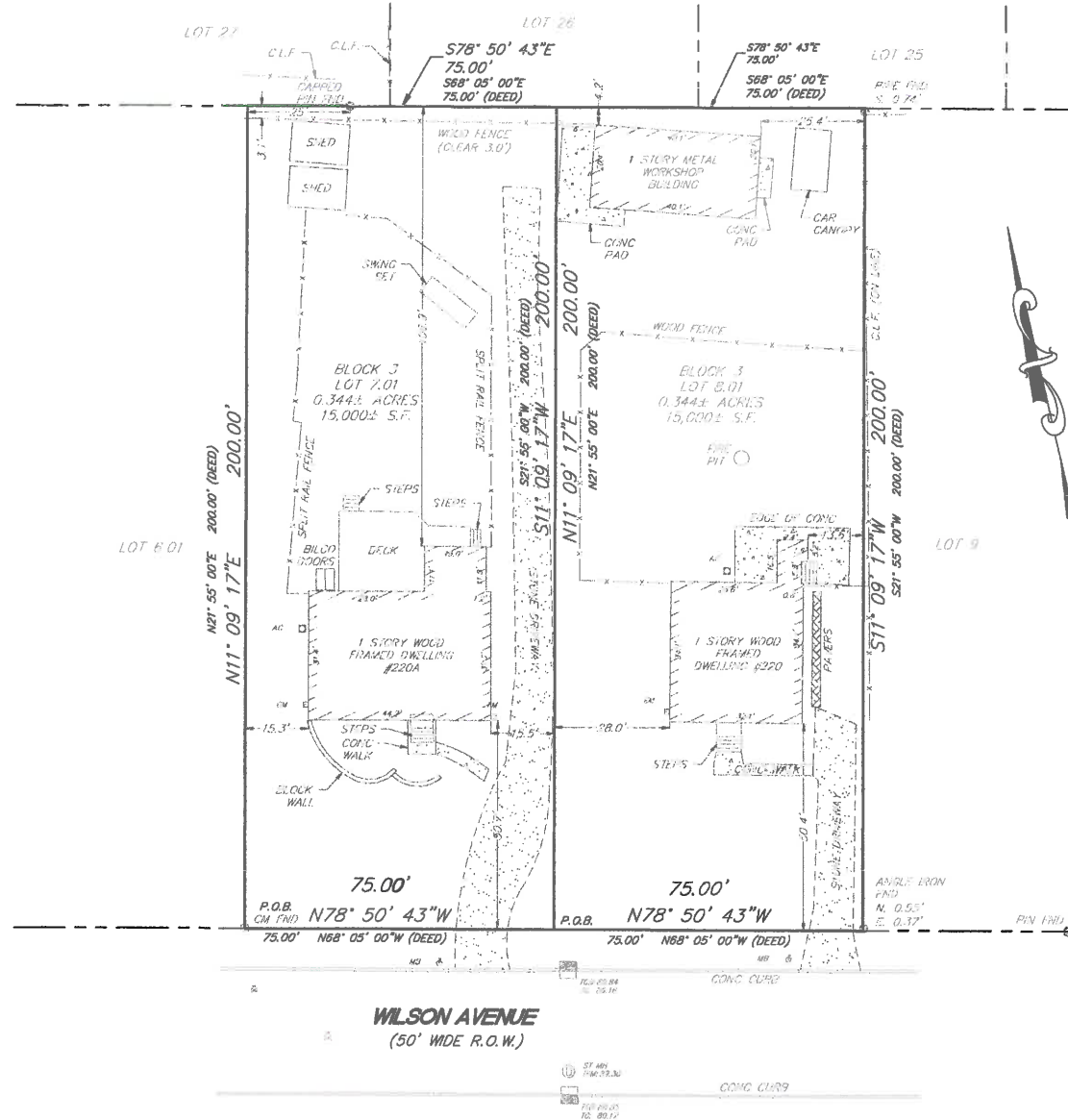
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CONSENT OF WITCZAK ENGINEERING, INC.



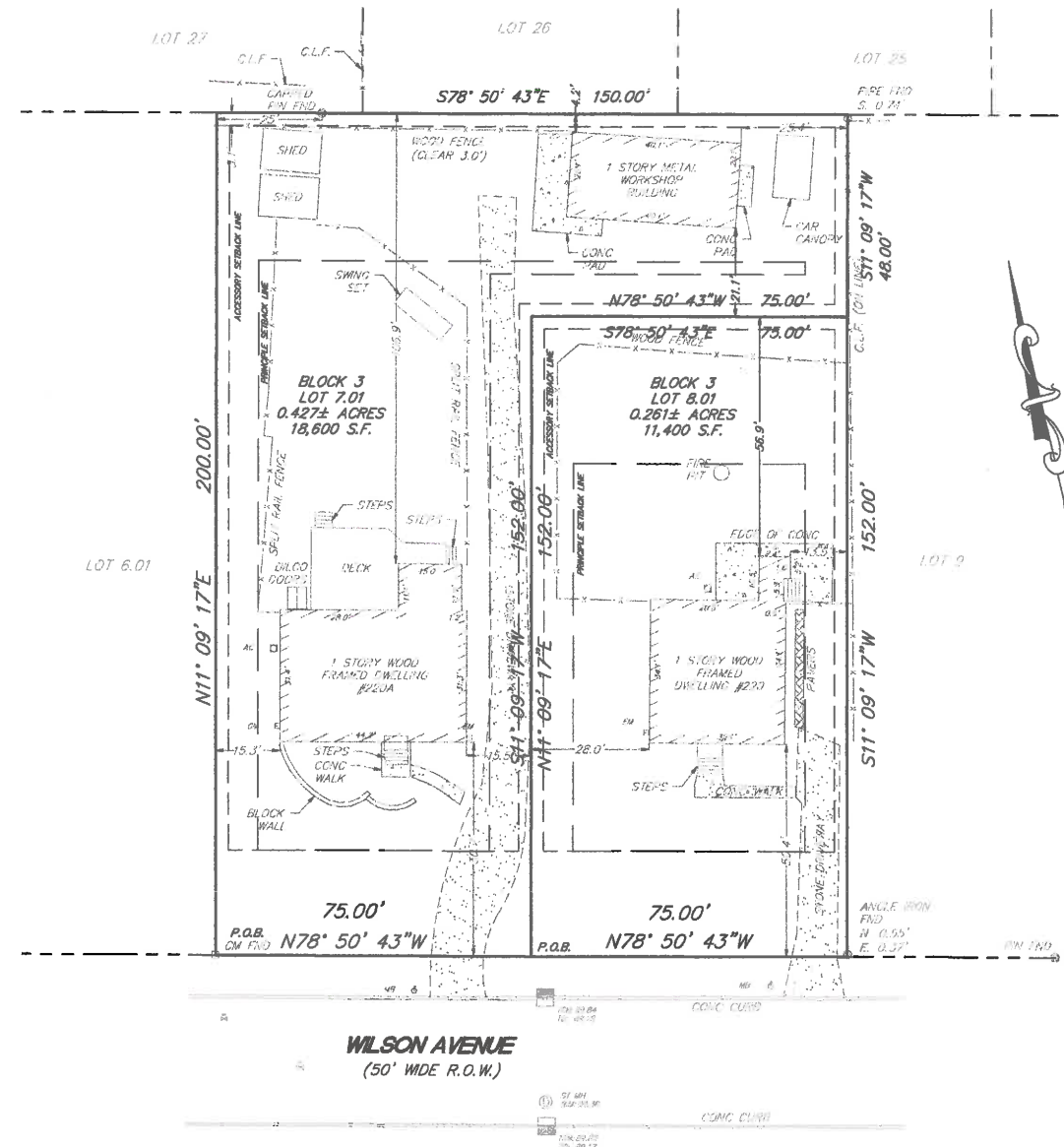
CHARLES J. WITCZAK III
PROFESSIONAL ENGINEER, N.J. LIC. No. GE34467

Witczak
ENGINEERING, Inc.
Consulting Engineers and Planners
CERTIFICATE OF AUTHORIZATION 24GA26177500

74 BRICK BLVD
BUILDING 2, SUITE 106
BRICK, NJ 08755
TEL (848)221-2017
FAX (908)292-1060



EXISTING CONDITIONS



PROPOSED CONDITIONS

SITE SOILS

SOIL SYMBOL	SOIL DESCRIPTION
SaOB	SASSAFRA-WOODSTOWN SANDY LOAMS, 2-5% SLOPES

THIS SITE DOES NOT CONTAIN DOCUMENTED WETLANDS AND IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD MAP 34021C0169F

REVISION NO.	DATE	REVISION

—NOTICE—
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Charles J. Witczak III
CHARLES J. WITCZAK III
PROFESSIONAL ENGINEER, N.J. LIC. No. GE34467

Witczak
ENGINEERING, Inc.
Consulting Engineers and Planners
CERTIFICATE OF AUTHORIZATION 246A28177500

74 BRICK BLVD
BUILDING 2, SUITE 106
BRICK, NJ 08755
TEL (848)221-2017
FAX (908)292-1060

RE-DIVISION PLAN
220/220A WILSON AVE
BLOCK 3 - LOTS 7.01 & 8.01
TAX MAP 1
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

PROJECT NO	DATE
21-025	2/14/22
DRAWN BY	DESIGNED BY
99	99
SCALE	CHECKED BY
1"=20'	55
WITCZAK ENGINEERING	
SHEET NO.	2 of 2



Roberts
ENGINEERING GROUP LLC
Women Business Enterprise Certified

1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

April 14, 2022

Jane Davis, Planning Board Secretary
Hightstown Planning Board
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08520

Re: 220 Wilson Avenue Minor Subdivision
Applicant: Michael Sheenan
Development: 220/220A Wilson Ave.
Block 3, Lots 7.01 and 8.01
Borough of Hightstown, Mercer County, New Jersey
Our File No.: HPB202203

Dear Ms. Davis:

The Applicant is requesting Preliminary and Final Minor Subdivision Approval with checklist waivers to adjust the common lot line between Block 3, Lots 7.01 and 8.01. The Applicant proposes to move the rear lot line of Lot 8.01 along the common lot line between Lots 7.01 and 8.01 and increase the lot size of Lot 7.01.

These lots were originally subdivided in 2008 as part of a 3-lot subdivision to rearrange existing lot lines to create three conforming lots and allow the construction of one new single-family dwelling on Lot 7.01. This prior application required no variances and was approved by the Planning Board per Resolution No. 2008-12.

The following documents have been utilized in our review:

1. Copy of the completed Planning Board Application for Preliminary and Final Minor Subdivision Approval with requested checklist waivers, including a completed Minor Subdivision checklist, dated March 21, 2022.
2. A set of plans entitled, "Preliminary & Final Minor Re-subdivision prepared for 220A/220 Wilson Avenue, Block 3, Lots 7.01, 8.01 Borough of Hightstown, Mercer County, New Jersey," consisting of two (2) sheets, prepared by Witczak Engineering, Inc., dated February 14, 2022.

We offer the following comments and recommendations for the Planning Board's consideration:

I. ZONING

1. This property is located in the R-3 Residential District.
2. The bulk requirements, setbacks, buffers, and other zoning issues will be reviewed and discussed within the Borough Planner's Report.

II. VARIANCES

1. The Applicant has requested no variances.

III. CHECKLIST WAIVERS

The Applicant is requesting waivers from the Minor Subdivision Checklist for the following items:

1. **Item No. 18**

Provisions for collecting and discharging storm water runoff. A composite grading and drainage plan of the entire development shall accompany each submission. This plan shall identify finished floor elevations, all high and low points and breaks in grade and tentative elevation at the corners of house location on each lot.

2. **Item No. 19**

All existing and proposed utility service lines and laterals on-site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, connections and underground electric and phone service.

I have no objection to the waivers as outlined above because there are no site improvements being proposed by the Applicant.

IV. COMPLETENESS

I recommend that this application be deemed incomplete until the Applicant satisfies Minor Subdivision Checklist Item Numbers 10 and 14. Please see below.

V. COMMENTS

1. Minor Subdivision Checklist

a. **Item No. 10**

A boundary survey of the total tract signed and sealed by the preparing N.J. Licensed Land Surveyor in accordance with N.J.A.C. 13:40-5

The Applicant shall provide a boundary survey of the total tract signed and sealed by a licensed N.J. Professional Land Surveyor. The applicant has provided plans signed and sealed by a Professional Engineer.

Only a licensed N.J. Professional Land Surveyor can change property lines, a Professional Engineer cannot. The Applicant shall provide metes and bounds descriptions for both lots and a revised Minor Subdivision Plan, signed and sealed by a Professional Land Surveyor

b. **Item No. 14**

Location and general specific classification of all existing on-site tree masses.

2. Lot 7.01 will be increased in area from 15,000 SF to 18,600 SF, and Lot 8.01 will be reduced from 15,000 SF to 11,400 SF. Both lots remain fully compliant with all zoning standards.

Preliminary and Final Minor Subdivision
Applicant: Michael Sheenan
Development: 220/220A Wilson Ave.
Block 3, Lots 7.01 and 8.01
Borough of Hightstown, Mercer County, New Jersey
Our File No.: HPB202203
Page 3 of 3

3. If this plan is to be filed at the Mercer County Clerk's Office, then this plan must adhere to all the requirements of the "Map Filing Law, i.e., Property Corners Set. If this Subdivision is to be filed by deed, legal descriptions must be submitted to this office for review.

VI. FEES

<u>Description</u>	<u>Application Fees</u>	<u>Escrow Fees</u>
Minor Subdivision	\$500.00	\$600/Lot x 2 = \$1,200.00
Totals		\$1,700.00

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

Very truly yours,



Carmela Roberts, P.E., C.M.E.
Borough Engineer

cc: Scott Micco, Esq., Parker McCay P.A, Planning Board Attorney
Brian Slaugh, PP, AICP, Clark, Caton, Hintz, Planning Board Planner
Charles J. Witczak III, P.E., P.P., Applicant's Engineer
Stephen E. Slaven, Esq., Turp, Coates, Driggers & White, P.C., Applicant's Attorney



**Consulting Engineers
and Planners**

July 5, 2022

**Borough of Hightstown Planning Board
ATTN: Jane Davis, Planning Board Secretary
156 Bank Street
Hightstown, NJ 08520**

RECEIVED

JUL 06 2022

**Borough of
Hightstown**

Page | 1

**RE: 220 Wilson Ave,
Block 3, Lots 7.01 & 8.01
Minor Subdivision
WEI Project No. 21-025**

Dear Ms. Davis,

In response to the review letter from Carmela Roberts, P.E., C.M.E. (Borough Engineer) dated 4/14/22, the application documents have been revised to satisfy same. The following items have been enclosed under cover of this letter:

- Nine (9) sets Minor Resubdivision Plans last revised 6/20/22
- Twelve (12) half-size sets of Minor Resubdivision Plans last revised 6/20/22
- Four (4) copies of "Existing Condition Survey" dated 2/1/22
- One (1) CD Containing PDF copies of the Plans and Survey

In response to the comments contained in section V of the review letter we offer the following responses:

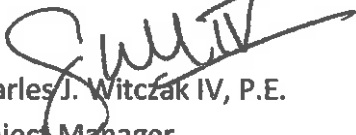
1.
 - a. Signed and sealed copies of the survey of the property have been enclosed in this package.
The plans have been signed and sealed by a NJ Licensed Surveyor
 - b. The applicant would like to request a waiver for item number 14 of the checklist regarding the on-site tree masses. This project proposes no site improvements and as such, there will be no change to the existing tree masses on-site as a result of this subdivision.
3. The applicant will comply with the Map filing requirements and will submit legal descriptions as required.

WEI Project No. 21-025
220 Wilson Ave
7-5-22

I trust this is the information you require at this time. Should you have any questions regarding this matter, please do not hesitate to contact my office.

Very Truly Yours,

Witczak Engineering Inc.

A handwritten signature in black ink, appearing to read 'C. Witczak IV', written over the printed name.

Charles J. Witczak IV, P.E.
Project Manager

Page | 2

WITCZAK ENGINEERING, Inc.

Engineering – Site Plan Design – Subdivision Design – Feasibility Studies – Community Association Services
Planning Services – Stormwater Facility Design – Regulatory Compliance Services

PRELIMINARY & FINAL MINOR RESUBDIVISION

PREPARED FOR

220A/220 WILSON AVENUE

BLOCK 3; LOTS 7.01, 8.01

BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

FEBRUARY 14, 2022

INDEX OF DRAWINGS

SHEET#	DRAWING TITLE	LAST REVISED
1	COVER SHEET	6-20-22
2	RE-DIVISION PLAN	6-20-22

200' PROPERTY OWNERS LIST BOROUGH OF HIGHTSTOWN

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
3	5	STOKAVYCH, MICHAEL & MILLIE 226 WILSON AVE, HIGHTSTOWN, NJ 08520	3	50	SKULTETY, KYLE WENDY 209 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	6.01	CHAVARRIA, BYRON 222 WILSON AVE, HIGHTSTOWN, NJ 08520	3	51	ZITANI, PAMELA M. 211 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	9	TAYLOR, ELWOOD & SANDRA V 218 WILSON AVE, HIGHTSTOWN, NJ 08520	3.01	39	DISTELCAMP, THOMAS & NANCY 220 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	10	HOLMES, ROGER L. II & MARPLE, KAREN 216 WILSON AVE, HIGHTSTOWN, NJ 08520	3.01	40	BV002 REO BLOCKER, LLC 218 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	11	WALMSLEY, LESTER C. 214 WILSON AVE, HIGHTSTOWN, NJ 08520	3.01	41	EWALD, JOHN M. & DONNA J. 216 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	12	BANKS, DANIEL & VICTORIA 212 WILSON AVE, HIGHTSTOWN, NJ 08520	3.01	42	CLARKE, STEPHEN & JUDITH 214 SUNSET AVE, HIGHTSTOWN, NJ 08520
3	21	DECKER, CRAIG 207 SUNSET AVE, HIGHTSTOWN, NJ 08520	16	1	GRANDA, MANUEL 217 WILSON AVE, HIGHTSTOWN, NJ 08534
3	25	WINSMANN, KEVIN & REYNA, KARIN V. 213 SUNSET AVE, HIGHTSTOWN, NJ 08520	16	2	GODDARD, RUSSEL L. SR. & DEBRA L. 215 WILSON AVE, HIGHTSTOWN, NJ 08520
3	26	DOHENY, TIMOTHY 217 SUNSET AVE, HIGHTSTOWN, NJ 08520	16	3	WOLF, GEORGE & STINSON, MARGARET 213 WILSON AVE, HIGHTSTOWN, NJ 08520
3	27	GONZALEZ, WILFREDO & NATIVIDAD 221 SUNSET AVE, HIGHTSTOWN, NJ 08520	16	4	MORA, TEOFILO A. & PATINO, DELIA 175 MECHANIC ST, HIGHTSTOWN, NJ 08520
3	28	MOROCHO, ANGEL F. 225 SUNSET AVE, HIGHTSTOWN, NJ 08520	16	5	SIMON III, WILLIAM & MCMANUS, COLLEEN 171 MECHANIC ST, HIGHTSTOWN, NJ 08520
3	29	KICHULA, PATRICIA 229 SUNSET AVE, HIGHTSTOWN, NJ 08520	19	5	FARPARAN, STEVEN & DVORAK, LAUREN 221 WILSON AVE, HIGHTSTOWN, NJ 08520
3	30	BERTOLINO, LYNN M. 233 SUNSET AVE, HIGHTSTOWN, NJ 08520			

AGENCY INFORMATION

GROUP	AGENCY NAME	ADDRESS
COUNTY ROADS	MERCER COUNTY PLANNING DEPT. / MCDADE ADMIN BLD	640 SOUTH BROAD ST./P.O. BOX 8068 TRENTON, NJ 08650-0068
STATE HIGHWAYS	NEW JERSEY DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVE. TRENTON, NJ 08625
UTILITIES	JERSEY CENTRAL POWER & LIGHT CO.	300 MADISON AVE. MORRISTOWN, NJ 07962-1911
UTILITIES	PUBLIC SERVICE ELECTRIC & GAS	80 PARK PLAZA NEWARK, NJ 07102
UTILITIES	COMCAST	ONE COMCAST CENTER, PHILADELPHIA, PA 19103
UTILITIES	VERIZON	1095 AVENUE OF AMERICAS NEW YORK, NY 10036
UTILITIES	BOROUGH OF HIGHTSTOWN/WATER & SEWER	156 BANK ST HIGHTSTOWN, NJ 08520



KEY MAP

SCALE 1"=100'

APPROVED AS A PRELIMINARY AND FINAL PLAT OF A MINOR SUBDIVISION BY THE PLANNING BOARD OF THE BOROUGH OF HIGHTSTOWN ON _____

ATTEST: _____

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

PROPERTY OWNER'S CONSENT STATEMENT

I HEREBY CERTIFY THAT I AM THE CURRENT AND LEGALLY RECOGNIZED OWNER OF THE PROPERTY FOR WHICH THIS APPLICATION IS BEING SUBMITTED - LOCATED AT:

3	7.01 & 8.01
BLOCK(S)	LOT(S)
HIGHTSTOWN	MERCER
MUNICIPALITY	COUNTY

OWNER'S SIGNATURE _____ DATE _____

GENERAL NOTES

- THE TRACTS ARE KNOWN AS LOTS 7.01 & 8.01 OF BLOCK 3 AS SHOWN ON THE BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY TAX MAP SHEET #1, REVISED 12/31/2019. LOTS 7.01 & 8.01 EACH CONTAIN 15,000 sf (0.34 ACRES) AND ARE LOCATED IN THE R-3 RESIDENTIAL DISTRICT.
- OWNER/APPLICANT : MICHAEL SHEENAN
220 WILSON AVENUE
HIGHTSTOWN, NJ 08520
- BOUNDARY INFORMATION AND EXISTING FEATURES TAKEN FROM "EXISTING CONDITIONS SURVEY" PREPARED BY PATTERSON SURVEYING & ENGINEERING, LLC DATED 2/1/22.
- BOTH LOTS ARE LOCATED WITHIN THE RESIDENTIAL SINGLE-FAMILY (R-3) ZONE
- EXISTING SITE CONDITIONS - RESIDENTIAL SINGLE FAMILY HOMES ON EACH LOT
- CONTRACTOR TO COORDINATE ALL UTILITY INSTALLATIONS AND RELOCATIONS, IF REQUIRED.
- NO TREES ARE TO BE REMOVED AS PART OF THIS APPLICATION
- THIS APPLICATION REQUESTS A WAIVER FOR ITEMS 14, 18, AND 19 FROM THE BOROUGH'S MINOR SUBDIVISION CHECKLIST.

ZONING REQUIREMENTS FOR LOT 7.01

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (min.)	10,000 SF	15,000 SF	18,600 SF
LOT WIDTH (min.)	75'	75'	75'
LOT DEPTH (min.)	100'	200'	200'
FRONT SETBACK (min.)	25'	50.7'	50.7'
PRINCIPLE SIDE SETBACK (total/min.)	25'/10'	30.8'/15.3'	30.8'/15.3'
ACCESSORY SIDE SETBACK (total/min.)	25'/3'	28.8'/9.8'	30.9'/9.8'
PRINCIPLE REAR SETBACK (min.)	35'	106.9'	106.9'
ACCESSORY REAR SETBACK (min.)	3'	3.6'	3.6'
PRINCIPLE BUILDING HEIGHT (max.)	2.5 STORIES/35'	1 STORY	1 STORY
ACCESSORY BUILDING HEIGHT (max.)	16'	<16'	<16'
BUILDING LOT COVERAGE (max.)	30%	12.3%	14.3%
IMPERVIOUS COVERAGE (max.)	40%	29.1%	28.5%

* - DENOTES EXISTING NON-CONFORMITY
v - DENOTES PROPOSED VARIANCE

ZONING REQUIREMENTS FOR LOT 8.01

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (min.)	10,000 SF	15,000 SF	11,400 SF
LOT WIDTH (min.)	75'	75'	75'
LOT DEPTH (min.)	100'	200'	152'
FRONT SETBACK (min.)	25'	50.4'	50.4'
PRINCIPLE SIDE SETBACK (total/min.)	25'/10'	41.5'/13.5'	41.5'/13.5'
ACCESSORY SIDE SETBACK (total/min.)	25'/3'	33.4'/8.0'	N/A
PRINCIPLE REAR SETBACK (min.)	35'	104.9'	56.9'
ACCESSORY REAR SETBACK (min.)	3'	4.2'	N/A
PRINCIPLE BUILDING HEIGHT (max.)	2.5 STORIES/35'	1 STORY	1 STORY
ACCESSORY BUILDING HEIGHT (max.)	16'	<16'	<16'
BUILDING LOT COVERAGE (max.)	30%	13.2%	10.2%
IMPERVIOUS COVERAGE (max.)	40%	22.5%	21.3%

* - DENOTES EXISTING NON-CONFORMITY
v - DENOTES PROPOSED VARIANCE

**PATTERSON
SURVEYING &
ENGINEERING,
LLC**

CERTIFICATE OF AUTHORIZATION
#24GA28227000

4 UTAH TRAIL
MEDFORD, NJ 08055
732-501-7192
don@pattersonse.com
www.PattersonSE.com

DANIEL J. PATTERSON
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 24GB04257200

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ANY OTHER PURPOSE WITHOUT THE WRITTEN
CONSENT OF WITCZAK ENGINEERING INC.

100 0 100 200
GRAPHIC SCALE IN FEET

CHARLES J. WITCZAK III
PROFESSIONAL PLANNER, N.J. LIC. No. 33LI00437600

**Witczak
ENGINEERING, Inc.**

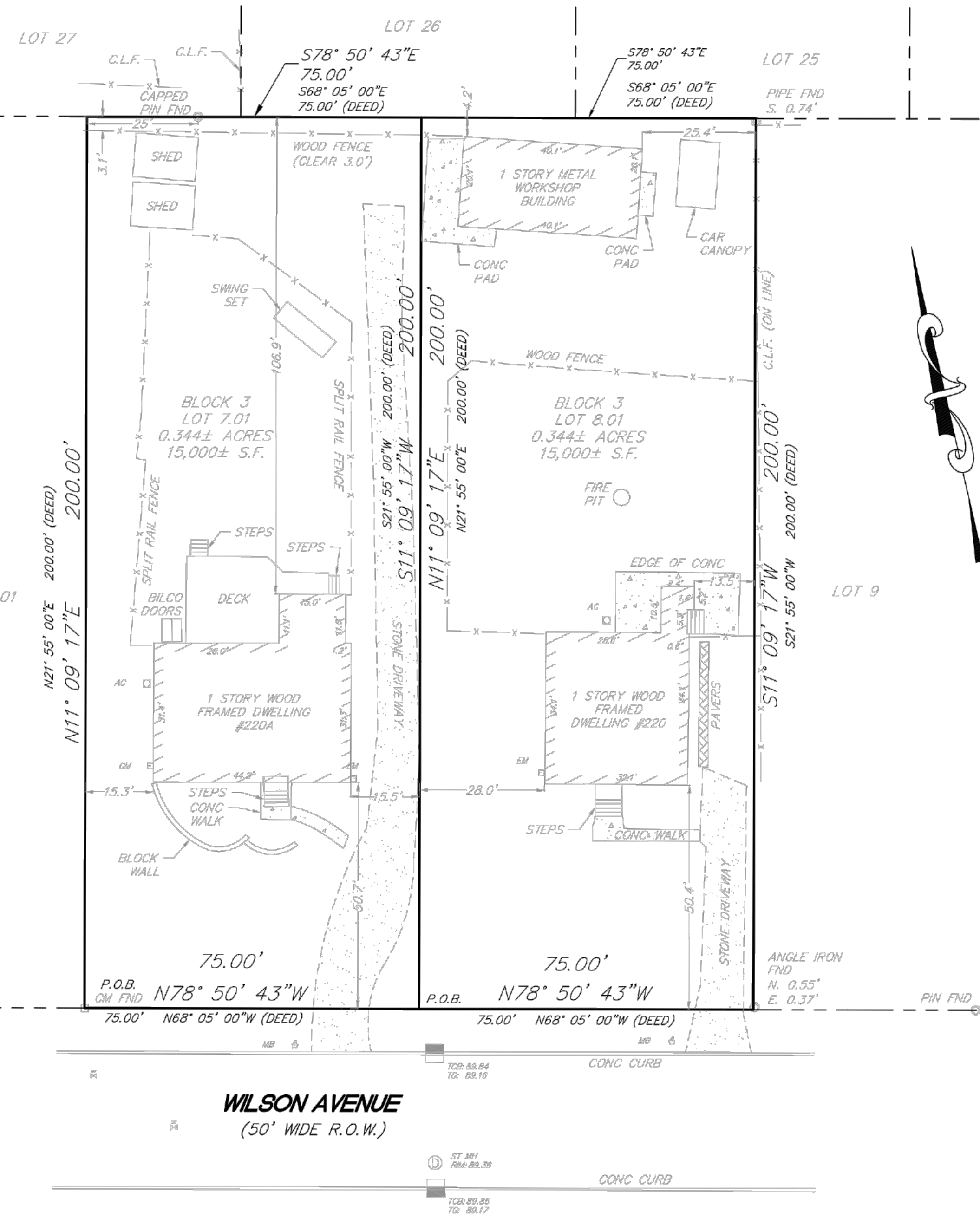
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74 BRICK BLVD
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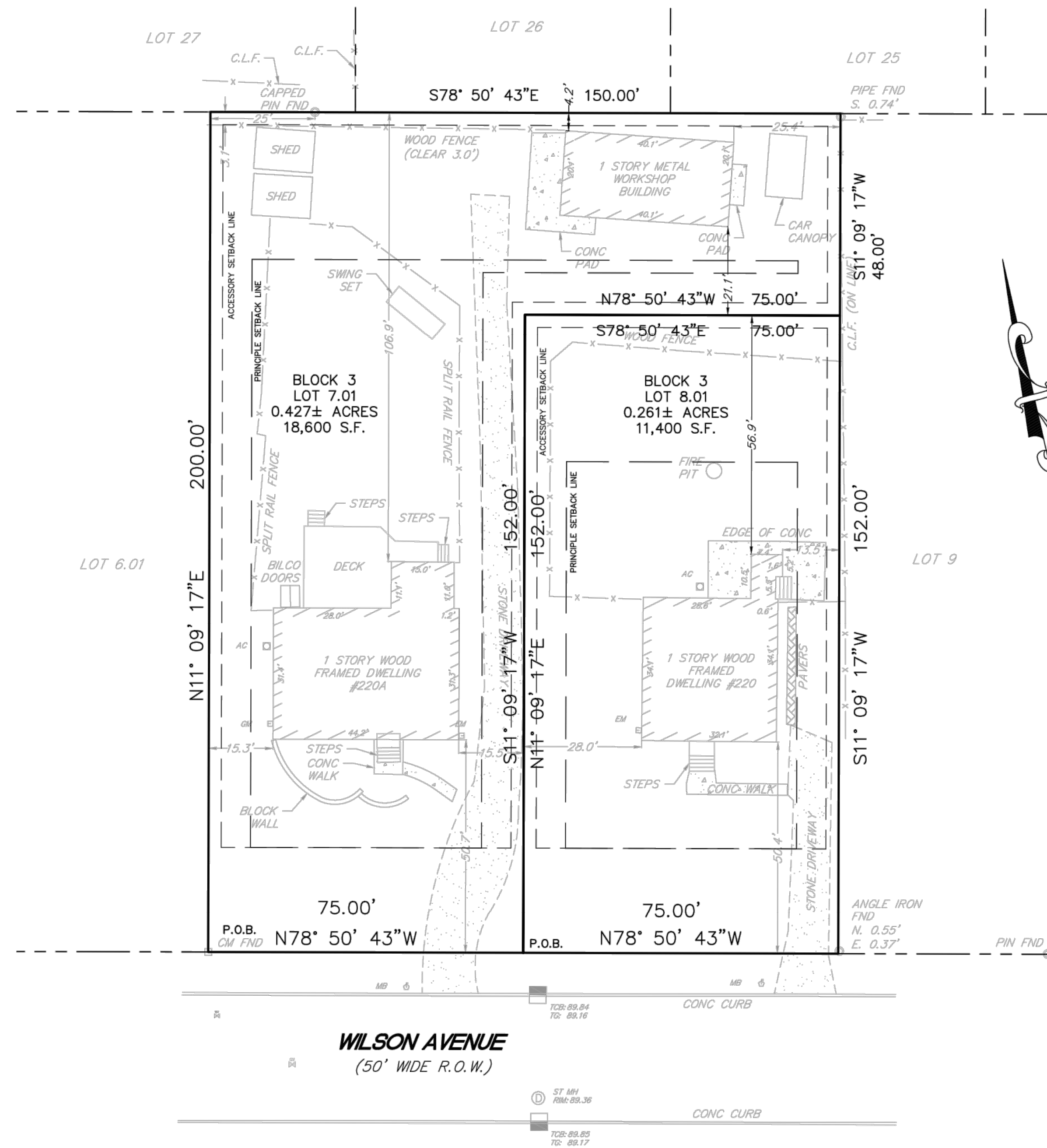
COVER SHEET

220/220A WILSON AVE
BLOCK 3 - LOTS 7.01 & 8.01
TAX MAP 1
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

PROJECT NO
21-025
DATE
2/14/22
DRAWN BY
99
DESIGNED BY
99
SCALE
1"=100'
CHECKED BY
55
WITCZAK ENGINEERING
SHEET NO.
1 of 2



EXISTING CONDITIONS



PROPOSED CONDITIONS

**PATTERSON
SURVEYING &
ENGINEERING,
LLC**
CERTIFICATE OF AUTHORIZATION
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20 0 20 40
GRAPHIC SCALE IN FEET

1 6-20-22 REVISIONS AS PER LETTER DATED 04-14-22

SITE SOILS

SOIL SYMBOL	SOIL DESCRIPTION
SaoB	SASSAFRA-WOODSTOWN SANDY LOAMS, 2-5% SLOPES

THIS SITE DOES NOT CONTAIN DOCUMENTED WETLANDS AND IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD MAP 34021C0169F

RE-DIVISION PLAN
220/220A WILSON AVE
BLOCK 3 - LOTS 7.01 & 8.01
TAX MAP 1
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

PROJECT NO. 21-025
DATE 2/14/22
DRAWN BY 99
DESIGNED BY 99
SCALE 1"=20'
CHECKED BY 55
WITCZAK ENGINEERING
SHEET NO. 2 of 2

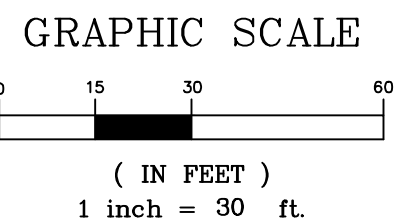
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Witczak
ENGINEERING, Inc.
Consulting Engineers and Planners

CHARLES J. WITCZAK III
PROFESSIONAL PLANNER, N.J. LIC. No. 33LI00437600



1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS, TIDELANDS CLAIMS, VALIDITY OF CHAIN OF TITLE, AND ANY OTHER PERTINENT FACTS WHICH A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
2. ANY UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS. NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION AND NJ ONE CALL LOCATION SERVICES AT 1-800-272-1000.
3. THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD ON 01/26/22.
4. NO FRESHWATER WETLANDS, RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR THE STATE OF NEW JERSEY OVER LANDS NOW OR FORMERLY FLOWED BY TIDES, LANDS CONTAINING OR AFFECTED BY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED, PROTECTED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY HAVE BEEN LOCATED OR DELINEATED AS PART OF THIS SURVEY.



REV.	DATE	DESCRIPTION	DWN BY	APP BY

LOT(S): 7.01 & 8.01	SCALE: AS SHOWN
BLOCK: 3	ACREAGE: AS SHOWN

DATE: 02/01/22	DRAWING NO: BL3 L8.01 HIGHTSTOWN
PATTERSON No. 2022-007	SHEET No. 1 OF 1



Roberts
ENGINEERING GROUP LLC
Women Business Enterprise Certified

1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

July 22, 2022

Jane Davis, Planning Board Secretary
Hightstown Planning Board
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08520

Re: Review No. 2
220 Wilson Avenue Minor Subdivision
Applicant: Michael Sheenan
Development: 220/220A Wilson Ave.
Block 3, Lots 7.01 and 8.01
Borough of Hightstown, Mercer County, New Jersey
Our File No.: HPB202203

Dear Ms. Davis:

The Applicant is requesting Preliminary and Final Minor Subdivision Approval with checklist waivers to adjust the common lot line between Block 3, Lots 7.01 and 8.01. The Applicant proposes to move the rear lot line of Lot 8.01 along the common lot line between Lots 7.01 and 8.01 and increase the lot size of Lot 7.01.

These lots were originally subdivided in 2008 as part of a 3-lot subdivision to rearrange existing lot lines to create three conforming lots and allow the construction of one new single-family dwelling on Lot 7.01. This prior application required no variances and was approved by the Planning Board per Resolution No. 2008-12.

The following documents have been utilized in our review:

1. Copy of the completed Planning Board Application for Preliminary and Final Minor Subdivision Approval with requested checklist waivers, including a completed Minor Subdivision checklist, dated March 21, 2022.
2. A set of plans entitled, "Preliminary & Final Minor Re-subdivision prepared for 220A/220 Wilson Avenue, Block 3, Lots 7.01, 8.01 Borough of Hightstown, Mercer County, New Jersey," consisting of two (2) sheets, prepared by Witczak Engineering, Inc., dated February 14, 2022, revised June 20, 2022.
3. Copy of a plan entitled, "Existing Conditions Survey, Block 3 Lots 7.01 & 8.01, 220 & 220A Wilson Avenue, The Borough of Hightstown, Mercer County NJ", consisting of one sheet, prepared by Patterson Surveying & Engineering, LLC, dated February 1, 2022.
4. Copy of a response letter to Jane Davis, Borough of Hightstown Planning Board Secretary, from Charles J. Witczak IV, PE, dated July 5, 2022.

We offer the following comments and recommendations for the Planning Board's consideration:

I. ZONING

1. This property is located in the R-3 Residential District.

2. The bulk requirements, setbacks, buffers, and other zoning issues will be reviewed and discussed within the Borough Planner's Report.

II. VARIANCES

1. The Applicant has requested no variances.

III. CHECKLIST WAIVERS

The Applicant is requesting waivers from the Minor Subdivision Checklist for the following items:

1. Item No. 14

Location and general classification of all existing on-site tree masses.

2. Item No. 18

Provisions for collecting and discharging storm water runoff. A composite grading and drainage plan of the entire development shall accompany each submission. This plan shall identify finished floor elevations, all high and low points and breaks in grade and tentative elevation at the corners of house location on each lot.

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All existing and proposed utility service lines and laterals on-site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, connections and underground electric and phone service.

I have no objection to the waivers as outlined above because there are no site improvements being proposed by the Applicant.

IV. COMPLETENESS

I recommend this application be deemed complete.

V. COMMENTS

1. Lot 7.01 will be increased in area from 15,000 SF to 18,600 SF, and Lot 8.01 will be reduced from 15,000 SF to 11,400 SF. Both lots remain fully compliant with all zoning standards.
2. The Applicant will comply with the requirements of the "Map Filing Law, including the setting of Property Corners. This Subdivision will be filed by deed and legal descriptions must be submitted to this office for review.

Review No. 2
Preliminary and Final Minor Subdivision
Applicant: Michael Sheenan
Development: 220/220A Wilson Ave.
Block 3, Lots 7.01 and 8.01
Borough of Hightstown, Mercer County, New Jersey
Our File No.: HPB202203
Page 3 of 3

VI. FEES

<u>Description</u>	<u>Application Fees</u>	<u>Escrow Fees</u>
Minor Subdivision	\$500.00	\$600/Lot x 2 = \$1,200.00
Totals		\$1,700.00

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

Very truly yours,



Carmela Roberts, P.E., C.M.E.
Borough Engineer

cc: Scott Micco, Esq., Parker McCay P.A, Planning Board Attorney
Brian Slauch, PP, AICP, Clark, Caton, Hintz, Planning Board Planner
Charles J. Witzak III, P.E., P.P., Applicant's Engineer
Stephen E. Slaven, Esq., Turp, Coates, Driggers & White, P.C., Applicant's Attorney



MEMORANDUM

Clarke Caton Hintz

Architecture
Planning
Landscape Architecture

100 Barrack Street
Trenton NJ 08608
clarkecatonhintz.com
Tel: 609 883 8383
Fax: 609 883 4044

To: Hightstown Planning Board

From: Brian Slaugh, PP, AICP

Re: **Michael Sheehan**
Lot Line Adjustment Minor Subdivision
Application No. 2022-03
Block 3, Lots 7.01 and 8.01
220 and 220A Wilson Avenue
R-3 Residential Zoning District

Date: July 27, 2022

1. Materials Reviewed

The following materials were reviewed in the preparation of this report:

- Application No. PB2-22-03, dated March 21, 2022.
- *Existing Conditions Survey*, prepared by Daniel J. Patterson, PLS, of Patterson Surveying and Engineering, LLC, dated February 1, 2022, consisting of one sheet.
- *Preliminary and Final [sic] Minor Resubdivision*, Daniel J. Patterson, PLS, of Patterson Surveying and Engineering, LLC, and Charles J. Witczak, III, PP, of Witczak Engineers, Inc., dated February 14, 2022, revised to June 20, 2022, consisting of two sheets.
- Review Reports, Borough Engineer, dated April 14, 2022 and July 22, 2022.
- Response Letter, prepared by Charles Witczak, IV, PE of Witczak Engineers, Inc., dated July 5, 2022.

The minor subdivision plan is set up with both the signatures and seals of Mr. Patterson and Mr. Witczak. It is not clear on the plan set who prepared what portion of the drawings. Mr. Patterson should confirm that he prepared both the existing conditions and proposed conditions plans on the drawing set as a professional land surveyor.

The site was also investigated for existing conditions.

John Hatch, FAIA
George Hibbs, AIA
Brian Slaugh, AICP
Michael Sullivan, AICP
Michael Hanrahan, AIA
Mary Beth Lonergan, AICP



2. Application Description

- 2.1 Applicant's Proposal. The applicant proposes a lot line adjustment to turn two rectangular lots into one rectangular lot and one "L"-shaped lot. The subdivision would remove 3,600 sf. from Lot 8.01 and add it to Lot 7.01. Consequently, Lot 8.01 would decrease in size from 15,000 sf. to 11,400 sf. and Lot 7.01 would increase in size from 15,000 sf. to 18,600 sf. in area. As noted in the Borough Engineer's reviews, this property was the subject of a prior minor subdivision in 2008 when the two lots in this application were subdivided. In 2008, three lots were created altogether. Since no new lot is being created, but merely a lot line adjustment, there is no "creeping subdivision"¹ issue produced with this application.

Recent Aerial of
Subject Property
with Approximate
Lot Lines and
Proposed
Subdivision Line



¹ - A "creeping subdivision" is where the same property is the subject of more than one minor subdivision that has the effect of a major subdivision without the level of development and Board scrutiny that a major subdivision requires.



- 2.2 Property Description. Both lots are used for residential purposes and contain single family residential dwellings, as do all of the other nearby lots. See preceding photograph. The apparent purpose of the subdivision is to subdivide the property that contains an outbuilding and make it part of Lot 7.01. See photograph below:



Outbuilding in the Rear of Lot 8.01 to be Consolidated with Lot 7.01

3. Variances and Exceptions

- 3.1 Accessory Building Aggregate Side Yard Variance. The car canopy on the survey and just visible in the photograph above on the extreme right meets the definition of a building in the zoning ordinance. The car canopy is approximately 8 feet from the side yard and the closet shed on the opposite side of the property is about 10 feet. Under Section 28-3-7b.6, the aggregate side yard for accessory buildings is 25 feet, thereby necessitating a variance.
- 3.2 Side Lot Line Exception. Section 27-5-5.b requires side lot lines to be at right angles to straight streets. This is a common requirement in subdivision design regulations and is interpreted to mean that the line leading back from its intersection with the street right-of-way line is to be straight. Here, Lot 7.01 will



have a 90° turn to the east and then a second 90° turn to the north that creates the “L” shape of the lot.

4. Application Comments

- 4.1 Car Canopy. Car canopies are typically frame structures with fabric or plastic panels to create shelter for vehicles. As such, they are easily dismantled. We recommend that the car canopy be removed and the variance eliminated.
- 4.2 Subdivision Side Yard Exception. We do not foresee any negative consequences to the creation of a non-linear side yard since the effect of the non-conformity rests with Lot 7.01, the owner of which presumably desires this outcome.

We would be pleased to answer any questions concerning this review.

Cc. Jane Davis, PB Secretary
Scott Miccio, Esq., PB Attorney
Carmela Roberts, PE, Borough Engineer
George Chin, Zoning Officer
Michael Sheehan, Applicant, MSmech@gmail.com
Stephen Slaven, Esq., Applicant's Attorney, sslaven@turpcoateslaw.com