

LAWRENCE B. SACHS, ESQ.
COUNSELOR AT LAW

8G AUER COURT
EAST BRUNSWICK, NJ 08816

(732) 613-1441
FAX: (732) 613-4747
larry@sachslawnj.com

RECEIVED

MAR 20 2023

Borough of
Hightstown

March 20, 2023

Ms. Jane Davis
Administrative Assistant
Planning Board/Construction & zoning
Borough of Hightstown
156 Bank Street
Hightstown, NJ 08520

RE: 424 Stockton Road
Hightstown, NJ
Blok 7, Lot 8

Dear Ms. Davis:

Please be advised that I represent Applicant, Segundo and Flavia Orozco, in connection with the above matter. Pursuant to same, I am enclosing 21 copies of the revised application along with attachments for consideration by the Borough of Hightstown Zoning Board of Adjustment. Please have your professionals review same and advise as to a hearing date before the Board.

I look forward to hearing from you soon.

Very truly yours,

Lawrence B. Sachs
LBS/ep
Enclosures

cc: Michael Herbert, Esq.

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

RECEIVED

MAR 20 2023

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: MARCH 20, 2023 Application Number: PB2022-04

Application Fees: _____ Escrow Deposit: _____

Scheduled for:

Review for Completeness: BY MAY 3, 2023

Hearing Date: _____

1. APPLICANT

Name: Segundo + Flavia Orozco

Address: 424 Stockton St.

Hightstown, NJ 08520

Telephone: (609) 216-2885

Fax: _____

E-mail: _____

Mailing Address: 424 Stockton St.

Hightstown, NJ 08520

Applicant is a: ☐ Corporation ☐ Partnership ☒ Individual

Corporations must be represented by an attorney

Attorney's Name: Lawrence B. Sachs, Esq.

Address: 86 Aver Court

E. Brunswick, NJ 08816

Telephone: (732) 613-1441

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

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

Owner: _____

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 _____

- 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:

§ 28-3-7 (B)(10) - lot coverage variance
required as structures + other lot improvements
exceed 40%. Existing + proposed lot coverage
is 59.5%.

- 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: Applicant proposes to obtain
bulk variance relief for maximum lot coverage for a
constructed paved patio in the rear yard. The maximum
permitted lot coverage is 40%, whereas 59.5% is existing
+ proposed

6. Waivers requested of Development Standards and/or Checklist Requirements: _____

7. Subject PROPERTY

- A. Address: 424 Stockton St.
Hightstown, NJ
- B. Block 7 Lot(s) 8
- C. Zoning District R-3 Residential Zone
- 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.
- ① Survey prepared by Brunswick Surveying dated 1/25/20
- ② Letter & map prepared by East Point Engineering dated 8/4/20
- ③ Invoice & Diagram of site work dated 7/28/21 from Tommy General Contractors, LLC

8. Applicant's PROFESSIONALS

- A. ENGINEER Marc Leber, PE - East Point Engineering
Address 11 South Main Street
Marlboro, NJ 07746
Telephone (732) 577-0180
Email _____
Fax _____
- B. PLANNING CONSULTANT Marc Leber, PE - East Point Engineering
Address 11 South Main Street
Marlboro, NJ 07746

Telephone (734) 577-0180

Email _____

Fax _____

C. TRAFFIC ENGINEER _____

Address _____

Telephone _____

Email _____

Fax _____

D. ARCHITECT _____

Address _____

Telephone _____

Email _____

Fax _____

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

Name: _____

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:

APPLICANT'S PROFESSIONALS

Lawrence B. Sachs, Esq.

REPORTS NEEDED

any staff report upon review


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.

THE PUBLICATIO N SERVICE OF THE AFFECTED OWNE. JST 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.)

x 

Signature of Owner



Office Address:
11 South Main Street
Marlboro, NJ 07746
Tel: (732) 577-0180

August 4, 2022

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

**RE: Segundo & Flavia Orozco
424 Stockton Street
Block 7, Lot 8
Borough of Hightstown, Mercer County, New Jersey**

Dear Ms. Davis:

The above referenced project involves a lot coverage variance for the installation of a paver driveway. Based on the recent survey of the property prepared by Brunswick Surveying, Inc. dated July 14, 2022 (refer to the attached plan), our office calculates the following coverages:

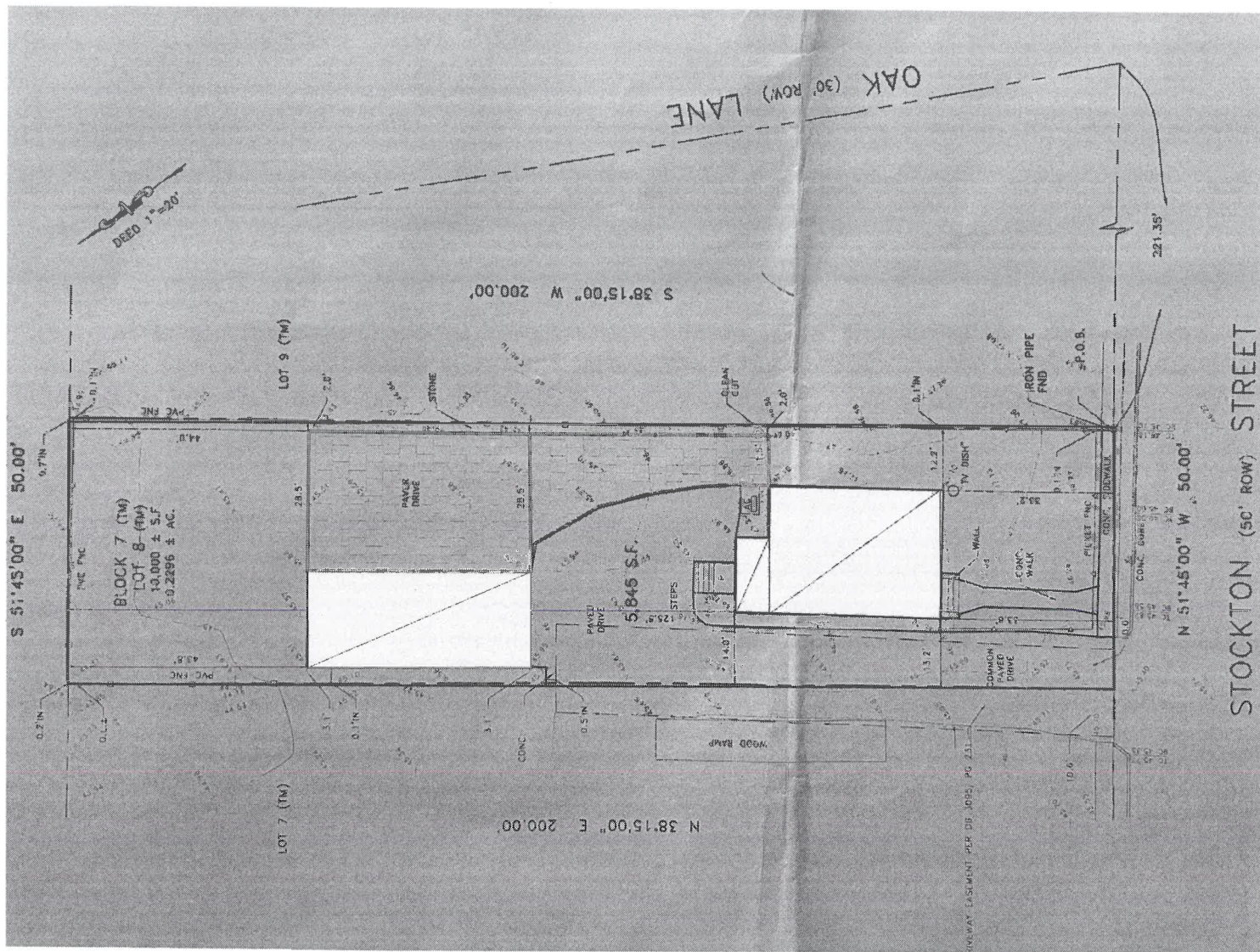
House and garage (shaded white in the PDF): 1,692 S.F.
Paved portion of driveway (in green): 2,044 S.F.
Portion of public sidewalk on the lot: 114 S.F.
Front walkway, porch and steps: 136 S.F.
Rear porch and steps: 48 S.F.
Side concrete walkway: 106 S.F.
Paver driveway area (in red): 1,126 S.F.
Paver driveway area (in blue): 582 S.F.
TOTAL: 5,848 S.F. (58.5% lot coverage)

The ordinance permits 40% lot coverage. The lot is over by 18.5%. Stormwater management for the extra 18.5% over lot coverage could be provided. This would require a system accommodating about 1,848 S.F. of impervious areas.

A small catch basin would be installed at the low area along the fence, and in one or two additional locations along the fence. These would be piped to a set of 2 Stormchambers placed in the rear yard. A single Stormchamber unit is rated for 115 C.F. of storage. So 2 units would be 230 C.F. This would be able to accommodate a 25-year storm assuming zero infiltration from the entire excess area.

A soil test would need to be performed to check permeability. If the permeability rate was very good, one Stormchamber unit may be sufficient.

Should you have any questions, or require additional information, please do not hesitate to contact me at the number above.



S 51°45'00" E 50.00'

BLOCK 7 (TM)
LOT 8 (TM)
10,000 ± S.F.
0.2295 ± AC.

LOT 7 (TM)

LOT 9 (TM)

S 38°15'00" W 200.00'

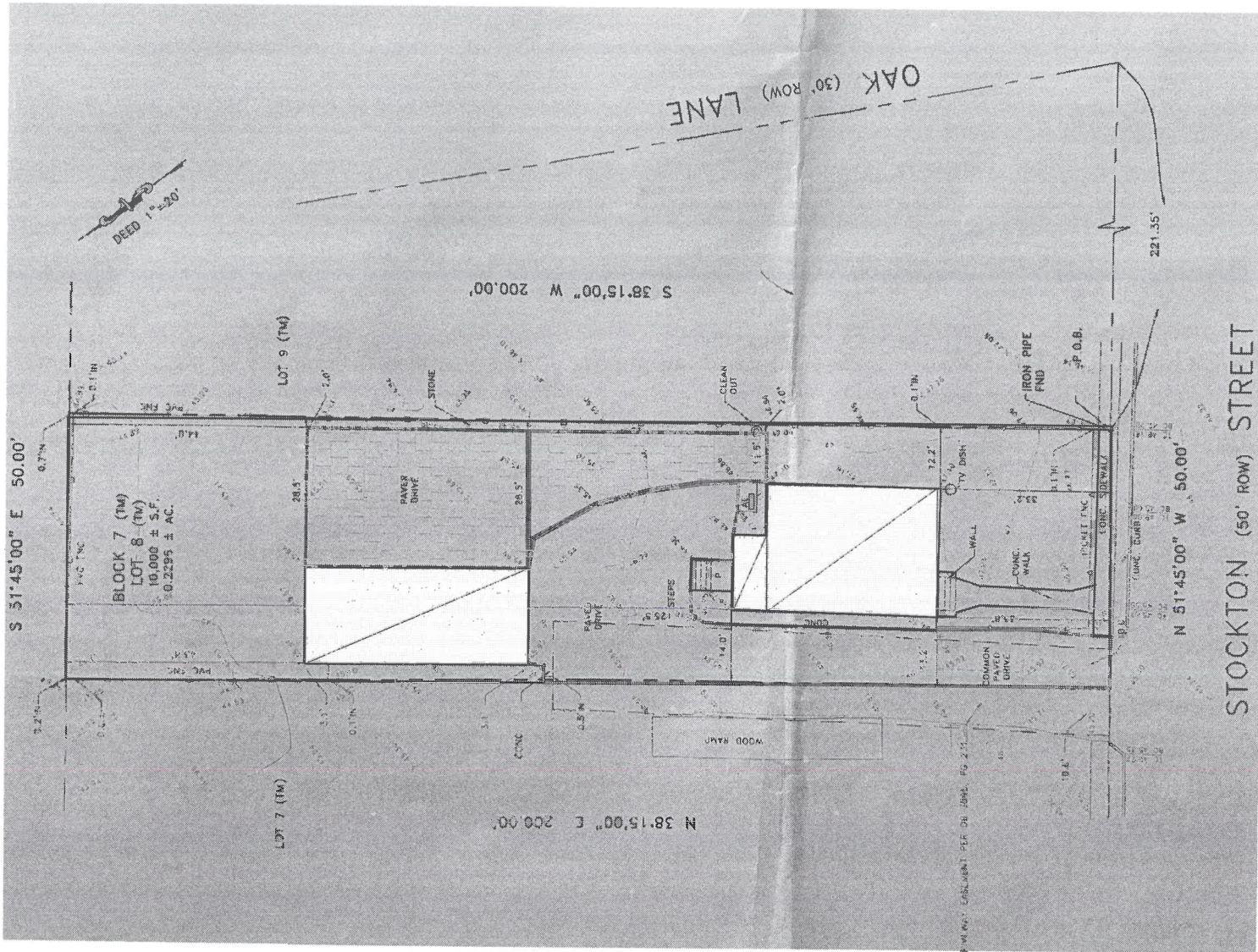
N 38°15'00" E 200.00'

OAK (30' ROW) LANE

N 51°45'00" W 50.00'

STOCKTON (50' ROW) STREET

221.35'



TOMMY GENERAL CONTRACTOR LLC

TOMMY GENERAL CONTRACTOR LLC
211 Ward Street
Hightstown NJ 08520
609-551-6606
ecvacunin30@hotmail.com

Date: July 28, 2021

To:
SEGUNDO OROZCO
424 Stockton Street
Hightstown, NJ 08520

Invoice #1001

Qty	Description	Unit Price	Line Total
	1. Excavation labor (1,518 sq feet)		\$5,000
	2. Excavation (pipe area - 110 linear feet, labor & material)		\$3,000
	3. 1 inch base blend 1,518 sq feet (includes 10' X 40' and 26' X 43' areas)		\$4,000
	4. Pavers 6" X 9" (Color - Ruby / Onyx) for 1,518 sq ft area		\$13,000
		Total Cost:	\$25,000.00
			LABOR & MATERIAL

SPECIAL NOTE: ALL NECESSARY PERMITS MUST BE SOLICITED & OBTAINED BY THE CLIENT

Make all checks payable to: **TOMMY GENERAL CONTRACTOR LLC**
Thank you for your business!

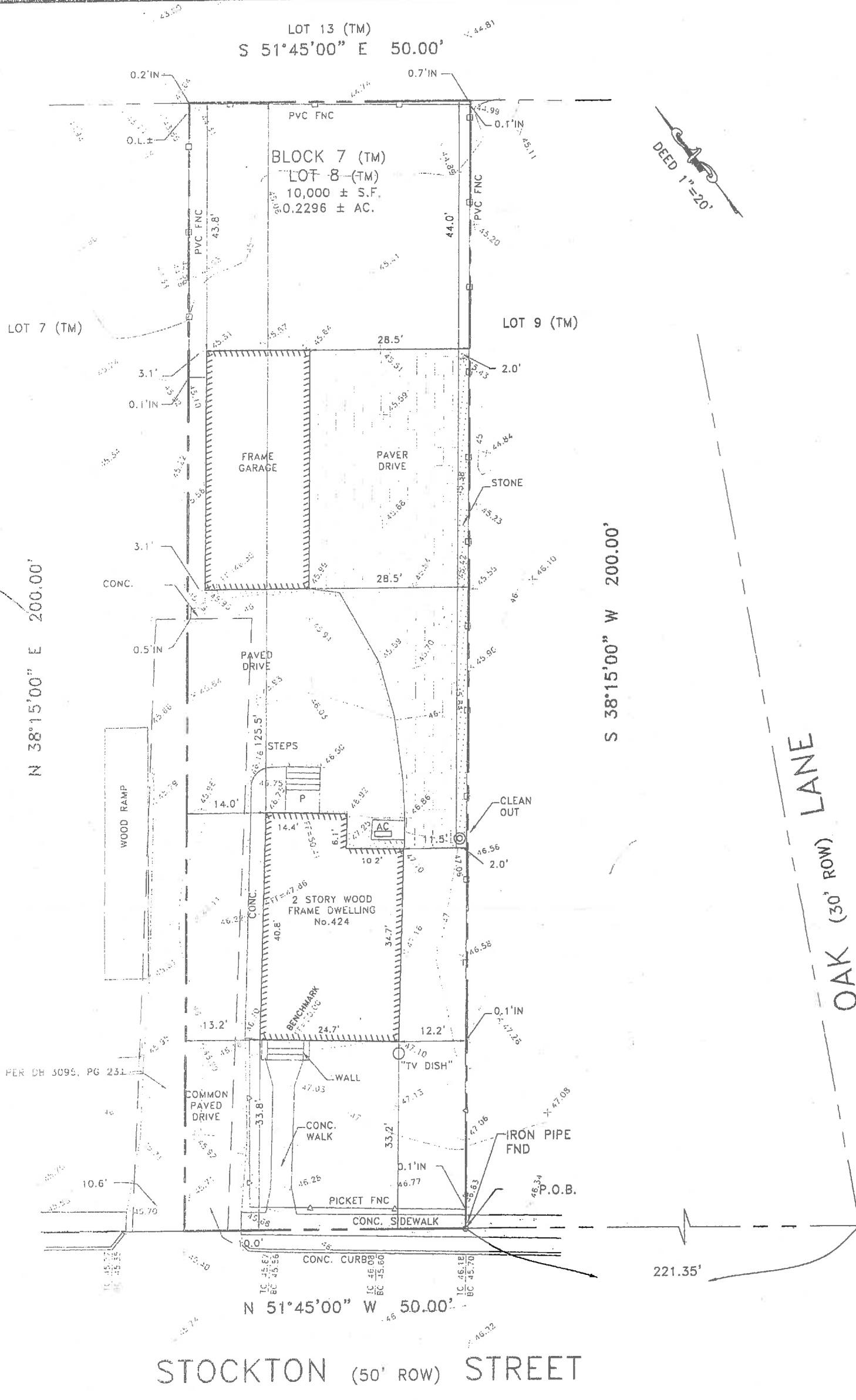
TOMMY GENERAL CONTRACTOR LLC

Tomas Cruz A


8-4-22

Date





NOTE: ELEVATIONS REFERENCED TO ASSUMED LOCAL DATUM.

<div>B</div> <div>S</div> <div>I</div>	Brunswick Surveying Incorporated Licensed Professional Land Surveyors 61 Stelton Road Piscataway, New Jersey 08854 Phone(732) 752-0100 Fax(732) 752-0101		THIS WORK WAS COMPLETED UNDER MY IMMEDIATE SUPERVISION:	
	TOPOGRAPHIC SURVEY			
	424 STOCKTON STREET BOROUGH OF HIGHTSTOWN MERCER COUNTY, NEW JERSEY BLOCK 7 LOT 8			
	Certificate of Authorization No. 24GA27940000		<input checked="" type="checkbox"/> ROBERT M. HORVATH New Jersey Professional Land Surveyor No. 27476	
	Drawn by JAS	Job No. 9222	Date 07/14/2022	<input type="checkbox"/> JAY A. STUHL, JR. New Jersey Professional Land Surveyor No. 36762
	Checked by RMH	Sheet No.	Scale 1"=20'	<input type="checkbox"/> JONATHAN A. STUHL New Jersey Professional Land Surveyor No. 43314