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OCT 23 2020

EAST AMWELL TOWNSHIP  
PLANNING BOARD OFFICE  
1070 ROUTE 202, RINGOES, NJ 08551  
PHONE (908) 782-8536 • FAX (908) 782-1967  
EMAIL: kparsons@eastamwelltownship.com

BY: .....

APPLICATION FOR DEVELOPMENT

FOR OFFICIAL USE ONLY

Date Filed: 8/20/2020 Action Required by: \_\_\_\_\_

Fee Paid: Application: 8/20/20 Escrow 8/20/20 Map Filing Fee N/A

Date Application Deemed Complete: \_\_\_\_\_ By: \_\_\_\_\_

SECTION 1. GENERAL INFORMATION

A. Applicant: NAME: DREW CHAFEY + NATALIE CHAFEY  
ADDRESS: 51 Rocktown Rd, Ringoes, NJ 08551  
TELEPHONE #: 732-735-9318 FAX #: N/A  
EMAIL ADDRESS: dchafey@gmail.com ; nchafey@gmail.com

B. The Applicant is: CORPORATION \_\_\_\_\_ PARTNERSHIP \_\_\_\_\_  
INDIVIDUAL  OTHER \_\_\_\_\_

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

C. The relationship of the Applicant to the property in question is:  
OWNER  LESSEE \_\_\_\_\_ PURCHASER UNDER CONTRACT \_\_\_\_\_  
OTHER: \_\_\_\_\_

D. OWNERS  
NAME: DREW CHAFEY + NATALIE CHAFEY  
ADDRESS: 51 Rocktown Road, Ringoes, NJ 08551  
TELEPHONE #: 732-735-9318 FAX #: N/A  
EMAIL ADDRESS: dchafey@gmail.com ; nchafey@gmail.com

E. PLANS PREPARED BY:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE #: \_\_\_\_\_ FAX #: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

F. REPRESENTED BY ATTORNEY:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE #: \_\_\_\_\_ FAX #: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

**SECTION 2. TYPE OF APPLICATION (Check all applicable)**

- |                                      |  |  |
|--------------------------------------|--|--|
| <input type="checkbox"/> Site Plan   | <input type="checkbox"/> Major Subdivision     | <input type="checkbox"/> Conditional Use     |
| <input type="checkbox"/> Waiver      | <input type="checkbox"/> Preliminary           | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final                 | <input checked="" type="checkbox"/> Bulk     |
| <input type="checkbox"/> Final       |  | <input type="checkbox"/> Use                 |
|                                      |  | <input type="checkbox"/> Interpretation      |
|                                      | <input type="checkbox"/> Minor Subdivision     |  |
|                                      | <input type="checkbox"/> Agricultural Division |  |

**SECTION 3. INFORMATION REGARDING THE PROPERTY**

- A. Street Address of Property: 51 Rocktown Road, Ringoes, NJ 08551
- B. Location of Property is approximately \_\_\_\_\_ feet from the intersection of \_\_\_\_\_ and \_\_\_\_\_
- C. Block #: 31 Lot #: 4.03
- D. Use of Property: Existing Use and Structures PRIVATE / RESIDENTIAL  
Proposed Use: UTILITY USE - ACCESSORY
- E. The zone in which the property is located: AMWELL VALLEY
- F. Is the property located in a historic district? \_\_\_\_\_ Yes  No
- F. Net Acreage of entire tract: 1.876 Gross Acreage of entire tract: 2.07
- G. Number of lots proposed (if applicable): N/A
- I. Is subject property located on a County Road? \_\_\_\_\_ Yes  No  
Within 200 ft. of a Municipal Boundary? \_\_\_\_\_ Yes  No  
Located on State Highway? \_\_\_\_\_ Yes  No
- J. Description of Application: (attach narrative if necessary):  
REQUESTING A BULK VARIANCE FOR THE CONSTRUCTION OF A POLE BARN DUE TO LIMITATIONS OF PROPERTY CONFIGURATION LOCATION OF THE WELL, SEPTIC AND CURRENT DRIVEWAY LOCATION

K. Are there any existing or proposed deed restrictions, easements, rights-of-way, or other dedication?  Yes \_\_\_\_\_ No (If yes, attached a copy) ROAD + STREAM PER SURVEY

L. Improvements: List all proposed on-site utility and off-tract improvements.

N/A

M. Plat Submission: List maps and other exhibits accompanying this application.

PROFESSIONAL SURVEY PROVIDED WITH A HAND DRAWN PROPOSED LOCATION OF POLE BARN

N. Proposal for Water Supply: N/A

Proposal for Septic Disposal: N/A

O. Has property been subject of any prior approvals/denials by Planning Board or Zoning Board of Adjustment (if yes, specify): \_\_\_\_\_ Yes  No

P. Bulk Standards

	District Requirements Existing	Proposed	Complies	Variance Required
Front Yard Setback	<u>75'</u>	<u>30'</u> <u>30'</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Side Yard Setback	<u>30'</u>	<u>12'</u> <u>12'</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rear Yard Setback	<u>50'</u>	<u>606.2</u> <u>606.2</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Width (in feet)	<u>400'</u>	<u>330'</u> <u>330'</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Depth (in feet)	<u>400'</u>	<u>678.2</u> <u>678.2</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Area (in acres)	<u>10</u>	<u>2.07</u> <u>2.07</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(1 acre= 43,650 sq. ft.)		<u>5044.14</u>		
Impervious Coverage	<u>10,000 sqft</u>	<u>6304 ft<sup>2</sup></u> <u>6304 ft<sup>2</sup></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	<u>35'</u>	<u>17' 9 3/8</u> <u>17' 9 3/8</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

\* NOTE: See Chapter 92 of East Amwell's Code, available at the Municipal Building, for each district's requirements.

**SECTION 4. INFORMATION REGARDING APPLICATION**

A. Describe any use and/or bulk variances requested:

We need a front yard variance as 75' is required and we are proposing 50'. We are also requesting a side yard variance

B. Design Waivers requested:

N/A

C. For Use Variance Applications: Supply a statement describing special reasons for the requested use variance (See 40:55D-70d).

Due to the odd shape of our lot and the location of the well, septic and driveway, it is not possible for the pole barn to be located in the rear yard nor is it logical to construct it in the back of our property as we would be adding additional lot coverage due to having to install a driveway to access said pole barn if it was located there.

D. For all Bulk Variance Applications: Supply a statement describing special reasons for the requested bulk variance (See 40:55D-70c).

**SECTION 5. COMPLIANCE WITH GENERAL CHECKLIST**

A. Applications shall be accompanied by all items and information as outlined in the Checklist specified for each land development application.

B. Please list requests for waivers of submission of documents and the reasons therefore:

A.14 Is stated and signed in the application.

A.15 Not a corporation

A.17 Not requesting any

A.21 Not in historic District (E. Amwell Does not have a historic District)

A.28 Will obtain abbreviated stormwater analysis from contractor.

A.30 Did not hire a professional for application

A.32 Do Not have wetlands on property.

A.37 Not near any watercourse of D+R Canal.

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P.3 BASE plan is a professional survey

P.15 Base survey is to scale, not proposed pole barn.

Continued - PTO =>

- p. 27 Have Google map to show existing trees.
- p. 30 Not within 100 feet of Greenways and Open Space
- p. 36 No buildings are being removed
- p. 40 No proposed parking
- p. 41 No trails.
- p. 42 No existing contours
- p. 47 No wells or septic systems within 100 feet of proposed site
- p. 52/53 Not proposed buffering.

Here is our reply with consultation from the person doing the ground preparation.

Dear township,

The proposed utility building is under 1000 square feet. The total affected land area during construction will be approximately 1800 square feet. The natural and currently existing slope and grade will remain, and no storm water will be directed toward any adjacent property. All rain water from the proposed utility building will remain on the building site.

When grading and building is complete, disturbed area surrounding the building will be finished with plantings, mulch, and decorative aggregate, with all other disturbed areas to be seeded with a rye, blue and fescue mix. Hay will be installed to speed germination and assist with soil stability while germination occurs.

With these considerations in mind, we request a waiver.

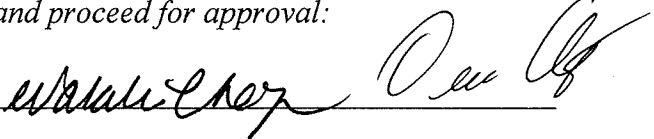
Let me know if anything needs to be changed.

Thanks, Drew

Drew Chafey  
732-735-9318

**SECTION 6. AUTHORIZATION AND VERIFICATION**

*I authorize the applicant to submit this application and proceed for approval:*

Date: 8/20/20 Owner's Signature: 

*I certify the statements and information contained in this application are true:*

Date: 8/20/20 Applicant's Signature: 