

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: Zoning Board Application for Fence Height Variance
Block 1020, Lot 2

Attached please find responses to comments posed by the DRC dated September 17, 2019:

1. Provide an updated survey showing the fence as it exists today.

Response: Attached please find updated survey with the requested dimension from the ROW.

2. Provide calculations on the amount of disturbance to be incurred during the project.

Response: The installation of 166 linear feet of fence, assuming 12" per linear foot equals 166 SF. The new patio and water feature are 350 SF. The combination of the new stair, walkway and patio is 626 SF for a total of 792 SF of Disturbance. We believe the reconfiguration of plants in the existing established garden to create a formal knot garden does not constitute disturbance.

3. Identify the area on the plans submitted between the SOD and the new patio.

Response: This is a sculptural water feature. There are 18" high stone blocks with a hole in the top of each block where water is pumped through and washes over the stone.

4. Regarding the garage to the rear of the property, please verify the use of this structure.

Response: The Frame Garage is used to store vehicles.

5. Comply with the Board's alternate Planner, Martin Truscott's Review Letter.

Response: Planner Completeness comments are enumerated as follows:

1. Fence Setback from possible right of way line.

Response: See item 1 above.

2. Photographs or fence details (or supplementary text) to provide:

a. Fence Material and style – Response – See attached Fence Style Chart – Starling Model. The material is aluminum with Black TGIC Polyester Powder Coating Technology finish.

b. Fence Post height is 54"

c. The typical dimension between fence openings is 313/16"

d. Evidence the finished side is facing the street and abutting property.

Response: Both sides are finished with the ornamental fence style unlike certain style wood fences having both a finished and exposed rail sides.

- e. Pool Compliant gate detail (self-closing and self-locking) Response: A self-latching and self-closing pool compliant gate has been installed where shown and is subject to final inspection by the Construction Code Official.
- f. Clarify (highlight) the specific fence Segment installed. Response: As note in a. above, it is the Starling design as shown on the material cut sheet.

3. Copy of Certification from Tax Collector that the taxes are up to date for the parcel.

Response: Tax Collector document attached.

4. Evidence of Approval of the D&R Canal Commission for fence.

Response: See attached Approved General Permit 2 for fence.

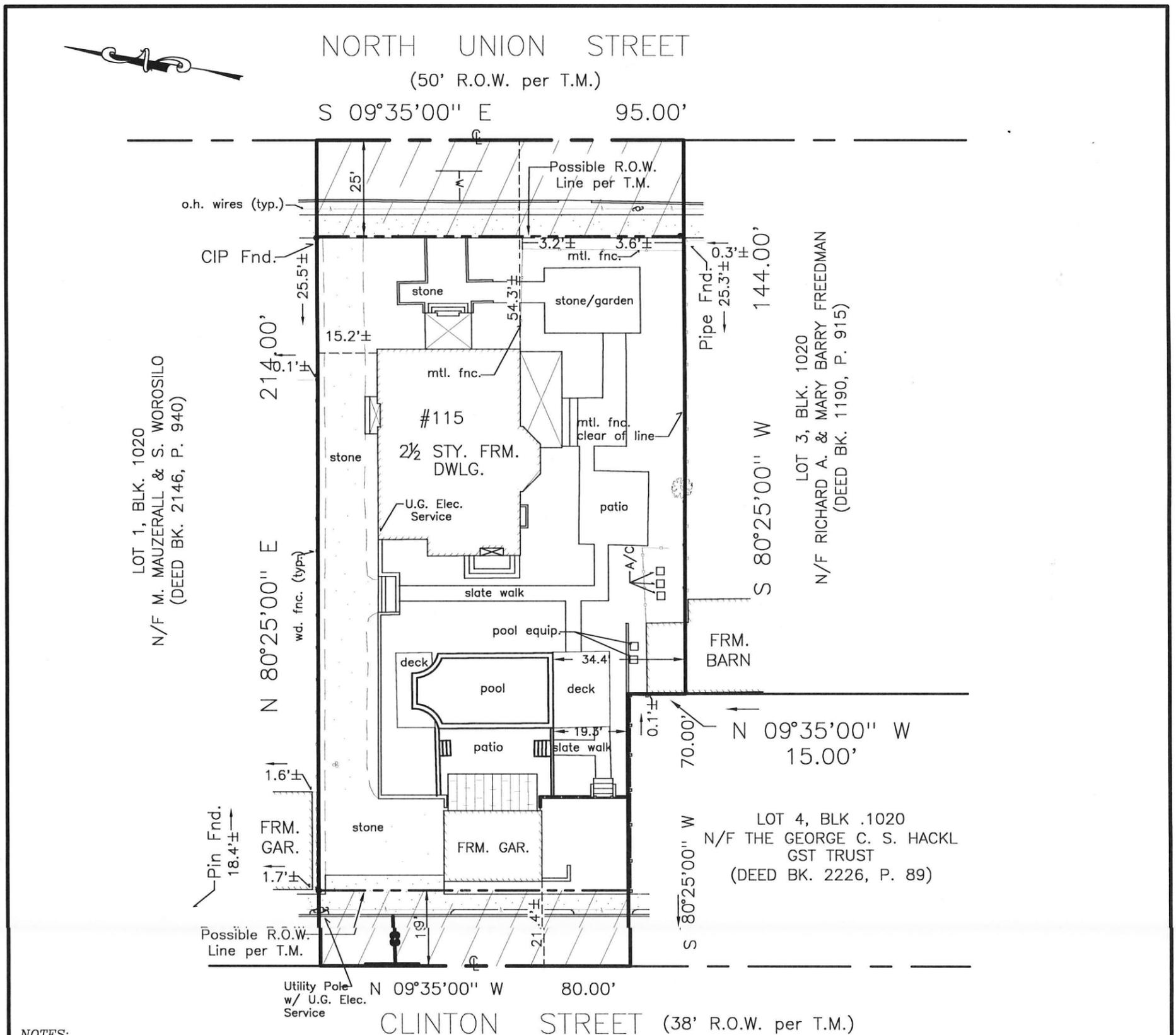
Please do not hesitate to contact me if you have further questions or require clarifications.

Regards,



Gary R. O'Connor, AIA
Architect

Cc: Owner
File



NOTES:

- 1.) THE CONDITIONS SHOWN HEREON REFLECT THE MEASUREMENTS AND OBSERVATIONS TAKEN FROM FIELDWORK PERFORMED ON DECEMBER 19, 2018.
- 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.) NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS SURVEY BY ANY PERSON OTHER THAN THOSE NAMED IN THE CERTIFICATION HEREON, INCLUDING, BUT NOT LIMITED TO, USE FOR SURVEY AFFIDAVIT OR FOR FUTURE SALE, EITHER DIRECTLY OR INDIRECTLY.
- 5.) CONTAINING 19,280± SF (2.0574 ACS.±) OF LAND, MORE OR LESS.
- 6.) SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS ETC., OF RECORD.
- 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).
- 8.) SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND ALONG NORTH UNION AND CLINTON STREETS.

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 6/15/2020 ADDED PATIO STONE GARDEN
 REV 11/15/2019 SHOWN LOCATION OF NEW METAL FENCE

TAX MAP DATA:

LOT 2
 BLOCK 1020
 SHEET 6

DEED REFERENCE:

BOOK 2030
 PAGE 821

CERTIFIED TO:

KABIR K. NATH

CERTIFICATE OF AUTHORIZATION NUMBER 24GA28005600

Vincent J. Rigelon, Jr.
 6/15/2020
 NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 33111

**GOLDENBAUM
 BAIL ASSOCIATES, INC.**
 ENGINEERING – LAND SURVEYING – PLANNING
 119 DOUGLAS STREET LAMBERTVILLE, N. J. 08530
 Telephone: (609) 397-1505 Fax: (609) 397-1739

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

PLAN OF SURVEY
 Prepared For
LOT 2, BLOCK 1020
 CITY OF LAMBERTVILLE, hunterdon county, new jersey

DRAWN BY: AHM	CHECKED BY: EBR	SCALE: 1"=30'	DATE: 12/21/2018	PROJ. NO: 13-013
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PROPOSED PORCH STAIR AND LANDSCAPE PLAN

for the

DIETRICH - NATH RESIDENCE

115 NORTH 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

PROJECT DATA

ADDRESS: 115 NORTH UNION STREET, LAMBERTVILLE, NEW JERSEY 08530

BLOCK: 1020 LOT: 2

EXISTING: 2 1/2 STY. DWELLING

PROPOSED: NEW LANDSCAPING AND ENLARGEMENT OF PORCH STAIRS

ZONING COMPUTATIONS

ZONING DISTRICT: R-2	REQUIRED	EXISTING	PROPOSED
LOT REQUIREMENTS:			
MIN. LOT SIZE	2,800 S.F.	15,384 S.F.	NO CHANGE
MIN. LOT FRONTAGE	40 FT.	95 FT.	NO CHANGE
MIN. WIDTH @ BLDG. LINE	40 FT.	95 FT.	NO CHANGE
PRINCIPAL BUILDING MINIMUM YARD / HT REQUIREMENTS:			
	REQUIRED	EXISTING	PROPOSED
FRONT YARD	0'	54.3'	NO CHANGE
SIDE YARD	5'	15.2' & 31.86'	NO CHANGE
REAR YARD	15'	81.5'	NO CHANGE
MAX HEIGHT	40 FT.	34± FT.	NO CHANGE
	3 STY.	2 1/2 STY.	NO CHANGE
MAX BUILDING COVERAGE	60%	20%	20%
MAX LOT COVERAGE	80%	54%	58%
COVERAGE:	EXISTING	PROPOSED	TOTAL
BUILDING AREAS	2,952 S.F.	83 S.F.	3,035 S.F.
PAVED AREAS	5,293 S.F.	563 S.F.	5,856 S.F.
TOTAL BLDG & PAVED AREAS:	8,245 S.F.	646 S.F.	8,891 S.F.

SHEET INDEX

A-1 COVER SHEET, PROJECT DATA & BUILDING STANDARDS

CITY OF LAMBERTVILLE APPROVALS

BOARD SECRETARY _____ DATE _____

BOARD CHAIRPERSON _____ DATE _____

BOARD ENGINEER _____ DATE _____

NO.	DATE	BY	DESCRIPTION
△			
△			
△			
△	06.12.20	DS	REVISIONS PER DRC COMMENTS

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

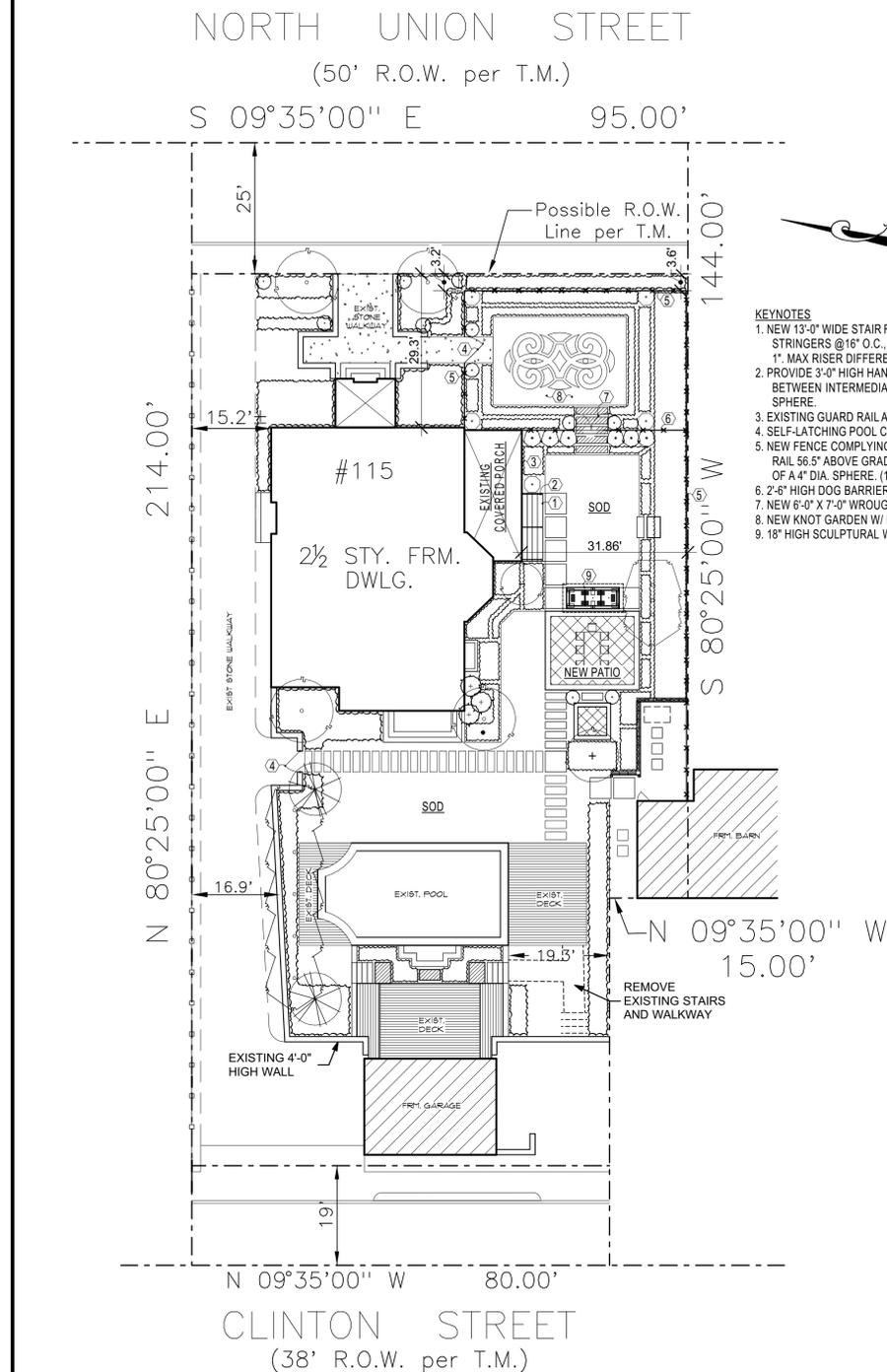
PROJECT NAME
PROPOSED PORCH STAIR AND LANDSCAPE PLAN
for the
DIETRICH - NATH RESIDENCE
115 NORTH UNION STREET, LAMBERTVILLE, NEW JERSEY 08530

DRAWING TITLE
COVER SHEET, PROJECT DATA & BUILDING STANDARDS

DATE	08.22.19	DRAWING NO.	
JOB NO.	1850	SCALE:	AS SHOWN
DRAWN BY:	DS		
REVIEWED BY:	GRO'C		

A-1

NOTE: SITE PLAN INCORPORATES DATA FROM SURVEY PREPARED BY:
VINCENT J. RIGELON, JR., PROFESSIONAL LAND SURVEYOR
GOLDENBAUM BAIL ASSOCIATES, INC
LAMBERTVILLE, NEW JERSEY 08530
DECEMBER 12, 2018, REVISED 06.15.20



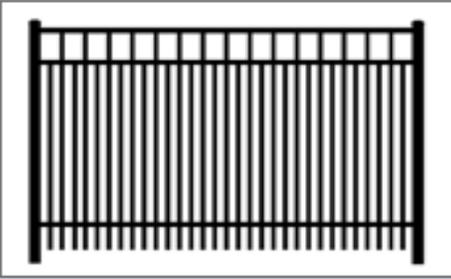
KEYNOTES

- NEW 13'-0" WIDE STAIR FROM PORCH TO GRADE. FRAME W/ 2" X 12" P.T. STRINGERS @ 16" O.C., MIN. TREAD: 9". MAX. RISER: 8 1/4". MIN. NOSING: 1". MAX RISER DIFFERENTIAL SHALL NOT EXCEED 0 3/8".
- PROVIDE 3'-0" HIGH HAND/GUARD RAIL SELECTED BY OWNER. SPACE BETWEEN INTERMEDIATE RAILS TO NOT ALLOW PASSAGE OF A 4" DIA. SPHERE.
- EXISTING GUARD RAIL AROUND COVERED PORCH TO REMAIN.
- SELF-LATCHING POOL COMPLIANT GATE.
- NEW FENCE COMPLYING WITH POOL SAFETY REGULATIONS. TOP OF RAIL 56.5" ABOVE GRADE. NO OPENING SHALL PERMIT THE PASSAGE OF 4" DIA. SPHERE (168 SQ. FT. OF DISTURBANCE).
- 2'-6" HIGH DOG BARRIER FENCE.
- NEW 6'-0" X 7'-0" WROUGHT IRON ORNAMENTAL GATES.
- NEW KNOT GARDEN W/ PEA GRAVEL.
- 18" HIGH SCULPTURAL WATER FEATURE.

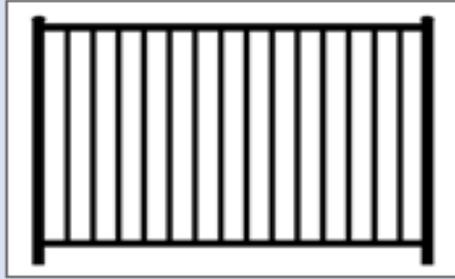
Property	Location	Class	Owner
01019 00010	120 N UNION ST	2	BREUNING, JAMES F & KATHLEEN S 120 N UNION STREET LAMBERTVILLE NJ 08530
01019 00011	122 N UNION STREET	2	GRIFFIN, DONALD & RUTH ANN HOLMES 122 N UNION STREET LAMBERTVILLE NJ 08530
01019 00012	35 DELAWARE AVENUE	2	EAGLE, GINA 35 DELAWARE AVE LAMBERTVILLE NJ 08530
01019 00013	37 DELAWARE AVENUE	2	WICKS, JOHN D 37 DELAWARE AVE LAMBERTVILLE NJ 08530
01019 00014	39 DELAWARE AVENUE	2	GUNTHER, DONNA 39 DELAWARE AVE LAMBERTVILLE NJ 08530
01020 00001	119-121 N UNION ST	2	SCW LAMBERTVILLE LLC % NJ PAIN MGNT 49 VERONICA AVE #102 SOMERSET NJ 08873
01020 00002	115 N UNION STREET	2	NATH, KABIR K & SHARON L DIETRICH 115 NORTH UNION ST LAMBERTVILLE NJ 08530
01020 00003	111 N UNION STREET	15D	YOUNG LIFE 111 N UNION ST LAMBERTVILLE NJ 08530
01020 00004	2 JEFFERSON STREET	2	HACKI, KATHERINE TRUST % E LURIE 65 BEAN RD PLAINFIELD NH 03781
01021 00001	1 DELAWARE AVENUE	2	TAYLOR, MARCIA L 1 DELAWARE AVENUE LAMBERTVILLE NJ 08530
01021 00002	3 DELAWARE AVENUE	2	KAPLAN, SUZANNE TRUSTEE 3 DELAWARE AVE LAMBERTVILLE NJ 08530
01021 00004	69 CLINTON STREET	2	FITZSIMMONS, LUCILLE & JOHN SONNTAG 69 CLINTON STREET LAMBERTVILLE NJ 08530
01021 00005	67 CLINTON STREET	2	DUNCHAUS, EDWARD C JR & JANE S WESBY 67 CLINTON ST LAMBERTVILLE NJ 08530
01021 00006	65 CLINTON STREET	2	RUDY, MAHLON KYLE 65 CLINTON ST LAMBERTVILLE NJ 08530
01021 00007	63 CLINTON STREET	2	MARINO, JOHN & RONI TODD- 63 CLINTON ST LAMBERTVILLE NJ 08530
01021 00008	61 CLINTON STREET	2	BARBIER, DENNIS & MARY BETH CORCORAN 61 CLINTON ST LAMBERTVILLE NJ 08530
01021 00009	59 CLINTON STREET	2	DOUGHTY, JOHN R & BARBARA L 59 CLINTON ST LAMBERTVILLE NJ 08530
01021 00010	55 CLINTON STREET	2	PARENT, KEITH R 55 CLINTON STREET LAMBERTVILLE NJ 08530

- JCP&L, a First Energy Company, 300 Madison Avenue, Morristown, NJ 07962-1911
- Elizabethown Gas Company, 148 Edison Road, Stewartville, New Jersey, 08886
- United Water Company, 756 Brunswick Pike (518), P.O. Box 126, Lambertville, New Jersey, 08530
- Comcast Cable Company, 30 Coryell Street, Lambertville, New Jersey, 08530
- Lambertville Municipal Utilities Authority, Lambert Lane Extended, P.O. Box 300, Lambertville, New Jersey 08530

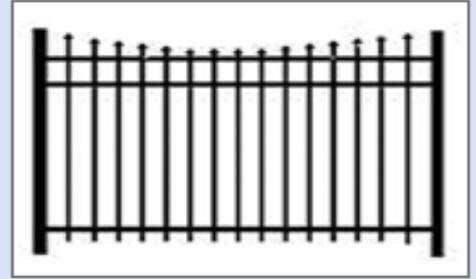
SITE PLAN SCALE: 1/16" = 1'-0"



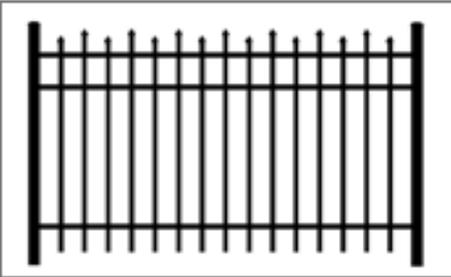
Bunting



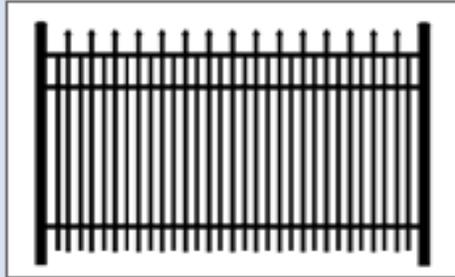
Heron



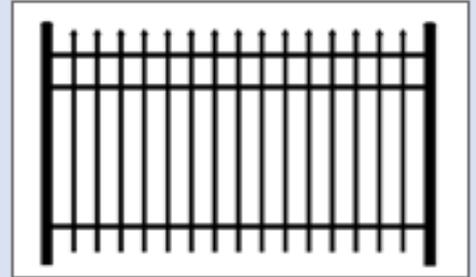
Ibis



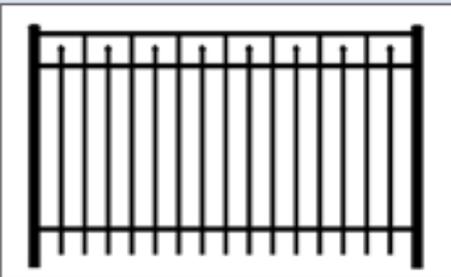
Kestral



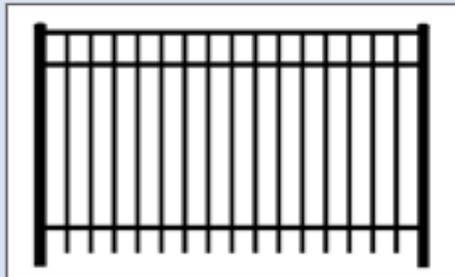
Kinglet



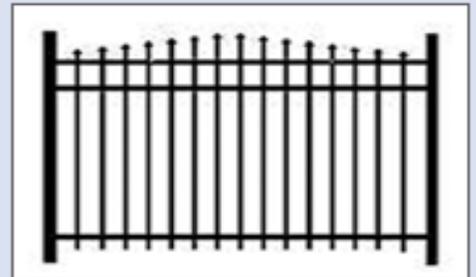
Longspur



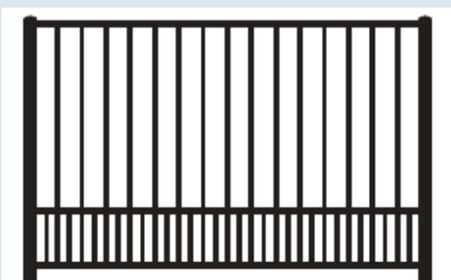
Siskin



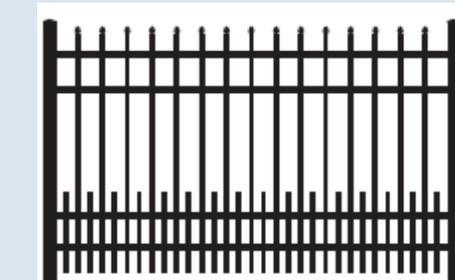
Starling



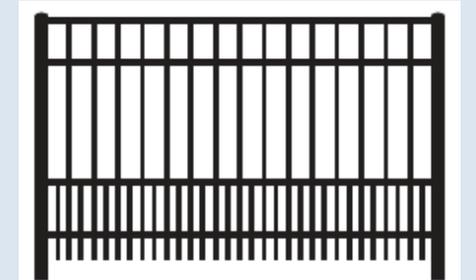
Willet



Puppy Picket 1*



Puppy Picket 2*



Puppy Picket 3*

RESIDENTIAL DIMENSIONS

Picket	5/8" sq x .050" Thick	
Rails	Topwalls	1-1/8"x.062" Thick
	Sidewalls	1"x .080" Thick
Picket Spacing	3-13/16"	
Post Spacing	72-1/2" On Center	
Section Heights	36", 48", 54", 57", 60", 72"	
Standard Gate Openings	36", 48", 60", 72"	

Toll Free: 866-321-0001 Fax: 908-429-9933

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

Certification of Property Tax Status

Block: 1020 Lot: 2

Address: 115 North Union Street

Owners Name: Nath, Kabir K & Sharon L Dietrich

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 by be obtained from the Tax Collector's Office.)

Kristina Majesti

Deputy Clerk
Signature of 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: 1020. 2.
Owner Name: NATH, KABIR K & SHARON L DIETRICH

Tax Year: 2020 to 2020
Property Location: 115 N UNION STREET

Tax Year: 2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	7,531.76	7,531.75	0.00	0.00	15,063.51
Payments:	7,531.76	7,531.75	0.00	0.00	15,063.51
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					15,063.51		15,063.51
02/05/20	1	Payment	001		CK	3424	186 CORELOG	7,531.76	0.00	7,531.75
			CORE LOGIC BULK PAY							
05/01/20	2	Payment	001	BULK	CK	3569	189 CORELOG	7,531.75	0.00	0.00
			BULK PAY							

Total Principal Balance for Tax Years in Range: 0.00

GENERAL PERMIT 2



DRCC #: 20-3483C

DATE: February 27, 2020

PROJECT NAME: 115 North Union Street -- Proposed Fence

Latest Submission Received: February 11, 2020

Applicant:

Mr. & Mrs. Kabir Nath
115 North Union Street
Lambertville, NJ 08530

Architect:

Gary O'Connor, AIA ✓
Gary R. O'Connor -- Architect, LLC
8 Coryell Street
Lambertville, NJ 08530

Project Location:

Road	Municipality	County	Block(s)	Lot(s)
115 North Union Street	Lambertville City	Hunterdon	1020	2

Jurisdictional Determination:

Zone A	Minor	Nongovernmental
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Documents Received: Application received February 11, 2020.

The Delaware and Raritan Canal Commission has reviewed the referenced application for a General Permit authorization pursuant to the requirements of the Regulations for the Review of the Delaware and Raritan Canal State Park at N.J.A.C. 7:45-6.2. The proposed activity is authorized by General Permit No.2, which authorizes construction of additions or appurtenant improvements to a single-family dwelling in Zone A, lawfully existing prior to October 10, 1974 or approved under this Chapter by the Commission.

.....
Staff comments continued on next page.

PO BOX 539

STOCKTON, NJ 08559

609-397-2000

www.nj.gov/dep/drcc/

DRCC#: 20-3483C

3

DATE: February 27, 2020

PROJECT NAME: 115 North Union Street -- Proposed Fence

The applicant proposes the installation of a black aluminum fence as part of a pool safety enclosure. The fence would measure 54-inches in height and would possess a self-latching gate. The project would not create any new impervious surface coverage.

Permit Conditions: The project allowed by this authorization shall comply with the following conditions. Failure to comply with these conditions shall constitute a violation of the "Delaware and Raritan Canal State Park Law of 1974" (N.J.S.A. 13:13A-1 et seq.).

1. This authorization is valid for five years from the date of this letter unless more stringent standards are adopted by rules prior to this date.
2. The project shown on the approved plans shall be constructed and/or executed in conformity with any notes and details on said plans and any conditions stipulated herein.
3. No change in plans or specifications shall be made except with the prior written permission of the Commission.
4. The permittee shall allow the Commission the right to inspect the construction site and shall provide the Commission with written notification 7 days prior to the start of the authorized work.
5. A complete, legible copy of this permit shall be kept at the work site and shall be exhibited upon request of any person.
6. The issuance of this permit shall not be deemed to affect in any way other actions by the Commission on any future application.

Expiration Date: February 27, 2025.

Appeal of Decision: In accordance with N.J.A.C. 7:45- 7.1, any person who is aggrieved by this decision may request a hearing within 30 days of the date of decision.

If you have any questions regarding this authorization, please contact the Commission at (609) 397-2000. Please reference the above file number.

Sincerely,



John Hutchison
Executive Director