

MINOR SUBDIVISION PLAN FOR 35 SCHOOL HOUSE LANE BLOCK 3501, LOT 6 TOWNSHIP OF MORRIS MORRIS COUNTY, NEW JERSEY

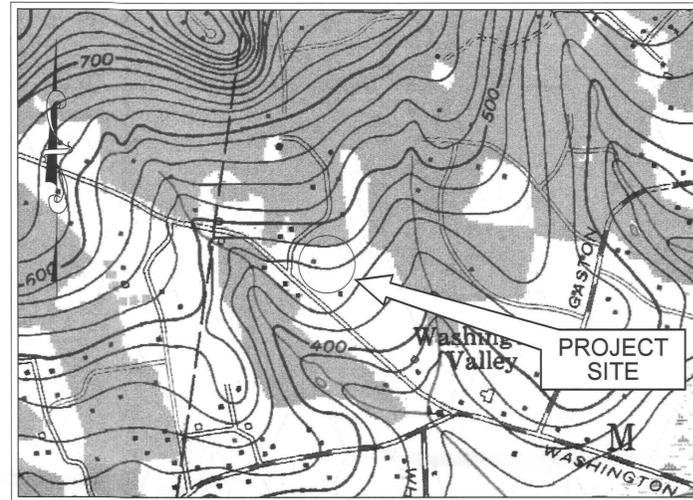
200' PROPERTY OWNERS LIST

SHEET	DESCRIPTION
1	COVER SHEET / LOCATION MAP / KEY MAP
2	EXISTING CONDITIONS PLAN
3	MINOR SUBDIVISION PLAT

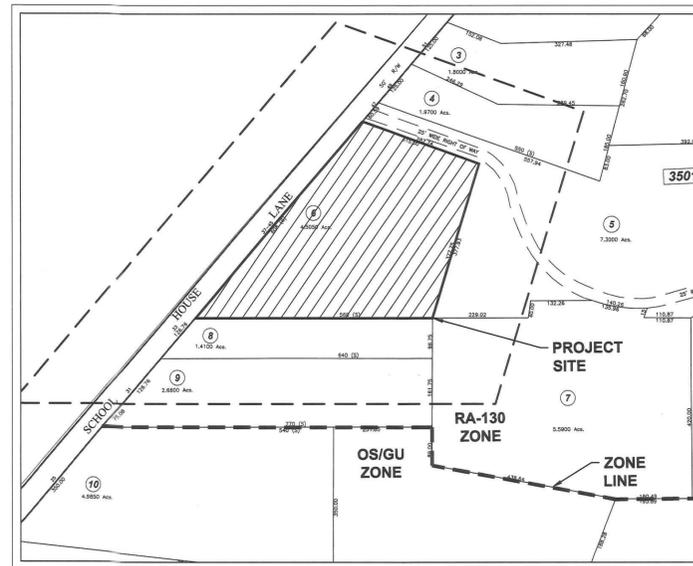
OWNER/APPLICANT:
MARK PICCOLO AND LYNN M. PICCOLO
35 SCHOOL HOUSE LANE
MORRISTOWN, NJ 07960

GENERAL NOTES:

1. OUTBOUND DIMENSIONS PER BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON SURVEY BY ONLAND & OSTERKORN, INC. DATED APRIL 13, 2024, REVISED THROUGH 05/01/25.
2. INTENTION OF THIS PLAN IS TO SHOW PROPOSED SUBDIVISION OF SUBJECT LOT. THE PROPOSED IMPROVEMENTS ARE CONCEPTUAL IN NATURE. COMPLETE PLOT PLANS AND ARCHITECTURAL PLANS SHALL BE SUBMITTED AS PART OF BUILDING PERMIT PROCESS.
3. STORMWATER MANAGEMENT THROUGH SEEPAGE PIT DESIGN SHALL BE PROVIDED ON EACH LOT AS REQUIRED BY TOWNSHIP ORDINANCE. THERE SHALL BE NO ADVERSE IMPACT ON ADJACENT PROPERTIES.
4. THE ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE PRESENCE OR ABSENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS OR WETLAND TRANSITION AREAS (BUFFERS) ARE SHOWN ON THIS PLAN.
5. STATE MAPPING DID NOT SHOW WETLANDS OR TRANSITIONS ARE ON THE PROPERTY, THEREFORE THERE IS NO DISTURBANCE IN WETLAND OR TRANSITION AREAS.
6. THERE SHALL BE NO DISTURBANCE IN STEEP SLOPE AREAS.
7. LOCATIONS OF UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICTS REQUIREMENTS, AS NOTED ON THE PLAN. THE LIMIT OF DISTURBANCE IS OVER 5,000 SQUARE FEET THEREFORE SESC CERTIFICATION IS REQUIRED.
9. ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
10. CONTRACTOR IS SPECIFICALLY ADVISED THAT ALL FILL MATERIAL SHALL BE CERTIFIED "CLEAN FILL" AND ANY EXCAVATED MATERIAL GENERATED ONSITE SHALL BE DISTRIBUTED IN ACCORDANCE WITH THE APPROVED GRADING PLAN OR REMOVED FROM THE SITE. ALL UNSUITABLE FILL AND EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED FACILITY.
11. STANDARD CONDITIONS FOR GRADING PERMIT APPLICATION:
 - S.C. 1 CONTRACTOR SHALL INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
 - S.C. 2 SOIL PERMEABILITY AND GROUNDWATER TABLE TESTS SHALL BE SUBMITTED AT LEAST TWO (2) WEEKS PRIOR TO THE INSTALLATION OF ALL STORMWATER MANAGEMENT FACILITIES.
 - S.C. 3 SHOULD SOIL TESTS REVEAL A HIGH GROUND WATER TABLE OR LOW PERMEABILITY RATE, A REVISED DRAINAGE DESIGN MAY BE REQUIRED FROM THE APPLICANT'S ENGINEER.
 - S.C. 4 CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE STORMWATER MANAGEMENT FACILITY (DRY WELL) BY THE TOWNSHIP ENGINEER AT LEAST ONE (1) WEEK PRIOR TO INSTALLATION.
 - S.C. 5 DRAINAGE IMPROVEMENTS, INCLUDING INSTALLATION OF DRYWELL, SHALL BE CONSTRUCTED PRIOR TO FRAMING.
 - S.C. 6 A FINAL AS-BUILT SURVEY DEPICTING THE AS-BUILT CONDITIONS OF THE IMPROVEMENTS PROPOSED AS PART OF THIS APPLICATION SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS. UPON COMPLETING ALL WORK AND SUBMITTING AN AS-BUILT SURVEY, THE BOARD ENGINEER'S OFFICE WILL PERFORM A FINAL INSPECTION TO ENSURE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED APPLICATION AND SUBMITTED AS-BUILT SURVEY.
 - S.C. 7 THE PROPERTY OWNER IS AWARE OF THEIR RESPONSIBILITY TO REPAIR ANY DAMAGE TO IMPROVEMENTS WITHIN THE TOWNSHIP RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, SIDEWALK CURB, AND ASPHALT CAUSED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE INSTALLATION OF THE IMPROVEMENTS ON THE SUBJECT LOT.
 - S.C. 8 THE PROPERTY OWNER IS AWARE THAT IF STORMWATER RUNOFF DRAINAGE PROBLEMS OCCUR ON THEIR PROPERTY AND/OR NEIGHBORING PROPERTIES AS A RESULT OF THE PROPOSED IMPROVEMENTS, IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REMEDY THAT DRAINAGE ISSUE.
 - S.C. 9 THIS SITE IS SUBJECT TO ANY AND ALL OTHER AGENCIES HAVING JURISDICTION.



**LOCATION MAP
(USGS MAP MENDHAM)
SCALE: 1" = 800'**



**ZONING MAP
(TAX MAP SHEET 35 & 36)
SCALE: 1" = 200'**

Morris Township Parcel Offset List	
Target Parcel(s): Block-Lot: 3501-6 PICCOLO, MARK/LYNN MORRIS 35 SCHOOL HOUSE LN <small>11 parcels fall within 200 feet of this parcel(s).</small>	
<p>Block-Lot: 3501-3 BORRILLO, ANNA/DOMENIC 51 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 51 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-5 WINFIELD, ROBERT/JAANE 52 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 52 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-7 SIROTA, FREDRIC J AND JOAN E 43 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 43 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-4 MORRONE, DOMINIC /JALBANO, JENNA 49 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 49 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-4 WINTER, ROBERT J & CALDERON, ISABEL 28 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 28 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-5 CALLANAN, BRIAN/ANNIE 45 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 45 SCHOOL HOUSE LN</p>	<p>Block-Lot: 3501-2 MORRIS TOWNSHIP 50 WOODLAND AVE, BOX 7603 CONVENT STATION, NJ 07961 RE: 36 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-9 HOSKINS, REBECCA ANNE 31 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 31 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-8 HOSKINS, REBECCA A. 33 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 33 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-5 MILANO, MARK/JAMIE 40 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 40 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-5.01 CASTENSCHOLD, THOMAS E 44 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 44 SCHOOL HOUSE LN</p>
Target Parcel(s): Block-Lot: 3501-5 CALLANAN, BRIAN/ANNIE 45 SCHOOL HOUSE LN <small>12 parcels fall within 200 feet of this parcel(s).</small>	
<p>Block-Lot: 3501-13 SKILTON, PAUL & KATHERINE 19 JONATHAN SMITH RD MORRISTOWN, NJ 07960 RE: 19 JONATHAN SMITH RD</p> <p>Block-Lot: 3501-3 BORRILLO, ANNA/DOMENIC 51 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 51 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-5 WINFIELD, ROBERT/JAANE 52 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 52 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-7 SIROTA, FREDRIC J AND JOAN E 43 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 43 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-4 MORRONE, DOMINIC /JALBANO, JENNA 49 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 49 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-5 PICCOLO, MARK/LYNN MORRIS 35 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 35 SCHOOL HOUSE LN</p>	<p>Block-Lot: 3501-9 HOSKINS, REBECCA ANNE 31 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 31 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-18 ROOKE, ROBERT C JR & ANNE S 47 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 47 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-14 BUDNIEWSKI, DENIS/CHRISTINE 22 JONATHAN SMITH RD MORRISTOWN, NJ 07960 RE: 22 JONATHAN SMITH RD</p> <p>Block-Lot: 3501-8 HOSKINS, REBECCA A. 33 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 33 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-5 MILANO, MARK/JAMIE 40 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 40 SCHOOL HOUSE LN</p> <p>Block-Lot: 3501-5.01 CASTENSCHOLD, THOMAS E 44 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 44 SCHOOL HOUSE LN</p>

The following are the addresses of the public utilities serving the Township of Morris:

Township of Morris - WPCU Lake Valley Road, P.O. Box 7603 Convent Station, N.J. 07961-7603 Attn: Erik Alverson, Supt.	JCP&L - Jersey Central Power & Light 300 Madison Avenue, P.O. Box 1911 Morristown, N.J. 07962-1911
Verizon, Inc. One Verizon Way Basking Ridge, N.J. 07920 Attn: Legal Affairs	Public Service Electric & Gas Co. 80 Park Plaza, T6B Newark, N.J. 07102 Attn: Manager - Corporate Properties
Optimum 683 Route 10 East Randolph, N.J. 07869 Attn: General Manager, Legal Affairs	SMC/MIA 19 Saddle Road Cedar Knolls, N.J. 07927 Attn: Laura Cummings
Texas Eastern / Algonquin Gas Trans. Co. c/o Enbridge 501 Coolidge Avenue South Plainfield, N.J. 07080 Attn: Land Department	Rev. 8/2024

APPROVALS:

I HAVE REVIEWED THIS SUBDIVISION AND SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

TOWNSHIP ENGINEER _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MORRIS.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____



NO.	DATE	REVISION

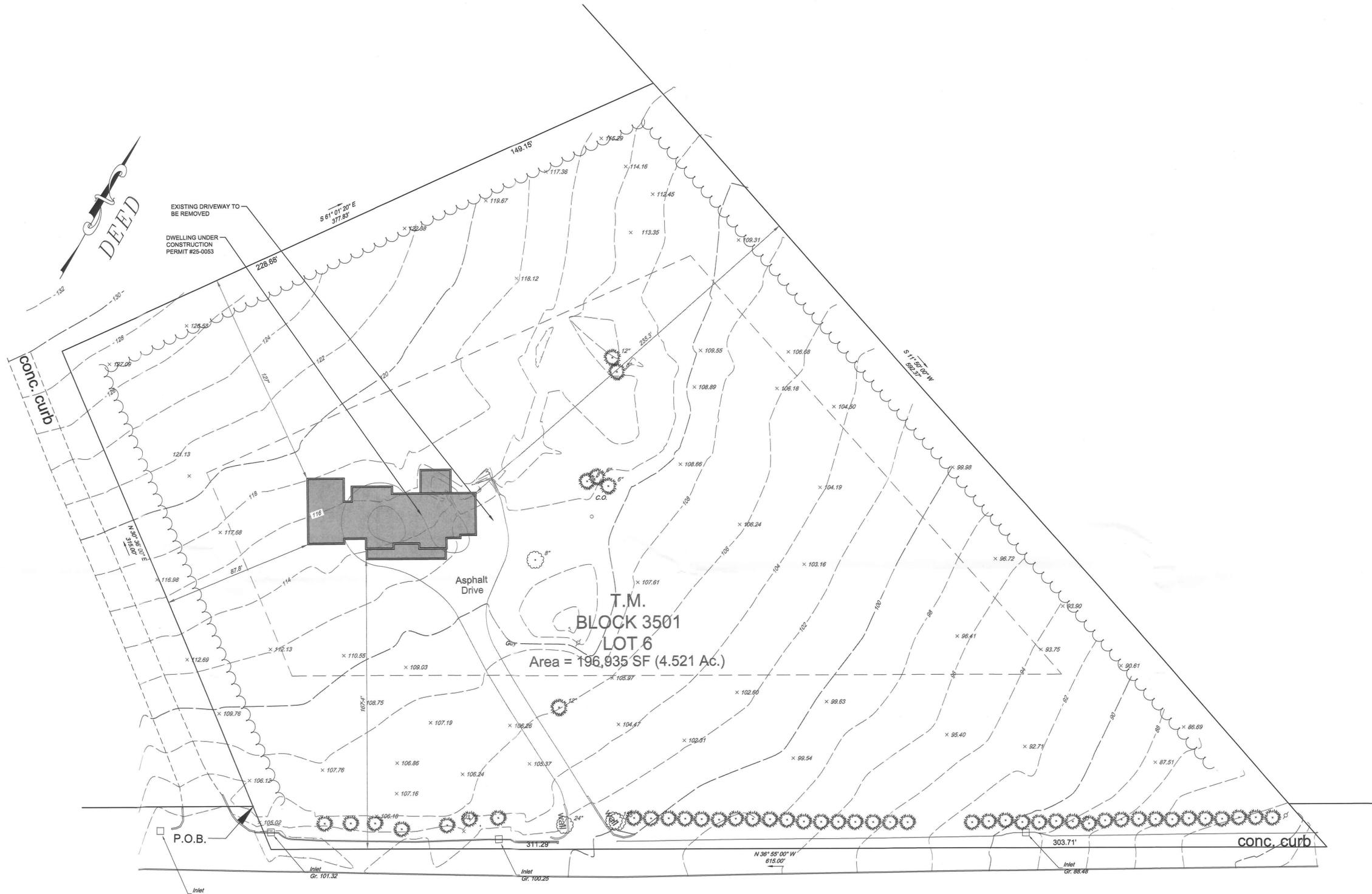
PROJ: 240324
DATE: 05/20/25
CHKD: NO
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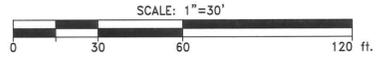
Phone: 973-547-7820
 NJ Contract No. 24GA0293300
 E-mail: kosterkorn@omland.com
 KIERSTEN OSTERKORN, N.J. Professional Engineer & Professional Land Surveyor
 Lic. 24GB2581

MINOR SUBDIVISION PLAN
 35 SCHOOL HOUSE LANE
 BLOCK 3501, LOT 6
 TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY

SHEET No.	1
OF	3



- NOTES:**
1. OUTBOUND DIMENSIONS BASED ON SURVEY BY OMLAND & OSTERKORN, INC, DATED 4/13/24, REVISED THROUGH 5/1/25.
 2. ALL EXISTING FEATURES HAVE BEEN REMOVED FROM SITE.
 3. DWELLING CONSTRUCTION PURSUANT TO BUILDING PERMIT #25-0053



NO.	REVISION	DATE	CHKD.
6			
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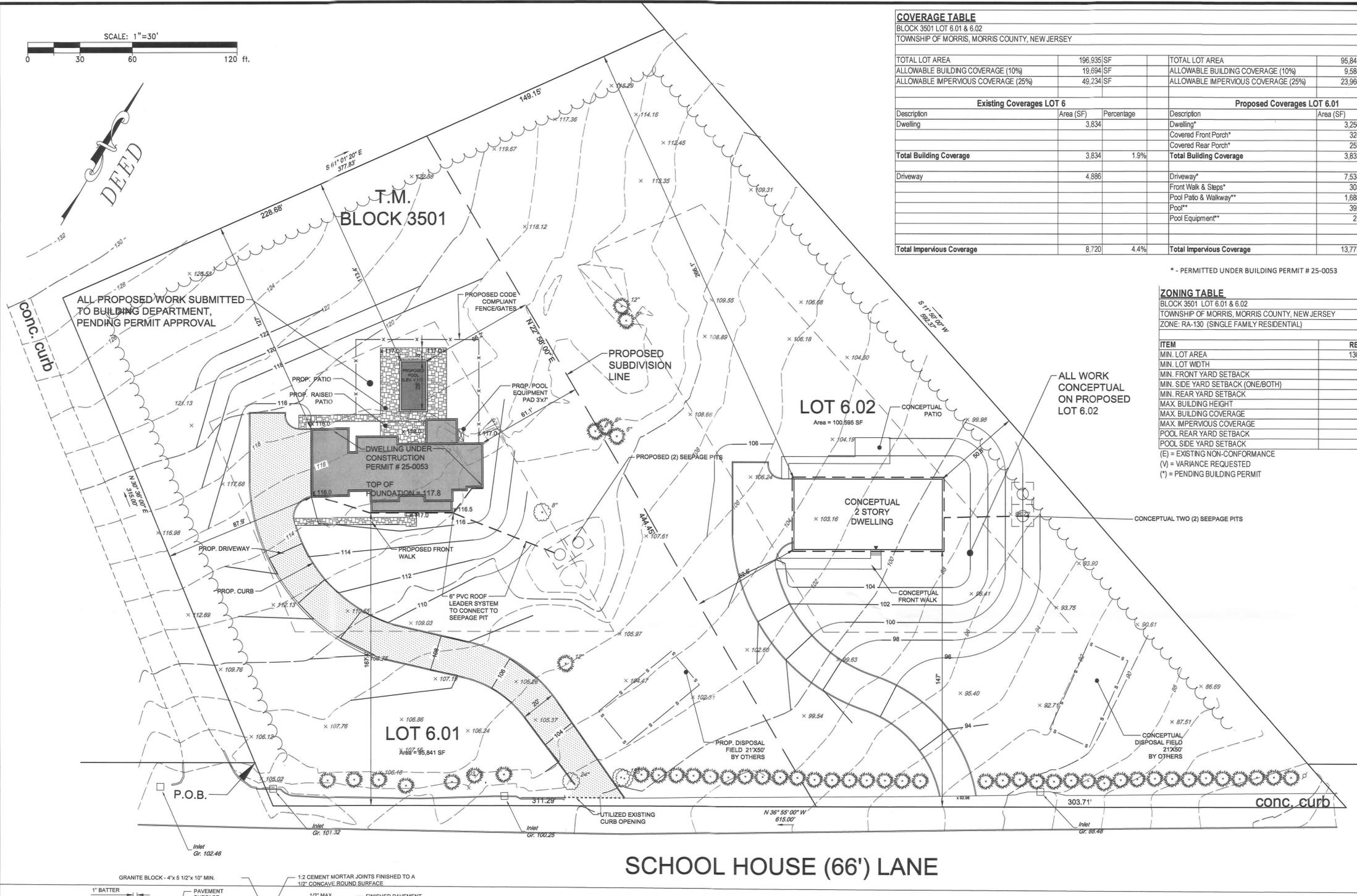
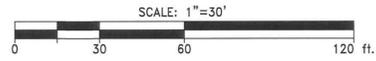
PROJ.: 240324
 DATE: 05/20/25
 CHD: KO
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 E-mail: kosterkorn@o-inc.com
 Kristin Osterkorn, P.E.
 KRISTEN OSTERKORN, N.J. Professional Engineer & Professional Land Surveyor
 Lic. 24G492581

35 SCHOOL HOUSE LANE
 EXISTING CONDITIONS PLAN
 BLOCK 3501, LOT 6
 TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY

SHEET No.
2
 OF
3



COVERAGE TABLE

BLOCK 3501 LOT 6.01 & 6.02 TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY								
TOTAL LOT AREA	196,935 SF		TOTAL LOT AREA	95,841 SF	TOTAL LOT AREA	100,595 SF		
ALLOWABLE BUILDING COVERAGE (10%)	19,694 SF		ALLOWABLE BUILDING COVERAGE (10%)	9,584 SF	ALLOWABLE BUILDING COVERAGE (10%)	10,060 SF		
ALLOWABLE IMPERVIOUS COVERAGE (25%)	49,234 SF		ALLOWABLE IMPERVIOUS COVERAGE (25%)	23,960 SF	ALLOWABLE IMPERVIOUS COVERAGE (25%)	25,149 SF		
Existing Coverages LOT 6		Proposed Coverages LOT 6.01		Conceptual Coverages LOT 6.02				
Description	Area (SF)	Percentage	Description	Area (SF)	Percentage	Description	Area (SF)	Percentage
Dwelling	3,834		Dwelling*	3,256		Dwelling	3,400	
			Covered Front Porch*	324				
			Covered Rear Porch*	253				
Total Building Coverage	3,834	1.9%	Total Building Coverage	3,833	4.0%	Total Building Coverage	3,400	3.4%
Driveway	4,896		Driveway*	7,534		Driveway	5,728	
			Front Walk & Steps*	303		Front Walkway & Steps	300	
			Pool Patio & Walkway**	1,688		Rear Walkway & Patio	500	
			Pool**	392				
			Pool Equipment**	21				
Total ImperVIOUS Coverage	8,720	4.4%	Total ImperVIOUS Coverage	13,771	14.4%	Total ImperVIOUS Coverage	10,018	10.0%

* - PERMITTED UNDER BUILDING PERMIT # 25-0053

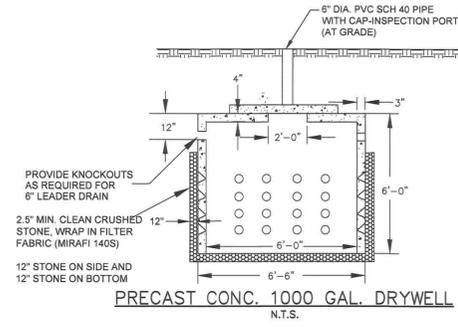
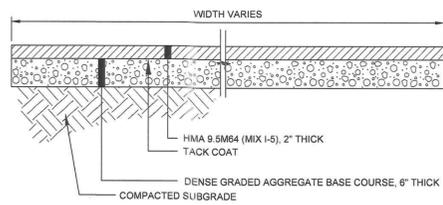
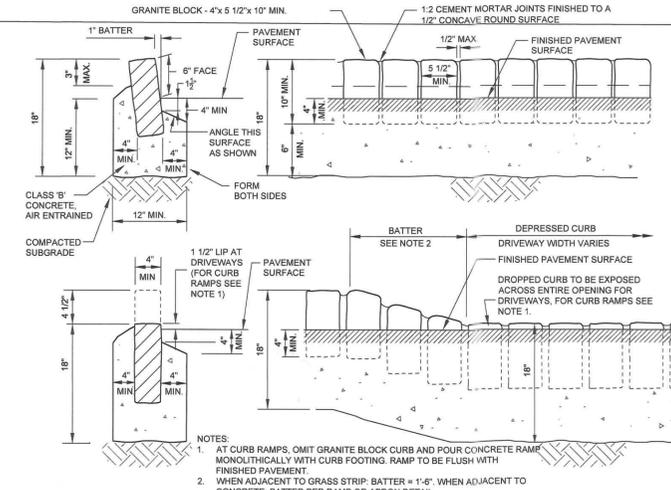
ZONING TABLE

BLOCK 3501 LOT 6.01 & 6.02
TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY
ZONE: RA-130 (SINGLE FAMILY RESIDENTIAL)

ITEM	REQUIRED	EXISTING LOT 6	PROPOSED LOT 6.01	PROPOSED LOT 6.02
MIN. LOT AREA	130,680 S.F.	196,436 S.F.	95,841 S.F. (V)	100,595 S.F. (V)
MIN. LOT WIDTH	300 FL	615 FL	311.29 FL	303.71 FL
MIN. FRONT YARD SETBACK	100 FL	179 FL	167.4 FL	147 FL
MIN. SIDE YARD SETBACK (ONE/BOTH)	50 FL	164.8 FL / 345.1 FL	87.9 FL / 149 FL	50.8 FL / 113.4 FL
MIN. REAR YARD SETBACK	100 FL	140.7 FL	127 FL	266.1 FL
MAX. BUILDING HEIGHT	35 FL	1 Story	2 Stories	2 Stories
MAX. BUILDING COVERAGE	10%	1.9% (3,834 S.F.)	4% (3,833 S.F.)	3.4% (3,400 S.F.)
MAX. IMPERVIOUS COVERAGE	25%	4.4% (8,720 S.F.)	14.4% (13,771 S.F.)	10% (10,018 S.F.)
POOL REAR YARD SETBACK	100 FL	NA	113.4 FL*	NA
POOL SIDE YARD SETBACK	50 FL	NA	66.2 FL*	NA

(E) - EXISTING NON-CONFORMANCE
(V) - VARIANCE REQUESTED
(*) - PENDING BUILDING PERMIT

SCHOOL HOUSE (66') LANE



NO.	REVISION	DATE	CHKD.
6			
5			
4			
3			
2			
1			

PROJECT: 240324
DATE: 05/20/25
CHKD.: KO

MLAND & STERKORN
CONSULTING ENGINEERS & SURVEYORS

22 Madison Heights
www.conjengineers.com
E-mail: kosterkorn@pe-nj.com

Phone: 973.647.7615
NJ Certificate of Authorization
No. 2416A28283300

Kersten Osterkorn
KERSTEN OSTERKORN, N.J. Professional Engineer & Professional Land Surveyor,
Lic. 24825281

MINOR SUBDIVISION PLAT
35 SCHOOL HOUSE LANE
BLOCK 3501, LOTS 6.01 & 6.02
TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY

SHEET No.
3
OF
3