

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

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

200' PROPERTY OWNERS LIST

INDEX OF SHEETS

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

GENERAL NOTES:

- OUTBOUND DIMENSIONS PER BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON SURVEY BY OMLAND & OSTERKORN, INC. DATED APRIL 13, 2024, REVISED THROUGH 10/01/25.
- INTENTION OF THIS PLAN IS TO SHOW PROPOSED SUBDIVISION OF SUBJECT LOT. THE PROPOSED IMPROVEMENTS ON LOT 6.01 ARE UNDER CONSTRUCTION PER ISSUED BUILDING PERMIT. THE PROPOSED IMPROVEMENTS ON LOT 6.02 ARE CONCEPTUAL IN NATURE. COMPLETE PLOT PLANS AND ARCHITECTURAL PLANS SHALL BE SUBMITTED AS PART OF BUILDING PERMIT PROCESS.
- 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.
- 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.
- STATE MAPPING DID NOT SHOW WETLANDS OR TRANSITIONS ARE ON THE PROPERTY, THEREFORE THERE IS NO DISTURBANCE IN WETLAND OR TRANSITION AREAS.
- THERE SHALL BE NO DISTURBANCE IN STEEP SLOPE AREAS.
- LOCATIONS OF UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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.
- ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
- CONTRACTOR IS SPECIFICALLY ADVISED THAT ALL FILL MATERIAL SHALL BE CERTIFIED "CLEAN FILL" AND ANY EXCAVATED MATERIAL GENERATED ON SITE 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.
- 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.

APPROVALS:

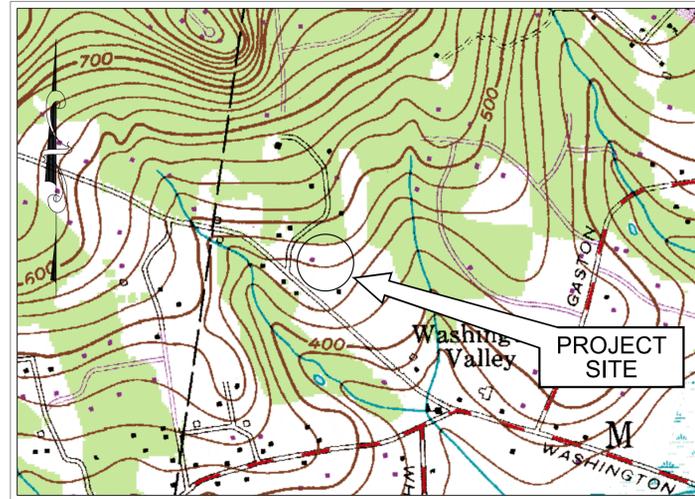
I HAVE REVIEWED THIS SUBDIVISION AND SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

TOWNSHIP ENGINEER _____ DATE _____

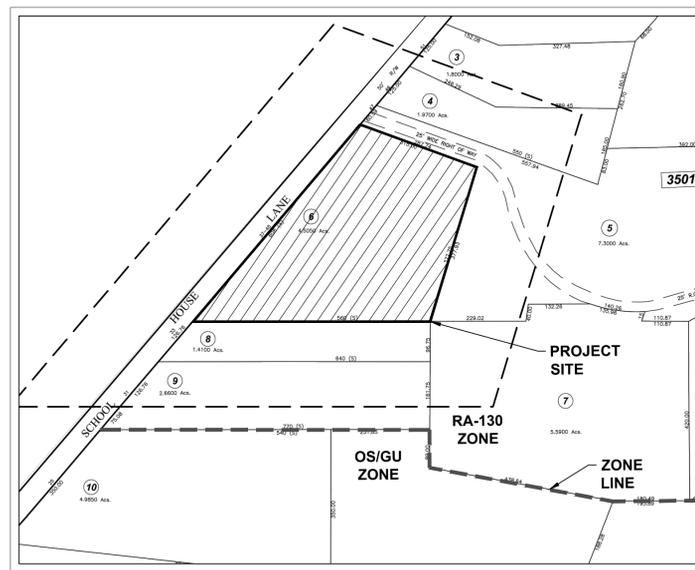
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MORRIS.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____



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, MARKLYNN MORRIS 35 SCHOOL HOUSE LN 11 parcels fall within 200 feet of this parcel(s).	
Block-Lot: 3501-3 BORRILLO, ANNA/DOMENIC 51 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 51 SCHOOL HOUSE LN	Block-Lot: 3501-5.02 MORRIS TOWNSHIP 50 WOODLAND AVE, BOX 7803 CONVENT STATION, NJ 07961 RE: 38 SCHOOL HOUSE LN
Block-Lot: 3501-6 WINFIELD, ROBERT/JANE 52 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 52 SCHOOL HOUSE LN	Block-Lot: 3501-9 HOSKINS, REBECCA ANNE 31 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 31 SCHOOL HOUSE LN
Block-Lot: 3501-7 SIROTA, FREDRIC J AND JOAN E 43 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 43 SCHOOL HOUSE LN	Block-Lot: 3501-8 HOSKINS, REBECCA A. 33 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 33 SCHOOL HOUSE LN
Block-Lot: 3501-4 MORRONE, DOMINIC J/BALBANO, JENNA 49 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 49 SCHOOL HOUSE LN	Block-Lot: 3501-5 MILANO, MARK/JAMIE 40 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 40 SCHOOL HOUSE LN
Block-Lot: 3501-4 WINTER, ROBERT J & CALDERON, ISABEL 28 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 28 SCHOOL HOUSE LN	Block-Lot: 3501-5.01 CASTENSCHOLD, THOMAS E 44 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 44 SCHOOL HOUSE LN
Block-Lot: 3501-5 CALLANAN, BRIAN/ANNIE 45 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 45 SCHOOL HOUSE LN	

Target Parcel(s): Block-Lot: 3501-5 CALLANAN, BRIAN/ANNIE 45 SCHOOL HOUSE LN 12 parcels fall within 200 feet of this parcel(s).	
Block-Lot: 3501-13 SKILTON, PAUL & KATHERINE 19 JONATHAN SMITH RD MORRISTOWN, NJ 07960 RE: 19 JONATHAN SMITH RD	Block-Lot: 3501-9 HOSKINS, REBECCA ANNE 31 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 31 SCHOOL HOUSE LN
Block-Lot: 3501-3 BORRILLO, ANNA/DOMENIC 51 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 51 SCHOOL HOUSE LN	Block-Lot: 3501-18 ROOKE, ROBERT C JR & ANNE S 47 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 47 SCHOOL HOUSE LN
Block-Lot: 3501-6 WINFIELD, ROBERT/JANE 52 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 52 SCHOOL HOUSE LN	Block-Lot: 3501-14 BUDNIEWSKI, DENIS/CHRISTINE 22 JONATHAN SMITH RD MORRISTOWN, NJ 07960 RE: 22 JONATHAN SMITH RD
Block-Lot: 3501-7 SIROTA, FREDRIC J AND JOAN E 43 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 43 SCHOOL HOUSE LN	Block-Lot: 3501-8 HOSKINS, REBECCA A. 33 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 33 SCHOOL HOUSE LN
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Block-Lot: 3501-6 PICCOLO, MARKLYNN MORRIS 35 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 35 SCHOOL HOUSE LN	Block-Lot: 3501-5.01 CASTENSCHOLD, THOMAS E 44 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 44 SCHOOL HOUSE LN

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, 76B Newark, N.J. 07102 Attn: Manager - Corporate Properties
Optimum 683 Route 10 East Randolph, N.J. 07869 Attn: General Manager, Legal Affairs	SMCM/UA 19 Saddle Road Cedar Knolls, N.J. 07927 Attn: Laura Cummings
Texas Eastern / Algonquin Gas Trans. Co. c/o Enbridge 591 Coolidge Avenue South Plainfield, N.J. 07080 Attn: Land Department	Rev. 8/2024

NO.	DATE	REVISION
6	10/01/25	1 REV. RIGHT OF WAY WIDTH
5		
4		
3		
2		
1		

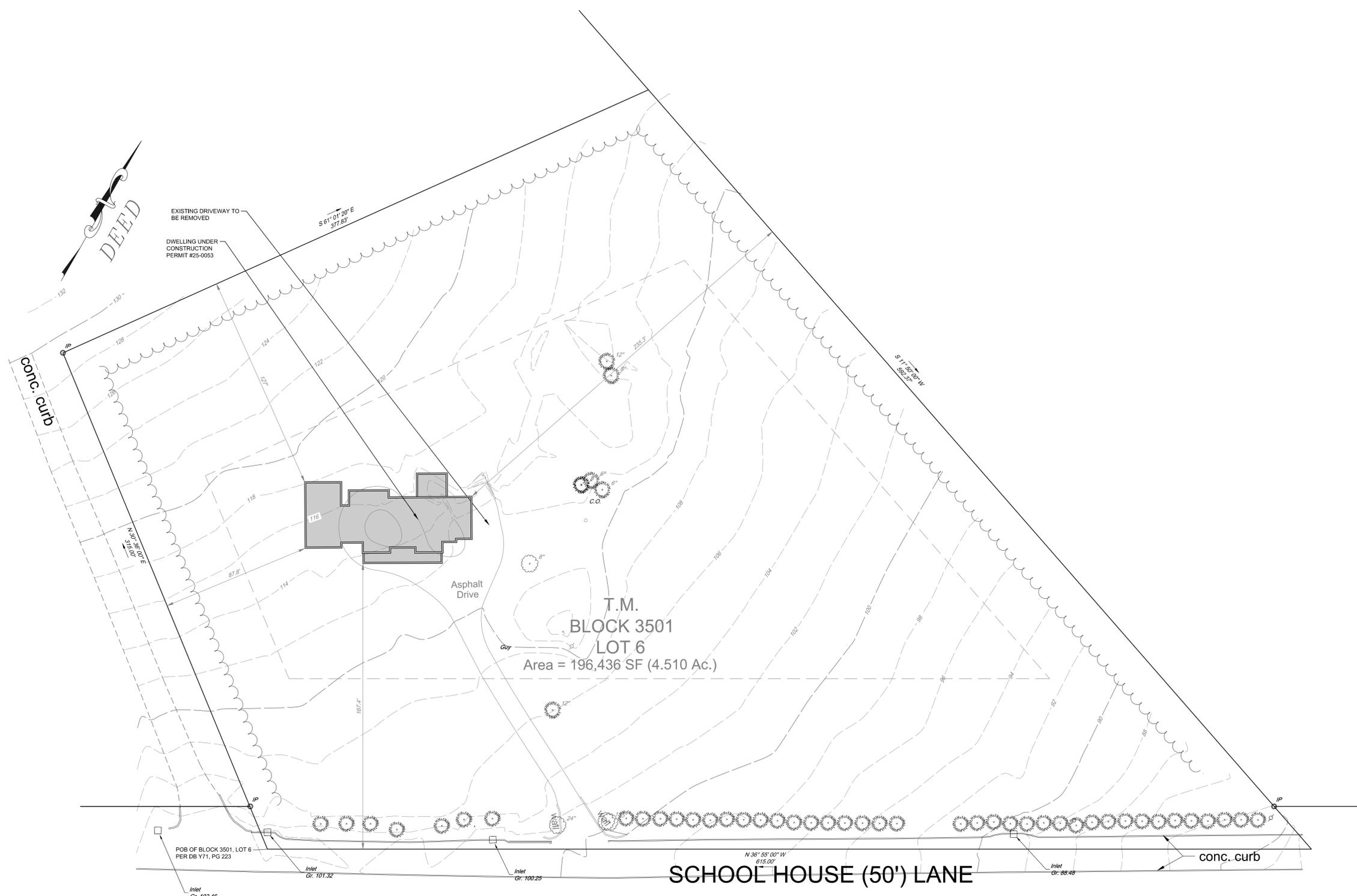
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DATE: 05/20/25
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Kazuo Oosterkorn, Professional Engineer & Professional Land Surveyor

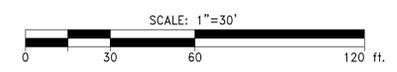
MINOR SUBDIVISION PLAN
35 SCHOOL HOUSE LANE
BLOCK 3501, LOT 6
TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY

SHEET No.
1
3



NOTES:

1. OUTBOUND DIMENSIONS BASED ON SURVEY BY OMLAND & OSTERKORN, INC, DATED 4/13/24, REVISED THROUGH 10/1/25.
2. ALL EXISTING FEATURES HAVE BEEN REMOVED FROM SITE.
3. DWELLING CONSTRUCTION PURSUANT TO BUILDING PERMIT #25-0053



NO.	REVISION	DATE	BY
1	REV. RIGHT OF WAY WIDTH	10/07/25	
2			
3			
4			
5			
6			

PROJ.: 240324
DATE: 05/20/25
CHRD: KO

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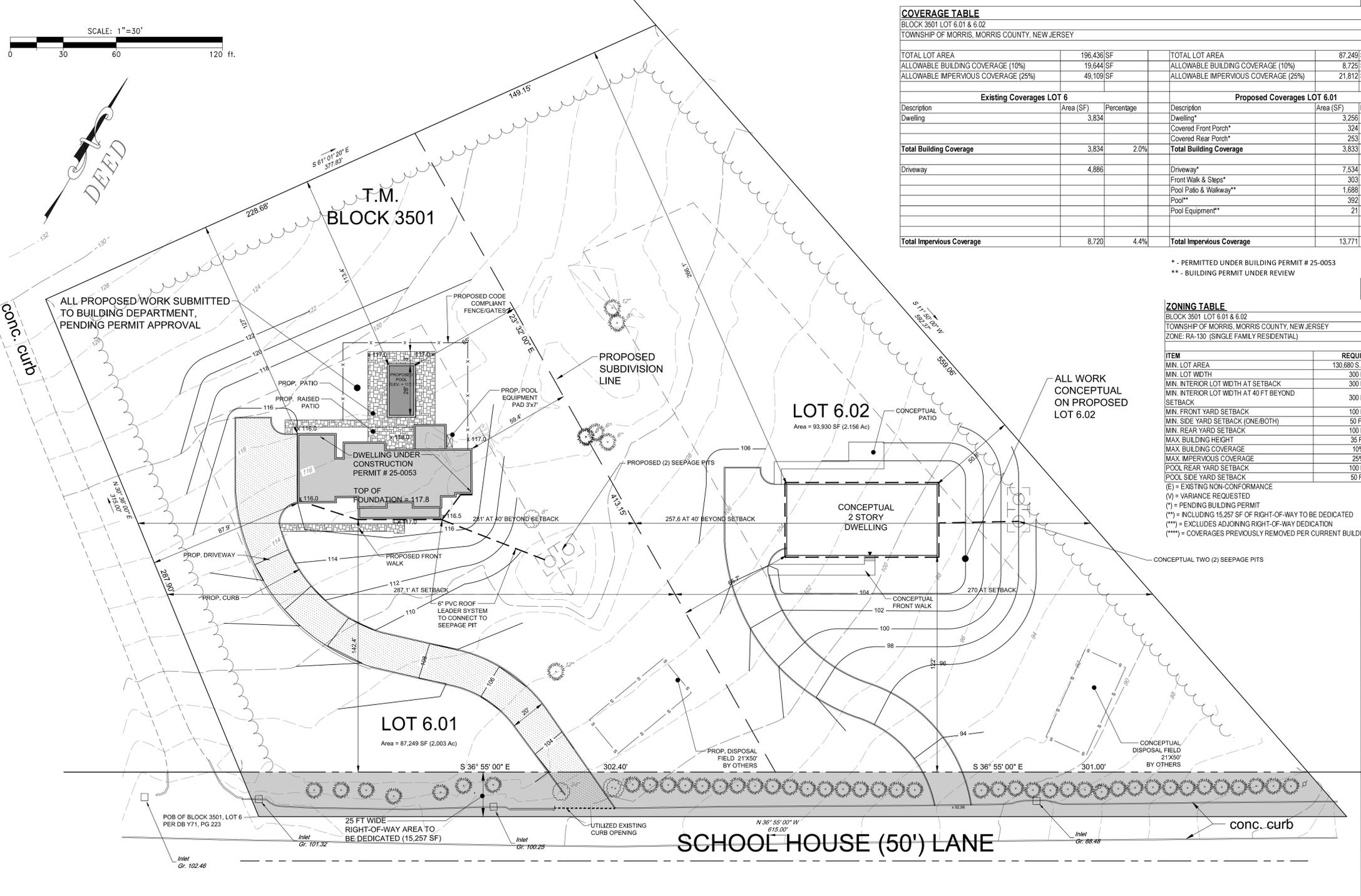
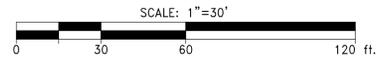
Phone: 973-647-7260
NJ Certificate No. 24GA2923300

Kristin Osterkorn P.E., L.S.P.

KRISTIN OSTERKORN, N.J. Professional Engineer & Professional Land Surveyor.
Lic. 24GBZ2581

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

Existing Coverages LOT 6	Proposed Coverages LOT 6.01	Conceptual Coverages LOT 6.02
Description	Description	Description
Dwelling	Dwelling*	Dwelling
Covered Front Porch*	Covered Front Porch*	Covered Front Porch*
Covered Rear Porch*	Covered Rear Porch*	Covered Rear Porch*
Total Building Coverage	Total Building Coverage	Total Building Coverage
Driveway	Driveway*	Driveway
Front Walk & Steps*	Front Walk & Steps*	Front Walkway & Steps
Pool Patio & Walkway**	Pool Patio & Walkway**	Rear Walkway & Pato
Pool**	Pool**	
Pool Equipment**	Pool Equipment**	
Total Impervious Coverage	Total Impervious Coverage	Total Impervious Coverage

* - PERMITTED UNDER BUILDING PERMIT # 25-0053
** - BUILDING PERMIT UNDER REVIEW

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. (3 Ac)	196,436 S.F. ** (4.51 Ac)	87,249 S.F. (V) *** (2.003 Ac)	93,930 S.F. (V) *** (2.156 Ac)
MIN. LOT WIDTH	300 Ft	615 Ft	302.4 Ft	301.0 Ft
MIN. INTERIOR LOT WIDTH AT SETBACK	300 Ft	568.7 Ft	287.1 Ft (V)	270 Ft (V)
MIN. INTERIOR LOT WIDTH AT 40 FT BEYOND SETBACK	300 Ft	550.2 Ft	281 Ft (V)	257.6 Ft (V)
MIN. FRONT YARD SETBACK	100 Ft	179 Ft	142.4 Ft	122 Ft
MIN. SIDE YARD SETBACK (ONE/BOTH)	50 Ft	164.8 Ft / 345.1 Ft	59.4 Ft / 147.3 Ft	50.8 Ft / 116.5 Ft
MIN. REAR YARD SETBACK	100 Ft	140.7 Ft	127 Ft	266.1 Ft
MAX. BUILDING HEIGHT	35 Ft	1 Story	2 Stories	2 Stories
MAX. BUILDING COVERAGE	10%	2.0% (3,834 S.F.) ****	4.4% (3,833 S.F.)	3.6% (3,400 S.F.)
MAX. IMPERVIOUS COVERAGE	25%	4.4% (8,720 S.F.) ****	15.8% (13,771 S.F.)	10.7% (10,018 S.F.)
POOL REAR YARD SETBACK	100 Ft	NA	113.4 Ft*	NA
POOL SIDE YARD SETBACK	50 Ft	NA	65 Ft*	NA

(E) = EXISTING NON-COMFORMANCE
(V) = VARIANCE REQUESTED
(*) = PENDING BUILDING PERMIT
(**) = INCLUDING 15,257 SF OF RIGHT-OF-WAY TO BE DEDICATED
(***) = EXCLUDES ADJOINING RIGHT-OF-WAY DEDICATION
(****) = COVERAGES PREVIOUSLY REMOVED PER CURRENT BUILDING PERMIT

NO.	REVISION	DATE
6		
5		
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2		
1	REV. RIGHT OF WAY WIDTH AND PROP. LOT LINE AREA	10/1/25

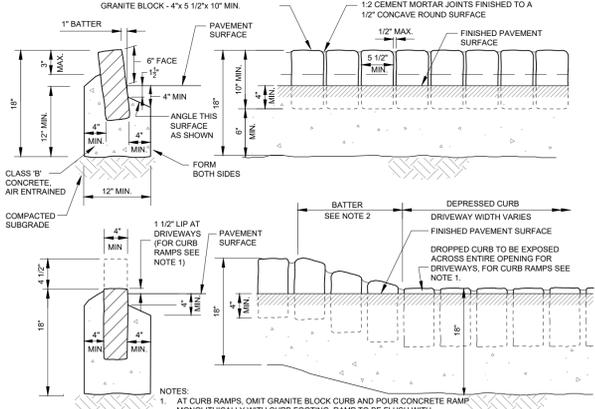
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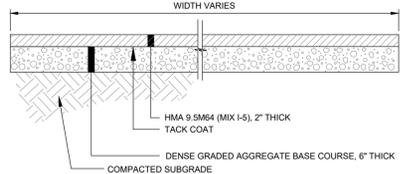
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NJ Certificate of Authorization No. 24G2025300
Kurt Osterkorn, P.E.
KURT OSTERKORN, N.J. Professional Engineer & Professional Land Surveyor
Lic. 24GB2591

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

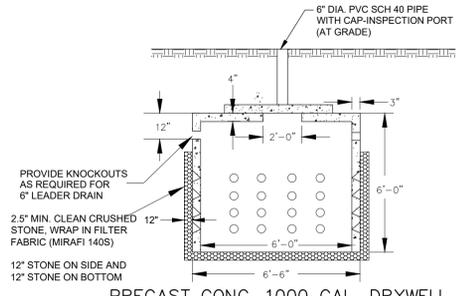
SHEET No. **3** OF **3**



GRANITE BLOCK CURB DETAIL
N.T.S.



TYPICAL RESIDENTIAL DRIVEWAY SECTION
N.T.S.



PRECAST CONC. 1000 GAL. DRYWELL
N.T.S.