

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

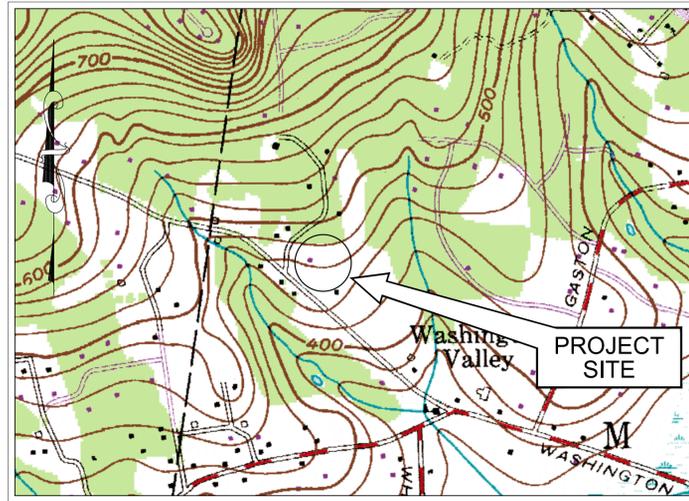
OWNER/APPLICANT:  
MARK PICCOLO AND LYNN M. PICCOLO  
35 SCHOOL HOUSE LANE  
MORRISTOWN, NJ 07960

## INDEX OF SHEETS

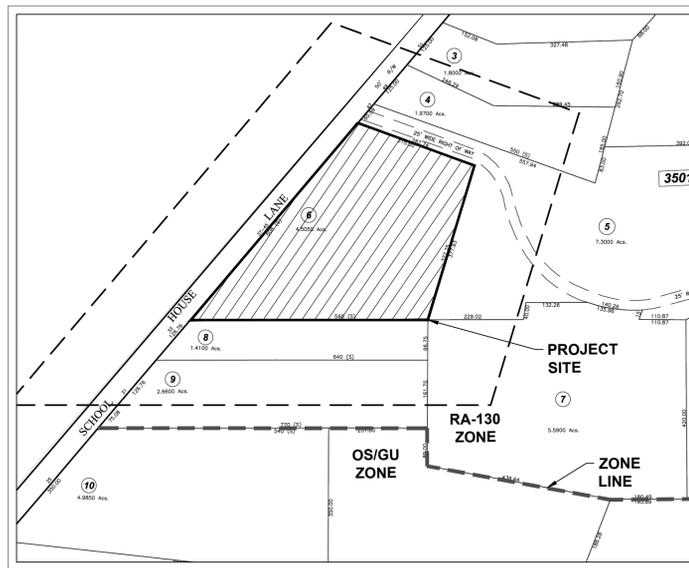
SHEET	DESCRIPTION
1	COVER SHEET / LOCATION MAP / KEY MAP
2	EXISTING CONDITIONS PLAN
3	MINOR SUBDIVISION PLAT

**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 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.
- 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  
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: 36 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/ALBANO, JENNA 49 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 49 SCHOOL HOUSE LN	Block-Lot: 3501-5 CALLANAN, BRIAN/ANNIE 45 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 45 SCHOOL HOUSE LN
Block-Lot: 3501-4 WINTER, ROBERT J & CALDERON, ISABEL 26 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 26 SCHOOL HOUSE LN	Block-Lot: 3501-5.01 CASTENSCHILD, THOMAS E 44 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 44 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, MARK/LYNN MORRIS 35 SCHOOL HOUSE LN MORRISTOWN, NJ 07960 RE: 35 SCHOOL HOUSE LN	Block-Lot: 3501-5.01 CASTENSCHILD, 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, 16B Newark, N.J. 07102 Attn: Manager - Corporate Properties
Optimum 683 Route 10 East Randolph, N.J. 07869 Attn: General Manager, Legal Affairs	SMCMUA 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
1	10/01/25	REV PER BOARD MEETING
2	11/02/25	REV PER BOARD MEETING
3		
4		
5		
6		

PROJ: 240324  
CHD: ICC/20/25  
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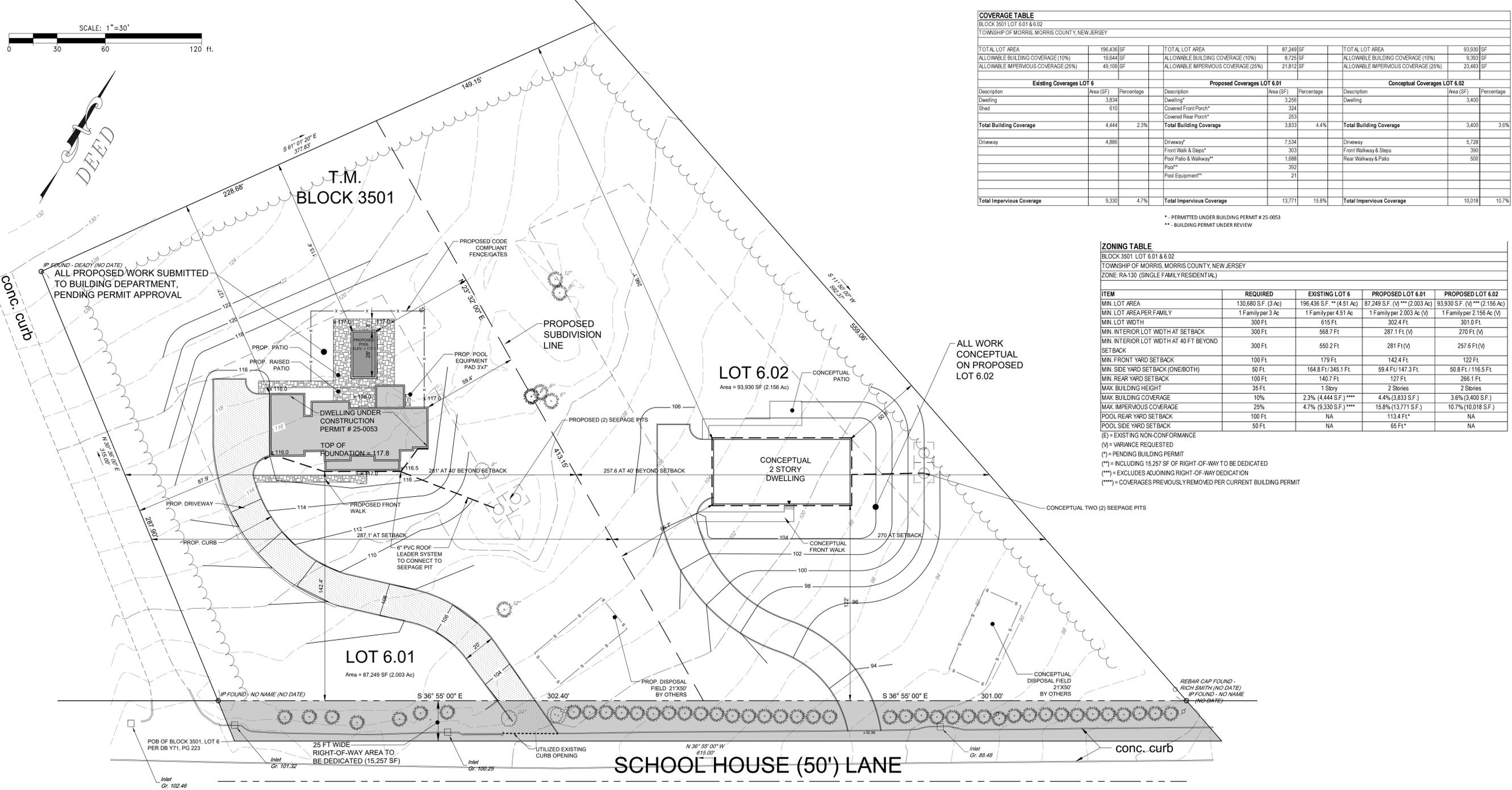
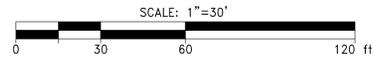
Phone: 973-647-7920  
NJ Certificate of Authorization No. 24C02028380  
www.osterkorn.com  
www.osterkornnj.com  
Email: kosterkorn@osterkorn.com  
Kersten Osterkorn, N.J. Professional Engineer & Professional Land Surveyor, Lic. 24G842581

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

SHEET No.

1
3





**COVERAGE TABLE**  
BLOCK 3501 LOT 6.01 & 6.02  
TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY

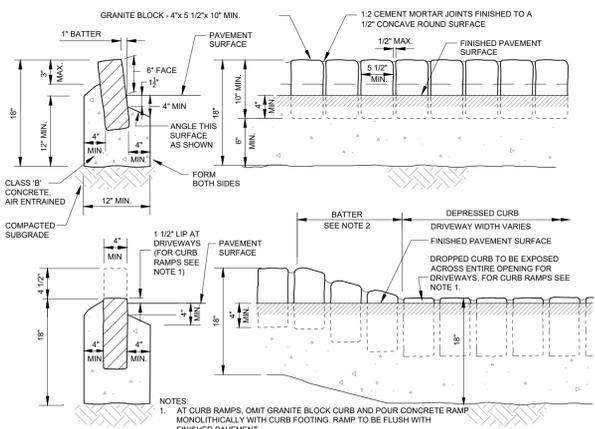
Existing Coverages LOT 6	Proposed Coverages LOT 6.01	Conceptual Coverages LOT 6.02
Area (SF)	Area (SF)	Area (SF)
Percentage	Percentage	Percentage
Description	Description	Description
Dwelling	Dwelling*	Dwelling
Shed	Covered Front Porch*	
	Covered Rear Porch*	
<b>Total Building Coverage</b>	<b>Total Building Coverage</b>	<b>Total Building Coverage</b>
Driveway	Driveway*	Driveway
	Front Walk & Steps*	Front Walkway & Steps
	Pool Patio & Walkway**	Rear Walkway & Patio
	Pool**	
	Pool Equipment**	
<b>Total Impervious Coverage</b>	<b>Total Impervious Coverage</b>	<b>Total Impervious Coverage</b>

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

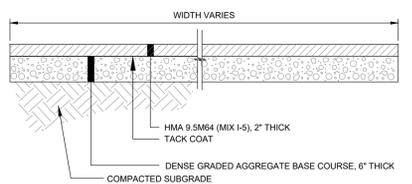
**ZONING TABLE**  
BLOCK 3501 LOT 6.01 & 6.02  
TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY  
ZONE: RA-130 (SINGLE FAMILY RESIDENTIAL)

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 AREA PER FAMILY	1 Family per 3 Ac	1 Family per 4.51 Ac	1 Family per 2,003 Ac (V)	1 Family per 2,156 Ac (V)
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.	560.2 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%	2.3% (4,444 S.F.)****	4.4% (3,833 S.F.)	3.6% (3,400 S.F.)
MAX. IMPERVIOUS COVERAGE	25%	4.7% (9,330 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

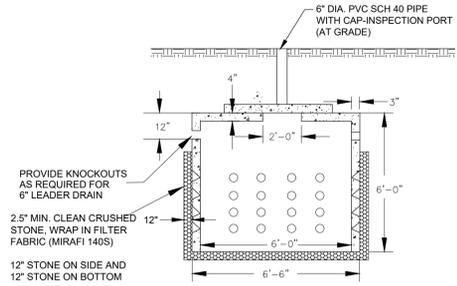
(E) = EXISTING NON-CONFORMANCE  
(V) = VARIANCE REQUESTED  
(\*) = PENDING BUILDING PERMIT  
(\*\*) = INCLUDING 15,257 SF OF RIGHT-OF-WAY TO BE DEDICATED  
(\*\*\*) = EXCLUDES ADJOINING RIGHT-OF-WAY DEDICATION  
(\*\*\*\*) = COVERAGES PREVIOUSLY REMOVED PER CURRENT BUILDING PERMIT



**GRANITE BLOCK CURB DETAIL**  
N.T.S.



**TYPICAL RESIDENTIAL DRIVEWAY SECTION**  
N.T.S.



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

11/19/25	100/125	DATE
1	1	REV. RIGHT OF WAY WIDTH AND PROP. LOT LINE AREA
2	2	REV. PER BOARD MEETING
3	3	REV. PER BOARD MEETING
4	4	REV. PER BOARD MEETING
5	5	REV. PER BOARD MEETING
6	6	REV. PER BOARD MEETING
		CHD

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DATE: 05/20/25  
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Phone: 973.447.7820  
NJ Certificate of Authorization No. 24C2828300  
www.oceanengineers.com  
Email: kosterkorn@c-inc.com  
Kurt Osterkorn, P.E.  
KURT OSTERKORN, N.J. Professional Engineer & Professional Land Surveyor  
Lic. 240842581

**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**