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April 15, 2021

MEMORANDUM TO: Vernon Township Land Use Board (*via email*)

FROM: Cory L. Stoner, P.E., C.M.E., Land Use Board Engineer

SUBJECT: ENGINEERING REVIEW
Kenneth Boschert (LUB# 3-21-4)
Minor Subdivision Block 463 Lots 97 and 98
Located at 8 Amicalola Road and 61 Lakeside Drive
Vernon Township, Sussex County
HPA No. 21-102

Dear Land Use Board Members:

The above referenced application is for a minor subdivision that will adjust the lot line between the two properties to annex approximately 3,200 square feet of Lot 97 to Lot 98. Based on a review of the plans submitted in support of this application, I offer the following comments:

1. The items submitted in support of this application included the following:
 - a. Map entitled, “Minor Subdivision Map, Amicalola Road, Lakeside Drive, Vernon Township, Sussex County, New Jersey,” prepared by RHJ Associates, consisting of one (1) sheet and dated January 28, 2021.
 - b. Application and Checklists
2. Completeness: Based on a review of the application and the submitted documents, the Application would require a number of waivers from the check list including the following:
 - a. #11 – Existing contours with maximum contour intervals of two feet...
 - b. #12 – Environmentally Sensitive Areas delineated.

Due to the simple nature of the subdivision and that fact that there are no proposed improvements shown, I do not object to granting waivers for these items and the Board hearing this application as it has been presented.

3. A review of the existing and proposed lots and the bulk requirements of each property located in the PLC – Private lake Community Residential Zone is as follows:

Item	Required	Existing Lot 97	Proposed Lot 97	Existing Lot 98	Proposed Lot 98
Min. Lot Area	10,000 sf.	22,400 sf.	19,200 sf.	12,788 sf	15,988 sf.
Min. Lot Width	100 ft.	140 ft.	120 ft.	80.1 ft ⁽¹⁾	100.24 ft.
Min. Front Yard Setback	40 ft.	40 ft.	40 ft.	36.1 ft. ⁽¹⁾	36.1 ft. ⁽¹⁾
Min. Rear Yard Setback	10 ft.	76.2 ft.	76.2 ft.	74.2 ft.	74.2 ft.
Min. Side Yard Setback	10 ft.	30.6 ft.	10.6 ft.	32 ft.	52 ft.
Max. Building Height	35 ft./2 ½ Stories	<35 ft.	<35 ft.	<35 ft.	<35 ft.
Max. Building Coverage	25%	9.9%	11.5%	11.8%	10.5%
Max. Lot Coverage	35%	27.2%	31.7%	33.9%	27.1%

⁽¹⁾ Existing Non-Conforming Condition

4. The principal building on Lot 98 does not meet the minimum front yard setback in the PLC Zone. This is a pre-existing non-conforming condition and I do not believe that a variance is needed.
5. Existing Lot 98 does not meet the minimum lot width requirement in the PLC Zone. This condition will be remedied when the minor-subdivision is completed.
6. The Applicant should explain to the Board the reason for the proposed minor subdivision (lot line adjustment).
7. The Applicant should also comment on whether any site improvements are being proposed on either of the Lots.
8. From a review of the plan, the minor subdivision will not encroach on either the septic or well on either property.
9. A review of available online environmental information shows there are no wetlands, wetlands buffers or riparian zones on or adjacent to the two Lots.
10. A deed and description for the new Lot 97 and the new Lot 98 will need to be prepared and reviewed by the Board Attorney and myself. Once approved, the deeds will need to be signed and filed in the Sussex County Clerk’s Office.

Vernon Township Land Use Board
RE: Kenneth Boschert – Minor Subdivision
April 15, 2021

Page 3

Very truly yours,



Cory L. Stoner, P.E., C.M.E.

HAROLD E. PELLOW & ASSOCIATES, INC.

Vernon Land Use Board Engineer

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cc: Kim Decker, Planning & Zoning Secretary
Glenn Kienz, Esq., Board Attorney

HAROLD E. PELLOW & ASSOCIATES, INC.

Established 1969

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