

Kenneth A. Wentink & Associates

*Professional Engineers & Land Surveyors
30 Old Clove Road
Sussex, New Jersey 07461-1163*

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February 17, 2021
19011.02LET

Vernon Township Landuse Board
Vernon Township Municipal Building
21 Church Street
Vernon, New Jersey 07462

Re: Block 263
Lot 4

Dear Chairman and Board Members:

In preparation of the Application Forms for Preliminary and Final Site for a garage on a small area of the above mentioned lot Item Number 39 of the Technical Checklist requires me to discuss any "c" or "d" variances that are required. I am submitting this letter to address this Item.

The lot is a 6.24 acre lot in the R-2 Zone where the minimum lot size is 3 acres. The lot has been developed for a number of years with a single family dwelling that is about 750 feet off of the Lake Wallkill Road right of way line. The dwelling is served by a driveway running along an approximately 50 wide strip (like a flag lot) from the house to Lake Wallkill Road (Sussex County Route Number Route Number 667). Because of tree density, topography, distance and development of some of the lots in the area the house is not visible from the road. This I checked when the leaves were off the trees.

The application is for a garage for the applicant and his nephew to park their dump trucks in for overnight storage of the trucks and storage of the necessary property maintenance equipment.

To accomplish this, the following variances are necessary:

- a. 330-171 A (1) Height of accessory building 24 feet rather than 15 feet
- b. 330-171 A (3) Location of building relative to right of way proposed building @ 485 feet – dwelling @ 504 feet
- c. 330-171 a (9) Size of building footprint 3,200 sq. ft. rather than 1,000 sq. ft.

330-191 Two (2) rather than one (1) Commercial vehicles @ 30 ft. rather than 26 feet long and 80,000 lb. GVW rather than 17,500 lb. GVW.

If you have any questions I will be at the scheduled meeting and will answer them for you.

Respectfully submitted,

A handwritten signature in cursive script, reading "Kenneth A. Wentink". The signature is written in dark ink and is positioned above the printed name.

Kenneth A. Wentink, P.E., L.S.

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Vernon Township Landuse Board
Vernon Township Municipal Building
21 Church Street
Vernon, New Jersey 07462

Re: Block 263 Lot 4

Dear Chairman and Board Members:

I am writing this letter in response to Item 39 of your Checklist.

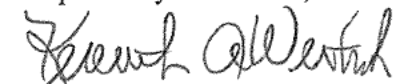
This is an application seeking site plan approval to construct a 30,000 square foot "pole barn" on the above lot to contain the applicant's and his nephew's 80,000lb. GVW dump trucks overnight. The trucks will leave in the morning and will return at the end of the day. There will be no in and out trips during the day. In addition to parking of the trucks the applicant needs room for storage of the equipment necessary to maintain his property. The only alternative is to construct a smaller building. The building is necessary to keep the trucks and equipment out of the weather.

A variance for a building height of 24 feet, rather than the permitted 15 feet is necessary because a 14 foot high door is needed to pass the dump trucks and the additional height is needed for room for the "roll up" door and the peaked roof which assures roof runoff. There is no alternative to the building height.

A variance for the location of the building relative to the road is necessary due to the unusual shape of the lot and the location of the existing dwelling. In addition the topography forces the garage to be located in front of the house close to the line of the flag of the "flag lot". The topography issue is that to push the garage back any farther pushes it into an area of steep slopes that the applicant has filled with approved fill and the filling was approved by this Board.

If you have any additional questions I will be at the scheduled meeting and will answer them for you.

Respectfully submitted,



Kenneth A. Wentink, P.E., L.S.

1. PROPERTY / SITE INFORMATION:

LOCATION	Street Address: 93 Lake Walkill Road		
	City: Vernon Twp.	State: N. J.	Zip: 07461
Tax Map	Page: 92	Block: 263	Lot(s): 4
	Page:	Block:	Lot(s):
Property Information – Area: 6.24 Acres		Easements / Deed Restrictions: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Zone: R-2	Has this property been deemed a Historic Landmark <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

2. APPLICANT INFORMATION:

Name(s): Christopher and Lisa Newsom			
Street Address: 93 Lake Walkill Road			
City: Vernon	State: New Jersey	Zip: 07461	
Email Address:		Telephone: (352) 317-5563	Fax:
Applicant is a: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Entrepreneur <input checked="" type="checkbox"/> Individual			

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all person owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55d-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. Use attached form or applicant's can use their own form.

4. If OWNER IS OTHER THAN THE APPLICANT – provide the following information:

Name(s):			
Street Address:			
City:	State:	Zip:	
Email Address:		Telephone:	Fax:

5. APPLICANT'S ATTORNEY:

Name(s):			
Street Address:			
City:	State:	Zip:	
Email Address:		Telephone:	Fax:

6. APPLICANT'S ENGINEER:

Name(s): Kenneth A. Wentink			
Street Address: 30 Old Clove Road			
City: Wantage	State: New Jersey	Zip: 07461	
Email Address: kwentink1@yahoo.com		Telephone: (973) 875-4112	Fax: (973) 875-9271

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7. APPLICANT'S PLANNER:

Name(s):

Street Address:

City:

State:

Zip:

Email Address:

Telephone:

Fax:

8. APPLICANT'S SURVEYOR:

Name(s): Same as 6 above.

Street Address:

City:

State:

Zip:

Email Address:

Telephone:

Fax:

9. APPLICANT'S OTHER PROFESSIONALS (TRAFFIC, ENVIRONMENTAL ETC.):

Name(s):

Street Address:

City:

State:

Zip:

Email Address:

Telephone:

Fax:

10. APPLICATION IS FOR THE FOLLOWING:**SUBDIVISION:**☐ Minor (including lot line adjustment)☐ Major - Preliminary☐ Major - Final

Number of Lots to be created (includes remainder lot) _____

Number of proposed dwelling units (if applicable) _____

SITE PLAN:☐ Minor☒ Major - Preliminary☒ Major - Final☐ Amendment / Revision to an Approved Site PlanNumber of Proposed Buildings? 1Total Impervious area (s.f.) E 21,039Impervious area from Structures (s.f.) E 3,779Total area to be disturbed (s.f.) 20,231**INFORMAL / CONCEPTUAL REVIEW:**☐ Subdivision☐ Site Plan☐ Other**CONDITIONAL USE APPROVAL:**☐ NJSA 40:55D-67**ISSUANCE OF A PERMIT FOR BUILDING OR STRUCTURE:**☐ NJSA 40:55D-34 (permit building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to NJSA 40:55D-32)☐ NJSA 40:55D-35 (permit building or structure not related to an official suitably improved street pursuant to NJSA 40:55D-35).**VARIANCES PURSUANT TO NJSA 40:55D****Bulk Variance**☒ (C1) (hardship)

☐ (C2) (flexible); benefits v. detriment

Use Variance

- ☒ (D1) A use or principal structure in a district restricted against such use or principal structure (use variance)
- ☐ (D2) An expansion of a nonconforming use
- ☐ (D3) Deviation from a specification or standard pursuant to Section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use
- ☐ (D4) An increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4)
- ☐ (D5) An increase in the permitted density as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision.
- ☒ (D6) A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

APPEAL/INTERPRETATION PURSUANT TO NJSA 40:55D-70, (a) & (b):

- ☐ (a) Appeal to Board of Adjustment of Order, Requirement, Decision or Refusal by an administrative officer based on or made in the enforcement of the zoning ordinance.
- ☐ (b) Request for Interpretation of the zoning map or Ordinance or for Decisions upon other special questions upon which the Board of Adjustment is authorized to pass by any zoning or offered map or ordinance.

Attached additional pages if needed in responding to items 8, 9, 10, and 12.

11. LIST ORDINANCES SECTIONS for which variance(s) and/or interpretation(s) are requested:

330-171 a1. height of building a3. location relative to right of way a9. footprint size

330-191 proposed to house two (2) dump trucks each of 80,000 pounds gross weight with length of 30 feet

12. LIST SUBMISSION WAIVERS REQUESTED:

Note – submission waivers must be approved by a majority vote of the Land Use Board prior to being deemed complete and prior to the application being heard by the Board.

Checklist Item No.	Description	Reason
12	Environmentally Sensitive Area Calculation	Proposed activity is on previously approved fill
31	Provide compact disc	Will provide of final drawings to avoid confusion.
20	Environmental Impact Statement	Relatively small area on existing fill
26	Sight distance certification	Will be subject to County Eng. Dept.
37	Developers Agreement	Applicant is the lot owner

13. LIST THE DESIGN WAIVERS REQUESTED:

Ordinance Section	Description	Reason

14. OFFICIAL NOTICE TO APPEAR:

Attach a copy of the Notice to appear in the official newspaper of the municipality to be mailed to the owners of real property, as shown on the current tax map within 200 feet in all directions of the property which is the subject of this application. The Applicant must request this list from the Tax Assessor. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable, and identify the proposed use of the building(s), structure(s) and/or property.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Board Secretary for the hearing.

An affidavit of service to all property owners and a proof of publication must be provided to the Board Secretary at least five (5) days before the hearing can proceed.

15. NATURE OF APPLICATION:

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises (attach additional pages as needed):

For approval to construct garage to house two (2) 80,00 lb. gross weight dump trucks adjacent to applicant's house

16. UTILITIES TO BE UTILIZED: (Check all that apply)

☐ Public Sewer ☐ Private Septic ☐ Public Water ☐ Private Well ☐

Note: For public water or sewer, provide a "will serve" letter from the respective utility company.

17. CHECK ANY OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE PLANS SUBMITTED: (Check all that apply)

Type of Approval	Filed YES	Filed NO	Date Plans Submitted
<input type="checkbox"/> County Health Department	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> County Planning Board	<input type="checkbox"/>	<input type="checkbox"/>	Subsequent to this Board's action
<input checked="" type="checkbox"/> County Soil Conservation District	<input type="checkbox"/>	<input type="checkbox"/>	Subsequent to this Board's action
<input type="checkbox"/> NJDEP (Wetlands)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Sewer Extension Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Stream Encroachment Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Potable Water Construction Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDOT (Department of Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Township Sewer Utility	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Flood Hazard)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Highlands)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Water allocation)	<input type="checkbox"/>	<input type="checkbox"/>	

18. PRIOR APPROVALS:

Indicate if, to your knowledge, this property was ever the subject of a prior application to the Planning or Zoning Board:

X Yes No If yes, was the application approved? Please attach a copy of the resolution.

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RESOLUTION
Township of Vernon
Land Use Board
In the Matter of Christopher Newsom
Application Number 6-19-6
Decided on December 11, 2019
Memorialized on February 26, 2020
Major Soil Fill Permit

WHEREAS, Christopher Newsom (hereinafter the "Applicant") has made application to the Vernon Land Use Board for a major soil fill permit for property known as Block 263, Lot 4 as shown on the Tax Map of the Township of Vernon, located at 93 Lake Wallkill Road in the R-2 Zone (hereinafter the "Subject Property"); and,

WHEREAS, public hearings were held on September 11, 2019 and December 11, 2019, after the Board determined it had jurisdiction; and,

WHEREAS, the Applicant was represented by James Zimmerman, Esq.

NOW THEREFORE, the Land Use Board makes the following findings of fact, based on evidence presented at its public hearings, at which a record was made.

The application before the Board is a request for a major soil movement permit so as to permit the placement of approximately 5,000 cubic yards of soil on the Subject Property.

Mr. Kenneth Wentink, a licensed professional engineer and surveyor, appeared and testified he submitted plans consisting of three (3) sheets including aerial pictures of the site prior to soil being added, a graphic representation called Soil Conditions Prior to Fill, a second sheet entitled Proposed Grading and Soil Erosion and Sediment Control Plan, along with a third sheet called Soil Restoration Plan as part of the application packet. He indicated that Sheets 2 and 3 show the requirements for soil erosion and sediment control plan and noted that the reason for the importation of the soil was to level the steep slopes on site in order to construct a garage at some future date. He

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was not sure if additional soil would be necessary. He further testified that he completed a topographic analysis of the site and the plans were his best calculations as to what currently existed and what could possibly happen in the future.

In response to questions from the Board, he agreed that there were conflicting numbers of yards contained in the application which needed to be clarified.

Next, Christopher Newsom, owner of the property, testified that the application is a request for permission to allow the site to be level for parking and provide an adequate turn around area for a trailer and noted that additional soil might be needed for the potential new building. He agreed with Mr. Stoner's estimate that if 5,000 cubic yards of material were placed on the site, this would require approximately 270 truckloads. Mr. Newsom testified that the soil had been placed on the site by him and was received from New York Recycling Company. He testified this company processes re-grinded aggregate screen material with no debris or wire. He specifically testified that he delivers aggregate into New York City and for the past two (2) years on his return trip home, he would pick up a load of soil from this certified location on a regular basis. He offered to provide tickets for the approximately 275 loads.

In response to various questions from the Board and its professionals, he indicated that reports had been received from New York Recycling, located at 475 Exterior Street, Bronx, New York that contained the soil testing done at the facility. Mr. Newsom testified he started this project in 2017 and had always been informed that the soil received was clean screen fill and properly tested.

At this time, Mrs. Lisa Newsom testified that she had interacted with a representative from New York Recycling and been informed that the soil going to that facility was tested on a daily

basis at multiple times. She specifically indicated that she had over 200 tickets for soil received and indicated that she would never bring untested materials to her home property.

The Newsoms next indicated that they had numerous tickets from the truckloads of soil picked up by them. At this point, Mr. Stoner stated he did not have major issues with the grading of the site but noted that a wetlands buffer must be properly protected and silt fence positioned per the requirements of the Soil Conservation Permit issued for the property. He also indicated that the soil fill which is being brought to the site is no larger than 3/8ths inch which is finer than quarry process. Next, it was stated that the soil had been spread out level and pushed up behind the residence as a bank in order to prevent disturbance of any wetlands.

At this point in the hearing, Mr. Stoner requested additional information be provided concerning the testing procedures undertaken by New York Recycling and further to insure that documentation exists in order to match reports with load tickets. The Board determined it appropriate to have a number of test results filed so that Mr. Stoner could review those documents and insure reasonable testing had taken place on the materials deposited on site. At the conclusion of the first hearing, it was determined the Applicant should provide additional testing reports covering the period of material importation, a copy of the Soil Conservation Permit, supporting information in accordance with the Soil Movement Ordinance located at Section 484-1, et seq. of the Ordinance. The application was then carried to a subsequent hearing.

At the December 11, 2019 hearing, the Applicant again appeared and testified that provided 267 load tickets which indicated that the quantities estimated totaled approximately 5,000 yards, based upon the conclusion that there were approximately 18 cubic yards of material contained in each load. Mr. Stoner affirmed this matched the testimony provided by Mr. Newsom at the first

hearing. Mr. Stoner also indicated that environmental testing reports had been provided by Yorke Environmental dated November 2017, February 2018, and August 2018 which evidenced results satisfying New Jersey Standards for Residential Areas and was consistent with the expectations for sampling during the time period.

Mr. Stoner went on to state that there were inconsistencies on the second sheet of the Soil Erosion Plan and Areas of Disturbance which needed to be addressed by Mr. Wentink at the time the Applicant returned to the Board for site plan approval of the proposed garage.

There were no members of the public present expressing an interest in this application.

A report from the Board Engineer, Cory Stoner, dated September 6, 2019 was reviewed during the course of the hearings and is made part of this Resolution. (see Appendix A)

NOW THEREFORE, the Land Use Board makes the following conclusions of law, based on the foregoing findings of fact.

The application before the Board is a request for a major soil movement permit so as to allow the importation of approximately 5,000 cubic yards of clean fill material onto the Subject Property.

Before discussing the merits of the application, the Board takes judicial notice of the adoption by the governing body of Ordinance No. 18-15 which created Chapter 484 of the Municipal Code of the Township of Vernon and is entitled "Soil Fill Placement". That Ordinance was enacted in order to control the unregulated and uncontrolled dumping of fill material within the Township. The Board finds the actions of the governing body to be laudatory and a significant step forward in protecting the public's safety, health and general welfare in order to insure that soil movement operations and filling operations do not negatively impact not only individual property

owners but all residents of the Township and the County now or in the future. As such, all soil movement operations are regulated by the Soil Fill Placement Ordinance found at Section 484-1, et seq. of the Township Code. Under these regulations, significant limitations are imposed upon the placement of any soil on lands within the Township of Vernon until such time as an appropriate application and approval is received. The process is divided into minor soil fill permits and major soil fill permits. For the purposes of this application given the fact that more than 500 cubic yards of material was imported, a major soil fill permit application was required to be submitted to the Board.

In processing this application, the Board notes that under Section 484-7 any major soil fill permit is required to be supplemented by topographic maps containing a variety of information along with setting forth the reasons material is being imported, its location, dates, documentation, showing where the materials had come from along with appropriate testing. Section 484-9 requires the Land Use Board to hear the application and grant or deny it at a noticed public hearing. Specific factors to be considered by the Board are contained at Section 484-10 of the Ordinance which requires the Board to pay particular consideration to a number of factors which include the following:

- A. Soil erosion by water and sand.
- B. Surface water drainage.
- C. Soil fertility.
- D. Lateral support of abutting streets and lands.
- E. Public health and safety.
- F. Land values and uses.

- G. Contours, both existing and proposed.
- H. Existing contours and topographic character of the land prior to the placement of any soil and proposed contours which will result subsequent to the placement of soil in accordance with the soil fill application.
- I. Whether the proposed placement of soil is necessary and incidental to the development of the property for its intended use or whether the proposed placement of fill constitutes primarily a commercial activity.

These constitute the specific considerations which the Board must take into account on any application.

In reviewing the application, plans, testimony along with load tickets and environment reports provided by the Application, the Board concludes that the Applicant has met in this instance the minimum requirements of the Municipal Land Use Law, Case Law and Soil Fill Placement Ordinance to a sufficient degree so as to enable the Board to grant permission to bring this material and place it on the site.

This is the first application processed under the new Ordinance and the Board specifically concludes as a matter of law that this Applicant in this instance met the specific requirements that are mandated not only by the Ordinance but also by the Board following appropriate administrative procedure. Here, Applicant testified that in excess of 250 loads of material were brought on the site and estimated that this totaled approximately 5,000 cubic yards and provided environmental testing documentation which indicated the material met not only New York state standards but also State of New Jersey Remediation Standards found at N.J.A.C. 7:26-d for the importation of materials. This is significant and its importance to the Board is such that as an appendix to this Resolution those specific load tickets (see Appendix B) along with the three (3) environmental reports dated November 17, 2019, February 18, 2019 and August 18, 2019 (see Appendix C) are made a part of

this determination. The Board notes that subsequent applications for soil importation will be processed in the same way and that a failure to provide this material will be indicative of the Applicant's inability to meet specific Ordinance requirements which the Board determines at this time are not only necessary but mandatory in order for any determination to be made when materials are being imported. The Board believes that this is a significant key step in determining the quality, quantity, safety and appropriateness of the material being used to fill property within the Township.

Next, as contained at Section 484-10 of the Ordinance and as specifically called out above, the Board in its consideration and review of the application determines that Items A through H were satisfied by the information provided at the hearing along with the Board's careful review of the submissions.

As regards Item I, the Board specifically concludes that the placement of the soil is in fact necessary in order to provide reasonable development of the property for its use and that the placement of the fill does not constitute a commercial activity. Interestingly, and of particular significance in this application is the fact that while the Applicant has provided a more leveled area on its property for a turn around and the parking of vehicles, it is clear based upon the plans that a subsequent application will be submitted prior to seeking any permits for the construction of accessory structures on portions of the property. This request for relief along with appropriate complete plans was not before the Board at this time and, therefore, the Board notes the Applicant may not bring any additional material to the site or undertake any additional construction activity until such time as an application is filed and processed by the Land Use Board to insure this lot remains in full compliance with all Ordinance requirements.

By providing load tickets for each truck, the Board concludes it can act with a reasonable amount of certainty as to the amount of material brought on site and with the environmental reports provided over a period of time can also conclude without undertaking any additional testing, that the materials brought to the property are safe and will not create an environmental hazard now or in the future. The Board specifically suggests that this should be used as a guideline for all subsequent applications to insure the environment of the Township remains safe, healthy and protects future generations. To do any less would not be indicative of good government or protect the public's health, safety and general welfare.

Further, the Board notes that Article II entitled "Operating Requirements" contains a number of specific items which in this instance the Applicant has for the most part complied with, however, it is included in the Board's conclusions since these requirements remain in full force and effect and adherence is mandated pursuant to Vernon's Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board that the application of Christopher Newsom for Block 263, Lot 4 as shown on the Tax Map of the Township of Vernon, located at 93 Lake Wallkill Road in the R-2 Zone, requesting a major soil moving permit be and is hereby granted pursuant to N.J.S.A. 40:55D-46, N.J.S.A. 40:55D-50 and Chapter 484-1, et seq. Soil Fill Placement, subject to the following terms and conditions:

1. Soil placement shall be in accordance with this decision and all items contained in this Resolution and specifically as depicted on plans consisting of three (3) sheets called "Soil Fill Permit For Block 263, Lot 4 in the Township of Vernon, Sussex County, New Jersey" prepared by Kenneth A. Wentink and Associates consisting of three (3) sheets having a date of May 17, 2019.

2. Applicant shall adhere to all items contained in the September 6, 2019 report of Cory L. Stoner, Engineer for the Board.
3. Applicant shall adhere to all operating requirements contained in the Soil Fill Ordinance of the Township of Vernon as set forth at Section 484-12, et seq.
4. No additional material shall be placed on site and no building activity shall take place until such time as the Applicant seeks additional approvals from the Land Use Board of the Township of Vernon.
5. Pre-construction Meeting at least seventy-two (72) hours before any construction, a pre-construction meeting shall be held with municipal representatives, the Developer and its engineers and contractors. The meeting shall be held only after the Engineer's opinion of probable cost has been submitted to the municipality for computation of engineering and inspection fees posted, the form of which is to be approved by the Municipal Engineer.
6. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
7. Certificate that taxes are paid to date of approval.
8. Sussex County Planning Board approval.
9. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Vernon, County of Sussex, State of New Jersey, or any other jurisdiction.

The undersigned secretary certifies the within resolution was adopted by this Board on December 11, 2019 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on February 26, 2020.

Kimberley Decker

FOR:

AGAINST:

ABSTAIN:

Board Member(s) Eligible to Vote:

Prepared by: Glenn C. Kienz, Esq.

Williams; Auberger; McPeck; Cocula; Whitaker; Mitchell; Tadrack; Theobald

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19. TAX COLLECTOR CERTIFICATION:

Certification from the Tax Collector that all taxes due on the subject property have been paid must be furnished to the Board Secretary at the time the application is submitted.

20. FEE CALCULATION (SEE PAGES 11 AND 12, ASK BOARD SECRETARY FOR ASSISTANCE IF NEEDED):

Major Site Plan \$500.00 plus \$350.00 = \$850.00 Variance in residential zone \$600.00 Use variance res. zone \$350.00

Escrow \$850.00

Escrow \$1,100.00

Escrow \$1,200.00

\$ 1,800.00 Application Fee

\$ 3,150.00 Escrow Fee

\$50.00 GIS Fee

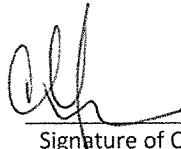
21. CERTIFICATIONS:

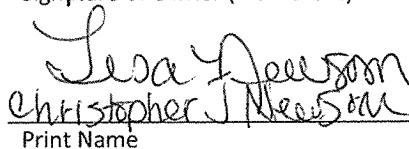
- A. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.
- B. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. [If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]
- C. I understand that I submitted funds as calculated herein to be deposited into an Escrow account. In accordance with the Municipal Land Use Law, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. I understand the escrow amount is a preliminary estimate, and the actual cost may be more or less. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within twenty (20) days or I will have my application revoked and will be subject to property liens and/or fines.
- D. I hereby authorize the Land Use Board Members, Land Use Board Professionals, and Township Staff to inspect the premises listed on this application as a part of the review process, and grant full right of entry (excluding the interior of buildings).

 
Signature of Applicant

Christopher Newsom Lisa Newsom
Print Name

02/17/2021
Date


Signature of Owner (If different)


Print Name

02/17/2021
Date

VERNON TOWNSHIP
LAND USE BOARD

AFFIDAVIT OF OWNERSHIP, AUTHORIZATION AND SITE INSPECTION

State of New Jersey,
County of Sussex,

The undersigned, of full age, being duly sworn according to law deposes and says that I reside at 93 Lake Walkill Road, in the Township of Vernon, County of Sussex, and State of New Jersey, and that I am the owner in fee of the lands and premises which are the subject of this application to the Vernon Township Planning Board and the property as described in that application as Block 263, Lot 4, on Lake Walkill Road, Township of Vernon, County of Sussex and State of New Jersey. As owner, I have read this application and the applicant is authorized to proceed. I understand that a site inspection by the Planning Board members and/or the Board or Township professionals may be required and by signing this authorization I am consenting to any site inspection that may be necessary.

Isa Fewson
Owner's Signature

02/17/2021
Date

Sworn to and subscribed before me

This 17th day of February 2021

Keith E Wentink
Notary Public

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS DATE



FEB 17 2021

KEITH E. WENTINK
Notary Public of New Jersey
Commission Expires 3/8/2022

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<p>SUSSEX COUNTY RECORDING COVER P Honorable Jeffrey M. Parrott Sussex County Clerk</p>  <p>This cover page is required to be part of any document affecting land title being recorded in Sussex County, New Jersey. It is part of the recorded instrument and permanent record and should not be detached from the original document.</p>	<p>Official Use Only - Barcode</p>  <p>20170613010120360 1/8 06/13/2017 10:35:56 AM DEED Bk: 3431 Pg: 730 Jeffrey M. Parrott, County Clerk Sussex County, NJ</p>
<p>Record & Return To:</p> <p><i>Fortune Title</i> <i>39 Woodland Rd.</i> <i>Roseland, NJ 07068</i></p>	<p>Official Use Only - Realty Transfer Fee</p> <p>6/13/2017 10:35:00 AM Consideration: 230000.00 Exempt Code: Exempt County: 0 State: 0 NJRAHF 0 PHPF: 0 EAA: 0 General: 0 Buyer's Fee: 0 Total RTF: 0</p>

<p>Date of Document: May 12, 2017</p>	<p>Type of Document: DEED</p>
<p>First Party Name: Federal Home Loan Mortgage Corporation</p>	<p>Second Party Name: Christopher Newsom and Lisa Newsom</p>
<p>Additional Parties To Be Indexed:</p>	

PROPERTY INFORMATION (MANDATORY FOR DEEDS)	
<p>Block: 170</p>	<p>Lot: 6.01</p>
<p>Municipality: Vernon</p>	
<p>Consideration: \$225,000.00</p>	
<p>Mailing Address of Grantee: <i>6 Augusta Road, Apartment 5, Vernon NJ 08762</i></p>	

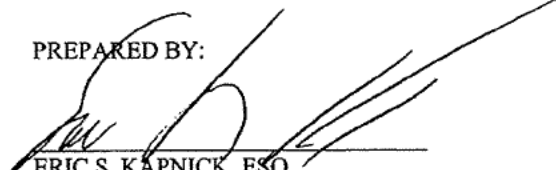
THIS SECTION PERTAINS TO ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, ETC. WHICH REQUIRE YOU PROVIDE THE ORIGINAL INSTRUMENT'S BOOK & PAGE RECORDING INFORMATION.	
<p>Original Book:</p>	<p>Original Page:</p>

SUSSEX COUNTY RECORDING COVER PAGE

Do not detach this page from the original document as it contains important recording information and is part of the permanent record.

6/9/37

PREPARED BY:


ERIC S. KAPNICK, ESQ.
Fein, Such, Kahn & Shepard, P.C.

DEED

This Deed is made on May 12, 2017, and delivered on May 13, 2017

BETWEEN

FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation established by an enactment of the United States Congress, By Its Attorney-In-Fact, Fein, Such, Kahn & Shepard P.C., whose address is 5000 Plano Parkway, Carrollton, Texas 75010, referred to as the Grantor,

AND

CHRISTOPHER NEWSOM & LISA NEWSOM, whose post office address is 6 Augusta Road, Apartment 5, Vernon, New Jersey 08762, referred to as the Grantee.

The words "Grantor and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A.46:26A) Municipality of Vernon, County of Sussex, State of New Jersey, BLOCK NO: 170, LOT NO: 6.01

_____ No property tax identification number is available on the date of this deed. (check if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the Township of Vernon, County of Sussex, and State of New Jersey. The legal description is:

BEING MORE PARTICULARLY DESCRIBED ON SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

SCHEDULE "A"

Being known and designated as LOT 6.01, BLOCK 170, in the Township of Vernon, County of Sussex and State of New Jersey.

Commonly known as: 93 Lake Wallkill Road, Vernon, New Jersey (with the mailing address of 93 Lake Wallkill Road, Sussex, New Jersey 07461)

This property is conveyed subject to easements, restrictions of record, such facts as may be disclosed by an accurate survey and zoning ordinances and other governments/regulations affecting the property and its use.

BEING, the same premises conveyed to the within Grantor by deed from the Sheriff of Sussex dated 06/27/2016, recorded on 08/30/2016, in Deed Book 3401, Page 401, in the Sussex County Clerks Office.

THE POWER OF ATTORNEY WAS PREVIOUSLY RECORDED IN THE SUSSEX COUNTY CLERK'S OFFICE ON 08/14/2016 IN BOOK 3341, ON PAGE 928.

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STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY MORRIS } SS. County Municipal Code 0424

MUNICIPALITY OF PROPERTY LOCATION Township of Vernon

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, ERIC S. KAPNICK, ESQ., being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 170 Lot number 8.01 located at
93 Lake Walkill Road, Vernon, New Jersey 07461 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 230,000.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(B) By or to the United States of America, this State, or any instrumentality, agency, or subdivision

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over.* (Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind or;
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

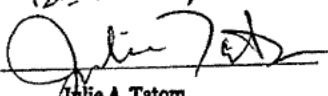
☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 24 day of May, 20 17



Julie A. Tatom
Notary Public of N.J.
My commission expires: June 2, 2021

Signature of Deponent ERIC S. KAPNICK FOR FHLMC
Deponent Address 7 CENTURY DR. PARSIPPANY,
Last three digits in Grantor's Social Security Number XXX-XXX- 7 8 6
Grantor Name ERIC S. KAPNICK FOR FHLMC
Grantor Address at Time of Sale 5000 Plano Parkway, Carrollton, TX
Name/Company of Settlement Officer _____

FEIN SUCH, KAHN, & SHEPARD, PC
ATTORNEYS IN FACT FOR
FEDERAL HOME LOAN MORTGAGE
CORPORATION
BY ERIC S. KAPNICK, ESQ.

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:
www.state.nj.us/treasury/taxation/rtf1localtax.shtml

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State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
FEDERAL HOME LOAN MORTGAGE CORPORATION
Current Street Address
5000 PLANO PARKWAY
City, Town, Post Office Box
CARROLLTON State TX Zip Code 75010

PROPERTY INFORMATION

Block(s)
170 Lot(s) 6.01 Qualifier
Street Address
93 Lake Walkill Road
City, Town, Post Office Box
Vernon State NJ Zip Code 07461
Seller's Percentage of Ownership
100% Total Consideration \$230,000.00 Owner's Share of Consideration \$230,000.00 Closing Date 5/15/2017

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☒ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I further declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☒ I certify that a Power of Attorney has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

5/12/17 Date
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact
ATTORNEYS IN FACT FOR
FEDERAL HOME LOAN MORTGAGE
CORPORATION
BY ERIC S. KAPNICK ESQ.

60/37

**WFG NATIONAL TITLE INSURANCE COMPANY
TITLE INSURANCE COMMITMENT**

SCHEDULE A Con't
File Number: 293780FT1-1

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain Lot(s), piece(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the *Township of Vernon, Sussex County, State of NJ*

Description of property situated at 93 Lake Wallkill Road, Vernon Town ship, Sussex County, New Jersey

BEGINNING at a point on the centerline of Lake Wallkill Road (33 foot wide right of way), said Beginning Point being located South 25 degrees 23 minutes West, a distance of 47.68 feet from the third corner of a 10.00 acre tract of land conveyed by Joseph Meola and Mae Meola, his wife, to John Catanzaro and Geraldine Catanzaro, his wife, by Deed dated January 1, 1965 and recorded in the Sussex County Clerk's Office in Book 785 of Deeds on Page 8; and running thence (1) along the centerline of Lake Wallkill Road, South 25 degrees 23 minutes 03 seconds West, a distance of 50.00 feet to a point on same; thence (2) leaving said road and along Tax Map Block 170, Lot 6.06 and passing through a capped iron pipe found on line at a distance of 33.07 feet, North 64 degrees 24 minutes 30 seconds West, a distance of 221.50 feet to a capped iron pipe found; thence (3) along Tax Map Block 170, Lot 6.07, North 43 degrees 11 minutes 00 seconds West, a distance of 200.00 feet to a point; thence (4) still along same, South 46 degrees 49 minutes 00 seconds West, a distance of 186.98 feet to a leaning iron pin found; thence (5) along Tax Map Block 171, Lot 113, North 43 degrees 11 minutes 00 seconds West, a distance of 360.53 feet to a point; thence (6) along lands now or formerly of United States of America, Tax Map Block 120, Lot 12, North 41 degrees 48 minutes 00 seconds East, a distance of 583.25 feet to a point; thence (7) still along same, South 50 degrees 52 minutes 20 seconds East, a distance of 689.20 feet to a point on the centerline of Lake Wallkill Road; thence (8) along the centerline of Lake Wallkill Road, South 29 degrees 19 minutes 30 seconds West, a distance of 127.44 feet to a point on same; thence (9) leaving said road and along lands now or formerly of James S. and Vivian C. Devlin, Tax Map Block 170, Lot 6;03, North 50 degrees 52 minutes 20 seconds West, a distance of 433.49 feet to a point; thence (10) still along same and along lands now or formerly of Vincent and Barbara Ann Weslowski, Tax Map Block 170, Lot 6.02, South 29 degrees 19 minutes 30 seconds West, a distance of 269.08 feet to an iron bolt found; thence (11) still along said lands of Weslowski, South 43 degrees 11 minutes 00 seconds East, a distance of 229.71 feet to a point; thence (12) continuing along said lands of Weslowski and passing through an iron bolt found on line at a distance of 33.07 feet from the terminus of this course, South 64 degrees 24 minutes 30 seconds East, a distance of 211.80 feet to the point and place of BEGINNING and containing a calculated area of 6.24 acres more or less as surveyed by Ronald L. Haffling, P.L.S. on May 9, 2017 as Job No. 7938.

Subject to the rights of the public in that portion of Lake Wallkill Road running along Course Nos. 1 and 8 as described above.

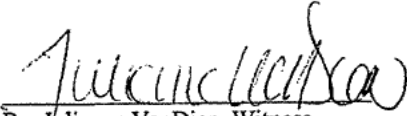
NOTE: 93 Lake Wallkill Road, Tax Lot(s) 6.01, Tax Block 170, Township of Vernon, Sussex County, State of NJ

6/3/37

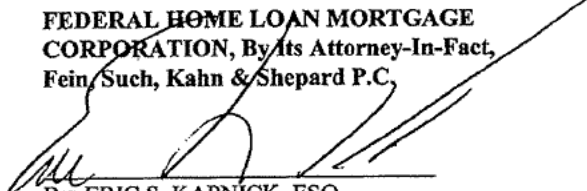
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

ATTESTED BY:


By: Julianne VanDien, Witness

**FEDERAL HOME LOAN MORTGAGE
CORPORATION, By its Attorney-In-Fact,
Fein, Such, Kahn & Shepard P.C.**


By: ERIC S. KAPNICK, ESQ.


FEIN, SUCH, KAHN, & SHEPARD, P.C.
ATTORNEYS IN FACT FOR
FEDERAL HOME LOAN MORTGAGE
CORPORATION
BY ERIC S. KAPNICK, ESQ.

STATE OF NEW JERSEY, COUNTY OF SUSSEX, SS:

I CERTIFY, that on May 12, 2017, ATTORNEY, ERIC S. KAPNICK, ESQ., personally came before me and acknowledged under oath, to my satisfaction that:

- (a) this person is the Attorney-In-Fact of Federal Home Loan Mortgage Corporation, the corporation in this Deed;
- (b) this person executed this deed as his own act as Attorney-In-Fact for Federal Home Loan Mortgage Corporation
- (c) the full and actual consideration paid or to be paid for the transfer of title is \$230,000.00 (such consideration is defined in N.J.S.A. 46:15-5)

Signed and sworn to before me on
May 12, 2017


NOTARY PUBLIC OF NEW JERSEY

Julie A. Tatom
Notary Public of N.J.
My commission expires: June 2, 2021

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<p align="center">DEED</p> <p>FEDERAL HOME LOAN MORTGAGE CORPORATION,</p>	<p>Dated: , 2017</p> <p>Record and Return to:</p>
<p align="right">Grantor.</p>	
<p align="center">TO</p>	
<p>CHRISTOPHER NEWSOM & LISA NEWSOM,</p>	<p>RECORD AND RETURN TO: Fortune Title Agency, Inc. 39 Woodland Road Roseland, NJ 07068</p>
<p align="right">Grantee.</p>	<p>293780 FT 1-1</p>

20170613010120360
06/13/2017 10:35:56 AM
DEED
NUMBER OF PAGES : 8
Recording Fee : \$110.00

6/37
/

New Jersey Herald
P.O. Box 10
Newton, NJ 07860
973-383-1500

**NOTICE OF HEARING
VERNON TOWNSHIP LAND USE BOARD
COUNTY OF SUSSEX, NEW JERSEY**

PLEASE TAKE NOTICE that the undersigned has made application to the Vernon Township Land Use Board for the property known as Block 263, Lot 4 _____, located at 93 Lake Wallkill Road, in the R-2 zone, as follows: to construct 3,200sq. ft. pole barn/garage to park two 80,000 lb. GVW dump trucks overnight requiring a height of building variance, a location relative to right of way line variance, a size of building footprint variance and a use variance.

In addition, Applicant will request such variances, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or the Land Use Board.

This application is now on the calendar for the Vernon Land Use Board and a public hearing has been set for _____, at the Vernon Municipal Building, 21 Church Street, Vernon, New Jersey 07462, at 7:00 p.m. When the case is called you may appear, either in person or by attorney and present any evidence which you may have regarding the application. The matter will be heard on that above date or any adjourned date designated by the Land Use Board at this public meeting without additional notice. The maps, plans, plats and application for which approval is sought are on file in the Planning and Zoning Office of the Vernon Township Municipal Building and are available for inspection at the Municipal Building during the hours of 8:30 a.m. to 4:00 p.m. Monday through Friday. This notice is pursuant to the rules of procedure of the Vernon Land Use Board.

Name Christopher & Lisa Newsom
Address 93 Lake Wallkill Rd.
Sussex, NJ 07461

Note to Newspaper: Please forward a copy of the Affidavit of Publication to Applicant.

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AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY: COUNTY OF SUSSEX

Christopher and Lisa Newsom (name) of full age, being duly sworn according

by law, deposes and says, that he/she resides at 93 Lake Wallkill Road

in the Township of Vernon in the State of New Jersey
(Municipality)

that he/she is the applicant in a proceeding before the Vernon Land Use Board, Sussex

County, New Jersey, which is known as Application No. _____

and relates to premises located at:

93 Lake Wallkill Road Tax Map Block 263 Lot 4

(Street, Tax Map #, Block #, Lot #) that he/she gave notice of this proceeding to each
and all of the owners of property affected by said application, in the required form, in
the manner provided by law on _____ 20____, a true copy of
the notice and the names and addresses of those so notified are attached to this affidavit.

Signature of Applicant or Agent

Sworn to and subscribed before me this

_____ Day of _____

Notary Public

STATUTORY REQUIREMENTS CONCERNING PUBLIC NOTICE

Statutory requirements concerning public notice are set forth in Section 7, 7.1 and 7.3 (N.J.S.A. 40:55D-11, 12, 14) of the Municipal Land Use Law (Chapter 29), (Laws of N.J. 1975). These requirements are also listed on the Notice Procedures form given to the applicant when he receives his list of property owners within 200 feet.

8/31 /

LIST OF PROPERTY OWNERS SERVED

[illegible]

The above list was compiled by: _____

Kenneth A. Wentink & Associates
30 Old Clove Rd
Sussex, NJ 07461

January 28, 2020

RE: CERTIFIED LIST

Pursuant to Article 3, Section 7 of Chapter 19 of the ordinances of the Township of Vernon, I hereby certify that the enclosed list is a list of all of the owners of all real property as shown on the current tax duplicate or duplicates located within 200 feet of Block 263 Lot 4 in the Township of Vernon.

Kristen Umansky CTA
Municipal Assessor

KU/

OWNER & ADDRESS REPORT

VERNON TWP

CERTIFIED LIST
BLOCK 263 LOT 4

01/29/21 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
263	7		1	WESLOWSKI, VINCENT E 95 LK WALLKILL RD SUSSEX, NJ 07461	LK WALLKILL RD	
263	8		1	WESLOWSKI, BARBARA ANN 95 LK WALLKILL RD SUSSEX, NJ 07461	91 LK WALLKILL RD	
263	6		2	SKIBA, LEONARD J II & EDITH 95 LAKE WALLKILL RD SUSSEX, NJ 07461	95 LK WALLKILL RD	
263	5		2	SCOTT, ALLAN & LYNDIA 97 LAKE WALLKILL RD SUSSEX, NJ 07461	97 LK WALLKILL RD	
263	10		15C	UNITED STATES OF AMERICA PO BOX 383 SUSSEX, NJ 07461	77 & 89 LK WALLKILL RD	
263	3		15C	UNITED STATES OF AMERICA 300 WESTGATE CENTER DR HADLEY, MA 01035	101-135 LK WALLKILL RD	
264	3		2	BAMBRICK, THOMAS C & DIANE PO BOX 2341 LIVINGSTON, NJ 07039	86 LK WALLKILL RD	
264	4		2	DAKOTA NNJ, LLC 729 SO 12TH ST NEWARK, NJ 07103	88 LK WALLKILL RD	
264	5		2	CHESNUT, SAMANTHA 24 RYAN RD SUSSEX, NJ 07461	100 LK WALLKILL RD	
264	6		2	PAUL, CHRISTOPHER & WILSON, D 94 LK WALLKILL RD SUSSEX, NJ 07461	94 LK WALLKILL RD	
265	1		2	WESLEY, CHARLES E 102 LAKE WALLKILL RD SUSSEX, NJ 07461	102 LK WALLKILL RD	
265	2		2	TINEO, CHAQUIRA & FREDDY 104 LAKE WALLKILL RD SUSSEX, NJ 07461	104 LK WALLKILL RD	
265	3		2	WOOD, JOSEPH & KALLIOPE 106 LAKE WALLKILL RD VERNON, NJ 07462	106 LK WALLKILL RD	

**Also
Notify**

Sussex County Planning Bd
Administrative Center
One Spring St
Newton, NJ 07860

11/37

Also Notify

Vernon Public Utilities

- 1) CENTURY LINK/ EROC SCANNING
ATT: DATA DISTRIBUTION (call before you dig)
MAILSTOP FLAPKA 0107 800-272-1000
PO BOX 165700 or
ALTAMONTE SPRINGS, FL 32716 866-750-8300
- 2) ELIZABETHTOWN GAS
12 West Jersey St.
Elizabeth, N.J. 07210 800-242-5830
- 3) JERSEY CENTRAL POWER & LIGHT (customer service)
2800 Pottsville Pike
PO Box 16001
Reading, Pa. 19612-6001 800-662-3115
- 4) SUEZ North America United Water
69 Devoe Pl
Hackensack, NJ 07601 888-770-6030
- 5) Service Electric Cable TV
320 Sparta Ave.
Sparta, NJ 07871 973-729-7653
- 6) Sussex Rural Electric Co-Op
64 RT 639
Sussex, NJ 07461 973-875-5101
- 7) Warwick Valley Telephone
47 Main St
Warwick, NY 10990 845- 986-8080
- 8) Vernon Township MUA 973-764-4055 ext 2288
21 Church St
Vernon, NJ 07462

VERNON TOWNSHIP
LAND USE BOARD
 Department of Planning & Zoning
 21 Church Street · Vernon · NJ 07462
 Tel.: (973) 764-4055 Ext. 2279 · Fax: (973) 764-9528 · www.vernontwp.com
 For assistance with Land Use Board Applications: 973-764-4055 ext. 2279

Applicant Name(s):

CHRISTOPHER & LISA NEWSOME

Property Address:

Street: **93 LAKE WALLKILL RD.**

City: **SUSSEX**

State: **NJ**

Zip: **07461**

Block / Lot:

263

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TECHNICAL CHECKLIST

Item	Minor Site Plan	Major Site Plan - Preliminary	Major Site Plan - Final	Minor Sub division	Major Subdiv. - preliminary	Major Subdiv. - Final	Variance (see note #1)	Concept Plan	Complete or Waiver Requested?
1 Sealed survey map of Entire tract	x	x	x	x	x	x	x		C
2 Name and address of owner and applicant of the subject property	x	x	x	x	x	x	x	x	C
3 List of all property owners within a 200-foot radius on the plan, with block & lot number & street address (from Tax Assessor)	x	x	x	x	x	x	x		C
4 Zone data tabulation with existing and proposed bulk requirements for each lot and the remainder tract	x	x	x	x	x	x	x		C
5 Key map based on the Township tax maps with tax map sheet data. Show 200 ft. radius from subject parcel	x	x	x	x	x	x	x	x	C
6 Indicate existing and proposed block and lot numbers, as assigned by the Tax Assessor, of subject property and surrounding properties within 200'	x	x	x	x	x	x	x		C
7 Bearing and distance information for all lot lines	x	x	x	x	x	x	x		C
8 North arrow with reference	x	x	x	x	x	x	x	x	C
9 Signature block with space for Township Engineer, Board Chairperson and Secretary.	x	x	x	x	x	x	x		C
10 Title Block with graphic scale, lot and block number, date the map was prepared with any revision dates and the name of the individual preparing the map together with that individuals raised seal and signature	x	x	x	x	x	x	x	x	C
11 Existing topography with maximum contour intervals of 2 feet for entire property (200 ft. overlap required for Major applications only)	x	x	x	x	x	x			C
12 Environmentally Sensitive Areas (ESA) delineations and calculations in accordance with 330-83 (formerly Section 717) of the Vernon Township Land Use Ordinance. Provide tabulation for all environmentally sensitive areas		x	x	x	x	x			W
13 Existing roadway data including all adjacent utilities and storm sewers for frontage of tract within the right of way	x	x	x	x	x	x	x		N/A
14 Indicate all existing structures and wooded areas within subject property. Note - buildings within 200 ft. of subject property required for variances and Major applications. Can utilize aerial photography, cite source	x	x	x	x	x	x	x		C
15 Construction details for all proposed improvements	x	x	x		x	x			C
16 Existing wells, septic, water bodies and wetlands on subject property or on neighboring lots that affect subject property	x	x	x	x	x	x	x		C
17 Proposed layout plan, with roadway centerline data, including curve data and return radii. For subdivisions, plan must show all proposed lots with area labeled in S.F. and acres, rights of way, setback lines, metes and bounds for all boundary and right of way lines. Scale: 1"= 30 ft.	x	x	x		x	x			N/A
18 Proposed grading plan for roadway, buildings, access driveways and parking lots with any retaining wall locations at maximum 2 ft. contour intervals. Provide spot grades at building corners, in parking lots, top and bottom of wall elevations, and at low and high points. Scale: 1"= 30 ft.	x	x	x	x	x	x	x	x	C
19 Proposed utility plan showing all storm sewer inlets and pipes, sanitary sewer mains and lateral connections, all with invert and grate/rim elevation labels and pipe slopes, water main and service connections, with pipe material and sizes, and proposed wells and septic. Minimum Scale is 1"= 30 ft.		x	x	x	x	x	x	x	C

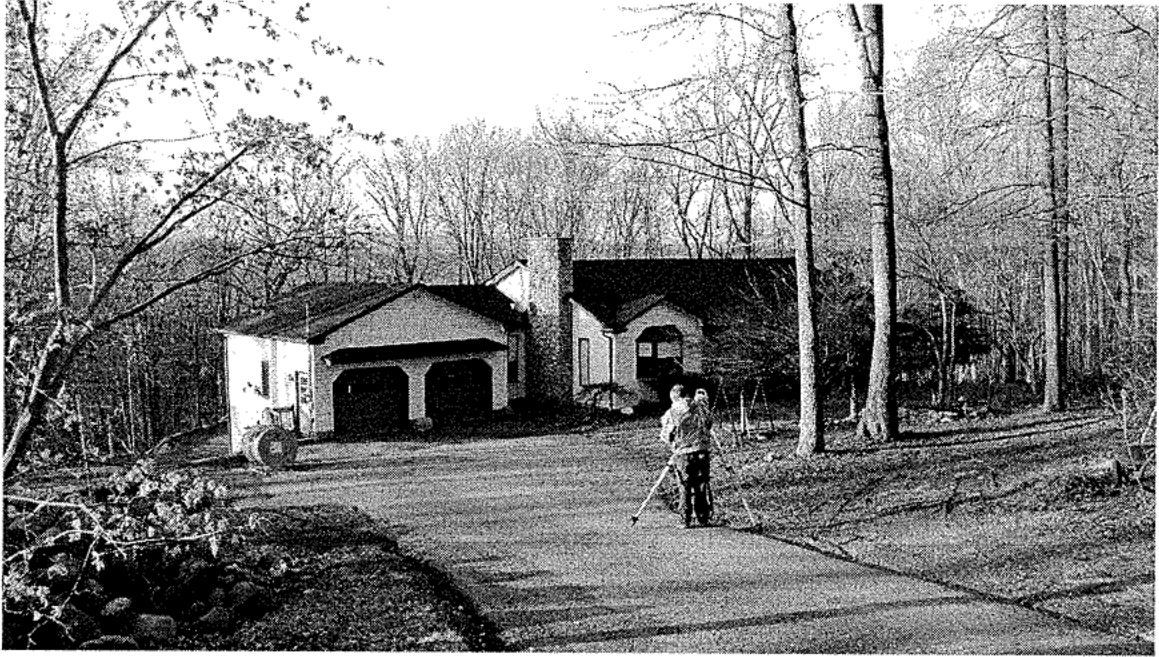
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TECHNICAL CHECKLIST

	Item	Minor Site Plan	Major Site Plan - Preliminary	Major Site Plan - Final	Minor Sub division	Major Subdiv. - Preliminary	Major Subdiv. - Final	Variance (see note #1)	Concept Plan	Complete or Waiver Requested?
20	Environmental Impact Statement		x			x				W
21	Road profiles showing all proposed utilities and structures with labels, road centerline data with vertical curve information. All pipe crossings must be identified with adequate clearance provided. Also provide profiles of all off-road utilities. Scale: 1" = 30' H, 1" = 3' V		x	x		x	x			N/A
22	Soil erosion and sediment control plan if over 5,000 s.f. disturbance in accordance with Sussex County SCD standards. Min. Scale 1"= 50 ft.		x	x		x	x			C
23	Landscaping and lighting plan. Show all proposed landscaping with a planting schedule. Show all isobars for all existing and proposed on-site lighting in foot-candles. Include utilities on this plan to ensure no conflicts exist. Scale: 1"= 30 ft		x	x		x	x			C
24	Either a certification note on the plan that no wetlands exist on or within 150 ft. of the property or submission of wetlands letter of interpretation (LOI) from the NJDEP or proof that an LOI application has been submitted to NJDEP	x	x	x	x	x	x	x		C
25	Certification note on the plan as to whether the property lies within the highlands preservation area (provide any correspondence with Highlands Council)	x	x	x	x	x	x	x	x	C
26	Certification note stating that all proposed access drives comply with A.A.S.H.T.O. sight distance requirements	x	x	x	x	x	x			W
27	Area of disturbance delineated on the plan, and labeled in square feet	x	x	x	x	x	x	x		C
28	Impervious coverage labeled on the plan in square feet	x	x	x	x	x	x	x		C
29	Storm water management plan and report. Include separate drainage area maps for pre and post development drainage boundaries and Tc paths. Drywells are sufficient for minor site plan and subdivisions (size for 3" rainfall for area of structures).	x	x	x	x	x	x			N/A
30	Indicate the soil types and boundary lines from the Sussex County soil survey	x	x	x	x	x	x			C
31	Provide a compact disk (CD) of the CAD file for the design plans for township records	x	x	x	x	x	x			W
32	Preliminary proposed house, driveway, septic and well locations.				x	x	x			C
33	Preliminary grading at 2' contours for proposed houses and driveways.				x	x	x			C
34	Traffic Impact Analysis (if projected increase is more than 50 trips/day)		x			x				N/A
35	Provide typed summary of all requested waivers with reasons/justification for request (see note 2 below)	x	x	x	x	x	x	x		C
36	Plans to be titled "Final Construction Drawings"			x			x			C
37	Final Developers Agreement, if required by Board			x			x			W
38	Engineers cost estimate of site improvements. NOTE: Bonding Required for 120% of the cost of the site improvements. 10% cash & 90% Bond, unless waived by Board			x			x			C
39	For Use ('D') Variances and Bulk ('C') Variances, the following must be provided: (a) Description of application and relief being sought (b) a description of the alternatives that were considered (c) Statement as to how the application meets the negative and positive criteria in support of the request (d) 4 photographs depicting the subject property (e) a sealed survey map							x		
40	For Appeal/Interpretation, the following must be provided: (a) A map which clarifies, in sufficient detail, the nature of the appeal or interpretation (b) any documentation, forms or correspondence which explains the nature of the appeal or interpretation (c) a written description of the area surrounding the subject property (d) a statement or league brief which clarifies the position of the applicant (e) 4 photographs depicting the subject property							x		

NOTES:

(1) The Board accepts abbreviated submissions for simple variances for pools not in the front yard, decks, patios, sheds, stoops and detached structures not in excess of 150 square feet. In lieu of the checklists above, the Applicant can submit the following for these variances only: (a) Sealed Boundary survey (b) Proposed improvements drawn to scale on a copy of the survey. Show dimensions of structure and distance to property lines (c) 4 photographs accurately depicting the subject property (d) Copy of the tax map showing all parcels within 200-ft. (e) Provide all items on the Administrative checklist. Note - this procedure is intended to reduce the Applicant's expense for minor matters, however, additional information or professionally drawn plans may be requested if deemed necessary by the Board, Board Planner or Board Engineer. (2) Applicant's with waiver requests cannot be deemed complete until the waivers are approved by the Land Use Board Planner or Engineer or the Land Use Board at a regular meeting.

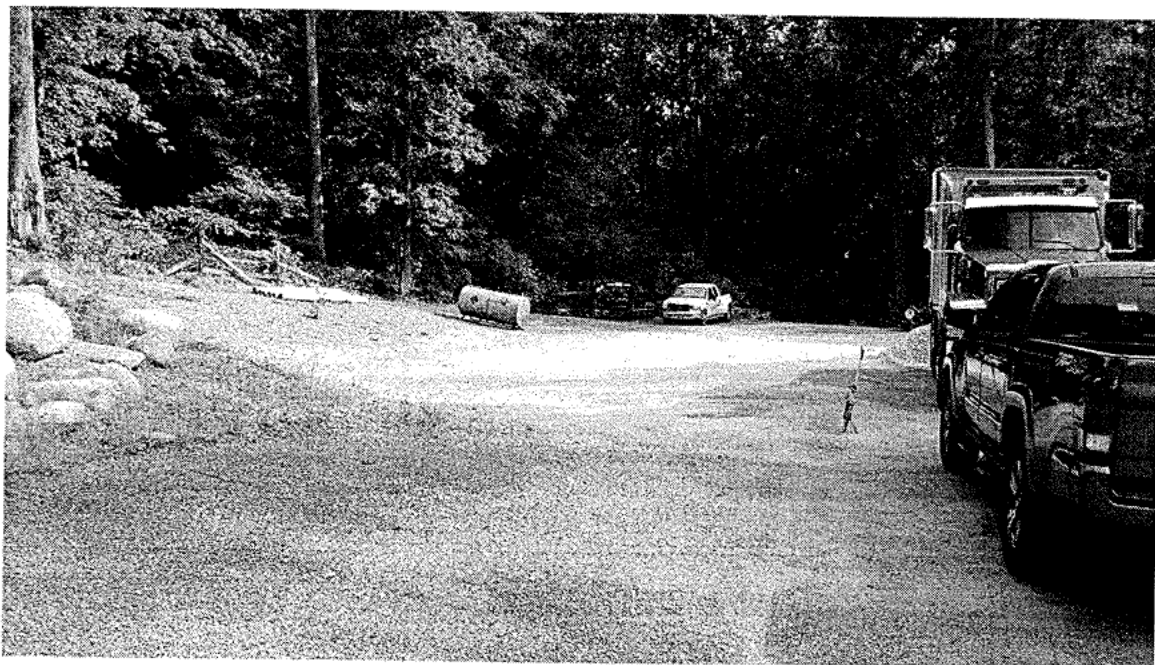


Existing Dwelling, looking in a Northwest direction

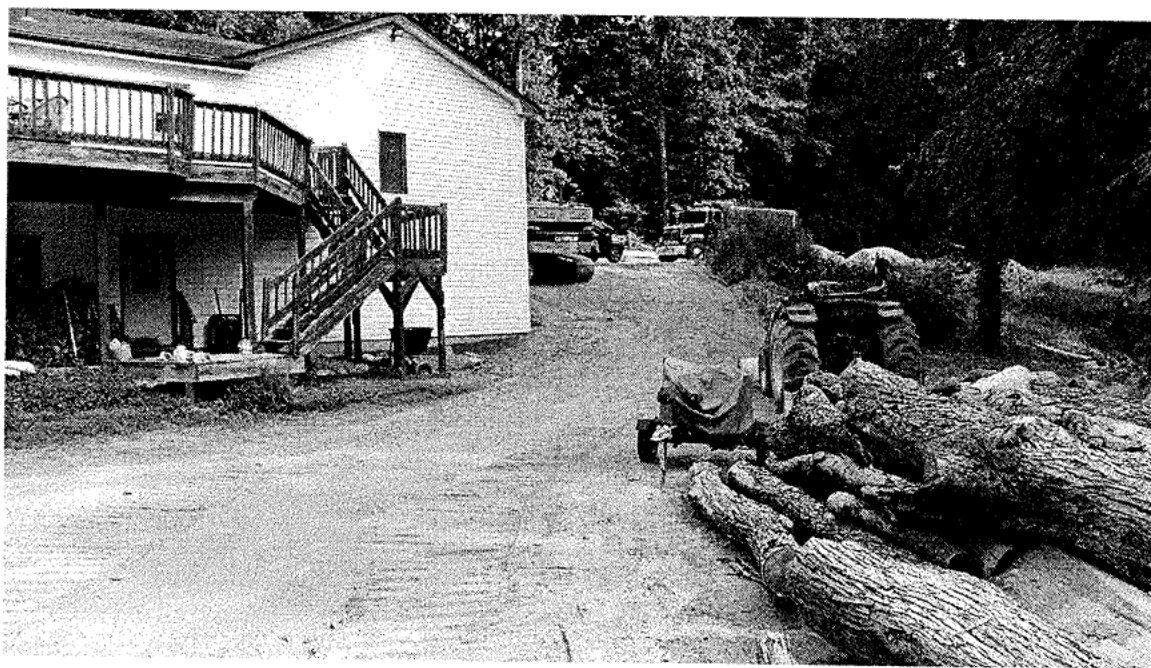


Looking up the driveway towards Lake Wallkill Rd. Southeast direction

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Location of proposed pole barn/garage-Looking Southeast from existing driveway



Looking South from rear of dwelling to the location of the proposed site development



Salesperson: **Zach Money**
 Phone: (970) 707-8116
 Email: zach.m@gwbbuildings.com

Great Western Buildings Integrity Through Design

Quote Date: **4/9/2020**

Quote Number: **ChrisNewman04092020A**

CUSTOMER INFORMATION

Name: **Chris Newsom**
 Business:
 Phone: **(352) 317-5563**
 Email: **newsomtrucking1@gmail.com**
 Address: **93 Lake Wallkill rd.**
 City: **Sussex** State: **NJ**
 Bldg Use: **Garage** Zip: **07461**

JOBSITE INFORMATION

Name:
 Business:
 Phone:
 Email:
 Address:
 City: State:
 County: Zip:

BUILDING DETAILS

Width **50**
 Length **80**
 Eave Height **20**
 Roof Pitch **1:12**

BUILDING CODE AND LOADS

Ground Snow Load: **30 PSF** Building Code: **IBC-18**
 Roof Snow Load: **30 PSF** Collateral Load: **1 PSF**
 Wind Exposure: **C** Live Load: **20 PSF**
 Wind Load: **115 MPH** Other Load: **N/A**

ROOF DETAILS

Roof Type (Panel)
 PBR
 Gauge: **26**
 Color: **Galvalume**

WALL DETAILS

Wall Type (Panel)
 PBR
 Gauge: **26**
 Color: **SMP TBD**

TRIM DETAILS

Rake: **Premium FL-15**
 Eave: **Standard FL-21**
 Corners: **SMP-TBD**
 Jamb: **SMP-TBD**

FRAME DETAILS

LEW: **Post & Beam**
 REW: **Post & Beam**
 RF Coating: **Gray Oxid.**
 Sec. Coating: **G90 PreGa**

WARRANTIES

Wall Panel: 40 Years Roof Panel: 30/40 Years Frame: Lifetime

BUILDING DETAILS AND NOTES

Item Quantity	Item Description	Line Item Cost
	G -90 Galvanized American Steel // Lifetime Warranty	INCLUDED
	Kips, Loads, Reactions, and Bolt Patterns // Dedicated Project Manager	INCLUDED
	Full Engineering Package (Stamped Blueprints)	INCLUDED
	Will MATCH and BEAT any Comparable Written Quotes by 5%	

DELIVERY OPTIONS

Consolidated

BUILDING LIST PRICE

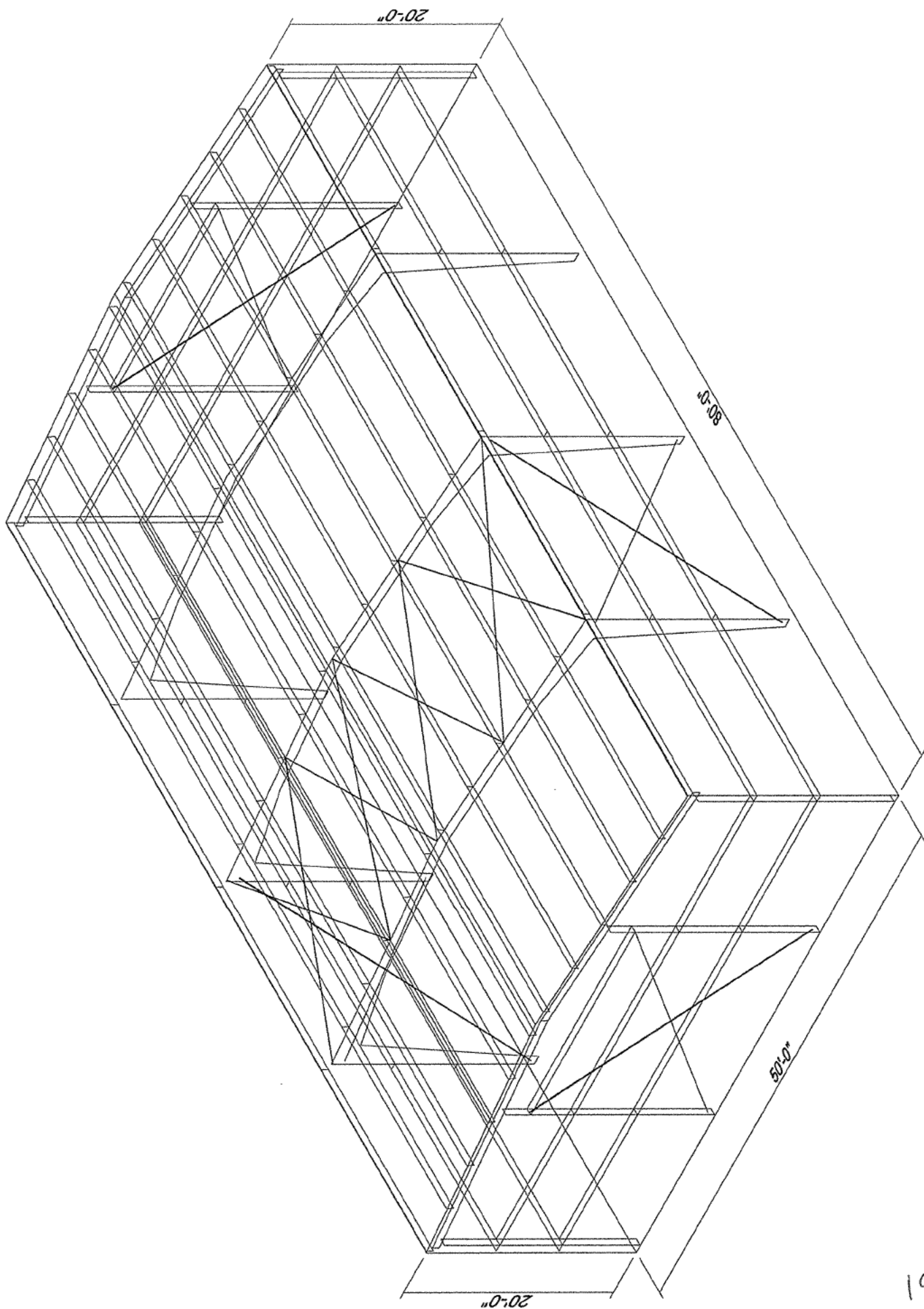
\$34,720.00

Building Price	\$34,720.00
Accessories	N/A
Freight	Consolidated - Included
Tax	May Be Added
TOTAL	\$34,720.00
Deposit	\$12,152.00

Great Western (GWB) does not provide anchor bolts or embedment requirements. It is the customer's responsibility to verify and inform GWB building code and load requirements. GWB has applied what it assumes are the correct codes and loads and therefore does not guarantee their accuracy. Please see greatwesternbuildings.com/gwb-termsconditions for additional information.



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