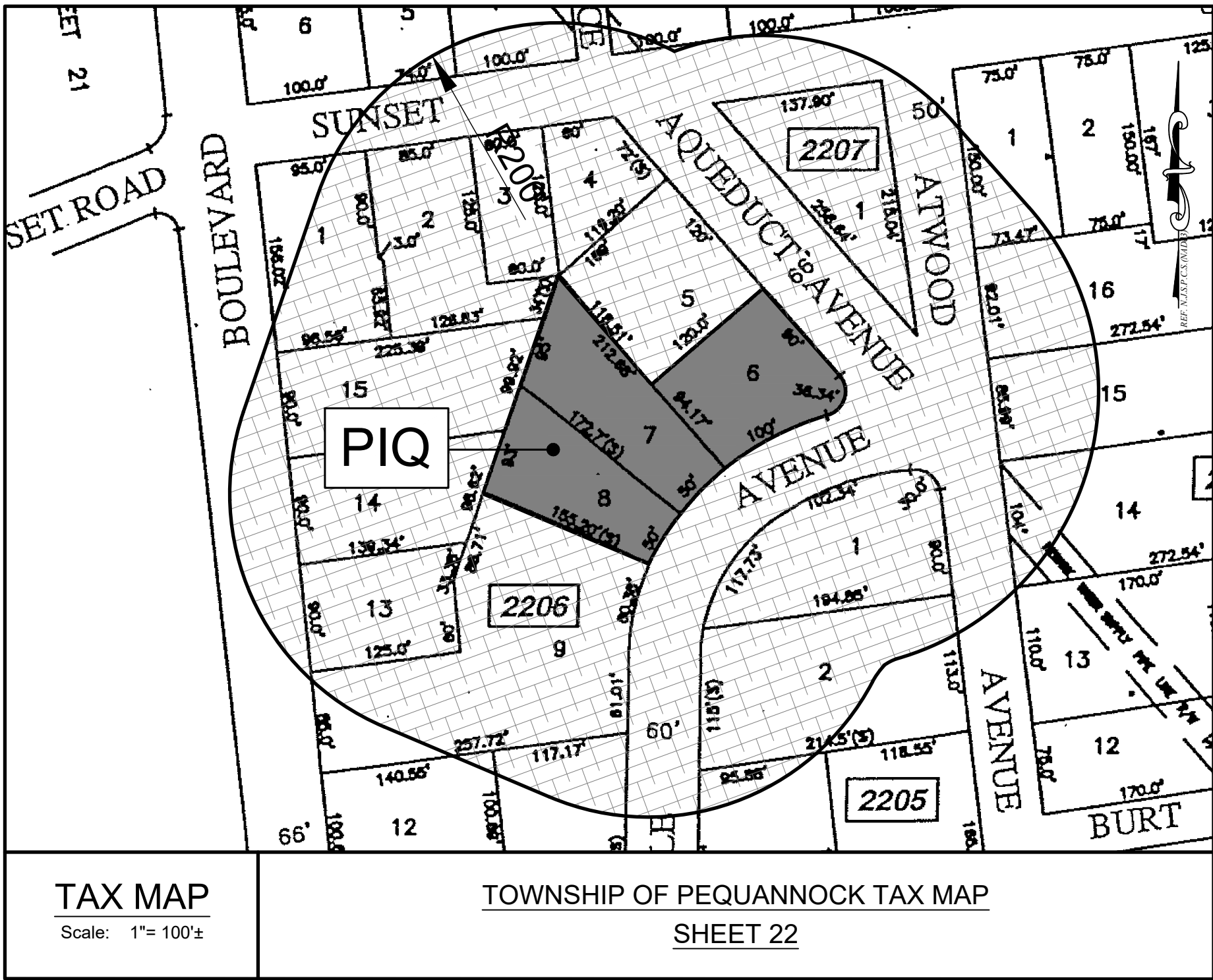
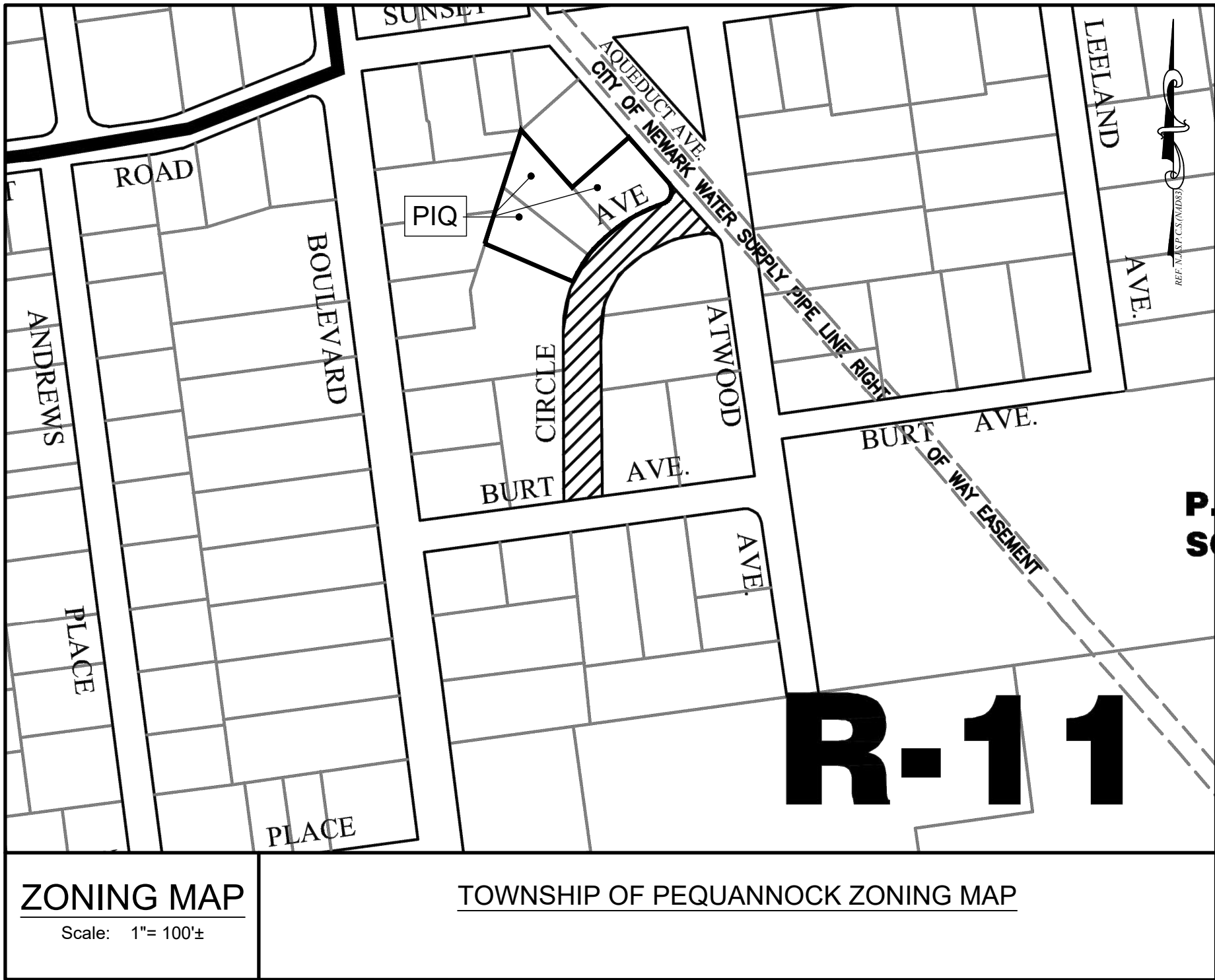
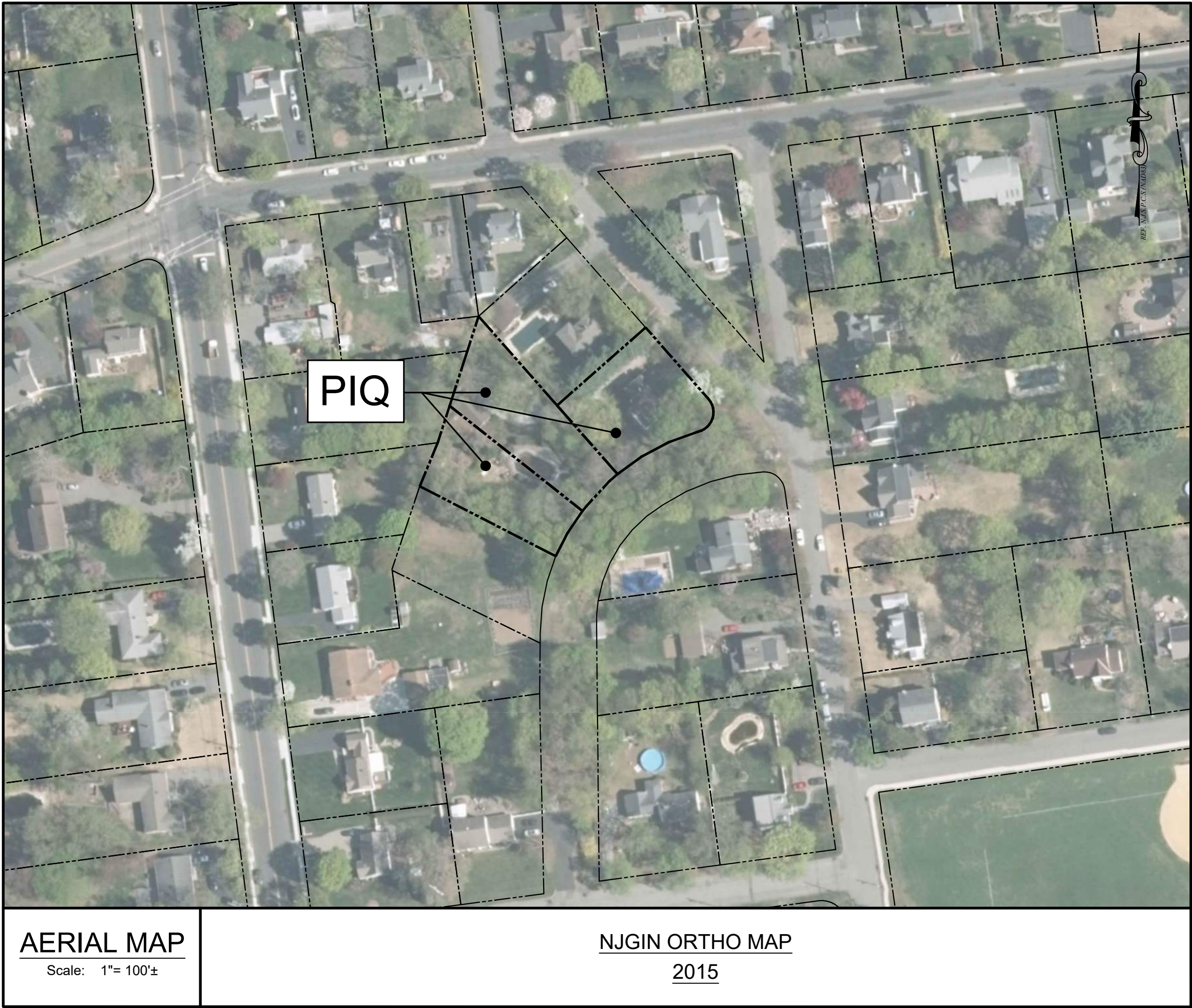


VARIANCE MAP AND APPEAL for
BLOCK 2206, LOT 6, 7 & 8
situated in the
TOWNSHIP OF PEQUANNOCK, COUNTY OF MORRIS, NEW JERSEY



200 FT NOTIFICATION LIST				
BLOCK	LOT	PROPERTY LOCATION	OWNER'S NAME	OWNER'S ADDRESS
2204	1	25 SUNSET RD	FALIVENO, KARLEEN	25 SUNSET RD, POMPTON PLAINS, NJ 07444
2204	13	7 ATWOOD AVE	VAZZANO, RONALD F & HIRSCH, KAREN	7 ATWOOD AVE, POMPTON PLAINS, NJ 07444
2204	14	5 ATWOOD AVE	ARICI, CHARLES & M	5 ATWOOD AVE, POMPTON PLAINS, NJ 07444
2204	15	3 ATWOOD AVE	STONE, CLAUDIA E & GLORIA C	3 ATWOOD AVE, POMPTON PLAINS, NJ 07444
2204	16	1 ATWOOD AVE	FRIEDMAN, ROBERT J & CONSTANCE A	1 ATWOOD AVE, POMPTON PLAINS, NJ 07444
2205	1	6 ATWOOD AVE	MANZ, RICHARD J & DOROTHY	6 ATWOOD AVE, POMPTON PLAINS, NJ 07444
2205	2	8 ATWOOD AVE	MULLER, AMY S.	8 ATWOOD AVE, POMPTON PLAINS, NJ 07444
2206	13	232 BOULEVARD	GRIFFIN, TIMOTHY/PATRICIA	232 BOULEVARD, POMPTON PLAINS, NJ 07444
2206	14	234 BOULEVARD	VAN LENTEN, MADELINE	234 BOULEVARD, POMPTON PLAINS, NJ 07444
2206	15	236 BOULEVARD	DI LAURA, G	236 BOULEVARD, POMPTON PLAINS, NJ 07444
2206	2	33 SUNSET RD	TOMZICK, KENNETH & ROBIN A	18 ROMONDT RD, POMPTON PLAINS, NJ 07444
2206	3	31 SUNSET RD	MALONEY, RICHARD & KRISTEN	31 SUNSET RD, POMPTON PLAINS, NJ 07444
2206	4	29 SUNSET RD	LIBRIZZI JR, PETER A & THERESE	29 SUNSET RD, POMPTON PLAINS, NJ 07444
2206	5	35 AQUEDUCT AVE	KIERNAN, TONI A. & TIMOTHY	35 AQUEDUCT AVE, POMPTON PLAINS, NJ 07444
2206	6	33 AQUEDUCT AVE	SEMERARO, FRANCES	33 AQUEDUCT AVE, POMPTON PLAINS, NJ 07444
2206	7	CIRCLE AVE	SEMERARO, FRANCES	33 AQUEDUCT AVE, POMPTON PLAINS, NJ 07444
2206	8	CIRCLE AVE	SEMERARO, FRANCES	33 AQUEDUCT AVE, POMPTON PLAINS, NJ 07444
2206	9	230 BOULEVARD	LEMKE, WILLIAM/TANYA	230 BOULEVARD, POMPTON PLAINS, NJ 07444
2206	9.01	10 CIRCLE AVE	BROWN, MARTHA	17 RICE LN, LONG VALLEY, NJ 07853
2207	1	27 SUNSET RD	DELANEY, PATRICK D & DONNA M	27 SUNSET RD, POMPTON PLAINS, NJ 07444



WAIVERS REQUESTED - VARIANCE CHECKLIST

G. IDENTIFICATION OF WETLANDS PER NJ FRESHWATER WETLANDS ACT

THE PROPERTY IN QUESTION WAS PREVIOUSLY DEVELOPED. IT IS SURROUNDED BY OTHER SINGLE-FAMILY DWELLINGS ON ALL SIDES. A SEARCH OF NJ GEOWEB SHOWS NO DOCUMENTED WETLANDS WITHIN THE SUBJECT PROPERTY OR WITHIN 150 FEET.

H. IDENTIFICATION OF THE FLOOD HAZARD ARE PER FEMA MAPS DATED JULY 3, 1986 AS REVISED OR SUBMISSION OF A PERFECTED LOMA.

THE SUBJECT PROPERTY IS OUTSIDE OF THE 100-YEAR FLOOD ELEVATION AND NJFHADFE OF ALL PRELIMINARY AND EFFECTIVE FEMA MAPS.

LIST OF DRAWINGS

1	COVER	1 OF 3
2	DEMOLITION PLAN	2 OF 3
3	VARIANCE MAP AND SITE PLAN	3 OF 3

OWNER AND APPLICANT

FRANCES SEMERARO
33 AQUEDUCT AVE
POMPTON PLAINS, NJ 07444

PHONE: 973-650-0985
E-MAIL:
frankjr@semeraroconstruction.com

OTHER AGENCY APPROVALS REQUIRED

1. PEQUANNOCK HEALTH DEPARTMENT
2. PEQUANNOCK WATER DEPARTMENT
3. PEQUANNOCK FIRE DEPARTMENT
4. MORRIS COUNTY SOIL CONSERVATION DISTRICT PLAN CERTIFICATION
5. PSE&G
6. FIRST ENERGY

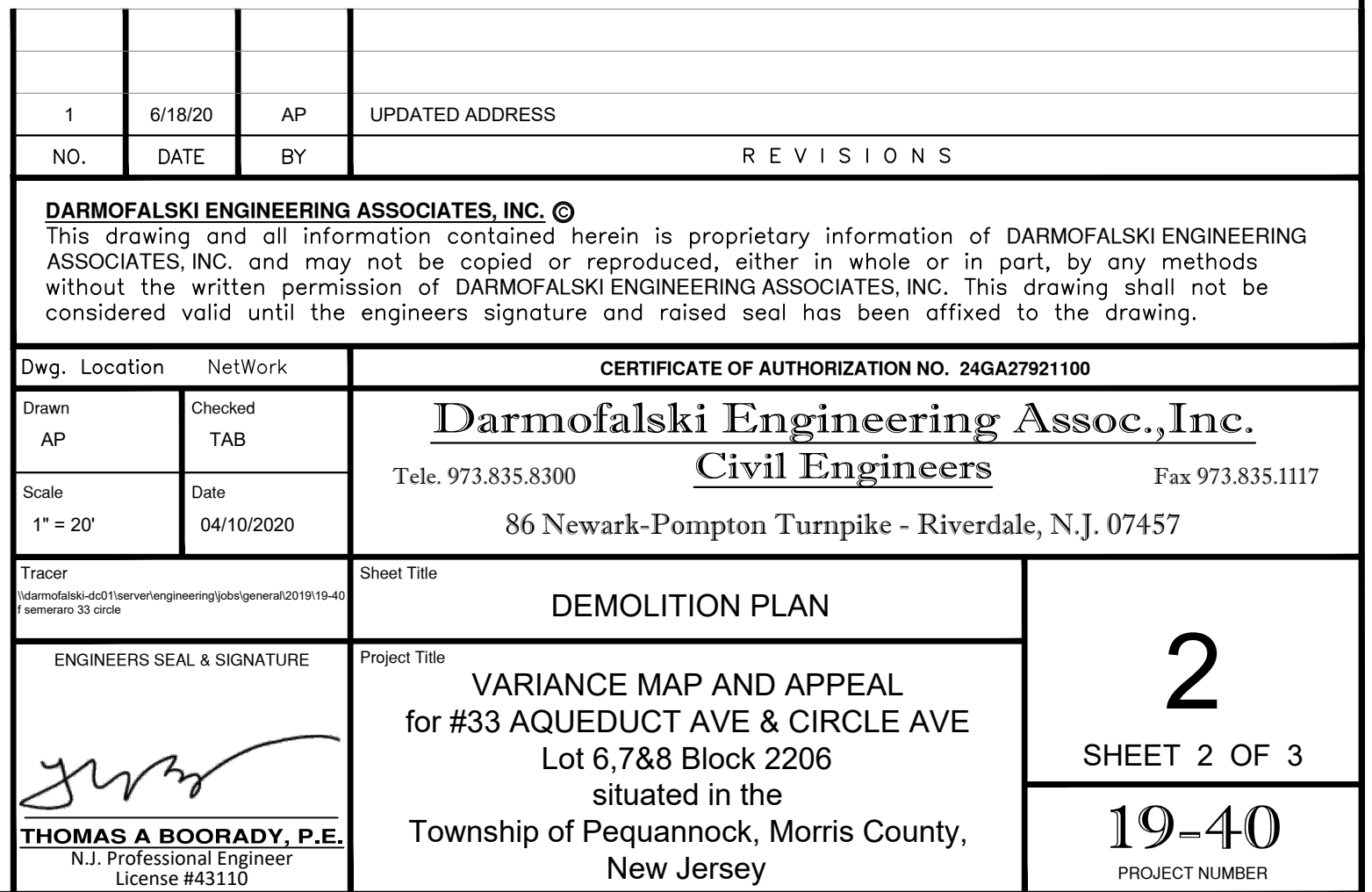
APPROVED BY THE TOWNSHIP OF PEQUANNOCK ZONING BOARD OF ADJUSTMENT

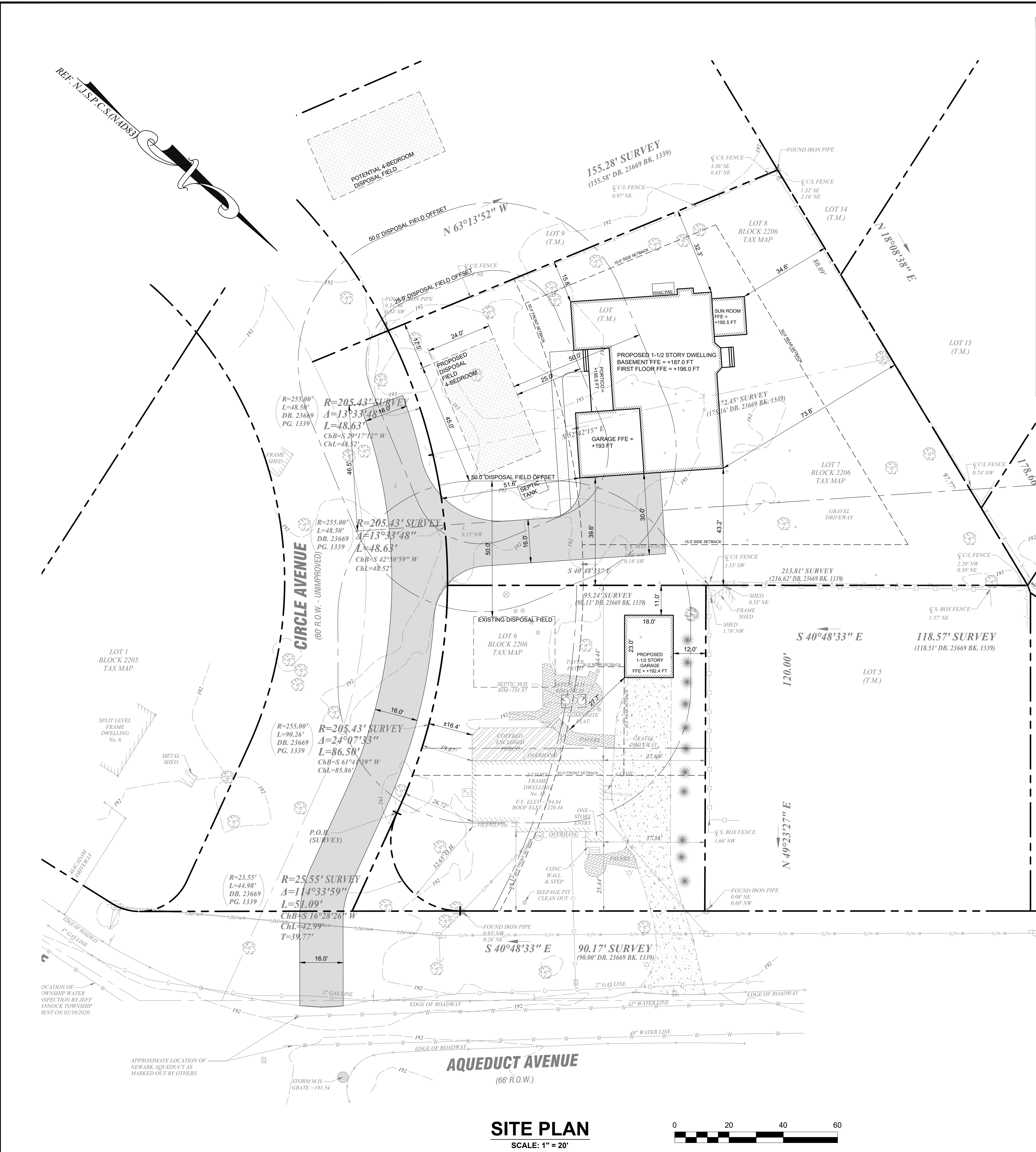
CHAIRMAN SIGNATURE _____ DATE _____

SECRETARY SIGNATURE _____ DATE _____

ENGINEER SIGNATURE _____ DATE _____

1	6/18/20	AP	UPDATED ADDRESS
NO.	DATE	BY	REVISIONS
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Dwg. Location		NetWork	
Drawn	AP	Checked	TAB
Scale	AS NOTED	Date	04/10/2020
Tracer		Sheet Title	
DARMOFALSKI ENGINEERING ASSOCIATES, INC. ©		COVER PAGE	
DARMOFALSKI ENGINEERING ASSOCIATES, INC. ©		Project Title	
DARMOFALSKI ENGINEERING ASSOCIATES, INC. ©		VARIANCE MAP AND APPEAL for #33 AQUEDUCT AVE & CIRCLE AVE Lot 6,7&8 Block 2206 situated in the Township of Pequannock, Morris County, New Jersey	
THOMAS A BOORADY, P.E. N.J. Professional Engineer License #43110		1 SHEET 1 OF 3 19-40 PROJECT NUMBER	



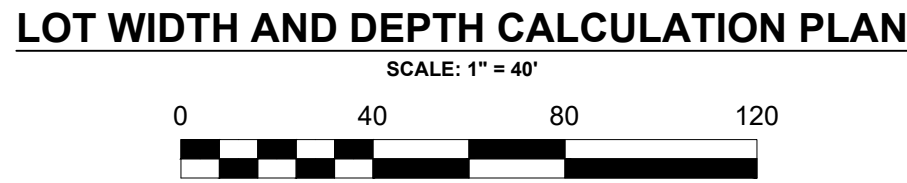
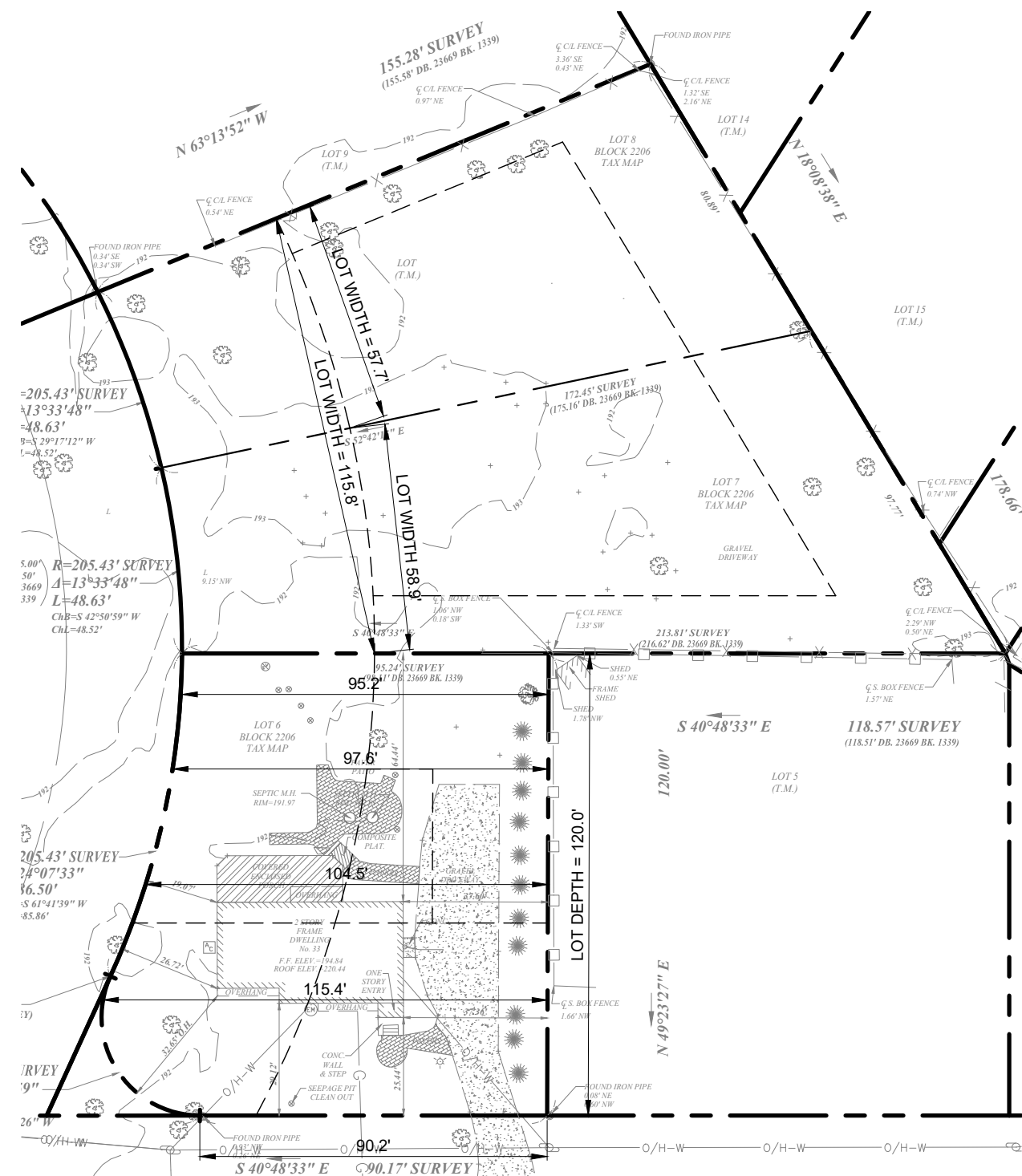


SURVEYOR REFERENCE
EXISTING CONDITIONS SURVEY TAX LOTS 6, 7, & 8, BLOCK 2206, AKA 33 AQUEDUCT AVENUE, TOWNSHIP OF PEQUANNOCK, COUNTY OF MORRIS, PREPARED BY ROBERT L. CIGOL, NJPLS OF DMC ASSOCIATES, INC. DATED JANUARY 24, 2020, REVISED FEBRUARY 11, 2020.

TOWNSHIP OF PEQUANNOCK ZONING SCHEDULE BULK REGULATIONS R-11 RESIDENTIAL DISTRICT									
ITEM - PRIMARY	REQ'D / ALLOWED	EXISTING LOT 6		PROPOSED LOT 6		EXISTING LOT 7		EXISTING LOT 8	
MIN LOT AREA	11,250 SF	±12,530SF / ±0.29 ac		±12,530SF / ±0.29 ac		±13,072SF / ±0.30ac		±10,305SF / 0.24ac	
MIN LOT WIDTH	90 FT	N/A		N/A		58.9 FT		57.7 FT	
MIN LOT FRONTAGE	90 FT	227.76 FT		227.76 FT		48.63 FT		48.63 FT	
MIN LOT DEPTH	125 FT	120 FT / ±100.6 FT		120 FT / ±100.6 FT		193.13 FT		163.87 FT	
MIN FRONT YARD	50 FT	25.44 FT / ±16.4 FT		25.44 FT / ±16.4 FT		-		-	
MIN REAR YARD	30 FT	±48.4 FT / 37.36 FT		±49.1 FT / 37.36 FT		-		-	
MIN SIDE YARD - LEFT	10 FT	-		N/A		-		-	
MIN SIDE YARD - RIGHT	10 FT	-		N/A		-		-	
MIN SIDE YARD - BOTH	10 FT	-		N/A		-		-	
MAX BUILDING COVERAGE	16%	15.0% (1,879 SF)		17.2% / 2,155 SF		6.0% (781 SF)		0.8% (83 SF)	
MAX IMPERVIOUS COVERAGE	40%	20.4% (2,556 SF)		21.2% (2,653 SF)		20.9% (2,727 SF)		8.0% (823 SF)	
ITEM - ACCESSORIES		GAZEBO		GARAGE		GARAGE / SHED		BAR	
MIN SIDE YARD	10 FT	-		-		±0.9 FT / ±26.6 FT		±8.9 FT	
MIN REAR YARD	10 FT	ENCROACHES ON LOT 7		11.0 FT / 12.0 FT		8.79 FT / 10.62 FT		±55.4 FT	
MIN DIST TO PRINC BLDG	10 FT	37.4 FT		27.7 FT		-		-	
ITEM - POOL									
MIN SIDE YARD	10 FT	-		-		ENCROACHES ON LOT 8		ENCROACHES ON LOT 7	
MIN REAR YARD	10 FT	-		-		±86.6 FT		±87.7 FT	

Ⓥ - VARIANCE REQUIRED
ENC - EXISTING NON-CONFORMANCE

IMPERVIOUS COVERAGE (LOT 6)		BUILDING COVERAGE (LOT 6)	
EXISTING		EXISTING	
DWELLING	1,297 SF	DWELLING	1,297 SF
ENCLOSED PORCH	387 SF	ENCLOSED PORCH	387 SF
REAR PAVERS (INCL. GAZEBO)	679 SF	GAZEBO	143 SF
FRONT PAVERS	112 SF	REAR PLATFORM	27 SF
CONC WALK	15 SF	FRONT PLATFORM	30 SF
A/C CONDENSER	9 SF	TOTAL (SF)	1,884 SF
REAR PLATFORM	27 SF	TOTAL (%)	15.0 %
FRONT PLATFORM	30 SF	PROPOSED	
TOTAL (SF)	2,556 SF	DWELLING	1,297 SF
TOTAL (%)	20.4 %	ENCLOSED PORCH	387 SF
PROPOSED		REAR PLATFORM	27 SF
DWELLING	1,297 SF	FRONT PLATFORM	30 SF
ENCLOSED PORCH	387 SF	GARAGE	414 SF
REAR PAVERS	362 SF	TOTAL (SF)	2,155 SF
GARAGE	414 SF	TOTAL (%)	17.2 %
FRONT PAVERS	112 SF	BUILDING COVERAGE (LOT 7)	
CONC WALK	15 SF	EXISTING	
A/C CONDENSER	9 SF	GAZEBO	30 SF
REAR PLATFORM	27 SF	GARAGE	605 SF
FRONT PLATFORM	30 SF	SHED	146 SF
TOTAL (SF)	2,653 SF	TOTAL (SF)	781 SF
TOTAL (%)	21.2 %	TOTAL (%)	6.0 %
IMPERVIOUS COVERAGE (LOT 7)		BUILDING COVERAGE (LOT 8)	
EXISTING		EXISTING	
PAVERS (INCL. GAZEBO)	809 SF	BAR	83 SF
GARAGE	605 SF	TOTAL (SF)	83 SF
SHED	146 SF	TOTAL (%)	0.8 %
CONC @ POOL	515 SF	BUILDING COVERAGE (LOT 7&8)	
POOL	657 SF	PROPOSED	
WALL	5 SF	DWELLING	3,536 SF
TOTAL (SF)	2,737 SF	TOTAL (SF)	3,536 SF
TOTAL (%)	20.9 %	TOTAL (%)	15.1 %
IMPERVIOUS COVERAGE (LOT 8)		LOT DEPTH CALCULATION:	
EXISTING		ALL LOT DEPTHS APPEAR	
PAVERS	387 SF	SUBSTANTIALLY CONFORMING. FOR	
POOL	121 SF	SIMPLICITY, THE LOT DEPTH IS TAKEN	
CONC @ POOL	219 SF	AS THE AVERAGE OF THE TWO SIDE	
PROPANE TANKS	10 SF	LOT LINES FOR THE IRREGULARLY	
POOL HEATER	2 SF	SHAPED LOTS	
WALL	84 SF	LOT 6	
TOTAL (SF)	823 SF	(90.2 FT + 115.4 FT + 104.5 FT + 97.6 FT	
TOTAL (%)	8.0 %	+ 95.2 FT) / 5 = ±100.6 FT	
IMPERVIOUS COVERAGE (LOT 7&8)		LOT 7	
PROPOSED		(213.81 FT + 172.45 FT) / 2 = 193.13 FT	
DWELLING	3,536 SF	LOT 8	
CONC WALK	306 SF	(155.28 FT + 172.45 FT) / 2 = 163.87 FT	
HYVACE PAD	32 SF	LOT 7&8 COMBINED	
DRIVEWAY	1,833 SF	(155.28 FT + 213.81 FT) / 2 = 184.55 FT	
TOTAL (SF)	5,707 SF		
TOTAL (%)	24.4 %		



1	6/18/20	AP	UPDATED ADDRESS		
NO.	DATE	BY	R E V I S I O N S		
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Dwg. Location		NetWork		CERTIFICATE OF AUTHORIZATION NO. 246A27921100	
Drawn	Checked	<u>Darmofalski Engineering Assoc., Inc.</u>			
AP	TAB	<u>Civil Engineers</u>			
Scale	Date	Telc. 973.835.8300		Fax 973.835.1117	
1" = 20'	04/10/2020	86 Newark-Pompton Turnpike - Riverdale, N.J. 07457			
Tracer		Sheet Title		3 SHEET 3 OF 3	
Darmofalski, dsc1\server\engineering\jg\general\201915140 February 33 code		VARIANCE MAP AND LOT DEVELOPMENT PLAN			
ENGINEERS SEAL & SIGNATURE		Project Title		19-40 PROJECT NUMBER	
		VARIANCE MAP AND APPEAL for #33 AQUEDUCT AVE & CIRCLE AVE Lot 6,7&8 Block 2206 situated in the Township of Pequannock, Morris County, New Jersey			
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