

SOIL WITNESS LOG TRACKING SHEET

BLOCK: 38 LOT: 1.17

LOCATION: 119 Burlington Path Road, UFT

DEVELOPER: Sara L. Lander

ENGINEER: Gregg Barkley (Joe Lubber)

TOTAL LOGS: 2 TOTAL DAYS: 1

[illegible]

ADDITIONAL LOGS

DATE	# OF LOGS	INSPECTOR	ENGINEER/OTHER SIGNATURE

DATE JOB COMPLETED: 09/17/15*

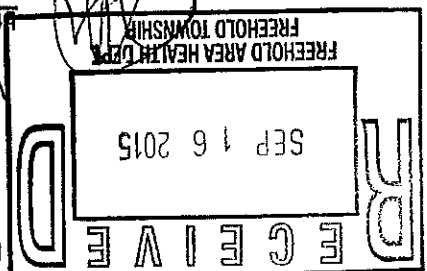
INSPECTOR: A. Trozzi/M. Karl *

*Soils were not done today, potential owner (Mike Landen) was present and did not have enough info about the property to do soil work

104
Close
165.00

UPPER FREEHOLD TOWNSHIP
BOARD OF HEALTH

314 Route 539, Cream Ridge, NJ 08514
Kathy Stryeski, DVM, Chairman
Margaret Jahn, Health Officer 732-294-2061
Betty Tindall, BOH Secretary
tindall@uftn.com or 609-758-7738 ext. 224



Ref.No.:SWT:2015-10

SOIL EVALUATION WITNESSING APPLICATION

IN ACCORDANCE WITH BOARD OF HEALTH ORDINANCE NO.BH 3-04

Applicant's Name: Sara L. Kardon Date of Application: 9-17-15

Applicant's Phone No. _____

Billing Address: 119 Burlington Pkwy Rd.

City, State, zip: Cream Ridge, NJ 08514

Site Address: 119 Burlington Pkwy Rd. Block: 38 Lot: 1.17

Engineer Performing Work: Martin

Engineer's Address: _____

City, State, zip: _____

(No. of Logs) 2 x \$65.00 (per log) = 130.00

(Travel Expenses) 1 x \$35.00 (per day) = 35.00

Total Due: \$165.00

ADDITIONAL WORK PERFORMED:

(No. of Logs) _____ x \$65.00 (per log) = _____

(Travel Expenses) _____ x \$35.00 (per day) = _____

TOTAL DUE FOR ADDITIONAL WORK: _____

Applicant's or Representative's Signature: _____

Inspector's Initials: _____

Please note: If you are requesting the work to be done within the week you are processing this application the fee must be a certified check, money order, or cash. A personal check can be used if the tests are scheduled the following week. Applicants must call Freehold Area Health Department, (our contracted health department - 732-294-2060), to schedule soil witnessing.

9.17.15

30' SETBACK LINE

PROPOSED
DWELLING

CONTAINING
1.166 AC. ±

LOT "A"

ZONE R-B

proposed
house
30' x 80'

ZONING BOUNDARY LINE

LOT "B"

CONTAINING 1.643 AC. ±

APPROXIMATE LOCATION OF 30' WIDE
EASEMENT

RECORDED IN
BOOK 3916, PAGE 613

B.M.
105000
TOP CORNER
1/2" INLET

COL

S 60° 11' 38" E
308.41'

S 23° 02' 55" E
524.22'

S 34° 06' 55" E - 257.41'

N 57° 02' 52" E
240.06'

30' P.W.

30' C.I.P.

1/2" INLET

1/2" INLET

1/2" INLET

1/2" INLET

1/2" INLET

1/2" INLET

1/2" INLET

1/2" INLET

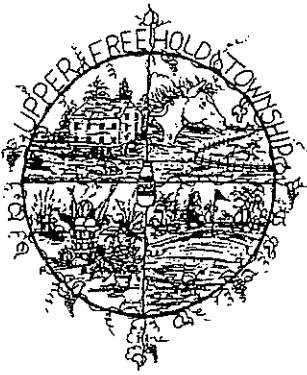
1/2" INLET

1/2" INLET

1/2" INLET

1/2" INLET

1/2" INLET



"The Heartland of New Jersey"

Upper Freehold Township

MONMOUTH COUNTY

314 Route 539

CREAM RIDGE, NEW JERSEY 08514

Tel: 609-758-7738

Fax: 609-758-1183

Township Committee
Stanley Moslowski, Jr.
LoriSue H. Mount
Robert Faber
Stephen J. Alexander
Dr. Robert A. Frascella

Business Administrator
Chief Financial Officer
Dianne Kelly, CPA/CMFO

Assessor
J. Stephen Walters, CTA

Tax Collector
Barbara Pater, CTC

Municipal Clerk
Dana L. Tyler, RMC

August 18, 2015

Mr. Stephen Horrocks
931 Anson Court
Surfside Beach, SC 29575

Re: Block #38 Lot #1.17
Zoning Classification

Dear Mr. Horrocks:

The purpose of this letter is to notify you that the property referenced above, Block 38 Lot 1.17 located in Upper Freehold Township, is zoned **Community Commercial (CC)**.

I apologize for the confusion in the past regarding the zoning classification. As you can see in the attachments, originally Ordinance 218-08 proposed to include Block 38 Lot 1.17 in the CC zone however that ordinance was never adopted. Ordinance 229-09 recognized that Block 38 Lot 1.17 was inadvertently omitted from the CC District and it was approved on August 20, 2009 to re-zone the property.

If you have any further questions please feel free to contact me at 609 758-7738 ext. 222.

Sincerely,

Ronald A. Gafgen
Zoning Official

Encl.

UPPER FREEHOLD TOWNSHIP

ORDINANCE No. 218-08

AN ORDINANCE AMENDING THE HIGHWAY DEVELOPMENT DISTRICT ALONG MONMOUTH ROAD (COUNTY ROUTE 537) IN CHAPTER XXXV ENTITLED "LAND USE REGULATIONS" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF UPPER FREEHOLD, TO CHANGE THE HIGHWAY DEVELOPMENT DISTRICT TO COMMUNITY COMMERCIAL 2 (CC-2) PERMITTING THE SAME USES AS THE COMMUNITY COMMERCIAL DISTRICT (CC) AND PERMITTING CAMPGROUNDS WITH CONDITIONS IN THE CC-2 DISTRICT ONLY, AND EXPANDING THE CC DISTRICT TO INCLUDE BLOCK 38, LOT 1.17, HERETOFORE SUPPLEMENTED AND AMENDED.

WHEREAS, the Township Committee previously adopted a Land Use Ordinance Section 35-300 ZONING DISTRICTS AND ZONING MAP, Section 35-400 ZONING DISTRICT REGULATIONS and 35-600 CONDITIONAL USES AND SPECIAL PROVISIONS; and

WHEREAS, Upon investigation the Township Planner expressed his concern about the HD District and the permitted uses within the District in regard to their impact upon freshwater wetlands, flood plains, riparian corridors, preserved farmland and steep slope along Monmouth Road (County Route 537);

WHEREAS, The Township Planner recommended that the Township Committee take under consideration changing the HD District to the CC District and,

WHEREAS, the Township Committee at its meeting of October 2008 discussed and directed the Township Planner to draft an ordinance for its consideration to amend the Land Use Ordinance and

WHEREAS, the previous Ordinance and sub-area map expanding the CC District along County Route 539 and Burlington Path Road inadvertently omitted Block 38, Lot 1.17 from the CC District, and

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Upper Freehold, in the County of Monmouth and State of New Jersey, as follows:

Section 1 Section 35-301 Zoning Districts of The Revised General Ordinances of the Township of Upper Freehold, as heretofore supplemented and amended, is hereby further amended to create the CC-2 District along Monmouth Road (County Route 537) as follows:

For the purpose of this Ordinance, the Township of Upper Freehold is divided into the following ten (10) zoning districts:

AR	Agricultural Residential
RA-5	Rural Agricultural-5
VN	Village Neighborhood
VNH	Village Neighborhood Hornerstown
CC	Community Commercial
CC-2	Community Commercial-2
HD	Highway Development
ROM	Research Office & Manufacturing
GI	General Industrial
PEC	Parks, Education & Conservation

Section 2 Section 35-303 Zoning Map of The Revised General Ordinances of the Township of Upper Freehold, as heretofore supplemented and amended, is hereby further amended to reflect changing the HD District along Monmouth Road (County Route 537) to the CC-2 District and including Block 38 Lot 1.17 along County Route 539 to the CC District as follows:

The boundaries of the zoning districts and the areas designated for the optional development alternatives are established on the "Zoning Map" of the Township of Upper Freehold, November 2008, and the two sub-area maps are attached hereto and are part of this Ordinance.

Section 3 Section 35-407B 13 of The Revised General Ordinances of the Township of Upper Freehold, as heretofore supplemented and amended, is hereby further amended to permit Campgrounds in the CC-2 District as follows

Campgrounds are permitted within the "CC-2" District only in accordance with the "Requirements For Campgrounds" included within Section 35-607 of this chapter.

Section 4 Section 35-607 of The Revised General Ordinances of the Township of Upper Freehold, as heretofore supplemented and amended, is hereby further amended to change references of HD to CC-2 as follows

Section 35-607 REQUIREMENTS FOR CAMPGROUNDS IN THE "CC-2" DISTRICT

Section 35-607 A Campgrounds shall be permitted only within the "CC-2" Community Commercial-2 District and only on tracts of land at least twenty-five (25) acres in size with at least one thousand feet (1,000') of vehicular access frontage along County Route 537

Section 5 This ordinance shall take effect immediately upon final adoption, publication and filing of said ordinance with the Monmouth County Planning Board, all in accordance with law.

Section 6 If the provisions of any Section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged invalid by a Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any Section, subsection, paragraph, subdivision or clause of this Ordinance, or any other Ordinance, which is referred to herein by reference and to this end the provisions of this Section, subsection, paragraph, subdivision or clause of this Ordinance, are hereby declared to be severable. Should any clause, sentence or other part of this Ordinance be adjudged invalid by a Court of competent jurisdiction, such Judgment shall not affect, impair or invalidate the remainder of this Ordinance.

Approved on First Reading: November 6, 2008

Approved, Passed & Adopted: December 18, 2008

DATED:

Stephen J. Alexander, Mayor

ATTEST:

Barbara L. Bascom, RMC/CMC
Administrator/Clerk

ORDINANCE NO. 229-09

AN ORDINANCE AMENDING REQUIREMENTS FOR AGRICULTURAL PRESERVATION SUBDIVISIONS IN CHAPTER XXXV ENTITLED "LAND USE REGULATIONS" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF UPPER FREEHOLD; AND, INCLUDING BLOCK 38, LOT 1.17 ALONG COUNTY ROUTE 539 AND BURLINGTON PATH ROAD TO THE CC DISTRICT; AND, INCREASING THE ZONING PERMIT FEE IN §35-901A.714 FROM \$10.00 TO \$20.00; AND, ADDING SECTION 3.7 TO CHAPTER 11 "HOUSING STANDARDS" AUTHORIZING THE COLLECTION OF A \$100.00 FEE FOR THE INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE RE-SALE OR RENTAL OF RESIDENTIAL PROPERTY, AS HERETOFORE SUPPLEMENTED AND AMENDED.

WHEREAS, the Township Committee previously adopted a Land Use Ordinance Section 35-608 requirements for agricultural preservation subdivisions in the AR District and

WHEREAS, the Township Committee desires to provide another option to farmers in the community that enter the farmland preservation program by incorporating amendments to Section 35-608 in the Land Use Ordinance.

WHEREAS the Township Committee in a previous Ordinance and sub-area map expanding the CC District along County Route 539 and Burlington Path Road inadvertently omitted the inclusion of Block 38, Lot 1.17 from the CC District, which it had intended to include, and by this Ordinance is including in the CC District, and

WHEREAS, the Township Committee desires to amend §35-901.A.714 to increase the Zoning Permit Fee from \$10.00 to \$20.00, and

WHEREAS, the Township Committee desires to add Section 3.7 to Chapter 11 "Housing Standards," requiring a Certificate of Occupancy and One Hundred Dollar (\$100.00) inspection fee for the re-sale or rental of a residential property previously having been issued a Certificate of Occupancy for the initial occupancy of the residence.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Upper Freehold, in the County of Monmouth, and State of New Jersey, as follows:

Section 1 Section 35-608A as heretofore supplemented and amended, is hereby further amended to reflect a modification in the title of the section by expanding the application of this section to the RA-5 District as follows

REQUIREMENTS FOR AGRICULTURAL PRESERVATION SUBDIVISIONS IN THE "AR" and RA-5 DISTRICTS

Section 2 Section 35-608A as heretofore supplemented and amended, is hereby further amended to reflect a modification in the purpose by expanding the application of this section to the RA-5 District as follows

"Agricultural Preservation Subdivisions" shall be permitted only within the "AR" Agricultural Residential District and the "RA-5" Rural Agricultural 5 District for

the limited development of single-family detached dwellings and the preservation of significant farmland. The "Agricultural Preservation Subdivision" provisions contained herein are intended to provide a density bonus to those properties which are developed in accordance with these provisions.

Section 3 Section 35-608C as heretofore supplemented and amended, is hereby further amended to incorporate the option of pursuing two (2) lots under the provisions for a minor subdivision as follows

C. The number of residential lots permitted to be created within that portion of an "Agricultural Preservation Subdivision" to be developed with single-family detached dwellings shall

1. Not exceed fifty percent (50%) of the total number of residential lots that otherwise could be developed on the subject tract of land in accordance with the following "Lot Averaging" provisions: (Ord. No. 68-2000 § 2 [81-608C]), or

2. Two lots under the provisions of Section 35-803*

3. The residential lot sizes shall be as follows:

Minimum 1 ac.

Maximum 3 ac. []**

Average 2 ac. [*]**

[*] Minimum lot size is two (2) acres

[] Residential lots larger than three (3) acres are permitted, but are considered to be three (3) acres in size for the purpose of the lot averaging calculation.**

[*] Only residential lots are to be included in the lot averaging calculation.**

3. For residential lots less than two (2) acres in size, the minimum required lot depth may be reduced to a minimum of two hundred feet (200') and the minimum lot frontage and width each may be reduced to a minimum of one hundred seventy-five feet (175').

4. Except for the lot size and lot depth, lot frontage and lot width provisions hereinabove, all other "Area and Yard Requirements" specified in Subsection 35-405 D. of this chapter for detached dwellings in the "AR" District shall apply to all residential lots, including, but not limited to, the following:

Section 4 Section 35-303 Zoning Map of The Revised General Ordinances of the Township of Upper Freehold, as heretofore supplemented and amended, is hereby further amended to reflect including Block 38 Lot 1.17 along County Route 539 and Burlington Path Road to the CC District and a sub-area map is attached hereto and made part of this Ordinance.

Section 5 the Township Committee hereby amends §35-901.A.714 to increase the Zoning Permit Fee from \$10.00 to \$20.00.

Section 6 the Township Committee hereby adds subsection 3.7 to Chapter 11 "Housing Standards" to read as follows:

11-3.7. Certificate of Occupancy Required for Re-Sale or Rental of Residential Property.

A Certificate of Occupancy is required for the re-sale or rental of residential property previously issued a Certificate of Occupancy upon initial occupation of the residence. An applicant is required to submit an application for the re-sale or rental of residential property along with a One Hundred Dollar (\$100.00) inspection fee to the Construction Office of the Township.

An appointment is scheduled with the Housing Inspector. The applicant must call Freehold Area Health Department (Upper Freehold Township's contracted Health Department) to schedule a visual inspection of their septic system (if applicable).

The applicant is required to have their well water (if home is well water serviced) tested by a state certified laboratory, the results of which are to be submitted to the Freehold Area Health Department.

Upon approval of the septic system inspection and well water results, the Freehold Area Health Department will issue a Certificate of Compliance.

Once the Housing Inspector concludes that there are no violations of the housing code, or same have been completed and/or corrected, and is in receipt of the Certificate of Compliance from Freehold Area Health Department, the Housing Inspector shall issue a Certificate of Occupancy for the re-sale or rental of the residential property.

Section 7 This ordinance shall take effect immediately upon final adoption, publication and filing of said ordinance with the Monmouth County Planning Board, all in accordance with law.

Section 8 If the provisions of any Section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged invalid by a Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any Section, subsection, paragraph, subdivision or clause of this Ordinance, or any other Ordinance, which is referred to herein by reference, and to this end the provisions of this Section, subsection, paragraph, subdivision or clause of this Ordinance are hereby declared to be severable.

Approved on First Reading: July 9, 2009

Approved, Passed & Adopted: August 20, 2009

DATED: August 20, 2009

ATTEST:

Stephen J. Alexander, Mayor

Barbara L. Bascom, RMC/CMC
Administrator/Clerk



file

Upper Freehold Township

MONMOUTH COUNTY

314 Route 539, P.O. Box 89

CREAM RIDGE, NEW JERSEY 08514-0089

Tel: 609-758-7738

Fax: 609-758-1183

Mayor
Stephen J. Alexander

Township Committee
Robert Faber
Robert A. Frascella
Stanley Mostowski, Jr.
LoriSue H. Mount

Business Administrator
Municipal Clerk
Barbara L. Bascom, RMC, CMC

Chief Financial Officer
Dianne Kelly, CPA / CMFO

Assessor
J. Stephen Walters, CTA

Tax Collector
Barbara Pater, CTC

February 27, 2009

Mr. Stephen Horrocks
165 Burlington Path
Cream Ridge, NJ 08514

Re: Block #38 Lot #1.17

Dear Mr. Horrocks:

In regards to your inquire today regarding the above referenced property. Please be advised the property is zoned Agriculture Residential (AR). As I discussed with you over the phone it appears the township had planned to rezone the property Community Commercial (CC) however that zoning change, to date, has not occurred.

If you have any further questions please feel free to contact me at 609 758-7738 ext. 222.

Sincerely,

Ronald A. Gafgen
Zoning Official

Cc: Barbara Bascom, Administrator