

TOWNSHIP OF MOUNT OLIVE  
204 FLANDERS DRAKESTOWN ROAD  
BUDD LAKE NJ 07828  
973-691-0900

**CERTIFICATE  
IDENTIFICATION**

Date Issued: 08/13/2003

Control #: 12057

Permit # 24192

Block: 2001 Lot: 12&13 Qual: \_\_\_\_\_

Work Site: 25 RIDGE RD

Mt. Olive

Owner in Fee: MILLING, ANDREW

Address: 6 Laura Ct.

Stanhope NJ 07874

Telephone: \_\_\_\_\_

Agent/Contractor: MILLING, ANDREW

Address: 6 Laura Ct.

Stanhope NJ 07874

Telephone: \_\_\_\_\_

Lic. No./ Bldrs. Reg. No.: \_\_\_\_\_ Federal Emp. No.: \_\_\_\_\_

Social Security No.: \_\_\_\_\_

Home Warranty No: 161605

Type of Warranty Plan: [ ] State [ X ] Private

Use Group: R-4

Maximum Live Load: \_\_\_\_\_

Construction Classification: \_\_\_\_\_

Maximum Occupancy Load: \_\_\_\_\_

Certificate Exp Date: \_\_\_\_\_

Description of Work/Use: New Single Family

**CERTIFICATE OF OCCUPANCY**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance the following conditions must be met no later than or the owner will be subject to fine or order to vacate.

**CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17 to the following extent:

Total removal of lead-based paint hazards in scope of work

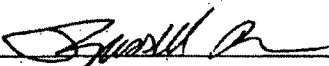
Partial or limited time period(\_\_\_\_ years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

  
RUSS BROWN Construction Official  
U.C.C 360 (rev. 3/96)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

Fees \$40.00  
Paid [ X ] Check No 580  
Collected by PM

TOWNSHIP OF MOUNT OLIVE  
204 FLANDERS DRAKESTOWN ROAD  
BUDD LAKE NJ 07828  
973-691-0900

# CERTIFICATE IDENTIFICATION

Date Issued: 09/24/2009  
Control #: 22818  
Permit #: 20090008

Block: 2001 Lot: 12 Qualification Code: \_\_\_\_\_

Work Site Location: 25 RIDGE RD

MOUNT OLIVE

Owner in Fee: KOPTYRA, DAVID & MARIGRACE

Address: 25 RIDGE RD

BUDD LAKE NJ 07828

Teleph: \_\_\_\_\_

Agent/Contractor: KOPTYRA, DAVID & MARIGRACE

Address: 25 RIDGE RD

BUDD LAKE NJ 07828

Telephone: \_\_\_\_\_

Lic. No./ Bldrs. Reg.No.: \_\_\_\_\_ Federal Emp. No.: \_\_\_\_\_

Social Security No.: \_\_\_\_\_

**CERTIFICATE OF OCCUPANCY**

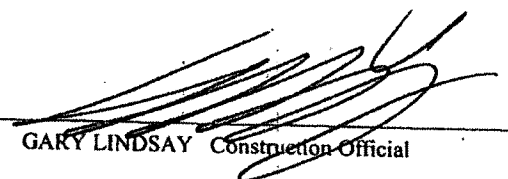
This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than \_\_\_\_\_ or will be subject to fine or order to vacate:

  
GARY LINDSAY Construction Official

U.C.C 260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

Home Warranty No: \_\_\_\_\_  
Type of Warranty Plan:  State  Private  
Use Group: R-5  
Maximum Live Load: \_\_\_\_\_  
Construction Classification: \_\_\_\_\_  
Maximum Occupancy Load: \_\_\_\_\_  
Certificate Exp Date: \_\_\_\_\_  
Description of Work/Use: \_\_\_\_\_  
Alterations/REMODEL KITCHEN & BATHROOM

Update Desc. of Wk/Use: \_\_\_\_\_

**CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

Total removal of lead-based paint hazards in scope of work

Partial or limited time period(\_\_\_\_ years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until \_\_\_\_\_

Fees: \$0.00

Paid  Check No.: 1083

Collected by: CG



# CERTIFICATE

Date Issued  
Control #  
Permit # 24112

### IDENTIFICATION

Block 2001 Lot 12  
 Work Site Location 25 Ridge Rd.  
Budd Lake, NJ 07828  
 Owner in Fee/Occupant Andrew Milling  
 Address 6 Laura Ct.  
Stanhope, NJ 07874  
 Tele. \_\_\_\_\_  
 Contractor Andrew Milling - Milling Homes  
 Address 6 Laura Ct.  
Stanhope, NJ 07874  
 Tele. ( \_\_\_\_\_ ) Fax ( \_\_\_\_\_ )  
 Lic. No. or Bldrs. Reg. No. 032612  
 Federal Emp. No. \_\_\_\_\_

Home Warranty No. \_\_\_\_\_  
 Type of Warranty Plan: [ ] State [ ] Private  
 Use Group R-3  
 Maximum Live Load \_\_\_\_\_  
 Construction Classification \_\_\_\_\_  
 Maximum Occupancy Load \_\_\_\_\_  
 Description of Work/Use:

Demo of Single Family Dwelling

**CERTIFICATE OF OCCUPANCY**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than \_\_\_\_\_ or the owner will be subject to fine or order to vacate:

**CERTIFICATE OF CLEARANCE — LEAD ABATEMENT 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- [ ] Total removal of lead-based paint hazards in scope of work
- [ ] Partial or limited time period ( \_\_\_\_\_ years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until \_\_\_\_\_.

Fee \$ N/A  
 Paid [ ] Check No. \_\_\_\_\_  
 Collected by: \_\_\_\_\_

CONSTRUCTION OFFICIAL

TOWNSHIP OF MOUNT OLIVE  
204 FLANDERS DRAKESTOWN ROAD  
BUDD LAKE NJ 07828  
973-691-0900

# CERTIFICATE

Date Issued: 01/09/2009

Control #: 22373

Permit #: 20081112

## IDENTIFICATION

Block: 2001 Lot: 12 Qualification Code: \_\_\_\_\_  
Work Site Location: 25 RIDGE RD  
MOUNT OLIVE  
Owner in Fee: KOPTYRA, DAVID & MARIGRACE  
Address: 25 RIDGE RD  
BUDD LAKE NJ 07828  
Telephone: \_\_\_\_\_  
Agent/Contractor: KOPTYRA, DAVID & MARIGRACE  
Address: 25 RIDGE RD  
BUDD LAKE NJ 07828  
Telepho: \_\_\_\_\_  
Lic. No./ Bldrs. Reg.No.: \_\_\_\_\_ Federal Emp. No.: \_\_\_\_\_  
Social Security No.: \_\_\_\_\_

Home Warranty No: \_\_\_\_\_  
Type of Warranty Plan:  State  Private  
Use Group: R-5  
Maximum Live Load: \_\_\_\_\_  
Construction Classification: \_\_\_\_\_  
Maximum Occupancy Load: \_\_\_\_\_  
Certificate Exp Date: \_\_\_\_\_  
Description of Work/Use: \_\_\_\_\_  
Electrical/fixtures in attic

Update Desc. of Wk/Use: \_\_\_\_\_  
Electrical/60 AMP

**CERTIFICATE OF OCCUPANCY**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than \_\_\_\_\_ or will be subject to fine or order to vacate:

  
GARY LINDSAY Construction Official

U.C.C 260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

**CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- Total removal of lead-based paint hazards in scope of work
- Partial or limited time period(\_\_\_\_ years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until \_\_\_\_\_

Fees: \$0.00

Paid  Check No.: 1071

Collected by: CG

TOWNSHIP OF MOUNT OLIVE  
204 FLANDERS DRAKESTOWN ROAD  
BUDD LAKE NJ 07828  
973-691-0900

# CERTIFICATE IDENTIFICATION

Date Issued: 10/14/2010  
Control #: 20995  
Permit #: 20071021

Block: 2001 Lot: 12 Qualification Code: \_\_\_\_\_

Work Site Location: 25 RIDGE RD.

MOUNT OLIVE

Owner in Fee: KOPTYRA, DAVID & MARIGRACE

Address: 25 RIDGE RD.

BUDD LAKE NJ 07828

Telephone: \_\_\_\_\_

Agent/Contractor: KOPTYRA, DAVID & MARIGRACE

Address: 25 RIDGE RD.

BUDD LAKE NJ 07828

Telephone: \_\_\_\_\_

Lic. No./ Bldrs. Reg.No.: \_\_\_\_\_ Federal Emp. No.: \_\_\_\_\_

Social Security No.: \_\_\_\_\_

**CERTIFICATE OF OCCUPANCY**


This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than \_\_\_\_\_ or will be subject to fine or order to vacate:

  
\_\_\_\_\_  
GARY LINDSAY Construction Official

U.C.C 260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

Home Warranty No: \_\_\_\_\_  
Type of Warranty Plan:  State  Private  
Use Group: R-5  
Maximum Live Load: \_\_\_\_\_  
Construction Classification: \_\_\_\_\_  
Maximum Occupancy Load: \_\_\_\_\_  
Certificate Exp Date: \_\_\_\_\_  
Description of Work/Use: \_\_\_\_\_  
AIR CONDITIONING installation & air handler 1st floor

Update Desc. of Wk/Use: \_\_\_\_\_

**CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

Total removal of lead-based paint hazards in scope of work

Partial or limited time period(\_\_\_\_ years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until \_\_\_\_\_

Fees: \$0.00

Paid  Check No.: 1049

Collected by: PM

TOWNSHIP OF MOUNT OLIVE  
204 FLANDERS DRAKESTOWN ROAD  
BUDD LAKE NJ 07828  
973-691-0900

# CERTIFICATE IDENTIFICATION

Date Issued: 10/13/2010  
Control #: 21014  
Permit #: 20080615

Block: 2001 Lot: 12 Qualification Code: \_\_\_\_\_  
Work Site Location: 25 RIDGE RD.  
BUDD LAKE  
Owner in Fee: KOPTYRA, DAVID  
Address: 25 RIDGE RD.  
BUDD LAKE NJ 07828  
Telephone: \_\_\_\_\_  
Agent/Contractor: KOPTYRA, DAVID  
Address: 25 RIDGE RD.  
BUDD LAKE NJ 07828  
Telephone: \_\_\_\_\_  
Lic. No./ Bldrs. Reg.No.: \_\_\_\_\_ Federal Emp. No.: \_\_\_\_\_  
Social Security No.: \_\_\_\_\_

Home Warranty No: \_\_\_\_\_  
Type of Warranty Plan:  State  Private  
Use Group: U  
Maximum Live Load: \_\_\_\_\_  
Construction Classification: \_\_\_\_\_  
Maximum Occupancy Load: \_\_\_\_\_  
Certificate Exp Date: \_\_\_\_\_  
Description of Work/Use:  
Electrical - HOT TUB

Update Desc. of Wk/Use: \_\_\_\_\_

**CERTIFICATE OF OCCUPANCY**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than \_\_\_\_\_ or will be subject to fine or order to vacate: \_\_\_\_\_

  
GARY LINDSAY, Construction Official

U.C.C 260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

**CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- Total removal of lead-based paint hazards in scope of work
- Partial or limited time period(\_\_\_\_ years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until \_\_\_\_\_

Fees: \$0.00

Paid  Check No.: 1155

Collected by: PM

TOWNSHIP OF MOUNT OLIVE  
204 FLANDERS DRAKESTOWN ROAD  
BUDD LAKE, NJ 07828  
973-691-0900

# CERTIFICATE IDENTIFICATION

Date Issued: 02/14/2013  
Control #: 26915  
Permit #: 20110738

Block: 2001 Lot: 12  
Work Site Location: 25 RIDGE RD  
MOUNT OLIVE  
Owner in Fee: KOPTYRA, DAVID & MARIGRACE  
Address: 25 RIDGE RD  
BUDD LAKE NJ 07828  
Telephone: \_\_\_\_\_  
Agent/Contractor: KOPTYRA, DAVID & MARIGRACE  
Address: 25 RIDGE RD  
BUDD LAKE NJ 07828  
Telephone: \_\_\_\_\_  
Lic. No./ Bldrs. Reg.No.: \_\_\_\_\_ Federal Emp. No.: \_\_\_\_\_  
Social Security No.: \_\_\_\_\_

Home Warranty No: \_\_\_\_\_  
Type of Warranty Plan:  State  Private  
Use Group: R-5  
Maximum Live Load: \_\_\_\_\_  
Construction Classification: \_\_\_\_\_  
Maximum Occupancy Load: \_\_\_\_\_  
Certificate Exp Date: \_\_\_\_\_  
Description of Work/Use:  
Alterations/FRONT PORCH

Update Desc. of Wk/Use:

**CERTIFICATE OF OCCUPANCY**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate:

  
\_\_\_\_\_  
GARY LINDSAY Construction Official

**CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- Total removal of lead-based paint hazards in scope of work
- Partial or limited time period(\_\_\_\_ years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Fees: \$40.00

Paid  Check No.: 118

Collected by: pm



Mount Olive Township  
 204 Flanders Drakestown Rd.  
 PO Box 450  
 Budd Lake, NJ 07828

# Certificate

Construction Code Division  
 (Certificate of Approval)

Date Issued 1/27/2020  
 Control Number 39302  
 Permit Number 20171320  
 Permit Issue Date 7/5/2017  
 Certificate Number 20171320

## Identification

Block: 2001 Lot: 12 Qual: \_\_\_\_\_  
 Work Site Location: 25 RIDGE RD MOUNT OLIVE, NJ  
 Owner in Fee: KOPTYRA, DAVID & MARIGRACE  
 Owner Address: 25 RIDGE RD BUDD LAKE NJ 07828  
 Telephone: \_\_\_\_\_  
 Contractor KOPTYRA, DAVID & MARIGRACE  
 Address 25 RIDGE RD BUDD LAKE NJ 07828  
 Telept \_\_\_\_\_ Fax: \_\_\_\_\_  
 License Number or Builders Registration Number: \_\_\_\_\_  
 Federal Emp. Number: \_\_\_\_\_

Home Warranty Number: \_\_\_\_\_  
 Type of Warranty Plan:  State  Private  
 Construction Classification: \_\_\_\_\_ Use Group: R-5  
 Maximum Occupancy Load: 0 Maximum Live Load: 0  
 Description of Work/Use:  
Tearoff/Reroof,, Sliding

## Certificate Comments:

**Certificate of Occupancy**  
 This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**Certificate of Approval**  
 This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**Certificate of Continued Occupancy**  
 This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**Temporary Certificate of Compliance**  
 The following conditions must be met no later than \_\_\_\_\_ or the owner will be subject to fine or order to vacate:  
 This certificate has an expiration date of: \_\_\_\_\_  
**Conditions to be met:**

**Certificate of Clearance - Lead Abatement 5:17**  
 This serves notice that based on written certification, lead abatement was performed as per NJACS:17 to the following extent.

- Total removal of lead-based paint hazards in scope of work
- Partial or limited time period ( \_\_\_\_\_ years); see file

**Certificate of Clearance - Asbestos Abatement**  
 This serves notice that based on written certification, asbestos abatement was performed to the following extent.

- Total removal of asbestos hazards in scope of work
- Partial or limited time period ( \_\_\_\_\_ years); see file

**Certificate of Compliance**  
 This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until \_\_\_\_\_

**Temporary Certificate of Occupancy**  
 The following conditions must be met no later than \_\_\_\_\_ or the owner will be subject to fine or order to vacate:  
 This certificate has an expiration date of: \_\_\_\_\_  
**Conditions to be met:**

Construction Official U.C.C. F280 (rev. 08/05)

Fee: \$0.00

Check Number: \_\_\_\_\_  
 Collected By: \_\_\_\_\_

Date Printed: 1/27/2020



# TOWNSHIP OF MOUNT OLIVE

## Planning / Zoning / Code Enforcement

### ZONING PERMIT #11-225

#### A. APPLICANT

Name: David & Marigrace Koptyra

Address: 25 Ridge Road  
Budd Lake, NJ 07828

Phone:

Relationship to Owner: Same

#### B. OWNER

Name: David & Marigrace Koptyra

Address: Same

Phone: Same

Block: 2001 Lot: 12

Zoning: R-2

#### C. FINDINGS:

This is to certify that the above described premises together with any building thereon, are used or proposed to be used as or for: Construct a covered front porch measuring 6 feet by 12 feet on property known as 25 Ridge Road, also known as Block 2001, Lot 12. The location of the front porch is depicted on the attached plan prepared by Frank J. Rawding, revised through 11/20/08.

Use permitted by ordinance.

Proposed structure will not encroach upon required setbacks, height requirement, or exceed maximum allowable building coverage.

#### D. CONDITIONS AND/OR COMMENTS

APPLICANT SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT AND CONSTRUCTION OFFICIAL.

**THE CONSTRUCTION OF THIS FRONT PORCH SHALL CONFORM TO PLANNING BOARD RESOLUTION NO. 11-18 DATED AUGUST 11, 2011.**

**PLEASE NOTE:** This permit certifies compliance with the Township Zoning Ordinance and/or Subdivision Ordinance. It does not exempt bearer of responsibility to secure a Certificate of Occupancy, Building Permit, Board of Health approvals, or other permits as required by municipal, county, state or federal agencies.

**Time Limit:** This Zoning permit is subject to revisions to applicable development ordinances. This permit is valid for one year from the date of the approved signature.

#### APPROVED BY

  
Frank Wilpert, Jr.  
Zoning Officer

#### FEE PAID

  
Date

C: Gary Lindsay, Construction Code Official  
Frank Wilpert, Sr., Health Officer  
Jack Marchione, Tax Assessor

**TOWNSHIP OF MOUNT OLIVE**  
Planning / Zoning / Code Enforcement

**ZONING PERMIT # 07-351**

**A. APPLICANT**

Name: David Koptyra  
Address: 25 Ridge Road  
Budd Lake, NJ 07828  
Phone:  
Relationship to Owner: Same

**B. OWNER**

Name: David & Marigrace Koptyra  
Address: Same  
Phone: Same  
Block: 2001 Lot: 12  
Zoning: R-2

**C. FINDINGS:**

This is to certify that the above described premises together with any building thereon, are used or proposed to be used as or for: Install a hot tub measuring 7 feet by 7 feet on property known as 25 Ridge Road, also known as Block 2001, Lot 12. The location of the hot tub is depicted on the attached survey prepared by Richard S. Zinn, dated August 27, 2003. Lot coverage equal 20 percent. The adopted standard equal 25 percent.

- (X) Use permitted by ordinance.
- (X) Proposed structure will not encroach upon required setbacks, height requirement, or exceed maximum allowable building coverage.

**D. CONDITIONS AND/OR COMMENTS**

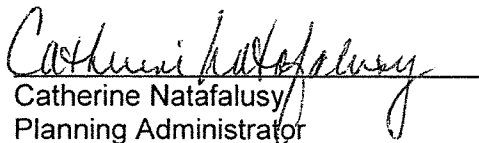
APPLICANT SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT AND CONSTRUCTION OFFICIAL.

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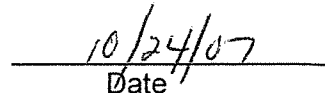
**PLEASE NOTE:** This permit certifies compliance with the Township Zoning Ordinance and/or Subdivision Ordinance. It does not exempt bearer of responsibility to secure a Certificate of Occupancy, Building Permit, Board of Health approvals, or other permits as required by municipal, county, state or federal agencies.

**Time Limit:** This Zoning permit is subject to revisions to applicable development ordinances. This permit is valid for one year from the date of the approved signature.

**APPROVED BY**

  
Catherine Natafalusy  
Planning Administrator

**FEE PAID**

  
Date

c: Gary Lindsay, Construction Code Official  
Frank Wilpert, Health Officer  
Jack Marchione, Tax Assessor

# TOWNSHIP OF MOUNT OLIVE

Planning • Zoning • Code Enforcement

## ZONING PERMIT #05-132

### A. APPLICANT

Name: David Koptyra  
Address: 25 Ridge Road  
Budd Lake, NJ 07828  
Phone:  
Relationship to Owner: Same

### B. OWNER

Name: David & Marigrace Koptyra  
Address: Same  
Phone: Same  
Block: 2001 Lot 12  
Zoning: R-2

### C. FINDINGS:

This is to certify that the above described premises together with any building thereon, are used or proposed to be used as or for: Install a 5 foot high chain link fence on property known as 25 Ridge Road, also known as Block 2001, Lot 12.13. The location of the fence is depicted on the attached survey prepared by Richard S. Zinn, dated August 27, 2003. **Applicant is advised that the fence is to be installed entirely within the lot lines of the subject property.**

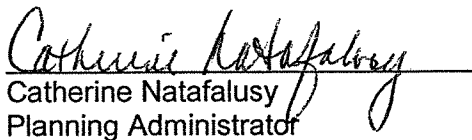
- (X) Use permitted by ordinance.
- (X) Proposed structure will not encroach upon required setbacks, height requirement, or exceed maximum allowable building coverage.

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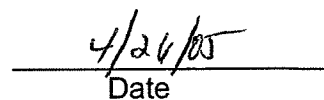
**PLEASE NOTE:** This permit certifies compliance with the Township Zoning Ordinance and/or Subdivision Ordinance. It does not exempt bearer of responsibility to secure a Certificate of Occupancy, Building Permit, Board of Health approvals, or other permits as required by municipal, county, state or federal agencies.

**Time Limit:** This Zoning permit is subject to revisions to applicable development ordinances. This permit is valid for one year from the date of the approved signature.

### APPROVED BY

  
Catherine Natafalusy  
Planning Administrator

### FEE PAID

  
Date

# TOWNSHIP OF MOUNT OLIVE

## Planning / Zoning / Code Enforcement

Regular & Certified Mail: 7009 0960 0001 1371 1582

August 3, 2011

David Koptyra  
25 Ridge Rd  
Budd Lake, NJ 07828

Re: Block 2001, Lot 12

Dear Mr. Koptyra,

A recent site inspection of the above referenced property has revealed that you have constructed a wall within the Township Right of Way. I must inform you that you are in violation of Mount Olive Township Code 400-81 A (5):

### **400-81 Fences and Walls.**

*(5) All retaining walls should be installed beyond the limits of the municipal Right of Way.*

Further more the construction of the retaining walls requires a Zoning Permit and upon further investigation this departments records indicate that no permits have been applied for the wall. Pursuant to Mount Olive Code 400-23 A:

### **§ 400-23. Zoning permits and certificates of occupancy; fees.**


*(A) No site improvements, such as but not limited to additions, patios, decks, fences, sheds, excavation or construction of public or private improvements, shall be commenced except in conformance with this chapter in accordance with plat approvals and the issuance of required permits. [Amended 10-5-2010 by Ord. No. 23-2010]*

The wall needs to be removed from the Right of Way immediately

This letter will serve as official notice in accordance with Section 400-4D of the Land Use Ordinance of Mt. Olive Township, failure to remove the sheds within Ten (10) days of the issuance of this letter will result in a fine not to exceed \$500 or 90 days imprisonment. Each day the violation exists will result in a separate violation. Your cooperation in that matter is greatly appreciated.

If you have any questions feel free to contact me at 973-691-0900 x 7321.

Sincerely,

  
Frank Wilpert Jr,  
Zoning Officer, Engineering Aide, CFM

RESOLUTION NO. 11-18

**TOWNSHIP OF MT. OLIVE PLANNING BOARD RESOLUTION  
MEMORIALIZING GRANTING OF VARIANCE APPROVAL FOR  
INSUFFICIENT FRONT YARD SETBACK, EXCEEDING MAXIMUM  
PERMITTED LOT COVERAGE AND EXCEEDING MAXIMUM  
PERMITTED BUILDING COVERAGE IN CONNECTION WITH  
THE DEVELOPMENT OF BLOCK 2001, LOT 12, FOR  
DAVID AND MARIGRACE KOPTYRA**

**(APPLICATION NO. 11-18)**

**WHEREAS**, David and Marigrace Koptyra (“Applicants”) have applied to the Planning Board of the Township of Mt. Olive (“Board”) for variance approval for insufficient front yard setback, exceeding the maximum permitted lot coverage and exceeding the maximum permitted building coverage in connection with the replacement of the existing front stairs with a larger front porch and roof on property known as Block 2001, Lot 12 as the same is shown on the Official Tax Map of the Township of Mt. Olive (“Property”); and

**WHEREAS**, the application was heard at a public hearing on July 21, 2011; and

**WHEREAS**, the Applicants have submitted to the Board plans entitled “Front Elevation” consisting of one sheet and “Plot Plan” consisting of one sheet (“Plans”); and

**WHEREAS**, at the public hearing the Applicants were represented by Michael Selvaggi, Esq. and testimony in support of the application was provided by David Koptyra, the Applicant; and

**WHEREAS**, all jurisdictional requirements have been met; and

**WHEREAS**, the Board having reviewed the Plans and considered the presentation of the Applicants, and having reviewed the reports of the Board’s professionals with respect to the application, makes the following findings of fact:

1. The Property is formally known as Block 2001, Lot 12, on the Official Tax Map of the Township of Mt. Olive and commonly known as 25 Ridge Drive (“Property”). The Property is located within the R-2 residential zone district and consists of 9,601 square feet. The Property is the result of a merger of Lots 12 and 13. The existing single family dwelling was constructed in 2003 by way of variances granted by the Zoning Board of Adjustment for minimum lot size, side yard, frontage and front yard setback, which was memorialized via the adoption of a resolution on August 19, 2002.

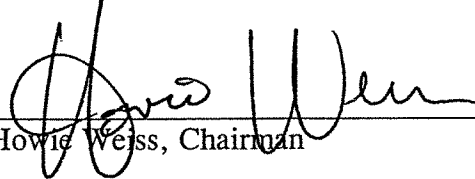
2. The Applicants seek approval to construct a front porch measuring 12 feet in length and 6 feet in depth. The existing front steps would be removed and replaced. The application includes a request for variance relief for insufficient front yard setback as 45 feet is required and at its closest point, the front porch will be situated 29 feet from the front lot line. The Applicants also seek variance relief to exceed the maximum building coverage as 15 percent is permitted and 16 percent is proposed. Lastly, the Applicants request variance relief to exceed the maximum permitted lot coverage of 25 percent as 27 percent is proposed (including the house, patio, front porch, driveway and walkway).
3. The Applicants testified that the proposed front porch will be an enhancement to the existing front of the dwelling. The current front porch measures 8 feet by 3 feet and the proposed front porch will measure 12 feet by 6 feet. The Applicants testified that at least 2 other homes within the neighborhood have similar front porches. Further, they have not received any objections from neighboring property owners who received notice of the application as required.
4. The Board found that due to the location of the existing dwelling and the size of the lot, along with the fact that the proposal would serve to enhance the aesthetics of the Property, the strict application of the ordinance requirements would result in exceptional practical difficulties to the Applicants. Further, the Board found that the variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.
5. The Board professionals have recommended the approval of the application, subject to compliance with the requests of the Board professionals and the Board desires to approve the application as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Mt. Olive, Morris County, New Jersey, on this 11<sup>th</sup> day of August, 2011 as follows:

1. The application of David and Marigrace Koptyra for variance approval for insufficient front yard setback (45 feet is required and 29 feet is proposed), exceeding the maximum building coverage (15 percent is permitted and 16 percent is proposed) and exceeding the total lot coverage (25 percent is permitted and 27 percent is proposed) in connection with the construction of a covered front porch measuring 12 feet by 6 feet on property known as Block 2001, Lot 12 as the same is shown on the Official Tax Map of the Township of Mt. Olive, be and the same is hereby granted, subject to the following terms and conditions which are the responsibility of the Applicants to fulfill:
  - A. Any and all fees properly due and owing to the Mt. Olive Planning Board as a result of its hearings on this application must be paid pursuant to the requirements of the Ordinance.

- B. The Applicants shall comply with and adhere to any and all rules, regulations and ordinances of the Township applicable to this development application.
  - C. The foregoing approval is subject to review of, approval by and requirements imposed by such other Federal, State, County and local bodies that shall have jurisdiction over the development.
  - D. All revised Plans shall be reviewed and approved by the Township Engineer.
2. The Applicants shall be bound to comply with all representations made before this Board by the Applicants during the course of the public hearing on the application held on July 21, 2011 and the same are incorporated herein and are representations upon which this Board has relied in granting the approvals set forth herein and shall be enforceable as if those representations were made conditions of this approval.
  3. The foregoing resolution is a memorializing resolution adopted pursuant to N.J.S.A. 40:55D-10(g)(2), memorializing the action taken by the Planning Board at their meeting held on July 21, 2011.

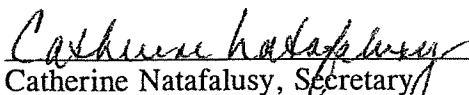
MT. OLIVE TOWNSHIP PLANNING BOARD

  
 \_\_\_\_\_  
 Howie Weiss, Chairman

MEMBERS ELIGIBLE TO VOTE:

Howie Weiss  
 John Mania  
 Joseph Fleischner  
 James Staszak  
 Nelson Russell  
 Steve Bedell  
 John Cavanaugh

I hereby certify that this Resolution was adopted by the Mt. Olive Township Planning Board at a public hearing held on August 11, 2011, by a vote of 4 for and 0 against.

  
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 Catherine Natafalusy, Secretary  
 Mt. Olive Township Planning Board