

**MONTGOMERY TOWNSHIP
ZONING PERMIT APPLICATION**

Township Use Only AMOUNT PAID \$ 50
CASH or CHECK # 13752 DATE 6/21/2021 *JP*

WORKSITE:

Block 21002 Lot 1 Zoning District: _____

Street Address 107 Platz Dr. Skillman, NJ, 08558

Property Owner Robin Azzam

Mailing Address (if different) _____ City _____ State _____ Zip Code _____

Daytime Phone _____ Fax _____ Email _____

APPLICANT (if not owner):

Name National Pools & Spas Owner's Agent Tenant Other

Address 2495 Brunswick Pike City Lawrenceville State NJ Zip Code 08648

Contact Person Brooke Katzman

Daytime Phone 609-583-4542 Fax 609-583-4488 Email Permits@nationalpoolsandspas.com

TYPE OF PERMIT REQUESTED (CHECK ALL THAT APPLY)

- New Construction
- Deck
- Fence
- Sign
- Addition/Alteration
- Pool/Spa/Hot Tub
- Change Tenant/Use (Commercial)
- Other _____
- Accessory Building (Shed, Garage, etc.)
- Lot Coverage (Patio, Driveway, etc.)
- Tenant Fit-Out
- Demolition - No Charge

Description of Project/Use (please be specific): Supply + Install an 18x44 vinyl in ground swimming pool

Commercial Change of Tenant/Use: Previous Tenant _____ Existing Use _____
New Tenant _____ New Use _____ Sq. Ft. _____

CERTIFICATION:

I hereby certify that I am either the legal property owner or authorized by the legal property owner to make this application. I understand that if any of the above statements are willfully false, I am subject to penalties.

Robin Azzam *RA* 3/31/21
Owner's Name Printed & Signature Date

Brooke Katzman *BK* 3/31/21
Applicant's Name Printed & Signature Date

Township Use Only
 APPROVED DENIED
JP 6/29/2021
Zoning Officer Date

ZONING PERMIT FEE PAYABLE UPON SUBMISSION OF APPLICATION

4. Health Department – Review Date 6/30/21

Blk: 21002 Lot: 1
Type: inground pool

The existing septic system will not be encroached upon, all HD setbacks will be maintained and it is adequately sized for the proposed work. YES NO N/A

The existing well will not be encroached upon by the proposed work. YES NO N/A public water

APPROVED 7/22/21
Date

DENIED _____
Date

PENDING _____
Date

Special Requirements:


Health Department Sign-off Signature of Approval

7/22/21
Date

5. Engineering – Review Date _____

Resolution / Permit No. / etc.

Critical Areas / Flood Hazard Area	Yes	No	N/A	_____
Sewer Participation / Capacity Agreement	Yes	No	N/A	_____
Soil Hauling / Disturbance Permit	Yes	No	N/A	_____
Driveway Apron	Yes	No	N/A	_____
Road / Driveway Opening Permit	Yes	No	N/A	_____
Landscape Approval	Yes	No	N/A	_____
Limit of Disturbance / SUSCD Approval	Yes	No	N/A	_____
Grading Approval	Yes	No	N/A	_____
Stormwater Management	Yes	No	N/A	_____
Easements Shown / Respected	Yes	No	N/A	_____
Conservation Easement / Deed Restriction	Yes	No	N/A	bk/pg: _____
Resolution/Developer's Agreement	Yes	No	N/A	_____
Conditions Satisfied	Yes	No	N/A	_____
Other Outside Agency Approvals	Yes	No	N/A	_____
Information Sheet Completed	Yes	No	N/A	_____
Eng. Approval Required for CO/CA	Yes	No	N/A	_____

REVIEW LETTER(S) / CONDITIONS (see attached):

_____ Dates

_____ Engineering Sign-off Signature of Approval

_____ Date

6. Assessor's Office – Review Date _____

(see worksheet)

_____ Assessor's Signature of Approval

_____ Date

EACH AND EVERY QUESTION (1-6) MUST HAVE AN APPROVED SIGN-OFF SIGNATURE

Gail Smith, PE
 Township Engineer
 Phone: (908) 359-8211
 Fax: (908) 359-2006



Municipal Building
 2261 Van Horn Road (Route 206)
 Belle Mead, NJ 08502

Engineering Department Information Sheet for Building and Zoning Permit Single Lot Applications

TO: Brooke Katzman for
 Robin Azzam
 107 Platz Drive
 Skillman, NJ 08558

DATE: October 15, 2021

Sent VIA: Permits@nationalpoolsandspas.com

RE: BLOCK: 21002 LOT: 1 SITE ADDRESS: 107 Platz Drive, Skillman, New Jersey

DEVELOPMENT NAME N/A PHASE/SECTION N/A
 Revised Grading Plan, entitled, 'Pool Grading Plan, prepared for Block 21002, Lot 1, situated in Montgomery Township, Somerset County, New Jersey', prepared by D.S. Engineering, P.C.

APPROVED PLAN dated on April 21, 2021, last revised on October 14, 2021.

WORK DESCRIPTION Installation of In-Ground Pool, Patio, and Fencing (1,830 SF)

The Engineering Department has reviewed the plot plan associated with your building or zoning permit application. We have determined that it is in general conformance with sections of the Township Code requiring approval from the Township Engineer. You may still need approvals from other Township departments, state, county, or federal agencies. Check with the Building or Zoning Department, or outside agencies accordingly.

The following apply to your application: (note – CA: Certificate of Approval, CO: Certificate of Occupancy)

<input checked="" type="checkbox"/>	Utility mark-out: <u>required by State Law.</u> The excavator must call (800) 272-1000. <u>Utility mark-outs are FREE.</u>
<input checked="" type="checkbox"/>	Site Plan changes: field changes require a revised plan approved by Engineering before changes are made.
<input checked="" type="checkbox"/>	Inspections: all drainage, grading, driveway, or other site work requires inspection and 48-hour minimum notice. Work without proper inspections may result in removal and reinstallation. If you are not sure if you need inspection, please ask us.
<input checked="" type="checkbox"/>	Soil Erosion and Sediment Control: public and private roadways, streams, and neighboring lands must be kept clear and clean. Soil deposits must be removed immediately. Soil erosion and sediment control measures must be installed before any land disturbance begins and maintained throughout construction.
<input checked="" type="checkbox"/>	Soil Hauling or Soil Disturbance Permit: application required if soil will be imported to or exported from the site, or disturbed. Soil hauling greater than 20 cubic yards requires Planning Board approval. <ul style="list-style-type: none"> • Soil Disturbance A-2 Permit #SSR-21-77; 4,890 SF of disturbance permitted for the above work. Any additional disturbance will require review from the Somerset-Union Soil Conservation District (SUSCD) • No Soil Hauling permitted for the described work. Any soil hauling (import to or export from the property) will require the submission of a Soil Hauling Authorization Form. See note #10 on the approved revised plan.
<input checked="" type="checkbox"/>	Damage to Township sidewalk, curbing, or infrastructure: Access to location must be from existing driveway. Construction equipment shall access site through driveway where public sidewalk and roadside curbing exist. <u>Access over Township infrastructure is not permitted</u> unless approved by Road Opening Permit. Fees, guarantees, and inspections required. Damaged public infrastructure shall be replaced by the owner, builder, or developer. Preconstruction photos should be taken by applicant and submitted to Township Engineer before work begins.
<input checked="" type="checkbox"/>	Final As-Built Survey and/or Professional Certification(s) (e.g. grading, stormwater, critical area, etc.): shall be provided for final inspection at time CA or CO is requested.

*Failure to adhere to approved plans, conditions of your approval, the requirements listing herein, or the Township Code will prevent or delay the issuance of a temporary or final CA or CO. Noncompliance may result in a **Stop Work Order and/or enforcement.** Use of improvements without a temporary or final Certificate is unlawful.*

Gail Smith, PE
 Township Engineer
 Phone: (908) 359-8211
 Fax: (908) 359-2006



Municipal Building
 2261 Van Horn Road (Route 206)
 Belle Mead, NJ 08502

Engineering Department Information Sheet for Building and Zoning Permit Single Lot Applications

TO: Brooke Katzman for
 Robin Azzam
 107 Platz Drive
 Skillman, NJ 08558
 [Redacted]

DATE: October 15, 2021
 [Redacted]
Permits@nationalpoolsandspas.com
 Sent VIA: slynneng@yahoo.com

RE: BLOCK: 21002 LOT: 1 SITE ADDRESS: 107 Platz Drive, Skillman, New Jersey
 DEVELOPMENT NAME N/A PHASE/SECTION N/A
 Revised Grading Plan, entitled, 'Pool Grading Plan, prepared for Block 21002, Lot 1, situated in Montgomery Township, Somerset County, New Jersey', prepared by D.S. Engineering, P.C.
 APPROVED PLAN dated on April 21, 2021, last revised on October 14, 2021.
 WORK DESCRIPTION Installation of In-Ground Pool, Patio, and Fencing (1,830 SF)

The Engineering Department has reviewed the plot plan associated with your building or zoning permit application. We have determined that it is in general conformance with sections of the Township Code requiring approval from the Township Engineer. You may still need approvals from other Township departments, state, county, or federal agencies. Check with the Building or Zoning Department, or outside agencies accordingly.

The following apply to your application: (note – CA: Certificate of Approval, CO: Certificate of Occupancy)

<input checked="" type="checkbox"/>	Utility mark-out: required by State Law. The excavator must call (800) 272-1000. Utility mark-outs are FREE.
<input checked="" type="checkbox"/>	Site Plan changes: field changes require a revised plan approved by Engineering before changes are made.
<input checked="" type="checkbox"/>	Inspections: all drainage, grading, driveway, or other site work requires inspection and 48-hour minimum notice. Work without proper inspections may result in removal and reinstallation. If you are not sure if you need inspection, please ask us.
<input checked="" type="checkbox"/>	Soil Erosion and Sediment Control: public and private roadways, streams, and neighboring lands must be kept clear and clean. Soil deposits must be removed immediately. Soil erosion and sediment control measures must be installed before any land disturbance begins and maintained throughout construction.
<input checked="" type="checkbox"/>	Soil Hauling or Soil Disturbance Permit: application required if soil will be imported to or exported from the site, or disturbed. Soil hauling greater than 20 cubic yards requires Planning Board approval. <ul style="list-style-type: none"> • Soil Disturbance A-2 Permit #SSR-21-77; 4,890 SF of disturbance permitted for the above work. Any additional disturbance will require review from the Somerset-Union Soil Conservation District (SUSCD) • No Soil Hauling permitted for the described work. Any soil hauling (import to or export from the property) will require the submission of a Soil Hauling Authorization Form. See note #10 on the approved revised plan.
<input checked="" type="checkbox"/>	Damage to Township sidewalk, curbing, or infrastructure: Access to location must be from existing driveway. Construction equipment shall access site through driveway where public sidewalk and roadside curbing exist. <u>Access over Township infrastructure is not permitted</u> unless approved by Road Opening Permit. Fees, guarantees, and inspections required. Damaged public infrastructure shall be replaced by the owner, builder, or developer. Preconstruction photos should be taken by applicant and submitted to Township Engineer before work begins.
<input checked="" type="checkbox"/>	Final As-Built Survey and/or Professional Certification(s) (e.g. grading, stormwater, critical area, etc.): shall be provided for final inspection at time CA or CO is requested.

Failure to adhere to approved plans, conditions of your approval, the requirements listing herein, or the Township Code will prevent or delay the issuance of a temporary or final CA or CO. Noncompliance may result in a Stop Work Order and/or enforcement. Use of improvements without a temporary or final Certificate is unlawful.

**MONTGOMERY TOWNSHIP
ZONING PERMIT APPLICATION**

Township Use Only AMOUNT PAID \$ 50
CASH ___ or CHECK # 13752 DATE 6/21/2021 JP

WORKSITE:

Block 2100Z Lot 1 Zoning District _____

Street Address 107 Platz Dr. Skillman, NJ, 08558

Property Owner Robin Azzam

Mailing Address (if different) _____ City _____ State _____ Zip Code _____

Daytime Phone [REDACTED] Fax _____ Email [REDACTED]

APPLICANT (if not owner):

Name National Pools + Spas Owner's Agent Tenant Other

Address 2495 Brunswick Pike City Lawrenceville State NJ Zip Code 08648

Contact Person Brooke Katzman

Daytime Phone 609-583-4542 ^{x121} Fax 609-583-4439 Email Permits@nationalpoolsandspas.com

TYPE OF PERMIT REQUESTED (CHECK ALL THAT APPLY)

New Construction Deck Fence Sign
 Addition/Alteration Pool/Spa/Hot Tub Change Tenant/Use Other - _____
 Accessory Building Lot Coverage (Commercial) Demolition - No Charge
(Shed, Garage, etc.) (Patio, Driveway, etc.) Tenant Fit-Out

Description of Project/Use (please be specific): Supply + Install an 18x44 vinyl in ground swimming pool

Commercial Change of Tenant/Use: Previous Tenant _____ Existing Use _____

New Tenant _____ New Use _____ Sq. Ft. _____

CERTIFICATION:

I hereby certify that I am either the legal property owner or authorized by the legal property owner to make this application. I understand that if any of the above statements are willfully false, I am subject to penalties.

Robin Azzam [Signature] 3/31/21
Owner's Name Printed & Signature Date

Brooke Katzman [Signature] 3/31/21
Applicant's Name Printed & Signature Date

Township Use Only	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED
<u>[Signature]</u> Zoning Officer	<u>6/29/2021</u> Date

ZONING PERMIT FEE PAYABLE UPON SUBMISSION OF APPLICATION

4. Health Department – Review Date 6/30/21

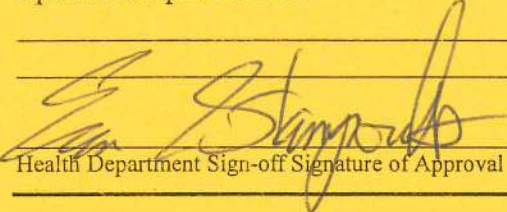
Blk: 24002 Lot: 1
 Type: inground pool

The existing septic system will not be encroached upon, all HD setbacks will be maintained and it is adequately sized for the proposed work. **YES** NO N/A

The existing well will not be encroached upon by the proposed work. YES NO **N/A** public water

APPROVED 7/22/21 DENIED _____ PENDING _____
Date Date Date

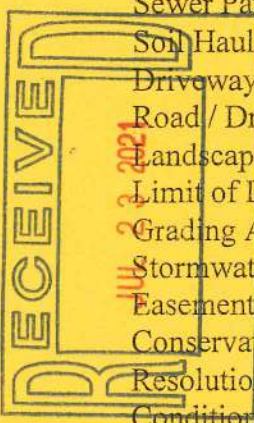
Special Requirements:


 Health Department Sign-off Signature of Approval

7/22/21
 Date

5. Engineering – Review Date 7/23/2021

Resolution / Permit No. / etc.



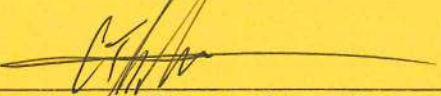
Critical Areas / Flood Hazard Area	Yes	<input checked="" type="radio"/> No	N/A
Sewer Participation / Capacity Agreement	Yes	No	<input checked="" type="radio"/> N/A
Soil Hauling / Disturbance Permit	<input checked="" type="radio"/> Yes	No	N/A
Driveway Apron	Yes	No	<input checked="" type="radio"/> N/A
Road / Driveway Opening Permit	Yes	No	<input checked="" type="radio"/> N/A
Landscape Approval	Yes	No	<input checked="" type="radio"/> N/A
Limit of Disturbance / SUSCD Approval	Yes	No	<input checked="" type="radio"/> N/A
Grading Approval	<input checked="" type="radio"/> Yes	No	N/A
Stormwater Management	Yes	No	<input checked="" type="radio"/> N/A
Easements Shown / Respected	<input checked="" type="radio"/> Yes	No	N/A
Conservation Easement / Deed Restriction	Yes	No	<input checked="" type="radio"/> N/A
Resolution/Developer's Agreement	Yes	No	<input checked="" type="radio"/> N/A
Conditions Satisfied	Yes	No	<input checked="" type="radio"/> N/A
Other Outside Agency Approvals	Yes	No	<input checked="" type="radio"/> N/A
Information Sheet Completed	<input checked="" type="radio"/> Yes	No	N/A
Eng. Approval Required for CO/CA	<input checked="" type="radio"/> Yes	No	

Soil Disturbance SSA-21-77 (9,870 SF)
No SOIL HAULING PERMITTED

bk/pg: _____

REVIEW LETTER(S) / CONDITIONS (see attached):

7/30/21, 8/25/2021 / 9/17/2021, 9/24/2021
Dates


 Engineering Sign-off Signature of Approval

10/15/2021
 Date

6. Assessor's Office – Review Date _____

Assessor's Signature of Approval _____ Date _____ (see worksheet)

EACH AND EVERY QUESTION (1-6) MUST HAVE AN APPROVED SIGN-OFF SIGNATURE

TOWNSHIP OF MONTGOMERY
OFFICE OF THE TOWNSHIP ENGINEER
MUNICIPAL BUILDING
2261 U.S. ROUTE 206
BELLE MEAD, NEW JERSEY 08502

Soil Disturbance Permit- Application for Permit A-2
FOR SOIL DISTURBANCE (MORE THAN 1500 SQ. FT.)
SOIL EROSION AND SEDIMENT CONTROL AND CRITICAL AREAS

PLAN REVIEW

PERMIT APPLICATION # SSR- 21 - 77

It is the responsibility of the applicant or person responsible for this Permit to contact New Jersey One Call at 1-800-272-1000 to have Utilities marked out prior to digging.

Anticipated Start Date 30 days post approve

(All applications for permits shall be submitted at least (2) two weeks prior to the start date for proper review by the Engineering Department.

I. GENERAL DATA

Name of Applicant National Pools and Spas

Address 2495 Brunswick Pike

City Lawrenceville State NJ Zip 08648

Phone (Office) 609-583-4542 x121 (Home) _____

Person responsible for ensuring compliance with requirements of this permit:

Don Katzman Phone 609-583-4542 x120

Applicant interest in land (Owner, Purchaser, Other) Contractor

Name of Owner (if not applicant) Robin Azzam

Address 107 Platz Dr. Phone XXXXXXXXXX

City Skillman State NJ Zip 08558

Address of tract or parcel (Please specify location i.e. fronting on road, nearest intersection, etc.)

Block 21002 Lot 1 Tax Map Page _____

Area of tract or parcel 612018 sf acres or _____ sq. ft

Present Zoning? BMPUP Vacant _____ Improved _____

Present Use of Property Single family dwelling



IMPERVIOUS COVERAGE SUMMARY

EX. DWELLING	- 2,080 SF
EX. DRIVEWAY	- 1,395 SF
EX. WALK & PORCH	- 190 SF
EX. DECK	- 250 SF
PROP. POOL & WALK	- 1,830 SF
EX. TOTAL	- 5,745 SF OR 9.38%

UTILITY NOTES:

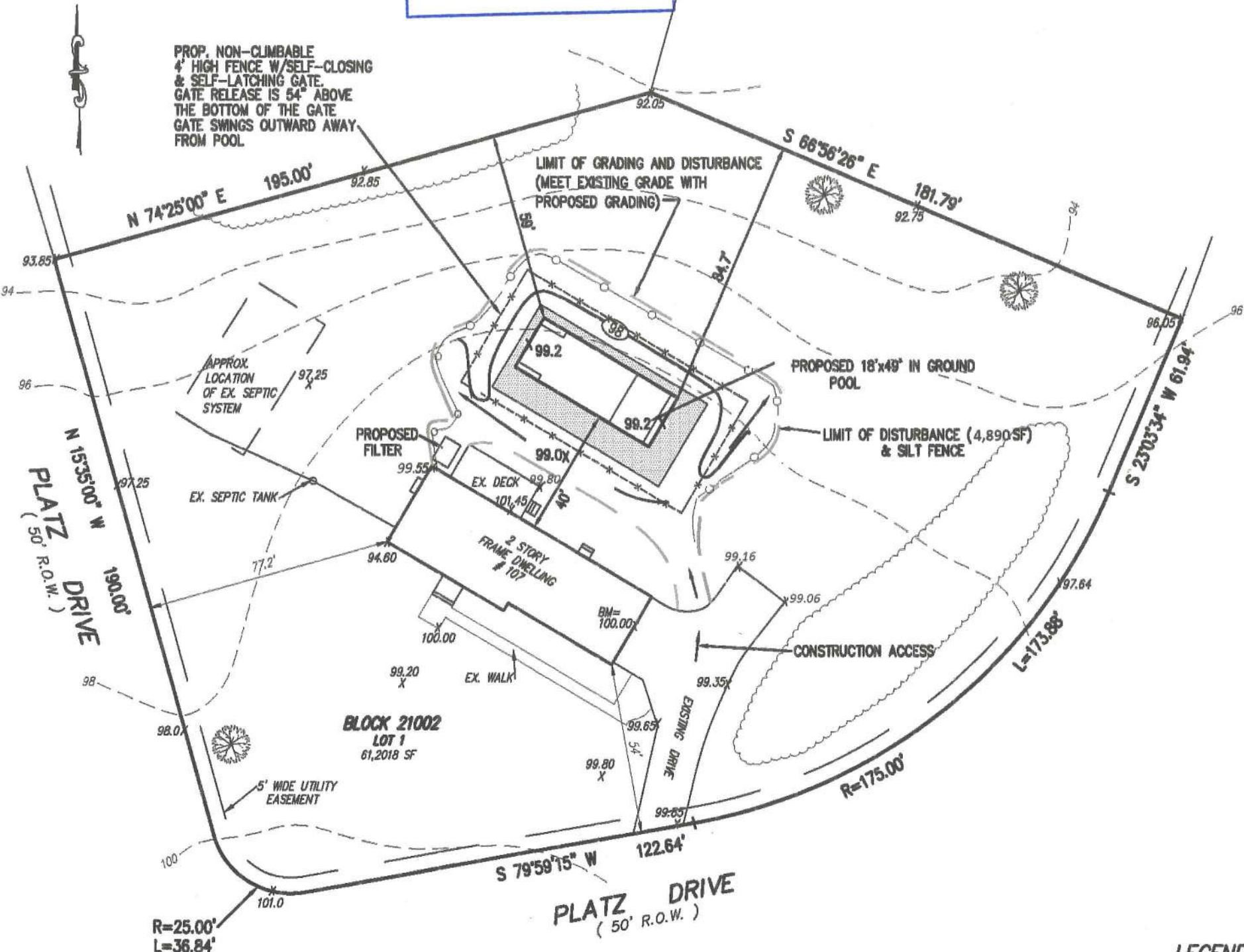
- 1.) IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED TO ANY EXCAVATION AND/OR CONSTRUCTION 1-800-272-1000.
- 2.) NO CERTIFICATION IS MADE BY D.S. ENGINEERING, P.C. AS TO THE ACTUAL POSITION OF ANY UNDERGROUND UTILITIES OR TO THE COMPLETENESS OF THE UTILITIES SHOWN.

MONTGOMERY TOWNSHIP NOTES:

1. OTHER THAN THROUGH THE DRIVEWAY, CONSTRUCTION ACCESS OVER ROADSIDE CURB AND SIDEWALK IS NOT PERMITTED.
2. ALL GROUND AND LOT COVERAGE REMOVAL REQUIRES INSPECTION. PROVIDE MINIMUM 48-HOUR NOTICE TO THE ENGINEERING DEPARTMENT.
3. FINAL AS-BUILT DRAWINGS BY PLS, STORMWATER MANAGEMENT SYSTEM CERTIFICATION BY EP, AND A GRADING CERTIFICATION BY EP ARE REQUIRED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY/APPROVAL.
4. USE OF ANY NEW FACILITY, STRUCTURE PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY OR APPROVAL IS UNLAWFUL AND VIOLATES TOWNSHIP CODE. FAILURE TO COMPLY IS SUBJECT TO ENFORCEMENT.
5. DAMAGE TO TOWNSHIP SIDEWALK RESULTING FROM THE PROJECT SHALL BE REPLACED BY THE OWNER, APPLICANT, OR RESPONSIBLE PARTY IN CHARGE OF WORK. A ROAD OPENING PERMIT APPLICATION MUST BE SUBMITTED TO THE MONTGOMERY TOWNSHIP ENGINEERING DEPARTMENT. FEES, INSURANCE DOCUMENTATION, AND OTHER REQUIREMENTS APPLY.

NOTES:

- 1.) OUTBOUND INFORMATION FOR BLOCK 12002 LOT 5 AS SHOWN ON A PLAN ENTITLED "SITE PLAN" PREPARED BY MAXIMILLIAN HAYDEN ARCHITECT, INC. DATED 10-7-16.
- 2.) TOPOGRAPHIC INFORMATION FOR BLOCK 12002 LOT 5 PREPARED ON FEBRUARY, 2021.
- 3.) PROPOSED POOL SIZE, LOCATION AND CONFIGURATION AS SUPPLIED BY THE HOMEOWNER.
- 4.) PROPOSED FENCE LOCATION AND TYPE AS PER HOMEOWNER.
- 5.) ASSUMED BENCH MARK OF 100.00 ON F.G.F.
- 6.) NO WETLANDS BUFFERS EXIST ON-SITE.
- 7.) ALL SOIL SHALL REMAIN ON-SITE.
- 8.) IF THE LIMIT OF DISTURBANCE IS EXCEEDED AN APPROVAL FROM THE S.U.S.C.O. SHALL BE OBTAINED AND A WORK ORDER ISSUED BY MONTGOMERY TOWNSHIP.
- 9.) APPROX. 45 CY OF SOIL WILL BE EXCAVATED FROM THE CONSTRUCTION OF THE POOL AND APPROX. 30 CY WILL BE GRADED WITHIN THE LIMIT OF DISTURBANCE. SHOULD THE LIMIT OF DISTURBANCE BE EXCEEDED (5000 SF) WITH THE REGRADING, AN APPLICATION TO THE S.U.S.C.D WILL BE REQUIRED. SEE NOTE ABOVE AND ON PLAN VIEW FOR LIMIT OF DISTURBANCE AREA.
- 10.) ALL SOIL WILL REMAIN ON-SITE AND WILL BE REGRADED WITHIN THE LIMITS OF DISTURBANCE AS SHOWN. SHOULD ANY AMOUNT OF SOIL NEED TO BE IMPORTED/REMOVED/HAULED AWAY, A SOIL HAULING PERMIT FROM THE TOWNSHIP OF MONTGOMERY WILL BE REQUIRED.

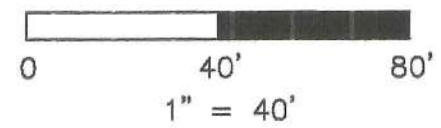


LEGEND

- 100 — EXISTING CONTOUR
- (100) — PROPOSED CONTOUR
- X 100.0 EXISTING SPOT ELEVATION
- 100.0 X PROPOSED SPOT ELEVATION
- DRAINAGE DIRECTION

Mr. & Mrs. AZZAM
107 PLATZ DRIVE,
MONTGOMERY, NJ

GRAPHIC SCALE



APPROVED BY ENGINEERING

DATE: 10/15/2021
REVIEWED BY: [Signature]

DATE:	4/21/21
SCALE:	1"=40'
DESIGN BY:	SGL
DRAWN BY:	
CHECKED BY:	DJS

POOL GRADING PLAN
Prepared For
BLOCK 21002
LOT 1
Sited in
Montgomery Township,
Somerset County, New Jersey

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. BOX 792
Rocky Hill, New Jersey, 08553
(908) 359-0989 Fax (908) 359-4118
BY: [Signature]
David J. Schmidt
Professional Engineer N.J. Lic. No. 39409