



Property Information		Request Information		Update Information	
File#:	BS-X01661-9179054582	Requested Date:	06/04/2024	Update Requested:	
Owner:	Azzam, Robin & Habib, Stephanie	Branch:		Requested By:	
Address 1:	107 PLATZ DR	Date Completed:	06/25/2024	Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	SKILLMAN, NJ	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Per Township of Montgomery Department of Zoning there are no Code Violation cases on this property.
Collector: Township of Montgomery
Payable: 100 Community Drive, Skillman, NJ 08558
Business# (908) 359-8211

PERMITS Per Township of Montgomery Building Department there are Open Permits on this property.
Permit# 20111162
Permit Type: REPLACE WATER HEATER
Permit# 20220075
Permit Type: IN GROUND POOL WITH HEATER, FENCE, NO DIVING BOARD
Permit# 20220075+1
Permit Type: EXTEND GAS LINE FOR BBQ
Collector: Township of Montgomery
Payable: 100 Community Drive, Skillman, NJ 08558
Business# (908) 359-8211

SPECIAL ASSESSMENTS Per Township of Montgomery Tax Collector Department there are no Special Assessments/liens on the property.
Collector: Township of Montgomery
Payable: 100 Community Drive, Skillman, NJ 08558
Business# (908) 359-8211

DEMOLITION NO



UTILITIES

WATER

Account #: N/A

Payment Status: N/A

Status: Pvt & non Lienable

Amount: N/A

Good Thru: N/A

Account Active: N/A

Collector: New Jersey American Water

Payable Address: 1 Water Street, Camden, NJ 08102

Business # 800-272-1325

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIED. HOMEOWNERS AUTHORIZATION NEEDED.

SEWER

The house is on a community sewer. All houses go to the shared septic system.

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

List of Permits - by BLQ

Block: 21002 Lot: 1 Qualifier:

Permit #	Issue Date	Permit Type	Volume (Cuft)	Block	Lot	Qual	Use Group	Work Description				
Certificate	Issue Date	Census	Area (Sqft)	Work Site								
Permit Status	Date Closed	Adjustments	Owner Name									
	Total Cost of Work	Building	Electrical	Fire	Plumbing	Mechanical	Elevator	Certificate	DCA	Other	Waived	Total Fee
20040557	06/30/2004	ALTERATION	0	21002	1		R-5	RADON MITIGATION				
CA	07/27/2004	999	0	107 PLATZ DRIVE								
CLOSED	07/27/2004			MALAKOFT, STU								
1)	\$1,382.00	\$40.00	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$0.00	\$82.00
20071009	09/12/2007	ALTERATION	0	21002	1		U	WATER SERVICE CONNECTION				
CA	09/18/2007	999	0	107 PLATZ DRIVE								
CLOSED	09/18/2007			MALAKOFT, STU								
2)	\$2,000.00	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	\$3.00	\$0.00	\$0.00	\$78.00
20090090	02/09/2009	ALTERATION	0	21002	1		R-5	REPLACE WATER HEATER				
CA	10/06/2010	999	0	107 PLATZ DRIVE								
CLOSED	10/06/2010			MALAKOFT, STU								
3)	\$500.00	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$76.00
20111162	09/29/2011	ALTERATION	0	21002	1		R-5	REPLACE WATER HEATER				
CA		999	0	107 PLATZ DRIVE								
ISSUED				PEARLBERG								
4)	\$498.00	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$76.00
20181092	08/20/2018	ALTERATION	0	21002	1		R-5	REINFORCE FOUNDATION.				
CA	09/14/2018	999	0	107 PLATZ DRIVE								
CLOSED	09/14/2018			JMR INVESTMENT GROUP, LLC								
5)	\$5,000.00	\$175.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$185.00
20220075	01/20/2022	ALTERATION	0	21002	1		U	IN GROUND POOL WITH HEATER, FENCE, NO DIVING BOARD				
CA		999	0	107 PLATZ DRIVE								
ISSUED				AZZAM,K ROBIN								
6)	\$62,725.00	\$325.00	\$230.00	\$0.00	\$210.00	\$75.00	\$0.00	\$0.00	\$119.00	\$0.00	\$0.00	\$959.00
20220075+1	08/24/2022	ALTERATION	0	21002	1		U	EXTEND GAS LINE FOR BBQ				
CA		999	0	107 PLATZ DRIVE								
ISSUED				AZZAM,K ROBIN								
7)	\$1,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$0.00	\$3.00	\$0.00	\$0.00	\$78.00
20220588	03/21/2022	ALTERATION	0	21002	1		R-5	25 X 16 DECK				
CA	08/19/2022	999	0	107 PLATZ DRIVE								
CLOSED	08/19/2022			AZZAM,K ROBIN								
8)	\$20,000.00	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38.00	\$0.00	\$0.00	\$738.00

List of Permits - by BLQ

Block: 21002 Lot: 1 Qualifier:

Permit #	Issue Date	Permit Type	Volume (Cuft)	Block	Lot	Qual	Use Group	Work Description					
Certificate	Issue Date	Census	Area (Sqft)	Work Site									
Permit Status	Date Closed	Adjustments	Owner Name										
	Total Cost of Work	Building	Electrical	Fire	Plumbing	Mechanical	Elevator	Certificate	DCA	Other	Waived	Total Fee	
20220589	03/21/2022	ALTERATION	0	21002	1		R-5	BASEMENT ALTERATION. NOT APPROVED FOR USE AS A BEDROOM.					
CA	08/23/2022	999	0	107 PLATZ DRIVE									
CLOSED	08/23/2022	AZZAM,K ROBIN											
9)	\$36,140.00	\$875.00	\$205.00	\$75.00	\$0.00	\$140.00	\$0.00	\$0.00	\$69.00	\$0.00	\$0.00	\$1,364.00	
Grand Totals	\$130,045.00	\$2,115.00	\$475.00	\$75.00	\$435.00	\$290.00	\$0.00	\$0.00	\$246.00	\$0.00	\$0.00	\$3,636.00	

Owner Information

Name:	Azzam, Robin & Habib, Stephanie
Street:	107 Platz Dr
City&State:	Belle Mead, NJ
Zip:	08558

Property Information

Last Updated:	09/26/2023
Municipality:	Montgomery Township
Block:	21002
Lot:	1
Qualifier:	
Property Location:	107 Platz Drive
Property Class Code:	2
Building Description:	SFD
Year Built:	1983
Building SqFt:	2,596
Land Description:	1.404 AC
Acreage:	1
Additional Lots 1:	
Additional Lots 2:	
Map Page:	45
Zoning:	
Old Block:	
Old Lot:	
Old Qualifier:	
Land Value:	\$244,600
Improvement Value:	\$252,100
Exemption Amount #1:	
Exemption Amount #2:	
Exemption Amount #3:	
Exemption Amount #4:	
Net Tax Value:	\$496,700

Sales Information

Date:	08/05/2020
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Deed Book: 07250

Deed Page: 03526

Price: \$567,000

Assessment: \$478,700

Property Use Code:

SR1A NU Code: 13

Exempt Property Information

EPL Code:

Facility:

Initial Filing Date:

Further Filing Date:

Exempt Statute:

Assessment History

Year	Class	Land Value	Improvement	Net
2024	2	\$244,600	\$252,100	\$496,700
2023	2	\$244,600	\$234,100	\$478,700
2022	2	\$244,600	\$234,100	\$478,700
2021	2	\$244,600	\$234,100	\$478,700

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 609-583-4489 Email Permits@nationalpoolsandspas.com

TYPE OF PERMIT REQUESTED (CHECK ALL THAT APPLY)

- New Construction
- Addition/Alteration
- Accessory Building (Shed, Garage, etc.)
- Deck
- Pool/Spa/Hot Tub
- Lot Coverage (Patio, Driveway, etc.)
- Fence
- Change Tenant/Use (Commercial)
- Tenant Fit-Out
- Sign
- Other - _____
- 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 [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
 APPROVED DENIED
[Signature] 6/29/2021
Zoning Officer Date

ZONING PERMIT FEE PAYABLE UPON SUBMISSION OF APPLICATION

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

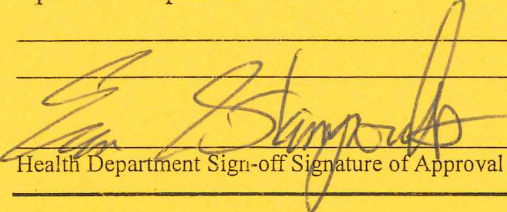
Blk: 24002 Lot: 1
 Type: inground pool

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

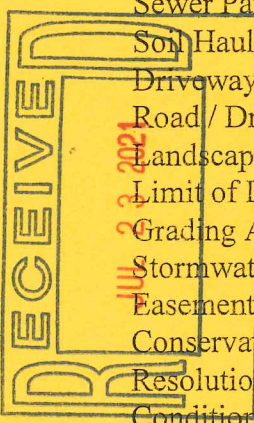
Special Requirements:


 Health Department Sign-off Signature of Approval

7/22/21
 Date

5. Engineering – Review Date 7/23/2021

Resolution / Permit No. / etc.



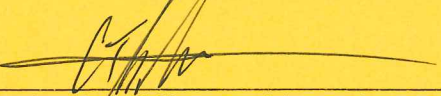
Critical Areas / Flood Hazard Area	Yes	<input checked="" type="radio"/> No	N/A
Sewer Participation / Capacity Agreement	Yes	No	<input checked="" type="radio"/> N/A
Soil Hauling / Disturbance Permit	<input checked="" type="radio"/> Yes	No	N/A
Driveway Apron	Yes	No	<input checked="" type="radio"/> N/A
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 approval

(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

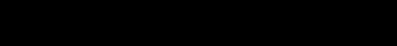
Phone (Office) 609-583-4542 x121 (Home) _____

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 

City Wood Skillman State NJ Zip 08558

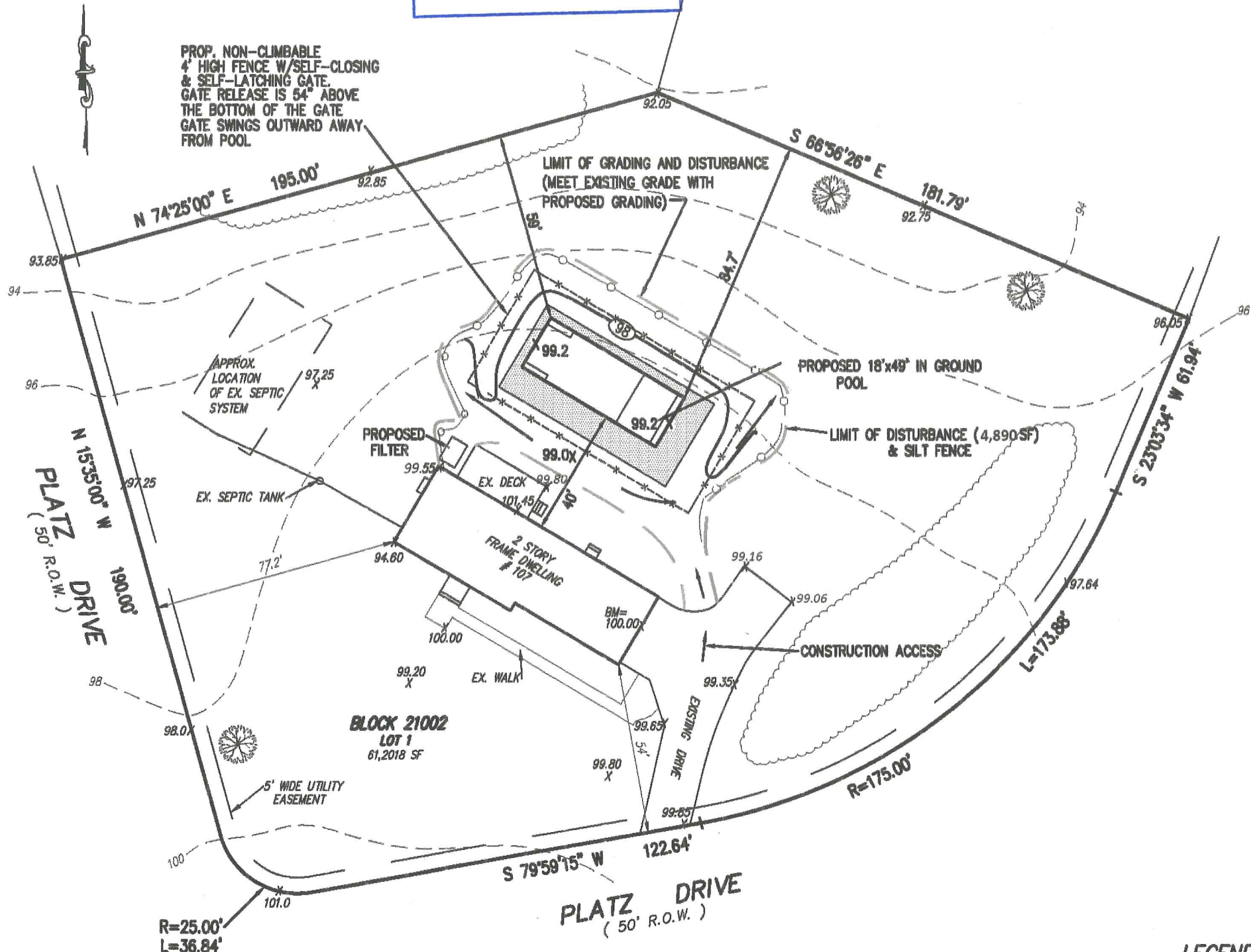
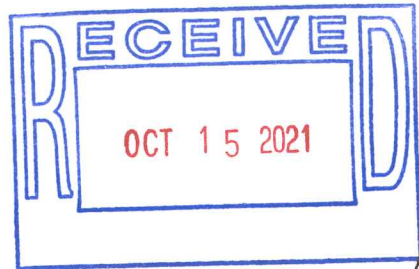
Address of tract or parcel (Please specify location i.e. fronting on road, nearest intersection, etc.)

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:

- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED TO ANY EXCAVATION AND/OR CONSTRUCTION 1-800-272-1000.
- 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:

- OTHER THAN THROUGH THE DRIVEWAY, CONSTRUCTION ACCESS OVER ROADSIDE CURB AND SIDEWALK IS NOT PERMITTED.
- ALL GROUND AND LOT COVERAGE REMOVAL REQUIRES INSPECTION. PROVIDE MINIMUM 48-HOUR NOTICE TO THE ENGINEERING DEPARTMENT.
- 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.
- 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.
- 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:

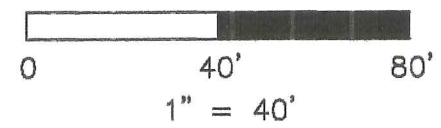
- OUTBOUND INFORMATION FOR BLOCK 12002 LOT 5 AS SHOWN ON A PLAN ENTITLED "SITE PLAN" PREPARED BY MAXIMILLIAN HAYDEN ARCHITECT, INC. DATED 10-7-16.
- TOPOGRAPHIC INFORMATION FOR BLOCK 12002 LOT 5 PREPARED ON FEBRUARY, 2021.
- PROPOSED POOL SIZE, LOCATION AND CONFIGURATION AS SUPPLIED BY THE HOMEOWNER.
- PROPOSED FENCE LOCATION AND TYPE AS PER HOMEOWNER.
- ASSUMED BENCH MARK OF 100.00 ON F.G.F.
- NO WETLANDS BUFFERS EXIST ON-SITE.
- ALL SOIL SHALL REMAIN ON-SITE.
- 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.
- 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.
- 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 ——— 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
AUTH:	SL
DATE:	7-6-21
PER MONTGOMERY TWP.:	SL
PER MONTGOMERY TWP. ENG.:	SL
PER MONT. TWP. REV. L.O.D. AND ADD NOTES FOR SOIL:	SL
REV. NOTE 10:	SL

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

MONTGOMERY TOWNSHIP
ZONING PERMIT APPLICATION

WORKSITE: 107 Platz Drive

Township Use Only AMOUNT PAID \$ 50/Mp.

CASH or CHECK # 296 DATE 2/14/22

Block 21002 Lot 2 Zoning District _____

Street Address 107 Platz Drive

Property Owner Robin Azam

Mailing Address (if different) 107 Platz Drive City Skillman State NJ Zip Code 08558

Daytime Phone [Redacted] Fax _____ Email [Redacted]

APPLICANT (if not owner):

Name Shane Stryker Owner's Agent Tenant Other

Address 28 Crestwood Ave. City Hillsborough State NJ Zip Code 08844

Contact Person Shane Stryker

Daytime Phone 609-306-5030 Fax _____ Email strykerdecksolutions@gmail.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 - Basement
- Accessory Building (Shed, Garage, etc.)
- Lot Coverage (Patio, Driveway, etc.)
- Tenant Fit-Out
- Demolition - No Charge

Description of Project/Use (please be specific): Finish Basement

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 Azam
Owner's Name Printed & Signature

2/11/22
Date

Shane Stryker
Applicant's Name Printed & Signature

2-11-22
Date

Township Use Only

APPROVED DENIED

Ann Bell 2/16/22
Zoning Officer Date

2022-0061

ZONING PERMIT FEE PAYABLE UPON SUBMISSION OF APPLICATION

MEMORANDUM

TO: CONSTRUCTION DEPARTMENT

FROM: HEALTH DEPARTMENT *ES*

DATE: 2/16/2022

SUBJECT: FOR YOUR FILE

Block: 21002

Lot: 2/1

Applicant Name: AZZAM Construction Type: finished basement

Our records indicate that:

- This Block and Lot is served by Public Water Sewer.
- This addition will not increase the flow to the existing septic system.
- The septic system is adequate in size to handle the added discharge from the proposed work.
- The existing septic system will not be encroached upon by the proposed work, & all Health Dept setbacks will be maintained.
- The existing well will not be encroached upon by the proposed work.
- A waiver of setback requirement has been requested and granted.
- There is nothing on file for the subject property, or the record is insufficient for this determination. The applicant has been advised to take the necessary steps to verify the system size and location. We will further advise when that has been accomplished.
- The system is presently substandard and the applicant is aware of what must be done to bring it into compliance with our code. We will further advise you when we have issued a required septic system repair/alteration permit.
- Special Requirements: _____

We have notified the:

- Applicant
- Contractor
- On: _____

MOMERY TOWNSHIP
PERMIT APPLICATION

Township Use Only AMOUNT PAID \$ 50-553

CASH or CHECK # _____ DATE 9/29/2022

Block 21002 Lot 1 Zoning District _____

Street Address 167 platz drive skillman 08588

Property Owner Robin Azzam

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

Daytime Phone [REDACTED] Fax _____ Email [REDACTED]

APPLICANT (if not owner):

Name _____ Owner's Agent Tenant Other _____

Address _____ City _____ State _____ Zip Code _____

Contact Person _____

Daytime Phone _____ Fax _____ Email _____

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 (Shed, Garage, etc.)
- Lot Coverage (Patio, Driveway, etc.)
- (Commercial)
- Demolition - No Charge
- Tenant Fit-Out

Description of Project/Use (please be specific): Pool & Patio

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]
Owner's Name Printed & Signature

9/28/22
Date

Applicant's Name Printed & Signature

Date

Township Use Only

APPROVED DENIED

[Signature] 6/28/23
Zoning Officer Date

ZONING PERMIT FEE PAYABLE UPON SUBMISSION OF APPLICATION

FD - 9/29/2022
9:54 AM

JOSEPH PALMER
Zoning Officer



PLANNING/ZONING
DEPARTMENT

Municipal Building
2261 Van Horne Road
(Route 206)
Belle Mead, New Jersey 08502-0001
Phone: (908) 359-8211
Fax: (908) 359-2006
E-Mail:
jpalm@twp.montgomery.nj.us

MONTGOMERY
ZONING
WORKSHEET
Block

NAME Robin Azzam
BLOCK 21002 LOT 1

LOT COVERAGE CALCULATION WORKSHEET

FORMULA

SQUARE FOOTAGE OF LOT*		61420 <u>61420</u>
TIMES - PERCENTAGE ALLOWED	x	<u>15</u>
TOTAL LOT COVERAGE ALLOWED		<u>9,213</u>

FOOTPRINT AREA OF HOUSE (& all Decking)		<u>2330</u>
DRIVEWAY AREA		<u>1395</u>
SHED		<u>0</u>
WALKWAY(S)		<u>190</u>
PATIO(S)		<u>2708</u>
MISCELLANEOUS STRUCTURES (POOL, GAZEBO, DETACHED GARAGE, ETC.)		<u> </u>
TOTAL (MUST BE LESS THAN TOTAL COVERAGE ALLOWED)		<u>6623</u>

is
Pool

}

* ONE ACRE EQUALS 43,560 SQ. FT.

~~2708~~
~~9331~~

MEMORANDUM

TO: CONSTRUCTION DEPARTMENT

FROM: HEALTH DEPARTMENT *ES*

DATE: *6/128/2023*

SUBJECT: FOR YOUR FILE Block: *21002* Lot: *1*

Applicant Name: *AZZAM* Construction Type: *pool & patio*

Our records indicate that:

This Block and Lot is served by Public Water ~~Sewer.~~

This addition will not increase the flow to the existing septic system.

The septic system is adequate in size to handle the added discharge from the proposed work.

The existing septic system will not be encroached upon by the proposed work, & all Health Dept setbacks will be maintained.

The existing well will not be encroached upon by the proposed work.

A waiver of setback requirement has been requested and granted.

There is nothing on file for the subject property, or the record is insufficient for this determination. The applicant has been advised to take the necessary steps to verify the system size and location. We will further advise when that has been accomplished.

The system is presently substandard and the applicant is aware of what must be done to bring it into compliance with our code. We will further advise you when we have issued a required septic system repair/alteration permit.

Special Requirements: _____

We have notified the:

Applicant Contractor On: _____

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 [REDACTED]

City Wood 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 617018 sf acres or _____ sq. ft


Present Zoning? BMPUP Vacant _____ Improved _____

Present Use of Property Single family dwelling

Proposed Use Rear Yard

If buildings or structures presently exist, please describe
Single family dwelling

Describe in Detail the Purpose of the Proposed Land Disturbance and list the Square Feet to be disturbed. Note: 1500 sq. ft. or less of disturbance requires Exemption Application A-1 to be submitted. Soil removal from the lot requires a Soil Hauling Permit.

Construction of in ground pool.
~~4,720 SF~~ Revised plan increased to 4,890 SF, last revised 9/24/2021


SCHEDULE OF FEES FOR THIS APPLICATION

Check
Submitted and
paid on
6/16/2021
#013815
for
\$100.00

14-1-9 Application Fees- The applicant shall pay directly to the Somerset-Union Conservation District the required fee in cases where this section requires certification of a plan for soil erosion by the Somerset-Union Soil Conservation District. In cases where the applicant must obtain a soil disturbance permit from the Township of Montgomery the applicant shall pay a fee of one hundred (\$100.00) dollars at the time of filing of his application. (Ord.#78-348, S 9; Ord. #87-550,S1)

Soil Disturbance Permit-Application for Permit A-2 /Soil Erosion and Critical Area Plan Review--- \$100.00

II. TITLE AND PURPOSE

Pursuant to Chapter XIV of The Code of the Township of Montgomery entitled "Soil and Soil Removal" and applicable New Jersey State Law, application is made to the Township of Montgomery for the following:

TYPE OF APPLICATION

1. Application for the classification of the type of Land Disturbance proposed, in order to determine if one or more of the following activities requires a soil disturbance permit and/or a certification of a soil erosion and sediment control by the Somerset-Union Soil Conservation District.

- a. Excavation or cut.
- b. Clearing and/or grubbing of land
- c. Grading
- d. Transporting Soil
- e. Storing Soil

- f. Filling of Land
- g. Stripping of brush, trees, other vegetation

- 2. _____ Application for a Soil Disturbance Permit involving one or more of the activities listed above and not classified by the Township Engineer as an exempt activity.
- 3. _____ Application for the removal of soil for sale or use other than on the premises.

III PLANS, REPORTS, AND GENERAL DESIGN PRINCIPLES

A. **Soil Erosion Plans, reports and General Design principles** shall be presented in strict accordance with paragraphs 14-1.4 and 14-1.6 of Section 14-1 of Chapter XIV of the Code and Section 2 of Ordinance #92 and submitted with the completed application to the Township Engineer.

Data Required on Plan – The applicant must submit a separate soil erosion and sediment control plan for each contiguous site whether the application is directed to the Somerset-Union Soil Conservation District as provided in sub-section 14-1.3a, 1 or to the local enforcement officer as provided in subsection 14-1.3a,2. The applicant may, in any case, consult with the Somerset-Union Soil Conservation District pursuant to subsection 14-1.3.a, 1, the applicant shall simultaneous with the filing of the application, submit a copy of the application to the local enforcement officer for his review and comment.

- | | |
|---|--|
| <p>a) Unless otherwise prescribed by the Somerset-Union Soil Conservation District pursuant to N.J.S.A. 4:24-3 et seq., such plans shall include the following:</p> | <p><u>Submitted</u></p> <p><u>Yes</u> <u>No</u></p> |
| <p>1. Location and description of existing natural and manmade features on and surrounding the site including general topography and soil characteristics and a copy of the pertinent sheets of the <u>County Soil Conservation District Soil Survey</u>.</p> | <p>✓ _____</p> |
| <p>2. Location and description of proposed changes to the site. Appropriate contour maps shall be submitted showing existing and proposed contours of the area from which the material is to be removed.</p> | <p>✓ _____</p> |
| <p>3. Measures for soil erosion and sediment control must meet or exceed "Standards for Soil Erosion and Sediment Control in New Jersey" as promulgated by the State Soil Conservation Committee. Such standards shall be on file at the offices of the Somerset-Union Soil Conservation District and on file with the Township Engineer.</p> | <p>✓ _____</p> |
| <p>4. A schedule of the sequence of installation of planned</p> | <p>30-60 days post approval.</p> |

erosion and sediment control measures as related to the progress of the project including anticipated starting and completion dates.

✓

5. The impact of the proposed disturbance to all adjacent properties, both during and after the development or disturbance.

✓

6. A map showing the contours of the land at two foot intervals prior to the disturbance and the proposed contours to be created, prepared in accordance with standard engineering practices.

✓

7. Complete construction detailing of all erosion control measures.

✓

b. All proposed revisions of data required shall be submitted to the appropriate approving authority.

B. Critical Areas Plans

The following shall be submitted with this permit for approval.

1. A survey plan of the property certifying the following exist on the property and they are accurately shown on the plan:

Note: If none of these areas exist, a plan is still required certifying they do not exist.

All Critical Areas (as defined by the Montgomery Township Code Subsection 16-6.4

Wetlands /Wetlands Transition Areas

Wetlands Buffers

Stream Corridors and Buffers

Stream Centerlines

Critical Slopes

Steep Slopes

Flood Plains

Note: If any one or more of the Critical Areas do not exist on the property, a note shall be added to the plan certifying they do not exist.

2. The plan shall be certified, signed, and sealed by a professional engineer in the State of New Jersey.

3. The exact location of all areas to be disturbed and the amount of soil in square feet shall be shown on the plan.

4 The proposed access to the property and to each area to be disturbed shall be shown on the plan.

5. The proposed Construction Access (if needed) shall be shown on the plan.
Note: A Driveway Opening Permit shall be required if the access is constructed off a township road.

IV CERTIFICATION


I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the attached authorization. I further authorize Township Officials to inspect the site noted above.

DATED: 6/10/21 _____

(Signature of Owner)

DATED: _____

(Signature of Owner)

DATED: 6/16/21 _____

(Signature of Agent for Owner or Applicant)

=====

APPROVED

DENIED

DATED: 10/14/2021 _____



Township Engineer/Authorized Agent

NOTE: - This Permit Application shall be in effect for one (1) year from the date of issuance.

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.



National Pools & Spas, Inc.
2495 BRUNSWICK PIKE, UNIT 34
LAWRENCEVILLE, NJ 08648
(609) 583-4542

The Provident Bank
WOODBRIDGE, NJ 07095
55-7230/2212

013815

DATE CHECK NO.
6/16/21 013815

CHECK AMOUNT

PAY ONE HUNDRED AND 00/100 DOLLARS***** \$*****100.00

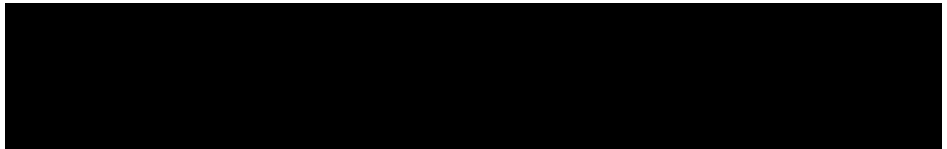
TOWNSHIP OF MONTGOMERY
2261 ROUTE 206

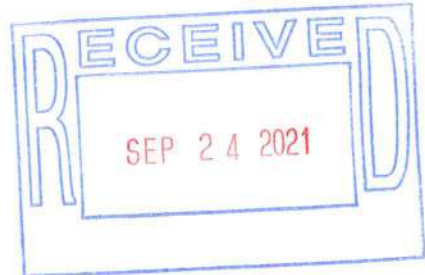
TO THE
ORDER
OF

BELLE MEAD, NJ 08502

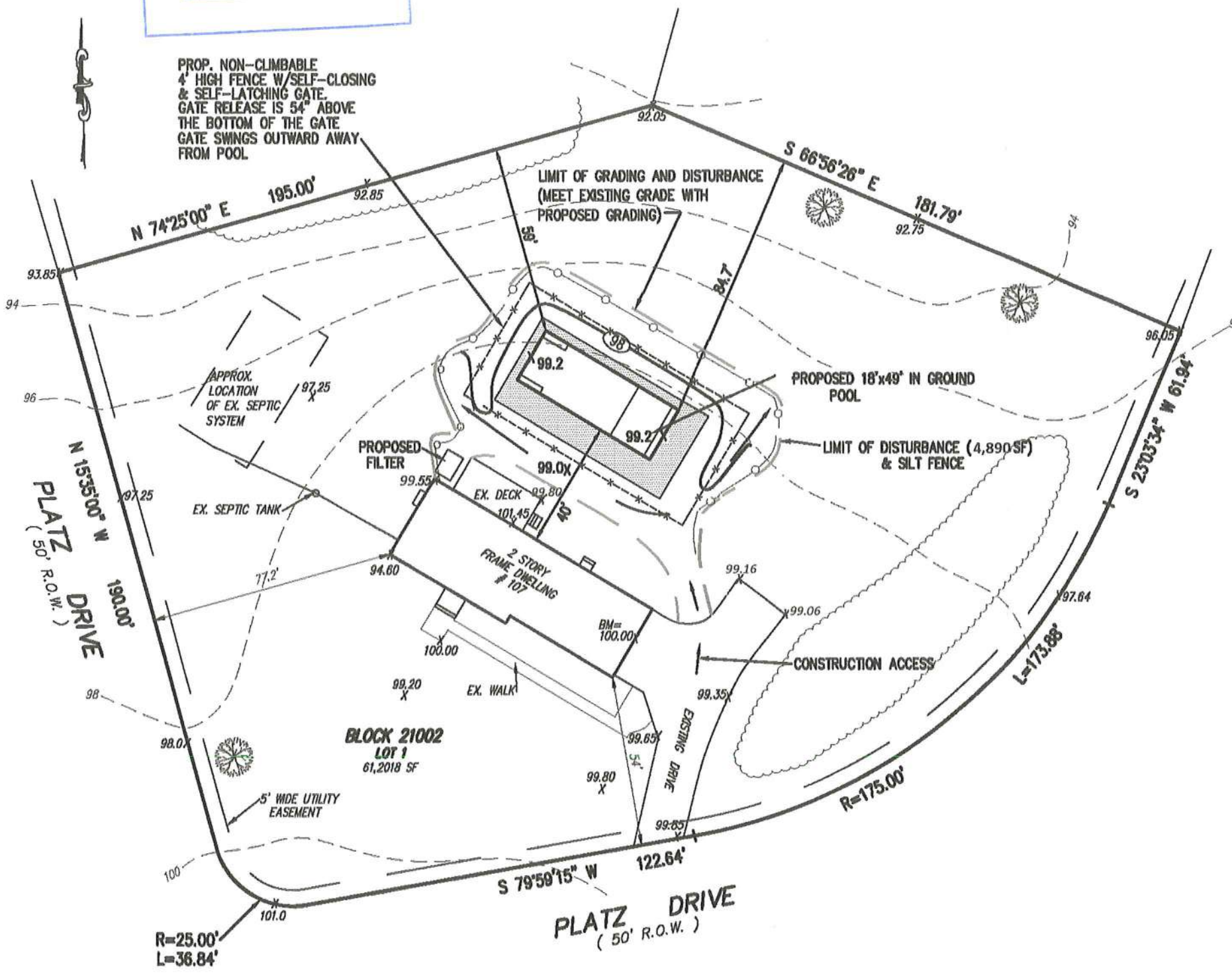
AUTHORIZED SIGNATURE

MP





PROP. NON-CLIMBABLE
4' HIGH FENCE W/Self-CLOSING
& SELF-LATCHING GATE.
GATE RELEASE IS 54" ABOVE
THE BOTTOM OF THE GATE.
GATE SWINGS OUTWARD AWAY
FROM POOL.



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.

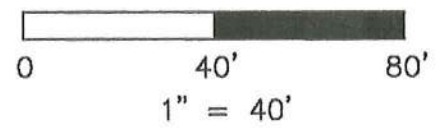
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- 1.) OUTBOUND INFORMATION FOR BLOCK 12002 LOT 5 AS SHOWN ON A PLAN ENTITLED "SITE PLAN" PREPARED BY MAXIMILLIAN HAYDEN ARCHITECT, INC. DATED 10-7-16.
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- 3.) PROPOSED POOL SIZE, LOCATION AND CONFIGURATION 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.) SHOULD SOIL EXCEEDING 20 CY NEED TO BE REMOVED FROM THE SITE, A SOIL HAULING PERMIT WILL BE REQUIRED AND A STOP WORK ORDER ISSUED.

LEGEND

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

GRAPHIC SCALE



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

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: *David J. Schmidt*
David J. Schmidt
Professional Engineer N.J. Lic. No. 39409

VOID

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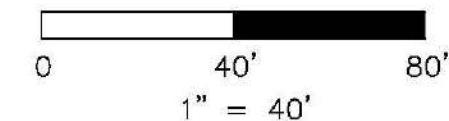
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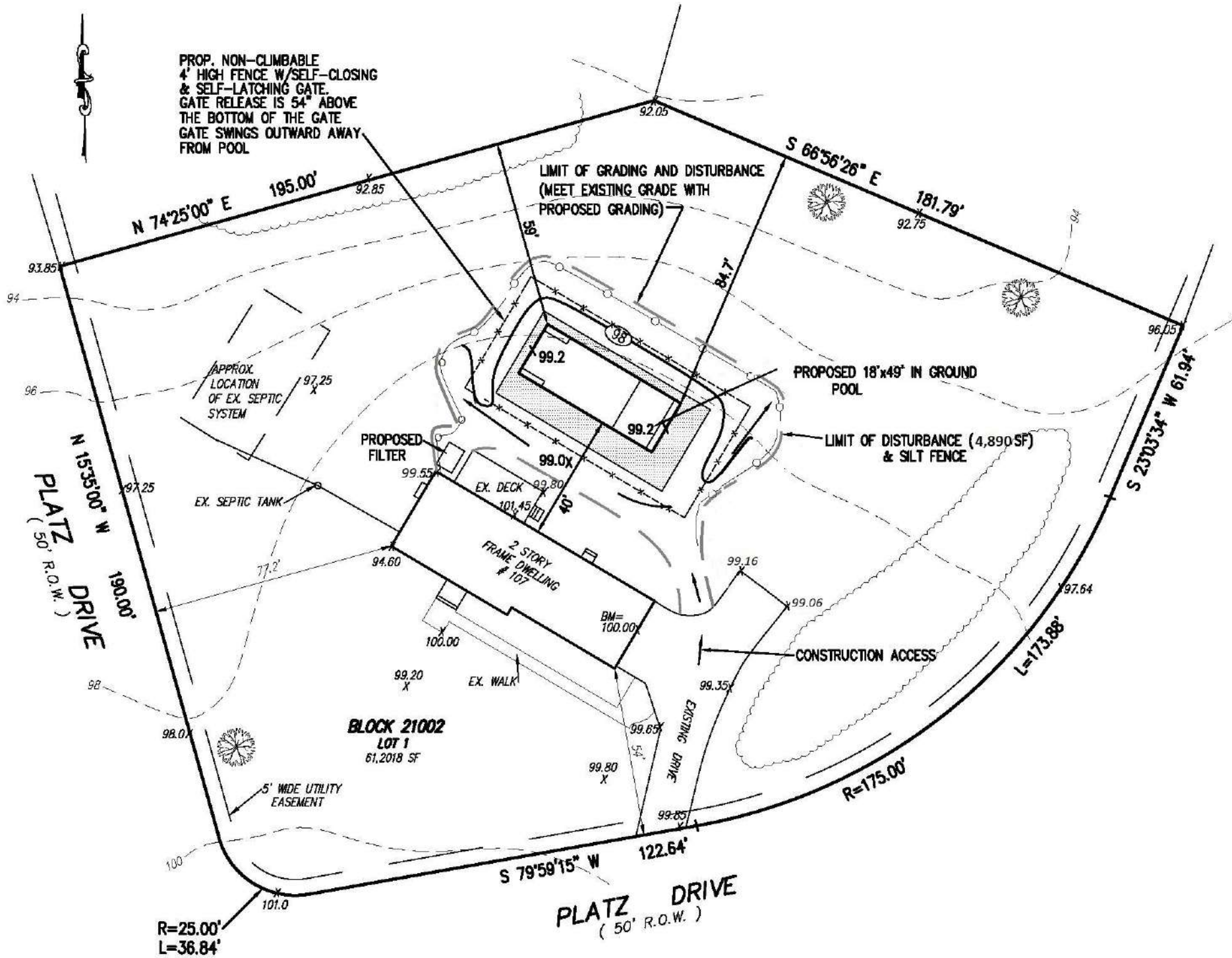
LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DRAINAGE DIRECTION

GRAPHIC SCALE



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



PROP. NON-CLIMBABLE
4' HIGH FENCE W/SELF-CLOSING
& SELF-LATCHING GATE.
GATE RELEASE IS 54" ABOVE
THE BOTTOM OF THE GATE.
GATE SWINGS OUTWARD AWAY
FROM POOL.

LIMIT OF GRADING AND DISTURBANCE
(MEET EXISTING GRADE WITH
PROPOSED GRADING)

PROPOSED 18'x49' IN GROUND
POOL

LIMIT OF DISTURBANCE (4,890 SF)
& SILT FENCE

2-STORY
FRAME DWELLING
#107

BLOCK 21002
LOT 1
61,2018 SF

PLATZ DRIVE
(50' R.O.W.)

POOL GRADING PLAN

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

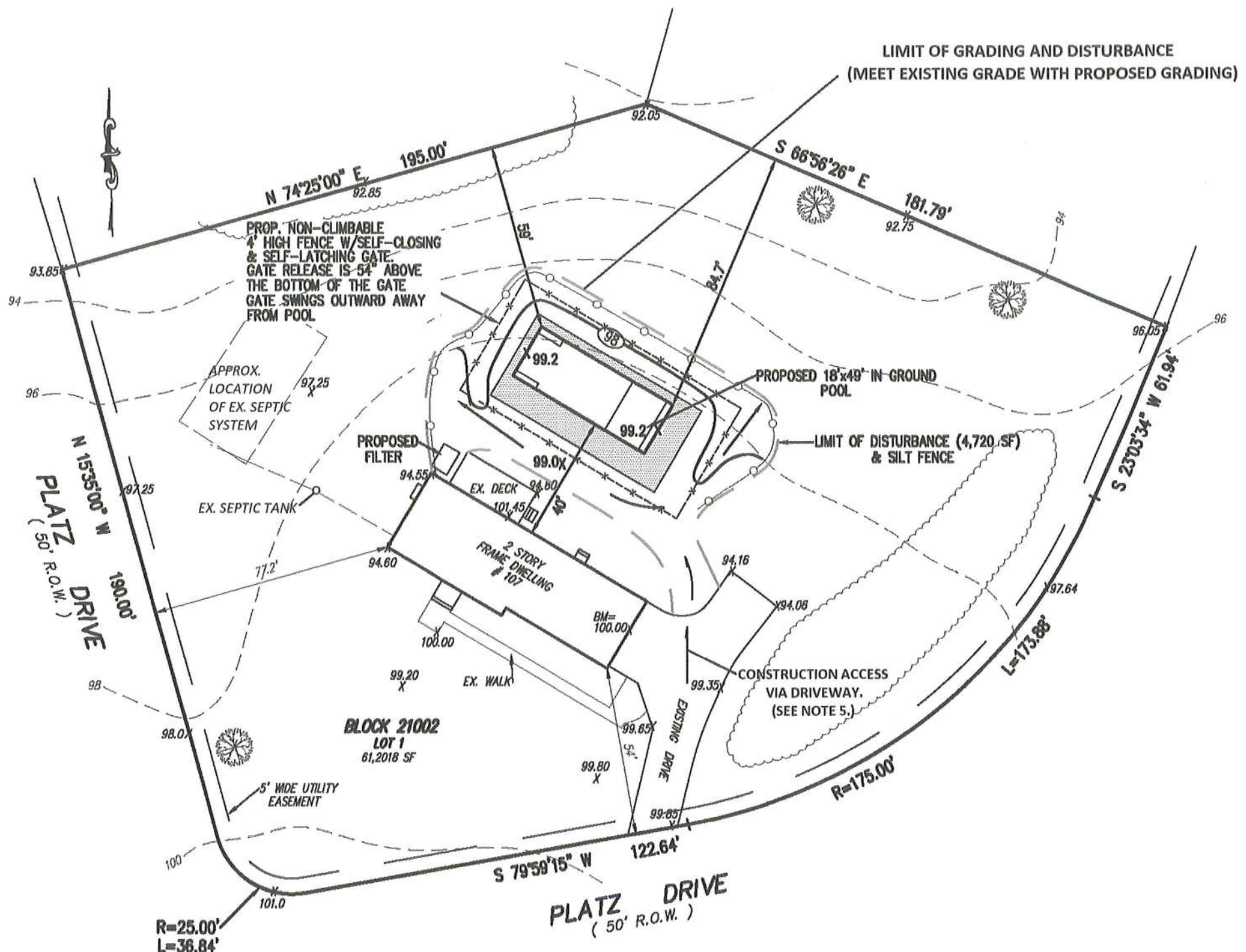
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ENGINEERS AND DESIGN PROFESSIONALS
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Rocky Hill, New Jersey, 08553
(908) 359-0989 Fax (908) 359-4118

BY:
David J. Schmidt
Professional Engineer N.J. Lic. No. 39409

DATE:	4/21/21		
SCALE:	1"=40'		
DESIGN BY:	SGL		
DRAWN BY:			
CHECKED BY:	DJS		
DATE	7-6-21	9-9-21	9-21-21
AUTH.	SL	SL	SL
REVISIONS	PER MONTGOMERY TWP.	PER MONTGOMERY TWP. ENG.	PER MONT TWP. REV. L.O.D. AND ADD NOTES FOR SOIL

VOID



IMPERVIOUS COVERAGE SUMMARY

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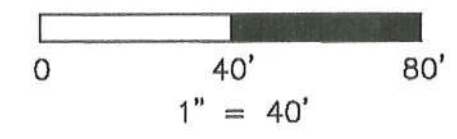
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- 4.) PROPOSED FENCE LOCATION AND TYPE AS PER HOMEOWNER.
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- 6.) NO WETLANDS BUFFERS EXIST ON-SITE.
- 7.) ALL SOIL SHALL REMAIN ON-SITE.
- 8.) IF THE LIMIT OF DIST. IS EXCEEDED DURING CONSTRUCTION OF THE POOL, A STOP WORK ORDER BY MONT. TWP. SHALL BE ISSUED AND AN APPROVAL FROM THE S.U.S.C.D. SHALL BE OBTAINED PRIOR TO WORK CONTINUING.
- 9.) DURATION OF PROJECT IS APPROX. ONE WEEK

LEGEND

	100	EXISTING CONTOUR
	100	PROPOSED CONTOUR
	X 100.0	EXISTING SPOT ELEVATION
	100.0 X	PROPOSED SPOT ELEVATION
		DRAINAGE DIRECTION

GRAPHIC SCALE



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

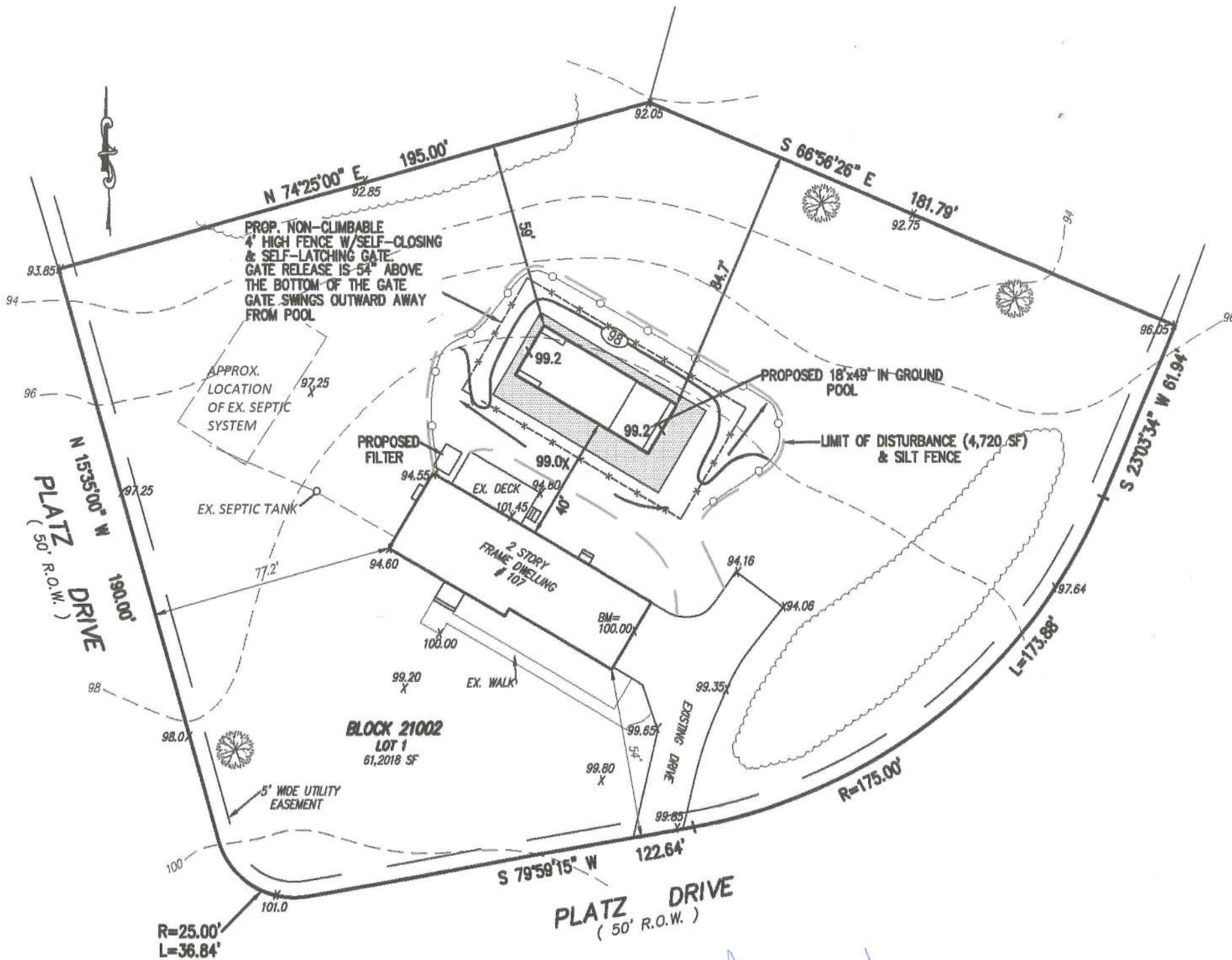


DATE:	4/21/21	
SCALE:	1"=40'	
DESIGN BY:	SGL	
DRAWN BY:		
CHECKED BY:	DJS	
DATE	7-6-21	9-9-21
AUTH.	SL	SL
REVISIONS	PER MONT. TWP.	PER MONT. ENG. DEPT.

POOL GRADING PLAN
Prepared For
BLOCK 21002
LOT 1
Situated 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:
David J. Schmidt
Professional Engineer N.J. Lic. No. 39409

VOID



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:

- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED TO ANY EXCAVATION AND/OR CONSTRUCTION 1-800-272-1000.
- 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:

- OTHER THAN THROUGH THE DRIVEWAY, CONSTRUCTION ACCESS OVER ROADSIDE CURB AND SIDEWALK IS NOT PERMITTED.
- ALL GROUND AND LOT COVERAGE REMOVAL REQUIRES INSPECTION. PROVIDE MINIMUM 48-HOUR NOTICE TO THE ENGINEERING DEPARTMENT.
- 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.
- 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.
- 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:

- 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.
- TOPOGRAPHIC INFORMATION FOR BLOCK 12002 LOT 5 PREPARED ON FEBRUARY, 2021.
- PROPOSED POOL SIZE, LOCATION AND CONFIGURATION AS SUPPLIED BY THE HOMEOWNER.
- PROPOSED FENCE LOCATION AND TYPE AS PER HOMEOWNER.
- ASSUMED BENCH MARK OF 100.00 ON F.G.F.
- NO WETLANDS BUFFERS EXIST ON-SITE.
- ALL SOIL SHALL REMAIN ON-SITE.

LEGEND

	100	EXISTING CONTOUR
	100	PROPOSED CONTOUR
	X 100.0	EXISTING SPOT ELEVATION
	100.0 X	PROPOSED SPOT ELEVATION
		DRAINAGE DIRECTION

GRAPHIC SCALE



1" = 40'

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

REVISED

*Bring approved
7/22/2021
J. Pabon*

DATE:	4/21/21
SCALE:	1"=40'
DESIGN BY:	SGL
DRAWN BY:	
CHECKED BY:	DJS
REVISIONS	PER MONT. TWP.
AUTH.	SL
DATE	7-6-21

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

**MONTGOMERY TOWNSHIP
ZONING PERMIT APPLICATION**

Township Use Only AMOUNT PAID \$ 50
CASH 13752 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 732-500-5746 Fax _____ Email Robin.Azzam@gmail.com

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 609-583-4489 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
 APPROVED DENIED
[Signature] 6/29/2021
Zoning Officer Date

ZONING PERMIT FEE PAYABLE UPON SUBMISSION OF APPLICATION

ZONING PERMIT FEE SCHEDULE

<i>Zoning Permits</i>	<i>Fee</i>
(a) For review of new construction, building addition/alteration, accessory building, deck, pool/spa/hot tub, fence, tower, and sign permit applications	\$50.00
(b) For review of application for the expansion of lot coverage	\$50.00
(c) For review of Change of Use, Change of Tenant (Commercial), and Tenant Fit-Out	\$50.00
(d) For review of development in stream corridor involving, (1) A single family dwelling on a pre-existing vacant lot, including the filing of an elevation certificate (2) All other improvements	\$2,500.00 \$800.00

MONTGOMERY TOWNSHIP
PRIOR APPROVALS FORM REQUIRED BEFORE REVIEW OF A CONSTRUCTION
PERMIT BY THE CODE ENFORCEMENT DEPARTMENT
N.J.A.C.5:23-2.15(a)5

Prior to Code Enforcement reviewing any applications for a construction permit these prior approvals must be complete.

OWNER IN FEE AZZAM CONTROL # 52896
 PROJECT/PROPERTY ADDRESS 107 PHATZ DRIVE
 BLOCK 21002 LOT 1

1. **Planning Board/Zoning Board of Adjustment – Review Date** _____

Date of Board Approval _____	Case # _____		
Copy of Resolution _____	Yes _____	No _____	N/A _____
Conditions Filed _____	Yes _____	No _____	N/A _____
Escrow/Inspection Fees Posted _____	Yes _____	No _____	N/A _____
Plat and/or deed filed _____	Yes _____	No _____	N/A _____

 Planning Sign-off Signature of Approval Date

Escrow is current at time of issuance of permit Yes _____ No _____ N/A _____
 Escrow is current at time of certificate of occupancy Yes _____ No _____ N/A _____

2. **Zoning – Review Date** 6/29/2021

Approved for Zoning YES ✓ NO _____
 NEEDS COAH REVIEW YES _____ NO ✓

[Signature] _____ 6/29/2021
 Zoning Sign-off Signature of Approval Date

3. **Landmarks Commission – Review Date** _____
 Yes _____ No _____ N/A _____

 Landmarks Commission Sign-off Signature of Approval Date

(Over)

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 DENIED _____ PENDING _____
Date Date Date

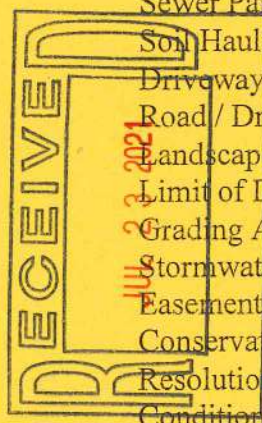
Special Requirements:

[Signature]
 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	<u>bk/pg:</u> _____
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 _____

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

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

**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
- Lot Coverage
- 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 *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:

[Signature]
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
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**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 Lawrenceville Tenant Other _____

Address 2495 Brunswick Pike City Lawrenceville State NJ Zip Code 08648

Contact Person Brooke Katzman

Daytime Phone 609-583-4542 *121 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
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New Tenant _____ New Use _____ Sq. Ft. _____

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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

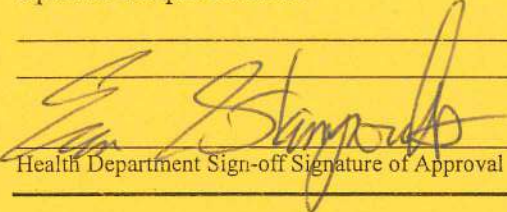
Blk: 24002 Lot: 1
 Type: inground pool

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

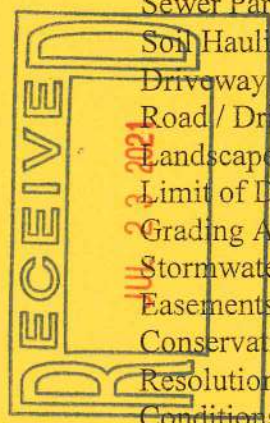
Special Requirements:


 Health Department Sign-off Signature of Approval

7/22/21
 Date

5. Engineering – Review Date 7/23/2021

Resolution / Permit No. / etc.



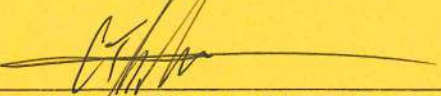
Critical Areas / Flood Hazard Area	Yes	<input checked="" type="radio"/> No	N/A
Sewer Participation / Capacity Agreement	Yes	No	<input checked="" type="radio"/> N/A
Soil Hauling / Disturbance Permit	<input checked="" type="radio"/> Yes	No	N/A
Driveway Apron	Yes	No	<input checked="" type="radio"/> N/A
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 [REDACTED]

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

**MONTGOMERY TOWNSHIP
ZONING PERMIT APPLICATION**

Township Use Only AMOUNT PAID \$ 50.
CASH ___ or CHECK # 295 DATE 2/11/2022

WORKSITE:

Block 21002 Lot 2 Zoning District _____

Street Address 107 Platz Drive Skillman 08558

Property Owner Robin Azzam

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

Daytime Phone [REDACTED] Email [REDACTED]

APPLICANT (if not owner):

Name Shane Stryker Owner's Agent Shane Stryker Tenant _____ Other _____

Address 28 Crestwood Ave City Hillsborough State NJ Zip Code 08844

Contact Person Shane Stryker

Daytime Phone 609-306-5030 Fax _____ Email strykerdeckolutions@gmail.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): New deck 25'x16'
400sf

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
Owner's Name Printed & Signature

2/11/22
Date

Shane Stryker
Applicant's Name Printed & Signature

2/1/22
Date

Township Use Only
 APPROVED DENIED
Anna Bell 2/05/22
Zoning Officer Date
2022-0058

ZONING PERMIT FEE PAYABLE UPON SUBMISSION OF APPLICATION

MEMORANDUM

TO: CONSTRUCTION DEPARTMENT

FROM: HEALTH DEPARTMENT 

DATE: 2/16/2022

SUBJECT: FOR YOUR FILE

Block: 21002

Lot: 1

Applicant Name: AZZAM

Construction Type: deck

Our records indicate that:

This Block and Lot is served by Public Water ~~Sewer~~

This addition will not increase the flow to the existing septic system.

The septic system is adequate in size to handle the added discharge from the proposed work.

The existing septic system will not be encroached upon by the proposed work, & all Health Dept setbacks will be maintained.

The existing well will not be encroached upon by the proposed work.

A waiver of setback requirement has been requested and granted.

There is nothing on file for the subject property, or the record is insufficient for this determination. The applicant has been advised to take the necessary steps to verify the system size and location. We will further advise when that has been accomplished.

The system is presently substandard and the applicant is aware of what must be done to bring it into compliance with our code. We will further advise you when we have issued a required septic system repair/alteration permit.

Special Requirements: _____

We have notified the:

Applicant Contractor On: _____

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: Shane Stryker for
Robin Azzam
107 Platz Drive
Skillman, NJ 08558 **DATE:** February 16, 2022

RE: BLOCK: 21002 LOT: 1 SITE ADDRESS: 107 Platz Drive, Skillman, New Jersey
DEVELOPMENT NAME N/A PHASE/SECTION N/A
 Sketch on Location Survey, entitled, 'Survey of Property, Lot 1, Block 21002, Township of Montgomery, County of Somerset, New Jersey', prepared by Morgan Engineering & Surveying, dated on July 29, 2020.
APPROVED PLAN
WORK DESCRIPTION Removal of Existing Deck (250 SF) and Installation of 16' x 25' (400 SF) Deck

Sent VIA: strykerdecksolutions@gmail.com

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.
<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"> • Described work within previously approved Limit of Disturbance for previously reviewed In-Ground Pool application. Soil Disturbance A-2 Permit #SSR-21-77 applies for the proposed 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. Ensure no tracking of mud or sediment from the site onto the roadway,
<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. Include new deck on In-Ground Pool As-Built submission.

*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: Shane Stryker for
 Robin Azzam
 107 Platz Drive
 Skillman, NJ 08558
Robin.Azzam@gmail.com

DATE: February 16, 2022

Robin.Azzam@gmail.com
 Sent VIA: strykerdecksolutions@gmail.com

RE: BLOCK: 21002 LOT: 1 SITE ADDRESS: 107 Platz Drive, Skillman, New Jersey
 DEVELOPMENT NAME N/A PHASE/SECTION N/A
 Sketch on Location Survey, entitled, 'Survey of Property, Lot 1, Block 21002, Township of Montgomery, County of Somerset, New Jersey', prepared by Morgan Engineering & Surveying, dated on July 29, 2020.
 APPROVED PLAN _____
 WORK DESCRIPTION Removal of Existing Deck (250 SF) and Installation of 16' x 25' (400 SF) Deck

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.

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<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.
<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"> • Described work within previously approved Limit of Disturbance for previously reviewed In-Ground Pool application. Soil Disturbance A-2 Permit #SSR-21-77 applies for the proposed 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. Ensure no tracking of mud or sediment from the site onto the roadway,
<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. Include new deck on In-Ground Pool As-Built submission.

*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 # 295 DATE 2/11/2022

WORKSITE:

Block 21002 Lot 2 Zoning District _____

Street Address 107 Platz Drive Skillman 08558

Property Owner Robin Azzam

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

Daytime Phone _____ Email _____

APPLICANT (if not owner):

Name Shane Stryker Owner's Agent Tenant Other

Address 28 Crestwood Ave City Hillsborough State NJ Zip Code 08844

Contact Person Shane Stryker

Daytime Phone 609-306-5030 Fax _____ Email strykerdeckolutions@gmail.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): New deck 25'x16'
400sf

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
Owner's Name Printed & Signature

2/11/22
Date

Shane Stryker
Applicant's Name Printed & Signature

2/1/22
Date

Township Use Only
 APPROVED DENIED
Anna Bell 2/05/22
Zoning Officer Date
2022-0058

ZONING PERMIT FEE PAYABLE UPON SUBMISSION OF APPLICATION

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

[REDACTED]
[REDACTED] pas.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: <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.*

Township of Montgomery
Open Records Request

Reference # OPRA-2024-00553
Date Entered: 6/7/2024 3:32:00 PM

Dear Peter Watson,

Your Open Public Records Act (OPRA) has been Fulfilled on 06/07/2024.

The request sought access to the following records:

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting to provide the below information for the property.

Address: 107 PLATZ DR, BELLE MEAD, NJ 08558
Block: 21002 // Lot: 00001.
Owner: ROBIN AZZAM

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.

The records are being transmitted to you via . Pursuant to N.J.S.A. 47:1A-5.b. the cost associated with this request is \$0.00.

Department	Response
Construction	See attached list of permits. The Water Heater replaced in 2011 is open. It needs a Plumbing inspection. The Inground Pool is open waiting on a As-Built Survey to be submitted to the Engineering Department.
Tax Assessor	there are no pending added or reassessment
Zoning	Permits attached, one zoning application is currently in review with the Engineering Department.
Engineering	Uploaded permits in files.
Health	No responsive records

Please do not reply directly to this email; this address is not monitored. If you have any questions please feel free to contact us.

Sincerely,

Township of Montgomery

Please download these attachments from the links below:

- [7199bed2-12024115119 20211004 Revised Pool Plot Plan 107 Platz Drive 21002 1 APPROVED.pdf](#)
- [7199bed2-12024131830 List of Permits - by BLQ 17 .pdf](#)
- [7199bed2-12024103715 2024024851 Attmnt print 73824 3b73c.pdf](#)
- [7199bed2-12024103716 2024024851 Attmnt print 73824 80094.pdf](#)
- [7199bed2-12024103716 2024113635 SSR-21-77 Soil Disturbance Permit PAID 107 Platz Drive 21002 1 Inground Pool.pdf](#)
- [7199bed2-12024103716 2024120615 20211015 Engineering Prior Approval Information Sheet 107 Platz Drive 21002 1 Inground Pool.pdf](#)
- [7199bed2-12024103716 2024024851 Attmnt print 73824 017a4.pdf](#)
- [7199bed2-12024103716 2024024851 Attmnt print 73824 c7d14.pdf](#)
- [7199bed2-12024105683 2024130880 20220216 Engineering Prior Approval Information Sheet 107 Platz Drive 21002 1 Deck.pdf](#)
- [7199bed2-12024105679 2024122684 20220216 Building Application 107 Platz Drive 21002 1 Deck.pdf](#)
- [7199bed2-12024105684 2024131853 20220929 PATIO Zoning Application 107 Platz Drive 21002 1 .pdf](#)
- [7199bed2-12024105681 2024130522 20220217 Building Paperwork 107 Platz Drive 21002 1 Deck.pdf](#)
- [7199bed2-12024105677 2024121129 20211015 Pool Plan and Application 107 Platz Drive 21002 1 APPROVED.pdf](#)

DOMERY TOWNSHIP
PERMIT APPLICATION

Township Use Only AMOUNT PAID \$ 50-553

CASH or CHECK # _____ DATE 9/29/2022

Block 21002 Lot 1 Zoning District _____

Street Address 107 platz drive skillman 08588

Property Owner Robin Azzam

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

Daytime Phone [REDACTED] Fax _____ Email [REDACTED]

APPLICANT (if not owner):

Name _____ Owner's Agent Tenant Other _____

Address _____ City _____ State _____ Zip Code _____

Contact Person _____

Daytime Phone _____ Fax _____ Email _____

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 (Shed, Garage, etc.)
- Lot Coverage (Patio, Driveway, etc.)
- (Commercial)
- Demolition - No Charge
- Tenant Fit-Out

Description of Project/Use (please be specific): Pool & Patio

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]
Owner's Name Printed & Signature

9/28/22
Date

Applicant's Name Printed & Signature

Date

Township Use Only	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED
_____ Zoning Officer	_____ Date

ZONING PERMIT FEE PAYABLE UPON SUBMISSION OF APPLICATION

PD - 9/28/2022
9541 00 612

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: **Shane Stryker for
 Robin Azzam
 107 Platz Drive
 Skillman, NJ 08558**

DATE: February 16, 2022

Sent VIA: strykerdecksolutions@gmail.com

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

DEVELOPMENT NAME N/A PHASE/SECTION N/A

Sketch on Location Survey, entitled, 'Survey of Property, Lot 1, Block 21002, Township of Montgomery, County of Somerset, New Jersey', prepared by Morgan

APPROVED PLAN Engineering & Surveying, dated on July 29, 2020.

WORK DESCRIPTION Removal of Existing Deck (250 SF) and Installation of 16' x 25' (400 SF) Deck

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.

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**MONTGOMERY TOWNSHIP
ZONING PERMIT APPLICATION**

Township Use Only AMOUNT PAID \$ 50.-
CASH ___ or CHECK # 295 DATE 2/11/2022

WORKSITE:

Block 21002 Lot 2 Zoning District _____

Street Address 107 Platz Drive Skillman 08558

Property Owner Robin Azzam

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

Daytime Phone [REDACTED] Email [REDACTED]

APPLICANT (if not owner):

Name Shane Stryker Owner's Agent Tenant Other

Address 29 Crestwood Ave City Hillsborough State NJ Zip Code 08844

Contact Person Shane Stryker

Daytime Phone 609-306-5030 Fax _____ Email Strykerdecksolutions@gmail.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): New deck 25' x 16'
400sf

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
Owner's Name Printed & Signature

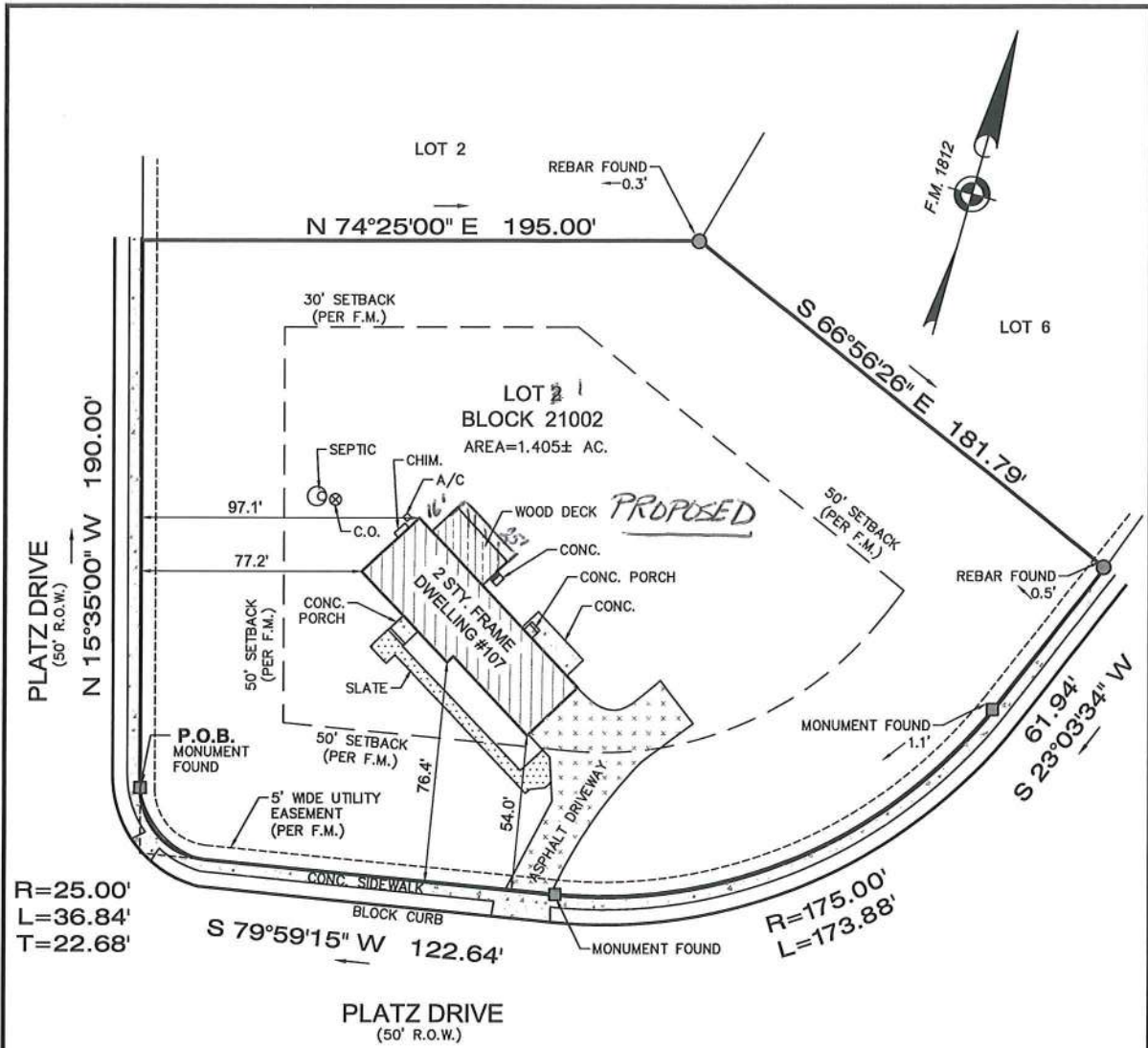
2/11/22
Date

Shane Stryker
Applicant's Name Printed & Signature

2/1/22
Date

Township Use Only
 APPROVED DENIED
Anna Bell 2/05/22
Zoning Officer Date
2022-0058

ZONING PERMIT FEE PAYABLE UPON SUBMISSION OF APPLICATION



R=25.00'
L=36.84'
T=22.68'

R=175.00'
L=173.88'

APPROVED BY ENGINEERING
DATE: 2/17/2022
REVIEWED BY: *[Signature]*

Abell Zomins
2/15/22

PREPARED FOR: *ROBIN AZZAM and STEPHANIE HABIB*
TITLE INSURER: FOUNDATION TITLE, LLC - HAMILTON (818-150132)
FIRST AMERICAN TITLE INSURANCE COMPANY
MORTGAGE HOLDER: WELLS FARGO BANK, N.A.,
Its successors and/or assigns, as their interest may appear.
BUYER'S ATTORNEY: PHILLIP S. BUZZELLI, Esquire
FULGINITI AND ASSOCIATES, LLC

TITLE DOCUMENTS NOT RECEIVED
AT TIME OF SURVEY.

Filed Map Reference: FINAL PLAN SECTION TWO, FOR WILLIAM BUCCI BUILDERS INC., BROOKMEAD, MONTGOMERY TWP., SOMERSET COUNTY, N.J.	Filed Map Block: 21002	Filed Map Lot: 1	Filing Date: 6/29/1979	Filed Map No. 1812
--	---------------------------	---------------------	---------------------------	-----------------------

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 7-29-20 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FLED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 7040 PG 873

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
engineering & surveying
www.morganengineeringllc.com

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

SURVEY OF PROPERTY

LOT 1 BLOCK 21002
TOWNSHIP OF MONTGOMERY
COUNTY OF SOMERSET NEW JERSEY

[Signature]
DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale: 1"=40'	Drawn By: PK	Date: 7-29-20	JOB #: 20-07471	CAD File #: 20-07471	Sheet #: 1 OF 1
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