

**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 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' 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

MEMORANDUM

TO: CONSTRUCTION DEPARTMENT

FROM: HEALTH DEPARTMENT *ES*

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.*