

TOWNSHIP OF HARMONY
Highlands Exemption Determination Application
 3003 Belvidere Rd
 Phillipsburg, NJ 08865
 (908) 213-1600 ~ Fax: (908) 213-1850



Receipt Stamp - Municipal Use Only

Date: March 2, 2021 Application #:

Applicant Name: Corey and Christine Colaluca

Property Information

Street Address: 760 Harmony Brass Castle Rd

Block(s) & Lot(s): Block 21 Lot 33.01

Date Lot Created: Prior to August 10, 2004 If after August 10, 2004:

Existing Uses:

Property Owner Information

Same as Applicant Owner Name:

Owner Address:

Applicant Information

Applicant Address: 760 Harmony Brass Castle Rd Phillipsburg NJ 08865

Phone #: 908-310-3080 Fax #: email: ccolaluca1@yahoo.com

Engineer, Attorney or Other Principal Contact Information

Name: Christine Colaluca

Address: 760 Harmony Brass Castle Rd Phillipsburg NJ 08865

Phone #: 908-310-3080 Fax #: email: ccolaluca1@yahoo.com

Project Information

Brief Project Description (Attach Additional as Necessary):

Construction of garage as noted on current survey

Exemption 1: For the construction of a single-family dwelling for an individual's own use or the use of an immediate family member, on a lot owned by the individual on August 10, 2004, or on a lot for which the individual entered into a binding contract of sale to purchase on or before May 17, 2004.

I hereby certify that the single-family dwelling proposed for construction on the subject lot is intended for my own use or the use of the following immediate family member (as defined by ORDINANCE #16-5).

Applicant Initial: Name of Family Member:

Relationship of Family Member:

Lot Legally Owned by the Applicant on August 10, 2004:

Copy of a deed, closing or settlement statement, title policy, tax record, mortgage statement or any other official document showing that the lot was legally owned by the applicant as of August 10, 2004 and indicating the lot and block as designated by the municipal tax mapping, the municipality and county in which the lot is located, and the street address.

I hereby affirm that the metes and bounds of the subject property have not been altered from those lawfully existing as of August 10, 2004.

Applicant Initial:

Lot Under Contract of Sale to Applicant as of May 17, 2004:

Copy of the binding contract of sale executed by the seller and the applicant on or before May 17, 2004 for the lot on which the house is to be constructed.

I hereby affirm that the metes and bounds of the subject property have not been altered from those lawfully existing as of the date of the executed contract of sale.

Applicant Initial:

Exemption 2: For the construction of a single-family dwelling on a lot that lawfully existed as of August 10, 2004, provided that construction does not result in the ultimate disturbance of 1 or more acres of land or a cumulative increase in impervious surface by 1/4 acre or more.

A copy of the recorded deed or plat showing that the lot was created on or before August 10, 2004.

A property survey certified by a licensed New Jersey professional indicating the property boundary lines and overall lot size, and showing what structures currently exist on the lot, if any.

A parcel plan certified by a qualified licensed New Jersey Professional showing all existing and proposed development, including all structures, grading, clearing, impervious surface and disturbance, areas of existing disturbance to be restored (if any), and including calculations demonstrating that impervious surfaces and areas of disturbance are within the 1/4 acre and 1 acre limit as prescribed.

A metes and bounds description by a qualified licensed New Jersey professional showing the area of the lot to be disturbed, limited to less than one acre.

I hereby affirm that the metes and bounds of the subject property have not been altered from those lawfully existing as of August 10, 2004.

Applicant Initial:

Exemption 4: For the reconstruction of any building or structure for any reason within 125% of the footprint of the lawfully existing impervious surfaces on the site; provided that the reconstruction does not increase the lawfully existing impervious surface by 1/4 acre or more. The date of lawfully existing impervious surface is August 10, 2004 in the Preservation Area.

A parcel plan certified by a qualified Licensed New Jersey professional showing all existing property improvements, including all structures, grading, clearing, impervious surfaces and limits of disturbance, existing on the site as of August 10, 2004 for the Preservation Area; and all proposed development including all structures, impervious surfaces, clearing limits, and limits of disturbance, including grading. Also include supporting calculated values for existing and proposed impervious surfaces for the project/activity.

A copy of any official documentation indicating the original date of construction of the existing buildings and/or structures, or otherwise establishing the lawfulness of their existence, inclusive of that of existing impervious surfaces.

Exemption: Single family improvement to a single family dwelling in existence as of August 10, 2004, including but not limited to an addition, garage, porch, deck, patio, swimming pool, or septic system. (Such improvements include only those that maintain the use as a single family dwelling. The exemption does not apply to or permit the creation of multiple dwelling units.)

- A copy of any official documentation proving the single family dwelling was in existence on August 10, 2004.
- A description of the proposed improvements.
- I hereby affirm that the subject property was in existence as of August 10, 2004 and that all proposed improvements are intended and will continue to be used for single family dwelling purposes.
Applicant Initial:

Exemption: Any improvement for non-residential purposes, to a place of worship owned by a non-profit entity, society or association, or association organized primarily for religious purposes, or a public or private school, or a hospital, in existence on August 10, 2004, including, but not limited to, structures, an addition to an existing building or structure, a site improvement, or a sanitary facility.

- A copy of any official documentation indicating that the place of worship, public or private school or hospital was in existence on August 10, 2004.
- For improvements to a place of worship, documentation showing that the entity, society or association, or association organized primarily for religious purposes has non profit status.
- A site plan certified by a qualified Licensed New Jersey Professional showing all existing property improvements, including all structures, grading, clearing, impervious surface and limits of disturbance, existing on the site on August 10, 2004; and all proposed development including all structures, impervious surfaces, clearing limits, and limits of disturbance, including grading.

Exemption: For any activity conducted by a landowner in accordance with an approved woodland management plan issued pursuant to Section 2 of the Farmland Assessment Act, N.J.S.A. 54:4-23.3 or the normal harvesting of forest products in accordance with a forest management plan approved by the State Forester.

- A brief description of the total area of woodlands that is the subject of the approved woodland management plan and indication of the length of time that the area has been in woodland management (may be submitted in this form).
- A brief description of the activities for which the exemption is claimed (may be submitted in this form).

For a private landowner with an approved woodlot management plan:

- A copy of the applicant's tax bill showing that the site has farmland assessment tax status under the New Jersey Farmland Assessment Act, N.J.S.A. 54:4-23.1 et seq. if applicable.
- A copy of the approved woodland management plan.

For a forest management plan approved by the State Forester:

- A copy of the forest management plan approved by the State Forester.

Exemption: For the construction or extension of trails with non-impervious surfaces on publicly owned lands or on privately owned lands where a conservation or recreational use easement has been established.

- A site plan certified by the appropriate qualified Licensed New Jersey professional showing the proposed trail construction with details including the location and width of existing and proposed trails and those off-site trails to which they connect, if any.
- A written description of the non-impervious materials to be used.
- For privately owned property, a copy of a deed for the property, including the language establishing the conservation or recreational use easement on the property.

I, the undersigned, hereby certify that the information given herein is correct to the best of my knowledge.

Applicant Signature: Date:

I, the undersigned, hereby grant permission for the submission of this application for the property reference herein.

Owner Signature: Date:

Municipal Use Only
Exemption Review Worksheet

Information Submitted:

- Copy of survey showing the location of the proposed detached residential garage.
- Copy of 1988 Historic Aerial photo showing presence of existing dwelling.

Project Summary:

Construction of detached garage on lot with existing dwelling which was present prior to August 10, 2004

Exemption Review:

Proposed improvement qualifies for Highlands Exemption No. 5.

Comments:

As the Certified Municipal Exemption Designee, I hereby certify the following finding for this application:

Eugene N. Weber, P.E.

Date:

3.8.21

Signature:

Eugene N. Weber