

TIMOTHY M. PRIME, *Esquire*  
DUNCAN M. PRIME, *Esquire*  
TYLER T. PRIME, *Esquire*  
SARA R. WERNER, *Esquire*

**PRIME & TUVEL**  
ATTORNEYS AT LAW

JASON R. TUVEL, *Esquire*  
ALLYSON M. KASSETTA, *Esquire*  
NANGY A. LOTTINVILLE, *Esquire*  
BENJAMIN T.F. WINE, *Esquire*

\* ALSO ADMITTED TO THE PENNSYLVANIA BAR  
\* ALSO ADMITTED TO THE NEW YORK BAR  
\* ALSO ADMITTED TO THE ILLINOIS BAR

August 6, 2020

**VIA UPS**

Statile Associates PA  
Christopher P. Statile, P.A.  
3 Fir Court  
Oakland, NJ 07436

**RE: John Kellenberger (the "Applicant")  
281 Raymond Street, Hillsdale, New Jersey (the "Property")  
Block 1510, Lot 30  
Use Variance Relief and Bulk Variance Relief (the "Application")**

Dear Mr. Statile:

As you may be aware, this office represents the Applicant in connection with the above-referenced Application. Please find enclosed the following materials for your review:

1. Completed Planning Board Application form, including the certification of taxes paid, photograph of the subject property and Tax Map Sheet 15, highlighting the subject property;
2. Two (2) signed and sealed Boundary & Topographic Surveys, prepared by Blue Marsh Associates, Inc., dated June 29, 2020;
3. Two (2) signed and sealed Landscape Plans, prepared by William L. Koenig, dated July 2, 2020;
4. Two (2) signed and sealed Plot Plans, prepared by Dynamic Engineering, dated May 11, 2020;

**SOUTH JERSEY**  
MOUNT LAUREL OFFICE

P 856 273 8300  
F 856 273 8383

14000 Horizon Way, Suite 325  
Mount Laurel, NJ 08054

**NORTH JERSEY**  
HACKENSACK OFFICE

P 201 883 1010  
F 856 273 8383

2 University Plaza Drive, Suite 109  
Hackensack, NJ 07601

Statile Associates PA  
Christopher P. Statile, P.A  
August 6, 2020  
Page 2 of 2

5. Two (2) signed and sealed Architectural Plans, prepared by Joseph J. Bruno, dated January 14, 2020 and last revised on May 30, 2020;
6. One (1) check in the amount of \$2,000.00, made payable to the Borough of Hillsdale, representing the Escrow Fee; and
7. One (1) check in the amount of \$250.00, made payable to the Borough of Hillsdale, representing the Application Fee.

We are simultaneously submitting the enclosed plans and Zoning Permit Application to the Zoning Official for a letter of denial and will forward the same to your office. Upon your review of the enclosed documents, kindly advise if this Application may be deemed complete and scheduled for a hearing before the Borough of Hillsdale Planning Board on the next available meeting date. If you should have any questions or comments, please don't hesitate to contact my office.

Very truly yours,

*Duncan M. Prime*

Duncan M. Prime  
Attorney for Applicant

DMP:scl  
Enclosure

**PLANNING BOARD APPLICATION FORM**

**BOROUGH OF HILLSDALE  
380 HILLSDALE AVENUE  
HILLSDALE, NJ 07642**

The application, with supporting documentation, must be filed with the Deputy Secretary to the Board and must be delivered to the Borough departments and professionals for review at least ten business days prior to the meeting at which the application is to be considered.

**1. SUBJECT PROPERTY**

**Location** 281 Raymond Street, Borough of Hillsdale, County of Bergen, New Jersey

**Tax Map** Page \_\_\_\_\_ **Block** 1510 **Lot(s)** 30

**Dimensions** Frontage 100 ft proposed Depth 107.5 ft proposed Total Area 10,744 SF

**Zoning District** Zone R-3 (Residential Zone)

**2. APPLICANT**

**Name** John Kellenberger

**Address** 281 Raymond Street, Hillsdale, NJ 07642

**Telephone Number** \_\_\_\_\_

Applicant is a Corporation  Partnership  Individual

**3. OWNER**

If Owner is other than the applicant, provide the following information on the Owner(s):

**Owner's Name** Owner is applicant.

**Address** \_\_\_\_\_

**Telephone Number** \_\_\_\_\_

**4. APPLICANT'S ATTORNEY**

Name Duncan M. Prime, Esq. - Prime & Tuvel

Address 14000 Horizon Way, Suite 325, Mount Laurel, NJ 08054

Telephone Number 856-273-8300 Fax Number 856-273-8383

**5. APPLICANT'S ENGINEER**

Name Mark A. Whitaker, P.E. - Dynamic Engineering

Address 1904 Main Street, Lake Como, NJ 07719

Telephone Number 732-974-0198 Fax Number 732-974-3521

**6. EXPERTS**

List any other Expert who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name Please see attached witness list

Field of Expertise \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

**7. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

**SUBDIVISION:**

\_\_\_\_\_ Minor Subdivision Approval \_\_\_\_\_ Subdivision Approval [Preliminary]

\_\_\_\_\_ Subdivision Approval [Final]

Number of lots to be created (including remainder lot) \_\_\_\_\_

Number of proposed dwelling units (if applicable) \_\_\_\_\_

**SITE PLAN:**

\_\_\_\_\_ Minor Site Plan Approval

\_\_\_\_\_ Preliminary Site Plan Approval

\_\_\_\_\_ Final Site Plan Approval

\_\_\_\_\_ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet) \_\_\_\_\_ Total number of proposed dwelling units \_\_\_\_\_

Request for Waiver from Site Plan Review and Approval

Reason for request:

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**VARIANCE:**

\_\_\_\_\_ Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]

\_\_\_\_\_ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]

Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]

\_\_\_\_\_ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]

Variance Relief (use) [N.J.S. 40:55D-70d]

**MISCELLANEOUS:**

\_\_\_\_\_ Informal Review

\_\_\_\_\_ Conditional Use Approval [N.J.S. 40:55D-67]

\_\_\_\_\_ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]

\_\_\_\_\_ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

8. Section(s) of Ordinance from which a variance is requested:

Chapter 310, Attachment 1

9. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]

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10. Explain in detail the exact nature of the application and changes to be made at the premises, including the proposed use of the premises: (attached pages as needed)

Please see cover letter.

Application for approval of "(D)(4)" use variance to exceed the permitted Floor Area Ratio ("FAR") and bulk ("c") variance relief to exceed the permitted impervious coverage.

11. Have proposed lots numbers been reviewed by the Tax Assessor to determine appropriate lot and block numbers? N/A

12. Are any off-tract improvements required or proposed? No

13. Is the subdivision to be filed by Deed or Plat? N/A

14. Indicate other approvals which are required and date plans submitted:

	Yes	No	Date Plans Submitted
Bergen County Utilities Authority			
Bergen County Planning Board			
Bergen County Soil Conservation District			
New Jersey Department of Environmental Protection			
Sewer Extension Permit			
Sanitary Sewer Connection Permit			
Stream Encroachment Permit			
Wetlands Delineation			
Wetlands Permit			
Transition Area Waiver			
Potable Water Construction Permit			
Other			
New Jersey Highway Authority			
Public Service Electric & Gas Company			

15. Provide Certification from the Tax Collector that all taxes due on the subject property have been paid.

Yes                      No

**16. PROPERTY INFORMATION**

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies]                       No                       Proposed

**Note: All deed restrictions, covenants, easements, association by-laws, existing or proposed must be submitted for review.**

Present use of the premises: Residential dwelling

17. Has the property been subject to any prior variance applications?

Yes                      No

If yes, please explain in detail any prior applications:

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18. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Please see cover letter.

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**19. APPLICATION REFERRALS (SITE PLAN/SUBDIVISION APPLICATIONS ONLY)**

It is the responsibility of the applicant under Section 310-88 of the municipal ordinances to mail or deliver copies of department referral forms to the Borough Hall, including the application form and all supporting plans and documents to the various Borough Departments and professional staff to which the application is submitted for their review. This documentation must be received by the departments and professional staff at least 30 calendar days prior to the public meeting at which the application is to be considered, otherwise the application will be deemed incomplete. Referral forms are available at the Borough Hall with this application.

Quantity	Description of Item
_____	<u>Referrals to be submitted once deemed complete.</u>
_____	_____

Copies of each referral form, and Preliminary Site Plan or Subdivision Application documents shall be forwarded to the Borough Hall for the following:

- a. Land Use Officer
- b. Borough Engineer (if different than Planning Board Engineer)
- c. Board of Health
- d. Police Chief
- e. Department of Public Works Superintendent
- f. Fire Prevention Bureau
- g. Recreation Commission
- h. Hillsdale Board of Education, 32 Ruckman Road, Hillsdale, NJ 07642
- i. Environmental Commission

The applicant shall produce proof by affidavit to the Board of the date such copies were sent.

**20. ADVERTISEMENT** (Do not publish the notice or serve affidavits until the application has been deemed complete by the Board.)

Obtain list of affected property owners within 200 ft. from the Borough Tax Assessor. The Tax Assessor has 7 days to provide this information. You should contact the Tax Assessor's office as soon as possible to receive your list of affected property owners. There is a \$ 10 fee for this list.

A copy of the Notice must appear in the official newspaper of the Borough and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinances from which relief is sought, if applicable (see attached Sample Public Notice).

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Deputy Secretary for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed with the Planning Board Attorney no less than 5 business days prior to the hearing date, the hearing can proceed.

**21. DISCLOSURE STATEMENT**

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55-D48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name N/A

Address \_\_\_\_\_

Interest \_\_\_\_\_

**CERTIFICATIONS**

22. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this  
20TH day of JULY, 2020



*Sally C La*  
NOTARY PUBLIC  
Sally C La  
NOTARY PUBLIC  
State of New Jersey  
ID # 50111300  
My Commission Expires  
August 28, 2024

*[Signature]*  
SIGNATURE OF APPLICANT

23. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

(If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this  
20TH day of JULY, 2020

Sally C La  
 NOTARY PUBLIC

[Signature]  
 SIGNATURE OF OWNER

Sally C La  
 NOTARY PUBLIC  
 State of New Jersey  
 ID # 50111300  
 My Commission Expires  
 August 26, 2024

2,000,00

24. I understand that the sum of \$2,000,000 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of Hillsdale, I further understand that the escrow account is established in accordance with State Law to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I as the applicant will be notified of the required additional amount and shall add that sum to the escrow account within fifteen days.

\_\_\_\_\_  
 Date

[Signature]  
 SIGNATURE OF APPLICANT

To be completed by the Deputy Secretary only.

Planning Board			
Date Filed		Application No.	
Application Fees		Escrow Deposit	
Scheduled for:			
Review of Completeness		Hearing	



**CHECKLIST**  
**VARIANCE APPLICATION**

The following documents are required with the application for a variance and must be attached to the completed application form.

1. A completed application form. [Obtain a form from the Building Department]
2. A copy of the Land Use Officer's denial of your building permit application. This is usually the letter refusing to issue you a building permit. [Obtain this from the Building Department]
3. A copy of the tax map indicating the subject property. [Obtain this from the Building Department]
4. **Sixteen (16) copies** of the ground and typical floor plan of the existing building, and proposed additions or changes with all necessary measurements, as were submitted to the Land Use Officer.
5. **Sixteen (16) copies** of a current property survey of the premises in question with all relevant proposed dimensions certified by a licensed Professional Engineer or Land Surveyor in the State of New Jersey. The surveyor or engineer only must show the proposed changes (i.e. new addition, deck, shed, fence) to your survey, with relevant dimensions.

The property owner or architect may not change, add or adulterate the survey in any manner. The survey should include a bulk table showing the existing and proposed zoning requirements for the subject property. **All sixteen (16) copies** of the survey must have a raised seal by the surveyor or engineer's signature.

6. A certificate from the Tax Collector stating whether any taxes or assessments for local improvements are due or delinquent. [Obtain this from the Tax Collector]
7. Submit the filing fee as required by the Hillsdale Land Use Ordinance.
8. Statement of reasons for seeking the variance. [This may be a separate attachment to the application form]
9. Photographs of the property in question and of all adjacent properties. The applicant's name and the property address should be marked on the photograph.

Failure to submit all of the above documents will cause your application to **be deemed incomplete** for consideration by the Board. This will delay your application hearing and cause you additional expense for the Board's professionals to perform additional reviews of your application.

The following information must be included on the submitted plans in order for the application to be deemed complete.

### MINOR SITE PLAN

#### Section 310-87(E)

1. Schematic Phase Form
2. Key Map
3. North Arrow, Scale, Block and Lot Number, Record Owner, Preparer
4. Zoning District
5. Survey Data
6. Existing Structures
7. Floor Space and Number of Employees
8. Ingress and Egress
9. Off-Street Parking areas
10. Proposed Lighting
11. Landscaping
12. Signs
13. Drainage System
14. Adjacent Buildings

#### Section 310-87(F)

1. Zoning Information
2. Topographic Survey
3. Photographs
4. Barrier-Free Design

### MINOR SUBDIVISION

#### Section 310-86(B)

1. Location of Lots to be Created in Relation to the Entire Tract
2. Existing Structures and Wooded areas
3. Adjoining Property Owners
4. Tax Map Sheet, Block and Lot numbers
5. Streets and Streams within 500 Feet
6. Area of Lots
7. Key map
8. Easements
9. Variances
10. Acreage of Entire Parcel
11. Contours
12. Scale
13. True and Magnetic North

#### Section 310-86(E)

1. Bulk Zone Schedule
2. Site details
3. Licensed Surveyor Certification
4. Photographs

The following information must be included on the submitted plans in order for the application to be deemed complete.

**MAJOR SITE PLAN (PRELIMINARY APPROVAL)**

**Section 310-89(A)**

1. Date
2. Key Map
3. North Arrow, Block and Lot Number, Owner Preparer
4. Scale
5. Owners within 200 Feet
6. Zoning District
7. Survey data
8. Deed Restrictions
9. Distance to intersections
10. Existing Structures
11. Drainage System
12. Contours
13. Rock Outcrops, wooded Areas, Ponds, Etc.
14. Profiles and Cross-sections of Proposed Streets
15. Water and Sewer Lines
16. Drainage Calculations
17. Lot Areas

**Section 310-89(B)**

1. Floor Space and Number of Employees
2. Ingress and Egress
3. Off-Street Parking Areas
4. Proposed Lighting
5. Signs
6. Landscaping
7. Elevation Drawings of Structure
8. Retention Basins

**Section 310-89(C)**

1. Zoning Information
2. Location of Solid Waste Storage Area
3. Photographs
4. Design Details
5. Barrier-Free Design

**MAJOR SITE PLAN OR MAJOR SUBDIVISION (FINAL APPROVAL)**

**Section 310-92**

1. Date, Owner, Scale and Meridian
2. Boundary Lines and Easements
3. Intersecting Streets
4. Public Use Land
5. Lot, Block and Street numbers
6. Setback Lines
7. Monuments
8. Adjoining Owners
9. Certification of Surveyor
10. Certification that Applicant is Owner
11. Other Municipalities' Approval
12. Proposed Final Grades of Streets
13. Plans and Profiles of Storm, Sanitary and Water Lines
14. Tax Collector's Certification
15. Certification that Public Use Land is Free of Liens

**Contribution Disclosure Statement**    N/A  
 See Borough Ordinance 04-13

This Statement must be filed for all variance applications by the property owner, the applicants and their associates, and all professionals who provide testimony, plans, and reports in support of variance applications, all who have an enforceable proprietary interest in the property or development, or whose fee in whole or part is contingent upon the outcome of the applications.

This Statement is not required to be filed for an applicant affecting a sole single-family dwelling and/or in the event the contribution has been made in an amount equal to or less than \$ 400.00.

List below any and all contributions made to, or on behalf of, any candidate, candidate committee, joint candidate committees, political committee, of or pertaining to the Borough of Hillsdale, made up to four year prior to the filing of this variance application, and/or a liability or commitment assumed during the pendency of this application, and required to be reported to N.J.S.A. 19:44-1 et seq.:

Contribution*	Date	Recipient

\* Value as defined in the Borough Ordinance 04-13

**None**      If no such contributions were made, indicate "None" by placing a check mark in the box.

Date: 6/15/20

Ms. Caitlin Ryan, Interim Deputy Secretary  
Hillsdale Land Use Board  
Borough of Hillsdale  
380 Hillsdale Avenue  
Hillsdale, NJ 07642

Dear Ms. Ryan:

Pursuant to your request, I have reviewed the Tax Records of Hillsdale Borough and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property

which is the subject matter of the following applicant:

John Kellenberger  
(Applicant Name)

281 Raymond Avenue  
(Address)

Block 1510, Lot 30

  
Tax Collector

  
Township Clerk

**NOTE:** *The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.*

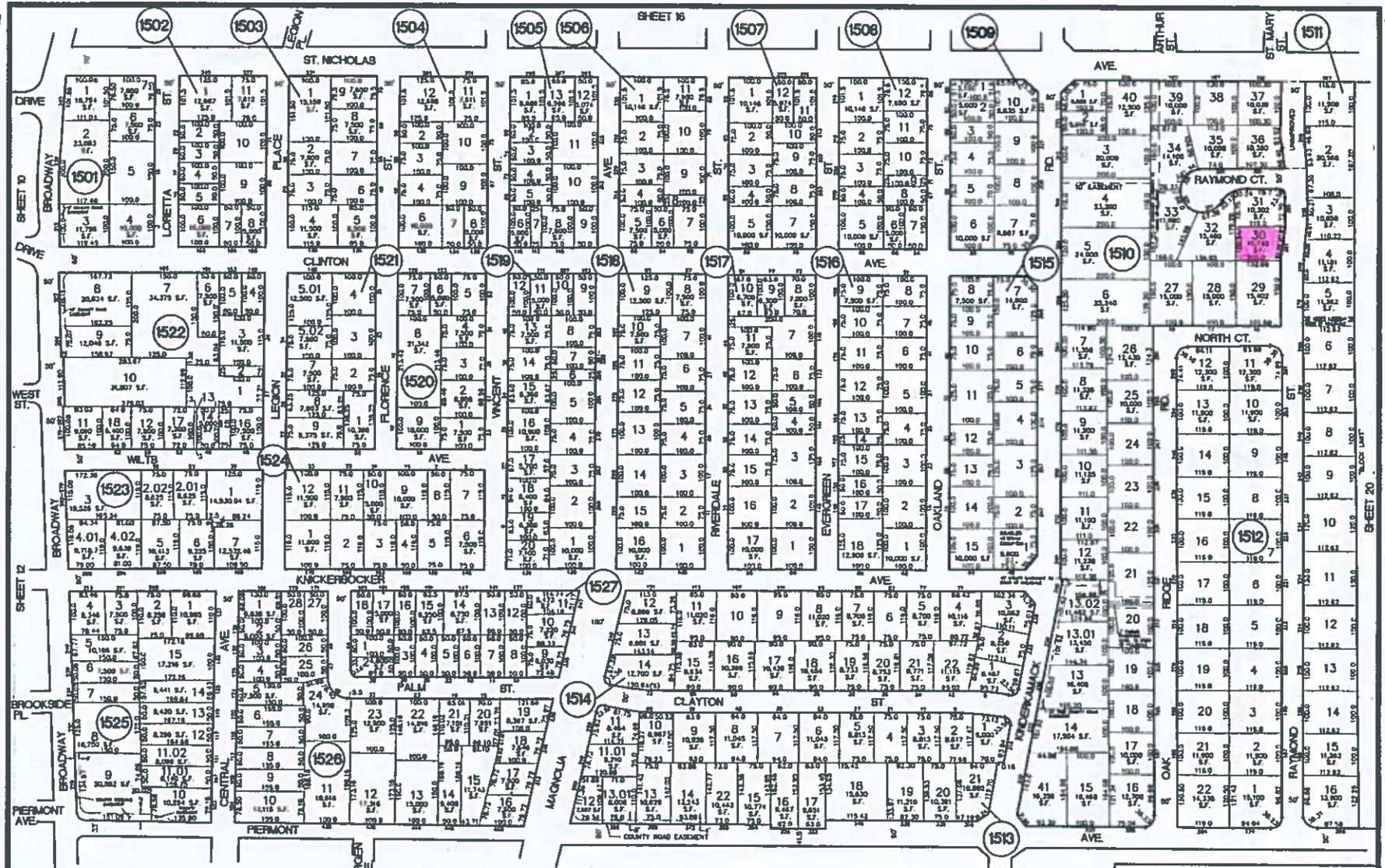


Hillsdale, New Jersey  
Google  
Street View

Image capture Aug 2018 © 2020 G



JOHN KELLENBERGER  
281 RAYMOND ST.  
HILLSDALE, NJ



Prepared by	DATE	BY
Checked by	DATE	BY
Reviewed by	DATE	BY

THIS SHEET HAS BEEN REDESIGNED USING COMPUTER AIDED DRAFTING (CAD) BASED ON MAP PREPARED BY WILLIAM HOLD, PE & LS JULY 1988 REVISION BY ALLAN L. SAMPSON, LS (03-2936) NOV. 2008.

MEGA ENGINEERING, INC.  
139 MAIN STREET, HACKENSACK, NJ 07601  
CMA - PROFESSIONAL  
ALLAN L. SAMPSON, N.J.L.S. 2465029358600  
PROFESSIONAL LAND SURVEYOR

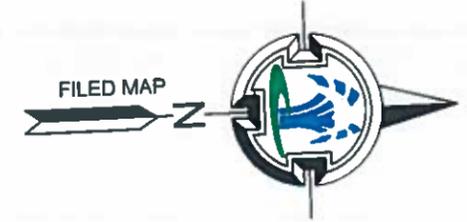
THIS MAP SUPERSEDES THE TAX MAP APPROVED MARCH 22, 1991. I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION AND COMPLES WITH THE LAWS OF THE STATE OF NEW JERSEY.

**TAX MAP**  
**BOROUGH OF HILLSDALE**  
**BERGEN COUNTY, NEW JERSEY**  
SCALE 1"=100'  
APRIL 2012  
CHRISTOPHER P. STATILE, P.A.  
CONSULTING ENGINEERS  
OAKLAND, N.J. 07436  
3 FIR COURT  
TO SHOW CONDITIONS AS OF APRIL 2012

JUL 04 2012 6:10 PM

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 3400300093H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2019.  
 BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.

- NOTES:**
- PROPERTY KNOWN AS LOT 30, BLOCK 1510 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF HILLSDALE, BERGEN COUNTY, STATE OF NEW JERSEY.
  - AREA = 10,744 S.F. OR 0.247 AC.
  - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. **THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITMENT REPORT.**
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
  - ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
  - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

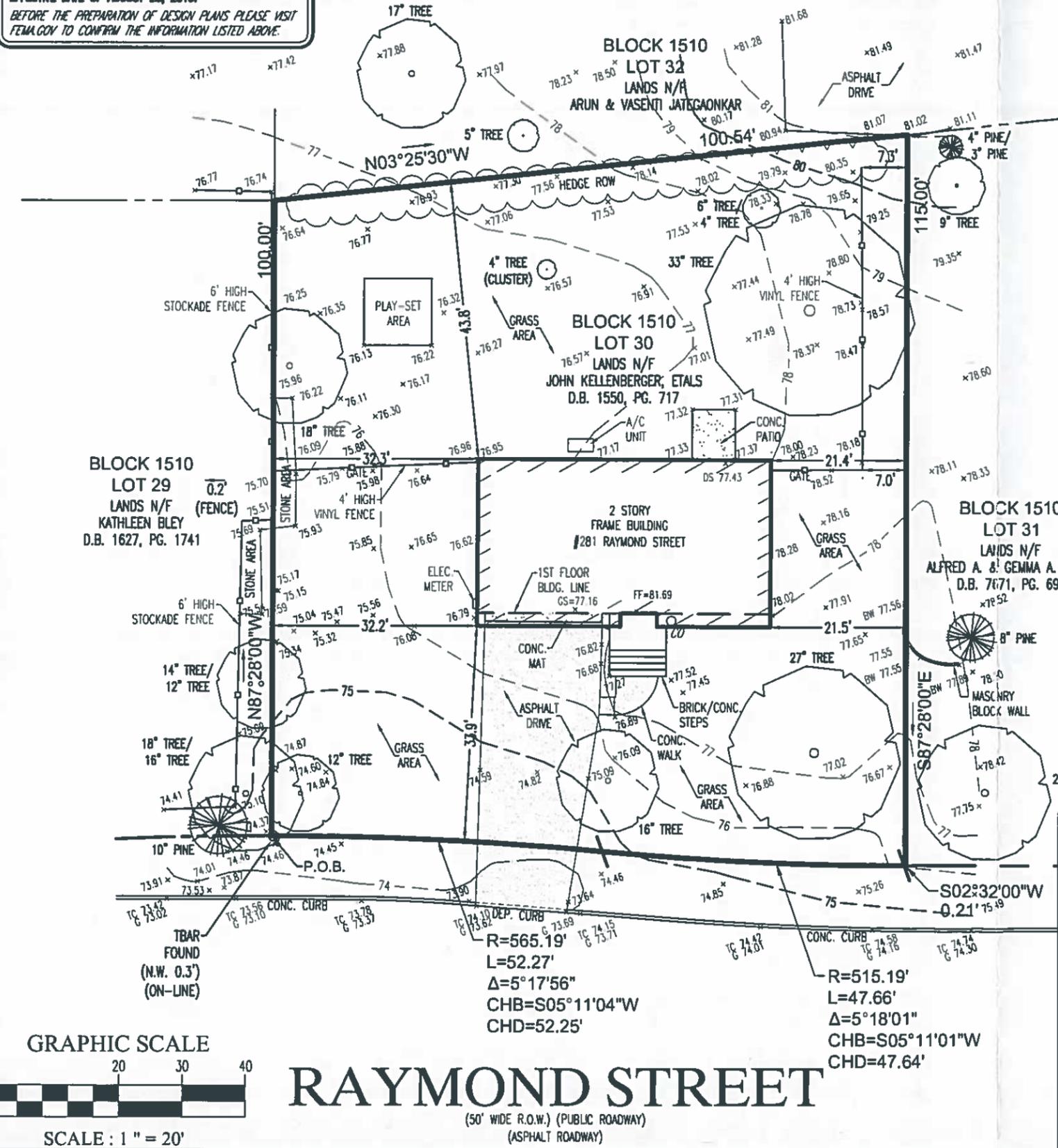


**LEGEND**

- 80 --- CONTOUR (MAJOR/MINOR)
- 79 --- CONTOUR (MAJOR/MINOR)
- x 78.00 SPOT ELEVATION
- x TC 73.78 TOP OF CURB ELEVATION
- x G 73.52 GUTTER ELEVATION
- x BW 77.89 BOTTOM OF WALL ELEVATION
- x DS=77.43 DOOR SILL ELEVATION
- x FF=81.69 FINISH FLOOR ELEVATION
- x GF=77.16 GARAGE FLOOR ELEVATION
- WOOD FENCE
- VINYL FENCE
- O CLEAN OUT
- 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

- REFERENCES:**
- TAX SHEET MAP #15 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF HILLSDALE, BERGEN COUNTY, STATE OF NEW JERSEY.
  - MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BERGEN COUNTY, NEW JERSEY (ALL JURISDICTIONS)", PANEL 93 OF 332, MAP NUMBER 3400310093H, EFFECTIVE DATE: AUGUST 28, 2019.
  - MAP ENTITLED "SUBDIVISION RAYMOND HOMES, BOROUGH OF HILLSDALE, BERGEN COUNTY, NEW JERSEY." DATED OCTOBER 4, 1966, AND FILED IN THE COUNTY CLERKS OFFICE OF BERGEN COUNTY ON MAY 16, 1966 AS MAP NO. 6441.

**THIS SURVEY IS CERTIFIED TO:**  
 DANIELLE CAREY  
 MARY KELLENBERGER  
 WESTCOR LAND TITLE INSURANCE COMPANY  
 OCEANFIRST BANK  
 JOHN KELLENBERGER, ESQ.



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.

*Joseph S. Wright*  
 NOT VALID UNLESS RECEIVED WITH AN EMBOSSED SEAL  
 DATE

**JOSEPH S. WRIGHT**  
 NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS-3488500  
 CERTIFICATE OF AUTHORIZATION #24GSD3488500

DATE: 10-4-2013  
 SCALE: 1" = 20'  
 FIELD BK. NO: 13-11  
 DRAWN BY: S.C.H.  
 REVIEWED BY: T.D.M./J.J.W.  
 REV-1: 6-29-2020  
 REVISED TO SHOW TOPOGRAPHY  
 REV-2:  
 REV-3:

**BOUNDARY & TOPOGRAPHIC SURVEY**

**DANIELLE CAREY & MARY KELLENBERGER**  
 #281 RAYMOND STREET  
 LOT 30, BLOCK 1510  
 BOROUGH OF HILLSDALE, BERGEN COUNTY  
 STATE OF NEW JERSEY

**BLUE MARSH ASSOCIATES, INC**  
 LAND SURVEYORS & PLANNERS

251 EASTON ROAD, SUITE A  
 WARRINGTON, PA 18976-2370  
 215-278-4023 (HQR)  
 215-343-0218 (TAX)

1541 ROUTE 37 EAST, SUITE B  
 TOMS RIVER, NJ 08753  
 732-552-3841 (HQR)  
 732-829-8815 (TAX)

www.BlueMarshAssociates.com

PROJECT NO.: 13-B273-281 SHEET: 1 OF 1