

# *John T. Chadwick IV, P.P.*

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Professional Land Use Planner  
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Email: jtcivplan@comcast.net

## MEMORANDUM

**To:** Warren Township Planning Board  
**From:** John T. Chadwick IV, P.P.  
**Date:** November 11, 2020  
**Re:** 20-07 (Light Bridge Academy/block 78 lot 12)

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I have reviewed architectural plans prepared by Architects and Engineers dated April 27, 2020/filed October 29, 2020 and submit the following:

1. The plan does substantially conform to architectural elements discussed and approved for prior project (now abandoned).
2. I do suggest discussion of details for the north side elevation (less stone).

# ***John T. Chadwick IV, P.P.***

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## **MEMORANDUM**

**To:** Warren Township Planning Board  
**From:** John T. Chadwick IV, P.P.  
**Date:** November 5, 2020  
**Re:** Case 20-07 (URDR Urban Renewal/Light Bridge Academy)

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I reviewed the above application, conducted site reconnaissance, reviewed plans dated July 13 2020/filed October 16, 2020 prepared by Page-Mueller Engineers and thereafter submit the following:

1. The site is an urban renewal district. Standards are established by the ordinance 20-21.

The application complies with all standards except for the six foot-high chain-link fencing located within the front yard. Discussion of this feature in connection with design requirements set forth in the ordinance is required.

2. The application is incomplete. Architectural elevations have not been filed. Ordinance 20-21 sets forth the requirements of architectural features of the building. The site plan contained no mention of these requirements.

3. A landscaping plan has been submitted. The plan does not address significance of this site nor reflect the planning and design associated with a prior application by the same applicant but for a different use.

4. The plan does propose roadway improvements along the northerly leg of King George Road. The improvements conform to prior approvals.

5. A lighting plan has been submitted. It appears that parking lot light stanchions are 12 feet or less in height. Confirmation is required.

6. Sign details have been provided. The size of the sign is approximately the same as the prior application approval. Discussion of the stone frame design is recommended. Plans appeared to show a flat surface.

PB 20-07

**WARREN TOWNSHIP SEWERAGE AUTHORITY**

46 MOUNTAIN BOULEVARD  
WARREN, NEW JERSEY 07059  
908-753-8000 • FAX 908-753-1507

October 21, 2020  
Via Hand Delivery

Warren Township Planning and Zoning Office  
Attn: Maryellen Vautin  
46 Mountain Blvd  
Warren, NJ 07059

Re: 181 Mt Bethel Road  
Block: 78, Lot 12  
Planning Board Application Review

Dear Ms. Vautin:

The WTSA has reviewed the Planning Board Application for 181 Mt Bethel Road and determined that a Change in Use application is needed. Please advise RUDR SJ Urban Renewal Development, LLC to submit a Change in Use application to the WTSA at their earliest convenience.

Please feel free to call me at 908.753.8000 ext. 258 or [spierini@wtsauth.org](mailto:spierini@wtsauth.org) if you have any questions regarding the Change in Use application requirements.

Sincerely,



Spencer T. Pierini, P.E.  
WTSA Executive Director



THE TOWNSHIP OF WARREN *Founded 1806*  
Office of the Fire Marshall  
46 Mountain Boulevard Warren, New Jersey 07059  
908-753-8000 Ext. 259

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26 October 2020

RE: PB-20-07

After review of the plans for PB-20-07 this Office and the Fire Chief have no comments on this filing. We reserve the right to provide future comments in the event the design details or parameters develop or change from the currently provided information.

Al Shjarback  
Fire Marshall

Cc: Fire Chief Jim Mitchell  
File

## Warren Township Health Department

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46 Mountain Blvd  
Warren, NJ 07059  
Kevin G. Sumner, Health Officer

908-753-8000 x. 237  
908-757-9173 (fax)  
[ksumner@middlebrookhealth.org](mailto:ksumner@middlebrookhealth.org) (e-mail)

TO: Maryellen Vautin, Planning and Zoning Office

FROM: Kevin G. Sumner, Health Officer

DATE: 27 October 2020

RE: Case# PB20-07  
Site Plan Application  
RUDR SJ Urban Renewal Development LLC  
181 Mount Bethel Road  
Block 78, lot 12

I have reviewed the above referenced case based on the information supplied by your office and identified the following issues to be addressed prior to final action by the Health Department.

- No site plan application and required application fee has been filed with the health department.
- Evidence of approval or waiver from Warren Township Sewerage Authority must be submitted.
- Evidence of intent to serve or current water supply from the public water provider must be submitted.
- Health Department records indicate the presence of two abandoned wells on the property. Only one is indicated on the plans. Our records suggest the second abandoned well is located in the area of redevelopment.
- The proposed solid waste storage facilities indicated on the plans do not appear to comply with the Board of Health's solid waste storage ordinance as the walls are planned to be 6 feet high as opposed to the required 7 foot minimum.
- I would suggest the installation of safety bollards or some other protective barrier between the parking area and the playground.
- The applicant will have to provide evidence of compliance with NJDEP requirements and a Response Action Outcome (RAO) prior to application for operation from NJ Department of Children and Families and Warren Board of Health.

Upon receipt of the above information and completion of the application, it will be reviewed by the Health Department and next steps will be determined. If you have any questions please let me know.

# KASTRUD ENGINEERING, LLC

1952 ROUTE 22 EAST – SUITE 104

BOUND BROOK, NEW JERSEY 08805

PH: (732) 667-7744

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## MEMORANDUM

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**TO:** CHAIRMAN GALLIC & PLANNING BOARD MEMBERS  
**COMPANY:** WARREN TOWNSHIP PLANNING BOARD  
**FROM:** CHRISTIAN M. KASTRUD, P.E., C.M.E.  
**SUBJECT:** PB 20-07 – 181 MOUNT BETHEL RD, BLK 78, LOT 12, MAJOR SITE PLAN  
**DATE:** FEBRUARY 1, 2021  
**REVIEW:** REVIEW LETTER #1

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As requested, we have reviewed plans, reports, correspondence, review memoranda and additional documentation in conjunction with the above referenced application. The information specifically received and reviewed are the following:

- Application and checklists for both Preliminary and Final Major Site Plan,
- Environmental Assessment Report dated May 21, 2020, prepared by Catherine Mueller, P.E. of Page-Mueller Engineering Consultants,
- Architectural plans consisting of four (4) sheets entitled, “Lightbridge Academy, 181 Mount Bethel Road, Warren, New Jersey,” dated 4/27/2020, last revised 7/22/2020, prepared by Jarmel Kizel,
- Site plans consisting of eight (8) sheets entitled, “Preliminary & Final Site Plan, for Lightbridge Academy, Block 78, Lot 12, Tax Map Sheet 65, Township of Warren, Somerset County, New Jersey,” dated May 21, 2020, last revised 7/13/20.

Brief Description: The applicant is proposing a change to the previously approved use, residential units. The proposed use will be a child day care facility.

### **1.0 – SITE PLANS:**

- 1.1 The proposed day care facility is located generally in the same location as the previously approved residential structure; however, its scale is much smaller. Along the same lines, access to the site is from King George Road (municipally owned) on the west side of the property. The parking for the proposed facility is generally in the same location as the previously approved parking for the residential structure, although the current proposed parking is much larger.

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- 1.2 The access drive provides access to the parking lot in the middle of the lot. The applicant's engineer shall testify as to whether that geometry is best configuration for a facility where the main traffic flow will be pick up and drop off.
- 1.3 We recommend that the entry curb returns at the beginning of the parking spaces be all radii and eliminate the angle points.
- 1.4 The plans show proposed curbing along the entrance, but not along King George Road. The board may wish to discuss the roadway improvements with the applicant. Pavement widening and curbing may be appropriate in this area. Additional dimensions are needed to adequately assess the driving lanes in this area. Additional drainage may be required to properly handle the runoff in that area.
- 1.5 The curb then begins again at the intersection of King George Road and Mountain View Road. Lane widening is proposed on Mountain View Road consistent with the prior approval. Additional dimensions of the proposed geometry is needed in this area.
- 1.6 The applicant shall show that the dumpster location is accessible to a typical garbage truck.
- 1.7 The proposed layout includes two playground areas, one along the north side of the building by Mountain View Road and one at the east end of the building by Mount Bethel Road. We recommend additional landscaping along the fence of the northerly playground to soften the retaining wall and fencing. With respect to the larger, easterly playground, we question whether this is the best location for the playground. The six-foot chain link fence shown on the plan extends well into the front yard setback area.
- 1.8 We defer to the board's professional planner and landscape architect for review of the sign, landscaping, and visual aesthetics along the prominent corner of the property.

Please contact me if you have any questions or require further information.

[https://kastrudengineering-my.sharepoint.com/personal/ckastrud\\_kastrudengineering\\_com/Documents/Warren Township/Land Use Board/\\_Case Review Memos/PB 20-07 - RUDR SJ Urban, Lightbridge Acad, 181 Mt. Bethel, Major Site Plan, 2021-02-01.docx](https://kastrudengineering-my.sharepoint.com/personal/ckastrud_kastrudengineering_com/Documents/Warren%20Township/Land%20Use%20Board/_Case%20Review%20Memos/PB%20-07%20-%20RUDR%20SJ%20Urban,%20Lightbridge%20Acad,%20181%20Mt.%20Bethel,%20Major%20Site%20Plan,%202021-02-01.docx)