

John T. Chadwick IV, P.P.

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MEMORANDUM

To: Warren Township Planning Board

From: John T. Chadwick IV, P.P.

Date: April 30, 2021

Re: Case 21-03 (BCUL/Madeline Partners/block 83 lot 4)

I have reviewed the above application, discussed design and layout with representatives on numerous occasions, reviewed site plan by PS&S dated April 6, 2021, reviewed architectural plan by Z+ dated April 9, 2021 and thereafter submit the following:


1. The application is for 100% affordable housing units. Proposal conforms to zone standards. The proposal is a part of the Township's affordable housing plan.
2. The checklist requests numerous waivers. Items 35 and 62 are waived. All other requests require submission.
3. A lighting plan has been submitted and shows 16 foot high poles. The plan gives no indication of shut-off time. Discussion is required.
4. A landscaping plan has been submitted. The plan is comprehensive and addresses buffering (adjacent home) to the project.
5. The Township has agreements/contracts with the applicant. Approval of the plan shall include agreements/contracts as attachments.
6. Proposed architecture for the development is consistent with extended discussions with the applicant's representatives.

Warren Township Health Department

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

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

TO: Maryellen Vautin, Planning and Zoning Office

FROM: Kevin G. Sumner, Health Officer 

DATE: 27 April 2021

RE: Case# PB21-03
Site Plan Application
188 Mountain Avenue
Block 83, lot 4

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, accompanying documents, and required application fee has been filed with the health department.
- A copy of the NJDEP Letter of Interpretation and accompanying map(s) need to be provided with the application.
- In addition to the potable well on the site our records indicate the presence of multiple monitoring wells. What will be done with these wells? Since the potable well will be serving multiple units it will not be considered a private potable well and therefore will be subject to testing requirements based on its classification. We will need to be provided with the classification and regular test results.
- A copy of the NJDEP TWA for the sewage disposal system needs to be provided.
- Since the property is proposed to provide special needs housing will there be any skilled medical or nursing services provided? If so, approval from NJ Department of Health may be required.
- The accompanying reports reference three as well as six proposed buildings on the property. The plans indicate six plus the community building. This should be corrected.
- The community building plans indicate the presence of a "test kitchen." We will need more information on the proposed use and design of this kitchen to determine if it will need to meet the retail food establishment requirements and/or need to be licensed.
- 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 this ordinance.

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.



THE TOWNSHIP OF WARREN *Founded 1806*



Office of the Fire Marshall
46 Mountain Boulevard Warren, New Jersey 07059
908-753-8000 Ext. 259

26 April 2021

RE: PB 21-03 Preliminary/Final Site Plan

Dear Board of Adjustment:

The Fire Chief and this office have the following comments on the Preliminary/Final Site plan for this project:

- We would like to see more information on the Fire Water Cistern systems proposed, such as: Capacity and how they would be monitored/maintained.
- Three cisterns are shown and we would request that one additional cistern be placed at the corner adjacent to Building "F".
- Pull off areas should be established at the Cistern locations so that a pumper and dump tank operational area can be established without obstructing the access road.
- If sprinklers are required by construction code, we would need to have the FDC connection(s) shown on the site plan and located as directed by this office.
- The Fire Department may have additional comments based on the submission of supplementary information, revised plans and/or testimony presented to the Board.

Al Shjarback

Fire Marshall

Cc: Fire Chief Mark Russo
File

WARREN TOWNSHIP SEWERAGE AUTHORITY

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

April 26, 2021
Via Hand Delivery

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

Re: Case Review
Cawley Crossing
BCUW Madeline Partners, LLC
188 Mountain Avenue
Block: 83, Lot 4

Dear Ms. Vautin:

The applicant is proposing a decentralized onsite wastewater treatment and disposal system within the WTSA's existing Stage I-II Sewer Service Area. Please advise the applicant to contact the WTSA to discuss the need for a consent resolution in support of a Water Quality Management Plan Amendment in accordance with N.J.A.C. 7:15-3.5.

Please feel free to contact me if you have any questions regarding this application at 908.753.8000 ext. 258 or spierini@wtsauth.org.

Sincerely,



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