

John T. Chadwick IV, P.P.

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MEMORANDUM

To: Warren Township Planning Board

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

Date: July 19, 2021

Re: Case 21-02 (Jewish Community Foundation/block 95, lots 2 and 25)

I have further reviewed the above application, conducted 2nd site reconnaissance, discussed same with applicant's representatives and thereafter submit the following:

1. The plan requires variances. Proposed lot 2.01 has insufficient lot frontage. Proposed lot 2.04 has no buildable area beyond required setbacks.
2. Support documentation for the wetland boundary shown on plans prepared by Page - Mueller dated March 4, 2021 is acceptable. The plans are complete.
3. The plan shows excessive clearing limits particularly for proposed lot 2.01. Discussion is required.
4. The plan does not propose any roadway improvements along the frontage of the track. Discussion is required.
5. The plan does not show conservation easements. The plan must be revised to show conservation easements. Conservation easements should reflect both wetland and steep slope areas.

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MEMORANDUM

To: Warren Township Planning Board

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

Date: March 31, 2021

Re: Case 21-02 (Jewish Community Foundation/block 95, lot 2 and 25)

I have reviewed the above application, conducted site reconnaissance, discussed the application with the design engineer and determine the application is incomplete until definitive conclusion is established for wetland boundaries for the subject property.



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



1 April 2021

RE: PB-21-02 Major Subdivision

Dear Planning Board:

The Fire Chief and this office have the following comments on the final Subdivision plans for this project:

- The current layout shows driveways of 12' – 14' widths, which is adequate for cars and small trucks to access the property and residence, but not wide enough for deployment and staging of our FD vehicles. This is particularly true with our newer Aerial equipped vehicles which when staged require 16 feet of clear space to deploy outrigger stabilizers in order to get close enough to the structure to be effective during a potential emergency. We request that the driveways to the "Proposed" dwellings be no less than 16' wide at all points with an overall grade not to exceed 12% (Both Approach & Departure). Additionally, on both sides of the driveway a 2' clear area should be established where no rocks, trees, landscape features or above ground utilities exist or are located. This will make the total clear opening for the driveway and adjacent area no less than 18' in width.
- 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



44 Mountain Boulevard Warren, New Jersey 07059 (908) 753-1000

Fax: (908) 757-7915

***Warren Township
Police Department***

INTEROFFICE MEMORANDUM

To: Mary Ellen Vautin, Warren Township Planning and Zoning

From: Sgt. Patrick R. Mizeski #68

Subject: Case # PB 21-02
Block 95, Lot 2 & 25
64 Old Stirling Road

Date: March 23, 2021

Ms. Vautin,

I have reviewed the above application and have no concerns regarding traffic safety.

Respectfully,

Sgt. Patrick R. Mizeski #68

Warren Township Traffic Safety

Warren Township Board of Health

46 Mountain Blvd
Warren, NJ 07059
Kevin G. Sumner, Health Officer
ksumner@middlebrookhealth.org (e-mail)

908-753-8000 x.237
908-757-9173 (fax)

To: M. Vautin, Planning & Zoning Office

From: K. Sumner, Health Officer

Date: 22 March 2021

Re: Case PB21-02
Block 95, Lots 2 & 25
Old Stirling Road
Major Subdivision

Cc: C. Mueller, Page-Mueller Engineering Consultants

I have received an application for subdivision of the above referenced site and note the following questions and concerns that need to be addressed.

1. The application indicates that the proposed lot fronting on Helen Street may be serviced by individual well or a public water service line through an easement to Old Stirling Road. The public water line is preferred by the Health Department and Board of Health. The use of an individual well will require of potability. The applicant must demonstrate potability of any well water supply by showing evidence of compliance with state and local drinking water standards, prior to any occupancy of any building. Private wells should be maintained and tested routinely to assure a safe and potable water supply.
2. Please submit a copy of the NJDEP Letter of Interpretation for the wetlands and the accompanying map.
3. Health department records indicate the presence of at least one septic system on the subject property. This will have to be abandoned as required by law. Are there any other septic systems, underground storage tanks, wells, or other environmental concerns on the property? If so, these will have to be dealt with to avoid any environmental or public health consequences.

WARREN TOWNSHIP SEWERAGE AUTHORITY

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

March 11, 2021
Via Hand Delivery

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

Re: Jewish Community Foundation of Greater MetroWest NJ
64 Old Stirling Road
Block 95, Lots 2 and 25
Sewer Status

Dear Ms. Vautin:

Block 95, Lot 2 has received Preliminary and Final Approval under Ness Realty Holdings, LLC for four (4) Equivalent Dwelling Units (EDUs) to be served by a low pressure sewer extension along Old Stirling Road under Resolution 20-60 (attached). The Jewish Community Foundation of Greater MetroWest NJ ("Applicant") now seeks to use three (3) EDUs to serve the three (3) proposed lots on Block 95, Lot 2 and has made separate application to the Authority for Block 95, Lot 25 to be served by gravity connection in the Helen Street Right of Way. This application will be considered at the Authority's April 21, 2021 meeting.

Please contact me at 908.753.8000, ext. 258 or spierini@wtsauth.org if you require any additional information regarding this application.

Sincerely,



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

PB 2102
RECEIVED
MAR 09 2021
PLANNING BOARD

WARREN TOWNSHIP SEWERAGE AUTHORITY
RESOLUTION NO. 20-60

**RESOLUTION GRANTING CONDITIONAL APPROVAL
OF THE APPLICATION FILED BY NESS REALTY
HOLDINGS, LLC FOR PRELIMINARY AND FINAL
APPROVAL OF SANITARY SEWERS AND PERMIT TO
CONSTRUCT AND FOR FOUR (4) EDUS OF CAPACITY
FOR LOT 2 IN BLOCK 95, LOCATED AT 64 OLD STIRLING
ROAD, WARREN TOWNSHIP, IN THE MIDDLEBROOK
SEWER SERVICE AREA.**

WHEREAS, applicant, Ness Realty Holdings, LLC (the "Applicant"), has submitted to the Warren Township Sewerage Authority (the "Authority") an Application for Preliminary Approval of Sanitary Sewers and Permit to Construct and for four (4) equivalent dwelling units (EDUs) of capacity for Lot 2 in Block 95, located at 64 Old Stirling Road, Warren, New Jersey, in the Middlebrook Sewer Service Area (the "Subject Property"); and

WHEREAS, by Resolution Nos. 18-54 and 19-73, the Authority previously approved the application filed by DiFrancesco Associates, LLC for the construction of Proposed Sanitary Sewers and Permit to Construct and for eight (8) EDU of capacity to serve the proposed single-family dwellings on Block 95, Lots 2 and 3; and

WHEREAS, the approved design includes: 394 LF of 8-inch SDR 35 PVC gravity sanitary sewer and five (5) standard manholes within the public right-of-way (Manholes A through E); 1,350 LF of 2-inch SDR 11 HDPE force main located within a private easement running across the Property and adjacent Lot 3; and 80 LF of 2-inch SDR 11 HDPE force main extending to the property line of Lot 4 in Block 95 within the private easement located across the adjacent Lot 3 and one (1) additional lateral kit; and

WHEREAS, the above approved sewer improvements have already been constructed, including 4 stubs located along the Property frontage; and

WHEREAS, the Authority Engineer has reviewed the Application for Preliminary Approval for Construction of Proposed Sanitary Sewers and Permit to Construct (per Articles 3.3 and 3.4) submitted by the Applicant; and

WHEREAS, while the Applicant only submitted an application for Preliminary Approval for Construction of Proposed Sanitary Sewers and Permit to Construct, the Authority considers it appropriate to consider the application as an application for both Preliminary and Final Approval for Construction of Proposed Sanitary Sewers and Permit to Construct considering the sewer improvements have already been approved and constructed; and

WHEREAS, the Applicant relies on the plans and as-built previously submitted and approved in connection with the prior application filed by DiFrancesco Associates, LLC for Lots 2 and 3

and, accordingly, seeks a waiver of the requirement that it submit detailed plans and an as-built pursuant to Rules 3.3 and 3.5, respectively, of the Authority's Rules and Regulations; and

WHEREAS, pursuant to Rule 12 of the Authority's Rules and Regulations, the Authority may relax or waive any requirements upon good cause having been established by the party requesting such action; and

WHEREAS, by memorandum dated July 8, 2020, the Authority Engineer recommended approval of the above-referenced application, subject to the conditions set forth below; and

WHEREAS, pursuant to the Authority's Rules and Regulations, the Authority may impose reasonable conditions on any approval which it grants where, in the determination of the Authority, such conditions are necessary to ensure the construction and operation of the sewer system in a manner consistent with the public health, safety, and welfare and the statutory mandate of the Authority.

NOW, THEREFORE, BE IT RESOLVED, that the Warren Township Sewerage Authority in the County of Somerset, New Jersey, hereby grants to Applicant, Ness Realty Holdings, LLC, approval of its Application for Preliminary and Final Approval of Sanitary Sewers and Permit to Construct and for four (4) equivalent dwelling units (EDUs) of capacity for Lot 2 in Block 95, located at 64 Old Stirling Road, Warren, New Jersey, in the Middlebrook Sewer Service Area, subject to the following conditions:

1. The Applicants shall comply with any and all applicable federal, state, and local law and all of the Authority's Rules and Regulations and required payment of all fees, including but not limited to the payment to the Authority of the then-applicable connection fees and all applicable deadlines set forth in Rules 3.10 and 6.2.6.
2. The Applicant agrees to be bound by all prior conditions in Resolution No. 18-54 and Resolution No. 19-73, and any other prior Authority approvals, not inconsistent herewith.
3. Four (4) of the eight (8) EDUs of capacity previously approved by Resolution No. 18-54 shall be allocated to the Property.
4. All sewer construction on the Property shall be under the jurisdiction of the local plumbing subcode official.
5. All private easements must be in place prior to any construction.
6. The Applicant agrees to allow for an extension of the force main and an accompanying easement across the Property to allow for the connection of other properties to the Authority's sanitary sewer system, including but not limited to allowing for the connection of Lots 4, 5 and 6 in Block 95, if requested by and at no cost to the Authority. Any sharing of a force main or lateral shall be subject to the Rules, including but not limited to Rule 8.3.k. The form of easement shall be approved by the Authority and/or its professionals (including its Attorney) prior to the easement being recorded.

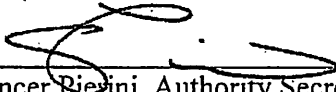
7. Except as set forth in Paragraph 4 of Resolution No. 19-73, all of the common force main and pressure laterals in the private easement shall be operated and maintained privately. The Applicant and all subsequent property owners of the Property (i) shall be jointly and severally responsible for (a) providing, installing, using, operating, maintaining, servicing, repairing, and replacing the low pressure force main and force main laterals and (b) using the low pressure force main and force main laterals in a manner consistent with the manufacturer's instructions; and (ii) shall not introduce materials that may be detrimental to the low pressure force main's and force main laterals' operations.
8. Pursuant to Article 8.3(j) of the Authority's Rules and Regulations and prior to the start of any construction, the Applicant shall enter into a recordable agreement in a form provided by the Authority's Attorney to assure the proper short- and long-term operation and maintenance, use, service, repair or replacement of the proposed system (including but not limited to the E-One pump system, force main, and related low pressure system). Among other requirements, such an agreement will require that (i) the Applicant obtain and maintain, at their sole expense, a maintenance contract with an authorized Maintenance Contractor, who shall be given special training by the original equipment manufacturer and is authorized by the manufacturer to service the equipment and (ii) the Applicant shall indemnify, defend, and hold harmless the Township and the Authority from any loss, damage or injury of any kind, caused in connection with the proposed system.
9. As this property is within the Middlebrook Service Area, a waiver must be obtained from the USEPA under that agency's Environmentally Sensitive Area (ESA) program. Although the actual waiver approval request must be submitted by the WTSA to the USEPA, the applicant must obtain and prepare all of the documents required for the submission. The applicant must submit all items identified in the Waiver Request Checklist to the WTSA. The checklist can be obtained at the WTSA office. If the property does not contain any environmentally sensitive areas, it must be specified on the drawings that there are no environmentally sensitive areas on the property.
10. The Applicants shall comply with the requirements of all other regulatory agencies having jurisdiction over the improvements.

BE IT FURTHER RESOLVED, the Authority Chairman and Executive Director are authorized to execute any documents, as needed, in connection with this approval and all Authority employees and officials are authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

Moved	Seconded	Roll Call Vote	Yes	No	Absent	Abstained
		Chairman DeNave	X			
X		Mr. Truglio	X			
		Mr. Lazo	X			
	X	Mr. Checchio	X			
		Mr. Vetter			X	
		Mr. Liberti Jr. (Alt 1)	X			
		Mr. Allgor (Alt 2)	X			

CERTIFICATION

I, Spencer Pierini, Authority Secretary of the Warren Township Sewerage Authority in the County of Somerset, New Jersey, do hereby certify that the above resolution is a true and correct copy of a resolution adopted by the Authority at its regular meeting held on July 15, 2020.



 Spencer Pierini, Authority Secretary

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