



September 20, 2021

Attn: Planning Board
Township of Warren
46 Mountain Blvd
Warren, NJ 07059

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

Re: Preliminary/Final Major Site Plan – BOH Review Response Letter PB 21-03
BCUW/Madeline Partners
Cawley Crossing
Block 83, Lot 4
Township of Warren, Somerset County, NJ

Dear Planning Board:

PS&S is in receipt of the Technical Review letters for the above referenced project. On behalf of the applicant, we have prepared responses addressing the Board of Health comments in this letter.

In response to the comments in the review letter from Kevin Sumner from the Warren Township Health Department dated April 27, 2021, we have the following responses:

1. No site plan application, accompanying documents, and required application fee has been filed with the health department.
Response: A formal application with fees will be filed as a condition of approval of the Planning Board application.
2. A copy of the NJDEP Letter of Interpretation and accompanying map(s) need to be provided with the application.
Response: A NJDEP Freshwater Wetlands GP7 Application has been filed with NJDEP. A copy of approval will be provided once obtained.
3. 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.
Response: The monitoring wells are associated with the wastewater disposal system. Any monitoring wells not required by the final NJPDES permit will be filled and capped.

The water system will be classified as a public community water system. As such, regular water quality testing will be required by the NJDEP.



4. A copy of the NJDEP TWA for the sewage disposal system needs to be provided.
Response: The project is currently in the Water Quality Management Plan amendment phase. A TWA application to DEP will be made at a later date and a copy will be provided to the town for review. A Wastewater System Design Memo was included with the planning board application to provide a description of the proposed wastewater treatment system. An updated version of this memo is enclosed.

5. 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.
Response: Nurses or skilled medical personnel will not be part of the regular staffing. Visits from medical providers to serve residents may occur for annual flu shots for example and before that, or any other medical program, management would liaison with the Township Health Department.

6. 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.
Response: The water and sewer reports have been updated to reference six buildings. The unit counts have also been updated for calculation of flows.

7. 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.
Response: Testimony will be provided to explain the use and design of the test kitchen.

8. 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.
Response: The site plan and trash enclosure detail will be updated to provide a 7' block wall enclosure, 10x20' in size with lockable gates for each of the two enclosures proposed. Each enclosure will also have a hose bibb nearby for washdown. These updates will be provided as a condition of approval.



We feel the above comments provide adequate response to all questions/comments by the Board of Health. Feel free to contact us with any further questions.

Very truly yours,

PAULUS SOKOLOWSKI & SARTOR, LLC

A handwritten signature in blue ink, appearing to read 'Mark Cifelli', is written over the printed name.

Mark Cifelli, P.E.
Project Manager II

CC: Tom Toronto, Applicant
John Inglesino, Attorney
Mike Scro, Architect
Adam Stern, Sewer/Water Engineer
Tom Dwyer, Dwyer Geoscience

Enclosures