



COUNTY OF SOMERSET PLANNING BOARD



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April 21, 2022

Daniel Gallic, Chairman
Warren Township Planning Board
46 Mountain Boulevard
Warren, NJ 07059-5659

**RE: 87 MOUNT BETHEL ROAD/Block 71, Lots 37.01
WR 186:015-22S**

Dear Mr. Gallic:

This office and the Office of the County Engineer have reviewed the information submitted for the above-referenced project. The proposed project consists of constructing a 3 story, 32-unit multi-family development located at the intersection of Mount Bethel Road (County Route 651) and Mount Horeb Road (County Route 618). The reviewed information consists of a plan entitled "Preliminary and Final Site Plan – Zoning and Area Plan for Block 71 Lot 37.01 situated in 87 Mount Bethel Warren Township Somerset County New Jersey" dated December 21, 2020, last revised March 23, 2022. James J. Mantz, PE & LS prepared the plan. The reviewed information also consists of a description entitled "Description of a Portion of Tax Map Block 71 Lot 37.01 to be dedicated to the County of Somerset, Situated in Township of Warren, Somerset County, New Jersey" dated March 23, 2022. James J. Mantz, PE & LS also prepared the description.

The plans are now in general conformance with County standards.

Traffic Impact Study

As previously noted in our last report, a traffic response letter dated September 29, 2021 prepared by Dolan & Dean Consulting Engineers, LLC was reviewed as part of the previous application. The site was previously approved for a 12,080 square foot office development with 61 parking spaces (WR 186:010-07S). As the proposed multi-family residential use will result in less peak hour traffic than the previously approved office use, a traffic impact study is no longer required.

Site Access

The Somerset County Sight Distance Plan (Sheet 10 of 11) showing the truck turning analysis dated December 21, 2020 with a revision date of March 23, 2022 was reviewed as part of this application.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

Somerset County Is An Equal Opportunity Employer

The plan has been revised to show an SU-30 truck safely entering and exiting the proposed site driveway on Mount Horeb Road (CR 618) and the proposed site driveway on Mount Bethel Road (CR 651) without hitting the curb or crossing into the opposing lane of travel.

The access driveway on Mount Horeb Road (CR 618) has been modified to safely accommodate a truck entering the site from eastbound Mount Horeb Road (CR 618).

Recycling Requirements

The applicant has submitted a written statement indicating that the solid waste and recycling will be managed by a private hauler and this complex will not participate in the Somerset County's Solid Waste Management program.

County Planning Board Action

The County Planning Board anticipates approval of the above referenced project upon the following requirements being fulfilled.

Right-of-Way Requirements

1. After conducting a Right-of-Way deed search on Block 71, 37.01 the current deed indicates that the description of the property extends to the center of both Mount Horeb Road (CR 618) and Mount Bethel Road (CR 651). Although the previous applicant (Vicendese Family Partnership) committed to filing deeds of dedication in the previous application (WR 186:010-07S), it appears that no deed was filed.

The description entitled "Description of a Portion of Tax Map Block 71 Lot 37.01 to be dedicated to the County of Somerset Situated in Township of Warren, Somerset County, New Jersey" dated March 23, 2022 was reviewed as part of this application and has been found acceptable. The plan has been revised to show the dedicated area to the centerline of the County Road and to include a depiction of the existing and proposed right-of-way with bearings, distances, and curve data.

2. The right-of-way dedication shall be recorded separately by deed in the County Clerk's Office as well as being shown on the Filed Map. The signed and sealed original metes and bounds description shall be incorporated into the executed deed that transfers the right-of-way to Somerset County. The original copy of the executed deed shall be returned to this Office for filing with the County Clerk. All executed deeds shall be submitted with the applicable executed resident/nonresident tax forms and tax payment as required. Specifically, P.L. 2004 c.55 requires nonresident individuals, estates and trusts that sell New Jersey real property to make an estimated New Jersey gross income tax payment on the gain from such sale. Additional information and forms are available from the Division of Taxation's website at www.state.nj.us/treasury/taxation.

Stormwater Requirements

The County will not be maintaining the proposed basin and therefore, a copy of the Stormwater Detention Facilities Maintenance Agreement that has been executed between the Owner / Developer and the Municipality, and filed with the County Clerk, is to be submitted to this office. The Agreement must reference, and have attached as an exhibit, the Operations and Maintenance Manual. The executed and recorded agreement will be filed in the project file as a matter of record.

Performance Guarantee and Inspection Fee

The cost estimate prepared by the applicant's engineer for all work to be performed within the County right-of-way is deemed unacceptable. A revised estimate, separate from the submitted site plan, is to be submitted that has been prepared in accordance with County standards. The County's latest standard unit prices (revised December 2021) are applied to the estimate of quantities, the itemized costs are added, and thus the estimated cost to complete the work is determined. The amount of the required performance guarantee and inspection fee is calculated from the amount of the cost estimate.

Pre-construction Requirements

Prior to the commencement of any construction or disturbance in the County right-of-way, the following issues must be addressed:

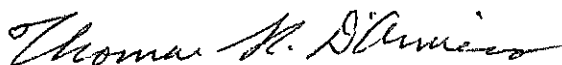
1. The performance guarantee and inspection fee for the improvements under County jurisdiction must be submitted.
2. Two complete sets of construction plans that have been embossed with the County's acceptance stamp must be on file in the County Engineer's Office. The County's acceptance stamp must be on the title page.
3. The contractor must be in possession of a Road Opening Permit issued by the County Department of Public Works. In the event that the County road in the area of the proposed improvements has been resurfaced and/or reconstructed, the applicable moratorium for road openings will be enforced by Somerset County. It is solely the applicant's responsibility to properly coordinate the installation of utilities, roadway improvements and road closures with any pending County projects.
4. A separate road-opening permit is required for the utility connections in the County right-of-way.
5. A pre-construction meeting must be arranged with the County Department of Public Works.

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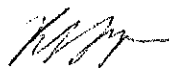
6. The acceptance of traffic control plans and detour plans is not included as part of the County Planning Board processing of this application. All traffic control measures to be implemented in connection with improvements under County jurisdiction must be reviewed and accepted by the appropriate entities prior to construction.

This report reflects comments from the County Planning Board and the Office of the County Engineer (908) 231-7024. If you should have any questions, please contact the appropriate individual listed below.

Sincerely,



Thomas R. D'Amico, AICP/PP
Supervising Planner



Kenneth Yanga
Principal Engineer, Land Development

cc: Warren Township Engineer

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58 Mount Bethel, Inc., 326 Route 22 West, Suite 16B, Green Brook, NJ 08812
James Mantz, P.E., 150 Brahma Ave., Bridgewater, NJ 08807
Richard Sasso, Esq., 31 Mountain Blvd., Building W, Warren, NJ 07059