

April 29, 2022

Via Courier

Ms. Maryellen Vautin | Clerk and Administration Officer
Township of Warren Planning Board
Warren Township Municipal Complex
46 Mountain Boulevard
Warren, New Jersey 07059

**RE: Township of Warren
Proposed Residential Development
5 Hillcrest Road
Block 205; Lots 58, 59, 60, 61 & 62
Township of Warren
Somerset County, New Jersey
BENJ #: J200680
PB Application 21-04**

Dear Ms. Vautin:

Enclosed, please find the following items which constitutes our resubmission to Township of Warren regarding the above referenced project:

- Eleven (11) signed and sealed sets of the *Preliminary & Final Major Site Plan & Lot Consolidation*, prepared by Bohler Engineering NJ, LLC, dated March 12, 2021, last revised April 28, 2022;
- Fifteen (15) 11x17 copies of the *Preliminary & Final Major Site Plan & Lot Consolidation*, prepared by Bohler Engineering NJ, LLC, dated March 12, 2021, last revised April 28, 2022;
- Eleven (11) signed and sealed sets of the *Architectural Plans*, prepared by Appel Design Group, PA Architects, dated February 4, 2021, last revised April 28, 2022;
- Fifteen (15) 11x17 copies of the *Architectural Plans*, prepared by Appel Design Group, PA Architects, dated February 4, 2021, last revised April 28, 2022;
- Twenty-six (26) copies of the cover letter prepared by Mr. Laurance D. Appel, AIA, from Appel Design Group Architects, PA Architects, dated April 28, 2022;
- Twenty-six (26) copies of the cover letter prepared by Ms. Katharine A. Coffey, from Day Pitney LLP, dated April 29, 2022; and
- Twenty-six (26) copies of this cover letter for your use.

Please note, the enclosed documents have been revised in accordance with the conditions outlined in the Review Memorandum prepared by Mr. Jim Mazzucco, LLA from Bosenberg Landscape Architecture, dated May 18, 2021. To facilitate your review, our office offers the following itemized responses to the aforementioned document:

Bosenberg Landscape Architecture Review Memorandum, dated May 18, 2021

1. All proposed taxodium distichum trees have been replaced with pseudotsuga menziesii, please refer to landscape schedule on Sheet C-701.
2. Foundation plantings have been provided along the east side of apartment #1, refer to landscape plan (A) on Sheet C-701.

3. Landscape areas have been provided between townhome buildings where allowable due to proposed utilities.
4. Windowless areas on the sides of townhome buildings have been softened with plantings.
5. Landscape areas have been provided along the low side of retaining walls between buildings #1 & #2 and #2 & #3.
6. Landscape areas have been provided on the low side of the retaining wall behind townhome building #2 to soften wall height.
7. Landscape areas have been provided on the low side of the retaining wall behind townhome buildings #4, #5, & #6 to soften wall height.
8. Landscaping has been provided around proposed monument sign at entrance.
9. Rear patio screening has been provided in-between patio areas.
10. Ornamental trees have been proposed around townhomes where allowable due to utility and site constraints.
11. Shrubs have been proposed 3' from the curb to allow for snow removal and adequate motorist view.
12. All planting details have been modified to remove "yard waste" from planting mix. Please refer to Landscape Notes and Details Sheet C-703.
13. All planting details have been modified to add "composted" when specifying cow manure. Please refer to Landscape Notes and Details Sheet C-703.
14. Transformers and above grade utility boxes have been screened with evergreen shrubs.
15. The plan does not specify any ground level AC condenser units at this time. A note stating all proposed AC condensers are to be screened has been added to Sheets C-701 and C-702.


Should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING NJ, LLC



Matthew Kunsman, P.E.



Tung-To Lam, P.E.

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Enclosure

cc: Jeff Hiller, Hillcrest Crossing, LLC (w/enclosures)