

FEB 09 2022

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February 7, 2022

**VIA UPS**

Ms. Maryellen Vautin  
Planning Board Secretary, Warren Township  
Municipal Complex  
46 Mountain Boulevard  
Warren, NJ 07059

**Re: Vasa Properties, L.L.C. ("Applicant")  
Minor Subdivision Application  
Block 12 / Lot 21.01 ("Property")**

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Dear Ms. Vautin:

Please be advised that this firm represents the Applicant in connection with its application for minor subdivision approval relating to the Property.

The Applicant is proposing to subdivide the Property into two conforming lots to be developed with single family residential houses. Lot A is proposed to be approximately 3.03 acres and Lot B is proposed to be approximately 11.36 acres. The Applicant is not proposing any variance relief in connection with the proposed subdivision.

In support of this application, enclosed please find the following:

1. Twenty-six (26) copies of the Minor Subdivision Application, including Checklist, Environmental Impact Assessment Waiver Letter and Escrow Agreement;
2. Twenty-six (26) copies of Planning Board Resolution 15-01 dated June 8, 2015;
3. Twenty-six (26) copies of Board of Health Resolution 2015-22;
4. Twenty-six (26) copies of State of New Jersey Department of Environmental Protection Flood Hazard Area Verification Approval;

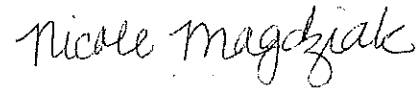
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5. Twenty-six (26) copies of State of New Jersey Department of Environmental Protection Wetlands Letter of Interpretation Line Verification;
6. Twenty-six (26) copies of Subsurface Investigation Letter prepared by M&Z Engineering Associates dated March 31, 2021;
7. Twenty-six (26) 11 by 17" copies of a Septic System Design Plan for Proposed Lot A prepared by G Barkley Engineering, LLC dated August 13, 2021;
8. Twenty-six (26) 11 by 17" copies of a Septic System Design Plan for Proposed Lot B prepared by G Barkley Engineering, LLC dated August 13, 2021;
9. Eleven (11) full size and fifteen (15) 11" by 17" reduced size copies of a boundary and topographic survey prepared by Landmark Surveys, dated March 15, 2017, last revised May 8, 2019;
10. Eleven (11) full size and fifteen (15) 11" by 17" reduced size copies of Minor Subdivision Plan prepared by East Point Engineering LLC, dated November 14, 2021;
11. Eleven (11) full size and fifteen (15) 11" by 17" reduced size copies of a Slope Exhibit Map prepared by Landmark Surveys dated November 15, 2021;
12. Eleven (11) full size and fifteen (15) 11" by 17" reduced size copies of a Wetlands Map prepared by Landmark Surveys dated May 15, 2017;
13. Twenty-six (26) copies of the request for the Township of Warren Tax Collector's certification that taxes have been paid;
14. Twenty-six (26) copies of the request for the Township of Warren Tax Assessor's certified property owner list;
15. One (1) check in the amount of \$200.00 in payment of the application fee;
16. One (1) check in the amount of \$4,000.00 in payment of the escrow fee; and
17. Applicant's W-9.

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If you have questions or require that further information be provided, please contact me.

Very truly yours,



Nicole M. Magdziak

Enclosures

cc: Applicant (w/enclosures)