



PB 22-01  
**RECEIVED**  
JUL 08 2022  
**PLANNING BOARD**

July 5, 2022

**VIA FED EX**

Warren Township Planning and Zoning Office  
Attn: Maryellen Vautin, Land Use Coordinator  
46 Mountain Boulevard  
Warren, NJ 07059

**RE: Oak Avenue – VASA Properties  
Block 12 – Lot 21.01  
Township of Woodbridge, Middlesex County, New Jersey  
Case No.: PB-22-01**

Dear Ms. Vautin:

Please find attached revised plans in response to the recent review letters in reference to the above application.

- Three (3) full size sets of plans entitled “Minor Subdivision Plan – Oak Avenue, Block 12, Lot 21.01, Township of Warren, Somerset County, New Jersey” dated last revised June 20, 2022, prepared by East Point Engineering, LLC. This includes a new Sheet A1 – Vehicle Turning Plan.
- Ten (10) 11 x 17 size sets of plans entitled “Minor Subdivision Plan – Oak Avenue, Block 12, Lot 21.01, Township of Warren, Somerset County, New Jersey” dated last revised June 20, 2022, prepared by East Point Engineering, LLC. This includes a new Sheet A1 – Vehicle Turning Plan.
- Ten (10) 11 x 17 size **color rendering** of Sheet 2 of the entitled “Site Plan for Minor Subdivision Plan – Oak Avenue, Block 12, Lot 21.01, Township of Warren, Somerset County, New Jersey” dated last revised June 20, 2022, prepared by East Point Engineering, LLC

Below are responses to the review letter from John Chadwick, IV, P.P., dated February 21, 2022:

*#1 – Statement related to the prior resolution authorizing a future subdivision of the subject lot and proposed lots conforming with the zone requirements. No variances are required. Acknowledged. No response required.*

*#2 – Statement that the proposed access roadway is substandard and recommendation to the Board for the remediation of the existing roadway along Oak Avenue. To be discussed during testimony.*

Below are responses to the review letter from Warren Township Police Officer Robert Aspisa, dated February 2, 2022:

*Statement indicating that the plans do not present any problems that would relate to traffic issues in the area. Acknowledged. No response required.*

Below are responses to the review letter from Warren Township Fire Marshall Al Shjarback, dated February 24, 2022:

*The applicant has opted for each dwelling to have its own dedicated residential sprinkler system with supply tank. Notes have been added to the Site Plan Sheet 2 indicating same.*

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Page 2 of 2

*The proposed paved private driveways leading to each dwelling have been widened to 16 feet with a 2-foot clear area at each side of the driveway shown as a dashed on the Site Plan Sheet 2. This provides for a total clear opening of 18 feet. A note has also been added to the plans indicating the max grade for each driveway is 12%.*

*A Vehicle Turning Plan Sheet A1 is provided which depicts the turning movement for an aerial platform fire truck with an overall length of 49 feet. A note has also been added to the plans indicating that a 30-foot pavement radius at the apron must be provided and no gates or fencing will be permitted.*

Below are responses to the review letter from Warren Township Sewerage Authority, dated March 2, 2022:

*Statement indicating that the authority received a conceptual application dated 1/30/19 but did not receive a preliminary sewer application. G Barkley Engineering, LLC has transmitted an application to Mr. Kevin Sumner, Health Officer via letter dated June 29, 2022 and has confirmed with Mr. Sumner that the documents have been received and the design is approvable upon favorable action by the board.*

Below are responses to the review letter from Warren Township Health Department, dated March 2, 2022:

*See above regarding communication with Mr. Kevin Sumner. Also, it has been clarified in the response letter from G. Barkley Engineering, LLC that each property will served by it's own individual well.*

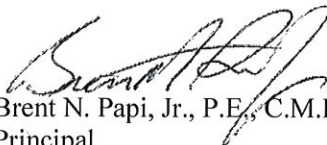
Please use the link below to access our resubmission documents:

[https://www.dropbox.com/sh/hibsl8j7rwqwlul/AAATb952tNkTuj\\_g3Ut35C8ta?dl=0](https://www.dropbox.com/sh/hibsl8j7rwqwlul/AAATb952tNkTuj_g3Ut35C8ta?dl=0)

If during your review you have questions or comments, please do not hesitate to contact me directly at 732-577-0180 or email [bpapi@eastpointeng.com](mailto:bpapi@eastpointeng.com) . This office will make every effort to immediately respond.

Very truly yours,

**EAST POINT ENGINEERING, LLC**

  
Brent N. Papi, Jr., P.E., C.M.E.  
Principal

cc: VASA Properties, Applicant  
Nicole Magdziak, Esq., Applicant's Attorney