

September 16, 2022

Maryellen Vautin, Land Use Coordinator  
Township of Warren Zoning Board  
46 Mountain Boulevard  
Warren, NJ 07059

**Reference:** Zoning Board Application BA 20-09  
Warren Estates LLC (formerly Team Contractors LLC)  
Block 12, Lots 17 & 18, Second Street  
DW Project 18130

Dear Ms. Vautin:

The plans for this project have been revised for the October 3, 2022, hearing. Enclosed please find:

14 sets of "Subdivision/Lot Line Adjustment" Plans last revised 9/12/22, 9 sheets

14 sets of Architectural Plans for Lot 17 by John Marro, AIA dated 9/2/22, 6 pages

14 sets of Architectural Plans for Lot 18 by John Marro, AIA dated 9/2/22, 6 pages

1 copy of the Wetland Deed Notice recorded 1/14/20 which includes the Letter of Interpretation for the property.

The plans have been revised to address comments in the review reports and comments at the last zoning board meeting:

- There was a concern about stormwater although this is not a classified as major stormwater project based on State regulations. Soil testing at the site was completed on 8/11/22 and the results of the investigation and the location of the 5 test pits are shown on the revised plans. A sheet has been added to the subdivision plan set which includes the drainage solution and calculations. Runoff from the roof areas will be infiltrated through drywells and the two proposed driveways will be constructed with permeable pavers for direct infiltration of those areas. The paver driveways will be attractive and will provide effective stormwater infiltration.

- The proposed dwelling house for Lot 18 has been reduced in size providing for more usable area around the structure.
- The porch for the renovated house on Lot 17 has been removed due to concerns about the setback. The house will still have a covered entry for aesthetic and functional reasons.
- There is no longer a request for a ROW vacation for a portion of Second Street. This is not needed for the subdivision or for the re-development of the lots.
- Utilities to the renovated dwelling on Lot 17 and the proposed dwelling on Lot 18 will be provided underground from the utility pole located in the Second Street right-of-way. A note about this has been added to the plans.
- This applicant is requesting de minimis exceptions for improvements to Second Street as noted in Note 14 on sheet 1 of the subdivision plans.

The applicant has already coordinated with the Health Department on this project. The existing well was previously tested and has no contamination. That well will continue to be used as the water supply for the renovated dwelling on Lot 17. The well proposed for Lot 18 will be drilled and tested before the proposed dwelling for that lot is constructed.

The existing on-site sewage disposal system will be decommissioned and both dwellings will be connected to the municipal sewer in Elm Avenue. That design is shown on the plans and has already been approved by the Warren Township Sewer Authority, Resolution 21-97.

We understand that improvements in Second Street will require approval from the Township Committee and we are coordinating with the Mount Horeb Fire Company regarding fire protection access. The fire company is located only 300 feet from the property.

The applicant understands that a wetland transition area waiver will be required for any improvements located within the 50-foot wetland transition area and will file for and obtain that approval prior to construction. The applicant will also obtain soil erosion certification and any other required approvals prior to construction.

# **DYKSTRA WALKER DESIGN GROUP**

Warren Estates LLC  
Submission Letter  
September 16, 2022

Please contact our office should you have any comments or questions.

Yours truly,

**DYKSTRA WALKER DESIGN GROUP**



Kenneth D. Dykstra, PE, PP, PLS  
Principal

- C. Owner/Applicant (by email)  
James Pryor, Attorney for Applicant (by email)  
John McDonough, PP (by email)