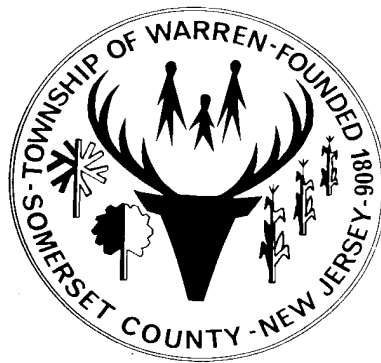


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Warren Township Engineer &  
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## Engineering Department

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### MEMORANDUM

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**TO:** CHAIRMAN & PLANNING BOARD MEMBERS  
**COMPANY:** WARREN TOWNSHIP  
**FROM:** CHRISTIAN M. KASTRUD, PE, CME  
**SUBJECT:** PB 22-02 – OLD CHURCH RD ASSOC, HELEN ST & OLD CHURCH RD, BLOCK 96, LOTS 18, 19.07 & 20.01, MAJOR SUBDIVISION (PRELIMINARY ONLY)  
**DATE:** OCTOBER 17, 2022  
**REVIEW:** REVIEW LETTER #1 (FOR PUBLIC HEARING)

As requested, we have reviewed the following information in conjunction with the above referenced application:

- Application material including, but not limited to, Preliminary Major Subdivision application and checklist, addendum, prior applications' minutes and resolutions
- Map entitled, "Final Plat, Major Subdivision of Block 96, Lot 20, (Tax Maps Sheets 116, 117 & 118), Township of Warren, Somerset County, New Jersey," dated 2/8/2021, unrevised, prepared by Page-Mueller Engineering Consultants, PC, filed in the Somerset County Clerk's Office on 3/8/2021 in deed book #7317, pages 1259-1260,
- Map entitled, "Final Map, "Twin Brooks Estates", Township of Warren, Somerset County, New Jersey, formerly known as Block 536, Lot 20, Tax Map No 31," dated 2/2/1991, unrevised, as prepared by Fisk Associates, filed in the Somerset County Clerk's Office on 9/24/1991 as map #2830,
- Map entitled, "Map Showing Subdivision of Lot 11 – Timber Acres, Situated in the Township of Warren, Somerset County, New Jersey," dated 12/23/1957, as prepared by F.A. Dunham Company, filed in the Somerset County Clerk's Office on 3/4/1958, as map #555,

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- Survey of property entitled, “Boundary & Topographic Survey, Block 96 – Lot 18, Warren Township, Somerset County, New Jersey,” dated 10/22/2021, as prepared by Kennon Surveying Services, Inc.,
- Survey of property entitled, “Survey of Property, Tax Lot 19.07 – Block 96, 17 Old Church Road, Township of Warren, Somerset County, New Jersey,” dated 5/3/2021, as prepared Lakeland Surveying,
- Preliminary Major Subdivision plans consisting of nine (9) sheets entitled, “Preliminary Major Subdivision of Block 96: Lots 18, 19.07 & 20.01, Tax Map Sheets 116 & 117, Township of Warren, Somerset County, New Jersey,” dated 2/8/2022, last revised 7/28/2022, as prepared by Page-Mueller Engineering Consultants, PC,
- Environmental Assessment Report, in letter format, dated 2/8/2022, prepared by Page-Mueller Engineering Consultants, PC,
- Project Description & Statistics Report, in letter format, dated 2/8/2022, prepared by Page-Mueller Engineering Consultants, PC,
- Wetlands Assessment Report, in letter format, dated 7/28/2022, prepared by PK Environmental,
- Tree Assessment Report, in letter format, dated 6/24/2022, prepared by Paul Cowie Associates,
- Stormwater Management Report entitled, “Stormwater Management Report for Preliminary Major Subdivision, Block 96, Lots 18, 19.07 & 20.01, Township of Warren, Somerset County, New Jersey,” dated July 2022, as prepared by Page-Mueller Engineering Consultants, PC.

After reviewing the above plans, we offer the following comments:

Preliminary Major Subdivision Plans:

1. Sheet 1 shall be revised to include all property owners within 200 feet of the subject property. Lots 20.02, 20.03, 20.04, 20.05 & 20.11 are shown on the plan view, but not in the list.
2. Sheet 1 signature block for the board chairman and secretary should have the actual names added to the plans. (Planning Board Chairman, Daniel Gallic; Planning Board Secretary, Jerry Toth)
3. Sheet 2 – The applicant shall provide testimony as to the substantiation of the westerly right of way line of Helen Street in the area of the proposed roadway extension.
4. Sheet 2 – The plans state that a portion of the cul-de-sac shall be vacated. This action is undertaken by the township committee. A resolution of any approval of the current proposal should include a condition that the applicant shall obtain approval from the township committee vacating that portion of the right of way. The applicant’s engineer and land surveyor will be responsible for providing a plan and metes and bounds description for said parcel.

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5. Sheet 3 – The plans shall be amended to include a more detailed plan of the extension of Helen Street, with particular attention to the saw cut and connection to the existing pavement and driveways of Lot 16 in Block 95 and Lot 18 in Block 96. The detailed plan shall be at either 20 or 30 scale and show at least the following top and bottom of curb elevations, edge of pavement elevations, driveway apron elevations and dimensions, drainage directions, and slopes.
6. Sheet 3 – The plans show a twenty-four-feet (24') wide cartway located within the fifty-feet (50') right of way. The Residential Site Improvement Standards ("RSIS") do not specify a road of this width for the anticipated traffic intensity. The RSIS set forth a few different widths based on the anticipated traffic intensity, e.g. Residential Neighborhood at 30 feet wide, Residential Access at predominantly 28 feet wide, and then the Rural Street and Rural Lane at 20 and 18 feet wide respectively. The applicant's engineer shall review the anticipated traffic intensity and amend the plans as necessary. Input from the Township Fire Marshall is recommended as well. While 24 feet wide has been a township standard for decades for these small road scenarios, it would require an exception from the RSIS.
7. Sheet 3 – Street trees are shown in plan view; however, size and species shall be added to the plans. We recommend that an additional four (4) trees be added to the plans; two on each of Helen Street in the vicinity of the existing cul-de-sac removal and regrading.
8. Sheet 3 – The subdivision is basically two sections; one being the lower section on Old Church Road and Twin Brooks Court and the second being the upper section at the end of Helen Street. Each section has three lots. The Old Church Road and Twin Brooks Court section has three new building lots where two building lots exist currently. The Helen Street section has two new building lots and an existing home, where currently there are just the existing home and vacant land with no access to Helen Street. We recommend that the new lot created in the lower section be added to the Homeowners Association in the Twin Brooks neighborhood and that the two new building lots in the Helen Street section be included in a new Homeowners Association that would operate and maintain the stormwater management facilities for the two lots and the roadway extension.
9. Sheet 4 – The plans show the extension of existing utilities underground which is consistent with the RSIS. Note number 4 in the Utility Notes states that the proposed dwellings are to be serviced by public water. This is true for the Old Church Road and Twin Brooks Court lots; however, the Helen Street lots will each have a private well. The note shall be amended.

Stormwater Management:

10. Sheets 3 & 4 – The plans do not demonstrate how the runoff from the driveways from Proposed Lots 18.02 & 18.03 will be collected and directed to the bioretention basins. This shall be addressed and presented on the plans.
11. As part of the NJDEP BMP Green Infrastructure requirements the applicant could investigate pervious paving systems to address the runoff from the driveways.
12. The Stormwater Management Report prepared by Page-Mueller has a section with results from on site soil tests performed by Parker Engineering. The test pit report has a description of each soil test

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pit as well as a permeability rate listed. It is unclear from the report if the permeability tests conform with the testing requirements of the NJDEP BMP Manual, specifically Chapter 12. This shall be clarified and the report be updated with the specific permeability testing type and results for each of the soil tests.

13. The applicant's engineer has requested a waiver from providing groundwater recharge. Before analyzing the merits of this request, the applicant's engineer shall submit a copy of the completed groundwater recharge analysis spreadsheet for review. The spreadsheet may demonstrate that, based upon the soils present on site, no additional recharge measures are necessary, therefore eliminating the need for the waiver.
14. Operation & Maintenance Manuals shall be provided for each of the stormwater management facilities.
15. Each stormwater management facility shall be placed within a drainage easement to provide the township with the right, but not the obligation, to maintain.

Please contact me if you have any questions or require further information. We reserve the right to provide additional comments subsequent to additional information being provided.

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