

John T. Chadwick IV, P.P.

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MEMORANDUM

To: Warren Township Zoning Board
From: John T. Chadwick IV, P.P.
Date: November 14, 2022
Re: Case BA22-08 (Maddy Reality/block 212 lot 20.01)

I have reviewed the above application, conducted site reconnaissance, reviewed plan prepared by E&LP Engineering dated October 24, 2022, reviewed architectural plan prepared by Jeffrey Fleischer, AIA dated October 10, 2022, and thereafter submit the following:

1. The application proposes 40 guest rooms and other site improvements. This applicant was denied proposal for 66 rooms at the site. Clearly there is a substantial change, res judicata does not apply.
2. The application is for a use variance. Testimony in support of the proposal is required.
3. The application does not limit the occupancy of the proposed guestrooms. Discussion is required.
4. The parking calculation assumes that occupancy of the guest rooms will be by the same population occupying the restaurant facility. Discussion is required.
5. Proposed buffering along the Stiles Road frontage requires revision. The plan proposes 26 trees for a length of approximately 440 feet. The number and size of trees is not adequate.
6. It appears that the connection of the proposed hotel to the existing restaurant is an open walkway. Discussion is recommended.

The plan does not clearly indicate handicap access from the proposed hotel to the restaurant. Discussion is recommended.

7. No lighting plan has been submitted. A lighting plan is required.
8. The landscaping plan shows a portion of the existing front yard area to retain existing landscaping. The plan does not indicate proposals for the remainder of the front yard area. Discussion is required.
9. Application is complete.

Warren Township
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Engineering Department

MEMORANDUM

TO: CHAIRMAN COOPER & BOARD OF ADJUSTMENT MEMBERS
COMPANY: WARREN TOWNSHIP BOARD OF ADJUSTMENT
FROM: CHRISTIAN M. KASTRUD, PE, CME
SUBJECT: BA 22-08 – MADDY REALTY, LLC, 50 STIRLING ROAD, BLK 212, LOT 20.01,
BIFURCATED APPLICATION – USE VARIANCE PHASE
DATE: NOVEMBER 22, 2022
REVIEW: REVIEW LETTER #1 (FOR PUBLIC HEARING)
COPY TO: JAY B. BOHN, ESQ., (APPLICANT'S ATTORNEY)
CHRISTOPHER R. NUSSER, PE (APPLICANT'S ENGINEER)

As requested, we have reviewed plans, reports, correspondence, review memoranda and additional documentation in conjunction with the above referenced application. The documents specifically received and reviewed are the following:

- Application and checklists for Board of Adjustment Application for Variance,
- Survey consisting of one (1) sheet entitled, "Boundary and Topographic Survey, 50 Stirling Road, Block 212, Lot 20.01, Warren Township, Somerset County, New Jersey," dated 7/18/2018, unrevised, as prepared by Engineering & Land Planning Associates, Inc.,
- Engineering plans consisting of four (4) sheets entitled, "Variance Site Plan, The Stone House at Stirling Ridge, Block 212, Lot 20.01, Tax Map Sheet No. 123, Warren Township, Somerset County, New Jersey," dated 10/24/2022, unrevised, as prepared by Engineering & Land Planning Associates, Inc.,
- Architectural plans consisting of three (3) sheets entitled, "Stone House Hotel, 50 Stirling Ridge [sic] Road, Warren, New Jersey 07059, Block 212, Lots 20.1 & 20.2 [sic]," dated 10/10/2022, unrevised, as prepared by Jeffrey A. Fleisher, Architect,

Brief Description: The applicant is proposing to construct a forty-room hotel on the property which currently supports a restaurant and banquet hall complex.

The applicant has submitted the application for the board to consider the use variance. Site plans and architectural plans have been prepared on a conceptual basis. After reviewing the above plans, we offer the following comments:

1.0 – ARCHITECTURAL PLANS:

- 1.1 The plans do not show connectivity between the existing banquet halls and the proposed hotel. Discussion is recommended.

2.0 – SITE PLANS:

- 2.1 The site plans shall be amended to show the overall dimensions of the proposed hotel building.
- 2.2 The area between the existing building structure and the proposed hotel has a few sets of stairs. While we understand that this is not a fully detailed site plan, discussion is recommended regarding the connectivity between the two structures.
- 2.3 The plans show parking calculations demonstrating that there is no need for additional/proposed parking. The use and location of the 32,091 square feet shall be detailed on the plans.
- 2.4 The hotel is proposed to be constructed on fairly steep slopes. The applicant shall show the slopes over fifteen percent (15%) as required by ordinance.
- 2.5 The site plans are silent with respect to controlling runoff and drainage. Discussion is recommended.
- 2.6 The site plan does not show any means of stormwater management control. The applicant shall explain the proposed stormwater runoff control. We presume that the stormwater management facilities would be located downhill of the proposed hotel. Is there adequate space to construct?
- 2.7 Will there be any changes to the site identification sign? Discussion recommended.
- 2.8 Are signs needed for traffic circulation around and within the site? Discussion recommended.
- 2.9 The applicant shall demonstrate that the lighting meets the Warren Township Ordinance standards, especially since this site will be utilized twenty-four (24) hours a day. Discussion recommended.
- 2.10 We defer to the Township Fire Marshall for final review of the fire water supply and fire suppression for the site as well as emergency vehicle access into, out of, and throughout the site.

- 2.11 Are the existing utilities adequate to support the proposed use and occupancy loads?
- 2.12 Will there be a change to the sanitary sewer flows? An application to the Warren Township Sewer Department is required.

3.0 – STORMWATER MANAGEMENT:

- 3.1 A complete stormwater management report will be required at the next stage if this use variance is voted upon favorably.
- 3.2 An operation and maintenance manual is required as well.

4.0 – TRAFFIC IMPACT:

- 4.1 As mentioned above, the board may wish to hear testimony from the applicant's engineer regarding vehicular movements. Moreover, a traffic impact report may allay concerns that this proposed development will negatively impact the immediate surrounding road network.
- 4.2 The applicant's engineer shall testify as to whether any site geometry changes are required to comply with the comments set forth in the Somerset County Planning Board memo.

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.