

January 11, 2023

Maryellen Vautin, Land Use Coordinator
Warren Township Planning Board
Warren Township Municipal Complex
46 Mountain Boulevard
Warren, New Jersey 07059

Re: Preliminary Major Subdivision
144 Liberty Corner Road
Block 11, Lot 6.02
Warren Township
Somerset County, New Jersey
Application PB-22-05

Dear Ms. Vautin:

On behalf of the applicant, 144 Liberty Corner Real Estate, LLC, I am herewith transmitting the following information for review and approval by the Warren Township Planning Board:

1. Four (4) full-size and Eleven (11) reduced-size sets of the Preliminary & Final Major Subdivision Plans prepared by Van Cleef Engineering Associates, LLC (Van Cleef), dated January 11, 2023.
2. Four (4) full-size and Eleven (11) reduced-size sets of the Final Plat prepared by Van Cleef, dated January 11, 2023.
3. Two (2) copies of the Stormwater Management Report prepared by Van Cleef, dated January 11, 2023.
4. Two (2) copies of the Stormwater Management Measures Operations and Maintenance Manual, prepared by Van Cleef, dated December 22, 2022, revised January 11, 2023.
5. Two (2) copies of the NJDEP Freshwater Wetlands Letter of Interpretation: Line Verification approval dated January 13, 2015.
6. Two (2) copies of the NJDEP Freshwater Wetlands Letter of Interpretation-Extension approval dated January 03, 2020.
7. Two (2) copies of the NJDEP Flood Hazard Area Verification approval dated October 4, 2022.

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
214-345-1876

Leesport, PA
610-670-6630

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8. Four (4) full-size and Eleven (11) reduced-size HEC-RAS Stations, FHA & Floodways Line Plan prepared by Van Cleef, dated June 2022, last revised September 30, 2022.
9. One (1) copy of the Somerset County Planning Board submission letter of transmittal.
10. One (1) copy of the Somerset-Union Soil Conservation District submission letter of transmittal.

This submission includes revisions to the plans and reports prepared in response to the Christian Kastrud, PE, CME, Township Engineer review letter dated November 15, 2022 as described below.

Engineering review for Public Hearing:

- 1.1 Lot 6.01 has been added to the plans and reports.
- 1.2 Wetlands Letter of Interpretation and Flood Hazard Area information added as requested.
- 1.3 Lots renumbered as requested.
- 1.4 Final Plat has been removed from the Subdivision Plan set.
- 1.5 Detailed Plan set provided for intersection as requested.
- 1.6 Response letter to County Comments included with this submission.
- 1.7 Noted
- 1.8 Noted

Final Plat comments:

- 2.1 Final Plat updated to include Lot 6.01 in all references.
- 2.2 Somerset County signature block corrected to conform to County standards.
- 2.3 Planning Board secretary name has been updated.
- 2.4 Signature block for the Township Engineer has been updated.
- 2.5 NJDEP LOI File numbers have been added to the plans and a label has been added for the Freshwater Wetlands line in Plan view.
- 2.6 Final Plat has pertinent survey information only copied from boundary survey.
- 2.7 Final plat updated as requested.
- 2.8 Label for proposed right of way revised as directed.

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- 2.9 Sanitary Sewer and Emergency Access Easement amended to terminate at the newly created right of way line.
- 2.10 WTSAs removed from easement label.
- 2.11 Sideline distance labels corrected as appropriate for lot 6.01 and easement.
- 2.12 Concrete monument shown “to be set as requested.”
- 2.13 Concrete monument shown “to be set as requested.”
- 2.14 Outbound property line corrected as commented.
- 2.15 Adjoining property label revised as requested.
- 2.16 Final plat has been updated to show all applicable Liberty Corner Road roadway and right of way geometry.
- 2.17 Proposed Concrete monuments shown as requested.
- 2.18 Proposed Concrete monuments shown as requested.
- 2.19 Proposed Concrete monuments shown as requested.
- 2.20 Proposed sidelines distance labels corrected for both sides of Proposed Road “A”.
- 2.21 Wetland buffer disturbances removed from design. NJDEP permit application to be made for riparian disturbance associated with reconstruction of Road A. Plats will be updated once NJDEP Permit file number is received.
- 2.22 Stream corrected to only show stream in accordance with NJDEP FHA Verification.
- 2.23 Stream updated to reflect NJDEP FHA Verification.
- 2.24 Extraneous line removed from plan.
- 2.25 RBCZ line revised to reflect NJDEP FHA Verification.
- 2.26 Additional RBCZ line removed, current RBCZ line is in accordance with NJDEP FHA Verification.
- 2.27 Bearings and distances added to FHA and wetland areas. These areas to be placed in a conservation easement.
- 2.28 Extraneous labels removed from plat
- 2.29 Curve label revised to include curves on all proposed lots.
- 2.30 Curve label corrected as noted.
- 2.31 Side lot lines for Proposed Lot 6.03 updated as requested.
- 2.32 Notation removed from final plat.
- 2.33 Road name to be established prior to filing plat.

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Preliminary Subdivision Plans comments:

- 3.1 Title of plans revised to include Lot 6.01.
- 3.2 Key Map on Cover sheet and subsequent sheets include Lot 6.01 with 200' radius line adjusted.
- 3.3 List of property owners updated to include properties within 200 feet of Lot 6.01.
- 3.4 General Note #1 corrected to reflect tax map sheet 3. Notes have been reviewed for site applicability.
- 3.5 Signature block updated as directed.
- 3.6 Preliminary subdivision updated as directed.
- 3.7 Reduction and compensation areas removed from plans.
- 3.8 All references to Method 5 removed from plans. FHA and Riparian zone shown per NJDEP Verification.
- 3.9 Sheet updated to reflect changes from comment 3.6.
- 3.10 Sheet updated to reflect changes from comment 3.6.
- 3.11 Zoning data for existing and proposed Lot 6.01 shown on zoning schedule.
- 3.12 Sheet updated to reflect changes from comment 3.6.
- 3.13 Roadway width and cul-de-sac dimensions added to plan.
- 3.14 Sheet updated to reflect changes from comment 3.6.
- 3.15 General Notes on grading and Grading, Drainage, and Utility Plan amended to reflect project.
- 3.16 Grading revised to remove protrusion of disturbance in the northwesterly corner of tract.
- 3.17 Twenty-scale plan view of Road A intersection with Liberty Corner Road provided on sheet 16. Inset provided on sheet 5 for emergency access intersection with Mountainview Road.
- 3.18 Sheet updated to reflect changes from comment 3.6.
- 3.19 Side road label revised to reflect Westgate Dive.
- 3.20 Culverts to remain, labels revised accordingly.
- 3.21 Street sign detail updated as requested.
- 3.22 Roadway cross section revised to reflect 1.5" top course and 5" base course.
- 3.23 Noted

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This submission includes revisions to the Final Subdivision Plat prepared in response to a Memorandum from John T. Chadwick IV, P.P. dated October 13, 2022 as described below.

- NJDEP verified metes and bounds of Flood Hazard Area and Wetlands on-site added to plan in preparation of providing conservation easement pursuant to Township ordinance.
- Stormwater management facilities and easement to be added to plan once finalized. Easements to be provided pursuant to Township ordinance.
- Note added to include file number and date of Wetland Delineation approval and extension.

This submission includes revisions to the plans prepared in response to the Al Shjarback, Fire Marshall's letter dated August 8, 2022 as described below.

- Fire hydrants have been added to the plan at the entire point to proposed Road "A", and at a midway point between Proposed Lots 6.06 and 6.05.
- 16' wide driveways have been provided for the proposed dwellings. A 2' wide clearance has been shown along each driveway.
- Fire truck turning templates have been shown for each driveway, see sheet 19.

Warren Township Police Department Memorandum dated August 23, 2022

- The plans have been updated as directed by the County to include a proposed break in existing striping at the intersection of Proposed Road "A" and Liberty Corner Road.

A submission to the Warren Township Health Department was previously made by Van Cleef on October 3, 2022.

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Please contact me should you have any questions regarding this matter.

Sincerely,

Michael K. Ford

Michael K. Ford, P.E.
Principal/Branch Manager

MKF/PC/kp
Enclosures

Cc: Haji Memon, 144 Liberty Corner Real Estate, LLC (w/encl)
Jeffrey R. Chang, Attorney (w/encl)
Somerset County Planning Board