

Warren Township
46 Mountain Boulevard
Warren, NJ 07059
www.warrennj.org



Christian M. Kastrud, PE, CME
Warren Township Engineer &
Sewer Department Director
(908) 753-8000 x 245

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: JANUARY 31, 2023
REVIEW: REVIEW LETTER #2 (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.,
- Revised engineering plan, Sheet 1 of 4, 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, last revised 1/27/2023, as prepared by Engineering & Land Planning Associates, Inc.,

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- 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,
- Revised architectural plan, Sheet A-4, entitled, “Stone House Hotel, 50 Stirling Ridge [sic] Road, Warren, New Jersey 07059, Block 212, Lots 20.1 & 20.2 [sic],” dated 1-25-23, 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.

In addition to the hotel, the applicant has revised the engineering and architectural plans to show a proposed trellis over an existing patio and two covered roofs over existing walkways in the area of between the existing restaurant and Stirling Road, not associated with the proposed hotel.

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. **At the December 5, 2022, meeting, Mr. Nusser explained that the connection between the existing banquet hall and proposed hotel will be through a series of walkways and patios, all outside. There will be no internal or covered connection. This is interesting as the plans are now proposing covered walkways between the existing restaurant and outdoor seating areas. The applicant shall discuss with the board.**

2.0 – SITE PLANS:

- 2.1 The site plans shall be amended to show the overall dimensions of the proposed hotel building. **Comment continues.**
- 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. **Comment continues. See architectural comment 1.1 above.**
- 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. **Comment continues.**

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- 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. **Comment continues.**
- 2.5 The site plans are silent with respect to controlling runoff and drainage. Discussion is recommended. **At the December 5, 2022, meeting, Mr. Nusser explained that he is confident that a stormwater management plan can be developed for the proposed use and that it will be presented during the major site plan phase of the approval process.**
- 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? **See comment 2.5 above.**
- 2.7 Will there be any changes to the site identification sign? Discussion recommended. **Comment continues.**
- 2.8 Are signs needed for traffic circulation around and within the site? Discussion recommended. **Comment continues.**
- 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. **At the December 5, 2022, meeting, Mr. Nusser explained that the lighting plan will be designed and presented during the major site plan phase of the approval process.**
- 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. **Comment continues.**
- 2.11 Are the existing utilities adequate to support the proposed use and occupancy loads? **Comment continues.**
- 2.12 Will there be a change to the sanitary sewer flows? An application to the Warren Township Sewer Department is required. **Comment continues.**

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. **Comment continues.**
- 3.2 An operation and maintenance manual is required as well. **Comment continues.**

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

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concerns that this proposed development will negatively impact the immediate surrounding road network. **Comment continues.**

- 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. **Comment continues.**

5.0 – ADDITIONAL COMMENTS BASED ON REVISED PLANS:

- 5.1 **The revised architectural plans show two covered walkways. The revised engineering plans show only one covered walkway. This shall be clarified and plans coordinated.**
- 5.2 **The proposed fence and trellis are 13.01 feet from the Stirling Road right of way. The board may wish to see details of the fence and trellis as it will be within front yard setback area and may impact the aesthetic appeal of the existing site.**
- 5.3 **The applicant shall testify as to how the fence and trellis may impact the existing utilities to the restaurant.**
- 5.4 **The engineering plan also shows a fence along the common property line with the Dillon Court homes. Details of the fence shall be discussed with board and board's professional planner and then detailed on the plans.**

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.

E:\Land Use Board Cases\BA 22-08 - Maddy Realty (Old BA 19-07), 50 Stirling Road\BA 22-08 - Maddy Realty, 50 Stirling Rd, Use Variance, 2023-01-31.docx

John T. Chadwick IV, P.P.

Professional Land Use Planner
3176 Route 27, Suite 1A Kendall
Park, New Jersey 08824
Telephone: (732) 297-7669
Fax: (732) 297-8081

MEMORANDUM

To: Warren Township Zoning Board

From: John T. Chadwick IV, P.P.

Date: February 1, 2023

Re: Case BA22-08 (Maddy Realty/block 212, lot 20.01)

I have further reviewed revised plans for the above project. The plan proposes new fencing, covered walkways and an additional trellis and landscaping. The fencing is clearly in context with the ongoing hearings for the subject property. The proposed new covered walkway and trellis are new items unassociated with the hotel proposal. I recommend the Board continue its hearings on the hotel facility including the proposed fencing. The proposals for a covered walkway and new trellis would be the subject of site plan approval, if the hotel facility is approved.

In addition to the above, I submit the following:

1. The proposed new fencing will separate the restaurant/catering facility population from the adjoining single-family homes. This is an issue that has been discussed at several prior hearings.
2. The proposed trellis and walkway require front yard variance. Absent plans for the covered walkway and trellis no comment can be offered as to consistency with existing or impacts. The front yard area of the site is heavily landscaped.