

December 1, 2022

PB 23-01
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PLANNING BOARD

Warren Township Planning Board
46 Mountain Boulevard
Warren, New Jersey 07059

SUBJECT: *PME #2302-000
Preliminary Major Subdivision
40 Brookside Drive
Block 62.03, Lot 18.02
Warren Township
Somerset County, New Jersey
PROJECT DESCRIPTION &
STATISTICS REPORT*

Dear Board Members:

Please accept this as satisfying the requirements for a Project Description and Statistic Report for the Preliminary Major Subdivision of Block 62.03, Lot 18.02.

A. DESCRIPTION

This project involves the creation of 5 new residential lots from 1 existing lot, with 4 new single-family homes and 1 existing single-family home to remain. The property contains 15.517 acres. No new road improvements are proposed; access and frontage will be via Brookside Drive for all 5 new lots. The property is zoned CR-130/65. All proposed lots are conforming; no variances are required.

B. LAND CLASSIFICATION

Soils on site consist of the following types, per NRCS web soil survey (from east to west):

- NehB – Neshaminy silt loam, Class B
- NehC – Neshaminy silt loam, Class B
- AmnrB – Amwell gravelly silt loam, Class C
- NemCb - Neshaminy-Mount Lucas silt loam, Class B

Soil tests will be performed per state requirements in the locations of proposed stormwater management facilities.

C. NATURAL FEATURES REPORT

Other than the area around the existing house, the site is almost entirely wooded. The site slopes generally from south to north (rear to front), and has several water features that converge in the area behind the existing house, ultimately running down the eastern portion of the property and discharging through a 48" diameter culvert pipe under Brookside Drive. A drainage divide runs

from a high point in the road, and along the existing driveway; the portion to the west of this divide drains away from the culvert, toward the northwest. Elevations range from a high point of approximately 300 in the rear, to low points of 237 at the culvert, and 236 at the northwestern corner of the property. The water features on the property have an associated 150' riparian buffer, since they drain into the East Branch Middlebrook which is classified as FW2-TM (Trout Maintenance). There are also wetlands and steep slopes on the property. The slopes as a percentage of the tract area are as follows:

0 - 15%	79.6%
15 - 25%	13.5%
> 25%	6.9%

D. OPEN SPACE PLAN

Conservation easements are proposed to encompass environmentally sensitive areas in the rear of the site.

E. LAND COVERAGE AND DRAINAGE PLAN

The project involves the development of four (4) new single-family homes and one (1) existing single-family home to remain. The maximum impervious coverage on each of the lots will be 20%.

Three (3) of the new dwellings will be situated to the west of the existing dwelling; the fourth will be situated to the east, on the opposite side of the stream.

The proposed dwellings will be located outside of the environmentally constrained areas, except for proposed Lot 'C', which contains an isolated wetland area. NJDEP permitting will be required to disturb this area. In addition, the proposed sanitary sewer force lateral for Lot 'A' will cross the stream, requiring NJDEP permitting.

Since the total disturbance will exceed one acre and the proposed motor vehicle surface increase will exceed one-quarter acre, the project will be classified as a major development per NJDEP stormwater management rules.

Each lot will contain a separate stormwater management system. Lot 'A' will discharge overland toward the road. Lots 'C', 'D', and 'E' will discharge to the existing municipal storm sewer system.

F. EROSION AND SEDIMENT CONTROL PLAN

The project requires approval from the Somerset-Union Soil Conservation District. Separate permits will be obtained for each individual lot at the time of Plot Plan.

G. SEWER AND WATER PLAN

The existing dwelling is served by private well and septic. A public sewer main extension is proposed to serve the four (4) proposed and one (1) existing dwelling. The proposed dwelling on the easternmost lot will be connected by force main, while the existing dwelling and three (3) other proposed dwellings will be connected via gravity. The main will tie into the existing main within Brookside Drive near the intersection with Raspberry Trail. This sewer main extension will require a Treatment Works Approval, as well as stream crossing and wetland permits from NJDEP.

There is no existing public water main along the property frontage. The development will be served by private wells.

H. CIRCULATION PLAN AND TRAFFIC REPORT

Additional traffic from this site is approximately 10.2 trips per single family home, which equates to approximately fifty-one (51) trips per day (5 new homes x 10.2). This includes not only the property owners, but the mail carriers, garbagemen and other associated deliveries.

I. UTILITIES PLAN REPORT

Sewer and water information is detailed above. All other services including electric, telephone and gas will be placed underground, consistent with the municipal regulations.

J. DEVELOPMENT SCHEDULE

The individual houses will be developed based on the market conditions and the buyer's desires.

K. VARIANCE, EXCEPTIONS, AND MODIFICATIONS

All proposed lots are fully conforming.

L. EASEMENTS AND COVENANTS

The property contains an existing 20' wide underground fiber optic easement. Conservation easements are proposed, as well as private sanitary sewer easements to benefit Lots 'A' and 'B'.

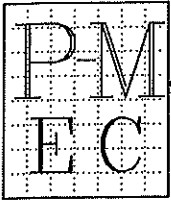
Very truly yours,



Cathy Mueller, P.E.

President

CAM: tbb



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SUBJECT: *PME #2302-000
Preliminary Major Subdivision
40 Brookside Drive
Block 62.03, Lot 18.02
Warren Township
Somerset County, New Jersey
ENVIRONMENTAL ASSESSMENT REPORT*

Dear Board Members:

Please accept this as satisfying the requirements for an Environmental Assessment Report for the Preliminary Major Subdivision of Block 62.03, Lot 18.02.

A. DESCRIPTION

This project involves the creation of 5 new residential lots from 1 existing lot, with 4 new single-family homes and 1 existing single-family home to remain. The property contains 15.517 acres. No new road improvements are proposed; access and frontage will be via Brookside Drive for all 5 new lots. The property is zoned CR-130/65. All proposed lots are conforming; no variances are required.

B. INVENTORY OF EXISTING NATURAL FEATURES

Other than the area around the existing house, the site is almost entirely wooded. The site slopes generally from south to north (rear to front), and has several water features that converge in the area behind the existing house, ultimately running down the eastern portion of the property and discharging through a 48" diameter culvert pipe under Brookside Drive. A drainage divide runs from a high point in the road, and along the existing driveway; the portion to the west of this divide drains away from the culvert, toward the northwest. Elevations range from a high point of approximately 300 in the rear, to low points of 237 at the culvert, and 236 at the northwestern corner of the property. The water features on the property have an associated 150' riparian buffer, since they drain into the East Branch Middlebrook which is classified as FW2-TM (Trout Maintenance). There are also wetlands and steep slopes on the property. The slopes as a percentage of the tract area are as follows:

0 - 15%	79.6%
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> 25%	6.9%

C. ASSESSMENT OF ENVIRONMENTAL IMPACT

SEWAGE DISPOSAL

The existing dwelling is served by private well and septic. A public sewer main extension is proposed to serve the four (4) proposed and one (1) existing dwelling. The proposed dwelling on the easternmost lot will be connected by force main, while the existing dwelling and three (3) other proposed dwellings will be connected via gravity. The main will tie into the existing main within Brookside Drive near the intersection with Raspberry Trail. This sewer main extension will require a Treatment Works Approval, as well as stream crossing and wetland permits from NJDEP.

WATER SUPPLY

There is no existing public water main along the property frontage. The development will be served by private wells.

STORM SEWER

Since the total disturbance will exceed one acre and the proposed motor vehicle surface increase will exceed one-quarter acre, the project will be classified as a major development per NJDEP stormwater management rules.

Each lot will contain a separate stormwater management system. Lot 'A' will discharge overland toward the road. Lots 'C', 'D', and 'E' will discharge to the existing municipal storm sewer system.

FLOOD PLAINS

There is a Flood Hazard Area associated with the water feature on site downstream of the convergence point.

RIPARIAN ZONES

All water features on site have an associated 150' riparian buffer.

WETLANDS

Wetlands have been identified and flagged by Environmental Technology Inc.

SOLID WASTE DISPOSAL

It is proposed that the solid waste will be handled by individual carters, arranged by the private homeowners.

AIR POLLUTION

Other than possibly air pollution from the heating system and vehicular traffic, there should be minimal impact.

NOISE

Any noise generated by this development will be consistent with single family homes.

TRAFFIC

Additional traffic from this site is approximately 10.2 trips per single family home, which equates to approximately fifty-one (51) trips per day (5 new homes x 10.2). This includes not only the property owners, but the mailmen, garbagemen and other associated deliveries.

SOCIAL/ECONOMIC

The proposed residential development is consistent with the abutting uses and zoning on properties and the development patterns that are occurring in the area and should have no impact.

D. UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

There will be short-term impacts to the site due to the soil disturbance involved with the development of the road and the four (4) new homes. There should be minimal long-term neighborhood impacts.

E. STEPS TO MINIMIZE ENVIRONMENTAL DAMAGE

The lots layout nicely and each lot will be provided with a suitable building envelope for the construction of the homes. Stormwater impacts should be minimal since the project will be designed in accordance with all applicable stormwater management regulations. The majority of on-site steep slopes are located outside the proposed disturbance area.

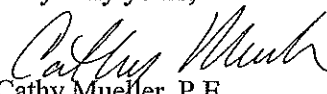
F. ALTERNATIVES

This project has been developed in accordance with adjacent residential zoning, and is consistent with neighboring properties. The layout respects the site constraints to the greatest degree possible.

G. LICENSES/PERMITS

Approvals required for this project include Somerset County Planning Board, Warren Township Sewerage Authority, Warren Township Board of Health, Warren Township Planning Board, Somerset Union Soil Conservation District, and New Jersey Department of Environmental Protection.

Very truly yours,


Cathy Mueller, P.E.
President

CAM: tbb