

John T. Chadwick IV, P.P.

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MEMORANDUM

To: Warren Township Zoning Board
From: John T. Chadwick IV, P.P.
Date: February 14, 2023
Re: Case BA23-01 (Gupta/block 71 lot 33)

I have reviewed the above application, conducted site reconnaissance, reviewed variance plan prepared by James Mentz PE dated February 4, 2023/filed February 8, 2023 and thereafter submit the following:

1. The plan requires variances for lot size and front and side yard setbacks. The property is an isolated developed lot. Buy/sell letters are required to establish C1 hardship. Testimony in support of variances is also required.
2. The plan shows a driveway designed to permit "K" turns. If the Board grants approval I recommend this design be a condition of same.
3. The plan shows what appears to be a retaining wall along the northerly side of the driveway. The retaining wall extends into the proposed right of way dedication. County Planning Board approval is required.

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 FOSTER & BOARD OF ADJUSTMENT MEMBERS
COMPANY: WARREN TOWNSHIP
FROM: CHRISTIAN M. KASTRUD, PE, CME
SUBJECT: BA 23-01 – GUPTA, 73 MOUNT BETHEL RD, BLOCK 71, LOT 33, SFH VARIANCE
DATE: MARCH 13, 2023
REVIEW: REVIEW LETTER #1 (FOR PUBLIC HEARING)

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

- Application material,
- Lot development plan consisting of two (2) sheets entitled, "Variance Map for Block 71 Lot 33, situated in 73 Mount Bethel Road, Warren Township, Somerset County, New Jersey," dated 2/4/2023, unrevised, as prepared by James J. Mantz, PE & LS.

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

1. The applicants and owners, Mr. & Mrs. Gupta propose to demolish the existing one-story brick dwelling and construct a two-story frame dwelling on portions of the existing foundation. The area of disturbance is less than one acre; therefore, not exceeding the one-acre of disturbance threshold for major stormwater management facilities. In addition, the maximum allowable impervious coverage will not exceed the one-quarter-acre threshold; therefore, the stormwater management design will be governed by 15-10D.2 of our ordinances. While typically handled at the time of the soil movement permit application, the applicant's engineer has designed the stormwater management facilities at this stage and shown the details on the submitted plan. The stormwater management design meets the standards of our ordinance.
2. We defer to the board's professional planner for the zoning related items including the variances.

March 13, 2023

BA 23-01 – Gupta, 73 Mount Bethel Road, SFD Variance

3. The plans state that the existing well will be abandoned and sealed in accordance with applicable regulations. The applicant will need to apply to the Warren Township Board of Health for that approval. I presume that this means that the new dwelling will be served by public water. The proposed water service shall be shown on the plan.
4. We recommend that the clearing limits be clearly marked (possibly by an orange construction fence) to ensure no grading or clearing occur beyond the approved limits shown on the plans.
5. The grading along the southerly property line between the proposed dwelling and the property line shows a swale directing runoff from the rear yard around the proposed dwelling. This shall be clearly detailed on the plans.
6. The plans show a proposed retaining wall along a portion of the northerly edge of the driveway. It appears that this wall will exceed three feet (3') in height. As such, it will require a variance as it is in one of the require yards (front, side, rear) on the property.
7. We respectfully request that a copy of the metes and bounds descriptions of the right of way dedication to Somerset County and the resulting lot be submitted to the engineering department for use in updating our tax maps.

Please contact me if you have any questions or require further information.

E:\Land Use Board Cases\BA 23-01 - Gupta, 73 Mount Bethel Rd\BA 23-01 - Gupta, 73 Mount Bethel Rd, Block 71, Lot 33, SFH Variance, 2023-03-13.docx



44 Mountain Boulevard Warren, New Jersey 07059 (908) 753-1000
Fax: (908) 757-7915

**Warren Township
Police Department**

INTEROFFICE MEMORANDUM

To: Mary Ellen Vautin, Warren Township Planning and Zoning

From: Ofc. Robert Apisa #75

Subject: Case: BA 23-01
Block 71, Lot 33
73 Mount Bethel Road

Date: February 10, 2023

Ms. Vautin,

I have reviewed the above plans, and do not see any problems that would relate to traffic issues in the area.

Respectfully,

Ofc. Robert Apisa #75

Warren Township Traffic Safety



THE TOWNSHIP OF WARREN *Founded 1806*



Office of the Fire Marshall
46 Mountain Boulevard Warren, New Jersey 07059
908-753-8000 Ext. 259

14 February 2023

RE: PB 23-01 New Dwelling with Front Yard Setback Variance

Dear Board of Adjustment:

The Fire Chief and this office have no comments to submit on the above referenced project at this time. If additional information, plans or other supplementary documentation is presented in the future in reference to this project and for our review we may develop comments as a result of those additional submissions.

Al Shjarback

Fire Marshal

Cc: Fire Chief Mark Russo
File

WARREN TOWNSHIP SEWER DEPARTMENT

46 MOUNTAIN BOULEVARD
WARREN, NEW JERSEY 07059
908-753-8000 • FAX 908-753-1507

February 17, 2023
Via Hand Delivery

Warren Township Planning and Zoning Office
Attn: Maryellen Vautin
46 Mountain Blvd
Warren Township
Warren, NJ 07059

Re: 73 Mount Bethel Road
Block: 71, Lot 33
Case: BA 23-01

Dear Ms. Vautin:

The Authority has reviewed Board of Adjustment Case BA 23-01. The subject property has an existing connection to sanitary sewer under account number: 1851-0. The Sewer Department does not need to take action with the proposed front yard variance.

Please feel free to call me if you have any questions or need any additional information regarding this case review.

Sincerely,



Christian M. Kastrud, PE, CME
Sewer Department Director

Township of Warren Board of Health

Somerset County

46 Mountain Boulevard, Warren, New Jersey 07059-5695
908-753-8000 Extension 239 – (Fax) 908-757-9173

APPLICANTS TO BOARD OF ADJUSTMENT HEALTH DEPARTMENT CERTIFICATION

Review Date: 7/5/23

By: [Signature]
for Kevin G. Sumner, Health Officer

Block: 71 Lot(s) 33 Date: 02/06/2023

Kindly submit copy of Survey or Plot Plan – See guidance document attached.

Owner: ANKUR GUPTA & KARTIKA GUPTA

598 EMERALD TRV MARTINSVILLE NJ 347 440 0252
Address Phone Number (Day) Phone Number (Eve.)

Applicant (if different): _____

Address Phone Number (Day) Phone Number (Eve.)

Address of Site: 73 MT BETHEZ ROAD

PREVIOUS SITE USE: (Owner/Applicant must answer questions 1-5 only)

1. Water Supply Public _____ Well _____ Well Depth _____
If well, indicate location on Plot Plan.
2. Excrement & laundry waste disposal: _____ Septic System Sewers
If septic, indicate location on Plot Plan.
3. Underground storage tanks on site: _____ Yes No
If "yes", indicate on Plot Plan the location of heating oil and any other underground storage tanks.
4. Number of bedrooms in house:
A. Before changes: 3
B. After changes: 5
5. Proposed changes: _____

I attest that, to the best of my knowledge, all of the above statements are true and accurate.

[Signature] 02/06/2023
Owner Date

Applicant (if different) Date

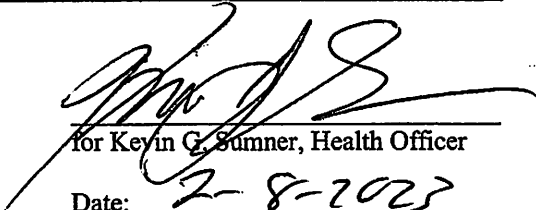
Board of Adjustment Certification
Page Two

Board of Health Department review of the subject file reveals the following conditions on the subject property:

- 6. The changes proposed do not meet minimum specification distances.
- 7. The application does not meet the standards of the NJAC 7:9A in that:

- 8. The Board of Health records indicate the following problems with the existing subsurface sewage disposal system or well:

- 9. The proposed addition/alteration can be expected to increase the volume of discharge to the subsurface sewage disposal system (NJAC 7:9A-3.3(b) as defined by statute.
- 10. As required by NJAC 7:9A for approval of the proposal the subsurface sewage disposal system must be expanded to conform to code.
- 11. Comments: Certification conditioned on
proof of abandonment & sealing of
well


for Kevin G. Sumner, Health Officer
Date: 2-8-2023

Attachment: Guidance document