

John T. Chadwick IV, P.P.

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MEMORANDUM

To: Warren Township Zoning Board
From: John T. Chadwick IV, P.P.
Date: April 19, 2023
Re: Case 23-03 (Dig4U/block 71, lot 27)

I have reviewed the above application, conducted site reconnaissance, reviewed survey plan prepared by Page and Mueller dated April 11, 2023 and thereafter submit the following:

1. The plan proposes construction of a new home on an undersized lot. The lot is substantially the same size as those adjoining. All adjacent lots are developed.
2. The proposed plan conforms in all other respects to zone standards. No additional variances are required.
3. The development requires payment of an affordable housing fee. Fees are paid during the course of construction.



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 23-03
Block/Lot 71/27
8 Sydenham Road

Date: April 19, 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

20 April 2023

RE: BA23-03

Dear Board of Adjustment:

After review of the Proposed Project BA23-03 this Office and the Fire Chief have the following comments:

- We would request that the Driveway to access to the proposed dwelling be no less than 16' wide at all points with an overall grade not to exceed 12% (Both Approach & Departure). Additionally, on both sides of the driveway a 2' clear area should be established where no rocks, trees, landscape features or above ground utilities exist or are located. The submitted site plan shows the proposed driveway at up to 15% grade and 14' in width.
- We would request that the driveway entry access point to the proposed home be of sufficient width and design to allow FD vehicles (up to 49' in length) the ability to "turn in "to the driveway from the roadway approaches and be designed without obstacles that may obstruct or reduce access (Gates, Fencing, etc.) in the apron approach area.
- The FD may have additional comments based on the submission of supplementary information, revised plans and/or testimony presented to the Board.

Al Shjarback

Fire Marshall

Cc: Fire Chief Mark Russo

File