

John T. Chadwick IV, P.P.

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MEMORANDUM

To: Warren Township Zoning Board

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

Date: May 18, 2023

Re: Case BA 22-02A (Tractor Supply/block 110, lots 9.03 and 9.04)

I have reviewed the above application, reviewed prior use variance resolution and site plan prepared by Dynamic Engineering dated March 28, 2023/filed April 28, 2023, building elevations (undated and unsigned), and thereafter submit the following:

1. The use variance is required for additional outdoor display. A bulk variance is also required for the proposed shed in the rear outdoor display area.
2. The building elevation display area diagrams appear to enlarge front yard display. No dimensions are provided. Clarification is required.
3. The application is accompanied by photographs of existing tractor supply facilities. None of the photographs appear to show the extent of outside display area in the front yard as compared to this application. Discussion is required.
4. The plan shows a chain-link fence surrounding the bio-retention basin along Community Place. A decorative fence is required.
5. The plan requires a variance for proposed signage. Testimony in support of the variance is required. The variances are for size and height of facade sign. None of the variances are substantial.
6. The variance plan does not include landscaping, lighting, or complete building facade plans. Plans previously approved with conditions are to be incorporated with this application.
6. The application requires payment of an affordable housing fee. No building permit shall be issued until one half of the required fee is paid.

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 22-02A – TRACTOR SUPPLY, 69 STIRLING ROAD, BLOCK 110, LOTS 9.03 & 9.04, OUTDOOR STORAGE VARIANCE
DATE: MAY 5, 2023
REVIEW: REVIEW LETTER #1 (FOR PUBLIC HEARING)

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

- Application and checklist material,
- Letter from Attorney Powers, dated May 1, 2023, explaining the reason for returning to the Board of Adjustment,
- Sketch of a typical Tractor Supply and its outdoor storage,
- Various photographs demonstrating the types of items that are requested to be displayed outdoors,
- Two lists (one spring-summer and one fall-winter) of the types of items that are requested to be displayed outdoors,
- Letter from Planner Chadwick, dated February 8, 2023, describing which items are permitted to be stored and displayed outdoors.

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

May 5, 2023

BA 22-02A – Tractor Supply, 69 Stirling Road, Outdoor Storage Variance

1. The applicant has applied to the Board of Adjustment at the suggestion of Planner Chadwick in order to elicit from the board which items are permitted for outdoor storage and display.
2. We note that the Tractor Supply sketch that was supplied by the applicant does not coincide with the approved site plan with respect to the ADA parking spaces and striped area in front the of main entrance doors. In addition, this area is labeled on the plan as “Optional Event/ Seasonal Display.” This area and notation shall be clarified on the plan.
3. Will the items requested to be displayed outdoors also be stored outdoors? What type of security protection, if any, is proposed to protect the items during hours when the building is closed?
4. Will the surface materials of the outdoor display areas be changed as a result of different items being displayed on same?
5. We defer to the board’s professional planner for the zoning related items including the variances.

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

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44 Mountain Boulevard Warren, New Jersey 07059 (908) 753-1000
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**Warren Township
Police Department**

INTEROFFICE MEMORANDUM

To: Mary Ellen Vautin, Warren Township Planning and Zoning

From: Ofc. Robert Apisa #75

Subject: Case: BA22-02A
Block/Lot 110/9.02 & 9.04
69 Stirling Road

Date: May 9, 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



1 May 2023

RE: BA22-02A Outdoor Storage

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 Marshall

Cc: Fire Chief Mark Russo
File