NV5

Updated February 25, 2020

Ms. Maryellen Vautin
Land Use Coordinator
Township of Warren
46 Mountain Boulevard
Warren, NJ 07059

Re: Chase Partners Site
Block 85.01, Lots 1, 2, 3 &4
King George Road and Mountain Avenue
Warren Township, Somerset County, New Jersey

Dear Ms. Vautin:

As requested, NV5 has reviewed the following documentation with regard to the above referenced project. Additional documentation reviewed in this submission is indicated in **bold** text.

- "Preliminary and Final Major Subdivision (Phases 1,2 & 3) and Preliminary and Final Major Site Plan (Phases 1 & 2), Chase Partners Site" prepared by Gladstone Design, Inc., dated October 18, 2019, 44 sheets
- **"Preliminary and Final Major Subdivision and Site Plans – Mountain Avenue South Entrance Sight Distance Plan & Profile" Prepared by Gladstone Design, Inc., revised January 24, 2020, sheet 34 of 44.**
- **"Preliminary and Final Major Subdivision and Site Plans – Mountain Avenue North Entrance Sight Distance Plan & Profile" Prepared by Gladstone Design, Inc., revised January 24, 2020, sheet 35 of 44.**
- **"Preliminary and Final Major Subdivision and Site Plans – Phasing Plan" Prepared by Gladstone Design, Inc., revised January 24, 2020, sheet 44 of 44.**
- **"Preliminary and Final Major Subdivision and Site Plans – Signage and Striping Plan" Prepared by Gladstone Design, Inc., dated January 24, 2020, 2 sheets**
- **"Preliminary and Final Major Subdivision and Site Plans – Emergency Access and Truck Turning Plan" Prepared by Gladstone Design, Inc., dated January 20, 2020, 2 sheets**
- "Preliminary Horizontal Alignment Plan, Preliminary Traffic Signal Plan, Canoe Brook Development" prepared by Dynamic Traffic, LLC, dated August 23, 2019, 2 sheets
- "Traffic Impact Study for Chase Partners Site", prepared by Dynamic Traffic, dated September 18, 2019.
- "Response to Traffic Engineer's Review – Chase Partners Site" letter report prepared by Dynamic Traffic dated January 17, 2020.

With regard to the above referenced documentation, NV5 has the following comments. For clarity, NV5's earlier comments are provided in regular text and any updates in *italics.*

Site Plan

1. The cover sheet of the site plan indicates that a total of 826 parking spaces are provided, which includes the use of a two car garage and one car in each driveway for the site plus the required 0.5 space per unit for visitor parking. This office concurs that the parking provided complies with RSIS.

No further comment necessary.

2. The sidewalk on the west side of Road A should be extended to the traffic signal at King George Road.

This comment remains outstanding.

3. With regard to the sight distance profile on Mountain Avenue, this office has the following comments:
   a. 3.5' height of object shall be used in the calculation

The sight distance calculations have been revised accordingly.

   b. The applicant must reconcile the landscaping plan with the sight triangles on the Mountain Avenue access driveways. Based on the information provided, landscaping is proposed within the site triangle.

This comment remains outstanding. Testimony and / or revised plans shall be provided which reconciles the plantings proposed within sight triangles.

   c. The profile plans must show the vertical profile of the <u>roadway</u>, not the vertical profile of the sight line.

The sight distance calculations have been revised accordingly.

   d. Additional review of the sight profiles are required once the above information is reconciled.

Based on the revised sight distance profiles submitted, adequate sight distance is available on Mountain Avenue for the proposed driveways provided the sight triangles are clear of any obstructions. Due to the change in vertical grade in the area, this office recommends that plantings be omitted from the sight triangles in favor of grass and any shrubs or bushes located elsewhere on site.

4. The site plan includes apex ramps at a number of the internal intersections. This office recommends perpendicular ramps be utilized wherever possible.

This comments remains outstanding.

5. Additional sidewalk ramp details shall be included with the plan set and ramp locations reviewed to ensure they can be constructed to ADA standards. The construction detail provided is outdated, difficult to read, and does not provide details for the proposed apex ramps.

This comment remains outstanding.

6. The applicant should confirm if any improvements are proposed on Mountain Avenue along the site frontage, such as widening to accommodate a 12 foot travel lane.

This comment remains outstanding.

7. The proposed Road F intersection with Mountain Avenue is shown to conflict with existing guiderail. Information on how this guiderail will be revised / updated shall be provided.

This comment remains outstanding.

Traffic Impact Study

Trip Generation

8. This office has reviewed the trip generation estimates and routing contained within the traffic study and is in general agreement with the calculations, however the following inconsistencies were noted:

    a. The site plans call for 117 townhouse units, whereas the traffic impact study utilizes 115 units. While this is not anticipated to substantially change the conclusions in the study, the documents should be reconciled to address this discrepancy.

The applicant has confirmed that 115 units are proposed in both the site plans and traffic impact study.

    b. Additional information / revisions is required regarding the pass-by trips (Figure 6) for the proposed restaurant site. The routing provided is not consistent; there a net negative volume exiting the study area.

While this office does not agree with the methodology utilized to determine the pass by trips on the network, the discrepancy is not likely to materially change the conclusions in the traffic study. The applicant should confirm, during testimony, that the conclusions made in the traffic study do not materially change if the 7 vehicle reduction is omitted.

Level of Service Analysis

9. This office has reviewed the Level of Service analysis and is in general agreement with the calculations and conclusions. Minor revisions to the Level of Service analysis may be required, however, based on the changes resulting from the trip generation comments above.

Consistent with comment 8b above, the applicant should confirm during testimony, that the conclusions made in the traffic study do not materially change if the 7 vehicle reduction is omitted.

10. The traffic study provides an analysis of the site assuming completion of all three phases of construction, however phases 1 & 2 are only proposed to be constructed at this time. While this office is in agreement with this approach, the analysis includes internal capture between the residential and restaurant uses. The applicant should provide additional information / testimony confirming that the conclusions reached in the traffic study remain unchanged if the hotel / restaurant portions of the project are not constructed.

The applicant has indicated testimony will be provided as requested.

Proposed Improvements

11. The applicant is proposing traffic signal improvements on King George Road to permit the connection of this site to the existing traffic signal at Warren Corporate Center. This office defers detailed review of the signal modifications to Somerset County, but is in general agreement with the proposed improvements provided. The applicant should provide information / testimony regarding the status of the review of these improvements by the County.

The applicant has indicated testimony will be provided as requested.

If you have any questions or require any additional information regarding the comments, please feel free to contact me at 973-946-5604 or via email at joseph.fishinger@NV5.com.

Sincerely,
NV5

Joseph A. Fishinger, Jr., PE, PP, PTOE
Director, Traffic Engineering

NV5

November 27, 2019

Ms. Maryellen Vautin
Land Use Coordinator
Township of Warren
46 Mountain Boulevard
Warren, NJ 07059

Re: Chase Partners Site
Block 85.01, Lots 1,2,3 &4
King George Road and Mountain Avenue
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With regard to the above referenced documentation, NV5 has the following comments:

Site Plan

1. The cover sheet of the site plan indicates that a total of 826 parking spaces are provided, which includes the use of a two car garage and one car in each driveway for the site plus the required 0.5 space per unit for visitor parking. This office concurs that the parking provided complies with RSIS.

2. The sidewalk on the west side of Road A should be extended to the traffic signal at King George Road.

3. With regard to the sight distance profile on Mountain Avenue, this office has the following comments:
   a. 3.5' height of object shall be used in the calculation
   b. The applicant must reconcile the landscaping plan with the sight triangles on the Mountain Avenue access driveways. Based on the information provided, landscaping is proposed within the site triangle.
   c. The profile plans must show the vertical profile of the <u>roadway</u>, not the vertical profile of the sight line.
   d. Additional review of the sight profiles are required once the above information is reconciled.

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    a. The site plans call for 117 townhouse units, whereas the traffic impact study utilizes 115 units. While this is not anticipated to substantially change the conclusions in the study, the documents should be reconciled to address this discrepancy.
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If you have any questions or require any additional information regarding the comments, please feel free to contact me at 973-946-5604 or via email at joseph.fishinger@NV5.com.

Sincerely,
NV5

Joseph A. Fishinger, Jr., PE, PP, PTOE
Director, Traffic Engineering

enclosures

INTEROFFICE MEMO

OFFICE OF THE FIRE MARSHAL - TOWNSHIP OF WARREN

(908)753-8000 X-259

TO: JOHN CHADWICK, MARYELLEN VAUTIN, CHRIS KASTRUD

FROM: AL SHJARBACK

SUBJECT: PB19-11 PULTE HOMES / CHASE WARREN PARTNERS SITE PLAN

DATE: **5 DECEMBER 2019**

CC: FIRE CHIEF, FILE

John, after review of the plans for the project on King George / Mountain Avenues for Pulte/Chase Warren Partners Project PB19-11 this office has the following comments:

- All Water Mains within the project and feeding the project area should be no less than 8" in diameter and no line within the project should be "dead-ended". We would request that all lines be looped in order to provide higher reliability both from a pressure/volume and availability standpoint for emergency services use.
- Any structure that requires sprinklers shall have a "Remote" located FDC connection. One that is not attached to the structure that it is serving and is located with 100' of a fire hydrant. Each Remote FDC connection shall be marked with an FDC sign and a Red Location Light. All FDC connections shall be 5" STORZ type. Clustering of FDC's should be considered.
- We would request the area between the parking garage and King George Road be paved and designated as an emergency access corridor to enable the Fire Department to stage apparatus at the westerly end of the garage and have direct access for fire fighting operations. This access road could be gated off to prevent unauthorized access. The roadway should be wide enough and capable of handling Aerial type Fire Department vehicles.
- If gated access is installed at any area of the project, we would request that Two-Way Radio operated gate openers be added at those locations to facilitate Fire and Police access.
- Two-Way radio coverage should be verified in the larger multi-family buildings that front King George Road to ensure that we can communicate within the structure. A BDA (Bi-Directional Amplifier) system may need to be included in the building design.
- We request at a minimum the following fire hydrant locations:
    - At King George Road Entry to Project (Road "A")
    - Along Road "A" where there is a turn into the Future Restaurant Parking Area
    - Where Road "A" meets Road "D"
    - Where Road "C" meets Road "B"
    - At the Midway Point of Road "B" between the two structures
    - At the rear of the (3) Structures that makeup the Multi-Family Buildings and Garage. One next to the Garage Entry, and One at each end of the multi-family buildings.

- At the NW Corner of the Multi-Family building near King George Road
- On King George Road by the requested access road that would lead into the west side of the garage building.
- At the corner of Roads "F" and "G" along the entry access road from Mountain Avenue
- At the intersection of Roads "E" and "G" along the entry access road from Mountain Avenue
- At the corner of Roads "F" and "E"
- At a Mid-Point of Road "E" next to the 3 parking spots shown
- Additional Hydrants will be required "Future" Restaurant and Hotel shown

- Fire Lanes need to be discussed. All areas where Hydrants and FDC Connections exist will need to be restricted for parking purposes.
- If Truss Roof/Flooring is used the developer may provide signage at the entry roads to display this fact in place of any building mounted signage.
- A study should be completed of all roadways within the project to ensure that Fire Department Apparatus can negotiate and access areas given size, turning radius and deployment needs.
- Due to the limited access to the Parking Garage and its location/attachment to the adjacent residential structures we would request the facility be fully sprinklered and that standpipes would be located on each side of the structure, within each stairwell and a mid-point on each level.
- We would like to discuss how to coordinate the location and potential co-location of the FDC's for the Townhomes to improve emergency accessibility.

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
Email: jtcivplan@comcast.net

MEMORANDUM

To: Warren Township Planning Board

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

Date: February 23, 2020

Re: Case 19-11, 19 -12, 19-13 (Chase/Pulte Project/85.01 lots 1, 2, 3 and 4)

I have reviewed the preliminary and final major subdivision and site plan, supporting documents, attended numerous meetings with applicant and representatives and submit the following:

1. Multiple discussions with the applicant have resulted in submission of a concept recreation plan, examination of Mountain Avenue townhome layout and design, further review and investigation of landscape of the Mountain Avenue frontage and the King George Road frontage. Supplemental documents have been submitted and require presentation and discussion.

2. Architectural plans of townhomes and the proposed apartment buildings have been reviewed at length. The applicant is exploring architectural features for each building site. Supplemental drawings and elevations are to be submitted.

3. The application conforms to the court's certified affordable housing plan as to the total number of units and affordable units.

4. The applicant has submitted a traffic impact analysis. The study has been reviewed by the Board's traffic consultant and additional comments of the applicant's traffic consultant have been received. Discussion of status and impacts is required.

5. A concept recreation plan provides a pedestrian linkage of the townhome community and the apartment buildings and amenities. The Board should discuss the need for a sidewalk along Mountain Avenue vis-à-vis an on-site pedestrian walkway system. The onsite pedestrian paths will not be all weather pedestrian routes.

6. The application is not accompanied by an affordable housing plan and declaration of covenants. These documents are required prior to final approval. I recommend same be submitted as a condition of preliminary approval and reviewed and approved by the Township Housing Consultant.

7. A phasing plan has been submitted. The sequence of development will be townhomes followed by the apartment development. A more detailed plan requires discussion

8. A detailed report by the Township Fire Marshal has been submitted. The applicant must address Fire Marshal recommendations. Status pending.

INTEROFFICE MEMO

OFFICE OF THE FIRE MARSHAL - TOWNSHIP OF WARREN

(908)753-8000 X-259

TO: JOHN CHADWICK, MARYELLEN VAUTIN, CHRIS KASTRUD

FROM: AL SHJARBACK

SUBJECT: PB19-11 PULTE HOMES / CHASE WARREN PARTNERS SITE PLAN **REVISED COMMENTS**

DATE: **4 FEBRUARY 2020**

CC: FIRE CHIEF, FILE

John, after review of the most recently submitted plans (1/27/2020) for the project on King George / Mountain Avenue we have the following comments (Updated comments in BOLD):

While not included in your letter date 1/8/2020 to Keith Davis representing Pulte Homes/Chase Warren Partners the following items remain to be answered and are NOT on the drawings submitted (Drawing set did not include a Utilities Plan).

- All Water Mains within the project and feeding the project area should be no less than 8" in diameter and no line within the project should be "dead-ended". We would request that all lines be looped in order to provide higher reliability both from a pressure/volume and availability standpoint for emergency services use.
- Any structure that requires sprinklers shall have a "Remote" located FDC connection. One that is not attached to the structure that it is serving and is located with 100' of a fire hydrant. Each Remote FDC connection shall be marked with an FDC sign and a Red Location Light. All FDC connections shall be 5" STORZ type. Clustering of FDC's should be considered.
- We would request the area between the parking garage and King George Road be paved and designated as an emergency access corridor to enable the Fire Department to stage apparatus at the westerly end of the garage and have direct access for fire fighting operations. This access road could be gated off to prevent unauthorized access. The roadway should be wide enough and capable of handling Aerial type Fire Department vehicles. **Note there is now an area to pull in towards the parking garage and dog-walk area but it leaves us well short of reaching the structure with either of our ladder trucks. We would ask that the area be extended as far as the dog-walk area west limit, which would put us approximately 40' from the structure and within reach of our apparatus giving a height no to exceed 3 stories on the garage. Also the proposed road width is not sufficient as both ladder trucks require 19' to fully deploy the stabilizing outriggers.**
- If gated access is installed at any area of the project, we would request that Two-Way Radio operated gate openers be added at those locations to facilitate Fire and Police access.
- Two-Way radio coverage should be verified in the larger multi-family buildings that front King George Road to ensure that we can communicate within the structure. A BDA (Bi-Directional Amplifier) system may need to be included in the building design.

Without the Utility Plan it is difficult to determine using Fire Zone markings shown on submitted plans to determine if the intent of our request is being met.

- We request at a minimum the following fire hydrant locations:
    - At King George Road Entry to Project (Road "A")
    - Along Road "A" where there is a turn into the Future Restaurant Parking Area
    - Where Road "A" meets Road "D"
    - Where Road "C" meets Road "B"
    - At the Midway Point of Road "B" between the two structures
    - At the rear of the (3) Structures that makeup the Multi-Family Buildings and Garage. One next to the Garage Entry, and One at each end of the multi-family buildings.
    - At the NW Corner of the Multi-Family building near King George Road
    - On King George Road by the requested access road that would lead into the west side of the garage building.
    - At the corner of Roads "F" and "G" along the entry access road from Mountain Avenue
    - At the intersection of Roads "E" and "G" along the entry access road from Mountain Avenue
    - At the corner of Roads "F" and "E"
    - At a Mid-Point of Road "E" next to the 3 parking spots shown
    - Additional Hydrants will be required "Future" Restaurant and Hotel shown

- Fire Lanes need to be discussed. All areas where Hydrants and FDC Connections exist will need to be restricted for parking purposes.
- If Truss Roof/Flooring is used the developer may provide signage at the entry roads to display this fact in place of any building mounted signage.
- A study should be completed of all roadways within the project to ensure that Fire Department Apparatus can negotiate and access areas given size, turning radius and deployment needs. **While this has been done it appears, they are using a length that is less than our largest apparatus. The length to be used should be 45' for the chassis and including the aerial bucket for full length of the vehicle it is 49'. It appears from the submitted Emergency Access Turning Radius drawings from Roads A-B-C-D look to be potential issues but all turning should be rechecked with this information.**
- Due to the limited access to the Parking Garage and its location/attachment to the adjacent residential structures we would request the facility be fully sprinklered and that standpipes would be located on each side of the structure, within each stairwell and a mid-point on each level.
- We would like to discuss how to coordinate the location and potential co-location of the FDC's for the Townhomes to improve emergency accessibility.
- **It appears that the Fire Access roadway at the North End of the King George Road Project onto King George Road needs to be marked on the parking area side as No Parking Fire Zone. Areas adjacent to it are marked but the west side of the parking area is not.**

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

February 11, 2020
Via Hand Delivery

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

Re: Pulte Homes of NJ, LP & Chase Partners Warren, LLC
Block 85.01, Lot 1, 2, 3, 4
Sewer Status
PB19-11

Dear Ms. Vautin:

There is currently no capacity in the Stage IV Sewer Service Area at this time. Authority Resolution No. 18-30 (attached) authorized a Stay of Approval of Non-Emergent Applications in the Stage IV Sewer Service Area for the Chase Partners Warren, LLC and 284 King George Road LLC (collectively "Chase") project and is extended on a monthly basis so long as Chase or partners do not sue or bring any claim, whether by complaint, motion, order to show cause, or otherwise, against the Township of Warren (the "Township") and/or the Authority for a scarce resources order or any other relief concerning sewer capacity. Chase will have the option of entering into a reservation agreement with the Authority when capacity becomes available in accordance with Resolution 18-50 (attached).

The 2020 1st Quarter Affordable Housing Update, as required by Paragraph 17 of the Fair Share Housing Settlement, is also attached. This update currently projects the completion of the Stage IV Rehabilitation (Contract 61) on March 31, 2020. Upon completion the Authority Engineer, PS&S, will conduct a confirmatory flow study to confirm the reduction of Inflow & Infiltration. Their findings are scheduled to be presented to the Authority on June 25, 2020.

Please contact me at 908-753-8000 x-258 or spierini@wtsauth.org if you have additional questions regarding this matter.

Sincerely,

Spencer T. Pierini, P.E.
WTSA Executive Director

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WARREN TOWNSHIP SEWERAGE AUTHORITY

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

AFFORDABLE HOUSING SETTLEMENT
2020 – 1st QUARTER UPDATE

The Warren Township Sewerage Authority (the "Authority") provides the following as the 1st quarter update for calendar year 2020 in accordance with Paragraph 17 of the Mount Laurel Affordable Housing Settlement Agreement, In the Matter of the Township of Warren for a Judgment of Compliance of its Third Round Housing Element and Fair Share Plan, Docket No. SOM-L-904-15 (the "Agreement").

Paragraph 17(e) of the Agreement identifies an estimated timeline setting forth the manner and estimated timing of the process to seek anticipated capacity in the Stage I/II and Stage IV sewer service areas (the "Estimated Timeline"). The Estimated Timeline separated the process into phases and individual work tasks. Attached hereto is an updated tracking schedule showing the current progress of each phase and certain work tasks as currently modified and being provided in accordance with Paragraph 17 of the Agreement. This updated tracking schedule is a good faith status update from the baseline schedule set forth in the Estimated Timeline but is not intended to be an exhaustive review of each work task.

As the Authority has repeated throughout this process, the relevant parties are responsible for their pro-rata/fair share of the costs associated with obtaining the additional capacity for their projects, including those incurred thus far and set for herein and hereafter.

Stage I/II Inflow and Infiltration Reduction Status: Phase I

The Authority Engineer, PS&S, is in the process of evaluating the I&I reduction efforts to date.

Stage I/II Inflow and Infiltration Reduction Status: Phase II

As noted in the 2019 4th Quarter Update, the Phase II schedule has been adjusted to account for the extended Phase I flow confirmation task. Phase II will commence based on the timing and results of the Phase I I&I reduction efforts.

Stage IV - Inflow and Infiltration Reduction Status: Phase I

As detailed in the 2019 4th Quarter Update, construction has commenced on the CIPP lining project. The current schedule anticipates the completion of the sewer repairs by February , 2020 followed by flow confirmation monitoring.

In addition, as detailed in the 3rd Quarter Update, the Focused Electrode Leak Location (FELL) testing identified nine (9) high priority sections of pipe. The Authority has

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

determined to proceed with rehabilitation work on certain sections in connection with the ongoing CIPP lining project.

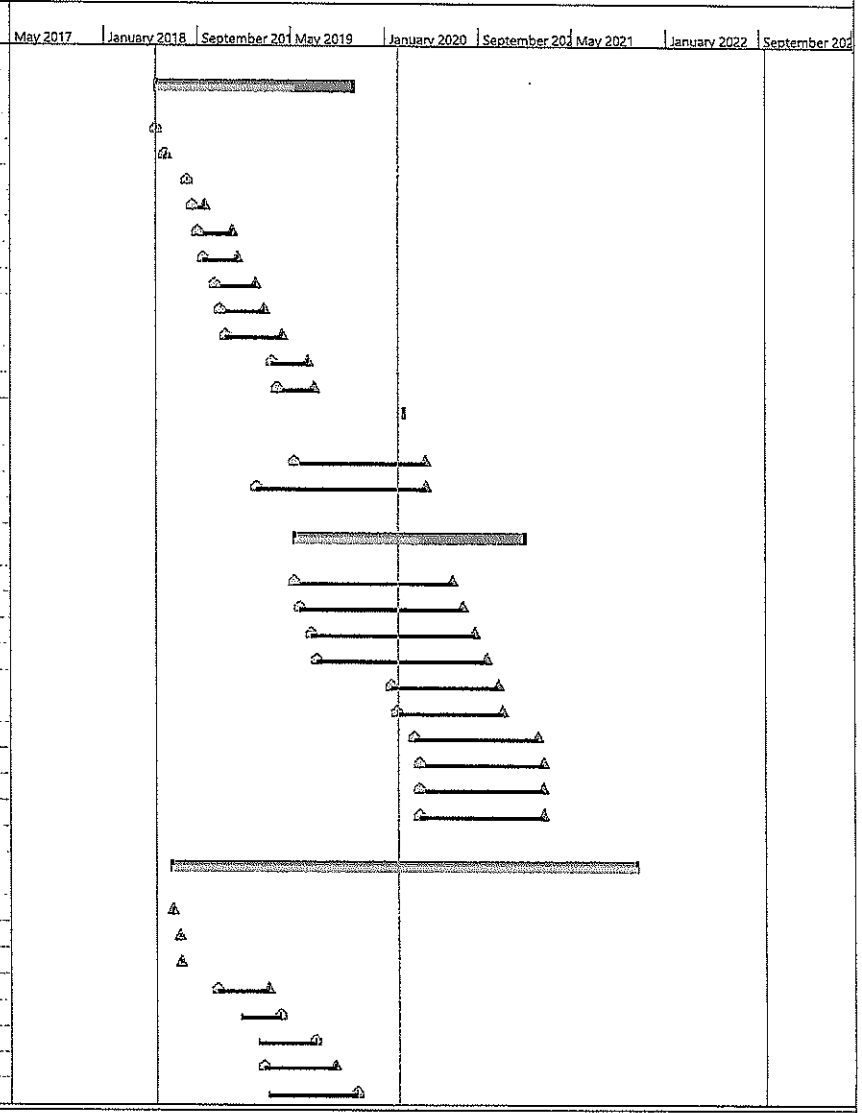
Stage IV - Inflow and Infiltration Reduction Status: Phases II and III

The Phase II and Phase III schedules have been adjusted to account for the extended Phase I confirmatory flow task.

STP

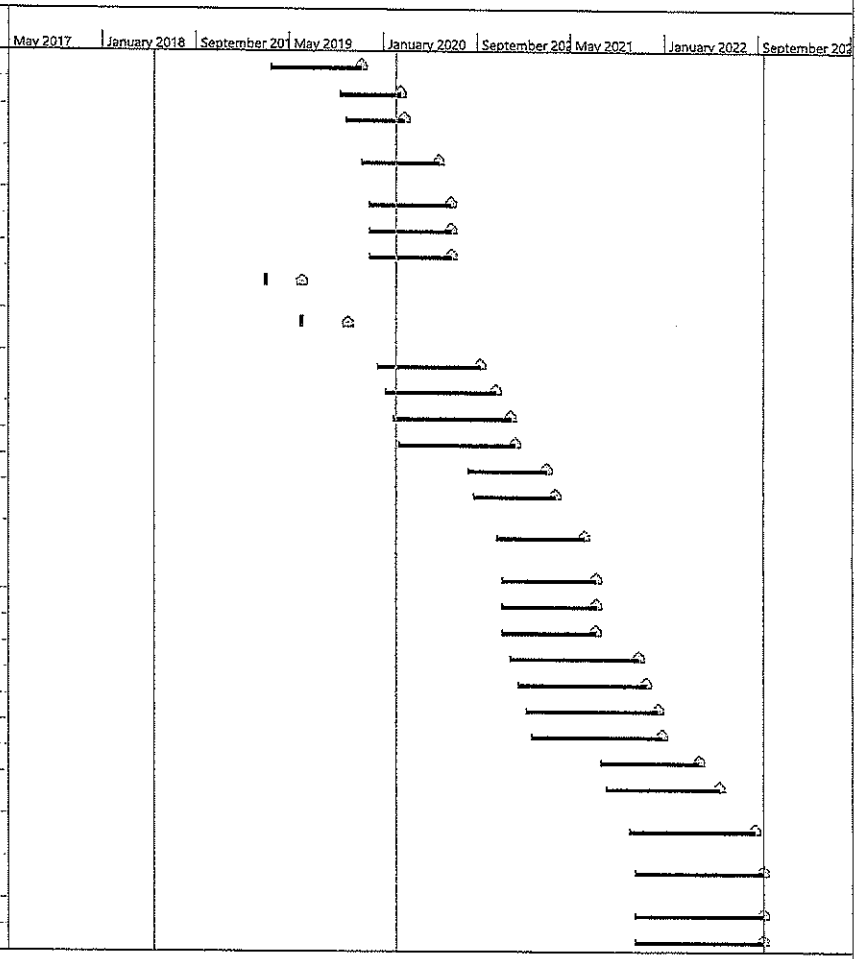
First (1st) Quarter 2020 Schedule Update
Date: January 20, 2020

ID	Task Mode	Task Name	Start	Finish	Baseline Start	Baseline Finish	Start Var.	Finish Var.	% Complete
1							0 days	0 days	0%
2		**Phase I Stage I/II Inflow and Infiltration Reduction Timeline:**	**Wed 5/16/18**	**Fri 10/11/19**	**Wed 5/16/18**	**Fri 5/10/19**	**0 days**	**110 days**	**0%**
3		CCTV Board Approval	Wed 5/16/18	Wed 5/16/18	Wed 5/16/18	Wed 5/16/18	0 days	0 days	100%
4		CCTV Notice To Proceed	Tue 6/12/18	Tue 6/12/18	Wed 6/6/18	Wed 6/6/18	4 days	4 days	100%
5		CCTV Complete	Sun 8/5/18	Sun 8/5/18	Sun 8/5/18	Sun 8/5/18	0 days	0 days	100%
6		CCTV Review Complete	Wed 9/19/18	Wed 9/19/18	Sun 8/19/18	Sun 8/19/18	22 days	23 days	100%
7		Phase 1 Bid Package	Fri 11/30/18	Fri 11/30/18	Sun 9/2/18	Sun 9/2/18	64 days	65 days	100%
8		Phase 1 Public Bid	Fri 12/14/18	Fri 12/14/18	Sun 9/16/18	Sun 9/16/18	64 days	65 days	100%
9		Phase 1 Bid Award	Tue 1/29/19	Tue 1/29/19	Tue 10/16/18	Tue 10/16/18	75 days	75 days	100%
10		Phase 1 Notice to Proceed	Wed 2/20/19	Wed 2/20/19	Tue 10/30/18	Tue 10/30/18	81 days	81 days	100%
11		Start Phase 1 Sewer Repairs	Mon 4/8/19	Mon 4/8/19	Tue 11/13/18	Tue 11/13/18	104 days	104 days	100%
12		Finish Phase 1 Sewer Repairs	Fri 6/14/19	Fri 6/14/19	Wed 3/13/19	Wed 3/13/19	67 days	67 days	100%
13		Start Confirmation Flow Monitoring	Mon 7/1/19	Mon 7/1/19	Wed 3/27/19	Wed 3/27/19	68 days	68 days	0%
14		Issue Engineering Confirmation Memorandum	Wed 2/19/20	Wed 2/19/20	Wed 2/19/20	Wed 2/19/20	0 days	0 days	0%
15		SSA I/II Phase 1 I&I Reduction Complete	Wed 4/15/20	Wed 4/15/20	Fri 5/10/19	Fri 5/10/19	243 days	243 days	0%
16		Pirhl Phase 1 TWA	Thu 4/16/20	Thu 4/16/20	Fri 2/1/19	Fri 2/1/19	314 days	314 days	0%
17									
18		**Phase II Stage I/II Inflow and Infiltration Reduction Timeline:**	**Fri 5/10/19**	**Wed 12/30/20**	**Fri 5/10/19**	**Mon 3/30/20**	**0 days**	**197 days**	**0%**
19		Complete Phase II Bid Package	Thu 6/25/20	Thu 6/25/20	Fri 5/10/19	Fri 5/10/19	294 days	294 days	0%
20		Phase II Public Bid	Tue 7/21/20	Tue 7/21/20	Fri 5/24/19	Fri 5/24/19	302 days	302 days	0%
21		Phase II Bid Award	Fri 8/21/20	Fri 8/21/20	Sun 6/23/19	Sun 6/23/19	304 days	305 days	0%
22		Phase II Notice to Proceed	Mon 9/21/20	Mon 9/21/20	Sun 7/7/19	Sun 7/7/19	315 days	316 days	0%
23		Finish Phase II Sewer Repairs	Wed 10/21/20	Wed 10/21/20	Fri 1/17/20	Fri 1/17/20	198 days	198 days	0%
24		Start Confirmatory Flow Monitoring	Sun 11/1/20	Sun 11/1/20	Fri 1/31/20	Fri 1/31/20	196 days	196 days	0%
25		Finish Confirmatory Flow Monitoring	Mon 2/1/21	Mon 2/1/21	Mon 3/16/20	Mon 3/16/20	230 days	230 days	0%
26		Engineering Confirmation Memo	Mon 2/15/21	Mon 2/15/21	Mon 3/30/20	Mon 3/30/20	230 days	230 days	0%
27		SSA I/II Phase 1 I&I Reduction Complete	Mon 2/15/21	Mon 2/15/21	Mon 3/30/20	Mon 3/30/20	230 days	230 days	0%
28		Premier Properties Phase II TWA	Tue 2/16/21	Tue 2/16/21	Mon 3/30/20	Mon 3/30/20	231 days	231 days	0%
29									
30		**Phase I - III Stage IV - Inflow and Infiltration Reduction Timeline:**	**Mon 6/25/18**	**Sat 10/16/21**	**Mon 6/25/18**	**Sat 10/16/21**	**0 days**	**0 days**	**0%**
31		Receive Flow Study Data	Thu 6/28/18	Thu 6/28/18	Mon 6/25/18	Mon 6/25/18	3 days	3 days	100%
32		Flow Data Review	Mon 7/16/18	Mon 7/16/18	Mon 7/16/18	Mon 7/16/18	0 days	0 days	100%
33		PMUA Start Cleaning and CCTV	Wed 7/18/18	Wed 7/18/18	Mon 7/23/18	Mon 7/23/18	-3 days	-3 days	100%
34		Complete CCTV Work	Fri 3/1/19	Fri 3/1/19	Sun 10/21/18	Sun 10/21/18	94 days	95 days	100%
35		Evaluate CCTV Data	Mon 4/1/19	Mon 4/1/19	Thu 12/20/18	Thu 12/20/18	72 days	72 days	100%
36		Phase I Bidding	Tue 7/2/19	Tue 7/2/19	Sun 2/3/19	Sun 2/3/19	106 days	107 days	100%
37		Phase I Bid Award	Wed 8/21/19	Wed 8/21/19	Sun 2/17/19	Sun 2/17/19	132 days	133 days	100%
38		Phase I Notice To Proceed	Thu 10/17/19	Thu 10/17/19	Fri 3/1/19	Fri 3/1/19	164 days	164 days	100%



First (1st) Quarter 2020 Schedule Update
Date: January 20, 2020

ID	Task Mode	Task Name	Start	Finish	Baseline Start	Baseline Finish	Start Var.	Finish Var.	% Complete
39		Start Phase I Sewer Repairs	Mon 11/4/19	Mon 11/4/19	Fri 3/15/19	Fri 3/15/19	166 days	166 days	0%
40		Finish Phase I Sewer Repairs	Fri 2/14/20	Fri 2/14/20	Wed 9/11/19	Wed 9/11/19	112 days	112 days	0%
41		Start Phase I Confirmatory Flow Monitoring	Mon 2/24/20	Mon 2/24/20	Thu 9/26/19	Thu 9/26/19	107 days	107 days	0%
42		Finish Phase I Confirmatory Flow Monitoring & Trunk Line Flow Monitoring	Sun 5/24/20	Sun 5/24/20	Tue 11/5/19	Tue 11/5/19	144 days	144 days	0%
43		Phase I Engineering Confirmation Memo	Thu 6/25/20	Thu 6/25/20	Tue 11/26/19	Tue 11/26/19	152 days	152 days	0%
44		Stage IV Phase I I&I Reduction Complete	Thu 6/25/20	Thu 6/25/20	Tue 11/26/19	Tue 11/26/19	152 days	152 days	0%
45		Chase Properties Phase I TWA	Fri 6/26/20	Fri 6/26/20	Tue 11/26/19	Tue 11/26/19	153 days	153 days	0%
46		Proposed Additional Trunk Line Evaluation	Fri 3/1/19	Fri 3/1/19	Mon 6/3/19	Mon 6/3/19	-66 days	-66 days	100%
47		Proposed Complete Trunk Line Evaluation	Mon 6/3/19	Mon 6/3/19	Tue 10/1/19	Tue 10/1/19	-86 days	-86 days	100%
48		Phase II Bid Package	Thu 9/10/20	Thu 9/10/20	Tue 12/17/19	Tue 12/17/19	192 days	192 days	0%
49		Phase II Bid Award	Tue 10/20/20	Tue 10/20/20	Tue 1/7/20	Tue 1/7/20	205 days	205 days	0%
50		Phase II Notice to Proceed	Sat 11/28/20	Sat 11/28/20	Tue 1/28/20	Tue 1/28/20	219 days	219 days	0%
51		Start Phase II Sewer Repairs	Thu 12/10/20	Thu 12/10/20	Tue 2/11/20	Tue 2/11/20	217 days	217 days	0%
52		Finish Phase II Sewer Repairs	Mon 3/1/21	Mon 3/1/21	Sun 8/9/20	Sun 8/9/20	145 days	146 days	0%
53		Start Phase II Confirmatory Flow Monitoring	Tue 3/23/21	Tue 3/23/21	Sun 8/23/20	Sun 8/23/20	151 days	152 days	0%
54		Finish Phase II Confirmatory Flow Monitoring	Mon 6/7/21	Mon 6/7/21	Thu 10/22/20	Thu 10/22/20	162 days	162 days	0%
55		Phase II Engineering Confirmation Memo	Wed 7/7/21	Wed 7/7/21	Thu 11/5/20	Thu 11/5/20	174 days	174 days	0%
56		SSA IV Phase II I&I Reduction Complete	Wed 7/7/21	Wed 7/7/21	Thu 11/5/20	Thu 11/5/20	174 days	174 days	0%
57		Chase Properties Phase II TWA	Wed 7/7/21	Wed 7/7/21	Thu 11/5/20	Thu 11/5/20	174 days	174 days	0%
58		Phase III Bid Package	Tue 10/26/21	Tue 10/26/21	Thu 11/26/20	Thu 11/26/20	238 days	238 days	0%
59		Phase III Bid Award	Mon 11/15/21	Mon 11/15/21	Thu 12/17/20	Thu 12/17/20	237 days	237 days	0%
60		Phase III Notice to Proceed	Wed 12/15/21	Wed 12/15/21	Thu 1/7/21	Thu 1/7/21	244 days	244 days	0%
61		Start Phase III Sewer Repairs	Sun 12/26/21	Sun 12/26/21	Thu 1/21/21	Thu 1/21/21	242 days	242 days	0%
62		Finish Phase III Sewer Repairs	Fri 4/1/22	Fri 4/1/22	Tue 7/20/21	Tue 7/20/21	183 days	183 days	0%
63		Start Phase III Confirmatory Flow Monitoring	Wed 5/25/22	Wed 5/25/22	Tue 8/3/21	Tue 8/3/21	211 days	211 days	0%
64		Finish Phase III Confirmatory Flow Monitoring	Thu 8/25/22	Thu 8/25/22	Sat 10/2/21	Sat 10/2/21	233 days	234 days	0%
65		Phase III Engineering Confirmation Memo	Fri 9/16/22	Fri 9/16/22	Sat 10/16/21	Sat 10/16/21	239 days	240 days	0%
66		SSA IV Phase III I&I Reduction Complete	Fri 9/16/22	Fri 9/16/22	Sat 10/16/21	Sat 10/16/21	239 days	240 days	0%
67		Chase Properties Phase III TWA	Fri 9/16/22	Fri 9/16/22	Sat 10/16/21	Sat 10/16/21	239 days	240 days	0%



WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 18-30

RESOLUTION AUTHORIZING STAY OF APPROVAL OF NON-EMERGENT APPLICATIONS IN THE STAGE IV SEWER SERVICE AREA

WHEREAS, Chase PartnersWarren, LLC and 284 King George Road LLC (collectively "Chase") are intervenors in the Township of Warren's (the "Township") affordable housing litigation, Docket No.: SOM-L-904-14, pending in the Superior Court of New Jersey, Somerset County, Law Division (the "Township Litigation"); and

WHEREAS, Chase and the Township are currently discussing a possible inclusionary development on the Chase properties located in the Stage IV sewer service area, which development, if included in the Township's plan, would assist the Township in meeting its affordable housing obligations; and

WHEREAS, Chase has indicate that it may pursue claims and/or litigation against and/or involving the Township and/or the Warren Township Sewerage Authority (the "Authority") concerning the sewerage capacity in the Stage IV sewer service area; and

WHEREAS, as a result of a mediation session held on March 12, 2018, in connection with the Township Litigation, representatives for the Township, the Authority, Chase and Fair Share Housing Center discussed alternative courses of action in lieu of further litigation; and

WHEREAS, as a result of these discussions, Chase agreed to file a Concept Plan with the Authority, including an application filing fee and escrow deposit in an amount sufficient to cover the cost of the WTSA's professionals to review of the Concept Plan (the "Chase Concept Plan") and related matters for the purpose of exploring available capacity options in the Stage IV service area; and

WHEREAS, Chase wishes to preserve the currently existing capacity in Stage IV sewer service area during the pendency of review of the Chase Concept Plan and said it would seek to do so via a scarce resources order and/or litigation if an agreement could not be reached; and

WHEREAS, in order to avoid the time, expense and risks associated with such litigation, the Authority will agree to refrain from any new approval to use available capacity in Stage IV sewer service area, except in cases of an application for emergency connection, an application for single connection for one (1) EDU, or unless ordered to do so by a court of competent jurisdiction, for a period of 30 days from the date of this Resolution, which time period may be extended further as necessary by the Authority at its next regularly scheduled monthly meeting; and

WHEREAS, the Authority's agreement to do so shall be contingent upon and only so long as (i) Chase does not sue or bring any claim, whether by complaint, motion, order to show cause, or otherwise, against the Township and/or the Authority for a scare resources order or any other

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 18-50

RESOLUTION AUTHORIZING AUTHORITY ATTORNEY TO SEND LETTER REGARDING RESERVATION AGREEMENT FOR CHASE PARTNERS WARREN, LLC AND 284 KING GEORGE ROAD LLC

WHEREAS, at its upcoming June 20, 2018 meeting, the Warren Township Sewerage Authority (the "Authority") will act on a Resolution authorizing a reservation agreement with Chase Partners Warren, LLC and 284 King George Road LLC (collectively "Chase") for a maximum of 109 equivalent dwelling units of capacity for an inclusionary development on the Chase properties located in the Stage IV sewer service area in Warren Township; and

WHEREAS, in advance of the June 20, 2018 meeting, the Authority wishes to authorize the Authority Attorney to send a letter to the attorney for Chase regarding the reservation agreement; and

WHEREAS, the letter shall state that the Authority will not move the aforesaid Resolution at the June 20th meeting unless it is confirmed prior thereto by the Township of Warren (the "Township") that the Township and Chase have reached an agreement satisfactory to the Township concerning the Township's affordable housing obligation; and

WHEREAS, the Authority's approval of said reservation agreement shall be contingent on the Township including the Chase development in the Township's Affordable Housing Plan (the "Plan") and any such agreement shall be valid only for so long as the Chase development is actually included in the approved Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Warren Township Sewerage Authority in the County of Somerset, New Jersey hereby authorizes the Authority Attorney to send a letter to the attorneys for Chase regarding the reservation agreement consistent with this Resolution and in the form attached hereto.

BE IT FURTHER RESOLVED, that all Authority employees and officials are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

Moved	Seconded	Roll Call Vote	Yes	No	Absent	Abstained
		Chairman Checchio	X			
		Mr. Mosquera			X	
	X	Ms. Garafola	X			
		Mr. Vetter			X	
X		Mr. Truglio	X			
		Mr. Paolella (Alt 1)	X			
		Mr. DeNave (Alt 2)			X	

CERTIFICATION

I, Spencer Pierini, Authority Secretary of the Warren Township Sewerage Authority in the County of Somerset, New Jersey, do hereby certify that the above resolution is a true and correct copy of a resolution adopted by the Authority at its special meeting held on June 13, 2018.

Spencer Pierini, Authority Secretary

4957507v1

Warren Township Health Department

46 Mountain Blvd
Warren, NJ 07059
Kevin G. Sumner, Health Officer

908-753-8000 x. 237
908-757-9173 (fax)
ksumner@middlebrookhealth.org (e-mail)

To: M. Vautin, Planning & Zoning Office

From: K. Sumner, Health Officer

Date: 6 February 2020

Re: Case PB19-11 & 19-12
Block 85.01, Lots 1, 2, 3 & 4
Pulte Homes of NJ, LP & Chase Warren Partners, LLC
King George Road
Major Subdivision and Major Site Plan

I have reviewed the above referenced case and updated application received January 30, 2020 and based on the information supplied by your office find that the following issues must be addressed prior to action by the Health Department.

1. Complete health department subdivision and site plan applications must be submitted to the health department, with all the required documentation and fees.
2. Evidence of approval from the Warren Township Sewerage Authority must be submitted verifying sewage disposal.
3. Evidence from the public water supplier of intent to serve must be provided.
4. A current NJDEP Letter of Interpretation must be submitted. In addition, it appears from the plans that wetlands permits are likely to be required and these too will have to be submitted to the health department.
5. Our records indicate a leaking underground storage tank was identified on lot 4. Evidence of final remediation needs to be submitted to the health department.
6. Our records also indicate the presence of an onsite sewage disposal system on Lot 4. This will have to be abandoned and seal as required by law.
7. Applicant must provide information on any other environmental conditions of concern on the site such as additional onsite sewage disposal systems, underground storage tanks, wells, or environmental contamination?
8. Any proposed solid waste disposal areas must meet the Board of Health solid waste requirements as detailed in Board of Health ordinance BH:7-5. The plans reviewed do not provide the details necessary to determine compliance.
9. Will there be any public common areas at the site as part of the Phase I and Phase II proposals? If so, there may be further health department requirements for these areas depending upon their use.

10. Upon approval of the development, detailed plans will have to be submitted to the Health Department for Phase III relative to potentially regulated activities such as retail food, recreational bathing, etc.
11. I would like to commend the applicant for the inclusion of the proposed trails and recreational areas. The health department and Board of Health fully support these efforts as they help to improve the health of our residents.