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MEMORANDUM

To: Warren Township Planning Board

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

Date: June 2, 2020

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

I have reviewed the above preliminary and final major subdivision plat and preliminary site plan prepared by Gladstone Design dated April 24, 2020/filed May 19, 2020, conducted several site reconnaissance, met with applicant and representatives on several occasions and thereafter submit the following:

1. The revised plan proposes an individual lot for proposed detention basins and open space.
2. The plan shows fee simple lots for the townhouse units. The number and location of townhouses is consistent with concept plans made a part of the affordable housing certification for the Township and design revisions conform to prior comments. The revised plan does not show the location of affordable housing units. The plan is to be revised to identify the affordable housing unit lots.
3. The revised plan does indicate proposed utility easements throughout the project. I defer to the Board's engineer for comment.
4. The plan does contain a comprehensive zoning schedule. A zoning schedule shows required/permitted and proposed development. The schedule shows a setback variance is required for proposed L5 B85.01 (20' proposed vs 50' required). This unit abuts State owned property.
5. The entire property is the subject of major site plan applications. All site improvements are shown on the preliminary plat. Improvements normally a part of a major subdivision are shown in detail on major site plans encompassing the entire track. The extent of site improvements, design, construction and guarantees does best rest with site plan approvals and the probable phasing of same. Discussion is recommended.
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 condition of preliminary approval and reviewed and approved by the Township Planner and Township Housing Consultant.

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Warren Township Planning Board

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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 submitted by the Fire Marshall. Status pending.
9. Multiple discussions with the applicant have resulted in submission of a concept recreation plan of Mountain Avenue townhome layout and design and substantial revision of landscape of the Mountain Avenue frontage and the King George Road frontage. Supplemental documents have been submitted and requires presentation and discussion.
10. 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.
11. Application conforms to the court's certified affordable housing plan.
12. The applicant has submitted a traffic impact analysis. The study has been reviewed by the Board's traffic consultant and comment of the applicant's traffic consultant has been received. Discussion of status and impacts is required.
13. A concept recreation plan providing a pedestrian linkage of the townhome community and the apartment buildings has been provided. The Board should discuss the need for a sidewalk along Mountain Avenue vis-à-vis an on-site pedestrian walkway system.
14. The site plan does not identify the affordable units. The site plan should be revised to identify townhouse affordable units. The architectural plan should identify the affordable units.

An affordable housing plan and a declaration of covenants is required prior to final plan approval.
15. Detailed landscaping plans have been submitted for the overall project. The plans are acceptable for this office.
16. A walking trails exhibit dated January 24, 2020/filed January 27, 2020 has been submitted. The means and method of implementation of the proposal is not provided. The discussion of when and how the plan is to be implemented is required.
17. The proposed apartment buildings architecture has been discussed at length with the applicant and representatives. These discussions have not concluded. A resolution of this issue is required.



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**Warren Township
Police Department**

INTEROFFICE MEMORANDUM

To: Mary Ellen Vautin, Warren Township Planning and Zoning

From: Sgt. Patrick R. Mizeski #68

Subject: Cases #PB 19-11 & 19-12
Block 85.01 / 1,2,3,4
Pulte King George

Date: June 2, 2020

Ms. Vautin,

I have reviewed the above application and have no issues with traffic safety.

Respectfully,

Sgt. Patrick R. Mizeski #68

Warren Township Traffic Safety