

John T. Chadwick IV, P.P.

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MEMORANDUM

To: Warren Township Planning Board
From: John T. Chadwick IV, P.P.
Date: June 18, 2020
Re: Case 18-03F (PIRHL/block 114 lot 22.03)

I have reviewed the above application, conducted multiple site reconnaissance, reviewed letter of the applicant's attorney dated June 15, 2020/filed June 15, 2020 and all plans and documents cited therein. Subsequent to the above I submit the following:

1. The plan does conform to conditions set forth in the Board's resolution and as described in applicant's engineer's memo dated March 18, 2020.
2. The revised final site plan does provide for indoor community space, a tot lot and informal gathering space as per prior suggestion.
3. The project requires DEP permit approval. The applicant is advised that no improvements may take place until permits are granted. The revised application shows complete inventory of wetlands and proposal.
4. The applicant is the designated redeveloper of the property. As part of the redevelopment agreement the applicant agrees to conform to UHAC regulations as applicable. Affordability requirements and regulations will be administered through NJHMFA.
5. The lighting plan has been submitted. Outdoor lighting is provided through lantern style fixtures in conformance with redevelopment plan design standards.
6. A detailed landscaping plan has been provided. The plan does provide for dense evergreen screening/buffering to residential property fronting Stirling Road. All Red Cedar should be 8' at planting.
7. The applicant is the contract purchaser from the Township. All agreements and contracts are to become conditions of approval for this application.

KASTRUD ENGINEERING, LLC

1952 ROUTE 22 EAST – SUITE 104

BOUND BROOK, NEW JERSEY 08805

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MEMORANDUM

TO: CHAIRMAN GALLIC & PLANNING BOARD MEMBERS
COMPANY: WARREN TOWNSHIP PLANNING BOARD
FROM: CHRISTIAN M. KASTRUD, P.E., C.M.E.
SUBJECT: PB 18-03 F – THE APARTMENTS AT WARREN, BLK 114, LOT 22.03, FINAL MAJOR SITE PLAN
DATE: MAY 21, 2020
REVIEW: REVIEW LETTER #1 (FOR PUBLIC HEARING)

As requested, we have reviewed plans, reports, correspondence, review memoranda and additional documentation in conjunction with the above referenced application. The information specifically received and reviewed can be found, enumerated, at the end of this review memorandum.

Brief Description: The applicant is proposing to develop the 8.17-acre property located at the western end of Lindbergh Avenue, Salem Avenue, and Chamberlain Avenue (all municipal streets). The property is subject to a Redevelopment Plan set forth in Ordinance 17-18. The project will be 100% affordable housing. It will consist of five (5) three-story buildings with a total of eighty (80) residential units. The units will be divided up as follows: thirteen (13) one-bedroom, forty-seven (47) two-bedroom, and twenty (20) three-bedroom units.

1.0 – SURVEY PLAN:

- 1.1 The Boundary and Topographic Survey (3.5) appears to have not been updated to show the correct property line between the subject parcel and Lot 24 in Block 114.
- 1.2 The survey shall be amended to show the NJDEP approval numbers. The Flood Hazard Area (FHA) Line Verification shall be included as well.
- 1.3 We recommend that all property corners be set.

2.0 – SITE PLANS:

- 2.1 The Environmental Permitting Plan (3.7) shows Freshwater Wetlands Boundaries and the NJDEP approval numbers. The applicant shall testify as to the status of the Flood Hazard Line Verification and status of the NJDEP permitting for Transition Area Averaging.

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- 2.2 The Landscape Architecture plans show Green Giant Arborvitae (TGG) as the screening vegetation between subject property and the two single-family homes on Chamberlain and Salem Avenues and also between subject property and the two single-family homes at the southeast corner of the property.
- 2.2.1 The applicant shall testify as to whether this species is appropriate for this area considering the wildlife that may interact with it.
- 2.2.2 The applicant should consider extending the TGG and wrapping around the corners of the property, possible adding additional screening.
- 2.3 Is there an opportunity for additional screening between the subject property and the single-family homes at the southeastern portion of the property?
- 2.4 The applicant has relocated the dumpsters to locations where they will be least impactful to surrounding residences. The applicant has also provided a truck-turning template on Sheet 6 of the site plan set showing that a majority of the dumpster locations can be accessed by a typical garbage truck. The applicant shall testify as to the status of Somerset County review. The County shall confirm that the recycling vehicles will be able to access all of the dumpster locations.
- 2.5 The applicant shall testify as to the distribution of the parking spaces with respect to each building and the number of units in each.
- 2.6 The stormwater management at the commencement of development (clearing and soil removal) is always a critical point. The applicant's engineer shall develop a sequence of construction specific to this site to ensure that the stormwater is managed during development as well as post-development. The township's typical developer's agreement requires that all stormwater management facilities be constructed, installed, and operational prior to the issuance of building permits. In order for the detention facilities to be considered operational all storm sewers leading to and roads contributing to these areas must be constructed (with the exception of the top course of pavement).
- 2.7 During the beginning phases of construction, trees will be removed (approximately 5 acres), and soil erosion and sediment control measures will be installed. We recommend that the landscaping that would buffer the neighboring residences be installed as soon as practicable.
- 2.8 Prior to the construction commencing, we recommend that the limits of clearing be staked and inspected by the township planning department with respect to the trees to be removed and saved.

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- 2.9 There is no phasing plan proposed. Timing of certificates of occupancy for the buildings shall be discussed with each department reviewing the plans to ensure compliance with the standards of each.
- 2.10 We defer to the Warren Township Sewerage Authority with respect to the construction of the sanitary sewer system including the pump stations and force mains.
- 2.11 It is our understanding that the cartways within the rights of way of Salem and Chamberlain Avenues will be publicly owned and that all roads within the development will be privately owned. Discussion is recommended with respect to the maintenance of each portion of road (specifically snow plowing).
- 2.12 The ownership of the sanitary sewer mains shall be discussed and clarified. Easements shall be established as necessary.
- 2.13 The lighting will be privately owned and cost borne by the apartment building owners. In addition, the applicant shall enter into an agreement with the water company with respect to the water mains, services, and hydrants. These utilities shall not become the responsibility of the Township of Warren.
- 2.14 The applicant shall testify as to the status of approval by Somerset County Planning Board. A few of the roads terminate in deadends. In the past, this roadway geometry has created an issue with recycling by Somerset County.
- 2.15 The applicant shall discuss with the Board the installation of improvements along its frontage with Lindbergh Avenue.
- 2.16 The plans show ADA parking and appear to meet the requirements of the act. In Warren, our construction official also reviews the ADA requirements through the Barrier Free Subcode. The applicant may wish to elicit preliminary review and comments from the construction official.
- 2.17 It would be useful during review, construction, and inspection to have additional labels added to the existing contours throughout the disturbed areas on the plans. These shall be added to the plans.
- 2.18 The lawn inlets shall be the “beehive” style to avoid the grates from being clogged with landscaping debris or the debris washing down into the underground detention basin.
- 2.19 Stormwater Basins #1, #2, and #3 are all designed as subsurface detention basins with Solid HDPE pipe. There is a fourth subsurface infiltration basin that consists of Perforated HDPE pipe. Details of this feature shall be added to the

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plans. It would be helpful to show the soil logs along with groundwater findings superimposed on the details of each subsurface detention basin.

- 2.20 Details (e.g. pipe size, inverts, mh connections) for the Water Quality Treatment Device shall be added to the plans.
- 2.21 Because the Landscaping Plans (3.8) have been submitted separately from the Site Plans (3.6), careful review of the planting locations with respect to all storm, sanitary, and other utilities shall be performed.
- 2.22 A detail for the “beehive” style grate shall be added to the plans.
- 2.23 Warren Township’s typical roadway section has five inches (5”) of base and one-and-one-half inches (1-1/2”) of top. The detail shall be revised accordingly.
- 2.24 We recommend that discussion between the applicant and the board with respect to the timing of the construction of the clubhouse.

3.0 – STORMWATER MANAGEMENT REPORT:

- 3.1 The existing and proposed drainage area maps shall have the Points of Analysis shown.
- 3.2 TP1A and TP1B in the area of infiltration basin #4 are shown to be taken at ground surface elevation 310.5 on the test pit logs and log summary chart in Appendix 1 of the Stormwater Management Report. The actual locations of the test pits are approximately 316.5 and 312.5 respectively. This shall be addressed and corrected and detailed how it may or may not affect the infiltration basin.
- 3.3 The invert of the subsurface infiltration basin 4 piping is labeled as 310.00 on the Utility Plan, Sheet 8. The Construction Details-Utilities Plan, Sheet 18, shows the invert elevation at 306.25. Invert elevations need to be resolved and more detail provided on the plans to show how runoff is diverted to the subsurface infiltration basin. It is also unclear whether the SHWT will impact the design as the existing topo varies from approx. 312.5 to 316.25 in the vicinity (see item 3.2 above).
- 3.4 The applicant shall provide supporting calculations for the Recharge BMP input parameters (BMP area, effective depth, upper level of BMP surface and depth of lower surface BMP) with respect to the Groundwater Recharge Spreadsheet.
- 3.5 The applicant’s engineer shall provide pipe conveyance system calculations for all basin discharge piping.
- 3.6 With respect to Outlet Structure Number 1; the 100-year peak elevation of 307 will be obstructed by top of slab. Additionally, the weir length of 4.6 feet will

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not be accommodated by a five-foot outer width dimension of the structure. This shall be corrected.

- 3.7 The NJDEP BMP Manual requires that the lowest elevation of a subsurface extended detention basin be at least one foot above the SHWT. Please show these dimensions and elevations on the details.
- 3.8 The underground stormwater management systems shall be appropriately anchored where constructed within areas of high groundwater.

4.0 – STORMWATER OPERATIONS & MAINTENANCE MANUAL:

- 4.1 We have reviewed the stormwater operations and maintenance manual (2.6). We find it generally in conformance with the NJDEP requirements. However, discussion is recommended regarding the ultimate owner of the property and the entity that will be responsible for the operation and maintenance of the stormwater management system.
- 4.2 In Part II subitem g., Reporting, there shall be a statement that the responsible party shall submit an annual report to the Warren Township Engineering Department due every year on the first of November.

5.0 – ENVIRONMENTAL IMPACT STATEMENT:

- 5.1 The EAR references the Indiana bat along with the long-eared bat. The applicant shall testify as to what restrictions, if any, on development are placed on the property. If development timing restrictions are placed on the property, these timing restrictions shall be added to the sequence of construction. The EAR states that at a minimum the applicant will be restricted from clearing between April 1 and September 30.

6.0 – TRAFFIC STUDY:

- 6.1 We defer the technical review to the Board's Traffic Consultant.

7.0 – MISCELLANEOUS:

- 7.1 We reserve the right to address future submissions with respect to this review memorandum, township ordinances, and outside rules and regulations as appropriate.

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

[https://kastrudengineering-my.sharepoint.com/personal/ckastrud_kastrudengineering_com/Documents/Warren Township/Land Use Board CASES/PB 18-03 - PIRHL - Lindbergh Ave/PB 2018-03F - Lindbergh Site, Block 114, Lot 22.03, Major Site Plan, 2020-05-21.docx](https://kastrudengineering-my.sharepoint.com/personal/ckastrud_kastrudengineering_com/Documents/Warren%20Township/Land%20Use%20Board%20Cases/PB%2018-03%20-%20PIRHL%20-%20Lindbergh%20Ave/PB%202018-03F%20-%20Lindbergh%20Site,%20Block%20114,%20Lot%2022.03,%20Major%20Site%20Plan,%202020-05-21.docx)



THE TOWNSHIP OF WARREN *Founded 1806*

Office of the Fire Marshall

46 Mountain Boulevard Warren, New Jersey 07059

908-753-8000 Ext. 259



23 June 2020

RE: PB-18-03F Updated Final Site Plan

Dear Planning Board:

After review of the supplied and attached updated data for PB-18-03F this Office and the Fire Chief have no additional comments on this filing:

Al Shjarback
Fire Marshall

Cc: Fire Chief Jim Mitchell
File



THE TOWNSHIP OF WARREN *Founded 1806*

Office of the Fire Marshall

46 Mountain Boulevard Warren, New Jersey 07059

908-753-8000 Ext. 259



21 May 2018

COPY

RE: PB-18-03 Preliminary Site Plan Comments

Dear Planning Board:

After review of the supplied and attached data for PB-18-03 this Office and the Fire Chief have the following comments on this filing:

- Please show the existing Fire Hydrant on Lindbergh Avenue for reference.
- Since this type of occupancy will require Sprinklers, which will also require outdoor Fire Dept. Connections the Type/Size and Location of Hydrants and FDC's will need to be discussed further. It appears that 1 or 2 more Hydrants may be required.
- Depending on final location of Hydrants and FDC's parking may need to be modified and additional Fire Zones (Areas of No Parking) may need to be established.
- Due to limited traffic circulation ability any area that is not designated as a parking space must be marked for "No Parking"

Al Shjarback

Fire Marshall

Cc: Fire Chief Mark Russo
File



THE TOWNSHIP OF WARREN *Founded 1806*
Office of the Fire Marshall
46 Mountain Boulevard Warren, New Jersey 07059
908-753-8000 ExL 259



19 March 2020

RE: PB-18-03F Preliminary Site Plan Comments

Dear Planning Board:

After review of the supplied and attached data for PB-18-03F this Office and the Fire Chief have the following comments on this filing:

- All comments from the previous review of PD-18-03 submitted 21 May 2018.
- The FD Turning Radius shows "tight turns" in several areas that would impact the larger FD Apparatus ability to access these areas. We would request that the curbs in those areas particularly the "islands" be of a type where they can be mounted by a vehicle or depressed in such a way that they can be driven over.
- We would request that a consultant be engaged to investigate the need for a Bidirectional Amplifier System (BDA) for Fire, PD and EMS to ensure that we have adequate two-way radio coverage within the proposed buildings.
- Due to the remote location of the Parking Area behind Building #1 we request an additional Fire Hydrant in the Grass Area to the NW of this structure.

Al Shjarback

Fire Marshall

Cc: Fire Chief Jim Mitchell
File

Attach: 21 May 2018 PB-18-03 Comments

WARREN TOWNSHIP SEWERAGE AUTHORITY

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

June 17, 2020
Via Hand Delivery

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

Re: Pihrl Acquisitions, LLC
Apartments at Warren
6 Lindbergh Avenue
Block 114, Lots 22.03
Case Review

Dear Ms. Vautin:

Authority Resolution 20-42 (attached) granted Pihrl Acquisitions, LLC Conditional Preliminary Approval to construct sanitary sewers and for 80 EDUs of capacity at the Authority's May 6, 2020 special meeting. The conditional preliminary approval was ratified under Resolution 20-43 (also attached) at the Authority's May 20 meeting to address a purported OPMA violation.

Please feel free to contact me at 908.753.8000, ext. 258 or spierini@wtsauth.org if you have any questions or need additional information regarding this sewer application.

Sincerely,



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

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 20-43

RESOLUTION RATIFYING CONDITIONAL PRELIMINARY APPROVAL OF APPLICATION OF PIRHL ACQUISITIONS, LLC FOR CONSTRUCTION OF PROPOSED SANITARY SEWERS AND PERMIT TO CONSTRUCT AND FOR 80 EDUS OF CAPACITY FOR LOT 22.03 IN BLOCK 114, LOCATED ALONG LINDBERGH AVENUE, WARREN TOWNSHIP, IN THE STAGE I/II SEWER SERVICE AREA.

WHEREAS, by Resolution No. 20-42 adopted at the May 6, 2020 special meeting of the Warren Township Sewerage Authority (the "Authority"), the Authority approved the application made by Pirhl Acquisitions, LLC for Preliminary Approval for Construction of Proposed Sanitary Sewers and Permit to Construct and 80 EDUs of capacity for Lot 22.03 in Block 114, located along Lindbergh Avenue, Warren, New Jersey, in the Stage I/II Sewer Service Area; and

WHEREAS, the Authority conducted its May 6, 2020 meeting remotely by teleconference in accordance with the Open Public Meeting Act, N.J.S.A. 10:4-6 et seq. ("OPMA"). A public line was set up and active during that meeting for members of the public to participate in the meeting and/or offer public comment during the public comment portion of the meeting; and

WHEREAS, without any admission of wrongdoing or liability, the Authority desires to reconsider the application at its May 20, 2020 meeting to correct any alleged violation of the OPMA; and

WHEREAS, in reconsidering this application, the Authority incorporates the findings of fact and recommendations of the Authority Engineer set forth in Resolution No. 20-42, a copy of which is attached hereto and made a party hereof this Resolution; and

WHEREAS, the Authority further considered the information and recommendations presented by the Authority Engineer at its May 20, 2020 meeting; and

WHEREAS, members of the public were given the opportunity to offer public comment during the public comment portion of the meeting; and

WHEREAS, Mark McCarthy, Warren Township resident, participated in the May 20, 2020 meeting and offered public comments; and

WHEREAS, the Authority attorney also read e-mail correspondence between Mr. McCarthy and Authority Executive Director, including Mr. McCarthy's e-mail dated May 6, 2020 wherein he raises alleged issues related to protected and endangered species on the subject property, into the record; and

WHEREAS, the Authority fully considered the written and public comment presented by Mr. McCarthy; and

WHEREAS, the Authority determined that any alleged issues related to protected and endangered species present on the subject property are beyond the Authority's purview in considering this preliminary approval sewer application; and

WHEREAS, pursuant to the Authority's Rules and Regulations, the Authority may impose reasonable conditions on any approval which it grants where, in the determination of the Authority, such conditions are necessary to ensure the construction and operation of the sewer system in a manner consistent with the public health, safety, and welfare and the statutory mandate of the Authority.

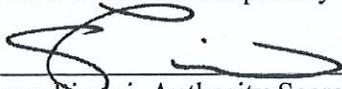
NOW, THEREFORE, BE IT RESOLVED, that the Warren Township Sewerage Authority in the County of Somerset, New Jersey, hereby ratifies the approval granted Applicant Pirhl Acquisitions, LLC of its Application for Preliminary Approval for Construction of Proposed Sanitary Sewers and Permit to Construct and for 80 EDUs of capacity for Lot 22.03 in Block 114, located along Lindbergh Avenue, Warren, New Jersey, in the Stage I/II Sewer Service Area, subject to the same terms and conditions set forth in Resolution No. 20-42.

BE IT FURTHER RESOLVED, the Authority Chairman and Executive Director are authorized to execute any documents, as needed, in connection with this approval and all Authority employees and officials are 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 DeNave	X			
X		Mr. Truglio	X			
	X	Mr. Checchio	X			
		Mr. Lazo			X	
		Mr. Vetter			X	
		Mr. Liberti (Alt 1)			X	
		Mr. Allgor (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 public meeting held on May 20, 2020.



 Spencer Pierini, Authority Secretary

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 20-42

RESOLUTION GRANTING CONDITIONAL PREIMINARY APPROVAL OF APPLICATION OF PIRHL ACQUISITIONS, LLC FOR CONSTRUCTION OF PROPOSED SANITARY SEWERS AND PERMIT TO CONSTRUCT AND FOR 80 EDUS OF CAPACITY FOR LOT 22.03 IN BLOCK 114, LOCATED ALONG LINDBERGH AVENUE, WARREN TOWNSHIP, IN THE STAGE I/II SEWER SERVICE AREA.

WHEREAS, applicant, Pirhl Acquisitions, LLC (the “Applicant”), has submitted to the Warren Township Sewerage Authority (the “Authority”) an Application for Preliminary Approval for Construction of Proposed Sanitary Sewers and Permit to Construct and 80 EDUs of capacity for Lot 22.03 in Block 114, located along Lindbergh Avenue, Warren, New Jersey, in the Stage I/II Sewer Service Area (the “Subject Property”); and

WHEREAS, the Applicant is the developer of the Township-sponsored, 100% affordable housing project (the “Project”) proposed to be located on the Subject Property, which is included in the Township’s Fair Share Plan and Housing Element and its Affordable Housing Plan; and

WHEREAS, the Project proposes the construction of 80 residential units, with a mix of 1, 2 and 3 bedroom units; and

WHEREAS, by memorandum dated May 5, 2020, the Authority Engineer has reviewed: (i) Application for Preliminary Construction of Proposed Sanitary Sewers and Permit to Construct (per Articles 3.3 and 3.4); and (ii) Major Site Plan for the Apartments at Warren, Block 114 Lot 22.03, Township of Warren, Somerset County, Sheets 1 through 19, prepared by Bowman Consulting, dated March 16, 2020; and

WHEREAS, the Project will be served by approximately 1,443 LF of 8-inch PVC gravity sewer with separate lateral connections to each of the proposed buildings; and

WHEREAS, the 8-inch PVC gravity sewer will be located in existing or proposed public road or right-of-way and will connect into the Lindbergh Avenue public road and right-of-way and convey into an existing manhole located in Lindbergh Avenue; and

WHEREAS, existing Lindbergh Avenue and Chamberlain Avenue are public roads and rights-of-way and it is anticipated that Salem Avenue will be proposed for public dedication to the Township; and

WHEREAS, the 8-inch PVC gravity sewer located in the public road and right-of-way, specifically that portion located in Lindbergh Avenue and up to SMH 6 in Salem Avenue and SMH 2 in Chamberlain Avenue, shall be publicly owned, operated and maintained, provided that Lindbergh Avenue and Chamberlain Avenue are in fact existing public roads and rights-of-way

and that any new construction or extension of Lindbergh Avenue, Chamberlain Avenue or Salem Avenue are dedicated and accepted by the Township; and

WHEREAS, the Applicant has agreed to convey to the Authority an easement running along the northern property line of the Subject Property from the west end of Lindbergh Avenue to the western property line of the Subject Property to allow for the connection of other properties to the Authority's sanitary sewer system, including but not limited to, the adjacent properties along the south side of Mountain Avenue; and

WHEREAS, Article 7.2 of the Authority's Rules and Regulations states that:

Applicants shall identify all properties adjacent to which a sewer extension will be constructed. Construction of off-tract sewer stubs for such properties and reimbursement for such off tract sewer stub construction will be governed as set forth herein. ("Off tract stub construction" shall mean all sewer stub construction not located in the subdivision or property in question, or not in a contiguous portion of a street or right of way, or not otherwise intended to serve a lot or residence which is within the subdivision.) Where any property will be required by the Township Board of Health or other agency to connect to the sewer system following completion of the line, or if the Authority otherwise determines that there would be benefits to other properties with the ability to access and make use of such off-tract sewer stub construction, the Authority shall require the applicant to construct appropriate off-site stubs for connection of existing or anticipated future structures on such properties, unless the applicant demonstrates good cause as to why a stub should not be constructed for any such properties. The applicant shall be required, prior to the granting of preliminary approval, to contact the owners of such properties identified by the Authority to determine the appropriate location of the stub. The applicant shall provide evidence to the Authority that such consultation has occurred and agreement reached.

WHEREAS, in accordance with Rule 7.2, the Applicant will construct off-tract sewer stubs for Lots 23 and 24 in Block 114; and

WHEREAS, the Applicant seeks 80 EDUs of capacity in the Stage I/II Sewer Service Area; and

WHEREAS, in the Report, the Authority's Engineer has determined that, under the Authority's capacity formula, there is sufficient conveyance and treatment capacity in the Stage I/II Sewer Service Area to provide 80 EDUs of capacity to serve the Project; and

WHEREAS, pursuant to the Authority's Rules and Regulations, the Authority may impose reasonable conditions on any approval which it grants where, in the determination of the Authority, such conditions are necessary to ensure the construction and operation of the sewer system in a manner consistent with the public health, safety, and welfare and the statutory mandate of the Authority; and

WHEREAS, 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 pro-rata share of all costs associated with the provision of sewer capacity to serve the Project must be paid in addition to connection fees; and

WHEREAS, the Authority's Engineer recommends granting approval of the above-referenced application subject to the conditions set forth below; and

WHEREAS, in reviewing this application, the Authority finds that the Project will serve a compelling public interest as it is a Township-sponsored, 100% affordable housing project that will help the Township satisfy its obligation to provide its fair share of low- and moderate-income housing and further recognizes that the Applicant has agreed to convey an easement across the Subject Property to allow for the connection of other properties to the Authority's sanitary sewer system; and

NOW, THEREFORE, BE IT RESOLVED, that the Warren Township Sewerage Authority in the County of Somerset, New Jersey, hereby grants to Applicant Pirhl Acquisitions, LLC approval of its Application for Preliminary Approval for Construction of Proposed Sanitary Sewers and Permit to Construct and for 80 EDUs of capacity for Lot 22.03 in Block 114, located along Lindbergh Avenue, Warren, New Jersey, in the Stage I/II Sewer Service Area, subject to the following conditions:

1. The Applicant shall comply with any and all applicable federal, state, and local law and all of the Authority's Rules and Regulations and required payment of all fees, including but not limited to the payment to the Authority of the then-applicable connection fees and all applicable deadlines set forth in Rules 3.10 and 6.2.6.
2. The pro-rata share of all costs associated with the provision of sewer capacity to serve the Project shall be paid at or prior to when connection fees are due.
3. Based on the recommendation of the Authority Engineer, there is sufficient conveyance and treatment capacity in the Stage I/II Sewer Service Area to provide 80 EDUs of capacity to serve the Project.
4. All new sanitary sewer construction on the Subject Property is under the jurisdiction of the local Plumbing Subcode Official and must be inspected and approved by the local Plumbing Subcode Official.
5. All new sanitary sewer construction within the public road and right-of-way is under the jurisdiction of the Authority and must be inspected by a representative of the Authority. Prior to the start of construction, the Applicant shall submit an initial escrow deposit in the amount of \$34,000 to the Authority, and supplement said amount as necessary, to cover the inspection of these improvements and related engineering work and review, including but not limited to cover the preconstruction meeting, shop drawing review, construction inspection, witness testing, TV inspection and review of as-builts.

6. The Applicant shall be required to obtain a NJDEP TWA permit for the proposed sanitary sewer construction on the Subject Property.
7. In accordance with Article 7.2 of the Authority's Rules and Regulations, the Applicant must construct appropriate off-site stubs for connection of Lots 23 and 24 in Block 114.
8. The Applicant shall convey to the Authority an easement running along the northern property line of the Subject Property from the west end of Lindbergh Avenue to the western property line of the Subject Property to allow for the connection of other properties to the Authority's sanitary sewer system, including but not limited to, the adjacent properties along the south side of Mountain Avenue. The form of easement shall be approved by the Authority and/or its professionals (including its Attorney) prior to the easement being recorded. In addition to any other documentation or information as requested by the Authority and/or its professionals (including its Attorney), the Applicant, at his own costs, shall provide to the Authority and/or its professionals (including its Attorney): (i) a survey, certified to the Authority, identifying the metes and bounds for the easement; and (ii) a title report for all parcels through which the easement run. The Applicant shall bear the responsibility and costs to record the fully-executed easement approved by the Authority and shall provide the Authority with the original recorded copy of the easement as returned by the Clerk of Somerset County. The Applicant shall further be responsible for obtaining and recording all other instruments as determined by the Authority and/or its professionals (including its Attorney) to properly convey the easement free and clear of all liens and encumbrances and shall provide the Authority with the original recorded copies thereof as returned by the Clerk of Somerset County.
9. The Authority shall own, operate and maintain the sanitary sewer system located within the Township road and right-of-way, including the sewer lines located in Lindbergh Avenue as well as that portion of the 8-inch PVC gravity lateral located in Salem Avenue up to SMH 6 and in Chamberlain Avenue up to SMH 2, provided that Lindbergh Avenue and Chamberlain Avenue are in fact existing public roads and rights-of-way and that any new construction or extension of Lindbergh Avenue, Chamberlain Avenue or Salem Avenue are dedicated and accepted by the Township. All sewer lines located outside of the Township road and right-of-way shall be owned, operated and maintained by the Applicant.
10. The Applicant shall obtain a Township Road Opening Permit for all construction within the public road and right-of-way.
11. The Applicant shall arrange a pre-construction meeting with the Authority Engineer prior to the state of construction.
12. Shop drawings must be submitted to the Authority Engineer for review and approval.
13. It shall be the responsibility of the Applicant to obtain all other permits and approvals required prior to commencement of construction.

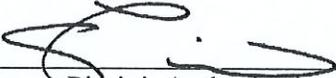
14. If applicable, the Applicant shall be responsible for any relocation of utilities and associated costs.
15. If applicable, prior to any excavation, the Applicant must provide written notice to the Somerset-Union Soil Conservation District.
16. If applicable, the Applicant shall complete all site restoration work associated with the construction of the sanitary sewer to the satisfaction of the Authority and the Township of Warren.
17. If applicable, the Applicant shall not commence any construction requiring engineering inspection until it has provided proof to the Authority that the Applicant has notified the "One-Call Damage Prevention System" pursuant to the Underground Facility Protection Act, N.J.S.A. 48:2-73, *et seq.*, which proof shall be provided by supplying the Authority with the confirmation number assigned to the notice of intent pursuant to said Act.

BE IT FURTHER RESOLVED, the Authority Chairman and Executive Director are authorized to execute any documents, as needed, in connection with this approval and all Authority employees and officials are 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 DeNave	X			
	X	Mr. Truglio	X			
		Mr. Lazo	X			
X		Ms. Checchio	X			
		Mr. Vetter	X			
		Mr. Liberti (Alt 1)	X			
		Mr. Allgor (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 May 6, 2020.

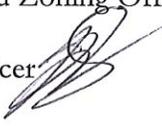


 Spencer Pierini, Authority Secretary

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: Maryellen Vautin, Planning and Zoning Office
FROM: Kevin G. Sumner, Health Officer 
DATE: 7 April 2020
RE: Case# PB-18F
Site Plan Application
PIRHL Acquisitions
Lindbergh Ave
Block 114, lot 22.03

A review of the latest plans and revisions for the above referenced site plan application has identified the following issues that must be addressed.

- Evidence of approval from Warren Township Sewerage Authority must be submitted.
- Evidence of intent to serve from the public water provider must be submitted.
- Are there any areas of environmental concern on the properties such as underground storage tanks, wells, septic systems, environmental contamination? If so, these must be addressed.
- The proposed solid waste storage facilities appear to comply with the Board of Health's ordinance relative to construction, but I do not see access to a hose bib for cleaning purposes. This should be clarified.
- Finally, the Community Center appears to have no food service associated with it, but this should be verified.

Upon receipt of the above information and completion of the application, it will be reviewed by the Health Department and next steps will be determined. If you have any questions please let me know.



COUNTY OF SOMERSET PLANNING BOARD

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20 Grove Street, P.O. Box 3000
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(908) 231-7021 • Fax (908) 707-1749
PlanningBd@co.somerset.nj.us
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County Engineer/
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Director of Planning

Joseph DeMarco, Esq.
Deputy County Counsel
for Planning

Cynthia Mellusi
Office Manager

May 15, 2020

Daniel Gallic, Chairman
Warren Township Planning Board
46 Mountain Boulevard
Warren, NJ 07059-5659

**RE: APARTMENTS AT WARREN/Block 114, Lots 22.03
WR 247:000-20S**

Dear Mr. Gallic:

This Office and the Office of the County Engineer has reviewed the above referenced project to construct 80 affordable multi-family units in five buildings. The 8.1 acre site is located on Lindbergh Avenue, a local road. The reviewed information consists of a plan entitled "The Apartments at Warren" dated March 16, 2020. Bowman Consulting prepared the plan.

Since the outfall pipe from the underground structures discharge toward Lindbergh Avenue, a Township maintained facility, and onsite Freshwater Wetlands, it is requested that the Township handle the review of the stormwater management plans and the bonding and inspection of the stormwater management facility for this proposal.

The County Planning Board deems this application incomplete until the requirements outlined below have been satisfactorily addressed.

Traffic Impact Study

A traffic impact analysis is to be included with the next submittal of this project. The traffic impact analysis shall analyze the affects the proposed development will have on the County road system. The study shall be prepared in accordance with the criteria presented in the County's *Public Works Handbook* and the *Land Development Review Resolution*.

Stirling Road (CR653) Intersection Requirements

The plans show Lindbergh Avenue to be milled and resurfaced as part of this application. The plan is to clearly show a saw cut line at the exiting gutterline pavement joint and is not to continue into Stirling Road as shown.

The existing "STOP" sign is to be shown to be replaced once the resurfacing is complete. The County's square tube sign support detail is to be added to the plan and is to be used to install the "STOP" sign.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

Somerset County Is An Equal Opportunity Employer

Clear Sight Requirements

The lines of sight from Lindberg Avenue shall be shown on the plan in accordance with the criteria presented in the County's *Public Works Handbook*. The plan shall note that all sight obstructions shall be cleared.

Recycling Requirements

While the collection areas servicing buildings 2, 3 and 4 appear to be designed to facilitate the collection of recyclable material by Somerset County, the design of roadway surrounding buildings 1 and 5 preclude the collection of recyclables due to the "Dead End" nature of the area. If it is contemplated that the collection of recyclable materials is to be handled by Somerset County, the roadways shall be designed so that County vehicles will not have to maneuver in reverse.

If it is contemplated that the collection of recyclable materials is to be handled by Somerset County, dumpster enclosures will have to be designed to facilitate two 4-yd dumpsters for every 20 residential units within the apartment component of the site. This is in addition to the dumpsters for garbage. Also, the enclosures will have to be positioned in a manner that facilitates collection with front loading County vehicles.

Alternatively, if the intent is to have all recycling and garbage collected by a private hauler, the ultimate owner or property management company is to provide a written statement indicating that recycling will be collected by a private hauler and this complex will not participate in the Somerset County's Solid Waste Management program.

ADA Requirements

Should the Township require the sidewalk to be extended to the intersection with Stirling Road (CR 653), the applicant will be required to construct ADA curb ramps and crosswalk within the Stirling Road right-of-way.

Performance Guarantee and Inspection Fee

Pending the finalization of the plans, the applicant's engineer shall submit a cost estimate for all work to be performed within the County right-of-way. The estimate must reflect the County's unit price list. The performance guarantee and inspection fee will be calculated from the estimate.

Pre-construction Requirements

Prior to the commencement of any construction or disturbance in the County right-of-way the following issues must be addressed.

1. The performance guarantee and inspection fee for the improvements under County jurisdiction must be submitted.

Page 3
Apartments at Warren
May 15, 2020
WR 247:000-20S

2. Two complete sets of construction plans that have been embossed with the County's acceptance stamp must be on file in the County Engineer's Office. The County's acceptance stamp must be on the title page.
3. The contractor must be in possession of a Road Opening Permit issued by the County Department of Public Works. In the event that the County road in the area of the proposed improvements has been resurfaced and/or reconstructed, the applicable moratorium for road openings will be enforced by Somerset County. It is solely the applicant's responsibility to properly coordinate the installation of utilities, roadway improvements and road closures with any pending County projects.
4. A separate road-opening permit is required for the utility connections in the County right-of-way.
5. A pre-construction meeting must be arranged with the County Department of Public Works.
6. The acceptance of traffic control plans and detour plans is not included as part of the County Planning Board processing of this application. All traffic control measures to be implemented in connection with improvements under County jurisdiction must be reviewed and accepted by the appropriate entities prior to construction.

This report reflects comments from the County Planning Board and the Office of the County Engineer (908) 231-7024. If you should have any questions, please contact the appropriate individual listed below.

Sincerely,



Thomas R. D'Amico, AICP/PP
Supervising Planner



Kelly L. Mager
Engineer, Land Development Section

cc: Warren Township Engineer
John Chadwick, IV, PP, 3176 Rt. 27, Suite 1A, Kendall Park, NJ 08824
Warren LIHTC Urban Renewal, 5 Commerce Way, Suite 210E, Hamilton, NJ 08691
Sean Delany, Bowman Consulting, 303 West Main St., Freehold, NJ 07728
Katharine Coffey, Day Pitney, One Jefferson Rd. Parsippany, NJ 07054