



# COUNTY OF SOMERSET PLANNING BOARD



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April 7, 2020

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

**RE: CHASE PARTNERS/Block 85.01, Lots 1, 2, 3, 4  
WR 246:000-20S**

Dear Mr. Gallic:

This Office and the Office of the County Engineer has reviewed the above referenced site plan and subdivision. The reviewed information consists of a plan entitled "Chase Partners Site, Warren Township" dated October 18, 2019. Gladstone Design prepared the plan. Also reviewed was a Traffic Impact Study, prepared by Dynamic Traffic, dated September 18, 2019, "Preliminary Horizontal Alignment Plan, Traffic Signal Modification Plan", and "Preliminary Traffic Signal Plan, Traffic Signal Modification Plan", both plans prepared by Dynamic Traffic and dated August 23, 2019.

The proposed project consists of three phases of development on a property bound by I-78 to the north, King George Road (CR 651) to the west, and Mountain Avenue to the south and east (Block 85.01; Lots 1, 2, 3, and 4). Phases 1 and 2 of the project include the construction of 220 apartment units and 115 townhome units, for a total of 335 residential units. Phase 3 includes the construction of a 130-room hotel and an 8,000 square foot restaurant.

Access to the site is provided via one (1) signalized full movement driveway on King George Road opposite the Warren Corporate Center driveway, which will provide access to 36 townhomes, 220 apartments, a 130-room hotel and an 8,000 square foot restaurant. This driveway will provide the fourth leg to the existing signalized intersection, which is under the jurisdiction of Somerset County.

In addition to constructing the fourth leg of the intersection, it is proposed to construct a southbound left turn lane within the existing landscaped median and striping revisions to the eastbound approach to the intersection. Signal timing revisions are also proposed to accommodate the new driveway approach. Two (2) additional unsignalized full movement driveways are proposed on Mountain Avenue, which will provide access to 79 townhomes. Mountain Avenue is under the jurisdiction of Warren Township.

### - 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*

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

### **Traffic Requirements**

It is to be noted that the lane configuration at the proposed approach to the signal on the subject site differ from the site plan prepared by Gladstone Design and the Traffic Signal Modification Plan prepared by Dynamic Traffic. In addition to the discrepancy between the two plans being rectified the following requirements are to be addressed.

1. An exclusive left turn lane shall be added to the westbound site driveway approach to the intersection. The plan prepared by Gladstone Design shows a proposed shared left turn/through lane and an exclusive right turn lane. The plan is to be revised to show an exclusive left turn lane and a shared through/right turn lane.
2. The site plan prepared by Gladstone Design shows two 9-foot lanes on the westbound approach to the signal, which is unacceptable to the County. The lane widths are to be shown to be a minimum of 11 feet in width. The approach is either to be widened or the proposed median island is to be revised to accommodate the required lane widths. When determining the position of the westbound approach lanes, the turning movements should be reviewed as well as the alignment to the Warren Corporate Center driveway.
3. The existing traffic signal pole and 15-foot mast arm located on the northwest corner of the intersection within the island shall be replaced with a new signal pole, 25' mast arm, and foundation. An additional mid-mount traffic signal head shall be installed on this new mast arm facing the westbound site driveway approach.
4. Signal heads #3, 6, and 8 shall be four-section signal heads with a bi-modal arrow.
5. An additional four-section signal head with a bi-modal arrow shall be added to the proposed Type T traffic signal standard located on the southeast corner of the intersection. This signal head should be angled toward the southbound left turn lane.
6. A truck turning analysis shall be provided for the left and right turn movements entering and exiting the new site driveway. The tuning analysis must demonstrate the vehicle can enter and exit the site without crossing into other lanes of traffic.
7. The proposed southbound left turn lane on King George Road shall be 100 feet long with a 150 foot taper length. This left turn lane shall be 12 feet wide with a one foot edge line.
8. A traffic signal easement will be required that encompasses all signal equipment and includes the first set of lane designation striping for the westbound site driveway approach.

9. Please note that since the ADA curb ramps at the signal are considered part of the signal, all components of the ADA curb ramps must either be contained within right-of-way or the required signal easement.
10. The plan shows lane modifications to the existing eastbound approach, known as Warren Corporate Center Drive. It is to be noted that at this time the County does not have right-of-way or an easement at this approach. The County is in the process of attempting to obtain the needed right-of-way and signal easement through a site plan on that site. Prior to any disturbance on the eastbound approach, the applicant for Chase Partners is to verify the right-of-way has been obtained or it must obtain written permission from the property owner to perform the work shown on the plan.
11. A construction plan shall be provided for the modifications to the existing median on the northern side of the intersection.
12. Separate traffic signal and electrical plans shall be provided.
13. The proposed signal timing directive shall be provided.
14. Fully designed ADA curb ramps with detectable warning surfaces are to be shown at the new approach crossings at the intersection with King George Road (CR 651). The plan shall show two separate insets of the two areas in 1:10 scale with grades and dimensions. County curb ramp design information and details have been attached for guidance.
15. Somerset County has implemented an ADA Certification Process for proposed curb ramps that are to be constructed within the County right-of-way. Prior to the release of the performance guarantee posted for the project, the attached forms are to be signed and sealed by a licensed Professional Engineer and are to be returned to this office for review and acceptance.

### **Bridge K1005 Requirements**

Bridge K1005 is located along the Mountain View Road frontage of the site. The plan is to be revised to identify and label bridge K1005 on Mountain View Road.

A bridge easement is to be established along the frontage of the site fifteen feet (15') in width, from the center of the structure for a distance of two-hundred feet (200') in each direction. The attached mark-up illustrates the easement described above.

As the bridge easement is required within an area of proposed conservation easement to the Township of Warren, it is requested that the conservation easement limits be revised to exclude the area of the required easement.

The bridge/access easement shall be recorded separately by deed in the County Clerk's Office as well as being shown on the filed map. A metes and bounds description of the easement that is signed and sealed by a Professional Land Surveyor shall be submitted for review and acceptance by the Office of the County Engineer. Once accepted, the signed and sealed original metes and bounds description shall be incorporated into the executed deed that transfers the easement to Somerset County. The original copy of the executed deed shall be returned to this Office for filing with the County Clerk. All executed deeds shall be submitted with the applicable executed resident/nonresident tax forms and tax payment as required. Specifically, P.L. 2004 c.55 requires nonresident individuals, estates and trusts that sell New Jersey real property to make an estimated New Jersey gross income tax payment on the gain from such sale. Additional information and forms are available from the Division of Taxation's website at [www.state.nj.us/treasury/taxation](http://www.state.nj.us/treasury/taxation).

### **King George Road Resurfacing Requirements**

The plans show a proposed force main starting at the intersection of King George Road and Deerfield Road and continuing north on King George Road to approximately one hundred feet (100') north of the intersection with Mountain Avenue, where it then crosses into the right-of-way behind the curbline. As this requires trenching for an extended length within King George Road, milling and paving will be required along King George Road. Milling and paving is to be shown from the existing "B" inlet at the intersection with Deerfield Road for the entire northbound curb to curb section, to fifty feet (50') beyond the water crossing just north of Mountain Avenue. The intersection of Mountain Avenue is also to show a cut back restoration as part of this project.

### **Access and Frontage Requirements**

The curb returns for proposed Road "A" are to be constructed to the nearest joint within King George Road.

The road profile for Road "A" on sheet 36 of 44 shall be revised to show grades from the 0+00 starting point and include grades every twenty five feet (25') until the right of way line. The existing gutterline and right-of-way line are to be shown on the profile.

The plans shall include a detailed intersection-grading plan for the proposed access road at the intersection of King George Road (CR651). The grading plan shall be drawn at 1"=20'. The intersection grading plan shall include the following information:

- a. Bottom of curb elevations at the PC, PT, and midpoint of the curb return. A minimum cross slope of 2 percent is to be held between the existing edge of pavement and the PC of the curb return.
- b. Additional spot elevations shall be shown in the intersection area to ensure proper drainage of the intersection.

- c. Elevations are to be shown on the plan to illustrate the profile of the County road in the area of the proposed intersection. The elevations are to be used in conjunction with the profile of the proposed access road to ensure a smooth profile for the proposed curb returns.

Once revised plans have been received, additional access and frontage requirements may be set forth.

### **ADA Requirements**

Proposed curb ramps are shown on the plan to be constructed as part of this project. However, the ramps are to be fully designed showing compliant grades and slopes for all ramps. The plan shall show two separate insets of the two areas in 1:10 scale with grades and dimensions. County curb ramp design information and details have been attached for guidance.

The curb on the southeast corner of the intersection with proposed Road "A" is to be reconstructed through the proposed ADA ramp to ensure a smooth connection for the ADA ramp.

The limits of curb replacement for the proposed ADA ramps on the west side and median section of the intersection are to be shown. Grades are also to be added to these locations to ensure the transitions are within ADA compliance.

NJDOT curb ramp details are to be utilized and supplemented with Somerset County curb ramp details (CR1 – CR 9) for curb ramps located within the County right-of-way. The specific curb ramp type shall be labeled on the plan. Detectable warning surfaces are to be yellow in color and are to be labeled as such on the plan.

Somerset County has implemented an ADA Certification Process for proposed curb ramps that are to be constructed within the County right-of-way. Prior to the release of the performance guarantee posted for the project, the attached forms are to be signed and sealed by a licensed Professional Engineer and are to be returned to this office for review and acceptance.

### **Recycling**

The developer is to submit a cash contribution in the amount of **\$1,070** (\$10.00 per unit) for each unit that has a garage to cover the cost of the recycling containers to be provided by Somerset County to each property owner.

If it is contemplated that the collection of recyclable materials from the apartment building is to be handled by Somerset County, dumpster enclosures will have to be designed to facilitate two 4-Yard dumpsters for every 20 residential units. 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 without the need for the vehicles to maneuver in reverse for more than the distance required for a K-turn. 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.

### **Stormwater Management**

Since the outfall pipe from the basin discharges toward wetland areas within the proposed Township conservation easement and ultimately drain to a pipe under Route 78, 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.

### **Right-of-Way Requirements**

The plan shows the existing right-of-way along King George Road (County Road 651) to be consistent with our records and the Somerset County Master Plan; therefore no additional right-of-way requirements are necessary.

### **Filed Map Requirements**

1. The bearing system for the final plat shall be based upon the New Jersey Plane Coordinate System. **Please note, it is required that every bearing on the Final Plat must be based on the New Jersey Plane Coordinate System. No rotation angles will be accepted.**
2. In accordance with the criteria in the County's *Land Development Review Resolution*, a minimum of two Global Positioning System (GPS) control monuments are to be set per sheet of the filed map for all major subdivisions. The County is currently developing a countywide geodetic network of GPS monuments. Therefore, it has been determined that a cash contribution is to be submitted in lieu of monument installation. The amount of the contribution will be based on **\$3,500** per sheet to be recorded as part of the Filed Map. The actual amount of this obligation will be calculated when the paper copy of the Filed Map is submitted for review. A certified check will be required prior to the County's signature on the Final Map.
3. Prior to obtaining any signatures on the final plat, a copy is to be submitted for review and acceptance by the County.
4. Two paper copies of the final plat shall be provided to this office when it is presented for signature.

5. An appointment shall be made with the County Planning Board for the purpose of obtaining Planning Board signatures on the final plat. Please contact the Planning Board office at (908) 231-7021 to arrange a mutually agreeable time and date.
6. The filed map shall contain the following County Planning Board signature line with the municipal signatures:

This Plat complies with revised New Jersey Statutes 40:27-1 through 40:27-6.13

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Thomas R. D'Amico, Somerset County Planning Board      Date

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, P.P., 3176 Rt. 27, Suite 1A Kendall Park, NJ 08824  
Chase Partners Warren, LLC & Pulte Homes of NJ, 6109 Avalon, Ct, Suite 100  
West Long Branch, NJ 07059  
Ronald Kennedy, P.E., Gladstone Design, Inc., P.O. Box 400, Gladstone, NJ 07934  
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