

John T. Chadwick IV, P.P.

Professional Land Use Planner
3176 Route 27, Suite 1A
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MEMORANDUM

To: Warren Township Zoning Board

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

Date: June 2, 2020

Re: Case BA19-07 (Stonehouse/block 211, lots 20.1 and 20.2)

I have reviewed the above application, conducted numerous conference meetings with applicant and representatives, reviewed variance plan prepared by E&LP dated May 4, 2020/filed May 14, 2020, reviewed response letter dated May 7, 2020 and thereafter submit the following:

1. The application requires use variance. The application is bifurcated. Use variances involve the proposed 48 unit hotel and building height. Testimony in accordance with law is required. I previously recommended the applicant provide a planning report in advance of the hearing. The applicant will provide testimony.
2. Revised plans (sheet 4 of 6) provide building height data. The plan provides measurements for six points of the building to determine the extent of variance. The height exceeds 10% of permitted. A D-6 variance is required.
3. Plan shows clearing limits as conceptual. Discussion is recommended.
4. The revised plan does indicate landscaping (sheet 6 of 6). If plan is approved, a detailed plan is required at time of site plan application.
5. A traffic report focusing on the impact of the proposed 48 unit hotel on total traffic generated from the entire complex is required. This was stated in prior report dated March 16, 2020. The applicant now proposes to address traffic impacts by live testimony.

The application is complete.

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MEMORANDUM

To: Warren Township Zoning Board
From: John T. Chadwick IV, P.P.
Date: March 16, 2020
Re: Case BA19-07 (Stonehouse/block 211, lots 20.1 and 20.2)

I have reviewed the above application, conducted conference meetings with applicant and representatives on numerous occasions, reviewed variance plan prepared by E&LP, architectural plan prepared by Jeffrey Fleisher AIA dated February 28, 2020/filed March 2, 2020 and thereafter submit the following:

1. The application requires use variance. The application is bifurcated. Use variances involve the proposed 48 unit hotel and building height. Testimony in accordance with law is required. I recommend the applicant provide a planning report in advance of the hearing.
2. Architectural plans provide building height data for one cross-section. The applicant must provide measurements for at least six points of the building to determine the extent of variance.

The zoning table indicates proposed building height of 37.7'. This is incorrect.

3. Plan shows clearing limits but does not show conceptual grading for the proposed hotel and access driveway. Conceptual grading plan is required.
4. The plan does not indicate any landscaping. Conceptual landscaping plan is required.
5. A traffic report focusing on the impact of the proposed 48 unit hotel on total traffic generated from the entire complex is required.

The application is incomplete until the above is provided.

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MEMORANDUM

To: Warren Township Zoning Board
From: John T. Chadwick IV, P.P.
Date: May 20, 2019
Re: Case BA19-07 (Maddy Realty LLC/block 212, lot 20.01)

I have reviewed the above application. The application is incomplete. The variance plan must show proposed grading for the hotel facility as well as clearing limits. 

The architectural plans do not provide any dimensions of building height, length and width. Building height must be shown consistent with grading plan above. It appears that a height variance (use) will be required.



44 Mountain Boulevard Warren, New Jersey 07059 (908) 753-1000
Fax: (908) 757-7915

**Warren Township
Police Department**

INTEROFFICE MEMORANDUM

To: Mary Ellen Vautin, Warren Township Planning and Zoning

From: Sgt. Patrick R. Mizeski #68

Subject: Cases #PB 19-07
Block 212, Lot 20.01
50 Stirling Road

Date: May 20, 2020

Ms. Vautin,

I have reviewed the above application and would like to discuss traffic flow around the back driveway to the new hotel. Additional signage maybe needed to guide guests out from the hotel to the exit only portion of the parking lot.

Respectfully,

Sgt. Patrick R. Mizeski #68

Warren Township Traffic Safety



44 Mountain Boulevard Warren, New Jersey 07059 (908) 753-1000

Fax: (908) 757-7915

**Warren Township
Police Department**

INTEROFFICE MEMORANDUM

To: Mary Ellen Vautin, Warren Township Planning and Zoning

From: Ofc. Robert Apisa #75

Subject: Cases #BA19-07
Block 212/ Lot 20.01
50 Stirling Road
Owner: Maddy Realty

Date: March 17, 2020

Ms. Vautin,

I have reviewed the above plans, and would like to discuss traffic flow around the back driveway to the new hotel. Additional signage maybe needed to guide guests out from the hotel to the only exit portion of the parking lot. Sgt. Mizeski went over the plans in May 2019 and there does not appear to be any signage on the revised plans.

Respectfully,

Ofc. Robert Apisa #75

Warren Township Traffic Safety

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: 6 March 2020
RE: Case# BA19-07
Site Plan and Variance Application
Maddy Realty LLC
50 Stirling Road
Block 212, lot 20.01

A review of the revised proposed site plan and variance application referenced above has identified the following issues that must be addressed. Note that these are the same comments submitted on May 20, 2019 and no updated information has yet been provided to the health department. The only other additional item to the list below is the applicant should explain the proposed use of the existing pool on the site. If the pool is being proposed for public use there may be state standards that will have to be met.

- No application has been made to the health department.
- Application fee in the amount of \$200.00 needs to be submitted along with completed application
- 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.
- Will there be any retail food service or bar operations in the hotel? If so, these will have to be reviewed after Board approval for compliance.
- How will solid waste and recyclables be handled? Will the storage facilities comply with Board of Health ordinances? If not, a variance application must be made to the Board of Health.

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.

WARREN TOWNSHIP SEWERAGE AUTHORITY

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

March 4, 2020
Via Hand Delivery

Warren Township Board of Adjustment Office
Attn: Maryellen Vautin
46 Mountain Blvd
Warren Township
Warren, NJ 07059

Re: 50 Stirling Road
Block 212, Lot 20.01
Sewer Status

Dear Ms. Vautin:

This property is currently in position 52 of the Stage I/II Sewer Service Area waiting list. Capacity will be offered in accordance with Section 6.2.3 of the Authority Rules and Regulations when it becomes available.

Please feel free to contact me at ext. 258 or spierini@wtsauth.org to discuss.

Sincerely,



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

WARREN TOWNSHIP SEWERAGE AUTHORITY

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

May 16, 2019
Via Hand Delivery

Warren Township Board of Adjustment Office
Attn: Maryellen Vautin
46 Mountain Blvd
Warren Township
Warren, NJ 07059

Re: 50 Stirling Road
Block 212, Lot 20.01
Sewer Status

Dear Ms. Vautin:

This property is in the Stage I/II Sewer Service Area which currently does not have available sewer capacity to accommodate this project.

The applicant would need to request to be placed on the current Stage I/II Sewer Service Area waiting list to be considered for connection at a later date if and when capacity becomes available.

The WTSA may also require the applicant to perform a capacity study of the WTSA's Stiles Pump Station at that time.

Please feel free to contact me at ext. 258 or spierini@wtsauth.org to discuss.

Sincerely,



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

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 92 - 69

RESOLUTION GRANTING CONDITIONAL APPROVAL TO ROLFE GAEBELE FOR THE PROPOSED ADDITION OF 4972 SQUARE FEET TO THE CHANTICLER CHATEAU, LOCATED ON THE PROPERTY KNOWN AS OLD BLOCK 538, LOT 20A - NEW BLOCK 212, LOT 20.01 IN THE STAGE I/II TREATMENT AREA

WHEREAS, the Applicant, Rolfe Gaebele, is the owner of the Chanticler Chateau, a restaurant/banquet facility located at the property known as Old Block 538, Lot 20A - New Block 212, Lot 20.01 which is in the Stage I/II sewer treatment service area; and

WHEREAS, a sewer connection ban has been in effect in the Stage I/II sewer service treatment area since July 1988; and

WHEREAS, soon after the establishment of the sewer connection ban in the Stage I/II service area, the Authority Engineer, upon investigation and review of engineering plans and a report submitted by Paulus, Sokolowski & Sartor, Inc, revised on January 6, 1989, had determined that the Chanticler Chateau was utilizing 5643 gallons per day (GPD) of capacity, as documented in his memorandum to the Authority dated January 12, 1989; and

WHEREAS, the Authority concludes that this flow figure represents a fair measure of the flow utilized at the time the sewer ban was imposed; and

WHEREAS, the Applicant has informed the Authority that in 1991, he had altered his operation of the Chanticler Chateau from offering a combination of a la carte service and banquet service to banquet service only; and

WHEREAS, on April 23, 1992, the Authority Engineer conducted an on-site inspection of the Chanticler Chateau, and has determined, based on information provided to him by the Applicant, as well as on engineering plans and in a report submitted by Paulus, Sokolowski and Sartor, Inc. dated November 15, 1988, and from his inspection of the facility, that the amount of flow currently being discharged at the Chanticler Chateau is at a maximum of 3686 GPD, as reported in his memorandum to the Authority dated April 23, 1992; and

WHEREAS, the Applicant has applied to the Authority for approval of his project to increase the size of the existing facility by 4972 square feet, which represents an increase of approximately 25% in the total size of the Chanticler Chateau; and

WHEREAS, the Authority Engineer has determined that the proposed project is likely to result in an increase in flow of 25% to 4608 GPD from its present usage of 3686 GPD; and

WHEREAS, the Applicant maintains that the proposed project does not require an exemption from the Stage I/II sewer connection ban due to the fact that the flow utilized at the time of the sewer connection ban was 5643 GPD, which is in excess of the 4608 GPD associated with the proposed project at its completion; and

WHEREAS, the Applicant is desirous of obtaining conditional project approval so it can proceed before the Warren Township Planning Board.

NOW, THEREFORE, BE IT RESOLVED, by the Warren Township Sewerage Authority, County of Somerset, State of New Jersey:

1. Conditional approval is granted for the proposed addition of 4972 square feet to the property located at Old Block 538, Lot 20 A, New Block 212, Lot 20.01, subject to the rule and regulations of the authority and the payment of all required fees.

2. The Applicant must obtain written confirmation from the New Jersey Department of Environmental Protection and Energy ("DEPE") that the proposed project does not require an exemption from the sewer connection ban now in existence in the Stage I/II Service Area and shall provide a copy of such confirmation to the Authority.

3. In the event that the Applicant is unable to obtain such a confirmation from the DEPE, the Authority will entertain an application from the Applicant for a sewer ban exemption for this project.

4. Until the Applicant provides such a confirmation from the DEPE, or obtains approval for a sewer ban exemption from the Authority and the DEPE, the Authority will not endorse an application for a building permit.

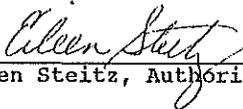
5. In the event the Authority determines that the building utilizes in excess of 5,643 GPD while the sewer ban is still in effect, the Applicant shall be required to undertake appropriate measures to reduce the flow below that figure and if such measures are not taken the Authority shall be entitled to disconnect the building from the sewer system. If the sewer ban is no longer in effect, then the Applicant shall be required to obtain approval to utilize such additional flow.

Moved by Mr. _____
Seconded by Mr. _____

Roll Call Vote	Yes	No
Chairman Mayer	_____	_____
Mr. Tarnowski	_____	_____
Mr. LaNieve	_____	_____
Mr. Gautier	_____	_____
Mr. Florey	_____	_____
Mr. Streeton (alternate)	_____	_____
Mr. Salvato (alternate)	_____	_____

CERTIFICATION

I, Eileen Steitz, 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 at a meeting of the Warren Township Sewerage Authority on May 19, 1992.



Eileen Steitz, Authority Secretary

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 95 - 58

RESOLUTION GRANTING PRELIMINARY APPROVAL OF
THE APPLICATION OF MICHAEL MENZA (STIRLING
ESTATES), BLOCK 212, LOT 20 (F/K/A BLOCK 538,
LOT 20)

WHEREAS, the applicant, Michael Menza, has applied to the Authority for preliminary approval of a sanitary sewer extension to service 8 residential units of sewer capacity for a project located on property known as Block 212, Lot 20 (f/k/a Block 538, Lot 20), in the Stage I/II sewer service area; and

WHEREAS, by Resolution 88-136, the Authority previously granted preliminary approval for this property for 11 residential units of capacity and 2,610 gpd for the residual commercial lot of capacity; and

WHEREAS, Michael Menza, is the contract purchaser of this property; and

WHEREAS, Rolf R. Gaebele and Bellero Construction Inc., c/o The Chanticleer Chateau, the contract seller, entered into that certain Reserve Capacity Agreement with the Authority dated May 20, 1980; and

WHEREAS, that Reserve Capacity Agreement was amended by that certain Amendment to Reserve Capacity Agreement between the contract seller and the Authority dated April 5, 1995; and

WHEREAS, that Amendment to Reserve Capacity Agreement effected, among other things, the contract seller's relinquishment to the Authority of 9,200 gpd of the 12,000 gpd of capacity reserved under the Reserve Capacity Agreement since the contract seller had determined, at that time, that it would need no more than 2,800 gpd of capacity for a proposed 10 lot residential subdivision; and

WHEREAS, due to a sewer connection ban at the Stage I/II treatment facility, the applicant was prohibited from pursuing this application, which ban was recently lifted; and

WHEREAS, the applicant has determined to develop the property in a manner different than that contemplated by Resolution No. 88-136; and

WHEREAS, by memorandum dated June 15, 1995, the Authority's engineer has reviewed the plans dated revised June 8, 1995, and has recommended preliminary approval subject to the conditions contained in that memorandum.

NOW, THEREFORE, BE IT RESOLVED by the Warren Township Sewerage Authority, County of Somerset, State of New Jersey, that the application of Michael Menza for preliminary approval of a sanitary sewer extension to service 8 residential units of sewer capacity for a project located on property known as Block 212, Lot 20 (f/k/a Block 538, Lot 20), in the Stage I/II sewer service area, is hereby approved, subject to the following conditions:

1. The applicant shall comply with all of the Authority's Rules and Regulations, including the payment of all fees to the Authority.

2. The applicant shall not commence any construction requiring engineering inspection until it has deposited \$10,000 into the applicant's escrow account pursuant to Section 3.15 of the Authority's Rules and Regulations.

3. The applicant's plans shall be revised, to the satisfaction of the Authority's engineer, to reflect that the 8" sanitary sewer line will be moved to the other side of the storm sewer line to address the two skew crossings of the sanitary sewer in and out of sanitary manhole 102 and tight conditions within the manhole structure.

4. The applicant shall submit to the Authority, prior to any sewer construction, in a form satisfactory to the Authority's engineer, a revision of the plans indicating that a Stream Encroachment Permit is required for the sanitary sewer line at the stream crossing if that portion of the line will require concrete encasement and, if so, the drawings will show such encasement or, instead, the applicant may submit a waiver from such concrete encasement requirements, as described in the Authority's engineer's June 15, 1995 memorandum.

BE IT FURTHER RESOLVED that, upon satisfaction of conditions 3 and 4 above, the Chairman may execute the required CP-1 form for the applicant.

BE IT FURTHER RESOLVED that Resolution No. 88-136 is hereby rescinded and of no further force and effect, and is hereby replaced by and with this Resolution.

Moved by Mr. Gowing

Seconded by Mr. Florey

Roll Call Vote	Yes	No
Chairman Tarnowski	_____	_____
Mr. LaNieve	<input checked="" type="checkbox"/>	_____
Mr. Florey	<input checked="" type="checkbox"/>	_____
Mr. Gowing	<input checked="" type="checkbox"/>	_____
Mr. O'Donohue	<input checked="" type="checkbox"/>	_____
Mr. Salvato (Alternate)	_____	_____
Mr. Dealaman (Alternate)	_____	_____

CERTIFICATION

I, M. Donna Anackowski, Acting 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 at a meeting of the Warren Township Sewerage Authority on June 21, 1995.

M. Donna Anackowski
M. Donna Anackowski, Acting Authority Secretary

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 97 - 31

RESOLUTION GRANTING FINAL APPROVAL OF THE APPLICATION OF STIRLING ESTATES (WARREN ESTATES - HOWARD BEISSEL), 60 STIRLING ROAD, BLOCK 212, LOT 20 (F/K/A BLOCK 538, LOT 20)

WHEREAS, the applicant, Stirling Estates (Warren Estates - Howard Beissel), has applied to the Authority for final approval of a sanitary sewer extension to service 8 residential units of sewer capacity for a project located at 60 Stirling Road, Block 212, Lot 20 (f/k/a Block 538, Lot 20), in the Stage I/II sewer service area; and

WHEREAS, by Resolution No. 95-58 (which rescinded Resolution No. 88-136 in its entirety), the Authority granted preliminary approval for this property for 8 residential units of capacity; and

WHEREAS, the former owner of this property, Rolf R. Gaebele and Bellerio Construction Inc., c/o The Chanticleer Chateau, entered into that certain Reserve Capacity Agreement with the Authority dated May 20, 1980; and

WHEREAS, that Reserve Capacity Agreement was amended by that certain Amendment to Reserve Capacity Agreement between the former owner and the Authority dated April 5, 1995; and

WHEREAS, by memorandum dated March 5, 1997, the Authority's Engineer has indicated that construction of the sanitary sewer for this project is complete, that the applicant has satisfactorily completed all testing required to be performed, and has recommended approval.

NOW, THEREFORE, BE IT RESOLVED by the Warren Township Sewerage Authority, County of Somerset, State of New Jersey, that the Authority hereby grants final approval to Stirling Estates (Warren Estates - Howard Beissel), for a sanitary sewer extension to service 8 residential units of sewer capacity for a project located at 60 Stirling Road, Block 212, Lot 20 (f/k/a Block 538, Lot 20), in the Stage I/II sewer service area, subject to the applicant's compliance with all of the Authority's Rules and Regulations, including the payment of all fees to the Authority.

Moved by Mr. Florey

Seconded by Mr. Dill

Roll Call Vote	Yes	No
Chairman O'Donohue	<u> x </u>	<u> </u>
Mr. Hundt	<u> </u>	<u> </u>
Mr. Florey	<u> x </u>	<u> </u>
Mr. LaNieve	<u> x </u>	<u> </u>
Mr. Dill	<u> x </u>	<u> </u>
Ms. Garafola (Alternate)	<u> x </u>	<u> </u>
Mr. Dealaman (Alternate)	<u> </u>	<u> </u>

C E R T I F I C A T I O N

I, Michelle V. Kortman, Authority Secretary for 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 this Authority at its Work/Public Meeting of March 19, 1997.

Michelle V. Kortman
Michelle Kortman, Authority Secretary

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 13-75

**RESOLUTION APPROVING THE WAIVER
APPLICATION OF MADDY REALTY FOR THE
INSTALLATION OF A PERMANENT BAR FACILITY AT
STONE HOUSE AT STIRLING RIDGE, LOCATED AT 50
STIRLING ROAD, BLOCK 212 LOT 20.01 IN THE STAGE
I&II SEWER SERVICE AREA**

WHEREAS, Maddy Realty - Stone House at Stirling Ridge has submitted a Waiver Application for the installation of a permanent exterior bar facility including ten bar wash sinks and one hand sink, on the above referenced property, which is located within the Authority's Stage I/II Service Area and currently has 37 approved EDUs of capacity; and

WHEREAS, the Authority's Engineer, by memorandum dated July 9, 2013, has indicated that they have reviewed the waiver application and the materials submitted in support, and periphery thereto, to include: a letter dated April 29, 2013 from Mr. Frank Cretella of Maddy Realty; Authority Resolution No. 12-18, Warren Township Zoning Board of Adjustment Resolution No. BA-11-03; Archi-Top Designs, Inc. plan A-1, Exterior Bar Floor Plan, Elevations, dated 03/15/13; NJAWC monthly bills to Stirling Ridge, 12/14/12 through 3/15/13; Narrative for Exterior Bar/Eating Area signed by William Tanner, PE of Van Cleef Engineering Associates; Revised Site Plan for Stone House at Stirling Ridge dated March 24, 2011 by Van Cleef Engineering Associates (Sheets 1 and 2 last revised 6/14/13 and Sheet 3 last revised 5/23/12); and

WHEREAS, the Revised Site Plan for Stone House at Stirling Ridge drawings provided indicate that the proposed exterior bar will discharge into an existing sanitary manhole on the Stone House property. Therefore, the project construction will occur upstream from the Authority's sewerage facilities; and

WHEREAS, the Authority's Engineer has determined that the connection is designed in accordance with the Authority's Rules and Regulations and has recommended that the Authority grant the waiver for the proposed construction at Block 212 Lot 20.01 for a permanent exterior bar facility.

NOW, THEREFORE, BE IT RESOLVED, by the Warren Township Sewerage Authority in the County of Somerset, New Jersey that the Authority hereby grants approval of the waiver application of Maddy Realty - Stone House at Stirling Ridge for the proposed construction at Block 212 Lot 20.01 for a permanent exterior bar facility in the Stage I&II sewer area. The approval granted herein is subject to the following conditions:

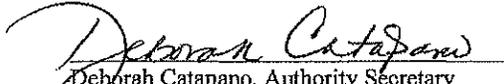
1. All prior conditions of approval by the Authority including those recited in Resolution No. 12-18, Resolution No. 08-149, and Resolution No. 05-149, including for water meter readings for the facility, will continue to apply. In particular but not by way of limitation, Conditions 3, 4 and 5 of Resolution No. 12-18 continue to apply.

Moved by Mr. Truglio
Seconded by Mr. Checchio

Roll Call Vote	Yes	No
Chairman Reeder	x _____	_____
Mr. Truglio	x _____	_____
Ms. Garafola	_____	_____
Mr. Mosquera	_____	_____
Mr. Vetter	_____	_____
Mr. Checchio (Alt 1)	x _____	_____
Mr. Paoletta (Alt 2)	_____	_____

CERTIFICATION

I, Deborah Catapano, 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 at a meeting of the Warren Township Sewerage Authority on July 17, 2013.


Deborah Catapano, Authority Secretary

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 05-149

RESOLUTION GRANTING A CONDITIONAL WAIVER TO MADDY REALTY FOR THE PROPOSED RENOVATIONS TO THE EXISTING RESTAURANT/CATERING FACILITY LOCATED AT 50 STIRLING ROAD, BLOCK 212, LOT 21.01, LOCATED IN THE STAGE I & II SEWER SERVICE AREA

WHEREAS, the applicant, Maddy Realty, has applied to the Authority for a waiver for proposed renovations to the existing restaurant/catering facility, located at 50 Stirling Road, Block 212, Lot 20.01, in the Stage I&II sewer service area; and

WHEREAS, the applicant proposes to renovate and update the facilities at the former Chanticleer, now the Stone House at Stirling Ridge. The facilities consist of one building with restaurant and bar seating, as well as catering hall A, and a separate building containing catering hall B; and

WHEREAS, the applicant has submitted drawings showing the renovations to the restaurant and catering hall in building A, but not to building B. The drawings submitted for building A show a 280 person seating capacity in catering hall A, 116 person seating capacity in the restaurant and 34 seats in the bar. A full set of the drawings showing the renovations planned to building B have not been modified, although the applicant has represented that this building has a 150 person seating capacity, catering hall; and

WHEREAS, the property is in the Authority's Stage I&II sewer service area which currently does not have any additional flow capacity available as calculated in accord with Articles 4.2 and 4.3 of the Authority's Rules and Regulations; and

WHEREAS, the property when it operated as the Chanticleer had previously been approved for 37 EDU; and

WHEREAS, the applicant has submitted calculations from its engineer, which estimate that the actual use of the renovated buildings A and B will result in a total water usage of less than 37 EDUs. Those calculations use the DEP estimates of 20 gpd per bar seat, 20 gpd per catering seat and 35 gpd per restaurant seat, but evaluate the flow on a weekly, not a daily, basis based upon the representation that significant portions of the facility will not be used during the week. The calculations assume that the restaurant will be closed on Mondays and that the catering halls will only be used on Friday, Saturday and Sunday. Based on those restrictions, the applicant calculates the weekly water usage, using upon the DEP design flow rates is as follows:

	<u>Weekly Flow</u>
Restaurant/Bar	28,440 gallons
Catering Hall A	28,000 gallons
Catering Hall B	<u>9,000 gallons</u>
Total	65,440 gallons

The resulting weekly flow of 65,440 gallons equates to 9,349 gallons per day or 34 EDU; and

WHEREAS, the applicant proposes to install low flow toilets and dishwaters as part of the renovations to further reduce flows although the details of such fixtures has not yet been provided; and

WHEREAS, by memorandum dated January 9, 2006, the Authority's Engineer has indicated that he has reviewed the plans, submitted on behalf of the applicant and prepared by Van Cleef Engineering Associates, including flow calculations submitted by letter dated 12/12/05, and that, based upon his review of the information submitted and experience with other catering facilities in Warren, has determined that the wastewater flow calculation for both building A and B, resulting in a total flow of less than 37 EDUs, is a reasonable estimate of the flow associated with this type of facility. The Authority's engineer has, therefore, recommended that a waiver be approved for this application provided the applicant provides certain additional documents which are made a condition of this resolution and further conditional on the days of operation of the various facilities be entered to those described the application.

NOW, THEREFORE, BE IT RESOLVED by the Warren Township Sewerage Authority, County of Somerset, State of New Jersey, that the Authority hereby grants a waiver to Maddy Realty Authority for proposed renovations to the existing restaurant/catering facility, located at 50 Stirling Road, Block 212, Lot 20.01, in the Stage I&II sewer service area. The approval granted herein is subject to the following conditions:

1. The applicant shall comply with all of the Authority's rules and regulations, including the payment of all applicable fees to the Authority. No connection fee are payable as the applicant will be utilizing existing capacity for this property.
2. The applicant shall provide the following revised or additional drawings to the Authority;
 - a. Drawings showing the location of the existing lateral lines for buildings A and B in order to determine if there are any interferences due to the new exterior construction.
 - b. Drawings showing the locations of grease traps to be installed in accordance with local plumbing regulations and the Authority's Rules and Regulations.
 - c. Drawings showing the facilities in catering hall B, including seating arrangements for not more than 150 people.
 - d. The satisfaction of this condition shall be evidenced by a memorandum from the Authority's Engineer.
3. The applicant shall provide specifications identifying the water saving fixtures to be installed in the facility.
4. On a going forward basis, the applicant shall provide water consumption reports to the Authority on a quarterly basis in the form of water bills from Elizabethtown Water Company in order to show compliance with the requirement of this resolution that the water usage does not exceed the approved 37 EDUs.

5. The use of the facilities shall be limited as follows:
 Building A Restaurant - closed Mondays, open Tuesday - Sunday.
 Building A Catering Hall - closed Monday - Thursday - one event on Friday and a maximum of two events on Saturday and Sunday.
 Building B Catering Hall - closed Monday - Thursday - one event on Friday, Saturday and Sunday.

6. Water usage should not exceed 37 EDUS. If the Authority shall determine at a later date that the water usage at the property has exceeded the 37 EDU previously approved, the Authority may take whatever actions it deems necessary or appropriate to bring the water usage into compliance with the 37 EDU. Such measures may include, but not be limited to imposing, additional restrictions on the hours and days of operation.

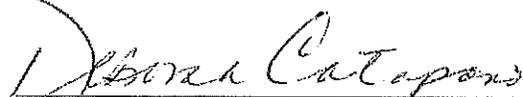
7. If the water usage at the facility does exceed the 37 EDU previously approved, then, the Authority pursuant to its Rules and Regulations may charge the owner an increased sewer use fee and may charge a recalculated connection fee to reflect the higher usage, however, such charges shall be without prejudice to the Authority requiring the facility to reduce its water usage to stay within the approved 37 EDUs.

Moved by Mr. Guttschall
 Seconded By Mr. Florey

Roll Call Vote	Yes	No
Chairman O'Donohue	<u> x </u>	<u> </u>
Mr. Guttschall	<u> x </u>	<u> </u>
Mr. Florey	<u> x </u>	<u> </u>
Mr. Hundt	<u> x </u>	<u> </u>
Mr. Strauss	<u> x </u>	<u> </u>
Ms. Garafola (Alternate)	<u> x </u>	<u> </u>
Ms. Gallic (Alternate)	<u> x </u>	<u> </u>

CERTIFICATION

I, Deborah Catapano, 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 at a meeting of the Warren Township Sewerage Authority on January 18, 2006.



 Deborah Catapano, Authority Secretary

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 07-167 TABLED

**RESOLUTION AMENDING RESOLUTION NO. 05-149,
GRANTING MADDY REALTY APPROVAL TO ADD 24
PORCH SEATS TO THE EXISTING
RESTAURANT/CATERING FACILITY LOCATED AT 50
STIRLING ROAD, BLOCK 212, LOT 21.01, LOCATED IN
THE STAGE I & II SEWER SERVICE AREA**

WHEREAS, the applicant, Maddy Realty, has applied to the Authority for an amendment to Resolution No. 05-149 which amendment would allow an additional 24 seats on the porch of the existing restaurant/catering facility, located at 50 Stirling Road, Block 212, Lot 20.01, in the Stage I & II sewer service area; and

WHEREAS, the applicant has submitted drawings showing the additional 24 porch seats to the restaurant and catering hall. The drawings submitted were prepared by Van Cleef Engineering Associates and consist of Sheets 1 through 2 of 2, with Sheet 1, dated September 10, 2007, and Sheet 2, dated August 23, 2007; and

WHEREAS, the property is in the Authority's Stage I & II sewer service area which currently does not have any additional flow capacity available as calculated in accord with Articles 4.2 and 4.3 of the Authority's Rules and Regulations; and

WHEREAS, by memoranda dated November 27, 2007, the Authority's Engineer has indicated that he has reviewed the plans, submitted on behalf of the applicant and prepared by Van Cleef Engineering Associates, and based upon his review of the information submitted, if the seating capacity is increased by the proposed 24 seats on the porch, the wastewater flow will be expected to increase by 3 EDUs ($24 \times 35 \text{ gpd} = 840 \text{ gpd}$). With this additional flow added to the above referenced calculation of flow at this facility, the total flow would be 37 EDUs. Since this flow does not exceed the total of 37 EDUs allotted to this property in the Stage I & II service area, the Engineer has recommended that the Authority amend its Resolution No. 05-149 to include 24 restaurant seats on the porch for a total of 37 EDUs, with the same restrictions as set forth in Resolution No. 05-149.

NOW, THEREFORE, BE IT RESOLVED by the Warren Township Sewerage Authority, County of Somerset, State of New Jersey, that the Authority hereby grants an amendment to Resolution No. 05-149 to Maddy Realty for an additional 24 restaurant seats on the porch of the existing restaurant/catering facility, located at 50 Stirling Road, Block 212, Lot 20.01, in the Stage I & II sewer service area. The approval granted herein is subject to the following conditions:

1. The applicant shall comply with all of the Authority's rules and regulations, including the payment of all applicable fees to the Authority. No connection fee are payable as the applicant will be utilizing existing capacity for this property.

2. As stipulated in Resolution No. 05-149, on a going forward basis, the applicant shall provide water consumption reports to the Authority on a quarterly basis in the form of water bills from Elizabethtown Water Company in order to show compliance with the requirement of this resolution that the water usage does not exceed the approved 37 EDUs.

3. Water usage may not exceed 37 EDUs. If the Authority shall determine at a later date that the water usage at the property has exceeded the 37 EDUs previously approved, the Authority may take whatever actions it deems necessary or appropriate to bring the water usage into compliance with the 37 EDUs allotted. Such measures may include, but not be limited to, imposing additional restrictions on the hours and days of operation.

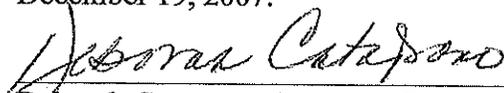
4. If the water usage at the facility does exceed the 37 EDUs previously approved, then, the Authority, pursuant to its Rules and Regulations, may charge the owner an increased sewer use fee and may charge a recalculated connection fee to reflect the higher usage, however, such charges shall be without prejudice to the Authority requiring the facility to reduce its water usage to stay within the approved 37 EDUs.

Moved by _____
 Seconded By _____

Roll Call Vote	Yes	No
Chairman Strauss	_____	_____
Mr. Hundt	_____	_____
Mr. Guttschall	_____	_____
Mr. Florey	_____	_____
Ms. Garafola	_____	_____
Mr. Truglio (Alternate)	_____	_____
Ms. Gallic (Alternate)	_____	_____

CERTIFICATION

I, Deborah Catapano, 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 at a meeting of the Warren Township Sewerage Authority on December 19, 2007.



 Deborah Catapano, Authority Secretary

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 08-139

**RESOLUTION AMENDING RESOLUTION NO. 05-149,
AND GRANTING APPROVAL TO THE APPLICATION
OF MADDY REALTY TO ADD TWENTY-FOUR (24)
PORCH SEATS TO THE EXISTING RESTAURANT/
CATERING FACILITY LOCATED AT 50 STIRLING
ROAD, BLOCK 212, LOT 21.01, LOCATED IN THE
STAGE I & II SEWER SERVICE AREA**

WHEREAS, the applicant, Maddy Realty, has applied to the Authority for an amendment to Resolution No. 05-149 which amendment would allow an additional twenty-four (24) seats on the porch of the existing restaurant/catering facility, located at 50 Stirling Road, Block 212, Lot 20.01, in the Stage I & II sewer service area; and

WHEREAS, by Resolution 05-149, the Authority granted the applicant a conditional waiver for its proposed renovations to the existing restaurant/ catering facility, which resolution established that the property was approved for thirty-seven (37) EDU's, and that the Authority's Engineer had calculated that the estimated wastewater flow at the property would be thirty-four (34) EDU's; and

WHEREAS, the property is in the Authority's Stage I & II sewer service area which currently does not have any additional flow capacity available for new connections or additional EDU's; and

WHEREAS, by memoranda dated November 27, 2007, the Authority's Engineer has indicated that he has reviewed the plans, submitted on behalf of the applicant and prepared by Van Cleef Engineering Associates, consisting of Sheets 1 through 2 of 2, with Sheet 1, dated September 10, 2007, and Sheet 2, dated August 23, 2007, which drawings show the additional 24 porch seats. Based upon his review of the information submitted and utilizing NJDEP's suggested design flow figures which list average restaurant seats at a flow rate of 35 gpd per seat, the Authority's Engineer has calculated that if the seating capacity is increased by the proposed 24 seats on the porch, the wastewater flow will be expected to increase by three (3) EDU's (24 x 35 gpd = 840 gpd). The additional three (3) EDU's of flow, in addition to the thirty-four (34) EDU's for which the property is currently calculated to be using, brings the total flow to thirty-seven (37) EDU's. Since 37 EDU's of flow does not exceed the total of 37 EDU's for which the property is approved, the Engineer has recommended that the Authority amend its Resolution No. 05-149 to include 24 restaurant seats on the porch for a total of 37 EDU's, with the same restrictions as set forth in Resolution No. 05-149; and

WHEREAS, action on this application had been tabled in December 2007, but the applicant has now requested that the Authority take action on the application.

NOW, THEREFORE, BE IT RESOLVED by the Warren Township Sewerage Authority, County of Somerset, State of New Jersey, that the Authority hereby grants approval to the application of Maddy Realty for an amendment to Resolution No. 05-149, for an additional

twenty-four (24) restaurant seats on the porch of the existing restaurant/catering facility, located at 50 Stirling Road, Block 212, Lot 20.01, in the Stage I & II sewer service area. The approval granted herein is subject to the following conditions:

1. The applicant shall comply with all of the Authority's rules and regulations, including the payment of all applicable fees to the Authority. No connection fees are payable as the applicant will be utilizing existing capacity for this property.

2. As stipulated in Resolution No. 05-149, on a going forward basis, the applicant shall provide water consumption reports to the Authority on a quarterly basis in the form of water bills from Elizabethtown Water Company in order to show compliance with the requirement of this resolution that the water usage does not exceed the approved 37 EDU's.

3. Water usage may not exceed 37 EDU's. If the Authority shall determine at a later date that the water usage at the property has exceeded the 37 EDU's previously approved, the Authority may take whatever actions it deems necessary or appropriate to bring the water usage into compliance with the 37 EDU's allotted. Such measures may include, but not be limited to, imposing additional restrictions on the hours and days of operation.

4. If the water usage at the facility does exceed the 37 EDU's previously approved, then, the Authority, pursuant to its Rules and Regulations, may charge the owner an increased sewer use fee and may charge a recalculated connection fee to reflect the higher usage, however, such charges shall be without prejudice to the Authority requiring the facility to reduce its water usage to stay within the approved 37 EDU's.

Moved by Mr. Guttschall
 Seconded By Mr. Truglio

Roll Call Vote	Yes	No
Chairman Strauss	x _____	_____
Mr. Hundt	x _____	_____
Mr. Guttschall	x _____	_____
Mr. Florey	x _____	_____
Ms. Garafola	x _____	_____
Mr. Truglio (Alternate)	x _____	_____
Ms. Gallic (Alternate)	_____	_____

CERTIFICATION

I, Deborah Catapano, 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 at a meeting of the Warren Township Sewerage Authority on November 12, 2008.



 Deborah Catapano, Authority Secretary

WARREN TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION NO. 12-18

RESOLUTION AMENDING RESOLUTION NOS. 05-149 AND 08-139, AND GRANTING CONDITIONAL APPROVAL TO THE APPLICATION OF MADDY REALTY TO ADD EIGHTY-TWO (82) PORCH, PATIO, AND EXTERIOR BAR SEATS TO THE EXISTING RESTAURANT/ CATERING FACILITY LOCATED AT 50 STIRLING ROAD, BLOCK 212, LOT 21.01, LOCATED IN THE STAGE I & II SEWER SERVICE AREA

WHEREAS, the applicant, Maddy Realty, has applied to the Authority for an approval to allow an additional seating at the existing restaurant/catering facility, located at 50 Stirling Road, Block 212, Lot 20.01, in the Stage I & II sewer service area; and

WHEREAS, the property is in the Authority's Stage I & II sewer service area which currently does not have any additional flow capacity available for new connections or additional EDU's; and

WHEREAS, by Resolution 05-149, the Authority granted the applicant a conditional waiver for its proposed renovations to the existing restaurant/ catering facility, which resolution established that the property was approved for thirty-seven (37) EDU's, and that the Authority's Engineer had calculated that the estimated wastewater flow at the property would be thirty-four (34) EDU's; and

WHEREAS, by Resolution 08-139, the Authority granted the applicant a conditional approval for the addition of twenty-four (24) porch seats, thereby amending Resolution 05-149; and

WHEREAS, in early 2011 the applicant applied for a waiver to the addition of two (2) porch seats, 64 dinner patio seats, and 16 exterior bar seats, for total of 82 seats; and

WHEREAS, the Authority's engineers recommended that the Applicant be required to present an analysis of the projected impact on sewage flow of these additional seats, given the restrictions on capacity in the Stage I&II sewer service area; and

WHEREAS, the Applicant subsequently submitted an application for approval of an unspecified number of additional seats, but with the same 82 additional seats shown on the accompanying plans; and

WHEREAS, in fact the Applicant utilized the 82 additional seats during 2011, so that some of the water consumption data available is based on these additional seats being used; and

WHEREAS, by memoranda dated February 8, 2012, the Authority's Engineer has indicated that he has reviewed the plans submitted on behalf of the applicant and prepared by Van Cleef Engineering Associates, consisting of Sheets 1 through 3 of 3, with Sheet 1, with

revision date October 11, 2011, as well as a report of the same date entitled "Sanitary Sewer Capacity Review-Stone House." As detailed in the February 8th memoranda, based on a careful review of the documentation submitted on behalf of the Applicant, as well as water records obtained from New Jersey American Water, the Authority's Engineer is satisfied that, even with these additional 82 seats, the sewage flow can reasonably be expected **not** to exceed the 37 EDUs. Accordingly, based upon his review, the Engineer has recommended that the Authority grant conditional approval for the additional 82 seats, with conditions as included in Resolution Nos. 05-149 and 08-139 to monitor the flow and to ensure that the flow does not exceed 37 EDU's; and

WHEREAS, based on upon recent blockage of the sewer line adjacent to the Stone House restaurant, which is the subject of this application, and investigations conducted at the restaurant, appears that the restaurant has not been complying with the requirements of the Authority's Rules and Regulations relating to the use and proper maintenance of grease traps. In fact, the Authority has notified the Applicant of such violations, has required reimbursement of the costs incurred by the Authority's contract operator in cleaning the blockage, and has required submittal of documentation of compliance with the applicable grease trap requirements. The Authority has determined that approval of the additional seating should also be conditioned on compliance with the directives and payment of the costs incurred to clear the blockage.

NOW, THEREFORE, BE IT RESOLVED by the Warren Township Sewerage Authority, County of Somerset, State of New Jersey, that the Authority hereby grants conditional approval to the application of Maddy Realty for an amendment to Resolution Nos. 05-149 and 08-139 to allow for two (2) porch seats, 64 dinner patio seats, and 16 exterior bar seats, for total of 82 additional seats at the existing restaurant/catering facility, located at 50 Stirling Road, Block 212, Lot 20.01, in the Stage I & II sewer service area. The approval granted herein is subject to the following conditions:

1. The applicant shall comply with all of the Authority's rules and regulations, including the payment of all applicable fees to the Authority. No connection fees are payable as the applicant will be utilizing existing capacity for this property.

2. As stipulated in the prior Resolutions, the applicant shall provide water consumption reports to the Authority on a quarterly basis in the form of water bills from New Jersey American Water in order to show compliance with the requirement of this resolution that the water usage does not exceed the approved 37 EDU's.

3. Water usage may not exceed 37 EDU's. If the Authority shall determine at a later date that the water usage at the property has exceeded the 37 EDU's previously approved, the Authority may take whatever actions it deems necessary or appropriate to bring the water usage into compliance with the 37 EDU's allotted. Such measures may include, but not be limited to, requiring the removal and discontinuation of the additional seating, and/or imposing additional restrictions on the hours and days of operation.

4. If the water usage at the facility does exceed the 37 EDU's previously approved, then, the Authority, pursuant to its Rules and Regulations, may charge the owner an increased sewer use fee and may charge a recalculated connection fee to reflect the higher usage, however,

such charges shall be without prejudice to the Authority requiring the facility to reduce its water usage to stay within the approved 37 EDU's.

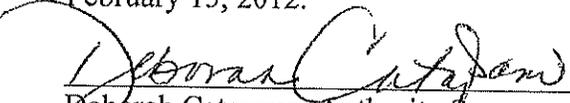
5. The approval is further conditioned on the Applicant complying with the directives of the Authority's letter dated February 7 regarding the inspection and maintenance of grease traps and other measures to remove and avoid the accumulation of grease, as well as payment of the invoice for the costs incurred by the Authority's operators to clear the grease blockage caused by the restaurant.

Moved by Mr. Truglio
Seconded by Mrs. Garafola

Roll Call Vote	Yes	No
Chairman Reeder	x _____	_____
Mr. Truglio	x _____	_____
Ms. Garafola	x _____	_____
Mr. Kaufman	_____	_____
Mr. Vetter	x _____	_____
Mr. Checchio (Alternate #1)	x _____	_____
Mr. Paolella (Alternate #2)	_____	_____

CERTIFICATION

I, Deborah Catapano, 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 at a meeting of the Warren Township Sewerage Authority on February 15, 2012.



Deborah Catapano, Authority Secretary

May 7, 2020
Via Overnight Mail

Warren Township Zoning Board
Attn: Maryellen Vautin
46 Mountain Blvd
Warren, NJ 07059

Re: BA19-07
Stonehouse at Stirling Ridge
Block 212, Lot 20.01
50 Stirling Road
Warren Township, NJ

BA 19-07
RECEIVED

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE
GEOTECHNICAL

Dear Ms. Vautin,

This letter is in response to comments provided the March 16, 2020 review letter prepared by John Chadwick IV, P.P. in regard to the referenced application. Point by point responses to the comments are provided below.

1. The application requires a use variance. The application is bifurcated. Use variances involve the proposed 48-unit hotel and building height. Testimony in accordance with the law is required. I recommended the applicant provide a planning report in advance of the hearing.

Response: We agree with the variances required with the project and will provide testimony as required during the hearing.

2. Architectural plans provide building height data for one cross-section. The applicant must provide measurements for at least six points of the building to determine the extent of the variance.

Response: A building height calculation has been added to the Variance Grading Plan (Sheet 4) and the bulk requirements table on the Variance Site Plan (Sheet 1) has been updated.

3. Plan shows clearing limits but does not show conceptual grading for the proposed hotel and access driveway. Conceptual grading plan is required.

Response: A conceptual grading plan was previously provided, see Variance Grading Plan (Sheet 4).

4. The plan does not indicate any landscaping. Conceptual landscaping plan is required.

Response: The requested conceptual landscaping plan has been included in the variance plan set as Landscaping Plan (Sheet 6).

5. A traffic report focusing on the impact of the proposed 48-unit hotel on total traffic generated from the entire complex is required.

Response: Although a traffic report is not a checklist requirement the applicant requests a waiver from providing one. Testimony shall be provided during the hearing on the potential traffic impacts of the site. Specifically, the site currently operates and holds events that generate traffic (weddings, gatherings, birthdays, business meetings etc.). The purpose of the proposed hotel is to provide a room for the guests of these events on site. Since the traffic is existing, the hotel will not result in an increase. Furthermore, since some guests will arrive at the hotel prior to an event and stay after it has completed, the hotel will serve to reduce the peak level of traffic at the site that occurs before and after events.



Headquarters
140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544

Clinton | Asbury Park | Denville | Philadelphia



THE TOWNSHIP OF WARREN *Founded 1806*



Office of the Fire Marshall
46 Mountain Boulevard Warren, New Jersey 07059
908-753-8000 ExL 259

26 May 2020

RE: BA-19-07 UPDATED Hotel Use and Bulk Variances

Dear Board of Adjustment:

After review of the UPDATED responses (May 7, 2020) Revised Plans for this project the Fire Chief and our Office have the following comments:

- All comments on our 19 March 2020 Review to the Board of Adjustment still stand
- All Comments on our 20 May 2019 Review to the Board of Adjustment still stand

Al Shjarback
Fire Marshall

Cc: Fire Chief Jim Mitchell
File

Attach: BA-19-07 May 20, 2019 FD Review Memo
BA-19-07 March 19, 2020 FD Review Memo



THE TOWNSHIP OF WARREN *Founded 1806*

Office of the Fire Marshall

46 Mountain Boulevard Warren, New Jersey 07059

908-753-8000 Ext. 259



19 March 2020

RE: BA-19-07 UPDATED Hotel Use and Bulk Variances

Dear Board of Adjustment:

After review of the UPDATED Revised Plans for this project the Fire Chief and our Office have the following comments:

- All Comments on our 20 May 2019 Review to the Board of Adjustment still stand
- Additionally, we would like a study of the Proposed Driveway into the New Structure to ensure a turning radius for Fire Apparatus is being maintained. This would include the larger "Ladder" type vehicles.

Al Shjarback
Fire Marshall

Cc: Fire Chief Jim Mitchell
File

Attach: BA-19-07 May 20, 2019 FD Review Memo



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



20 May 2019

RE: BA-19-07 Hotel Use and Bulk Variances

Dear Board of Adjustment:

After review of the Revised Plans for this project the Fire Chief and our Office have the following comments:

- The proposed driveway leading to the facility parking garage should be no less than the 24' width as shown. A "relatively flat" area should be established immediately adjacent to the building garage entry for a length leaving the building of 50' where a ladder truck can be setup and deployed.
- At least (1) fire hydrant capable of a minimum of 1000 GPM flow should be located along the driveway as it leads under the proposed building in order to serve that building along with the additional fire risk of the under-building garage.
- Areas of Refuge should be established in all Fire Stairs and at all levels. These areas should have identification signs marking them as such in the adjacent hallways and be equipped with a phone capable of calling 911.
- The FDC connection for the proposed building should be co-located with current FDC for the Terrace Room/Banquet Hall buildings along the main driveway. A fire hydrant capable of a minimum 1000 GPM flow should be located adjacent to the FDC's and marked as required by an "FDC" sign showing the building it is associated with. Additionally the FDC's need to be marked with an electrically powered red light.
- On all sides where possible we would request that the grading for the property within the immediate area of the building be such that the FD can maneuver and erect ladders capable of reaching the top story or as high as possible.
- Since access by FD Vehicles such as Ladder Trucks or Ground Ladders will be limited we request that the building be constructed of non-combustible materials.
- Landscaping should be oriented to allow easy access in/around the building for deployment of hose lines, ladders and other equipment.

- 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 building.

Al Shjarback
Fire Marshall

A handwritten signature in black ink, appearing to be 'AS', with a long, thin line extending upwards and to the right towards the text above.

Cc: Fire Chief Jim Mitchell
File

**WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES**

March 11, 2020 7pm

I. CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Environmental Commission (EC) of Warren Township, in the County of Somerset and State of New Jersey convened in a Regular Meeting at the Warren Township Municipal Building, 46 Mountain Blvd., Warren, New Jersey on Wednesday, March 11, 2020.

The Chairperson, Laura Mandell called the meeting to order at 7:05PM.

Flag salute

Pursuant to the requirement of Chapter 231 of the Public Laws of 1975, Adequate notice of this meeting was given by posting a copy on the Township Bulletin Board and sending a copy to the Township Clerk, Echoes Sentinel and Courier News as required by the Open Public Meetings Act. All Commissioners are duly appointed volunteers working for the Township of Warren.

II. ROLL CALL

Present: Laura Mandell, Susan Zeitels, Christina Lewis, Harold Black, Sal Di Bianca
Absent: Karen Kaiser, Wayne DeFeo, Karen Task

III. Discussion

November, December and February minutes were reviewed and approved with changes. Christina Lewis made the motion to approve and Harold Black seconded it. January 2020 minutes to be approved at the next WEC meeting. The April meeting will be held on April 15, 2020 and the November meeting will be November 18, 2020. This is a change from our current schedule.

IV. NEW BUSINESS

1. CASE BA19-07
BLOCK/LOT Block 212 Lot 20.01 50 Stirling Road
DATE: March 4, 2020
APPLICANT: **Maddy Realty LLC**
Proposal: Revised Plans

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. WEC commends the developer for adding the underground parking and recommends there is proper ventilation.
2. WEC recommends electric vehicle charging stations be part of the plan.
3. The proposed plan shows 49 mature trees being removed from a steep slope. WEC would like to see the tree replacement and landscaping plan.
4. On drawing number 5 there is a major concern regarding water runoff on the driveway and walkway. The runoff will also bring salt and pollution into the surrounding areas and sewer. WEC recommends a small stone bioswale with appropriate grasses and vegetation to hand the salt and water runoff.
5. WEC flagged the concern that the handicap walkway is too steep for handicapped people and recommend the developer come up with a better solution.
6. WEC recommends radon testing and any remediation that needs to take place.
7. Please see original notes from the WEC meeting on June 12th with original recommendations.

2. CASE: BA20-01
BLOCK/LOT Block 78 Lot 25 211 Mount Horeb Road
DATE: February 26, 2020
APPLICANT: **Michael Dalton**
Proposal: Preliminary & Final Site Plan D Variance for use multifamily C variances for front yard and side yard setbacks

1. WEC recommends a small bioswale to buffer the storm water runoff and pollutants. The recommended plants are as follows: Herbaceous perennials, moist sites – giant purple hyssop, Joe Pye weed, purple aster, Elderberry, phlox, cone flower, cardinal flower, blue flag iris, spiked blazing star, golden rod, pink coreopsis.
2. If the requested variances are granted, WEC recommends the bioswale be required.
3. WEC recommends any trees that are removed are replaced with comparable trees.

V. Adjournment – 8:45pm Laura Mandell made a motion to adjourn the meeting and Harold Black seconded it.

The next meeting will be held on April 15th at 7:00PM.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission