

January 11, 2021

Stanley J. Schrek, PE, AIA, PP, CME, LEED, AP
Town/Planning Board Engineer
Van Cleef Engineering Associates
Phillipsburg NJ Office
755 Memorial Parkway, Suite 110
Phillipsburg, NJ 08865

Re: Minor Subdivision Approval
445 James Street
Block 2307; Lot 5
Phillipsburg, NJ 08865

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

Dear Mr. Schrek:

This Letter serves to provide written response to the comments provided in your letter dated December 9, 2021, regarding the Technical Review. Point by point responses to the comments are provided below.

1. *Proposed subdivision and subsequent site improvements are classified as a major stormwater development, prior to approval of subdivision or subsequent site plan approvals, the Applicant shall revise submission to provide required major stormwater development report and improvements.*

Response: The proposed minor subdivision of two new lots is not classified as a major stormwater development and therefore does not require a major stormwater development report or improvements.

2. *Applicant proposes to reduce the pavement width of Webster Street, Applicant has not provided copies of deeds or covenants for the properties, and this creates a concern that the maps do reflect a Town Easement or agreement for road improvements that are in place already. The reduction in pavement will have a negative impact on vehicle access.*

Response: Applicant will provide copies of deeds or covenants for the properties. Testimony provided.

3. *Applicant shall install curbing along Webster Street and Moule Alley.*

Response: The proposed minor subdivision will not include the installation of curbing along Webster Street and Moule Alley.

4. *Applicant shall replace curb ramp at James Street and Moule Alley.*

Response: The proposed minor subdivision plat has been revised to include the replacement of curb ramp at James Street and Moule Alley.



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

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5. *Applicant shall replace sidewalk and curb and gutter along James Street.*

Response: The proposed minor subdivision plat has been revised to include a note of this comment.

6. *Applicant shall provide copy of construction easement related to Lot 4 as Applicant depicts construction activity to occur on Lot 4.*

Response: The proposed minor subdivision plat has been revised to not have any disturbance occur outside of the subject property's lot lines. There will be no construction activity occurring on Lot 4.

7. *Applicant shall mill and resurface Webster Street for limits of all 3 lots.*

Response: The proposed minor subdivision plat has been revised to show the area of Webster Street to be mill and resurfaced

8. *Applicant shall relocate construction driveway, as construction equipment will not be able to access or maneuver from location of proposed driveway.*

Response: The proposed minor subdivision plat has been revised to show the relocation of the construction driveway.

9. *Applicant shall provide testimony on how runoff will be addressed between properties.*

Response: Testimony provided.

10. *Applicant shall provide testimony for traffic and parking impacts.*

Response: Testimony provided.

11. *Applicant shall provide testimony related to construction staging during construction.*

Response: Testimony provided.



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12. *Applicant shall provide turning diagrams to indicate vehicles will be able to enter and exit proposed driveways without impacting adjacent properties.*

Response: Vehicles will be able to enter and exit the proposed driveways shown on the minor subdivision plat of two new lots without impacting adjacent properties.

13. *Applicant shall post no parking signs along James Street, Moule Alley, Webster Street as required by the Town Engineer, Police Department or Public Works based on local and state parking restrictions.*

Response: The proposed minor subdivision plat has been revised to include no parking signs on Moule Alley and Webster Street.

14. *Applicant shall revise driveway locations to provide at least 10' from side property line, as shown the applicant is placing the driveway on common property line which would need access easement from the adjacent lot to exit a vehicle or open a car door. In addition, Town Code does not permit parking within the side yard setback.*

Response: The proposed minor subdivision plat has been revised to show two lots and revised placement of proposed driveways to be in conformance with the Town Code.

15. *Lot 5.01 Driveway width shall be revised to be single car wide driveway at 12' wide, as the driveway is required to be outside the side yard setback and also 25 feet from the intersection of Moule and Webster, thus a 20' driveway cannot be accommodated.*

Response: The proposed minor subdivision plat has been revised to show the revised conforming driveways for the two new lots proposed.

16. *Applicant shall provide site triangles to demonstrate improvements to Lot 5.01 will not impact site triangles and shall provide for site easements for lot to prohibit future improvements in these areas.*

Response: The proposed minor subdivision plat has been revised to include sight-triangle easements for the proposed Lot 5.01

17. *Sanitary backflow preventers shall be installed for each dwelling.*

Response: The proposed minor subdivision plat has been revised to include a note of this comment.



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18. *Water meter pit shall be located outside the right of way.*

Response: The proposed minor subdivision plat has been revised to include a note of this comment.

19. *All backfill lifts shall be 6" lifts DGA with the exception of initial lift over pipe.*

Response: The proposed minor subdivision plat has been revised to include a note of this comment.

20. *Driveway aprons shall 6" reinforced concrete.*

Response: The proposed minor subdivision plat has been revised to include a note of this comment.

21. *All concrete for curbs, sidewalks, or aprons shall be class B, air entrained and sealed.*

Response: The proposed minor subdivision plat has been revised to include a note of this comment.

22. *Contractor shall perimeter construction fencing to secure site.*

Response: The proposed minor subdivision plat has been revised to include a note of this comment.

23. *Plan shall revise pavement repair details to conform to Town Standards, 2" 9.5M64, 4" 19M64 and 6" DGA.*

Response: The proposed minor subdivision plat has been revised to include this detail.

24. *Applicant shall coordinate with the Town for COAH requirements if applicable, our office is the not professional responsible for determination of such fees.*

Response: The Applicant will coordinate with the Town for COAH requirements if applicable.

25. *Applicant shall obtain will serve letters for all utilities including sanitary sewer.*

Response: The Applicant will obtain will serve letters for all utilities prior to future construction.



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26. *Lot numbers shall be approved by the Town Tax Assessor.*

Response: The Applicant will obtain lot number approvals by Town Tax Assessor.

27. *Electronic copies of all documents and plans shall be provided to the Town.*

Response: Electronic copies of the Minor Subdivision Plat and application have been provided to the Town.

28. *Housing numbering shall be coordinated with the Town 911 Coordinator.*

Response: The Applicant will coordinate house numbering upon single-family dwelling construction.

29. *Applicant shall revise plans to include planting of trees along frontages of public roads, trees will need to be placed outside the right of way.*

Response: No plantings are proposed as a part of this Minor Subdivision Plat.

At this point in time, we are of the understanding that we have addressed all of the comments. Enclosed you will find 11 copies of the Minor Subdivision Plat (last revised, January 11, 2021). If you have any questions regarding this letter or the project in general, please feel free to call me at (908) 238-0544.

Sincerely,
Engineering & Land Planning Associates, Inc.



Christopher Nusser
Senior Program Manager, Civil Engineering
New Jersey Professional Engineers License
No. 24GE04902500



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