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February 19, 2020

Harmony Land Use Board
3003 Belvidere Road
Phillipsburg, NJ 08865

**RE: Corey and Christine Colaluca
760 Harmony Brass Castle Road
Completeness & Technical Review
Block 21 Lots 33.01
Harmony Land Use Case #21-1
Our Project Number 5402.047**

Dear Board Members:

This office is in receipt of the following items pertaining to the above-referenced application:

- Harmony Township Land Use Board Application for Minor Subdivision dated October 29, 2020.
- Harmony Township Tax Certification dated January 12, 2021.
- Correspondence from Harmony LUB Secretary dated January 14, 2021.
- Variance Plan entitled “ Proposed Garage Variance Map For Corey and Christine Colaluca Tax Lot 33.01, Block 21 Tax Map Sheet 3 in the Township of Harmony Warren County, New Jersey” prepared by David B. Swanson PLS dated October 2, 2020 consisting of 1 sheet.

I. Project Summary:

The Applicant is seeking approval for the construction of a 24’ x 40’ pole barn/garage which the Applicant requests variance approval to construct the structure. The applicant further described in the application additional improvements related to grading, installation of French drains and reconfiguration of the existing driveway to address flooding issues of the dwelling.

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Please Reply To:

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II. Completeness Review:

The checklists prepared for Preliminary and Final Site Plan Application contains items that require relief from the Board.

1. Preliminary Checklist

- a. **§137-10.C(3)(g) – All existing and proposed signs, utility poles and their size, type of construction and location**
Waiver Required – The applicant provided sufficient information to review the application, however did not include the type of construction size of signs and utility poles; therefore the applicant should request a waiver from this requirement or revise the plans to include such information.
- b. **§137-10.C(3)(g) – The existing and proposed principal building or structures and all accessory buildings or structures, if any, approximate floor areas of said buildings and approximate finished grade elevations at all corners of said buildings.**
Waiver Required – The applicant provided sufficient information to review the application, however did not include the approximate floor areas and finished grade elevations at all corners; therefore the applicant should request a waiver from this requirement or revise the plans to include such information.
- c. **§137-10.C (3)(j) – Existing topography depicted by contours at two-foot intervals based upon New Jersey Geodetic Control Survey datum for the site and areas within 50 feet of the site.**
Temporary Waiver Required – The applicant shall revise plans to indicate NJ geodetic control survey datum and provide reference topographic survey.
- d. **§137-10.C (3)(i) – An analysis of all existing and proposed utilities and an analysis of the capacity of the existing utilities to accept the proposed facility.**
Waiver Required – The applicant provided sufficient information to review the application, however the required analysis was omitted; therefore the applicant should request a waiver from this requirement or revise the plans to include such information.
- e. **§137-10.C (3)(o) – The location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances which may affect the lot or lots in question, and the location, size and description of any lands to be dedicated to the Township or to the county.**
Testimony Required – The applicant indicates a discrepancy with the road right of way, which is a County Road, we would recommend the Board considered the conservative front property line to reflect the County Right of Way width and recommend the Applicant review this item with the County. We recommend the Applicant provide testimony to confirm they find reviewing the application based on the County Right of Way versus the deed property line.

- f. **§137-10.C(3)(g) – Plans and profiles of streets adjoining the property for a distance of 500 feet in either direction, including the location of driveways and intersecting streets and an indication of the maximum available sight distance.**
Waiver Required – The applicant provided sufficient information to review the application, however the required plan and profiles of the adjoining streets was omitted; therefore the applicant should request a waiver from this requirement or revise the plans to include such information.
- g. **§137-10.C (4) – The plans shall be prepared by a professional engineer licensed to practice in New Jersey.**
Testimony Required – The applicant’s professional shall provide testimony to support their allowance to prepare such plans.
- h. **§137-10.C (5) – The preliminary site plan shall be accompanied by an environmental impact and community facilities analysis prepared in accordance with Article VI of Chapter 148, Subdivision of Land (§§ 148-28 through 148-36).**
Waiver Required – The applicant provided sufficient information to review the application, however the required analysis was omitted; therefore the applicant should request a waiver from this requirement or revise the plans to include such information.

2. Final Checklist

- a. **§137-10.D(3)(h) – An accurate boundary survey prepared and certified by a New Jersey licensed land surveyor. The survey shall be based on a field traverse with an error of closure not less than one part in 10,000.**
Temporary Waiver Required – The applicant shall provide the closure error and referenced survey that was utilized for contour data.
- b. **§137-10.D(3)(i) – The existing and proposed principal building or structures and all accessory buildings or structures, if any, and finished grade elevations of all first floors and roofs, including roof structures.**
Waiver Required – The applicant provided sufficient information to review the application, however did not include the approximate floor areas and finished grade elevations at all corners; therefore the applicant should request a waiver from this requirement or revise the plans to include such information.
- c. **§137-10.D(3)(j) – Architectural floor plans for each floor of the building or structure and elevations from all principal exposures of all buildings or structures on the sites, but not less than four, with the name, address and registration number of the licensed architect preparing the plans.**
Temporary Waiver Required – The applicant architectural plans for the proposed structure.
- d. **§137-10.D(3)(k) – Existing topography based upon New Jersey Geodetic Control Survey datum, for the site and areas within 50 feet of the site, and proposed grading, both with a maximum of two-foot contour intervals.**
Temporary Waiver Required – The applicant shall provide the referenced survey that was utilized for contour data.

- e. **§137-10.D(3)(w) – All points of vehicular ingress and egress for the site, indicating the size of driveways and sight triangles.**
Testimony Required – The applicant shall provide testimony on the sight triangles for the driveway.

- f. **§137-10.D(3)(ff) – Copies of all applicable local, state and federal permits that may be required.**
Temporary Waiver – The applicant shall provide testimony on the compliance with this requirement.

- g. **§137-10.D(4) – The plan shall be prepared and signed by a professional engineer licensed in New Jersey except for certification by other licensed professionals as required by this chapter or New Jersey law.**
Testimony Required – The applicant’s professional shall provide testimony to support their allowance to prepare such plans.

III. Zoning

The subject lots are located in the AR-300 per the current Zoning Map.

AR-300: Single-Family Dwellings Prior to 12/31/04				
Requirements	Required	Existing	Proposed	Comment
Minimum Lot Area (Acres)	3	0.729	0.729	Existing Non-conforming Condition
Minimum Lot Width (Feet)	300	170	170	Existing Non-conforming Condition
Maximum Lot Coverage (Percentage)	10	10.8	12.3	Variance required
Maximum Building Height (Feet)	35	<35	<35	Complies
Maximum Building Height (Stories)	2.5	1	1	Complies
Minimum Front Yard (Feet)	50	35	35	Existing Non-conforming Condition
Minimum One Side Yard (Feet)	40	56.4	56.4	Complies
Minimum Both Side Yards (Feet)	100	125.3	125.3	Complies
Minimum Rear Yard (Feet)	75	123.1	123.1	Complies
Minimum Accessory Side Yard Setback (Feet) – Proposed Pole Barn	20		6	Variance required
Minimum Accessory Rear Yard Setback (Feet) – Proposed Pole Barn	20		>20	Additional information required
Maximum Accessory Peak Height (Feet) – Proposed Pole Barn	25			Additional information required
Maximum Accessory sidewalk Height (Feet) – Proposed Pole Barn	20			Additional information required

1. **Variations (Existing Non-Conforming)**

a. §165-10.E – Minimum Lot area

Variance Required – Applicant existing lot is reported as 0.729 acres whereas 3 acres is the minimum, therefore a variance is required.

b. §165-10.E – Minimum Lot Width

Variance Required – Applicant existing lot is reported as 170 feet wide whereas 300 feet is the minimum, therefore a variance is required.

c. §165-10.E – Minimum Front Setback

Variance Required – Applicant existing lot is reported as 35 feet front yard setback whereas 50 feet is the minimum, therefore a variance is required.

2. **Variations (Proposed Conditions)**

a. §165-10.E – Maximum Lot Coverage

Variance Required – Applicant proposes a lot coverage of 12.8% whereas 10% is the maximum permitted coverage, therefore a variance is required.

b. §165-10.E – Minimum Accessory Side Yard Setback (Feet) – Proposed Pole Barn

Variance Required – Applicant proposes a side yard setback of 6 feet

IV. **Comments:**

1. Applicant shall provide elevation drawings for pole barn.
2. Applicant shall provide testimony for driveway encroachment into adjacent lot, an easement is warranted or the driveway should be relocated out of the adjacent property.
3. Plan shall label rear yard setback of proposed pole barn.
4. Applicant shall provide testimony as to the location of pole barn.
5. Applicant shall address items listed with the compliance review checklist.

The applicant must provide Letters of Approval or No Interest from but not limited to the following Agencies with respect to this application:

- Warren County Planning Board
- New Jersey Highlands
- Warren County Soil Erosion District

We reserve the right to further comment based on applicant's testimony and future submittals.

Very truly yours,
Van Cleef Engineering Associates

s/Stanley J. Schrek

Stanley J. Schrek, PE, AIA, PP, CME, LEED AP
Planning Board Engineer

cc: All Board Members (Via LUB Secretary)
Greg Gianforcaro, Esq. Board Attorney (Via email: gianforcarolaw@msn.com)
Applicant via mail (Colaluce 760 Harmony Brass Castle Road, Phillipsburg, NJ 08865)