



**STEWART SURVEYING
& ENGINEERING, LLC**

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March 23, 2021

Ms. Alfia Schemm, Land Use Board Administrator
Independence Township
286B Route 46
PO Box 164
Great Meadows, New Jersey 07838

Re: Initial Completeness Review
Coladarci Preliminary/Final Site Plan & Use Variance Application
Block 17 Lot 3, Residential Village Zone (R-1/2)
Independence Township, Warren County

Dear Ms. Schemm,

Enclosed you will find eight (8) copies of the revised Preliminary & Final Site Plan for the above referenced project. In response to Michael S. Finelli's March 11, 2021 letter, our office offers the following comments:

Variance Application Checklist

- Item 1 The applicant and the owner shall sign the application form and provide a completed Variance Application Checklist.
- Item 6 The applicant shall provide proof the real estate property tax payments are current.
- Item 7 No comment.
- Item 8 The applicant shall provide proof of publication of the hearing notice.
- Item 9 The applicant shall provide proof of written notice of the hearing to property owners within 200 feet.

Preliminary & Final Site Plan Checklist

- Item 2 No comment.
- Item 3 The applicant shall provide a completed Land Development Checklist.

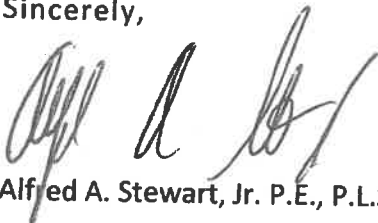
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- Item 4 The applicant shall provide proof the real estate property tax payments are current.
- Item 8 The applicant shall provide a copy of the Warren County Planning Department application.
- Item 9 The applicant and the owner shall sign the application form and provide a completed Variance Application Checklist.
- Item 12 The title block was revised to include Preliminary & Final Site Plan.
- Item 16 Graphic scales are provided.
- Item 22 The key map highlights Lot 3.
- Item 33 Tree locations were previously provided. Note no. 10 on Sheet two was added stating no trees are to be removed.
- Item 42 No comment.
- Item 46 The plans shows and notes the location of the telephone and cable tv services on sheet 3.
- Item 49 A profile for the retaining wall is provided on sheet 7.
- Item 55 Sight line profiles are provided on sheet 8.
- Item 58 Note no. 16 on sheet 3 was revised to include building mounted fixtures.
- Item 61 Note no. 17 on sheet 3 addresses waste disposal.
- Item 65 A waiver is requested for all the items for the EIS requirements as the site is a redevelopment. Notes on sheet 3 address environmental concerns.
- Item 72 The applicant will address the submission to the Fire Company submission.
- Item 73 A waiver is requested for the submission of an Engineer's Estimate of the site improvement construction quantities and costs. We ask that this be a condition of approval as items may change due to the various agency approvals required.

Sincerely,



Alfred A. Stewart, Jr. P.E., P.L.S.

New Jersey Professional Engineer and Land Surveyor License Number 24GB03588300

cc: Joe Coladarci, Applicant