



FINELLI CONSULTING ENGINEERS, INC.

205 ROUTE 31 NORTH  
WASHINGTON, NJ 07882

PHONE: (908) 835-9500

FAX: (908) 835-9909

EMAIL: FCE@FINELLICON.COM

WWW.FINELLICONCONSULTING.COM

March 11, 2021

VIA REGULAR MAIL & EMAIL

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 & Variance Application**

Block 17, Lot 3

Independence Township, Warren County

*FCE No. INWL076C1*

Dear Ms. Schemm:

Our office has received copies of the following documents in support of the above-referenced Preliminary and Final Site Plan and Use Variance application:

1. Transmittal letter from Erik Hassing, Esq., dated February 1, 2021.
2. Township of Independence Application to The Land Use Board.
3. Township of Independence Variance Application Checklist (not completed).
4. Plans generally entitled "Preliminary & Final Site Plan for 206 NJ State Highway Route No. 46 Block 17 Tax Lot 3 Township of Independence Warren County, New Jersey", consisting of 7 sheets, prepared by Stewart Surveying & Engineering, LLC, dated February 12, 2021.
5. Architectural Plans entitled "Architectural Design Intent, 206 Rt. 46, Township of Independence, NJ. 07840, Proposed (3) Townhouse Units", consisting of 3 sheets, prepared by Wellington Architectural Design, with a latest revision date of XX-XX-21.
6. Applicant's indication of payment of Application Fees in the amount of \$2,100.
7. Applicant's indication of payment of Escrow deposit in the amount of \$6,500.

**PROJECT SUMMARY**

The subject property is a 14,667 square foot lot fronting on NJ Route 46 which currently contains an existing single-family dwelling that appears to have been unoccupied for many years. The applicant, Joseph Coladarci Jr., is seeking Preliminary & Final Site Plan approval and Use and Bulk Variances to demolish the existing dwelling and redevelop the site with a three (3) story - three (3) unit apartment

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building. It is noted that in 2019 the applicant was granted Site Plan approval and variances to permit the construction of a two (2) story structure with medical offices on the first floor and apartments on the second floor. It is presumed that this former approval is being abandoned. The property is located within the Township's Residential Village (R-1/2) zone district and within the Highlands Planning Area. The proposed apartment use is neither a permitted nor a conditional use within the R-1/2 Zone. A Use Variance is being sought along with several Bulk Variances in addition to Preliminary and Final Site Plan approval.

Finelli Consulting Engineers, Inc. has reviewed the referenced plans and supporting documents against Independence Township's Land Development requirements for application completeness, and offers the following comments. It should be noted that the checklists were not completed by the applicant and therefore no waivers have been requested or considered.

#### **INITIAL COMPLETENESS REVIEW - VARIANCE APPLICATION CHECKLIST**

**Item 1** – The application form needs to be signed by the Applicant and by the Owner and a completed Variance Application Checklist should be provided.

**Item 6** – Proof that real estate property tax payments are current should be submitted.

**Item 7** – The applicant indicates he has submitted total application fees (Site Plan & variances) in the amount of \$2,100 and a total review escrow deposit in the amount of \$6,500.00 (Site Plan & variances). The Board Administrator should confirm receipt of these fees.

**Item 8** – Proof of publication of the hearing notice in the newspaper should be provided to the Board Administrator at least seven (7) days prior to the public hearing.

**Item 9** – Proof of written notice of the hearing to property owners within 200' feet should be provided to the Board Administrator at least seven (7) days prior to the public hearing.



## **INITIAL COMPLETENESS REVIEW – PRELIMINARY & FINAL SITE PLAN CHECKLIST**

**Item 2** – See Item 7 above.

**Item 3** – Completed Land Development Checklist should be submitted.

**Item 4** – See Item 6 above.

**Item 8** – Copy of Warren County Planning Department application has not been submitted.

**Item 9** – See Item 1 above.

**Item 12** – The title block should include “Preliminary & Final Site Plan”.

**Item 16** – Graphic scales should be provided on the plans.

**Item 22** – The Key Map should highlight the location of Lot 3.

**Item 33** – The plans should provide the limits of existing trees and whether tree removal is required.

**Item 42** – The proposed development disturbs less than one (1) acre and is therefore not classified as a Major Development per Chapter 337 Stormwater Control of the Township Code and is exempt from the SWM rules.

**Item 46** – The plans should show the location of proposed telephone and cable tv services.

**Item 49** – A profile should be provided along the length of the retaining wall showing top of wall elevations, footing elevations and finished grades along the wall.

**Item 55** – A profile should be provided along proposed driveway sight lines.

**Item 58** – The plans should clarify whether pole mounted or building mounted exterior lighting is proposed.

**Item 61** – The plans should address how waste disposal is handled.

**Item 65** – An EIS is required. Given that the proposed project is for redevelopment the applicant may wish to request a waiver for all or some of the EIS requirements.

**Item 72** – The applicant should document that the plans have been sent to the Township Volunteer Fire Company for comment.

**Item 73** – The applicant should submit an Engineer’s Estimate of site improvement construction quantities and costs.



Based upon the above it is our recommendation that the Variance and Preliminary and Final Site Plan applications be deemed incomplete by the Board. The required information should be provided or waivers sought by the applicant.

I trust this report is satisfactory. Please do not hesitate to contact me if you have any questions.

Very truly yours,

**FINELLI CONSULTING ENGINEERS, INC.**

Michael S. Finelli, P.E., P.P., C.M.E.  
Land Use Board Engineer

cc: All Land Use Board Members, via Board Administrator  
Eric Bernstein, Esq., LUB Attorney, via email only  
David Banisch, P.P., Twp. Planner, via email only  
Joe Coladarci, via email only  
Erik Hassing, Esq, via email only  
Stewart Engineering & Surveying, via email only