

**PLANNING DEPARTMENT
COUNTY OF WARREN**
SUITE 111
165 COUNTY ROAD, ROUTE 519, SOUTH
BELVIDERE, NEW JERSEY 07823-1949

**DAVID K. DECH
PLANNING DIRECTOR**



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Administration (908) 475-6531
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Planning Fax (908) 475-6537
Engineering Fax (908) 475-6566

March 27, 2007

Ms. Patricia Zotti, Secretary/Clerk
Mansfield Township Planning Board
100 Port Murray Road
Port Murray, NJ 07865

Re: **Approval**
Abram Simoff, M.B.A.K., Limited Partnership
File No. 06-007

Dear Ms. Zotti:

At the regular meeting of the Warren County Planning Board held on March 26, 2007, the preliminary application for major subdivision of Abram Simoff, M.B.A.K., Limited Partnership, known as Airport Road Estates, File No. 06-007, Block 1201, Lot 22, consisting of 9 lots, located on Airport Road, was reviewed.

COMMENTS:

1. The detention basin berms may be considered a Class IV Dam under New Jersey Dam Safety Standards. The applicant is hereby notified that Warren County will not accept responsibility for the dam structure or the review of subsequent inspection reports; the responsibility for these items must, therefore be assumed by the Municipality or the NJDEP.
2. Ownership and responsibility for maintenance of the proposed stormwater management facilities must be set forth on the final plan.
3. Prior to the signing of the final map, applicant must provide the final subdivision map to the county in AutoCAD format on a standard compact disk or other approved media. The county road and/or bridge improvement plans shall also be submitted on 4 mil mylars. It is requested that the plans be prepared with a horizontal datum in the New Jersey State Plane Coordinates dated 1983 and have a vertical datum in the North American Vertical Datum (NAVD 1988) unless otherwise approved. The compact disk needs to include necessary

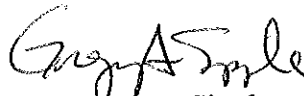
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font files, image files, files for plotting (i.e. .pcp, .pc2, .ctb files), XRef drawing files and any other files connected to the AutoCAD drawing files that are on the disk or a JPG file of the subdivision.

It was determined that the general planning design standards for subdivisions in Warren County have been adhered to. It was also determined that this proposed subdivision will not adversely affect county roads or county drainage structures and, therefore, is approved.

I am returning one signed copy of the map for your files.

Sincerely,


Gregory A. Sipple
Senior Planner

rph
Enclosure

c: Abram Simoff, M.B.A.K., Limited Partnership (w/enclosure)
Michael Lavery, Esquire
Simoff Engineering Associates
Mace Consulting Engineers
Charles O'Connor, Construction Official
Michael Furda, Zoning Official
WC Soil Conservation District

q:\data\dev rev\sub-let\06-007c.doc



June 13, 2007

224 Stiger Street
Hackettstown, NJ 07840-1299
(908) 852-2579

M.B.A.K. Limited Partnership
C/O Simoff Engineering Associates
466 Southern Boulevard
Chatham, NJ 07928

Pursuant to the New Jersey Erosion and Sediment Control Act., Chapter 251, P.L. 1975 as amended, the Warren County Soil Conservation District has reviewed this project application and:

- ☒ Approves the Soil Erosion Control Plan
- ☐ Approves the Soil Erosion Control Plan with Conditions (see attached)
- ☐ Rules the Plan Incomplete (see attached)
- ☐ Denies the Application without Prejudice (see attached)

NAME OF PROJECT: Airport Road Estates

PROJECT #: 06109

TOWNSHIP: Mansfield

DATE OF APPROVAL: 6/13/07

BLOCK(S): 1201 LOT(S): 22

EXPIRATION DATE: 6/13/10

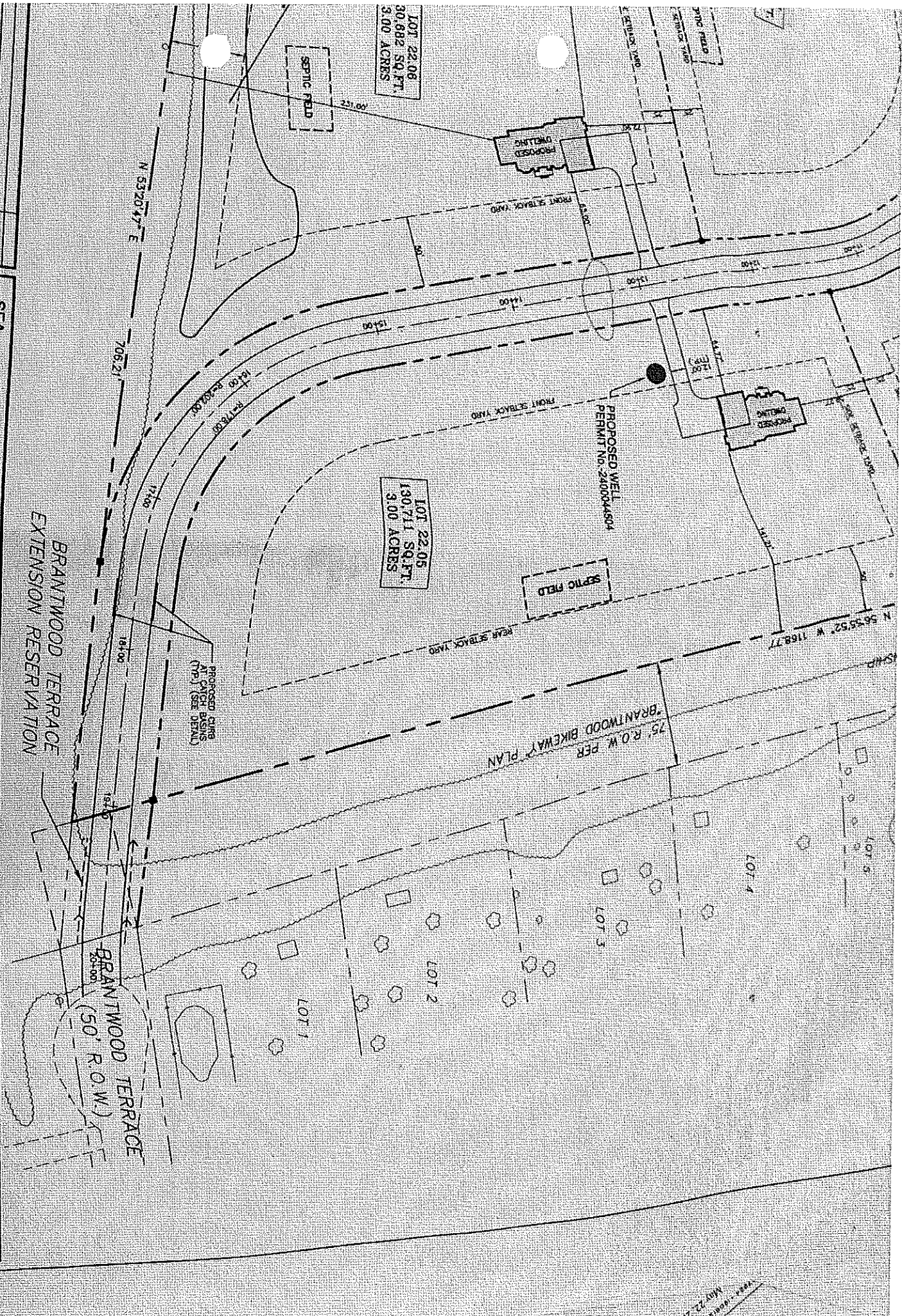
The district shall be represented at the project pre-construction meeting with the township engineer, excavating contractors, utility representatives, and applicant. If the township engineer does not schedule a pre-construction meeting, it is the responsibility of the owner/applicant to schedule the meeting prior to any land disturbance.

This plan approval is limited to the erosion and sediment controls as specified in this application and accompanying documents. It is not authorization to engage in a proposed land use or other activity that may be governed or regulated by other Township, County, State, or Federal government agencies.

Formal written notification at least 14 days prior to commencing ANY SOIL DISTURBANCE on this project is required.

A handwritten signature in cursive script that reads "Nancy Bilyk".

Nancy Bilyk
Chairwoman



1 DETENTION BASIN	06/02/06
2 PER TWP COMMENTS DATED 06/10/05	09/09/05
3 PER TOWNSHIP COMMENTS	09/09/05
4 FOR COMPLETION	09/09/05

SEA
Simoff Engineering Associates
 200 South Street
 New Providence, New Jersey 07974
 Phone: (908) 790-1500 Fax: (908) 790-1800 WWW.SIMOFF.COM

SITE PLAN
 FOR
PRELIMINARY MAJOR SUBDIVISION PLAN
AIRPORT ROAD ESTATES
 BLOCK 1201 LOT 22

DRAWN: GD
 CHECKED: HS
 FILE NO: 00-137
 SHEET: 8