



MEMORANDUM

TO: JOANN GRIFFITH, CLERK
COMPANY: MANSFIELD TOWNSHIP LAND USE BOARD
FROM: CHRISTIAN M. KASTRUD, P.E., C.M.E.
SUBJECT: LUB 04-16 – AIRPORT ROAD MAJOR SUB, BLK 1201, LOT 22
DATE: MAY 29, 2018

The developer's engineer has contacted me and requested that I review the construction cost estimate because the developer would like to move forward with the developer's agreement. I have reviewed the file and have the following questions and comments:

1. First are two legal questions...
 - a. Is this project approval still valid with respect to zoning changes and/or time extensions for the subdivision approval?
 - b. Will the final subdivision application and approval be subject to the Highlands Regulations?
2. Do we have Preliminary Subdivision plans that have been signed by the land use board officers and appropriate persons?
3. The plans in the folder are last revised June 2, 2006 (except sheets 9, 14, 15, 16) and the resolution references plans last revised June 29, 2006. Do we have the most current set of plans?
4. The resolution references one detention basin; however, the plans that are in the file show two (2) detention basins; one on Proposed Lot 22.06 and one on Proposed Lot 22.08. Was there a change to the plans that we don't have?
5. The resolution references onsite wells for each proposed lot. The plans show a proposed watermain. Which is correct? Is a fire tank necessary?
6. With respect to the improvements that have been constructed, we recommend that the applicant provide the township with the following certification letters from a Licensed Professional Engineer:

- a. The resolution requires that the Detention Basins have impermeable liners installed. The applicant's engineer shall certify that the impermeable liner has been installed and is functioning as designed.
 - b. The road, curbing, drainage structures, and presumably certain utilities have been constructed. The applicant's engineer shall certify that the pavement section, curbing, drainage structures, and utilities have been installed as designed and detailed on the plans.
7. Has a Homeowners' Association been created?
8. Have inspection fees been posted with the municipality? If so, is there paperwork supporting the amount of the fees?
9. Do we have a copy of the Utility and Improvement Plan as required by ordinance? (The resolution references Section 21-5.5 which appears to be the prior numbering system.)
10. Is there a standard template form of developer's agreement that I can review?
11. We will need approval letters from the following regulatory agencies:
- a. Warren County Planning Board
 - b. Warren County Health Department/ Mansfield Township Board of Health
 - c. Warren County Soil Conservation District
 - d. HMUA? Sewer? Water?
 - e. NJDEP?
12. The applicant shall submit an Operation and Maintenance Manual for the stormwater management facilities.
13. In reviewing the file, I came across reference to a sinkhole on the property. The applicant's engineer shall certify that this was addressed and is no longer an issue.
14. Has the appropriate documentation been prepared for the Brantwood Terrace extension?
15. The plans do not address how the existing cul-de-sac on Brantwood Terrace will be treated.
16. The file contains reports that reference future Aquifer Testing. Has this testing been completed?

17. Have any of the easements been filed?

18. Have the Proposed Lot numbers been reviewed and approved by the Township Tax Assessor?

19. If each lot is to have its own individual subsurface disposal system on it, are the soil logs still valid for the design, approval, and construction of the systems?

Please contact me if you have any questions or require further information.

[https://kastrudengineering-my.sharepoint.com/personal/ckastrud_kastrudengineering_com/Documents/_Mansfield Township/Land Use Board/Case Review Memos/LUB 04-16 - MBAK Prelim Major Sub, Blk 1201, Lot 22, 2018-05-29.docx](https://kastrudengineering-my.sharepoint.com/personal/ckastrud_kastrudengineering_com/Documents/_Mansfield%20Township/Land%20Use%20Board/Case%20Review%20Memos/LUB%2004-16%20-%20MBAK%20Prelim%20Major%20Sub,%20Blk%201201,%20Lot%2022,%202018-05-29.docx)