

FREEHOLD SOIL CONSERVATION DISTRICT
(Serving Middlesex and Monmouth Counties)

4000 Kozloski Road, P.O. Box 5033
Freehold, New Jersey 07728-5033

Tel: (732) 683-8500

Fax: (732) 683-9140

E-mail: info@freeholdscd.org

Website: www.freeholdsoil.org

10/20/2021

PAGODA HOMES, LLC
33 WOOD AVENUE SOUTH
SUITE 600
ISSELIN NJ 08830

Ref.#: 0012-C741
Proj.: 231 PLAINFIELD ROAD
Twp. : EDISON
Block: 593D
Lots : 1

ORIGINAL

PROJECT EXEMPT

DEMOLITION ONLY, LESS THAN 5,000 SQUARE FEET OF DISTURBANCE PROPOSED

Dear PAGODA HOMES, LLC,

This is to inform you that in accordance with the New Jersey Soil Erosion and Sediment Control Act; N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975 and as amended by C. 264, P.L. 77 and C. 459, P.L. 79, anyone disturbing more than 5,000 square feet of surface area of land for demolition of existing structures must file an application along with soil erosion and sediment control plans with the local District office for review and certification.

In reference to the above project, the area of land to be disturbed for demolition only is less than 5,000 square feet; therefore, does not require certification of a Soil Erosion and Sediment Control plan.

However, should new construction be proposed which will exceed 5,000 square feet, submission and certification of Soil Erosion and Sediment Control plans would be required.

If you should have any questions, please feel free to contact our office.

Sincerely,


Holly Reynolds

cc: Planning Board
Construction Official
Municipal Engineer
Applicant's Engineer

Ronald G. Rios
County Commissioner Director

Shanti Narra
County Commissioner Deputy Director

Claribel A. Azcona-Barber
Charles Kenny
Leslie Koppel
Chanelle Scott McCullum
Charles E. Tomaro
County Commissioners



DEPARTMENT OF TRANSPORTATION
Office of Planning

Charles Kenny
Chairperson,
Transportation

John A. Pulomena
County Administrator

Khalid Anjum
Department Head

Linda B. Weber, AICP, PP
Interim Planning Director

ORIGINAL

July 18, 2023

Cassandra Augustine, Planning Board Secretary
Edison Township Planning Board
100 Municipal Blvd
Edison, NJ 08817

RE: Letter of No Objection
Minor Subdivision Application
231 & 225 Plainfield Road
Block 593.04, Lot 1.01 & 3.01
Planning Board File #SUB-83

Dear Ms. Augustine:

Please be advised that the conditions of the Development Review Committee's letter dated May 12, 2022, have **NOT** been fulfilled with regard to the minor subdivision application entitled, "Development Plan, Tax Lots 1 – 5, Block 593-D, as shown on the Edison Tax Map Sheet #144, Tract containing: 33,780 SF (0.77 Acs), Street Address: #Broad Avenue and Manor Boulevard, Edison Township, Middlesex County, New Jersey", prepared by Morgan Engineering & Surveying, LLC, dated September 20, 2019 with revisions through June 12, 2023, and consisting of 2 sheets.

Notwithstanding the above, the County has no objection to the municipal issuance of a **Building Permit and to the filing of the minor subdivision plan with the County Clerk** at this time. It is advised that the applicant obtain all necessary signatures and record the above-referenced minor subdivision plan with the Middlesex County Clerk's Office, in accordance with the NJ Recordation Act, N.J.S.A. 46:26A through N.J.S.A. 46:26C, as most recently amended.

However, we specifically request that the certificate of occupancy for the two proposed 2-story single family, frame dwellings be withheld until the County confirms in writing that the required Road Opening Permit has been applied for and obtained from the Middlesex County Office of Public Works prior to any demolition, construction, reconstruction as herein approved within the Right-of-Way and/or any specific area under Middlesex County's jurisdiction. The applicant shall apply for the permit at the Middlesex County Office of Public Works on 97 Apple Orchard Lane in North Brunswick.

No construction shall occur in the County right-of-way until a road opening permit has been obtained from the County Office of Public Works.

75 Bayard Street, New Brunswick, NJ 08901
Phone: 732-745-3812 | Fax: 732-745-8443
www.middlesexcountynj.gov



Cassandra Augustine, Planning Board Secretary
Edison Township Planning Board
July 18, 2023
Planning Board File #SUB-83

The above authorization does not in any way relieve the Applicant from constructing all improvements in accordance with Federal, State and Local Government regulations and design specifications.

In addition, the Committee notes that pursuant to N.J.S.A. 40:27 et seq, the Middlesex County Planning Board does not have the right to review and approve drainage that affects a non-county road or drainageway, structure, pipe, culvert or facility for which the County is not responsible. Any responsibility for inadequate drainage conditions that affect non-county facilities should be reviewed and approved by the appropriate jurisdictional agency.

If the above plans are revised, they must be submitted to the County for review. A new application fee may be required per the Middlesex County Subdivision and Site Plan Resolutions.

Should you have any questions regarding this matter, please contact me at your convenience.

Sincerely,


Julio Mora
Senior Planner

- c: Khalid Anjum, Department Head, Department of Transportation, Middlesex County
Katie Thielman-Puniello, Principal Planner of Land Management, Middlesex County Office of Planning
Mrunali Shah, Senior Engineer, Office of Engineering, Middlesex County
Michelle Seele, Permit Clerk, Office of Public Works, Middlesex County
Hank Bignell, Interim Planning Director, Edison Township
Rachel Ruggiero, Zoning Board Secretary, Edison Township
John Seltesz, Construction Code Official, Edison Township
Kim Hoang, Pagoda Homes, LLC, Applicant
Mathew Wilder, Morgan Engineering & Surveying, LLC, Applicant's Engineer
Alyssa Altman, Morgan Engineering & Surveying, LLC, Applicant's Engineer
Steve Tripp, Wilentz, Goldman & Spitzer, P.A., Applicant's Attorney





Kevin A. Escobar
Engineering Analyst

320 Ocean Lane
Union, NJ 07083
(908) 662-8370 ext
kesobar@spindles.com

ORIGINAL

October 7, 2019

Frank J. Baer, Jr., P.E., P.P.
WSB Engineering Group, p.a.
1018 Schenck's Mill Line Road
Toms River, NJ 07853

Re: **Pagoda Homes, Block 593D, Lots 1 through 5
Plainfield Road (between Broad & Manor)
Township of Edison
Middlesex County, New Jersey**

Dear Mr. Baer:

Enclosed is a GIS map for the above referenced project on which our facilities are currently located. Elizabethtown Gas Co. does not own or operate any high pressure transmission lines within the scope of your project. Elizabethtown Gas Co. does own and operate 2" elevated pressure steel and plastic mains in the area. Please contact Williams-Transco regarding their facilities. Please be advised that all locations are approximate and subject to field verification.

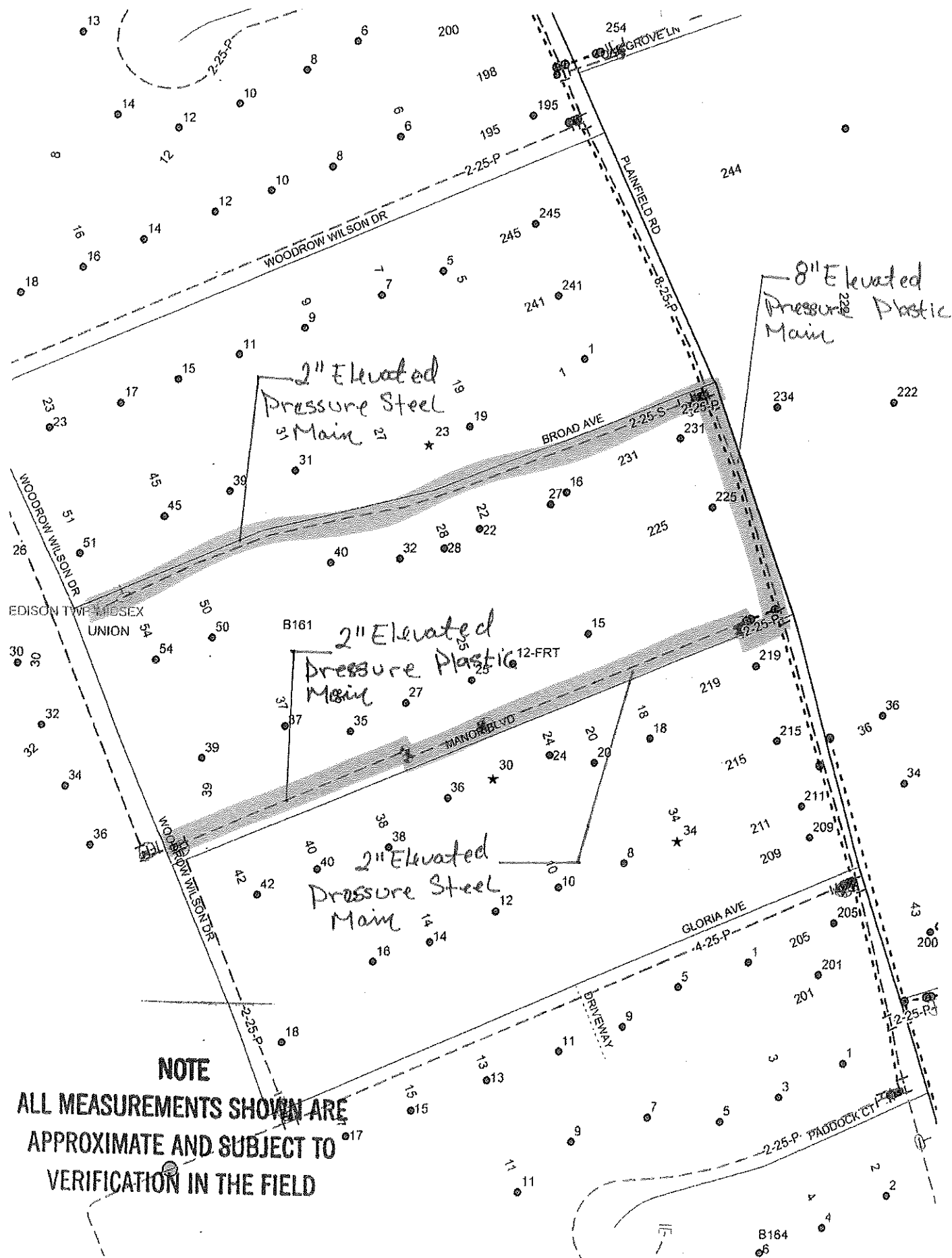
If you have any questions, please contact me at (908) 662-8370.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Escobar", written over a horizontal line.

Kevin A. Escobar

Enclosures



NOTE

ALL MEASUREMENTS SHOWN ARE
APPROXIMATE AND SUBJECT TO
VERIFICATION IN THE FIELD

2209A239



GAS PIPELINE TRANSCO
99 Farber Road
Princeton, NJ 08540
(609) 936-2400
Fax: (609) 936-2430

October 24, 2019

Attn: Frank J. Baer, Jr., P.E., P.P.
W S B engineering group, p.a.
1018 Schenck's Mill Line Road
Toms River, NJ 08753

RE: Pagoda Homes
Block 593D, Lots 1 through 5
Plainfield Road (between Broad & Manor)
Township of Edison, Middlesex County
Our file 2209A239

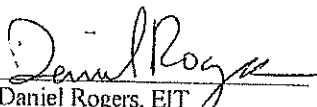
Dear Mr. Baer,

We are in receipt of and have reviewed your submission for the proposed Pagoda Homes improvement located on:

Block 593D, Lots 1 through 5
Plainfield Road (between Broad & Manor)
Township of Edison
Middlesex County, NJ

Please be advised that Williams – Transco has no facilities within 75 feet of the above referenced property. Should you have any questions or need any additional information, please do not hesitate to contact me at (609) 285-2406.

Sincerely,

By: 
Daniel Rogers, EIT
Division Engineer

RECEIVED
OCT 28 2019
BY: _____

2209A28
23,



SUNOCO PIPELINE
An ENERGY TRANSFER Partnership

525 Fritztown Road
Sinking Spring, PA 19608

11/1/19

RE: Pagoda Homes

WSB Engineering Group
1018 Schenck's Mill Line Road
Toms River NJ 08753

Attn: Frank Baer, Jr.

Sunoco Pipeline L.P. has received your recent request for information on our underground facilities near your proposed project area located at:

Block 593D
Lots 1 through 5
Plainfield Rd (between Broad and Manor)
Edison Twp, Middlesex CO, NJ

Be advised that Sunoco Pipeline L.P. does Not have facilities within the proposed project limits, but should the scope of work alter in anyway, please notify us immediately.

Should you have any questions please do not hesitate to contact me at the number and/or email below.

Deb Schneck

610-670-3258

Encroachments@energytransfer.com

