

PB 20-04  
RECEIVED

SEP 14 2020

PLANNING BOARD  
Received:

Case # PB 20-04

**WARREN TOWNSHIP PLANNING BOARD  
APPLICATION FOR PRELIMINARY MAJOR SUBDIVISION**

SITE NAME Wychwood Way, LLC Subdivision

APPLICATION is hereby made for Preliminary XXX Amended \_\_\_\_\_ approval of a major subdivision to be located in the R-65 zone(s).

1. Applicant's Name Wychwood Way, LLC Phone 908-982-0471  
Fax: \_\_\_\_\_ Street Address 2 Nicole La.  
Town, State, Zip: Warren, N.J. -07059
2. Owner's Name Wychwood Farms, LLC Phone \_\_\_\_\_  
Fax: \_\_\_\_\_ Street Address: 288 Frohlen Dr.  
Town, State, Zip: Basking Ridge, N.J. 07920
3. Attorney's Name Donald B. Whitelaw Phone 732-560-1616 Fax: 732-560-5777  
Firm and Address Piasecki & Whitelaw; 239 US 22 East, Suite 303, Green Brook
4. Name of Person Preparing Plans Eng. Phone 908-879-9229 Fax: 908-8790222  
Profession  
Name Sameh Wali Firm Dynamic Engineering  
Address: 245 Main St., Chester, N.J. 07930  
STREET, CITY, STATE, ZIP CODE
5. Location of Subdivision 8 Wychwood Way  
STREET  

TAX MAP BLOCK	LOT NO(S)	TOTAL AREA ACREAGE	NUMBER OF PROPOSED LOTS
<u>55</u>	<u>2.02</u>	<u>8.29</u>	<u>5</u>
6. List any zoning variances required and if so, in addition, attach hereto as a separate rider your factual basis and legal theory for the relief sought.  
None
7. Deed Restrictions that apply or are contemplated. (If no restrictions, state "NONE", if "YES" Attach copy.) None
8. Development Plans Construct single family homes
  - a. Sell Lots Only? \_\_\_\_\_ Construction of Homes for sale? (yes or no) Yes
  - b. Other \_\_\_\_\_

**WARREN TOWNSHIP PLANNING BOARD  
MAJOR PRELIMINARY SUBDIVISION APPLICATION**

**PAGE 2 OF 2**

9. Briefly describe any prior or presently pending proceedings before the Warren Township Planning Board or any other federal, state, or local board or agency involving the property which is the subject of this application.

See attached

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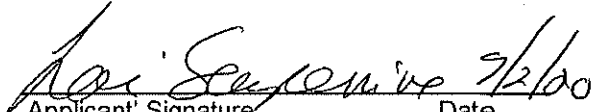
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10. List any other material accompanying this application, i.e. plans, drainage calculations, etc.

Subdivision Plans-11 Sheets

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Applicant' Signature Date 9/2/00

**CONSENT OF OWNER IF OTHER THAN APPLICANT**

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith.

Date \_\_\_\_\_

Owner \_\_\_\_\_

WITNESS

Owner \_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Owner

**WARREN TOWNSHIP PLANNING BOARD  
MAJOR PRELIMINARY SUBDIVISION APPLICATION**

**PAGE 2 OF 2**

9. Briefly describe any prior or presently pending proceedings before the Warren Township Planning Board or any other federal, state, or local board or agency involving the property which is the subject of this application.

SEE ATTACHED

10. List any other material accompanying this application, i.e. plans, drainage calculations, etc.

Subdivision Plans

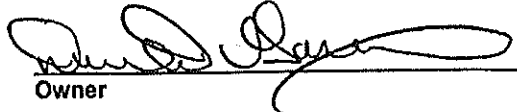
\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

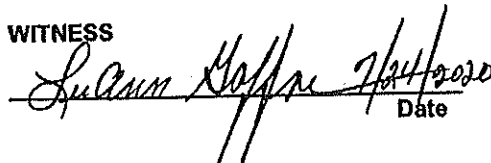
**CONSENT OF OWNER IF OTHER THAN APPLICANT**

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith.

Date 07 24 2020

  
Owner

WITNESS

  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

## Wychwood Way, LLC Subdivision Application

#9. The property applicant seeks to subdivide was the subject of a minor subdivision application in 2007 which created the lot. There are two easements reflected in the corrective deed of subdivision dated March 25, 2008 and the survey; one for a pedestrian trail and the or a conservation easement.

Case # \_\_\_\_\_

Received

**WARREN TOWNSHIP PLANNING BOARD**

**APPLICATION FOR FINAL MAJOR SUBDIVISION**

**SITE NAME:** Wychwood Way, LLC Subdivision

**APPLICATION** is hereby made for FINAL approval of a major subdivision to be located in the R-65 zone(s). Preliminary approval was granted on TBD (Date of Resolution).

Preliminary plans were signed on TBD (Approval Date of Preliminary Plans).

1. Applicant's Name Wychwood Way, LLC Phone 908-482-0471 (Fax) \_\_\_\_\_

2. Owner's Name Wychwood Farms, LLC Phone \_\_\_\_\_ (Fax) \_\_\_\_\_

3. Attorney's Name Donald B. Whitelaw Phone 732-560-1616 (Fax) 732-560-5777

Firm and Address Piasecki & Whitelaw, 239 US 22 E., Ste 303, Green Brook, N.J. 08812

4. Name & Address of person preparing Plans ENG Phone 908-879-9229 (Fax) 908-879-0222  
Profession

Name Sameh Wali (Dynamic Engineering)

Address 245 Main St., Chester, N.J. 07930

5. Location of Subdivision 245 Wychwood Way  
(Street Address)

55 2.02 8.29  
(Tax Map Block) (Lot(s)) (Total Area of Acreage)

6. Number of proposed lots: 5


7. List any zoning variances required and if so, in addition, attach hereto as a separate rider your basis and legal theory for the relief sought:

None

8. Deed restrictions that apply or are contemplated. (If no restrictions, state "NONE", if "YES" attach copy.)  
None

**Major Final Subdivision Application**  
**Page Two of Two**

9. Development plans Construct single family homes  
a. Sell lots only? (yes or no) \_\_\_\_\_ Construction of homes for sale? (yes or no) Yes  
b. Other \_\_\_\_\_
10. Briefly describe any prior or presently pending proceedings before the Warren Township Planning Board or any other federal, state, or local board or agency involving the property which is the subject of this application.  
This property was the subject of a prior minor subdivision application in 2007.
11. List any other material accompanying this application, i.e., plans, drainage calculations, etc.  
Preliminary major subdivision application with check list and all compliant plans surveys and other documents to satisfy check list items except as noted as waivers.
12. List any changes to the final maps that were not shown on the preliminary (if any):  
TBD-Applicant seeks preliminary and final subdivision approval.

  
Applicant's Signature

9/12/07  
Date

**CONSENT OF OWNER IF OTHER THAN APPLICANT**

I, THE UNDERSIGNED BEING THE OWNER OF THE LOT OR TRACT DESCRIBED IN THE FOREGOING APPLICATION, HEREBY CONSENT TO THE MAKING OF THIS APPLICATION AND THE APPROVAL OF THE PLANS SUBMITTED HEREWITH:

Date: \_\_\_\_\_

Provided with preliminary subdivision

application

Witness: \_\_\_\_\_

## Wychwood Way, LLC- Major Subdivision Checklist Waiver Requests

10. The certification from the tax collector is not provided but a request for the certification has been sent.

24f. Drainage information has been provided. A waiver is requested for utility and road profiles as the proposed utilities are lateral connections and the existing road is to remain.

56. The property is predominately cleared and an aerial map has been provided which shows the minimal wooded area.

57b. See 56.

57k. It is unknown whether soil is to be removed or brought to the site so soil movement has not been shown. The plan notes do describe contractor requirements for soil issues depending upon conditions discovered.

58. This project provides for five residential homes in an area of residential development on an existing road. There are no variances required; no proposed open separate open space other than residential lawns; no significant natural features; and no new roads. The proposed utilities will all be lateral connections to existing utilities in Wychwood Way. There will be minimal impact to traffic with the inclusion of five single family homes and existing easements will remain on the respective proposed lots.

61. See separate Rider as required by checklist.

62. Recycling to be in conformance with Township and County recycling requirements typical for residential use.

Owner Disclosure

Wychwood Way, LLC

Sole owner is Lori Sempervive, 2 Nicole La., Warren, N.J.



September 2, 2020  
Via FedEx

Township of Warren  
46 Mountain Boulevard  
Warren, NJ 07059

Attn: Mary Ellen Vautin  
Land Use Coordinator

**RE: Environmental Assessment Report Waiver  
Request  
Block 55, Lot 2.02  
24 Wychwood Way  
Township of Warren  
Somerset County, NJ  
DEC# 3078-99-002**

Dear Ms. Vautin,

As required per the Township Preliminary Major Subdivision Checklist, this letter is to request a waiver for an Environmental Assessment Report located at the above referenced site. It is the opinion of this firm that the subdivision and redevelopment of this site will have no adverse impact on the existing environmental conditions or surrounding uses.

The development will propose new sanitary sewer and water connections to the existing mains located within Wychwood Way right-of-way. In addition, the proposed development will result in a net decrease in impervious coverage, reducing the site's stormwater runoff and improve existing water quantity, quality, and recharge conditions. The existing on-site wetlands will remain undisturbed at the southwest corner of the property. There will be no adverse sound levels aside from the temporary construction phase. The proposed dwellings will be included in the existing Township solid waste and recycling collection program. In addition, the proposed development will result in de minimis increase in traffic generation.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

**Dynamic Engineering Consultants, PC**

Brett W. Skapinetz, PE, PP  
NJ PE License #41985

Cc: Kevin Sempervive  
Frank Russo  
Don Whitelaw, Esq.