

# KASTRUD ENGINEERING, LLC

1952 ROUTE 22 EAST – SUITE 104

BOUND BROOK, NEW JERSEY 08805

PH: (732) 667-7744

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## MEMORANDUM

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**TO:** CHAIRMAN COOPER & BOARD OF ADJUSTMENT MEMBERS  
**COMPANY:** WARREN TOWNSHIP PLANNING BOARD  
**FROM:** CHRISTIAN M. KASTRUD, P.E., C.M.E.  
**SUBJECT:** BA 19-07 – 50 STIRLING RD, BLK 212, LOT 20.01, USE VARIANCE  
**DATE:** DECEMBER 6, 2020  
**REVIEW:** REVIEW LETTER #1

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As requested, we have reviewed plans, reports, correspondence, review memoranda and additional documentation in conjunction with the above referenced application. The information specifically received and reviewed can be found, enumerated, at the end of this review memorandum.

Brief Description: The applicant is proposing to construct a forty-eight-room hotel on the property which currently supports a restaurant and banquet hall complex. Vehicular access to the hotel parking is proposed from the rear of the parking lot. The applicant has submitted the application for the board to consider the use variance. Site plans and architectural plans have been prepared on a conceptual basis.

### **1.0 – ARCHITECTURAL PLANS:**

- 1.1 The engineering plans state that forty-eight hotel rooms are proposed, but it appears that the architectural plans show a total of fifty rooms. This shall be clarified.

### **2.0 – ENGINEERING SITE PLANS:**

- 2.1 The proposed vehicular access to the hotel is through the rear of the parking lot. The applicant shall discuss whether emergency vehicles (and which sizes) can maneuver through the site.
- 2.2 The plans show twenty-seven (27) spaces on the bottom floor of the hotel. A label states that there are thirty-seven (37) spaces. This shall be clarified.
- 2.3 The parking area under the hotel terminates in a dead end. Is there adequate room for cars to turn around if all spaces are taken?
- 2.4 The hotel is proposed to be constructed on fairly steep slopes. The applicant shall show the slopes over fifteen percent (15%) as required by ordinance.

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- 2.5 The site plans are silent with respect to controlling runoff and drainage. The applicant shall explain.
- 2.6 The site plan does not show any means of stormwater management control. The applicant shall explain the proposed stormwater runoff control. We presume that the stormwater management facilities would be located down hill of the proposed hotel. Is there adequate space to construct?
- 2.7 Will there be any changes to the site identification sign? Discussion recommended.
- 2.8 Are signs needed for traffic circulation around and within the site? Discussion recommended.
- 2.9 The applicant shall demonstrate that the lighting meets the Warren Township Ordinance standards, especially since this site will be utilized twenty-four (24) hours a day. Discussion recommended.
- 2.10 We defer to the Township Fire Marshall for final review of the fire water supply and fire suppression for the site.
- 2.11 Are the existing utilities adequate to support the proposed use and occupancy loads?
- 2.12 Will there be a change to the sanitary sewer flows?
- 2.13 The plans are silent with respect to ADA parking. In Warren, our construction official also reviews the ADA requirements through the Barrier Free Subcode. The applicant may wish to elicit preliminary review and comments from the construction official.
- 2.14 What type of security systems, if any, are proposed for the site? If there are systems, coordination with the emergency services is required.

### **3.0 – MISCELLANEOUS:**

- 3.1 We reserve the right to address future submissions with respect to this review memorandum, township ordinances, and outside rules and regulations as appropriate.

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

[https://kastrudengineering-my.sharepoint.com/personal/ckastrud\\_kastrudengineering\\_com/Documents/Warren Township/Land Use Board CASES/Case Review Memos/BA 19-07 - Maddy Realty, 50 Stirling Rd, Use Variance, 2020-12-06.docx](https://kastrudengineering-my.sharepoint.com/personal/ckastrud_kastrudengineering_com/Documents/Warren%20Township/Land%20Use%20Board%20CASES/Case%20Review%20Memos/BA%2019-07%20-%20Maddy%20Realty,%2050%20Stirling%20Rd,%20Use%20Variance,%202020-12-06.docx)