



February 2, 2021

Grace A. Kocher, Secretary
Union Township Land Use Board
Municipal Building
140 Perryville Rd.
Hampton, NJ 08827

Education

Energy Utility

Hospitality

Public Sector

Real Estate

Science & Technology

Re: Plushanski
39 Frontage Rd.
Block 22.02 (formerly 22), Lot 3 & 4
Township of Union, Hunterdon County, New Jersey

Dear Ms. Kocher

On behalf of Plushanski Construction, it is our pleasure to submit the following documents in support of an application for Preliminary and Final Major Subdivision/ Site Plan and Use/ Bulk Variance approval for the above-referenced project located at 37 and 39 Frontage Road, Union Township, Hunterdon County, NJ.

The applicant is proposing to subdivide existing lot 4 into two lots (new lot 4.01 and the remainder of lot 4), creating 3 total lots with private driveway which will originate at Frontage Road (NJSH Route 173). The application includes proposed development on lot 4.01 with one (1) 46,800 SF building consisting of Service Business, Trades, Repair Services, Maintenance, Storage and Office uses. The proposed development will also include Outside Storage behind the proposed building along with associated site improvements.

Enclosed please find the necessary submittal documents in accordance with the Township of Union Land Development Application Checklist.

- Completed Township of Union Land Development Application Checklist.
- Two (2) copies of Preliminary and Final Major Subdivision and Major Site Plans for Plushanski prepared by Paulus, Sokolowski, and Sartor dated 01/15/2021.
- Two (2) copies of plans entitled Plushanski Concept Plan, prepared by Paulus, Sokolowski and Sartor, LLC, dated 04/06/2020;
- Two (2) copies of survey entitled Block 22 Lots 3 & 4 Boundary Survey, prepared by Paulus, Sokolowski and Sartor, LLC, dated 11/04/19;
- Two (2) copies of subdivision plan entitled 39 Frontage Road Block 22.02 Lots 3 & 4 – Preliminary and Final Major Subdivision Plan, prepared by Paulus, Sokolowski and Sartor, LLC, dated 1/28/21;
- Five (5) copies of report entitled Stormwater Management Report for Plushanski, prepared by Paulus, Sokolowski and Sartor, LLC, dated January 2021;



- Copy of NJDEP Letter of Interpretation: Presence/Absence Determination (File No: 1025-20-0001.1 FWW200001);
- Copy of Phase 1 Geologic Report for Brian Plushanski Site Plan, Block 22 Lots 3 and 4 in Union Township, Hunterdon County, New Jersey, prepared by M² Associates, Inc., dated February 11, 2020;
- Report entitled Design of Pressure Dose Underground Sewage Disposal System, prepared by Schoor DePalma, Inc., dated May 3, 2002;
- Five (5) copies of an Impact Statement Report for Plushanski Preliminary & Final Subdivision & Major Site Plan, prepared by PK Environmental, dated January 29, 2021;
- Seven (7) copies of architecture plans entitled New Office/Storage Warehouse for Brian Plushanski, prepared by Chambers Architecture, Inc., dated 1/28/21;
- Seven (7) copies of report titled Transportation System Inventory for Proposed Warehouse Facility – Brian Plushanski, prepared by Dolan & Dean Consulting Engineers, LLC, dated January 7, 2021;
- Copies of Title Reports for lots 3 and 4.
- A CD containing an electronic copy of the application package.

The following documents will be submitted under separate cover:

- Seven (7) copies of the Completed Land Development Application.
- Tax Collector Certification.
- Copy of receipt indicating that all fees are paid.
- Completed Affidavit of Ownership.
- Application Fee Check in the amount of \$31,119.00
- Escrow Check in the amount of \$25,667.00

One (1) additional copy of the above submission documents is being delivered directly to the following Township Consultants:

- Board Engineer, Robert Clerico
- Board Planner, Emily Goldman
- Board Attorney, Mark Anderson

Submission will be made to other Township officials and consultants upon the application being deemed complete or at the direction of the Board or Board Engineer.

The following variances are being requested as part of this application:

- A D(1) use variance is being requested from Ordinance Section 30-5.5 for outside storage for lots 3, new lot 4.01 and lands remaining lot 4.
- A “C” variance is being requested from Ordinance Section 30-4.8.b “Table of Area and Dimensional Regulations” for a maximum building coverage of 13.7% on new lot 4.01, where 6% is permitted.



- A “C” variance is being requested from Ordinance Section 30-4.8.b “Table of Area and Dimensional Regulations” for a maximum impervious surface coverage of 40.7%, where 20% is permitted.
- A “C” variance is being requested from Ordinance Section 30-4.8.b “Table of Area and Dimensional Regulations” for a maximum floor area ratio of 0.137, where 0.125 is permitted.
- A “C” variance is being requested from Ordinance Section 30-7.1(e) for a structure proposed within the front yard of new lot 4.01 for utility structure.
- A “C” variance is being requested from Ordinance Section 30-6.4(b)4 for steep slope disturbance on new lot 4.01 within previously disturbed steep slope areas.

The following waivers are being requested as part of this application:

- A waiver from ordinance section 30-7.2(F)6(c) for landscaped parking islands for rows with more than 20 parking spaces. Parking islands are not being provided so there will be no restriction to snow removal within the parking areas.
- A waiver is requested from checklist item number 30 for the location of trees greater than 10 inches. Trees within the limit of disturbance were field identified by PS&S Landscape Architects, data on DBH and species was collected. All vegetation identified in the field analysis is noted to be successional growth and below the replacement thresholds for tree replacement, with no specimen trees identified to be saved.

We look forward to meeting the Board on February 25, 2021 to discuss the proposed project and application components for completeness. A new property owners list has been requested (re: lot 5 Spatz / Gesualdo) for noticing purposes.

Should you have any questions on the submittal documents or determine additional documentation is needed, please do not hesitate to contact me at your earliest convenience.

Very Truly Yours,

PAULUS, SOKOLOWSKI & SARTOR, LLC

Jason Schooling, P.E., P.P., CFM, ENV SP

Cc: William Salmon, PS&S
Brian Plushanski, Applicant
Mike Plushanski, Applicant
Joseph Novak, Esq.