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February 6, 2021

Township of Union
Land Use Board
140 Perryville Road
Hampton, New Jersey 08827

Attention: Grace Kocher (via e-mail plan@uniontwp-hcnj.org)

Reference: Pecoraro Variance Application – Report #1 Completeness
Block 25, Lot 2 – 61 Race Street
Union Township, Hunterdon County, New Jersey

Dear Grace:

I received the above referenced application and related submission documents. The property is owned by Andrew Pecoraro and contains an existing 2-story (3 bedroom) single family (1690+/- sf) residence located in the CM Zone district fronting Race Street. The 2.41-acre property contains parking space/driveway area off of Race Street along with a Dam that impounds Jutland Lake located on the adjoining property (Lot2.08) owned by the Lakeside Estates HOA. The property is encumbered by drainage easements (recorded and unrecorded) associated with discharges from Race St., a maintenance/open space access easement associated with the Jutland Lake Dam, a Stream Encroachment Line- easement established by NJDEP and a sight easement associated with Gephardt Farm Road .

The applicant is proposing to construct a 2-story (1826+/- sf) addition that will essentially double the size of the existing dwelling. The addition will accommodate a proposed 2 car garage along with separate exterior access to a proposed mud room with internal access to the second floor living area and to the existing basement. The living area over the garage will contain “Studio” space and separate bathroom. The proposed construction will require a bulk (c) building setback variance and will create additional impervious coverage that exceed the allowable limits of the zone.

I have completed a review of the submitted documents for compliance with the Township’s checklist. The documentation used for my review consists of the following:

- A. **Board Application** dated December 8, 2020, with the following attachments (:
1. W-9 Form dated December 8, 2020;
 2. Replenishment of Escrow Accounts dated December 8, 2020;
 3. Pre-Hearing Information Exchange Form;
 4. Application and Escrow Fee Determination.

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- B. **200’ Property Owners List** for Block 25 Lot 2, dated January 27, **2020**.
- C. **Section 30-16.1 Site Plan Requirements** of the Township Ordinance.
- D. Section 30-26 Checklist of the Township Ordinance, **Schedule C Checklist** with section “C” Variance filled in.
- E. **Written Request for Waivers Letter** prepared by E&LP (Wayne J. Ingram, P.E.), dated January 13, 2021.
- F. **Site Capability Calculations** prepared by E&LP, dated March 25, 2020.
- G. **Township Natural Resource Inventory Maps** prepared by E&LP, consisting of 7 sheets.
- H. **Site Plans** entitled “**Variance and Lot Development Plan 61 Race Street**” prepared by E&LP (Wayne J. Ingram, P.E.), dated November 6, 2020, consisting of 5 sheets.
- I. **Architectural Plans** entitled “**Addition to Existing House for Andrew Pecoraro**” prepared by Frank Joseph Bell Architect, dated December 30, 2020, consisting of 3 sheets.
- J. **Survey Plans** consisting of the following:
 - 1. Boundary Survey entitled “Survey of Property at 61 Race Street Lot 2, Block 25, Tax Map” prepared by Dominick J. Venditto, III, dated July 19, 2018, consisting of 1 sheet, **not sealed.**
 - 2. Partial Topographic Survey prepared by E&LP (Wayne J. Ingram, P.L.S.), dated December 4, 2019, consisting of 1 sheet.

Based on the documentation listed above and my review, I make the following comments from Checklist “C” provided by the applicant:

- **Item 2: All documents must be signed and sealed by appropriate NJ licensed professional person – Incomplete** - the Boundary Survey (ref. J-1) is not sealed.
- **Item 4, 56 & 57 : Metes and Bounds description , Covenants/Restrictions & Easement– Incomplete** – Title documentation not provided and Survey not referenced to Title Search. As note above the property is encumbered by numerous easements (recorded & unrecorded), restrictions and rights assigned to others that are not fully documented or identified.
- **Item 12: Certified List of Adjoining Owners: Incomplete**- the list (ref: B) of owners that has been submitted is a year old. I defer to Mark but believe that a “current” list must be obtained and submitted.
- **Item 24: Surficial Geology – Incomplete** - this map was not included in the Township Natural Resource Inventory Maps (ref. G).

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- **Item 25 Flood Plains - Clarification Required** - although not required for a submission under a Bulk Variance Application -
 - Section 16 of the application (Ref: A) states that the property adjoins a Flood Hazard Area and that DEP Approval was obtained/attached and
 - List of Submitted Documents (Ref: A-3) states that NJDEP Land Use Permits were filed with the application however**None of the above were provided with the application**

- **Item 28: C-1 Category Streams and 300-foot buffers –Incomplete** - C-1 category stream and Riparian Buffers not shown.

- **Item 36: Natural Heritage Database & NJ Landscape Data – Incomplete** - not provided with the Township Natural Resource Inventory Maps (ref. G).

- **Item 42: Location of septic System - Incomplete** – the plan shows the location of a “septic manhole” but does not identify the type of system and does not show the location of the disposal field. Given the constraints associated with the property and the proposed expansion of the home, all information relating to the type, sizing and design capacity of the existing septic must be documented. Although not a checklist item, additional documentation relating to the adequacy and functioning of the current septic system, its ability to accommodate the expansion of the dwelling along with input from the HC Health Department will be issues that the Board should take into consideration as part of their review of the variance application.

- **Item 43: Location results date of all percolation tests and soil logs for each lot – Requested Waiver** – This item relates to issues outlined under item 42. **I recommend that the waiver be denied.** - at a minimum some documentation of the current system and a confirmation from the HCHD that it is functioning and sized to accommodate the expansion of the dwelling should be provided.

- **Item 54: Landscaping plan including the types, quantity, size, and location of all proposed vegetation, along with planting specifications – Requested Waiver** – **I recommend that the Board grant this as a Temporary Waiver** and as part of their subsequent consideration of the variance determine whether or not landscaping will be required.

- **Item 59: A letter of interpretation regarding wetlands from the New Jersey Department of Environmental Protection, as applicable – Incomplete** – the checklist identifies this item as “To Be Filed” and a waiver has not been requested. If that is correct then the applicant should provide the Board with any documentation/investigation/reports they have completed and along with a request for a Temporary Waiver.

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- **Item 61: Aquifer Test and Analysis – Requested Waiver**- The Board should obtain input from Eric DeRicco (Board Geologist) for his recommendation on whether or not the waiver should be granted.

- **Item 62: Carbonate Area District Investigations – - Requested Waiver - Clarification Required** – A Phase 1 assessment was not provided and a written request waiver (ref. E) was submitted however,
 - The checklist lists identifies this item as provided and
 - The fee determination form shows that a fee was paid for carbonate rock phase I and
 - The Pre-Hearing form (Ref: A-2) lists “Phase I Geologic Investigation” as a document submitted

If the Board is in agreement with the above, then they would take the following action at the meeting on February 11, 2021.

1. Checklist **item 54 - Grant Temporary Waiver**
2. Checklist **item 61- Obtain Input** from Eric DeRicco and determine if Requested Waiver should be granted
3. Checklist **items 25 & 62 – Obtain Clarification** from Applicant if referenced documents are being provided and if not whether a waiver is being request
4. Checklist **item 43- Deny Requested Waiver**
5. **Deem Application to be incomplete** under Checklist **items 2, 4, 12.24, 28, 36, 42, 56, 57 & 59** and for any of the above if waiver are not granted.

Please let me know if you have any questions.

Very truly yours,



Robert J. Clerico, P.E.
Board Engineer

RJC: 5897.057-210206-Completeness Report.docx

CC: Board Members (email)
Mark Anderson Esq. (unionpb@woolsonlaw.com)
Emily Goldman, Planner (egoldman@cchnj.com)
Eric DeRicco, (edericco@vancleefengineering.com)
Andrew Pecoraro, (dr.apec@comcast.net)
Wayne J. Ingram, P.E. (Wayne@elp-inc.com)

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