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April 7, 2021

MEMORANDUM TO: Vernon Township Land Use Board (*via email*)

FROM: Cory L. Stoner, P.E., C.M.E., Land Use Board Engineer

SUBJECT: ENGINEERING REVIEW
Christopher Newsom Site Plan and Variance (LUB # 2-21-2)
Block 263 Lot 4 (Located at 93 Lake Wallkill Road)
Vernon Township, Sussex County
HPA No. 21-098

Dear Land Use Board Members:

Dear Land Use Board Members:

The above referenced Applicant is proposing the construction of a new 3,200 square foot pole barn with associated parking area and site improvements. Based on a review of this application, I offer the following comments:

1. The items submitted in support of this application included:
 - a. Site plans entitled, “Final Construction Drawings for Block No. 263, Lot 4, in the Township of Vernon, Sussex County, NJ,” prepared by Kenneth A. Wentink & Assoc., consisting five (5) sheet and dated February 1, 2021.
 - b. Application and other documentation.
2. **Completeness:** Based on a review of the application, it was found that a few items required by the Technical Checklists have been requested to be waived. In brief, these items include:
 - a. Item # 12 – Environmentally Sensitive Areas (ESA) delineated and calculated in accordance with 330-83 of the Vernon Land Use Ordinance. Provide tabulations for all environmentally sensitive areas: The Applicant has requested a waiver from providing this information. Since the improvements are being proposed on previously approved fill, I do not object to this item being waived.
 - b. Item # 20 – Environmental Impact Statement: The Applicant has requested a waiver from providing this information. Since the improvements are proposed on already disturbed areas on the property, I do not object to this item being waiver.

- c. Item #26 – Certification note stating that all proposed access drives comply with A.A.S.H.T.O. sight distance requirements: The Applicant has requested a waiver from providing this information. Since no new access to Lake Wallkill Road is being proposed with this application, I have no objection to waiving this item. It should also be noted that this portion of Lake Wallkill Road is Sussex County Route 667 and an application to the Sussex County Planning Board is Required.

Due to the fact that the improvements are located on lawfully existing fill which the Applicant previous came to the Board for approval, I have no objecting to waiving these items and declaring the application complete for purpose of scheduling the hearing.

3. Per the provided the narrative, the Applicant is requesting variances to construct a pole barn/garage for overnight parking of two commercial dump trucks and property maintenance equipment along with proposed gravel/parking area. The Applicant should be prepared to discuss all aspects of the proposed use before the board.
4. The Applicant was previous granted approval from the Board to import approximately 5,000 cubic yards of fill on the site in the location of the proposed improvements.
5. **Zoning:** The property in a rectangular-shaped lot that is located in the R-2, Residential Zone. The bulk requirements for the lot are as followed:

Item	Required	Existing	Proposed	Variance
Min. Lot Area	3 ac.	6.24 ac.	No Change	No
Min. Lot Width	200 ft.	629 ft.	No Change	No
Existing Residence				
Min. Front Yard Setback	75 ft.	79.3 ft.	No Change	No
Min. Rear Yard Setback	75 ft.	202.5 ft.	No Change	No
Min. Side Yard Setback	25 ft.	205.3 ft.	No Change	No
Max. Building Coverage	15%	1.39%	2.56%	No
Max. Lot Coverage	25%	5.6%	8.7%	No
Max. Building Height	35 ft/ 2 ½ stories	<35 ft.	No Change	No
Accessory Structure – Pole Barn				
Rear Yard Setback	15 ft.	N/A	283 ft.	No
Side Yard Setback	15 ft.	N/A	53 ft.	No
Max. Building Height	15 ft.	N/A	24 ft.	Yes
Max. Building Size	1,000 sf.	N/A	4,000 sf.	Yes

- a. A variance will be required to permit a 3,200 square foot accessory building when 1,000 square feet is permitted.

Note: The site plan shows a 40' x 80' pole barn and documents provided with the application show a 50' x 80' pole barn. The Applicant will need to verify the size of the proposed building.

- b. The accessory building will be 24 feet tall where 15 feet is permitted. A variance will be required.
- c. Since the accessory structure is located in front of the dwelling on the property, a variance will be required to permit an accessory structure in the front yard.
- d. Per Section 330-191 of the Township code, no more than one commercial vehicle with a maximum length of 26 feet and having a GVW of 17,500 pounds is permitted. The project narrative states that the pole barn is needed to house two (2) dump trucks both being 30 feet in length and 80,000 pounds. A use variance will be required.
- e. Per Section 330-192 of the Township Code, outdoor storage is prohibited in all residential districts. The Applicant should provide testimony regarding whether any outdoor storage will be proposed with the proposed accessory building and improvements.

6. **Miscellaneous:**

- a. Architectural Drawings: A schematic drawing of the proposed pole barn has been provided in the application. The Applicant should be prepared to discuss building, materials, colors and textures before the Board.
- b. Since the proposed dwelling requires a variance application approval, it will not require a Lot Development Permit before a zoning permit can be granted. The construction, however, will need to be inspected by my office to assure that a seepage pit is properly installed, the driveway is properly constructed and lawn areas are properly stabilized prior to a Certificate of Occupancy being granted.
- c. Other Approvals that will be required include but may not be limited to:
 - i. Sussex County Planning Board
 - ii. Upper Delaware Conservation District (*formally the Sussex County Soil Conservation District*)
 - iii. Vernon Township Construction Department

Vernon Township Land Use Board
RE: Christopher Newsom Site Plan & Variance Application
April 7, 2021

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Very truly yours,



Cory L. Stoner, P.E., C.M.E.

HAROLD E. PELLOW & ASSOCIATES, INC.

Vernon Land Use Board Engineer

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cc: Via Email
Kim Decker, Planning & Zoning Secretary
Glenn Kienz, Esq., Board Attorney
Jessica Caldwell, PP, AICP, Board Planner

HAROLD E. PELLOW & ASSOCIATES, INC.

Established 1969

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