

October 30, 2020

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Via Hand Delivery

Land Use Administrator
Hardyston Township
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ATTN: Ms. Anne-Marie Wilhelm

**Re: Eastern Concrete Materials, Inc., Minor Subdivision, Conditional Use, Preliminary
and Final Site Plan, Block 14, Lots 6.01, 7, 14, 15, 22.01
PB-3-20-1**

Dear Ms. Wilhelm,

In connection with the above referenced application, enclosed please find the following:

1. Eighteen (18) copies of the revised Application, Administrative Checklist, List of Waivers, Corporate Disclosure Statement, Schedule of Fees and Deposits, Owner's Consent and Site Inspection Authorization forms and draft public notice;
2. Seven (7) full size and eleven (11) reduced size sets of the Subdivision Plans, prepared by Boswell Engineering, dated November 2019, last revised October 28, 2020;
3. Seven (7) full size and eleven (11) reduced size sets of the Site Plans, prepared by Boswell Engineering, dated December 2019, last revised October 28, 2020;
4. Seven (7) full size and eleven (11) reduced size sets of the Boundary Survey, prepared by Borbas Surveying & Mapping LLC, dated December 20, 2019;
5. Eighteen (18) copies of the covenants and restrictions covering the property;
6. Four (4) copies of the closure reports for new Lot 22.01 and the Quarry Lot, prepared by Borbas Surveying & Mapping LLC, dated October 28, 2020;
7. Four (4) copies of the NJPDES Permit, together with the renewal application (please note that this was also emailed to Mr. Vreeland on October 26, 2020);

8. Four (4) copies of the Soil Erosion & Sediment Control Plan Certification, expiring on July 31, 2023;
9. List of property owners within 200 ft. of the property; and
10. Proof of payment of real estate taxes.

Additionally, please allow this letter to serve as our formal response to the technical reports issued by Michael Vreeland and Leigh Fleming.

1. Administrative Checklist Item II.1: The Applicant is requesting a waiver for providing building plans showing elevations and floor plans of any proposed building. No buildings are proposed at this time. The references to “proposed warehouse building” on the Site Reuse Plan are proposed post-reclamation. This is included on the attached List of Waivers.
2. Administrative Checklist Item IV.1: The Applicant is requesting a waiver for providing an Affordable Housing Compliance Plan. No improvements are proposed at this time. This is included on the attached List of Waivers.
3. Administrative Checklist Item V.1: Applicant acknowledges that any new lot numbering which is the result of the proposed subdivision is subject to approval by Hardyston’s Tax Assessor. Please note that we have been in touch with the tax assessor and he confirmed that no new lot numbers will be assigned; rather the portion of Lot 22.01 that remains will continue to be Lot 22.01 and the other parcels that are being merged into the quarry will be known Block 14, Lot 15.

Technical Report from Leigh Fleming, dated April 9, 2020 and revised October 3, 2020:

1. The plans have been revised as follows:
 - a. A note has been added to indicate that all conditional use requirements have been met - See Site Plan Sheet 1 (under bulk requirements chart).
 - b. Lots 4, 5 and 20 have been removed throughout the Site Plans since these lots are not in the I-3 Industrial/Quarry Zone District and no quarrying is proposed.
 - c. A note has been added to indicate that the newly consolidated lot will consist of Lots 6.01, 15, 7 and a portion of 22.01 and the proposed area of the newly consolidated lot will be 295.9843 acres. See Subdivision Sheet 2.
 - d. A note has been added to indicate that the proposed use of the southern portion of Lot 22.01 will be “public recreation and open space” - See Site Plan Sheet 2.
 - e. The limits of the proposed quarry operation as well as the limits of the buffer areas have been identified - See Site Plan Sheet 2.
 - f. A note has been added to indicate that any existing encroachments into the buffer areas on the northwesterly portion of the property will not be exacerbated and no quarrying is proposed on that side - See Site Plan Sheet 10.

- g. The access road has been identified through the Site Plans as being a “maintenance road” as it will only be used for periodic maintenance on the property.
- h. A note has been added to indicate that the existing planted area is 50 feet deep in order to satisfy that conditional use requirement - See Site Plan Sheets 3-6.
- i. The bulk schedule for the proposed Open Space Governmental Use Parcel has been updated to include the following pre-existing non-conforming conditions (i) a front yard setback to an existing structure of 22.19 feet where the Ordinance requires a minimum of 300 feet; and (ii) a rear yard setback to an existing structure of 151.56 feet where the Ordinance requires a minimum of 300 feet - See bulk schedule table on Site Plan Sheet 1.
- j. The 100 foot buffer shown on the plans is now limited to where the proposed quarry operations abut a residence - See Site Plan Sheet 10.
- k. The depth of the existing wooded area inside the external property line which borders the residential uses has been depicted on the plans in order to demonstrate the 50 foot buffer is existing and can be supplemented if needed - See Site Plan Sheet 3-6.
- l. A note has been added to indicate that the portion of the property that abuts the OSGU Zone District will contain a maintenance access road and not trees, as the 50 foot landscape buffer is not required - See Site Plan Sheet 2.

Technical Report from Michael Vreeland, dated October 3, 2020:

- 2. The plans have been revised as follows:
 - a. Boundary survey references as well as the source, date and datum of the topographic information have been added to the plan. See Sections 2-18 of the Survey.
 - b. A note indicating that wetlands and other regulated areas will be included on the plan once they are established. See Site Plan Sheet 2.
 - c. Proposed fencing has been added to the plans. See Site Plan Sheet 5.
 - d. Grading has been added to the areas of the proposed quarry operations. See Site Plan Sheets 2-11.
 - e. A detail and profile of the proposed truck access road has been added to the plans, including dimensions of the turnaround.
 - f. A detail of the proposed benching has been added to the plans. See Site Plan Sheet 5.
 - g. The limit of disturbance, cross-sections, as well as anticipated annual mining limits and quantities have been added to the plans. See Site Plan Sheet 12.
 - h. The limits of disturbance along with the required buffers be added to the overall plan for the entire tract (Sheet 2) and the 10-year excavation plan (Sheet 12).
 - i. A detail sheet is now limited to the overall tract (Sheets 3 through Sheet 11) and removed from the 10-year excavation plan (Sheets 13 through Sheet 16) in order to avoid confusion.

- j. The location of proposed topsoil and material storage areas have been added to the plans. See Site Plan Sheet 2.
- k. A timetable for implantation and completion has been added to the schematic rehabilitation and reuse plans, and detail as to how the proposal meets existing zoning and Master Plan recommendations has been included. See Site Plan Sheet 18.
- l. A rehabilitation plan for the existing quarry operation encroachments into the buffer areas has been added, as well as a rehabilitation and reuse plan for Lot 14. The plans include timetables for implementation and completion. See Site Plan Sheet 18.
- m. The survey has been updated to include closure calculations for each of the lots. In addition, an electronic ACAD drawing file of the final subdivision map will be provided.
- n. Notes called out on the subdivision plan that were missing have now been added. See Subdivision Sheet 2.

Please feel free to call me if you have any questions or require any additional documents.

Very truly yours,



John M Marmora

Enclosures

cc: Thomas J. Molica, Esq.