



DEPARTMENT OF ENGINEERING AND PLANNING
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Matthew R. Sinke, P.E.
Division Director / Assistant County Engineer

County of Sussex

To: Sussex County Planning Board
Development Review Committee

From: Charles A. "Drew" Smith, P.L.S., P.P.

Date: May 13, 2024

Re: Application: Final Major Subdivision
SCPB #: 9(FMS)24 Phase C
Applicant: Ballantine Woods, LLC
Premises: Block 7, Lot 10.05
Address: Ballantine Woods Way, Andover Township

REMARKS: The Subdivision Plan set being reviewed is entitled "Ballantine Woods, Tax Lot 10.05, Block 7, Andover Township, Sussex County, N.J., Final Plat – Phase C, Scale: (as shown), (last Date: 02-05-24 Phase C Updates, Sheet(s) 1 of 2 (and) 2 of 2, (prepared by) Dykstra Associates, Inc., 11 Lawrence Road, Newton, N.J. 07860".

With Ballantine Woods Way being a Township Road, and not a County Road, my review of the submitted Final Subdivision Plan set, has been limited to its' conformance with the New Jersey Map Filing Law.

COMMENTS:

1. I find that the referenced Final Subdivision Plan set conforms with the technical requirements of the New Jersey Map Filing Law.
2. Regardless of the Final Subdivision Plan set conforming with the New Jersey Map Filing Law, I have noted some suggested minor Revisions, and posed some questions, as shown (in red) on the "marked-up" copies of Sheets 1 & 2.

If you have any questions, or comments, whatsoever, please feel free to contact me. Please either use my email address (drsmith@sussex.nj.us), or phone me at 973-579-0430, Ext. 1304.

Respectfully submitted,

Charles A. "Drew" Smith
Charles A. "Drew" Smith

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