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May 17, 2024

MEMORANDUM TO: Andover Township Land Use Board

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

SUBJECT: ENGINEERING REVIEW
Final Major Subdivision for Ballantine Woods – Phase C
Located along Ballantine Woods Way
Block 7 Lots 10.05
Andover Township, Sussex County
HPA No. 24-145

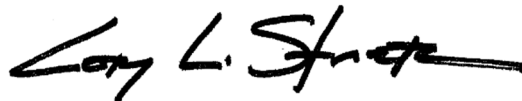
Dear Board Members:

The above referenced application is for a Final Major Subdivision approval for a portion of the Ballantine Woods development. Based on a review of the application submitted for this project, I offer the following comments:

1. The plans and documents submitted in support of this application included:
 - a. Plans entitled, “Final Plat for Ballantine Woods, Phase C, Tax Lot 10.05, Block 7, Tax Map Sheet 5, Township of Andover, Sussex County, N.J.”, prepared by Dykstra Associates, Inc., consisting of two (2) sheets, dated July 23, 2008 and last revised February 24, 2024.
 - b. Plan entitled, “Phase B & C Asbuilt, Ballantine Woods, Tax Lots 10, 10.02 & 10.03, Block 7, Andover Township, Sussex County, N.J.”, prepared by Dykstra Associates, Inc., consisting of one (1) sheet and dated August 15, 2008.
 - c. A summary of the history of approvals for the Ballantine Woods development.
 - d. Land Development Application, checklists, and other supporting documents.
2. The Applicant received initial preliminary major subdivision approval by the Planning Board on March 14, 2005 for a subdivision to create twenty-four (24) residential lots, one (1) open space lot and one (1) lot with an existing lot. The Applicant received final major subdivision approval for a portion of the Ballantine Wood development identified as Phase A on September 2, 2008. These items included improvements to Ballantine Woods Way, building lots 3.08-3.11, Lot 3.02 (existing house) and conservation lot 10. This initial approval was followed by a number of extensions of the Phase A Final Subdivision approval and Phase B Preliminary Subdivision approval.

3. On March 1, 2022, the Applicant came before the Board in order to split Phase B into two phases. The new Phase B received final major subdivision approval for nine (9) building lots. The Applicant also requested a five-year extension of the preliminary major subdivision for Phase C which included ten (10) building lots.
4. The Applicant is now coming before the Board for final major subdivision approval for Phase C. Phase C will include the following ten (10) buildable lots: Block 7 Tax Lots 10.05, 10.06, 10.07, 10.08, 10.09, 10.10, 10.11, 10.12, 10.13 and 10.14.
5. The final plan for Phase C illustrates that Tax Lot 10.03 Block 7 to be dedicated to Andover Township. This property was already shown in the Phase B final plat and I believe that property has already been dedicated to the Township and should be labeled as being dedicated to Andover Township with Book and Page.
6. Condition #5 of the 2022 approval for Phase B required that a temporary easement along Ballantine Woods way for access to the infiltration basin identified in Phase C along with access the fire suppression tank located in Phase C. Once the final map for Phase C is filed, this easement will need to be extinguished.
7. It was noted on a recent visit that the infiltration basin that is part of Phase C and will be dedicated to the Township is holding water. An inspection of this basin will be needed and means of assuring that this basin is properly infiltrating stormwater need to be established before the Township accepts ownership of this basin.
8. An inspection of the fire suppression tank will be required to assure the tank is fully operational and in working order prior to the Township taking ownership of this tank.
9. The deeds and descriptions for all dedications to the Township will need to be submitted and reviewed by the Board Attorney and myself prior to filing the Final Plat or any of the dedications that are required.

Very truly yours,



Cory L. Stoner, P.E., P.P., C.M.E.
HAROLD E. PELLOW & ASSOCIATES, INC.
Andover Township Land Use Board Engineer

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cc: Via Email
Stephanie Pizzulo – Land Use Board Secretary
Ballantine Woods, LLC
Owen Dykstra, PE
Doug Dykstra, LS