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December 7, 2021

**MEMORANDUM TO:** Andover Township Land Use Board

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

**SUBJECT:** ENGINEERING REVIEW

Final Major Subdivision for Ballantine Woods – Phase B  
Located along Ballantine Road and Ballantine Way  
Block 7 Lots 10.04, 10.15, 10.16, 10.17, 10.18  
Andover Township, Sussex County  
HPA No. 21-

Dear Board Members:

The above referenced application is for a Final Major Subdivision approval for a portion of the Ballantine Woods development as well as additional items. 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 – Phase B, Ballantine Woods, Tax Lot 10.03, Block 7, Andover Township, Sussex County, N.J.”, prepared by Dykstra Associates, Inc., consisting of two (2) sheets, dated July 23, 2008 and last revised August 09, 2021.
  - b. Plan entitled, “Phase B 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 binder summarizing 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. Since this date the Applicant has repeatedly come before the Board for extension of the preliminary subdivision approval and Phase A final subdivision approval.

3. The Applicant has now come before the Board to split Phase B into two phases: The new Phase B will include nine (9) building lots and a Phase C will include ten (10) building lots. The application in front of the Board today is requesting final major subdivision approval for the new Phase B and a five-year extension of the preliminary major subdivision which now will include only Phase C.
4. The Final Subdivision application for the Phase B will include the following nine (9) buildable lots: Block 7 Tax Lots 10.04 and 10.15, 10.16, 10.17, 10.18, 10.19, 10.20, 10.21 and 10.22.
5. The Final Subdivision application for Phase B will also include the dedication of Block 7 Lot 10.03 as an open space property to Andover Township.
6. The remaining lots to be included under Phase C will include the following ten (10) lots: Block 7, Tax Lots 10.05, 10.06, 10.07, 10.08, 10.09, 10.10, 10.11, 10.12, 10.13, 10.14. Again, the Applicant is requesting a five-year extension to the original preliminary subdivision approval for these lots.

Note: That the last extension obtained for the Preliminary Subdivision approval for the original Phase B portion of this subdivision was granted in February 2017. That extension was for a five-year period that would end on January 22, 2022.

7. A Developers Agreement was executed between the Applicant and the Township years ago for the Ballantine Woods subdivision. I have not reviewed that agreement in detail but I assume a modification of the agreement will be needed to address the breakout of the Phase B subdivision into two parts and the dedication of improvements that have been constructed. Any approval granted for the Final Subdivision application for Phase B or the extension of the original Preliminary Subdivision approval should be conditioned on this agreement being reviewed and amended as needed.
8. The application submitted states that the Applicant will eventually be looking to have the Township Committee accept a portion of Ballantine Woods Way and Percy Place which fall within the limits of this new Phase B. The acceptance of the roadway improvements will be in accordance with the Developers Agreement and will occur only when all improvements are found to be completed per the original Preliminary Subdivision approval.
9. Due to the subdivision predating the year when I became Engineer for the Township, I do not have a copy of the original Preliminary Subdivision plans for Ballantine Woods. Without these plans, my office cannot complete a full review of the lots proposed on the Final Plat. It is anticipated that all lots as shown along with all bearings and distances for measured lines are all in accordance with the approved Preliminary Subdivision plans. My office, however, needs to perform a review of the Final Plat against the approved Preliminary Subdivision plans. I will request this information from the Board Secretary

**Andover Township Land Use Board**  
**RE: Final Major Subdivision Approval – Phase B**  
**Ballantine Woods**  
**December 7, 2021**

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or the Applicant and will follow up with an additional memorandum as needed prior to the hearing of this application.

Very truly yours,



Cory L. Stoner, P.E., 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