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May 17, 2023

MEMORANDUM TO: Sparta Township Planning Board

FROM: David B. Simmons, Jr., P.E., L.S., C.M.E.

SUBJECT: Application #699 -- Site Plan for Sparta Land Co., LLC
Block 17001, Tax Lot 5
Located at 401 Houses Corner Road
Sparta Township, Sussex County
HPA No. 22-330

Dear Board Members:

The Applicant has submitted a site plan for the existing sign constructed along the road frontage of the property captioned above. The sign is surrounded by a stone base and some landscaping materials.

Based on a review of the information submitted and an on-site inspection, I have the following comments:

1. **COMPLETENESS**
 - a. This site plan is limited to the sign that has already been constructed on the subject property. It is my understanding that no other construction or site activities are being proposed at this time. The Applicant to confirm this.
 - b. Limiting the completeness review to the sign only. The information provided is sufficient to review this limited application.
2. The plans and documents submitted included the following:
 - a. As-Built Plan of Sign along Houses Corner Road, Block 17001, Lot 5, prepared for Tomco Construction, one sheet dated April 7, 2023, prepared by Louis J. Weber, P.L.S.
 - b. Sign Detail, prepared by EM Signs, LLC, one sheet dated July 29, 2022.

3. ZONING

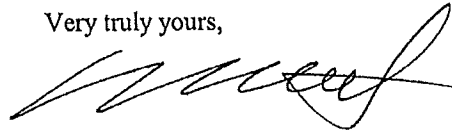
- a. The subject property is located in the RR – Rural Residential Zone.
- b. Section 18-4.13.b allows agriculture on lots of 5 acres or more. The subject property is 34.22 acres. The existing sign reads: “Houses Corner Farm”.
- c. Section 18-5.3.m.4.(a) permits identification signs in residential zones no larger than 2 square feet. The existing sign is 18 square feet ± (boxed out).
- d. There is no standard in the RR Zone for the setback from the right-of-way line to the existing sign.

I note for comparison that in the PDRM-1 Zone directly across the road from the subject property, the sign standards in Section 18-4.35.f.11.(a) are:

Maximum Area:	48 SF
Minimum Setback from Right-of-way:	25 feet
Maximum Sign Height:	16 feet

The existing sign is set back 3.81 feet from the 33-foot right-of-way of Houses Corner Road. The sign itself is approximately 7 feet high.

Very truly yours,



David B. Simmons, Jr., P.E., L.S., C.M.E.
HAROLD E. PELLOW & ASSOCIATES, INC.
Sparta Township Planning Board Engineer

DBS:moc
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cc: VIA E-MAIL
Ed Haack, P.E., Sparta Township Engineer (*& Via USPS 1st Class Mail*)
Thomas Collins, Esq., Sparta Township Planning Board Attorney
Michele Landtau, Sparta Township Manager's Secretary
Debbie Card, Sparta Township Zoning Officer
Bruce Nimensky, Esq.