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MEMO TO: Township of Franklin
Zoning Board of Adjustment

FROM: Robert J. Russo, PE, PP, CME
Township Engineer

RJR

DATE: May 19, 2020

**RE: *Dada Bhagwan Vignan Institute
Preliminary & Final Site Plan
Report #2
Engineering
Block 37.02; Lot 46.03
630 South Middlebush Road
Franklin, New Jersey
Our File: PFRZ0037.01/600.01
Application # ZBA-19-00040***

As per your request, this office has reviewed the following documents relative to the above referenced amended preliminary and final site plan application:

- Preliminary & Final Major Site Plan, as prepared by The Reynold Group, Inc., dated October 17, 2019, **with a latest revision date of April 7, 2020;**
- Boundary Survey, as prepared by The Reynold Group, Inc., dated March 31, 2014, with a latest revision date of November 12, 2019;
- Architectural Plan, as prepared by Mistry Design, dated October 30, 2018, with a latest revision date of September 27, 2019;
- Stormwater Impact Report, as prepared by The Reynold Group, Inc., dated October 2019, **with a latest revision date of April 2020;**
- Stormwater Maintenance Plan, as prepared by The Reynold Group, Inc., dated October 2019, **with a latest revision date of April 2020;**
- Environmental Assessment, as prepared by The Reynold Group, Inc., dated November 2019, with no revisions;
- Traffic Impact Study, as prepared by Dolan & Dolan Consulting Engineers, LLC, dated November 21, 2019, with no revisions;
- Application forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located on the east side of South Middlebush Road (C.R. 615) approximately fifteen hundred feet north of its intersection of Lenape Drive. The property is approximately 15.96 acres and is located in the Agricultural Zone. Churches and other similar places of worship are a conditional



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use in this zone and subject to the requirements of §112-37 of the Ordinance. The project is also located within the Township's Scenic Corridor. The applicant is proposing to construct a new one (1)-story, 21,083 sf house of worship, 2,533 sf partial basement and a 1,728 sf Porte Cochere with 157 parking spaces. The applicant is also proposing site improvements including but not limited to, construction of concrete curb, sidewalk, hot mix asphalt driveway and parking lot, stormwater facilities, utilities, septic system, potable and fire suppression water well, grading, lighting and landscaping.

We defer the review of the zoning related issues to the Board Planner except where they may pertain to engineering issues.

B. GENERAL SITE IMPROVEMENTS

1. Official street address shall be obtained from the Franklin Township 911 Coordinator.
2. An Engineering Cost Estimate will be required once final plans are signed-off on by the Board. Upon approval, applicant shall provide appropriate bonds and Engineering inspection fees and attend a pre-construction meeting, prior to any site work.
3. All fees shall be paid by the applicant at the time of adoption of a resolution of site plan approval for the cost of making upgrades and modifications to the geographic information system (GIS) (§112-329).
4. At the time the final plans are submitted for signature of the municipal officials, the applicant shall submit CAD-generated data files, prepared by a New Jersey licensed land surveyor, directly translatable into an identical image of the plan per the requirements of Ordinance §112-329.
5. A variance is required for Parking Location. The majority of the parking shall be located to the rear of the main structure, with no more than 10% located at the front entrance, as noted in Ordinance §112-37.D.2. The applicant is proposing to locate 100% of the total parking in the front of the main structure.
6. A variance is required for side yard setback. A minimum 75 ft. setback is required in the Agricultural Zone; the applicant is proposing a 67.9 ft. setback.
7. A variance is required for rear yard setback. A 200 ft. setback is required in the Agricultural Zone; the applicant is proposing a 50.0 ft. setback.
8. A variance is required for the maximum sign area. A maximum of 25 square feet of area is permitted for Churches; the applicant is proposing 67.5 sf.
9. Either fifteen feet (15') or twenty-five feet (25') of heavily landscaped buffers are required, as noted in Ordinance §112-37.K.1 or 2. This office defers to the Board Planner regarding the need of a variance.
10. The method utilized to calculate the parking requirement appears incorrect. In accordance with Ordinance §112-37.D1, parking shall be provided at one parking space for every three persons at the largest anticipated gathering or a minimum of one parking space for every 15 square feet of worship area. The proposed worship area is 6,864 sf, which would require 458 parking spaces. The Traffic



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Impact Study estimates at most 150 to 175 people may visit the site after 'rush hour' on Fridays, on average, which would require 50 to 59 spaces, by ordinance. Twice a year, a gathering of 225 to 250, will visit on the weekends requiring 75 to 84 parking spaces by ordinance. The applicant should provide testimony regarding the maximum anticipated visitors to the site. It appears that a parking variance will be required; however, this office defers to the Board Planner for review of same. In accordance with Ordinance §112-37.D2, depending on the number of special occasions, the Planning Board may require overflow parking to be constructed of pervious materials. Parking may be banked upon approval of the Planning Board in anticipation of future growth, but it shall be delineated on the plan and included in all coverage calculations and drainage calculations.

11. The proposed improvements will be over 5,000 square feet and a Soil Erosion Plan has been prepared. The Soil Erosion and Sediment Control Plans are subject to review and approval by the Somerset – Union Soil Conservation District.
12. Copies of any easements, exceptions, deviations, or liens on the property should be presented to the Board.
13. This office defers to the Fire Prevention Officer as to the appropriate number of Fire Hydrants, Fire Department Connections, and their location. In addition, we defer to the Fire Prevention Officer regarding the need of 'No Parking' fire lane signage and striping.
14. The applicant is proposing to install a well to supply domestic & fire suppression water for the site. We defer review to the Somerset County Health Department and the Township Fire Prevention Director and/or the Township Plumbing Sub-code Official.
15. The applicant is proposing to abandon an existing septic disposal system and install a septic disposal system to service the site. We defer review to the Somerset County Health Department.
16. Label the horizontal and vertical datum, respectively, utilized on the site plan.
17. The concrete sidewalk proposed through the existing gravel driveway servicing the 2½-story dwelling should be perpendicular to the driveway. In addition, we recommend that pedestrian crossing signage be installed for the crossing and the plan should clearly identify this crossing with concrete that can withstand vehicle loading (6" thick, reinforced).
18. Add a 'Do Not Enter' marking to supplement the proposed signage near the Porte Cochere.

C. GRADING AND UTILITY COMMENTS

1. The applicant should address the following general grading comments:
 - The 'Handicapped Parking Spaces Detail' indicates that flush curb and concrete bumper blocks are proposed. Coordination of the site plan and detail is required.
 - Provide additional spot elevations demonstrating ADA compliance along the ADA access route from the handicap parking area to the main building access;



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- Site plan delineates that the paver area north of the house of worship leads to a proposed 4' concrete sidewalk. The concrete sidewalk transition is approximately 10% and is missing the proposed 111 contour. We recommend this transition be flattened;

The grading will be reviewed further when the above has been addressed.

D. LANDSCAPING AND LIGHTING

1. Applicant provided a tree removal and replacement plan to satisfy the requirements of Ordinance §222- Trees. This office defers to the Township Planner as to the adequacy of the tree replacement plan, as well as the adequacy of the proposed landscaping and buffering to adjacent properties, respectively.
2. Review layout of proposed trees at the stop bar locations for the parking lots. Providing a sight triangle at these locations will provide further clarity.

E. ENVIRONMENTAL IMPACT COMMENTS

1. A Conservation/Preservation Area shall be created in accordance with Ordinance §112-147 of the Franklin Township Land Development regulations. The Township preservation area boundary line shall be established using the most restrictive of the Stream Preservation Corridor and Wetlands Buffer. A map shall be supplied delineating the limits of the Conservation/Preservation Area with bearings and distances and proposed Preservation Area Marker locations.
2. Provide a Conservation/Preservation Area Easement Deed, with a metes and bounds description, of the Township preservation area boundary line created by satisfying Comment #2. The deed shall be submitted for review and approval prior to filing with the Somerset County Clerk's Office.
3. Preservation Area Markers shall either be set or bonded for prior to application sign-off.

F. STORM WATER MANAGEMENT

1. The property in question; Block 37.02, Lot 46.03 consists of approximately 15.96 acres and is currently wooded undeveloped land. The entire property drains to the Delaware and Raritan Canal tributary.
2. The project site is located within the review zone of the Delaware and Raritan Canal Commission and the applicant should obtain a certificate of approval or exception from the Commission. A copy of the permit should be provided to this office.
3. The Applicant provided a copy of the NJDEP Letter of interpretation verifying the limits of wetlands and buffer on Lot 46.03. A copy of the approved Wetlands Delineation Plan should be provided to this office.
4. The proposed residential development will disturb approximately 4.7 acres of land and will create 2.75 acres of additional impervious surface. The project exceeds the threshold of 1 acre of disturbance and creates more than ¼ acre of impervious surface, therefore, it is classified as a major development for stormwater management purposes. In accordance with the Township Ordinance,



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major projects must comply with water quantity control, water quality and groundwater recharge standards.

5. The proposed development proposes more than 1 acre of land disturbance and must obtain a General Permit for Construction Activities from NJDEP. A copy of the permit must be provided to this office prior to construction.
6. The proposed development proposes disturbance of more than 5,000 sf of land and the Applicant must obtain Soil Erosion and Sediment Control Plan Certification from the Somerset-Union Soil Conservation District. A copy of the permit must be provided to this office prior to construction.
7. Stormwater Maintenance Agreement for the stormwater system should be provided to insure future maintenance. A sample agreement is available from the Engineering Department.

G. MISCELLANEOUS

1. Revise/Add the following details based on Franklin Township standard details:
 - a. Add the following note on all of the detail sheets, "In case of discrepancy, Township Standard Details shall hold";
 - b. Add a Stop Bar and Double Yellow Striping detail;
 - c. Add a 'Do Not Enter' pavement marking detail;

The Applicant is required to obtain either approvals or letter of no interest from the following agencies:

Outside Agencies:

- Delaware Raritan Canal Commission
- Somerset County Planning Board
- Somerset-Union Soil Conservation District
- Franklin Township Sewerage Authority
- New Jersey Department of Environmental Protection

Township Departments:

- Franklin Township Water Department
- Franklin Township Fire Department
- Franklin Township Police Department
- Franklin Township Health Department

The Engineering Department reserves the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

RJR/DM

cc: Zoning Board Secretary