

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

MEMO TO: Township of Franklin
Planning Board

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

DATE: August 10, 2020

RE: ***Crestwood Properties, LLC
Minor Subdivision and 'C' Variance
Report #1
Engineering
Block 386.02; Lot 19
1593 Amwell Road
Franklin, New Jersey
Our File: PFRP0386.05/600.01
Application # PLN-20-00006***

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

- Minor Subdivision Plan, as prepared by Van Cleef Engineering Associates, Inc., dated December 5, 2019, with a latest revision date of May 28, 2020;
- Boundary and Topographic Survey, as prepared by Van Cleef Engineering Associates, Inc., dated July 17, 2019, with no revisions;
- Dry Well Report, as prepared by Van Cleef Engineering Associates, Inc., dated May 12, 2020, with no revisions;
- Dry Well Volume Analysis, as prepared by Van Cleef Engineering Associates, Inc., dated May 12, 2020, with no revisions;
- Stormwater Best Management Practices (BMPs) Operation and Maintenance Manual, as prepared by Van Cleef Engineering Associates, Inc., dated May 12, 2020, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The project is located along the northern side of Amwell Road (C.R. 514) approximately 30'-35' west of its intersection with Gary Court. The property is approximately 1.148 acres and is located in the R-20 zone. The site is currently vacant and heavily wooded. The applicant is proposing a minor subdivision and 'C' variance approval to create two (2) new building lots. One (1) lot will be 20,000 sf and the other lot will be a flag lot and will be 30,000 sf. The applicant is also proposing site improvements including but not limited to, construction of a shared hot mix asphalt driveway, two (2) drywell stormwater management systems, concrete curb, utilities, grading, and landscaping.

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



Memo to Franklin Planning Board
Our File: PFRP0386.05
August 10, 2020
Page 2 of 4

B. GENERAL SITE IMPROVEMENTS

1. Official street addresses shall be obtained from the Franklin Township 911 Coordinator, as required.
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 Tax Maps and 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. Note: No soil can be imported to or removed from the site until a Soil Importation or Exportation Permit has been obtained from the Township as required by the Ordinance. Soil removal shall be in accordance with §206 of the Ordinance. Same should be noted on the plan.
6. A variance is required for the flag lot subdivision within the R-20 zone. Flag lots are not permitted in the R-20 zone, per the requirements of Ordinance §112-70.A.
7. A variance is required for the minimum area for a flag lot. Minimum lot area for a flag lot in the R-20 zone is 30,000 sf, the applicant is proposing 25,000 sf (5,000 sf area of the flagpole is not included in calculating the area of the flag lot), in accordance with Ordinance §112-72.A.1.
8. A variance is required for the Flagpole minimum width, in accordance with Ordinance §112-72.C.1. Minimum width of 30' is required, the applicant is proposing 25'.
9. Parking of vehicles is prohibited in any portion of the flagpole. No parking signage should be provided.
10. Additional spot elevations should be provided along the northwestern area of Lot 19.02 between the proposed and existing 111-foot contour. There does not appear to be sufficient pitch along the lawn area.
11. Provide copies of Subdivision Deeds for review and approval prior to filing with the Somerset County Clerk's Office.
12. Concrete monuments shall be set at the points where the overall property boundary intersects the right-of-way line. The monuments shall either be set or bonded for prior to the filing of the subdivision deeds.
13. Should the Board act favorably to this application, provide copies of an access easements and maintenance agreements for the proposed flagpole along Lot 19.02, for review and approval prior to filing.
14. The applicant should delineate all proposed utilities on the site plan. It is unclear if utility easements will be required for proposed Lot 19.01.
15. It is unclear if a Conservation/Preservation Area Easement Deed with metes and bounds descriptions will be required. The deed shall be submitted for review and approval prior to filing, as required. This will be evaluated further upon submission of the below requested LOI.
16. Preservation Area Markers shall either be set or bonded for prior to application sign-off, if required.



Memo to Franklin Planning Board
Our File: PFRP0386.05
August 10, 2020
Page 3 of 4

17. 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 as required by Ordinance §112-72.D.7, respectively.
18. Revise Note No. 5 on sheet no. 1; Hamilton Street is not within the project limits and a County Road Opening Permit is required for Amwell Road (C.R. 514).
19. Note No. 9 on sheet no. 1 does not appear applicable for this project.

C. STORM WATER MANAGEMENT

1. Applicant proposes approximately 0.80 acres of disturbance and approximately 0.19 acres of impervious coverage. Therefore, "Minor" Development stormwater management requirements shall be met in accordance with Ordinance §330-5. The applicant is proposing to infiltrate the two (2) dwelling roof areas into the proposed dry well systems, respectively. However, the entire driveway area bypasses the proposed dry well systems. This impervious area should be infiltrated in accordance with the ordinance. In addition, the infiltration measures shall be designed with an overflow to the surface and directed to an existing conveyance system
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 must obtain a Soil Erosion and Sediment Control Plan Certification from the Somerset-Union Soil Conservation District. A copy of the certification must be provided to this office.
4. The Applicant should obtain a Wetlands Letter of Interpretation (Presence/Absence) from NJDEP for Block 386.02 Lot 19 to verify there are no freshwater wetlands and/or wetlands transition areas on the property. A copy of the LOI should be provided to this office. The site plan delineates an existing ditch along the western property line and NJDEP Geoweb indicates that a majority of this lot contains wetlands.
5. The applicant should supply invert in and out elevations for the roof leader drain system and its discharge into the driveway. This is required to determine if the dry well design has the storage volume required by the ordinance.
6. An inspection port should be provided at each corner of the dry well and should extend to the bottom of the stone layer. Provide details for further review.
7. An access manhole for future maintenance should be provided. In addition, the applicant's engineer should provide additional guidance in the Operation and Maintenance Manual for correct maintenance measures due to the potential limited access to the dry well.
8. In accordance with BMP requirements, post-construction testing must be performed on the as-built infiltration basin in accordance with the Construction and Post-Construction Oversight and Soil Permeability Testing section in Appendix E of the BMP Manual. Appropriate notes should be added to the plan or details provided on sheet 1 to ensure compliance with this requirement. Post-construction test results should be provided to the Township Engineer prior to certificate of occupancy request. In addition, a note should be added stating that where as-built testing shows a longer drain time than designed, corrective action must be taken prior to bond release.



Memo to Franklin Planning Board
Our File: PFRP0386.05
August 10, 2020
Page 4 of 4

9. Stormwater Maintenance Agreement for the stormwater system should be provided to ensure future maintenance. A sample agreement is available from the Engineering Department.
10. Page 5 of the BMP Operation and Maintenance Manual should be revised to list the correct seasonal high groundwater elevation, maximum drain time and permeability rates. Coordination with the Dry Well Report is required.

H. 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. Township Preservation Area Markers detail, if required;
 - c. Township House Service Connection detail;
 - d. Provide a 'No Parking' signage detail;
 - e. Sign posts including breakaway post for all signage details;
 - f. Driveway pavement section detail;
 - g. All sanitary sewer details shall be submitted directly to the Franklin Township Sewerage Authority for review and approval – Comment Only

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
- New Jersey Department of Environmental Protection, as required.

Township Departments:

- Franklin Township Fire Department
- Franklin Township Police Department
- Franklin Township Water Department
- Somerset County Health Department
- Franklin Township Sewerage Authority

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: Planning Board Secretary