

Franklin Township

Somerset County, New Jersey



Township Technical Review Committee (TRC)

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MEMORANDUM

To: Planning Board

From: Technical Review Committee (TRC)

Date: March 2, 2020

Re: Somerset Run Condominium Associates (PLN-19-00013)
101 Stone Harbor Drive (Block 507.20, Lot 1)

Project Description

The applicant seeks Site Plan Approval to construct two pickleball courts in a lawn area near the clubhouse/ recreation area of the Somerset Run age-restricted community.

The application is reflected on the following plans and reports:

- 5-sheet set of plans prepared by Dynamic Engineering last revised 2/24/20
- Stormwater Area Investigation Report prepared by Dynamic Earth latest revised 2/24/20

Review Comments

1. Construction of a new pickleball court will disturb approximately 0.12 acres of land and will create approximately 0.08 acres of new impervious surface. The applicant should add the proposed clean stone to the impervious calculation. The project does not exceed the threshold of 1 acre of disturbance or increase the impervious surface by more than $\frac{1}{4}$ acre; therefore, it is classified as a minor development and it is not required to address state stormwater management rules.
2. "Minor" Development stormwater management requirements shall be met in accordance with Ordinance §330-5; minor projects shall be designed to provide rate/runoff control through infiltration measures. Infiltration measures shall be

designed to provide a capacity of 3-inches of runoff for each square foot of new impervious surface area. The infiltration measures shall be designed with an overflow to the surface and directed to an existing conveyance system. Drainage calculations should be revised to demonstrate compliance with this requirement.

3. The applicant will need to address infiltration requirements of the ordinance. The applicant's engineer requested a waiver for the infiltration requirements due to weathered rock being encountered at depths ranging from 12" to 18" beneath the existing surface. The applicant was able to excavate the Soil Profile Pits to depths of 4' and 5.8'. Therefore, we recommend in accordance with Appendix E of the BMP, the applicant perform a basin flooding test to determine if the weathered rock is fractured or massive, which would determine if infiltration is feasible.
4. The applicant is proposing 4 foot high fencing along north, south and western perimeters of the pickleball court. The applicant should provide padding along these fence lines. Same should be noted on the site plan and construction details.
5. Revise the Grading & Utility Plan to delineate existing and propose grading contours and spot elevations, previously shown on the site plan, with a latest revision date of October 17, 2019.
6. 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 exemption from the Commission. A copy of the permit should be provided.
7. The project proposes disturbance of more than 5,000 sf of land; therefore, the Applicant must obtain Soil Erosion and Sediment Control Plan Certification from the Somerset-Union Soil Conservation District.
8. 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 the start of any site work.
9. 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.

Note: Applicants represented by engineers and/or architects (or other such professionals) are expected to use the video display system available in Council Chambers to project hearing exhibits. Use of the video display systems will improve visibility of these exhibits for the Board, the public and the Township's video broadcast of the hearing. In order to use the video display system, please bring a computing device capable of utilizing a VGA connection or an HDMI connection. Audio connections are available for both connections. Cables are provided, however adapters are not so please insure you have the required adaptors to connect to either VGA or HDMI.

Figure 1: Site Location

