

# Franklin Township

Somerset County, New Jersey



## Township Technical Review Committee (TRC)

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### MEMORANDUM

To: Planning Board – Minor Subdivision Committee

From: Technical Review Committee (TRC)

Date: November 24, 2020

Re: Access Capital Investments – Minor Subdivision (PLN-20-00007)  
186 Churchill Avenue (Block 95, Lots 9-14)

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#### Site and Project Description

The site is located in the R-10 (Residential) zone along Churchill Avenue. The site is currently undeveloped and tree covered.

The applicant seeks Minor Subdivision approval to subdivide the property into three lots.

As reflected on the submitted plans, Each lot would be:

- 19,500 square feet in lot area (where 10,000 square feet is required)
- 100 feet in lot frontage (where 100 feet is required)
- served by public water and public sewer
- developed in a manner consistent with applicable bulk requirements (setbacks and coverages)

No variances are required,

#### Review Comments

1. Since this is a Minor Subdivision without variances this application may be reviewed and approved by the Minor Subdivision Committee of the Planning Board pursuant to §112-181.

2. Since the minimum lot area would increase to 20,000 square feet if a lot was not served by public water and/or public sewer, the Committee's approval of the subdivision should require that each of the lots be served by public water and public sewer (as is proposed).
3. As indicated above, the site is largely tree covered. The plan proposes to disturb the entire site – i.e., the limit of disturbance and silt fence are proposed around the perimeter of the site.

The TRC recommends that the applicant explore changes to the plan that would reduce the amount of tree clearing and disturbance - e.g., moving the seepage pits and proposed soil stockpile closer to the home sites and revising the limit of disturbance and silt fence to leave some wooded portion of the proposed lots undisturbed. It is recommended that this be a condition of the Committee's approval.

4. No sidewalks are proposed and no sidewalks exist along Churchill Avenue within proximity to the site. The Committee may wish to condition approval upon submittal of a payment-in-lieu of sidewalks.
5. The submittal to the DRCC references an LOI. The LOI should be provided to the Township.
6. At the time of building permit for each lot the applicant will need to address the requirements of Chapter 222. It is noted that revision of the plans to address comment #3 above will decrease the applicant's tree replacement obligation. It is recommended that this be reflected in the resolution of approval.
7. Note: There are potential conflicts between existing utility poles and proposed driveways and underground utilities. Those issues may be addressed at the time of building permit application.
8. Official street address shall be obtained from the Franklin Township 911 Coordinator.
9. Subdivision deeds with metes and bounds descriptions shall be supplied for review and approval prior to filing with the Somerset County Clerk's Office.
10. All fees shall be paid by the applicant at the time of adoption of a resolution of approval for the cost of making upgrades and modifications to the Tax Maps (\$300) and geographic information system (GIS) (\$300)(§112-329).
11. The applicant shall submit CAD-generated data files, directly translatable into an identical image of the plan per the requirements of §112-329.
12. Prior to issuance of a Building Permit the following will be required:

- The application is considered a minor development per Chapter 330 of the Code of Franklin Township (Stormwater Management). A stormwater system shall be designed to satisfy the water quality and rate/volume control requirements of the code. The sample system shown on the plan will be reviewed at time of building permit, however the applicant shall be aware that it cannot be located or discharge closer than 10' from a property line. A geotechnical report with permeability testing shall be provided prior to the review of the proposed stormwater facilities. An engineer's cost estimate for the stormwater improvements is required. Bonding fees will be required.
  - Provide a Maintenance Manual outlining the maintenance and reporting requirements of the stormwater system in accordance with the above-referenced Code.
  - Provide a Stormwater Maintenance Agreement for the stormwater system to insure future maintenance. A sample agreement is available from the Engineering Department.
13. 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 Section 112-8N of the Ordinance.
14. With respect to the Sewerage Authority, the applicant must:
- Contact FTSA and fill out a full Sanitary Sewer application.
  - Follow Specifications outlined in Appendix C of the Authority's Rates, Rules, and Regulations. Especially, when dealing with sewers located on streams.
  - Confirm laterals served by gravity will be able to meet grade.
15. Development of the new homes would be subject to the payment of the affordable housing development fee.

Figure 1: Site Location

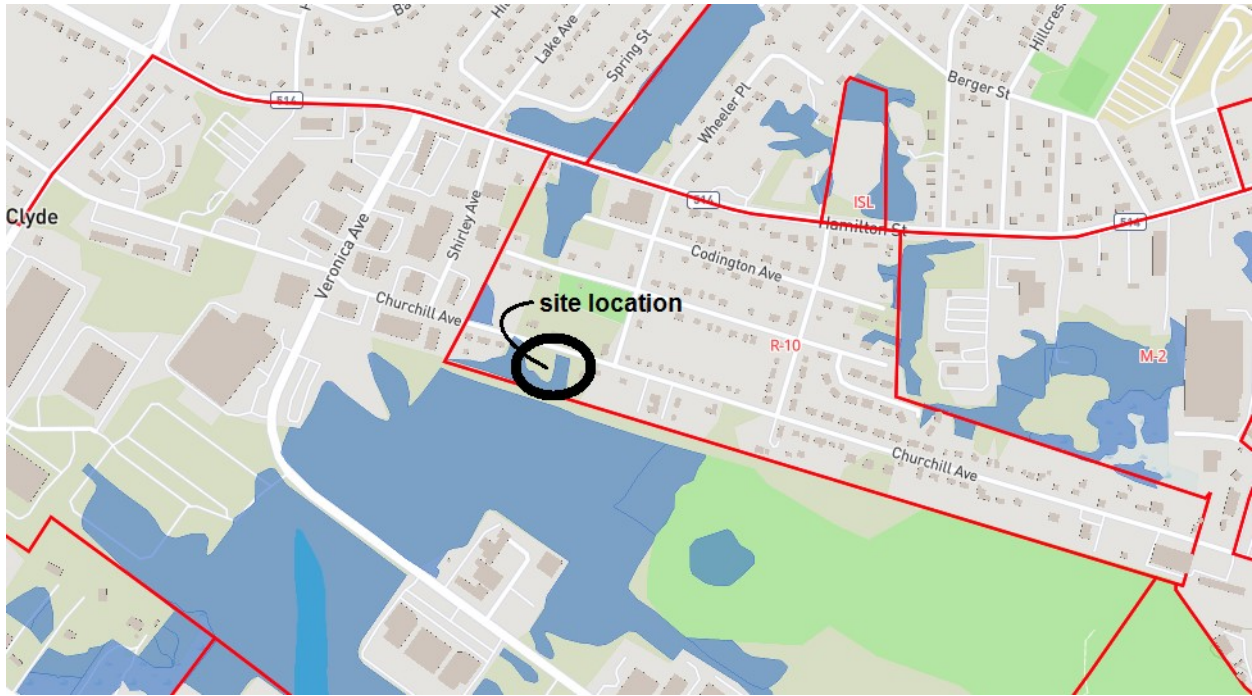


Figure 2: Site and Proposed Subdivision





Figure 3: Proposed Subdivision

