

Franklin Township

Somerset County, New Jersey



DEPARTMENT OF LAND USE
Engineering – Planning – Zoning – Affordable Housing
Planning Board – Zoning Board of Adjustment

Municipal Building
475 DeMott Lane
Somerset, NJ 08873
732.873.2500
Fax: 732.873.0844
www.franklintwpnj.org

MEMORANDUM

To: Planning Board Minor Subdivision Committee

From: Technical Review Committee

Date: November 4, 2020

Re: Warren Capital, Inc. – Minor Subdivision (PLN-20-00010)
554, 566, 570 & 574 Garfield Avenue (Block 556, Lots 2-11)

We submit the following report based on my review of the following material:

- “Minor Subdivision for Lots 2-11 in Block 556” prepared by Van Cleef Engineering Associates dated June 10, 2014 and revised to September 25, 2014.
- “Garfield Avenue Widening Plan for Lots 2.01 & 8.01 (Former Lots 2-11) in Block 556” prepared by Van Cleef Engineering Associates dated December 30, 2014 and revised to March 1, 2015.

Project Information:

- The property is located on Garfield Avenue directly north of N.J.S.H. Interstate Route 287. The site is also approximately 60’ south of St. George Place. The property is 57,422 square feet (1.32 acres) in size and is in the R-10 Residential Zone. The minimum lot area in the zone is 10,000 square feet or 20,000 square feet, if water and sewer are not available, such as is the case with this site. GIS information provided by the NJDEP indicates that no wetland areas exist on or adjacent to the property.
- Property consists of four tracts, all owned by the applicant, Warren Capital, Inc.
 - Block 566, Lots 2 through 6 – 554 Garfield Avenue
 - Block 566, Lot 7 – 566 Garfield Avenue
 - Block 566, Lots 8 & 9 – 574 Garfield Avenue
 - Block 566, Lots 10 & 11 – 576 Garfield Avenue
- The applicant is proposing to subdivide the property into two lots conforming in size for the zone. There are no variances being requested as part of the application. As a Minor Subdivision with no variances, the application is subject to review and approval by the Minor Subdivision Committee

- The application was previously approved by the Planning Board, application #PLN-14-00009. The approval expired before the recording of the deed for the new lots. The applicant is now seeking approval for the same subdivision application.

General Review Comments:

1. Should the Board act favorably on the application, the proposed lot numbers shall be as follows:
 - Block 556, Lots 2-7 & portion of Lot 8 – New Lot 2.01
 - Block 556, portion of Lot 8 & Lots 9-11 – New Lot 8.01
2. Updated Subdivision Deeds with metes and bounds descriptions attached shall be submitted for review prior to filing with the Somerset County Clerk's Office.
3. The applicant is required to widen Garfield Avenue and to extend the curbing along the frontage of the proposed lots to Township standards. Storm drainage shall be provided, as necessary. The subdivision should not be perfected nor building permits be issued until the design is approved and bonding has been provided. The "Garfield Avenue Widening Plan" was previously approved, but should be revisited to confirm that existing conditions remain the same. The previously provided engineering cost estimate shall be updated for cost and quantities.
4. Due to the lack of existing or potential future sidewalk connections, the TRC Committee does not see the need for sidewalk construction. Should the Board agree to waive this requirement, the applicant should be required to make a payment-in-lieu of equivalent to the cost of sidewalk construction.
5. For the building permit application, the applicant shall submit plans to include existing and proposed grading, proposed zoning setbacks, street trees, location of trees to be removed, geotechnical information, stormwater management (including the provisions of Chapter 330, Minor Development), soil erosion details, and Franklin Township site construction details/notes, as applicable.
6. Official street addresses have been obtained from the Franklin Township 911 Coordinator.
7. 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) (Section 112-329). Note: Those fees were paid previously.
8. 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 Section 112-329.
9. Copies of any easements, exceptions, deviations, or liens on the property should be presented to the Board.

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

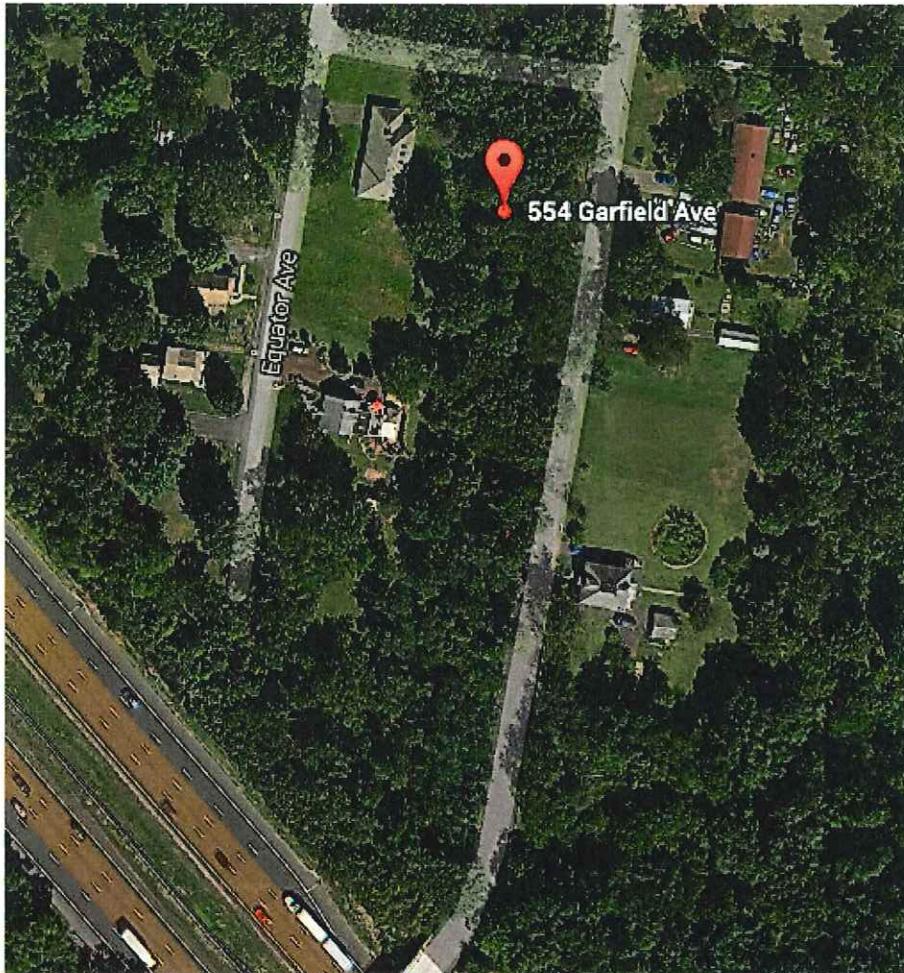
Outside Agencies:

- Delaware Raritan Canal Commission
- Somerset County Planning Board
- Somerset-Union Soil Conservation District

Township Departments:

- Franklin Township Fire Department
- Franklin Township Police Department
- Somerset County Health Department

We reserve the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.



Block 556, Lots 2 through 11 – 554, 566, 574 & 576 Garfield Avenue.

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 adapters to connect to either VGA or HDMI.