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MEMO TO: Township of Franklin
Zoning Board of Adjustment

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

DATE: November 13, 2020

RE: **150 Pierce Street, LLC
Preliminary & Final Use Variance &
Parking Lot Expansion Site Plan
Report #1
Engineering
Block 468.08, Lot 2.02
150 Pierce Street
Franklin, New Jersey
Our File: PFRZ0468.08/600.01
Application # ZBA-20-00017**

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

- Preliminary & Final Use Variance & Parking Lot Expansion Site Plan, as prepared by Stires Associates, P.A., dated December 12, 2019, with a latest revision of June 24, 2020;
- Architectural Addition Plan for the Thomas Edison/ Smart Charter School, as prepared by Feldman Architects, dated October 5, 2020, with a latest revision date of October 5, 2020;
- Stormwater Management Report, as prepared by Stires Associates, P.A., dated December 16, 2019, with a latest revision of June 2020;
- Operation and Maintenance Manual, as prepared by Stires Associates, P.A., dated June 24, 2020, with no revisions;
- Environmental Impact Statement, as prepared by Stires Associates, P.A., dated August 2020, with no revisions;
- Traffic Impact Study, as prepared by McDonough & Rea Associates, Inc., dated July 17, 2020, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located with frontage along the south side of Pierce Street, at the end of Worlds Fair Drive. The site is accessed through an existing driveway opposite of Worlds Fair Drive and another existing driveway approximately 810' north of Worlds Fair Drive. The property is approximately 16.294 acres and is located in the M-2 zone. The site currently contains the Thomas Edison Charter School and Pharmascript which includes an 80,508 square foot building, asphalt parking areas, an athletic field and two (2) playground areas. On January 21, 2016, Zoning Board approval was received to convert a portion of the existing building into a Charter School, Docket # ZBA-15-00011. The applicant is proposing a second floor school addition over proposed parking, and expanding the existing parking facilities from 383 parking spaces to 524 parking spaces for a net increase of 141 parking spaces. The site improvements include but are not limited to hot mix asphalt parking, concrete curb, grading, three (3) bio-retention basins to address NJDEP stormwater management regulations and landscaping and lighting.



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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. 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.
2. 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).
3. 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.
4. Note: An As-Built Plan prepared by a licensed Land Surveyor is to be submitted to the Township prior to any Certificate of Occupancy inspection or the release of performance bonds. Same should be noted on the site plan.
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 site plan.
6. In accordance with Ordinance §112-192.A.3, the site plan shall be no greater than 24 inches by 36 inches in size. The applicant should request a waiver from the checklist requirement. This office finds this request acceptable.
7. Charter Schools are not a permitted use within the M-2 zone. The applicant received Zoning Board approval for same in 2016. The applicant is proposing to expand the Charter School; therefore, a use variance is required for the project.
8. Additional traffic signage and markings should be added to the site plan for the proposed parking lot underneath the second floor building addition. Stop signage, Do Not Enter signage, One-Way Signage and appropriate traffic markings should be added to this parking lot.
9. The applicant should add stop signs and bars at the driveway exit in the eastern most parking lot.
10. In accordance with Ordinance §112-88 for the off-site parking lot interior driveways shall be at least 26 feet wide for two-way traffic movements when ninety-degree angle parking is proposed in the M-2 zone. The applicant is proposing 24-foot wide driveway aisle in the parking lot underneath the second floor building addition. The applicant should either revise the site plan or request a design waiver for same.
11. The applicant should install concrete bumper blocks at all locations with head on parking to prevent car overhangs along ADA parking spaces and areas where sheet flow is proposed for the proposed bio-retention basins.
12. The existing lighted bollard in the northwest corner of the parking lot at the building addition should be removed from the proposed parking space.
13. The applicant is proposing two (2) rows of eleven parking spaces north of the existing building. We recommend the applicant remove a portion of the proposed parking to continue the proposed driveway aisle.
14. The site plan should be revised to indicate the vertical clearance between the proposed parking lot and overhead building addition.



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15. This office defers to the Fire Prevention Officer regarding the need of 'No Parking' fire lane signage and striping.
16. A review of aerial photography of the site shows that the existing parking lot (not including the site improvements performed in 2016) is in disrepair and in need of resurfacing and replacement of traffic striping and markings. Same should be noted on the site plan.
17. Please note that Representatives of the Charter School contacted the Township last year with requests for upgrades within the public right of way per the attached letter dated November 5, 2019. We recommend that the applicant's traffic engineer review these requests and if warranted, same should be included as part of the site plan improvements. The improvements will be reviewed upon resubmission. In addition, the handicap ramps at the intersection of Pierce Street and Worlds Fair Drive should be reconstructed for ADA, MUTCD and PROWAG compliance. Please note, the speed limit along Pierce Street and Worlds Fair Drive should not be revised. The applicant should provide testimony regarding same.

C. TRAFFIC IMPACT STUDY COMMENTS

1. The traffic impact statement states that, 'Based on the analysis in the body of this report, it is concluded that the additional traffic and parking activity that will be generated by the charter school expansion at 150 Pierce Street can be accommodated at the site...' The Traffic Impact Study should be revised to define how many parking spaces are required for the charter school addition. The applicant should provide testimony for same.

The parking requirement calculation on sheet no. 1 of the site plan indicates there is sufficient existing parking on the site; however, google street view of the parking lot shows multiple vehicles parking in driveway aisles and in grass areas for Pharmascript. The applicant is proposing to expand the existing parking lot. The applicant's traffic engineer should indicate if an evaluation was performed for the existing use and staff to determine how many additional parking spaces are required. The Traffic Impact Study should be revised and testimony should be provided.

2. The design and placement of all traffic signs and striping shall follow the requirements specified in the latest "Manual on Uniform Traffic Control Devices for Streets and Highways," (MUTCD) published by the U.S. Department of Transportation and adopted by the N.J. Department of Transportation. Same should be noted on the site plan.

D. GRADING AND UTILITY COMMENTS

1. The applicant should address the following general grading comments:
 - Provide top and bottom of curb grades along all proposed curblines;
 - Supplement all flush curb notations on sheet no. 4, Horizontal Control Plan with spot elevations that clearly delineate the limits of the flush curb;
 - The applicant should provide detailed grades at all handicap ramps, clearly delineating running and cross slopes, respectively, for all ramps and ADA compliant landings;
 - Provide top and bottom curb grades along all pc's and pt's;
 - The grading will be reviewed further when the above has been addressed.

E. LANDSCAPING AND LIGHTING COMMENTS

1. The applicant provided tree removal/replacement calculations on sheet no. 6. It appears the calculation is not in accordance with Ordinance §222- Trees. The applicant's engineer should review and revise the calculations accordingly. This will be reviewed further upon resubmittal of the revised calculations. This office defers to the Board Planner for review of same for compliance with Ordinance §222- Trees.
2. The applicant shall revise the Landscaping Plan to include the following note: "All plant relocations/substitutions shall be submitted to the Township for review and approval prior to installation".



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3. Provide a detail showing 36" of clearance between the face of the light pole foundation and full height (6") curb face. In the event this offset cannot be achieved, the light pole foundation base shall be at minimum 30" in height.
4. The lighting schedule shown on sheet no. 8 should be revised to only delineate the proposed lighting required for this application.
5. The proposed type 'E' light proposed in the southern parking lot is in conflict with the proposed building addition over hang and the existing storm sewer system. Plan revision is required.

F. ENVIRONMENTAL IMPACT COMMENTS

1. A Letter of Interpretation for the freshwater wetlands should be obtained from NJDEP to verify the limits of wetlands and the transition areas. The Applicant's engineer should provide the letter of interpretation, including the NJDEP stamped approved wetlands map, to verify the wetlands and buffers.
2. 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 Flood Hazard Area, Stream Preservation Corridor and Wetlands Buffer (post transition area reduction and compensation) lines. A map shall be supplied delineating the limits of the Conservation/Preservation Area with bearings and distances and proposed Preservation Area Marker locations.
3. 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.
4. Preservation Area Markers shall either be set or bonded for prior to application sign-off.
5. The Environmental Assessment should be revised to provide a complete list of permit and other approvals required such as NJDEP general permit for construction activity, NJDEP Letter of Interpretation, etc.

G. STORM WATER MANAGEMENT:

1. The property in question, Block 468.08 Lot 2.02, consists of approximately 16.92 acres. Proposed improvements will disturb approximately 2.05 acres of land and create approximately 0.65 acres of new impervious surface. The proposed development is classified as a major development and in accordance with Township Ordinance, major projects must comply with water quality, groundwater recharge and water quantity control standards.
2. The property in question is located within the Delaware and Raritan Canal Commission Review zone and is subject to DRCC regulations. A copy of the DRCC approval, or letter of no interest, must be provided to this office prior to construction.
3. The Environmental Impact Statement should be revised to list all probable adverse effects that may result from the project, address alternatives to the proposed project that may avoid some or all of the adverse environmental impacts of the proposed project including no project or no action, and analysis of the costs and social impact of the alternatives.
4. The proposed development will disturb more than one acre of land, therefore an authorization for stormwater discharge associated with construction activities should be obtained from NJDEP prior to construction. A copy of the authorization should be provided to this office.
5. The Applicant proposes disturbance of freshwater wetlands transition area; therefore, a NJDEP Freshwater Wetlands permit must be obtained for the proposed disturbance. A copy of the permit must be provided to this office.



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6. The Applicant must obtain a Soil Erosion and Sediment Control Certification from the Somerset-Union Soil Conservation District. A copy of the plan certification must be provided to this office.
7. The introduction in the drainage report states that "the current project will add an additional 27,682 square feet of impervious surface" but according to the site plan the impervious area will increase by 54,121 square feet. Revise plans and report for consistency.
8. The drainage report should be revised to include a pre-development drainage area map showing the limits of the onsite and offsite tributary areas to existing detention basin 1 and detention basin 3. The map should include existing onsite pervious, onsite impervious and total drainage area to each basin. In addition, the corresponding runoff curve number and time of concentration for each area should be noted.
9. The pre-development hydrologic analysis for the watershed tributary areas to existing detention basins 1 and 3 should be revised to note the runoff curve number for pervious and impervious surface. In addition, an as-built of the existing structures should be provided and the analysis should be conducted using current rainfall data for the 2-year, 10-yr and 100-yr storm event.
10. The drainage report should be revised to include a post-development drainage map showing the proposed limits of the tributary areas to existing detention basins 1 and 3. The map should show proposed pervious, impervious and total drainage area to each proposed BMP and detention basins 1 and 2. The map should also show the corresponding hydrologic group soil group, the flow path used to compute the time of concentration and the location of the soil test pits.
11. As per BMP Manual requirements, a minimum of two (2) soil profile pits shall be excavated for the first 10,000 sf of infiltration area of a bio-retention basin. Only one (1) permeability test, PB-4 and PB-5, were conducted in proposed bio-retention basins 2 and 3, respectively. The Applicant should perform the required testing in accordance with Appendix E of the BMP Manual.
12. Section I.E of the drainage report states that the project is located in the Metropolitan Planning Area PA-1 and is therefore exempt from providing groundwater recharge. In accordance with Stormwater management rules, only those areas in the PA-1 area that were previously disturbed are exempt from the groundwater recharge standard. The proposed development should comply with groundwater recharge standards.
13. In accordance with the drainage report the development in question was approved in 1990 for a 65% buildout and a proposed impervious coverage of 45.7%. However, for projects that require additional municipal approval, the section to be developed must meet current stormwater management regulations. The drainage report should be revised to demonstrate that the required peak flow reductions for water quantity control have been provided for the area to be disturbed.
14. In accordance with TR-55 method, the minimum time of concentration used in runoff calculations is 0.10 hr. (6 min) unless the computed time of concentration results in a longer time. Runoff to bio-retention basins 1, 2 and 3 for which the time of concentration was not calculated, should be revised using a time of concentration of 6 minutes instead of 10 minutes currently being used. Revise calculations accordingly.
15. Runoff calculations in the drainage report should be revised to use the correct rainfall distribution for Somerset County (NOAA C). Current runoff calculations uses the NOAA A rainfall distribution. Revise calculations accordingly.
16. In accordance with N.J.A.C.7:8-5.6(a)4, in computing stormwater runoff from all design storms, the design engineer shall consider runoff rates and volumes of pervious and impervious surface separately. Current runoff peak flow rates were determined using a combined runoff curve number and should be revised accordingly.



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17. In accordance with BMP Manual requirements, infiltration may not be included in routing calculations for quantity control of the 2-yr, 10-yr and 100-yr storm events in a bio-retention basin. Proposed bio-retention basins 1, 2 and 3 are not in accordance and should be revised accordingly.
18. In accordance with BMP Manual requirements, the maximum volume to be infiltrated through the soil bed in a bio-retention basin is the volume generated by the water quality storm event (1.25 in/2-hr). Water quality calculations for bio-retention basins 1, 2 and 3 should be included in the drainage report to demonstrate compliance with this requirement.
19. In accordance with BMP Manual requirements, no standing water may remain at the surface of a bio-retention basin 72 hours after a rain event. The drainage report should include calculations for bio-retention basins 1, 2 and 3 demonstrating compliance with this requirement.
20. Construction details for the outlet structures for bio-retention basins 1, 2 and 3 should be provided.
21. The proposed outflow device for Bio-retention basin 3 is located on the north side of the basin draining to the main access road. An outlet structure should be provided to eliminate runoff to the access road from basin 3. Revise plans and report accordingly.
22. In accordance with BMP Manual requirements a minimum separation of 2 ft. must be provided between the bottom of the soil bed and the seasonal high water table in a bio-retention basin with no underdrains. Proposed bio-retention basins 1, 2 and 3 do not meet this requirement and should be revised accordingly.
23. In accordance with BMP Manual requirements, post-construction testing must be performed on the as-built bio-retention systems in accordance with the Construction and Post Construction Oversight and Soil Permeability Testing section in Appendix E of the BMP Manual. Post-construction testing must include a determination of the permeability rates of the soil bed, and the permeability of the subsoil. Where as-built testing results in longer times than design, corrective action must be taken. A note should be added to the plans requiring construction testing.
24. In accordance with BMP Manual requirements, groundwater mounding impacts must be assessed to identify any adverse impact including an analysis of the reduction in permeability rate when groundwater mounding is present. Revise drainage report accordingly.
25. Pre-development runoff calculations under current conditions for EA#1 and EA#3 were calculated using a runoff curve number of 90. The original runoff curve number when approved was 55 and should remain the same under pre-development conditions. Revise calculations accordingly.
26. The proposed stormwater management for this project does not provide the required reductions for the 2-yr, 10-yr and 100-yr storm events; therefore, it does not meet water quantity control standards and should be revised accordingly.
27. The water quality analysis included in the drainage report assigns a 90% TSS removal rate to bio-retention basins 1, 2 and 3. In accordance with BMP Manual, bio-retention basins with 18 inches of soil bed, as proposed in this project, receives credit for 80% TSS removal rate. Revise water quality calculations accordingly.
28. The water quality analysis included in the drainage report assigns a 60% TSS removal rate to existing detention basins 1 and 3. In accordance with BMP Manual, extended detention basins receive credit for 40 to 60% TSS removal rate depending on the detention time for the water quality storm event. The drainage report should include calculations for the duration time for each basin to determine the correct TSS removal rate. Revise drainage report accordingly.
29. Proposed bio-retention basins 1, 2 and 3 do not meet the design requirements outlined in the BMP Manual, such minimum separation from the water table; therefore, a TSS removal rate for the bio-retention basins cannot be determined. The project does not meet water quality standards.



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30. The Grading, Utility, Soil Erosion and Sediment Control Plan should be revised to note the maximum water elevation for the water quality, 2-yr, 10-yr, 100-yr and emergency spillway storm events for proposed bio-retention basins 1, 2 and 3.
31. The Grading, Utility, Soil Erosion and Sediment Control Plan should be revised to note the maximum water elevation for the water quality, 2-yr, 10-yr, 100-yr and emergency spillway storm events for existing detention basins 1 and 3 under existing and proposed conditions.
32. The Applicant's engineer should revise the top of berm elevation for bio-retention basins 1, 2 and 3 to provide a minimum 1 ft. freeboard between the maximum water elevation for the emergency spillway and the top of berm. Revise plans and report accordingly.
33. Outflow from bio-retention basin 3 is provided through a 100' long emergency spillway along the southern side of the access drive from Pierce Street. Outflow from the 2-yr, 10-yr, 100-yr and emergency storm will drain to the access drive which is not acceptable. An outlet structure should be provided and discharged into the nearest inlet/manhole. Revise plans and report accordingly.
34. The minimum width of the top of berm in a bio-retention basin shall be 6 feet. Proposed bio-retention basins 1, 2 and 3 are not in accordance and should be revised.
35. Pipe capacity calculations should be provided for all existing and proposed pipes being affected by the outflow from the proposed bio-retention basins 1, 2 and 3 to existing detention basins 1 and 3 to demonstrate that the existing pipes have adequate capacity to convey the increased runoff.
36. A drainage area map should be provided showing the tributary areas to each inlets, the time of concentration and the runoff used to compute peak flow rates.
37. A construction detail for each bio-retention basin should be provided showing the elevation of the bottom of the soil bed, elevation of bottom of the bio-retention basin, elevation of the season high groundwater table, the soil permeability rate, the maximum water elevation for the 2-yr, 10-yr, 100-yr and emergency storm event, and top of berm elevation.
38. Construction details of the existing outlet structure for detention basins 1 and 3 should be added to the plan.
39. In accordance with stormwater management regulations, trash racks should be provided in all outlet devices of the outlet structures. Construction details of the trash racks should be provided to verify it meets requirements in N.J.A.C. 7:8-5.7 and 6.2.
40. An executed Major Development Stormwater Summary (Attachment D of the Tier A MS4 NJPDES Permit) shall be submitted to this office for review and approval.
41. Provide a Stormwater Maintenance Agreement for the stormwater system to insure future maintenance. A sample agreement is available from the Engineering Department.
42. There appear to be conflicts with the existing storm sewer system and the proposed columns for the 2nd floor addition. The applicant should review the proposed footing layout for the columns and storm sewer system. It appears realignment of the existing storm sewer will be required.
43. Existing cleanouts in the proposed parking area should be protected by cast iron covers that are set at grade.
44. The Operation and Maintenance Manual (OMM) should be revised as follows:
 - a. The OMM should be revised to include a Location Map showing the location of all BMPs.



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- b. The OMM should be revised to require that the OMM and any future revisions shall be recorded upon the deed of record for the property in question.
- c. The OMM should be revised to provide basic design information for the manufactured treatment devices (MTD) such as online or offline system, rainfall depth and peak flow rate for the water quality, 2-yr, 10-yr and 100-yr storm events. In addition, provide the names of the manufacturer, and model of each MTD. The location of the MTD should be shown on the drainage plan with NJ coordinates.
- d. The OMM should be revised to include a summary of design parameters for the proposed bio-retention basins. The information should include design detention time, design subsoil permeability rate, elevation of the seasonal high water table, date observed and distance below the soil planting bed. In addition, provide the type, size and invert elevation for each outflow device in the outlet structure.
- e. The OMM should be revised to include a summary of design parameters for the existing detention basins. The information should include design detention time, drain time, elevation of the seasonal high water table, date observed and distance below the soil planting bed, and achieved %TSS removal rate.

I. 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. Do Not Enter sign;
 - c. One-Way sign;
 - d. Revise Concrete Sidewalk detail to indicate concrete is 4,500 psi, air-entrained;
 - e. Flag pole footing;
 - f. Type 'E' inlet;
 - g. Trench drain.

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

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: Zoning Board Secretary



November 5, 2019

RE: Request for Additional Crosswalk and School Signage

Dear Chief Fodor,

I, Oguz Yildiz, Lead Person of Thomas Edison EnergySmart Charter School (TEECS), would like to request more school signs and an additional crosswalk near our school located at 150 Pierce Street in Somerset.

As you know, TEECS has been located on Pierce Street for the last 4 years. Since our move to this location, there has never been school signage or additional crosswalks put in to accommodate our student body, their families, and other pedestrians including Pharmscript employees. This makes it very unsafe to walk to and from our school building. In addition, oncoming traffic is unaware that there may be additional pedestrians or buses nearby.

In compliance with all applicable statutes provided in the 2009 Manual of Uniform Traffic Devices under Chapter 7B, we are requesting Franklin Township to put signage on both Pierce Street and Worlds Fair Drive that denotes the area as a school zone. Around other schools in the Township we see "Drive Safe School Zone", "Drug Free School Zone", "Slow Down School Zone", and/or "School Bus Traffic Ahead", as just some examples.

In addition, we are asking for the intersection of Pierce Street and Worlds Fair Drive to be striped with an additional crosswalk going from the school corner directly across to Pierce Street. School staff, older students, and Pharmscript employees travel this way to the strip mall across the street for lunch and breakfast (heavier trafficked times).

To confirm, there is no resolution on the "Approval for the School" that states students will not leave school for lunch.

To summarize, we are specifically requesting the following to be considered:

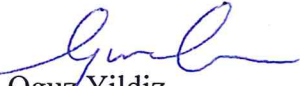
1. Re-paint or Re-stripe all 4 of the existing crosswalk areas on Pierce Street.
2. Erect three (3) "School Bus Turn Ahead" signs (S3-2/7B.14). Two (2) on Pierce Street and one (1) on Worlds Fair Drive approaching Pierce Street.

150 Pierce Street, 2nd Floor, Somerset, NJ 08873
Tel: (732) 412-7643 Fax: (732) 412-7645
www.energysmartschool.org

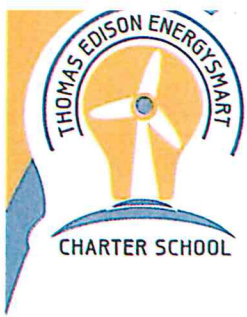
3. Erect three (3) "School Pedestrian Crosswalk" signs (R1-6a/S4-3P). Two (2) on Pierce Street and one (1) on Worlds Fair Drive approaching Pierce Street.
4. Erect three (3) "School Zone Ahead 25MPH" signs (S4-5a). Two (2) on Pierce Street and one (1) on Worlds Fair Drive approaching Pierce Street.

We hope the Township will consider our requests and help make our school zone a safer place for all to travel.

Sincerely,



Oguz Yildiz
Lead Person



November 5, 2019

RE: Confirmation Letter

Dear Chief Fodor,

Please let this letter serve as confirmation that there is no resolution on the "Approval for the School" that states students will not leave school for lunch.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oguz Yildiz".

Oguz Yildiz
Lead Person