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MEMO TO: Township of Franklin
Planning Board

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

DATE: December 9, 2020

RE: **3 Ronson, LLC – Phase II
Final Site Plan
Report #1
Engineering
Block 88.01, Lot 43
1165 State Highway Route 27
Franklin, New Jersey
Our File: PFRP0088.08/600.01
Application # PLN-20-00012**

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

- Final Site Plan, as prepared by Stonefield Engineering & Design, dated January 4, 2020, with a latest revision date of September 23, 2020;
- Architectural Plan, as prepared by KSD Architects, dated August 7, 2020, with a latest revision date of September 2, 2020;
- Proposed Signage Exhibit, as prepared by Stonefield Engineering & Design, dated September 23, 2020, with no revisions;
- Environmental Impact Statement, as prepared by Stonefield Engineering & Design, dated September 15, 2020, with no revisions;
- Stormwater Management Report, as prepared by Stonefield Engineering & Design, dated September 22, 2020, with no revisions;
- Stormwater Operations & Maintenance Manual, as prepared by Stonefield Engineering & Design, dated September 23, 2020, with no revisions;
- Traffic Impact Study, as prepared by Dolan & Dean Consulting Engineers, LLC, dated January 17, 2019, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located at the northwestern corner of the intersection of Veronica Avenue and Route 27, with frontage on both Veronica Avenue and Route 27 and is known as Veronica Plaza. The overall site is 217,811 square feet and is currently developed with a 30,854 square foot shopping center in the General Business Zone. The applicant received preliminary and final site plan approval for the



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drive-up ATM kiosk and preliminary site plan approval for the construction of a 3,000 square foot, fast food restaurant with a drive thru, Docket No. PLN-19-00004. The applicant is coming back before the Board for final site plan approval for the 2,907 square foot building for a retail tenant and Dunkin Donuts with a drive thru. The applicant is also proposing site improvements including but not limited to, an expansion of the hot mix asphalt parking lot, modifications to the existing stormwater management basin, curb, sidewalk, utilities, grading, lighting and landscaping. 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. Official street addresses shall be obtained from the Franklin Township 911 Coordinator.
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. 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.
6. A variance is required for impervious coverage. 70% Impervious coverage is permitted in the G-B Zone; the applicant previously received a variance for 70.82% impervious coverage, Docket No. PLN-19-00004. The applicant is proposing 72.5% impervious coverage.
7. A variance is required for amount of proposed attached signs for the Dunkin Donuts. Three (3) attached signs, for a total maximum sign area of 90 sf, are permitted for the proposed retail use; the applicant is proposing five (5) attached signs, for a total sign area of 105 sf. The applicant's engineer should provide the vertical dimensions of the signage, for further review for compliance with the ordinance. The proposed sign exhibit provided only delineates signage for the proposed Dunkin Donuts and does not provide proposed signage for the retail tenant. However, page C-14 of the site plan delineates attached signage details for 'Trinity Rehab Wall Sign' and 'Central Jersey Urgent Care.' Clarification is required.
8. The applicant provided parking calculations in accordance with Ordinance §112 – Schedule 4 on sheet no. C-5 indicating 151 parking spaces are required for the proposed use. The calculation indicates that 157 parking spaces are proposed; however, 155 parking spaces are shown on the site plan. It appears that the application will still comply with the parking requirement of the ordinance. The applicant's engineer should review the final number of parking spaces proposed.
9. Based on the 155 total parking spaces, six (6) barrier free parking stalls are required, one (1) of which is required to be van accessible. The applicant is proposing six (6) accessible spaces, three (3) are proposed to be van accessible; therefore, the ADA parking demand is met.



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10. Interior driveways shall be at least 18 feet wide for one-way traffic movements where sixty-degree or forty-five degree angle parking is proposed in accordance with Ordinance §112-88. The applicant is proposing a 15-foot wide driveway aisle where forty-five degree angled parking is proposed on the western most portion of the parking lot servicing the restaurant and retail tenant. The applicant should either revise the site plan or request a design waiver for same. Our office would recommend the applicant eliminate the two (2) western most parking spaces so the lanes can be shifted to the west. It appears this would allow for the widening of the aisle width to comply with the local ordinance requiring a minimum width of 18 feet and avoid potential backup conflicts with the main access driveway.
11. The layout of the by-pass lane near the exit by the stop bar should be revised. The eastern curb island layout should be revised to provide protection for the existing parking spaces in the southeast corner of the existing parking lot. Should the applicant eliminate the two (2) parking as recommended in comment no. 10, the applicant's engineer should evaluate relocating the existing building and curbline around the building west to both comply with the minimum driveway width of 18' for 60 degree angled parking and to safely protect the existing parking spaces, respectively.
12. Revise the drawing scale noted in the title block on drawing no. C-2.
13. This office defers to the Fire Prevention Officer as to the appropriate number of Fire Hydrants, Fire Department Connections, and their location. In addition, we defer to the Township Fire Prevention Officer regarding the need of 'No Parking' fire lane signage and striping.
14. 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 plan.
15. The applicant's engineer is proposing three (3) cross walks between the proposed fast food restaurant and existing building to the north. It appears the western most crosswalk does not lead to an ADA accessible crossing. Same should be revised accordingly.
16. The driveway exit lane width of 9 feet is too narrow. A consistent 10 foot wide drive thru lane should be provided.
17. Provide dimensions at the narrowest sidewalk width adjacent to the proposed building, identifying a minimum sidewalk width of 4' is provided.
18. The applicant supplied a vehicle turning exhibit for a passenger vehicle, trash truck (utilizing a SU-40 vehicle) and WB-50 Truck site circulation, respectively. An exhibit should be provided for the two (2) proposed western most passenger parking spaces, demonstrating the vehicles can safely backup and not enter the existing driveway aisle. The applicant should revise the Passenger Vehicle turning exhibit to better follow utilize the proposed drive thru striped lanes, demonstrating the proposed striping layout is sufficient. The applicant should provide testimony on the anticipated trash pickup schedule since the turning movement template provided indicates that both the drive thru and by pass lanes are required for refuse disposal. This office defers to the Township Fire Prevention Officer regarding the need to submit an emergency vehicle circulation plan.
19. The architectural plans delineate the proposed menu board 81'-4" from the drive-thru window resulting in a 5-car stack while the site plan delineates the proposed menu board 60' from the drive-



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thru window resulting in a 4 car stack. Plan coordination is required. In addition, the applicant's traffic engineer should provide testimony regarding which layout would best service the proposed use.

C. GRADING AND UTILITY COMMENTS

1. The Applicant's Engineer should design the proposed curb ramps, sidewalks, and crosswalks, to meet the latest ADA requirements. The Applicant's Engineer should provide turning spaces before and after proposed ramps as necessary at the required slopes and the locations of proposed detectable warning surfaces should be clearly indicated. This ADA compliance issue should be reviewed relative to all curb ramps, sidewalks, and crosswalks currently proposed under this project. It appears ADA compliance cannot not be achieved with the proposed first floor elevation of 119.40. The applicant's engineer should review this further.
2. The applicant should address the following general grading comments:
 - The applicant should review the first floor elevation of 119.40. It appears too high in relation to the proposed handicap ramps and ADA compliance cannot be achieved.
 - Provide additional spot elevations so compliance with ADA design standards can be reviewed further for all proposed ADA parking spaces, curb ramps and landings. This office recommends the applicant provide blowups of all proposed grading for each sidewalks/ individual ramp design;
 - An ADA compliant depressed curb is required for the accessible parking space servicing the new building. Limits of same should be delineated on the site plan, including spot elevations;
 - The grading will be reviewed further when the above has been addressed.

D. TRAFFIC IMPACT STATEMENT

1. The applicant resubmitted the Traffic Impact Statement (TIS) provided during the previous Board hearing, PLN-19-00004. The TIS should be revised to account for the queuing required for the Dunkin Donuts. During the previous Board hearing, the resolution of approval noted, 'Ms. Dolan indicated that they looked at a traditional type of fast food restaurant (such as Wendy's, Taco Bell, McDonalds) to calculate queuing because the trip generation numbers had changed for the newer fast foods uses (such as Dunkin Donuts, Tim Wharton's and Starbucks).' It appears the Traffic Engineer should revise the TIS for newer fast food uses since a Dunkin Donuts is now proposed. Testimony should be provided, as well.

E. LANDSCAPING AND LIGHTING COMMENTS

1. Provide a light pole foundation 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.

F. POTABLE WATER DISTRIBUTION SYSTEM

1. The proposed water line should be relocated to be within paved areas. It appears the best route would be parallel to the existing 8" sanitary sewer line.
2. It is our office's understanding that the relocated fire hydrant, near the Veronica Avenue, is being addressed as part of the ATM Kiosk improvements. The applicant should review same and if so remove the construction notes for same and indicate same is being performed by others.



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3. The proposed 2" domestic water service connection and 4" fire service connection are noted to be coordinated with the water company. The applicable notes should be revised to state same will need to be coordinated with the Township Building Department.
4. The proposed dead-end cap after the fire hydrant in front of Dunkin Donuts is unacceptable. The applicant's professionals should review the need to loop the fire hydrant with the Township Fire Prevention Director. This item will be reviewed further once the Township Fire Prevention Director reviews same.
5. Two (2) separate domestic shut-offs are required. The applicant should provide testimony regarding whether a utility room is proposed. If so, three (3) shut offs will be required in the utility room.

G. ENVIRONMENTAL IMPACT COMMENTS

1. Section 7.1 of the Environmental Impact Statement indicates that an 80% water quality unit has been utilized to treat all stormwater. Revise EIS for consistency with water quality measures noted in the drainage report.
2. The Environmental Impact Statement should be revised to provide a complete list of required approval/permits.

H. STORM WATER MANAGEMENT

1. The property in question, Block 88.01 Lot 43, consists of approximately 5.00 acres. The improvements will disturb approximately 1.27 acres of land and will create 0.12 acres of new impervious surface. The project exceeds the threshold of 1 acre of disturbance; therefore, it is classified as a major development for stormwater management purposes. In accordance with the Township Ordinance, major projects must comply with water quantity control, water quality and groundwater recharge standards.
2. The Stormwater Management Report should be signed and sealed by a licensed New Jersey Professional Engineer.
3. 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.
4. 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. Please note, the certification letter dated March 14, 2019, appears to be approved for the previously submitted site plan, prepared by Harbor Consultants, Inc. The revised site plan prepared by Stonefield Engineering has included reconstruction of the existing detention basin, redesigned the stormwater management system and increase the limit of disturbance resulting in the project being reclassified from a minor to a major development for stormwater management purposes.
5. The proposed development proposes more than 1 acre of land disturbance and must obtain a General Permit for Construction Activities from the NJDEP. A copy of the permit must be provided to this office.



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6. Section 2.2 of the drainage report indicates that approximately 48.1% and 51.9% of the site consist of soils in the hydrologic soils group B and C respectively. The NRCS Survey report included in Appendix B of the drainage report indicates that all the soils onsite corresponds to a HSG C. Revise drainage report for consistency.
7. Section 4.3 of the drainage report indicates that a subsurface investigation, including two percolation tests, were conducted by ANS Consultants on 2019. The referenced testing was conducted near the ATM drive-thru that is under construction, and in accordance with BMP Manual requirements the required testing must be conducted within the infiltration area of the proposed infiltration basin. Required testing must be conducted in accordance with Appendix E of the BMP Manual.
8. Table 6 in section 5.1 of the drainage report indicates that the pre-development peak discharge to the Veronica drainage system is 16.67 cfs for the 2-yr storm event. According to runoff hydrographs in Appendix C-1, individual peak flows for the watersheds draining to Veronica system are 11.48 cfs (E1-A), 0.24 cfs (E1-B) and 0.27 cfs (E1-C) for a combined total of 11.96 cfs (without basin routing). Applicant's engineer to further review pre-development peak flow calculations for the 2-yr, 10-yr and 100-yr storm event.
9. The summary for Pond E-1B (routing for existing basin) indicates that the peak outflow from the basin is 16.24 but the peak inflow to the basin is only 11.48 cfs for the 2-yr storm event. Applicant's engineer to explain why the peak basin outflow exceeds the peak basin inflow if the objective of the basin is to reduce the peak inflow.
10. The summary for Pond E-1B (routing for existing basin) indicates that the bottom of the basin is located at elevation 110.00 and the top is located at elevation 113.00 but the resulting maximum water surface elevation in the basin for the 2-yr storm event is 117.23. Applicant's engineer to verify routing calculations for the 2-yr, 10-yr and 100-yr storm events.
11. The lowest outflow device in the detention basin according to the basin calculations is located 0.95 ft. above the bottom of the basin. The Applicant's engineer should provide a construction detail of the as-built outlet structure. The detention basin was approved as a dry basin and the lowest orifice should be located at the bottom of the basin. Revise calculations accordingly.
12. The approved detention basin for the shopping center had a storage volume of approximate 40,000 cf. to the maximum water surface elevation for the 100-yr storm event. The top of excavation of the detention basin was located at the southern boundary line. It appears that the existing basin was built with the top of excavation 30 ft. from the southern property line reducing the capacity of the basin by approximately 25%. In addition, the existing basin includes a 30 ft. opening at elevation 113.6 ft., further reducing the usable available storage capacity to approximately 20,000 cf, which is approximately 50% of the approved capacity. The Applicant's engineer should further review this issue.
13. It appears that the proposed detention basin meets the definition of a dam. The Applicant's engineer should verify that this basin meet the design requirements in the Dam Safety Rules N.J.A.C. 7:20. A signed and sealed certification by a New Jersey licensed Professional Engineer should be provided certifying that the proposed dams meet the technical requirements at N.J.A.C. 7:20.
14. As per BMP Manual requirements, a minimum of two soil profile pits shall be excavated for the first 10,000 sf of infiltration area of a proposed infiltration BMP to determine the suitability of soils types present within the infiltration area of the proposed BMP. A minimum of 2 tests should be excavated



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- for the proposed infiltration basin within the infiltration area. The Applicant should perform the required testing in accordance with Appendix E of the BMP Manual.
15. As per BMP Manual requirements, a minimum of one permeability test shall be performed at each profile pit. A minimum of two (2) permeability tests should be performed for the proposed infiltration basin within the limits of the infiltration area. The permeability test shall be conducted on the most hydraulically restrictive horizon to be left in place. No permeability testing was performed within the proposed infiltration area of the infiltration basin. The Applicant should perform the required permeability testing in accordance with Appendix E of the BMP Manual.
 16. Soil explorations (soil profile pits and soil borings) shall extend to a minimum depth of eight (8) feet below the lowest elevation of the basin bottom or to a depth that is at least two (2) times the maximum potential water depth in the proposed BMP, whichever is greater. All testing should be excavated to the required depth.
 17. In accordance with BMP Manual requirements, infiltration cannot be used in routing calculations for the 2-yr, 10-yr and 100-yr storm event. The proposed infiltration basin is not in accordance and should be revised accordingly.
 18. The proposed infiltration basin modeled in the drainage report raises the top of berm elevation but the grading and drainage plan does not show any modifications to the existing basin. Revise plans and report for consistency.
 19. In accordance with the drainage report, the existing outlet structure consist of a 3-inch orifice at elevation 109.05 and a 4 ft. x 4 ft. overflow grate at elevation 112.81. The outlet structure for the proposed infiltration basin will consist of a 6-inch orifice at elevation 109.05 and a 4ft x 4-ft overflow grate at elevation 112.81. The Applicant's engineer should document that the existing water quality provided by the existing detention basin will not be reduced as a result of the proposed modification to the outlet structure.
 20. In accordance with BMP Manual requirements, an infiltration basin must have sufficient storage volume to contain the water quality design storm volume without overflow. The proposed infiltration basin is not in accordance and should be revised accordingly.
 21. The grading and drainage and utility plan should be revised to include the maximum water surface elevation for the water quality, 2-yr, 10-yr, 100-yr and emergency spillway storm event for the proposed infiltration basin.
 22. As per BMP Manual requirements, no standing water may remain in an infiltration basin or porous pavement system 72 hours after a rain event. The drainage report should be revised to document compliance with this requirement.
 23. In accordance with BMP Manual requirements, post-construction testing must be performed on the as-built infiltration basins to ensure that the installed BMP functions as design. Where as-built testing shows a longer drain time than designed, corrective action must be taken and the basin should be retested. A note should be included in the site plan and grading plan stating this requirement.
 24. In accordance with BMP Manual requirements, to receive credit for a TSS removal of 80%, infiltration basins must be designed in accordance with all design criteria in the BMP Manual. The proposed Infiltration basin does not meet all design criteria and therefore the basin cannot receive credit for 80% TSS removal rate. Revise proposed infiltration basin accordingly.



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25. Trash rack details should be provided for all outlet devices (orifices, weirs, overflow grates, etc.) shown on the proposed outlet structure. The trash rack should be in accordance with N.J.A.C. 7:8-5.7 and 7:8-6.2. Construction details should be provided to verify compliance.
26. The Annual Groundwater Recharge Analysis included in the drainage report includes a 4,284 sf BMP with a post-development impervious area of 154,202 sf. It appears that the impervious surface tributary to this BMP is 152,714 sf and the BMP area is only 100 sf. Revise the Groundwater Recharge Analysis to include the correct information.
27. The grading and drainage plan should be revised to delineate the limits of the proposed sand layer (infiltration area).
28. The NJDEP Nonstructural Strategies Point System included in Appendix E of the drainage report indicates the same amount of impervious surface (3.6 ac) under pre-development and post-development conditions. Revise analysis to reflect the increase in impervious surface.
29. The NJDEP Nonstructural Strategies Point System included in Appendix E of the drainage report indicates that the total proposed site disturbance is 26% of the site. The site currently is totally developed. In addition, the analysis indicates that groundwater recharge, runoff quantity and runoff water quality standards have been met using only nonstructural strategies and measures. All standards have been met using structural measures. Revise analysis accordingly.
30. As per BMP Manual requirements the seasonal high water table or bedrock must be at least 2 feet below the bottom of the sand layer of an infiltration basin. The cross section for the proposed infiltration basin should be revised to show the SHWT to demonstrate compliance with this requirement.
31. As per BMP Manual requirements a factor of safety of 2 must be applied to the slowest permeability rate in the infiltration area of an infiltration basin to determine the design permeability rate. Revise drainage report to document compliance with this requirement.
32. As per BMP Manual requirement, the groundwater mounding impact on infiltration basins must be assessed to verify no adverse impact in the basin, including reduction of permeability rate when groundwater mounding is present. Revise drainage report to include a mounding analysis for the infiltration basin.
33. The drainage report should be revised to include emergency spillway calculations for the proposed infiltration basin. The emergency spillway should be designed to pass the 100-yr storm event assuming the principal spillways are not working. Revise report accordingly and provide construction detail of the spillway
34. Routing calculations included in the drainage report should be revised to account for the outflow restrictions caused by the 15" RCP outlet pipe from the outlet structure to the inlet on Veronica Avenue. It appears that the 15" RCP has a maximum capacity of approximately 6.7 cfs but according to the drainage report the 100-yr outflow from the basin is 21.88 cfs. Applicant's engineer to further review this issue.
35. The grading and drainage plan shows a manufactured treatment device near the southeastern corner of the proposed Dunkin Donuts building but the drainage report does not include any treatment



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- device. Applicant's engineer to clarify if a MTD is needed and sizing calculations should be provided in the drainage report.
36. The construction detail for the manufactured treatment device (stormfilter) provided on sheet C-15 should be revised to indicate the impervious surface drainage area, the water quality and 100-yr peak flow, the number of modules, invert and rim elevations, pipe diameters, etc.
 37. The Applicant's engineer shall provide a certification that outlet, inlet structures, flared end section and headwalls are in sound working condition.
 38. The applicant should upgrade all existing stormwater curb pieces to 'N-eco' curb pieces and all grates shall be upgraded to be bicycle safe throughout the entire site. Same should be noted on the site plan.
 39. 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.
 40. Provide a Stormwater Maintenance Agreement for the stormwater system to insure future maintenance. A sample agreement is available from the Engineering Department.
 41. The Operations and Maintenance Manual (OMM) should be revised as follows:
 - a. The location map included in the OMM should be revised to label infiltration basin and the manufactured treatment device, outlet structure.
 - b. The OMM should be revised to include a brief overview of each proposed BMP identifying the purpose of the BMP (to address water quality, quantity, etc.) and its function.
 - c. The OMM should be revised to include basic information for the infiltration basin such as subsoil permeability rate, design detention time, design drain time, elevation of the seasonal high water table/bedrock, TSS removal rate achieved by the basin and a summary of the rainfall depth, runoff volume, peak outflow rate, and water surface elevation for each storm event (water quality, 2-yr, 10-yr, 100-yr and emergency spillway). The OMM should also include the size, type (orifice, weir, spillway, etc.) and invert elevation for each outlet provided.
 - d. An inspection checklist and the corresponding preventative and corrective maintenance actions to be taken for the most common problems in an infiltration basin such as standing water after the design drain time, excessive sediment on basin bed, uneven bed, sinkholes, standing water in the outlet structure longer than 72 hours, etc.

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 Fire Department Connection detail, in its entirety. Proposed notes from the detail are missing;
 - c. Township Utility Pipe Bedding detail;
 - d. All sanitary sewer details shall be submitted directly to the Franklin Township Sewerage Authority for review and approval – Comment Only



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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 Transportation

Township Departments:

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

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