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MEMO TO: Township of Franklin
Zoning Board of Adjustment

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

DATE: December 22, 2020

RE: ***Cedar Hill Holdings, LLC
Preliminary & Final Major Site Plan
Report #1
Block 424.12, Lot 6.03
152 Cedar Grover Lane
Franklin, New Jersey
Our File: PFRZ0424.05/600.01
Application # ZBA-19-00041***

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

- Site Plan, consisting of three (3) sheets, as prepared by Van Cleef Engineering Associates, LLC, dated June 16, 2020, with a latest revision date of October 22, 2020;
- Traffic Letter, prepared by Dolan & Dean Consulting Engineers, LLC dated January 20, 2020, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located at 152 Cedar Grove Lane (C.R. 619), approximately 375' north of its intersection with Wexford Way. The property is approximately 8.51 acres in area and is located in the R-40 zone. The site currently contains the Cedar Hill Preparatory School, three (3) one-story frame dwellings, two (2) sheds, existing parking lot and bio retention basin. The applicant is proposing to install a running track and soccer field in the northwest corner of the property and is seeking a variance to allow a summer camp on the property. The proposed site improvements will include but are not limited to tree removal, construction of a track and soccer field, and grading.

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. Upon approval, applicant shall provide appropriate bonds and Engineering inspection fees and attend a pre-construction meeting, prior to any site work.



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2. 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.
3. 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.
4. 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.
5. The Applicant should provide testimony on the use of the soccer field/ track. Testimony should include whether the facilities are proposed for use by the students and campers or if events will be held at the site. Due to the limited parking available onsite, this office would not recommend events being held at this site.
6. A detail was provided for a drain channel alongside the running track. The drain channel should be delineated on the site plan. The applicant's engineer should identify the discharge point/ elevation on the site plan.
7. The running track is approximately 28 feet east of Cedar Grove Lane (C.R. 619), and the soccer field is approximately 68 feet from the roadway. There is an existing post and rail fence on the property near the Cedar Grove Lane right-of-way. The applicant should provide testimony regarding how errant balls will be prevented from entering the roadway. Same should be delineated on the site plan. Due to the running track and soccer being proposed close to the County right-of-way, the applicant should receive approval from the County for same.
8. The Applicant should obtain a Wetlands Letter of Interpretation (Presence/Absence) from NJDEP for Block 424.12, Lot 6.03 to verify there are no freshwater wetlands/buffers on the property. A copy of the LOI should be provided to this office. It is currently unclear if NJDEP permitting will be required for the project.
9. Construction of running track and soccer field will disturb approximately 0.66 acres of land and creates a minimum of 0.14 acres of new impervious surface. The applicant should specify the finish material for the soccer field. If the soccer field area is proposed to be seeded or sodded this area will be consider pervious for stormwater management purposes. Should the applicant propose a turf field then same would be considered impervious, similar to a porous pavement.

At a minimum 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 may be classified as a minor development and it is not required to address state stormwater management rules.

Should the applicant propose a turf field then the increase in impervious area will exceed $\frac{1}{4}$ acre, and it would be classified as a major development project that would be required to address the state stormwater management rules.



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The applicant should clarify the finish material of the soccer field so this office can determine whether the project is required to comply with Ordinance §330-5, for minor projects or the state stormwater management rules. A further review of stormwater management system will occur upon receipt of same.

10. 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.
11. 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.
12. The applicant should provide tree removal/replacement calculations in accordance with Ordinance §222 - Trees. This office defers to the Board Planner for review of same for compliance.
13. This office concurs with the Township Planner's review comments regarding the Traffic Impact Letter, as noted in his review letter dated December 16, 2020. The applicant shall comply with same to the satisfaction of Township staff.

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