



Engineer's Report Sanitary Sewer Design

483-485 Elizabeth Avenue
Block 507.14, Lots 61 & 62
Township of Franklin, Somerset County, New Jersey

October 2020

Prepared For
Elizabeth Realty Partners, LLC
154 First Ave
Manasquan, NJ 08736

Prepared By
Maser Consulting, Inc.
1000 Waterview Drive, Suite 201
Hamilton, NJ 08691
609.587.8200
N.J. C.O.A. #: 24GA27986500

A handwritten signature in blue ink, appearing to read 'JGA', is positioned above a horizontal line.

Julia G. Algeo, PE
License No. GE34313
N.J. Licensed Professional Engineer

MC Project No. 19000649A





ENGINEERS REPORT: SANITARY SEWER DESIGN REPORT

Project Summary:

This report was prepared for the Preliminary and Final Major Site Plan application known as 483-485 Elizabeth Avenue. The preparation and submittal of this report is required as part of the application for the Preliminary and Final Major Site Plan. This report has been prepared in accordance with accepted engineering standards, including those of the Township of Franklin and the New Jersey Department of Environmental Protection.

The applicant, Elizabeth Realty Partners, LLC, proposes a 76,230 SF warehouse building consisting of 74,730 SF warehouse space and 1,500 SF office space on proposed Lot 61.01, Block 507.14. The proposed site improvements also include a parking lot, access drive and sidewalks. The total proposed lot area is 7.48 acres. The subject property is currently under residential use. The subject property is located in the Suburban State Planning Area (PA-2).

Sanitary Sewer Service Area:

Public sanitary sewer is not currently available at the project site; however, the site is located in a Sewer Service Area. The Franklin Township Sewerage Authority has advised that the closest public sewer is near the intersection of Elizabeth Avenue and New Brunswick Road and that there are no current plans to extend public sewers to this section of Elizabeth Avenue (attached). As connection to the nearest sanitary sewer line is greater than 100' from the site, and a pump station would be required for connection to the nearest sewer line, an on-site subsurface sewage disposal system is proposed.

Sanitary Sewer System Design Flows:

Proposed Daily Sanitary Sewage Flow **(Per N.J.A.C. 7:9A Table 7.4(a) Primary Design Criteria):**

The NJDEP calculates septic flows for industrial facilities based on the number of employees for an 8-hour shift to be 15 gpd per person and for commercial use to be 0.125 gpd per gross s.f. (N.J.A.C. 7:9A Table 7.4(a) Primary Design Criteria).

Warehouse:

Total Square Footage = 74,730 s.f.

Total Employees = 15 employees maximum per shift per day

Total Number of Shifts = 2 shifts per day

15 employees x 15 gpd/employee x 2 shifts/day = 450 gpd

Office:



Total Square Footage = 1,500 s.f.

Total Number of Shifts = 1 shift per day

1,500 s.f. x 0.125 gal/office s.f. x 1 shift/day = 188 gpd

Proposed Daily Sanitary Septic Flow = 638 gpd < 2,000 gpd

The Design for the Individual Subsurface Sewage Disposal System is prepared under a separate report for approval by the Somerset County Board of Health.



FRANKLIN TOWNSHIP SEWERAGE AUTHORITY

70 Commerce Drive, Somerset, NJ 08873-3470

Tel: (732) 873-2121 • Fax: (732) 873-2038 • www.ftsa-nj.org

October 26th, 2020

Re: Will Serve Letter
Block: 507.14 Lots: 61 & 62
483 and 485 Elizabeth Ave, Somerset, NJ
Projected flow: 650 GPD

Mr. Westhead,

In response to your Will Serve Letter request, the Franklin Township Sewerage Authority has reviewed the above-mentioned property. The applicant is proposing an industrial development which consists of one 74,700 s.f. of warehouse space and 1,500 s.f. of office space.

It has been determined that this property lies in our service area. Please submit a full sanitary sewer application for a thorough review of the proposal. At this time, based off the projected 650 GPD, there are no capacity issues within the Authority's system. Naturally, please reach out to the Middlesex County Utilities Authority (MCUA) to confirm if there are any capacity issues relating to their downstream facilities.

This letter shall not act as an approval for any design related work. Should you have any questions or need additional information, please feel free to contact this office.

Very Truly Yours,

Christian Santiago
Staff Engineer

Julia Algeo

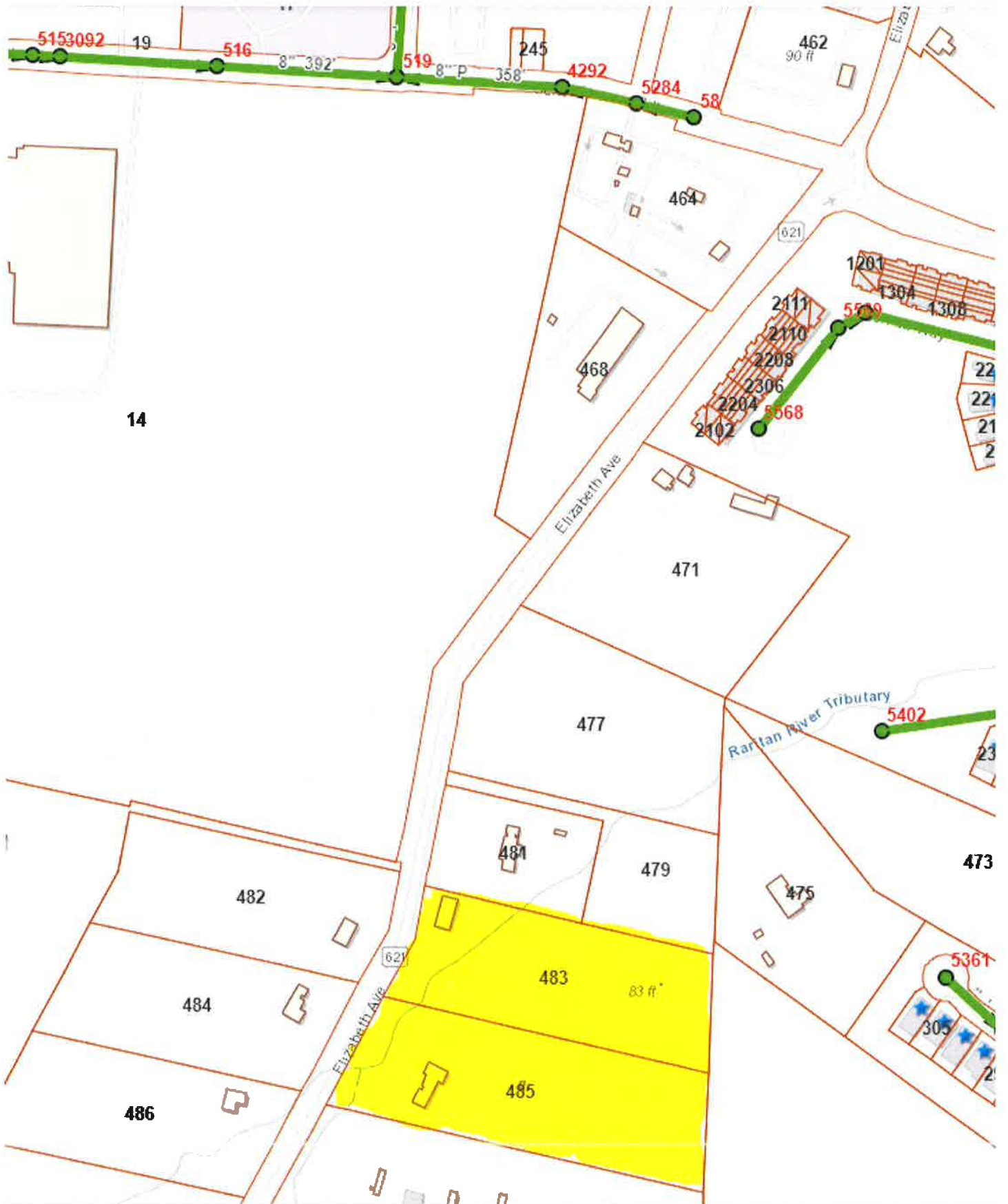
From: Christian Santiago <CSantiago@ftsa-nj.org>
Sent: Monday, October 26, 2020 2:43 PM
To: Jodi Westhead
Cc: Joe Danielsen; 19000649A
Subject: RE: 483/485 Elizabeth Avenue
Attachments: Will-Serve-Letter-Elizabeth-Ave-483-485.pdf

Hi Jodi,

Hope you are having a great day. Please see attached Will Serve Letter.

Below is a screenshot of our sewer lines (shown in green) – as you can see, the closest public sewer is near the intersection of Elizabeth Ave and New Brunswick Road. There are no current plans to extend our sewers to this section of Elizabeth Ave

Any questions feel free to reach out to me directly Jodi. Thank you very much!
Christian



From: Jodi Westhead <jwesthead@maserconsulting.com>
Sent: Monday, October 26, 2020 11:01 AM
To: Joe Danielsen <JoeD@ftsa-nj.org>

Cc: 19000649A <19000649A@maserconsulting.com>

Subject: 483/485 Elizabeth Avenue

Good morning Joseph,

I'm following up with you regarding the attached letter I sent you on October 6th regarding sewer availability near 483 & 485 Elizabeth Avenue (Block 507.14, Lots 61 & 62).

As indicated on the enclosed plan, the applicant proposes to install a septic system disposal field to service the proposed warehouse facility as we understand that although the property lies within a sewer service area, the sanitary sewer infrastructure may not be in proximity to the site at this time. It would be appreciated if you could advise the location of the nearest sanitary sewer, the Township's schedule for future extension to this area, and if there are any capacity constraints with the infrastructure or at the treating facility.

Please mark up the enclosed plan with the location of the nearest sanitary sewer utilities and return to my attention with the requested information.

Please contact me with any questions.

Thank you,
Jodi

Jodi Westhead
Permit Coordinator

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