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MEMO TO: Township of Franklin  
Planning Board

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

DATE: April 1, 2021

RE: ***Prisco Properties, LLC  
Preliminary & Final Major Site Plan  
Report #1  
Engineering  
Block 507.14, Lot 59.01  
491 Elizabeth Avenue  
Franklin, New Jersey  
Our File: PFRP0507.09/600.01  
Application # PLN-20-00011***

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

- Preliminary and Final Site Plan, as prepared by D.S. Engineering, P.C., dated July 30, 2020, with a latest revision date of December 14, 2020;
- Map of Survey/Existing Conditions Plan, as prepared by Fisk Associates, P.A., dated December 27, 2019, with a latest revision of April 8, 2020;
- Schematic Plans and Elevations (Architectural Plan), as prepared by Walnut Design, LLC, dated July 1, 2020, with a revision date of November 5, 2020;
- Stormwater Management Report, as prepared by Kleinfelder, Inc., dated July 30, 2020, with no revisions;
- Stormwater Management System Operations and Maintenance Manual, as prepared by Kleinfelder, Inc., dated July 30, 2020, with no revisions;
- Addendum Environmental Impact Statement, as prepared by D.S. Engineering, P.C., dated December 14, 2020, with no revisions;
- Traffic Study, as prepared by D.S. Engineering, P.C., dated December 14, 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 east side of Elizabeth Avenue (C.R. 521), approximately half a mile north from its intersection with Weston Road. The property is approximately 5.00 acres and is located in the B-I (Business and Industry) zone, a new zoning district within the Township. The site currently contains a one (1) story, 6,053 sf metal building, including a driveway and thirteen (13)



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delineated parking spaces. The applicant is proposing to operate a construction company at the site, constructing a new 6,096 g.f.a. addition office building in front of the existing metal storage building, including increasing onsite parking to thirty-one (31) parking spaces. The applicant is also proposing site improvements including but not limited to, expanding the existing hot mix asphalt parking lot, one (1) infiltration trench and one (1) rain garden to address Local and NJDEP stormwater management rules, concrete 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. 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.
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. Revise the Zoning Requirements table on sheet no. 2 to reflect the property location in the new B-I Zone.
7. In accordance with Ordinance §112-192.D.20, the applicant should indicate methods and placement of solid waste disposal and storage facilities.
8. In accordance with Ordinance §112-33.6, the applicant should provide safe interconnection of sidewalks between parking areas and building entrances within the site and extending to the street. Sidewalk should be provided along the site frontage and incorporate bicycle parking as well as electric vehicle charging stations. The applicant should either revise the site plan or request a design waiver for same.
9. In accordance with Ordinance No. 4333-20, the applicant should provide a solid 6-foot high fence along the eastern property line adjacent to the R-40 zone.
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 B-I zone. The applicant should label the proposed driveway width. It appears the applicant is proposing a 23-foot wide driveway aisle. The applicant should either revise the site plan or request a design



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waiver for same. This office recommends the applicant provide a minimum 24-foot wide driveway aisle.

11. Delineate all proposed doors for the addition on the site plan.
12. The site plan should be revised to relocate the proposed wheel stops south of the existing building so that the walkway is a minimum of 4' wide, for ADA accessibility.
13. A walkway between the existing building and proposed addition should be provided.
14. The Map of Survey/Existing Conditions Plan and Site Plan should be revised to reflect the existing conditions for the site. It appears from aerial photography that the property has been graded and cleared to the north, south and east. It appears the property owner has encroached onto neighboring Block 507.14, Lot 60.01 and into the 50' wide wetlands transition buffer. The survey and site plan should be updated accordingly to delineate the expanded parking area, material storage area housed in bin blocks. The applicant should clarify whether this on-site disturbance will remain or be restored back to existing pre-development conditions. If to remain, Board approval would be required.
15. The entrance to the proposed sidewalk servicing the building addition will be blocked an existing ADA accessible parking space. This should be addressed.
16. While this office defers approval of Soil Erosion and Sediment measures to the Somerset-Union Soil Conservation District, we recommend the applicant delineate a stone tracking pad and silt fencing on the site plan.
17. The applicant's engineer should provide an intersection sight distance triangle that conforms to the latest AASHTO (American Association of State Highway and Transportation Officials) guidelines as published in the current edition of A Policy on Geometric Design of Highways and Streets for the driveway leading to Elizabeth Avenue.
18. Based on the 31 total parking spaces, two (2) barrier free parking stalls are required, one (1) of which is required to be van accessible. The applicant is proposing two (2) barrier free parking stalls, one (1) of which is a van accessible space; therefore, the ADA parking demand is met.
19. A concrete curb or guide rail barrier should be installed along the existing eastern edge of pavement to prevent encroachment into this area and the existing wetlands buffer.
20. This office defers to the Fire Prevention Officer as to the appropriate number of Fire Hydrants, Fire Department Connection, and their location. In addition, we defer to the Fire Prevention Officer regarding the need of 'No Parking' fire lane signage and striping.
21. 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.

#### **C. GRADING AND UTILITY COMMENTS**

1. Should the Board act favorably on this application, an additional capital connection fee will be required for the new office prior to TCO.



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2. Revise the plan to show existing onsite utilities, including but not limited to water, gas servicing the existing building, including size and material type.
3. The applicant is proposing an air conditioning unit, gas meter and electric meter between the existing building and proposed building addition. Our office defers to the Township Building Department and the respective utility companies for approval of same.
4. The applicant should provide in table format all sewer mains/ utility crossings (including lateral crossings) with corresponding clearances to reflect the avoidance of conflicts with other underground utilities.
5. The applicant should add the following notes to the plans:
  - All constructions shall comply with the current rules and regulations/ or ordinances of Franklin Township, NJDEP, AWWA and all applicable regulatory agencies having jurisdiction.
  - The minimum clearances between water mains and sanitary sewers shall be in accordance with the State standards, i.e. Minimum horizontal clearance between water main and sanitary sewer in parallel shall be ten ft. (10'), Minimum vertical clearance between pipe crossing shall be eighteen inches (18") with the sanitary sewer below the water line. If such minimum vertical clearance cannot be provided, the sanitary sewer shall be encased in concrete ten ft. (10') from each side of the crossing or a total of twenty ft. (20').
  - Water mains crossing storm sewers or drains where the clearance between the pipes is less than eighteen (18") inches, pier supports for the storm line shall be provided in order to prevent the load transfer to the affected utility.

**D. LANDSCAPING AND LIGHTING COMMENTS**

1. Applicant provided a tree conservation and replacement plan to satisfy the requirements of Ordinance §222- Trees. This office defers to the Township Planner as to the adequacy of the tree replacement plan.
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".
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 plan delineates two (2) proposed 14' high type A light fixtures; however, the Luminaire Schedule notes three (3) lights are proposed. Coordination is required.

**E. 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.



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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.

**F. STORM WATER MANAGEMENT**

1. Applicant proposes approximately 0.53 acres of disturbance and approximately 0.14 acres of increased impervious coverage. Therefore, "Minor" Development stormwater management requirements shall be met in accordance with Ordinance §330-5. The applicant is required to infiltrate three inches of runoff for each square foot of new impervious area.
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.
3. 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.
4. As noted above, it appears the property owner has previously disturbed the 50' wide wetland 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.
5. The Grading Plan should be revised to show the location of soil logs SL#1/PB#1, SL#2/PB#2, SL#5/PB#3, SL#6/PB#4 and SL#7/PB#5 with the bottom of test elevation and the seasonal high groundwater table. In accordance with BMP Manual design criteria, the SHWT or bedrock must be at least 2 ft. below the lowest extent of the infiltration trench and rain garden. The SHWT/bedrock have not been identified on the site plan. Additional information is required from the applicant's engineer to review this matter further.
6. The applicant's engineer should supply calculations demonstrating compliance with the infiltration requirements of Ordinance §330-5.
7. The construction detail for the rain garden should be revised to provide the elevation of the seasonal high groundwater/bedrock elevation.
8. As per BMP Manual requirements, no standing water may remain in an infiltration trench or rain garden system 72 hours after a rain event. The drainage report should be revised to document compliance with this requirement.
9. The drainage report should be revised to include a capacity analysis of the existing 8" ADS near Elizabeth Avenue to document adequate capacity to convey outflow peak flows from the proposed



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- development. The 8" ADS pipe appears undersized and the pipe size should be increased accordingly.
10. The media soil content listed in the Bioretention Media Specifications should be revised to indicate a minimum clay content of 2% is required.
  11. Bioretention Media Specifications note 2.5 should be revised to indicate that the soil bed material must be placed in lifts not to exceed 8 inches.
  12. In accordance with BMP requirements, post-construction testing must be performed on the as-built infiltration trench and Rain Garden, in accordance with the Construction and Post-Construction Oversight and Soil Permeability Testing section in Appendix E of the BMP Manual. Appropriate notes should be added to the Rain Garden Details and Infiltration Trench details, respectively, provided on drawing no. 6 to ensure compliance with this requirement. Post-construction test results should be provided to the Township Engineer prior to bond release and/or certificate of occupancy request. In addition, a note should be added stating that where as-built testing shows a longer drain time than designed, corrective action must be taken prior to bond release.
  13. Provide a Stormwater Maintenance Agreement for the stormwater system to insure future maintenance. A sample agreement is available from the Engineering Department.
  14. The infiltration trench detail should be revised to remove the filter fabric at the bottom of the stone. Filter fabric is required only along the sides and top of trench. Revise construction details accordingly.
  15. The construction detail for outlet structure OCS #1 shows a 3" orifice, a 6" orifice and a 4' weir but routing calculations assumed an 8" culvert, a 6" orifice and a 4' weir. Revise calculations and detail for consistency. In addition, the detail should be revised to specify the length of the weir as 4'.
  16. The grading plan and the construction detail for the rain garden should be revised to dimension the length of the proposed broad crested weir.
  17. The grading plan and the construction details should be revised to include the maximum water elevations for the 2, 10 and 100-yr storm events.
  18. The grading plan and construction detail for the rain garden should be revised to label the proposed ground elevation for the top of berm. The top of berm should be located 1 ft. above the maximum water elevation for the 100-yr storm event.
  19. The Operations and Maintenance Manual (OMM) should be revised as follows:
    - a. The OMM should be revised to include basic information for the bioretention 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.
    - b. 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.



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**G. MISCELLANEOUS**

1. Revise/Add the following details based on Franklin Township standard details:
  - a. Township Preservation Area Markers detail;
  - b. Township Concrete Sidewalk detail;
  - c. Township Fire Department Connections detail.

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
- 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