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MEMO TO: Township of Franklin
Zoning Board of Adjustment

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

RJR

DATE: June 14, 2021

RE: **Tabatchnick Fine Foods, Inc.**
Amended Preliminary and Final Major Site Plan
Report #1
Engineering
Block 92; Lots 5-48
1230 Hamilton Street
Franklin, New Jersey
Our File: PFRZ0092.02/600.01
Application # ZBA-15-00018

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

- Preliminary and Final Site Plan, as prepared by The Reynolds Group, Inc., dated August 7, 2015, with a latest revision date of January 12, 2021;
- Architectural Plan, as prepared by Cybul Cybul Wilhelm, dated January 12, 2021, with no revisions;
- Application forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located on the south side of Hamilton Street (C.R. 514) at the southwest corner of the intersection of Hamilton Street (C.R. 514) and Wheeler Place. The subject property also has frontage along Codington Avenue. The property is approximately 2.839 acres and is located in the R-10 zone. The eastern portion of the site contains an existing 89,041 sf office/warehouse and parking, the western portion of the property is wooded. On July 21, 2016, the applicant was granted preliminary and final site plan approval, including a use variance and bulk variances, to allow for the construction of a 31,188 square foot expansion of the Tabatchnick food processing facility. The approval also included proposed site improvements including but not limited to, construction of concrete curb, sidewalk, stormwater management, utilities, grading, lighting and landscaping.

The previously approved building expansion has not been constructed and the applicant is requesting amended site plan approval to construct a building addition totaling 36,249 square feet (consisting of a 27,176 square foot first floor and a 9,173 sf mezzanine) superseding the previously approved site plan.

We defer the review of the zoning related issues to the Board Planner except where they may pertain to engineering issues.



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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.
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 Tax Maps and geographic information system (GIS) A Tax Map Fee of \$300 and a GIS Fee of \$300 are required. (Section §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 Section 112-329.
4. 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.
5. A variance is required for lot coverage. 20% lot coverage is permitted in the R-10 Zone; the applicant previously received a variance for 41.8% lot coverage. The applicant is proposing 44.8% impervious coverage.
6. A variance is required for the minimum front yard setback. A minimum of a 25 foot front yard setback is required in the R-10 Zone; the applicant is proposing an 11 foot front yard setback along Codington Avenue.
7. Provide a guide rail along the eastern slope of the proposed bio-retention basin. A break shall be accommodated to limit its impact on the rip-rap channel.
8. The applicant is proposing a three (3) valve cluster at a T-intersection of the proposed water main to better isolate hydrants and building service. The property should be upgraded to a meter pit from Hamilton Street, as the Township Water Division standard for an existing private hydrant and sprinkler service is to be combined to a new pit. This water meter pit should eliminate the need for an end cap on the 10" DIP water line. In addition, any old connections must be removed. A construction detail for the meter pit should be provided.
9. Indicate additional quantity of Township water to be used.
10. Applicant provided a tree replacement calculation to satisfy the requirements of Ordinance §222. The applicant has indicated that a contribution will be made for 94 replacement trees.
11. The proposed 122.11 spot elevation at the handicap ramp, and 122.80 spot elevation at the western driveway, appear to be incorrect.
12. Provide grading contours and tie-ins for the Codington Avenue extension.
13. Sheet no. A-1 of the architectural plan delineates two (2) doors along the western building line. The western elevation shown on sheet no. A-3 shows four (4) doors along the western building line. The civil plan shows two (2) doors along same building line. Plan coordination is required.



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14. The applicant's engineer should list the first floor elevations at all proposed door entrances. In addition, the architectural plan delineates a 4' vertical grade difference between doors along the western building line. The civil plans shows a 1.5' vertical grade difference for the same doors. Plan coordination is required.

C. STORMWATER MANAGEMENT

1. Provide soil log location symbols on the site plan which correspond with the geotechnical investigation conducted by Parker Engineering and Surveying, Inc. Applicant shall overlay the soil boring and test pit location symbols onto the site plan to aid in verifying whether there are any conflicts with proposed elevations and seasonal high water table (SHWT).
2. Provide a stormwater maintenance agreement for the underground detention systems, above ground bio-retention system and the mechanical treatment device for review and approval.
3. Revise Underground Detention detail with SHWT separation information.
4. Storm sewer structures are required for the proposed 15" RCP pipes connections into the proposed 30" RCP for underground detention basin system #1.
5. 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.

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 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