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MEMO TO: Township of Franklin
Planning Board

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

DATE: December 14, 2021

RE: ***Macedonia Church of God
In Christ International
Preliminary & Final Site Plan
Report #1
Engineering
Block 123; Lots 13-22
30 Booker Street &
127, 131, 133 Fuller Street
Franklin, New Jersey
Our File: PFRP0123.01/600.01
Application # PLN-21-00022***

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

- Site Plan, as prepared by Ronald J. Sadowski, P.E., dated October 20, 2020, with a latest revision date of September 1, 2021;
- Concept 5 Architectural Plans, as prepared by Larry C. Johnson Architecture, Planning and Interiors, dated September 25, 2018, with a latest revision date of November 3, 2021;
- Stormwater Management Report, as prepared by Ronald J. Sadowski, P.E., dated September 1, 2021, with no revisions;
- Environmental Assessment Report, as prepared by Fisk Associates, P.A., dated October 14, 2017, with no revisions;
- Traffic Impact Analysis, as prepared by Fisk Associates, P.A., dated October 14, 2017, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located in the southeast corner of Fuller Street and Booker Street. The property is approximately 0.57 acres and is located in the Renaissance R-F (Residential Infill) Zone. A place of worship is a permitted use in the R-F Zone. The applicant is proposing to construct a new one (2)-story, 4,800 sf place of Worship, full basement (size not identified on the plan) 38 parking spaces onsite and additional 25 parking spaces offsite. The applicant is also proposing site improvements including but not limited to, construction of concrete curb, sidewalk, hot mix asphalt parking lot, stormwater facilities, utilities, sanitary sewer improvements, domestic potable water, 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 address shall be obtained from the Franklin Township 911 Coordinator.



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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. 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 Map and geographic information system (GIS) (§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 minimum lot area. A minimum of 1 acre is required, as noted in Ordinance §112-280.D(3)(l)[1], the applicant is proposing 0.57 acres.
6. A variance is required for the front yard setback. A minimum of 50 feet is required, as noted in Ordinance §112-280.D(3)(l)[2], the applicant is proposing 7 feet.
7. A variance is required for both side yard and rear yard setbacks, respectively. A minimum of 25 feet is required, as noted in Ordinance §112-280.D(3)(l)[2], the applicant is proposing 5 feet to the north and 6 feet to the west.
8. A variance is required for impervious coverage. A maximum coverage of 60% is permitted, as noted in Ordinance §112-280.D(3)(l)[5], the applicant is proposing 72.6% coverage.
9. A design waiver is required for parking location. A majority of the parking shall be located to the rear of the main structure, as noted in Ordinance §112-280.D(3)(l)[7][a], while all of the parking is proposed between the structure and the Booker Street frontage.
10. A design waiver is required for parking in the front yard setback. A 15' setback is required, as noted in Ordinance §112-280.D(3)(l)[7][b], the applicant is proposing 1' along the Fuller Street frontage and 7.5' along the Booker Street frontage.
11. A design waiver is required for the perimeter buffering. 15 feet of heavily landscaped buffer containing, at a minimum, a double, staggered row of evergreens... a mix of evergreen and deciduous shrubs and a six foot high solid, board-on-board fence is required, as noted in Ordinance §112-280.D(3)(l)[7][c]. The proposed design does not comply in width or design.
12. A design waiver is required for the lighting. The light source should be fully concealed and shall not exceed 0.0 footcandles beyond the property line zoned or used for residential purposes, as noted in Ordinance §112-280.D(3)(l)[7][d]. The proposed design does not appear to comply.
13. 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. The applicant is proposing 24-foot wide driveway aisles and is requesting a design waiver for same.
14. The method utilized to calculate the parking requirement appears incorrect. In accordance with Ordinance §112-112-280.D(3)(l)[6], parking shall be provided at one parking space for every three seats. The architectural plan notes that there is 303 seats on the first floor and 90 seats in the Fellowship Hall in the basement. Therefore, based upon the total of 393 seats, 131 spaces are required. The applicant is proposing 38 onsite parking spaces. The site plan indicates that 25 additional spaces are available by agreement with Block 129 Lot 1. This office defers to the Board Planner regarding whether these spaces can be utilized in the parking calculation. A copy of the agreement should be provided, for further review. It is unclear if there is a direct ADA compliant walking path to the offsite parking area. The Traffic Impact Analysis states that there are currently 12 parking spaces onsite and currently the congregation is approximately 175 members. In addition, the Traffic Impact Statement indicates the congregation will increase to approximately 200 members. The average weekday attendance is 50 congregants per service and 120 congregants at Sunday service. The Traffic Impact Statement



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does not state how many seats are available in the existing church; however, the proposed church holds a capacity of 303 seats. The applicant should explain why there is such large discrepancy in the amount of congregants versus the capacity of the Church. It should be noted that the footprint of the proposed Church is more than four times larger than the existing Church. The Traffic Impact Analysis should be revised accordingly.

15. The Traffic Impact Analysis does not provide an existing or proposed analysis of the roadway conditions, or provide any existing or future traffic count data. An analysis of the existing road network should be performed to determine if there is ample capacity to service the larger Church.
16. Copies of any easements, exceptions, deviations, or liens on the property should be presented to the Board.
17. Should the Board act favorably on the application, the applicant shall consolidate the lots. Consolidation deeds, with metes & bounds descriptions, shall be provided for review and approval *prior* to filing with Somerset County Clerk's Office.
18. This office defers to the Fire Prevention Officer as to the appropriate number of Fire Hydrants, if required, Fire Department Connections, and their location. In addition, we defer to the Fire Prevention Officer regarding the need of 'No Parking' fire lane signage, access to the structure and striping.
19. A minimum of a four foot (4') wide sidewalk is required. The sidewalk adjacent to the eastern building line at the doors is approximately two feet (2') wide and should be revised.
20. A two-foot (2') hot mix asphalt repair street is required for the proposed curbing along Booker Street. Same should be delineated on the site plan. Face-forming of the curb will not be permitted.
21. The applicant is proposing to install a stair case within the Fuller Street right-of-way. We recommend the applicant relocate the stair outside of the right-of-way. Should the Board grant approval to place the stairs within the public right-of-way, approval will be required from the Governing Body.

C. GRADING AND UTILITY COMMENTS

1. The existing watermain is only 6" and cannot support a 6" fire service.
2. Existing water services that are not reused shall be removed to the existing main prior to demolition permits being issued.
3. Proposed services cannot be located off of proposed fire hydrant line and should be relocated.
4. A meter pit will be required for new water services.
5. Provide additional spot grade elevations for the proposed handicap ramps located at the northwest corner of the intersection of Fuller Street and Booker Street, delineating both the handicap ramp slope and proposed 4' x 4' landing. The spot elevations should be provided at the back of the top of curb for all ramps, demonstrating that the slope of the ramp is equal to, or less than, 1:12.
6. No geotechnical information has been provided within the building footprint and should be provided. The basement elevation shall be a minimum of two (2) feet above the season high ground water elevation.
7. The applicant is proposing to remove an existing tank behind the existing Church. The site plan does not specify what kind of tank this is. We defer review to the Somerset County Health Department and the Township Building Department.



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8. The applicant should address the following general grading comments:

- The proposed sidewalk cross slope along Fuller Street and Booker Street exceeds 2.0% and should be revised;
- It appears a building ramp is proposed east of the building landing. Additional spot elevations should be provided demonstrating compliance with all applicable codes. In addition, a handrail is required, if a building ramp is proposed;
- The architectural plan shows 2 stairs near the pastor's office; however, the grading plan appears to show the entire first floor is level. Plan coordination is required;
- Fuller Street cross sections, sheet no. 9, delineates various low points behind the proposed sidewalk. Same should be revised to maintain positive pitch;
- Provide additional spot elevations demonstrating ADA compliance along the ADA access route from the handicap parking area to the main building access.

The grading will be reviewed further when the above has been addressed.

D. LANDSCAPING AND LIGHTING

1. Street trees should be relocated from the public right-of-way and installed on the site.

F. ENVIRONMENTAL IMPACT COMMENTS

1. The environmental assessment should be revised to describe existing man-made resources such as the present land use, adjacent land use, noise levels, zoning, master plan delineation, community facilities (sewer, water, waste removal, schools, police, fire and roads) of the site and the surrounding areas.
2. The environmental assessment should be revised to include a complete list of all licenses, permits and other approvals required by municipal, county or state law and the status of each.

G. STORM WATER MANAGEMENT

1. Applicant proposes approximately 0.57 acres of disturbance and will create approximately 0.20 acres of new impervious surface. The project does not exceed the threshold of 1 acre of disturbance or increase the impervious surface by more than ¼ acre, therefore it is classified as a minor development and it is not required to address state stormwater management rules.
2. "Minor" Development stormwater management requirements shall be met in accordance with Ordinance §330-5; minor projects shall be designed to provide rate/runoff control through infiltration measures. Infiltration measures shall be designed to provide a capacity of 3-inches of runoff for each square foot of new impervious surface area. The infiltration measures shall be designed with an overflow to the surface and directed to an existing conveyance system. The applicant is required to infiltrate three inches of rain for the increased impervious area of 8,900 SF totaling a volume of 2,225 CF. The applicant is proposing to meet the infiltration requirements utilizing porous pavement.
3. Provide a copy of the soil test logs and pit bail test information, performed by Eric Rupnarain, PE. In addition, sheet no. 3 of the site plan indicates three (3) soil logs were performed; however, only Soil Log #1 is identified on the site plan. Delineate soil log nos. 2 and 3 on the site plan. In addition, provide the existing grade elevations the proposed tests were performed at. All tests should be performed in accordance with Appendix E of the BMP Manual.
4. The design should be revised to include an outlet control structure in accordance with BMP requirements. An outlet at the elevation of the Water Quality Design Storm is required to prevent the infiltration of larger storm



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events. The outflow from the outlet structure should be directed into the existing conveyance system along Fuller Street.

5. The Porous Pavement Detail, shown on sheet no. 8, should be revised to remove the filter fabric along the bottom of the storage bed because it may result in a loss of permeability in accordance with BMP requirements. The detail provided indicates the area of porous pavement at the lowest elevation of the parking lot. An additional detail should be added at the highest elevation of the parking lot, elevation 99.00, which will result in storage bed depth of approximately 31".

In addition, the Porous Pavement Detail should be revised to list the requirements of the BMP such as, the porosity of the permeable asphalt surface course must be 15-25%, minimum air paving temperature for paving of 50 degrees Fahrenheit, vehicular use is prohibited for at least 48 hours once the pavement installation is completed, storage bed aggregate must be clean, washed and open-graded AASHTO no. 2 broken stone, etc.

6. Stormwater Maintenance Agreement for the stormwater system should be provided to insure future maintenance. A sample agreement is available from the Engineering Department.
7. The applicant should provide an Operation and Maintenance Manual (OMM) for the storm sewer and infiltration system for review and approval.

H. MISCELLANEOUS

1. Revise/Add the following details based on Franklin Township standard details:
 - a. Add the Township Curb Piece – Type "N-Eco" detail;
 - b. All sanitary sewer details shall be submitted directly to the Franklin Township Sewerage Authority for review and approval, as required – Comment Only

The Applicant is required to obtain either approvals or letter of no interest from the following agencies:

Outside Agencies:

- Delaware Raritan Canal Commission – **Exempt, 02/13/2018.**
- Somerset County Planning Board – **Approved, 01/21/2018.**
- Somerset-Union Soil Conservation District – **Approved, 01/18/2018.**
- New Jersey Department of Environmental Protection

Township Departments:

- Franklin Township Fire Department
- Franklin Township Police Department
- Franklin Township Health Department – **No objection, 04/22/2020.**
- 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: Planning Board Secretary