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MEMO TO: Township of Franklin
Zoning Board of Adjustment

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

DATE: December 9, 2021

RE: ***Liv Devco, LLC
Preliminary & Final Major Site Plan
Revised Report #1
Engineering
Block 194, Lots 127 & 128
2 Hawthorne Drive
Franklin, New Jersey
Our File: PFRZ0194.01/600.01
Application # ZBA-21-00011***

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 Application, as prepared by Ronald J. Sadowski, P.E., Engineering & Construction Management, dated August 1, 2020, with no revisions;
- Boundary & Topographic Survey, as prepared by Brunswick Surveying Incorporated, dated March 5, 2021, with no revisions;
- Architectural Plan, as prepared by Michael V. Testa Architect, dated August 20, 2021, with a revision date of September 3, 2021;
- Stormwater Management Report, as prepared by Ronald J. Sadowski, P.E., dated March 30, 2021, with no revisions;
- Environmental Review, as prepared by Ronald J. Sadowski, P.E., dated March 30, 2021, with no revisions;
- Traffic Impact Statement, as prepared by Ronald J. Sadowski, P.E., dated March 30, 2021, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The project is located in the northwest corner of Hamilton Street (C.R. 514) and Hawthorne Drive. The property is 18,499 square feet and currently contains a 2 story building and parking lot. The project is located in the Hamilton Building District (HBD). The applicant is proposing to construct a three story apartment building, containing nine (9) 1-bedroom units and six (6) 2-bedroom units with access from Hawthorne Drive. The applicant is proposing twenty-eight (28) parking spaces and the following site improvements, including but not limited to, a hot mix asphalt parking lot, driveway to comply with the Township Ordinance, 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.



Memo to Franklin Zoning Board of Adjustment
Our File: PFRZ0194.01
December 9, 2021
Page 2 of 6

B. GENERAL SITE IMPROVEMENTS

1. Official street addresses shall be obtained from the Franklin Township 911 Coordinator.
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 Maps 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. 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. General Construction Note No. 20 on sheet no. 3 should be revised accordingly.
6. 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. General Construction Note No. 21 on sheet no. 3 should be revised accordingly.
7. Should the Board act favorably on the application, the applicant shall consolidate the lot so that Block 194, Lots 127 and 128; the final lot number shall become 127.01. Consolidation deeds, with metes & bounds descriptions, shall be provided for review and approval *prior* to filing with Somerset County Clerk's Office.
8. The applicant provided parking calculations on sheet no. 3 in accordance with R.S.I.S. standards; 28 parking spaces are required for this proposed use. The applicant is proposing 28 parking spaces; therefore, the parking demand has been met. However, it appears that comments below regarding the parking lot layout may affect the amount of parking onsite.
9. Based on the 28 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.
10. 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.
11. The Boundary & Topographic Survey should be too scale, signed and sealed.
12. 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.
13. A dead end has been created due to the parking layout. We recommend the applicant's engineer revise the layout to provide free flow access and remove the dead end.



Memo to Franklin Zoning Board of Adjustment
Our File: PFRZ0194.01
December 9, 2021
Page 3 of 6

14. The architectural plan indicates that an access door is proposed along the western building line; the civil site plan delineates an access door in the northwest corner. Coordination between the two (2) documents is required.
15. A construction easement will be required to remove the existing two (2) trees along the western property line since the trees overhang the neighboring property.
16. The applicant's engineer should provide intersection sight distance triangles that conform 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 intersection of Hamilton Street and Hawthorne Drive.
17. Per the recently passed and signed S-3223 (P.L. 2021, c. 171), 15% of the required off-street parking spaces in multi-family or mixed-use development shall be prepared Make-Ready spaces, and installation of at least 1/3 of the 15% shall install Electric-Vehicle Supply/Service Equipment (EVSE) prior to the issuance of the Certificate of Occupancy (CO). Within three (3) years from the date of the issuance of the CO, install additional 1/3rd of the 15%; within six (6) years from the date of issuance of the CO, install the final 1/3rd of the 15%. 5% of the total EVSE parking spaces shall be accessible for people with disabilities. Based on the RSIS parking space requirement, this amounts to five (5) EVSE parking spaces are required. Applicant shall discuss compliance with this regulation and note same on the site plan.

Please note, a parking space prepared with EVSE or Make-Ready equipment shall count as two (2) parking spaces for the purposes of complying with a minimum parking space requirement. This shall result in a reduction of no more than 10 percent of the total required parking.

C. GRADING AND UTILITY COMMENTS

1. A meter pit should be added to the site plan to service the building. A meter pit detail should be added to the plan.
2. Identify the service line size.
3. The existing service line shall be cut and removed at the main prior to a demolition permit being issued.
4. The applicant should provide further clarification regarding the utility pole located south of the building along Hamilton Street. The existing pole housed three (3) transformers and it appears to be leaning toward the proposed structure. The horizontal clearance among the upper floors is unclear. Also, the existing guy wire supporting the pole is in conflict with the proposed building. This office recommends the applicant review this further with the local utility as it appears the utility pole may need to be relocated closed to the Hamilton Street curbline.
5. Provide the proposed first floor elevation for the building.
6. Label the floor elevation at every access door. Please note, the architectural plan shows a level elevation for the double door located along the northern building line and the single door along the southern building line. However, the civil site plan proposed an approximate first floor elevation of 81.22 along the northern building line and 80.30 along the southern building line. The applicant's engineer should review this further.
7. It appears a swale is being proposed between the between the proposed building and retaining wall. The applicant's engineer should supply additional spot elevations demonstrating a minimum lawn grade of 2% in this area.



Memo to Franklin Zoning Board of Adjustment
Our File: PFRZ0194.01
December 9, 2021
Page 4 of 6

8. Label the size of the existing water main along Hawthorne Drive.
9. The proposed curb modifications along the center island of Hawthorne Drive require pavement restoration, the limits should be delineated the site plan. In addition, a minimum slope of 0.50% is required for the curb island modification. There is less than 0.50% slope between 78.18 BC and 78.17 BC, same should be addressed.
10. This office defers review of the proposed grading along Hamilton Street, and the handicap ramp at the intersection of Hamilton Street and Hawthorne Drive, to the County Engineer.
11. The proposed wall that is adjacent to lot 129 appears too high and will impede water flow in this area. In addition, a construction easement will be required for the installation of the retaining wall since the structure is approximately two to three feet away from the existing structure. The applicant's engineer should review the constructability of the proposed wall due to the close proximity of the existing neighboring structure and the potential need for geogrid reinforcement. The applicant's engineer should provide testimony regarding the need for a construction easement and the constructability of the proposed wall. The applicant may need to provide a shoring plan to the Construction Official for review, prior to commencing with the construction of this wall.
12. The cross slope within the ADA accessible parking area exceeds 2% (G. 81.15 to G. 80.65) and should be addressed.
13. 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.
14. 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.
15. Provide existing top and bottom of curb grade elevations at 50 feet, on center.
16. Provide spot grade elevations for the proposed sidewalks and driveway crossings at 50 feet, on center. Applicant shall demonstrate ADA compliance.
17. It is unclear if existing gas valves and gas manhole castings will need to be reset to grade to achieve ADA compliant sidewalk along Hawthorne Drive right-of-way. The applicant's engineer should clarify.
18. Provide spot elevations demonstrating ADA compliance for the proposed handicap ramp at the intersection of Hawthorne Drive and Hamilton Street and north of the proposed building, respectively. Grades should be provided along the curb gutter, transition area, the ramp and landings, for further review.
19. Approval of the Hamilton Street streetscape shall be obtained from the Board Planner.



Memo to Franklin Zoning Board of Adjustment
Our File: PFRZ0194.01
December 9, 2021
Page 5 of 6

20. While this office defers to the Somerset County Planning Board for all improvements within the Hamilton Street, we recommend the applicant's lighting plan be updated to indicate the light levels for the existing decorative lighting along Hamilton Street.

D. STORM WATER MANAGEMENT

1. Applicant proposes approximately 0.32 acres of disturbance and approximately 0.08 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 rain for the increased impervious area of 3,690 SF totaling a volume of 922.5 CF. The applicant is proposing to meet the infiltration requirements utilizing an underground dry well/chamber system.
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. In accordance with the ordinance, the stone porosity used in the calculations should be 33%. The proposed layout table on drawing no. 7 should be revised accordingly.
5. The dry well detail should be revised to indicate the proposed filter fabric shall only be placed along the top and sides.
6. In accordance with BMP Manual design criteria, the SHWT or bedrock must be at least 2 ft. below the lowest extent of the dry well. Comment no. 8 needs to be resolved in order to further review this matter.
7. Provide a copy of the soil tests logs that were performed by ANS Consultants, Inc.
8. Coordination is required between the soil log information shown on sheet no. 4, the SC-160LP Isolator Row Plus Detail on sheet no. 7 and the stormwater report. Sheet no. 4 indicates, the bottom of the soil log occurred at elevation 92.0, the detail on sheet no. 7 indicates the bottom of the SC-160LP Isolator Row is 74.50 and the stormwater report indicates the soil test was excavation to elevation 92.0. The stormwater management design will be further reviewed after the document coordination occurs.
9. The drywell shall be designed with an overflow to the surface which shall be stabilized and directed to an existing stormwater conveyance system or in a manner to keep the overflow on the developed property.
10. In accordance with BMP requirements, post-construction testing must be performed on the as-built infiltration basin 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 Dry Well Plan View provided on drawing no. 7 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.
11. In accordance with BMP Manual design criteria, at least one inspection port with a partially perforated riser, with a removable cap, must be provided in the storage bed of the dry well, respectively. The inspection port must be anchored; a rebar anchor and a foot plate are required. Provide a construction detail of the inspection port and show the location on the utility plan.



Memo to Franklin Zoning Board of Adjustment
Our File: PFRZ0194.01
December 9, 2021
Page 6 of 6

12. Provide a Stormwater Maintenance Agreement for the stormwater system to insure future maintenance. A sample agreement is available from the Engineering Department.
13. The applicant should provide an Operation and Maintenance Manual (OMM) for the dry well, for review and approval.

E. MISCELLANEOUS

1. Revise/Add the following details based on Franklin Township standard details:
 - a. Add the following note on all of the detail sheets, "In case of discrepancy, Township Standard Details shall hold";
 - b. Meter pit detail;
 - c. Clarify the need for the vertical granite block detail;
 - d. Bike rack detail;
 - e. Hot mix asphalt parking lot cross section 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

Township Departments:

- Franklin Township Fire Department
- Franklin Township Police 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