

STONEFIELD

January 24, 2022

Mark Healey – Zoning Board of Adjustment
475 DeMott Lane
Somerset, NJ 08873

**RE: 1784 Capital Holdings, LLC
Block 85, Lots 58 & 59.02
1613 Lincoln Highway (NJ Route 27)
Township of Franklin, Somerset County, New Jersey**

Mr. Healey,

Stonefield Engineering & Design, LLC is pleased to submit documents to address the comments contained in the CME Associates review letter dated October 18, 2021, Department of Planning and Zoning Review Letter dated October 21, 2021, Franklin Township Police Review Letter dated November 1, 2021, and Environmental Commission Review Letter dated November 1, 2021.

Responses to the Franklin Township Sewerage Authority and Office of Fire Prevention will be submitted under separate cover. Please find the following items enclosed for review:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Preliminary & Final Site Plans	01-24-2022	25	Stonefield Engineering & Design
Letter of No Interest	11-19-2020	25	NJDOT
Digital Copy (USB)	-	-	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the CME Associates review letter dated October 18, 2021:

General Site Improvements

1. *Official street address shall be obtained from the Franklin Township 911 Coordinator.*

Acknowledged.

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.*

An Engineering Cost Estimate will be submitted as a condition of approval.

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).*

Acknowledged.

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.*

Acknowledged.

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92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.

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. Same should be noted on the site plan.*

Acknowledged.

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. Same should be noted on the site plan.*

Acknowledged.

7. *Should the Board act favorably on the application, the applicant shall consolidate the lots 58 and 59.02 as Block 85 Lot 58.01. Consolidation deeds, with metes & bounds descriptions, shall be provided for review and approval prior to filing with Somerset County Clerk's Office.*

Acknowledged.

8. *A self-storage facility is not a permitted use within the Cluster-Residential Zone; a variance is required for the proposed use.*

Acknowledged.

9. *A variance is required for the Minimum Side Yard Setback (one). A Minimum setback of 30' is required for an accessory building/structure; the applicant is proposing 5.7'.*

Acknowledged. The Site Plan Set has been revised to eliminate the side yard setback variances previously proposed.

10. *A variance is required for the Maximum Building Height. A Maximum of 2.5 stories is permitted in the C-R Zone; the applicant is proposing 3 stories.*

Acknowledged.

11. *A variance is required for the Maximum Building Coverage. A Maximum Building Coverage of 20% is permitted in the C-R Zone; the applicant is proposing 33.4%.*

Acknowledged.

12. *A variance is required for the Maximum Impervious Coverage. A Maximum Impervious Coverage of 40% is permitted in the C-R Zone; the applicant is proposing 59.8%.*

Acknowledged.

13. *The applicant's engineer has indicated that a parking variance is required for this use. A self-storage facility is not a listed use on Schedule 4 of the Land Development 112 attachment 4; therefore, the applicant used a proposed warehouse as similar use and calculated that 51 parking spaces are required, in accordance with note no. 3 of the schedule. The applicant is proposing 19 parking spaces. Self-storage facilities are permitted in the Renaissance commercial zone and the parking requirement is no less than 10 spaces and such additional spaces as deemed necessary by the Board to serve parking needs for employees and customers of the facility. The applicant should provide testimony on the anticipated parking spaces needed for this use. This office defers to the Board Planner regarding whether the proposed parking in question requires a variance.*

Testimony has been provided at the Zoning Board Hearing on 12/16 regarding the parking supply on-site.

14. A variance is required for the Maximum Attached Sign for a single tenant. A maximum sign area of 50.2 sf is permitted for this building in the C-R zone; the applicant is proposing a 64 sf attached sign.

Per the Planner's review letter, the signage requirements have been revised and relief is no longer required. Refer to the Site Plan (Sheet C-4).

15. Based on the 19 total parking spaces, one (1) barrier free van accessible parking stall is required. The applicant is proposing one (1) van accessible space; therefore, it appears the ADA parking demand is met.

Acknowledged.

16. This office defers to the Fire Prevention Officer as to the appropriate number of Fire Hydrants, Fire Department Connections, and their location. We defer to the Fire Prevention Officer regarding the need of 'No Parking' fire lane signage and striping.

Responses to the Fire Prevention Officer will be submitted under a separate cover.

17. The site plan should note the vertical datum.

A note has been added to the Site Plan (Sheet C-4).

18. 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.

Acknowledged. A note has been added to the Site Plan (Sheet C-4).

19. While this office defers to the NJDOT for all improvements within the State right-of-way, we recommend the applicant install ADA compliant curb ramps, including striping, across the driveway entrance along Route 27. It does not appear that all of the existing handicap ramps are ADA compliant.

The Applicant agrees to review the existing curb ramps along the Route 27 right-of-way for ADA compliance.

20. The proposed 100 SF monument sign appears to be located within a D.O.T. easement line. The applicant should either obtain the NJDOT's approval for same or relocate it out of this area.

The proposed sign within the NJDOT DTS line does not trigger approval from the NJDOT.

21. The applicant should provide a vehicle turning circulation exhibit showing the travel path of a largest design vehicle to verify the on-site circulation is adequate for a passenger vehicle. In addition, the Applicant's Engineer should provide a site circulation plan showing the travel paths of the design vehicles (garbage/rescue squad/fire trucks) to verify that the on-site circulation is adequate for the required service and emergency vehicle access throughout the site. Ingress/egress turning maneuvers for the largest design vehicle and fire truck should be provided for further review.

Testimony has been provided at the Zoning Board Hearing on 12/16 confirming the largest vehicle to circulate the site will be a WB-50. Additional Truck Turning Exhibits for garbage, rescue squad, and fire trucks will be submitted under a separate cover.

22. The access doors shown on the site plan do not match the access doors shown on the architectural plans. Coordination between the two (2) plan sets is required. There is a man door shown on the architectural plan that appears to be exit into a travel lane and a landing for the door is not shown on the site plan.

The proposed door location will be relocated to not egress into the drive-aisle.

23. *The applicant is proposing covered storage areas in the rear of the building. The applicant should specify the height of the proposed canopies and details should be provided for same, for further review. Testimony should be provided regarding what will be stored in these areas.*

Testimony has been provided at the Zoning Board Hearing on 12/16 regarding the canopy areas.

24. *The Existing Conditions Plan, sheet no. C-2, should be updated to list the proposed owners within 200' within North Brunswick, as well.*

The Existing Conditions Plan (Sheet C-2) will be updated to provide the 200 FT property owners list for North Brunswick.

25. *The applicant is proposing a CMU wall with parapet and wrought iron fence, as noted on sheet no. C-4, by others. At a minimum the applicant should supply the board with a typical detail, for review. Should the board act favorably on this application, structural design calculations and structural design plan prepared by a New Jersey licensed professional engineer will be required during the Building Department review phase.*

The Applicant will provide a detail of the CMU wall and fence as a condition of approval.

26. *The Demolition Plan, sheet no. C-3, should be revised to state the limits and methods of utility service removal. The applicant shall remove/abandon the existing utilities as required by the local and public utility companies.*

The Demolition Plan (Sheet C-3) indicates the limits and methods of utility service removal.

27. *The proposed application fronts New Jersey State Highway Route No. 27. The applicant shall receive approval from the NJDOT, or provide our office with a letter of no interest from the NJDOT.*

A Letter of No Interest has been received from the NJDOT and is included in this resubmission.

28. *We recommend the applicant evaluate the possibility of installing solar panels on top of the proposed storage canopies. The applicant should provide the Board with testimony regarding same.*

Acknowledged.

29. *The site plan notes that a stop bar is proposed at the driveway exit. Same should be shown on the site plan.*

The Site Plan (Sheet C-4) has been revised to include the proposed stop bar.

30. *It is unclear if the northern driveway is for one way or two way traffic. The applicant's engineer should clarify.*

The northern driveway will be ingress only.

Grading and Utility Comments

1. *Applicant should note the size and material of water main pipes on the utility plan.*

The size and material of the water main will be provided as a condition of approval.

2. *A water meter pit is required for this application. The meter pit should be located near the Route 27 right-of-way (but remain site). All piping through the meter pit should be ductile iron pipe. The site plan is silent regarding the need for a fire service line. If a fire service line is required, the applicant should install a tee downstream of the meter pit, splitting the domestic water and fire line, including a valve right after the tee for each water service.*

The water meter pit will be added to the Utility Plan (Sheet C-7) as a condition of approval.

3. *Delineate the existing water main in Route 27. The size of the existing main should be noted on the site plan.*

Utility Mapping of Route 27 has been requested and the water main location will be delineated once received.

4. *While this office defers to the review of the sanitary sewer improvements to the Franklin Township Sewerage Authority, the sanitary improvements tie into an existing sewer main located in North Brunswick. It is unclear if these improvements are within the public right-of-way, or a separate easement. Additional information is required.*

Additional information of the sanitary connection and easements if needed will be provided as a condition of approval.

5. *The Existing Conditions Plan, sheet no. C-2, shows existing off-site grading along the northern, western and southern property lines. The Grading and Utility plan sheets should be revised to show the existing grading so all grading tie-in information is clearly shown on the plan. The existing contour elevations should be labeled.*

The Grading, Drainage, and Utility Plans have been revised to show the existing off-site grading.

6. *The site plan notes that a proposed CMU wall with parapet and wrought iron fence is proposed to be designed by others. At a minimum a typical conceptual detail should be provided for further review. In addition, it should be noted on the site plan/details that structural design calculations, prepared by a New Jersey licensed professional engineer, should be provided to the Township Building Department for review and approval.*

A detail of the CMU wall and fence will be provided as a condition of approval.

7. *The applicant should address the following general grading comments:*

- a. *Provide additional spot elevations so compliance with ADA design standards can be reviewed further for all proposed ADA parking spaces, ramps and landings;*

This comment will be addressed as a condition of approval

- b. *Provide spot elevations within the parking lot, concrete walkways and curb ramps to demonstrate ADA compliance. Spot elevations should delineate the proposed ramp slope and ADA compliant landings (maximum cross and running slopes of 2%, respectively);*

This comment will be addressed as a condition of approval

- c. *Provide top and bottom of curb elevations at all curb pc's and pt's and 90 degree bends, for further review;*

This comment will be addressed as a condition of approval

- d. *Provide top of extended curb, bottom of curb (high side) and back of curb (low side) elevations;*

This comment will be addressed as a condition of approval

- e. *Inlets should be installed at all low points in addition to the proposed permeable pavers;*

The Applicant will work with board engineer on placement of inlets within the permeable pavers.

- f. *A minimum slope of 0.5% is required in all travel ways/paved/permeable paver areas. There are various locations on the site plan that do not comply with this and should be revised;*

The Grading Plan has been revised to a minimum slope of 0.5% in all areas.

- g. *The proposed 115' and 116' grading contours near the southwest property corner tie into the property line; however, there is not enough existing grading contours/spot elevations to verify the tie-in can occur onsite. Additional information should be provided;*

This comment will be addressed as a condition of approval.

- h. *The tie-in grading in the northwest corner of the property is flat (between the proposed and existing 115' contours). The applicant's engineer should review same further;*

This comment will be addressed as a condition of approval.

- i. *The proposed 117' grading contour near the northwest property corner ties into the property line; however, there is not enough existing grading contours/spot elevations to verify the tie-in can occur onsite. Additional information should be provided;*

This comment will be addressed as a condition of approval.

- j. *The four (4) interior loading spaces lead to a concrete walkway and apron. The cross slope of the 4' wide walkway cannot exceed 2%. The grading will be reviewed further when the above has been addressed.*

The 4 FT wide walkways are designed with a slope less than 2.0% as shown on the Grading Plan (Sheet C-5)

8. *The applicant should add the following notes to the plans:*

- a. *All construction shall comply with the current rules and regulations/ or ordinances of Franklin Township, NJDEP, AWWA and all applicable regulatory agencies having jurisdiction.*

The note has been added to the Site Plan (Sheet C-4).

- b. *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').*

The note has been added to the Utility Plan (Sheet C-7).

- c. *Water mains crossing stonn sewers or drains where the clearance between the pipes is less than eighteen (18") inches, pier supports for the stonn line shall be provided in order to prevent the load transfer to the affected utility.*

The note has been added to the Utility Plan (Sheet C-7).

- d. *Sanitary sewer laterals crossing stonn 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.*

The note has been added to the Utility Plan (Sheet C-7).

Landscaping and Lighting Comments

1. *Applicant provided a tree replacement chart to satisfy the requirements of Ordinance §222- Trees. 95 replacement trees are required and 284 are proposed. This office defers to the Board Planner as to the adequacy of the tree replacement plan.*

Acknowledged.

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".*

The note has been added to the Landscaping Plan (Sheet C-10).

3. *A minimum of six (6) inches of topsoil shall be installed in all disturbed and planting areas, same should be noted on the plans.*

The note has been added to the Landscaping Plan (Sheet C-10).

Environmental Impact Comments

1. *Site information, both existing and proposed, presented in Section 1.0, should be coordinated and updated with other documents submitted with this application.*

Acknowledged. The revised EIS will be submitted as a condition of approval.

2. *The following sections of the EIS should be revised, as noted:*

- a. *Section 3.1: add that the site is in the drainage area for Six Mile Run, a category one stream in this area;*
- b. *Section 4.0: add that a drainage pipe will be built inside the NJDOT Right of Way;*
- c. *Section 5.0: add NJDOT drainage permit to the list of approvals;*
- d. *Section 6.1: coordinate the description of stormwater management plans with the latest drainage report. No infiltration basins are shown in the stormwater management plan;*
- e. *Section 7.1: confirm DRCC water quality requirement is 80% and not 95%.*

Acknowledged. The revised EIS will be submitted as a condition of approval.

3. *Include a legible copy of the existing conditions plan in the appendix.*

Acknowledged. The revised EIS will be submitted as a condition of approval.

Stormwater Management

1. *The Applicant proposes to construct five (5) Porous Paver Areas and two (2) Bioretention structures, to address stormwater management and water quality.*

Acknowledged.

2. *The referenced project has been reviewed in accordance with the Stormwater Management Rules NJAC 7:8 as amended March 2, 2020.*

Acknowledged.

3. *The project site is located within the review zone of Delaware and Raritan Canal Commission, and the Applicant should obtain a certificate of approval or exception from the Commission. A copy of the permit should be provided to this office*

The Applicant has submitted to DRCC and will forward the approval once received.

4. *The proposed development proposes more than 1 acre of land disturbance and must obtain a General Permit for Construction Activities from the NJDEP. A copy of the permit must be provided to this office.*

Acknowledged.

5. *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.*

The Applicant has submitted to Somerset-Union SCD and will forward the approval once received.

6. An executed Major Development Stormwater Summary (Attachment D of the Tier A MS4 NJPDES Permit) shall be submitted to this office for review and approval.

An executed Major Development Stormwater Summary will be included with the revised Stormwater Management Report as a condition of approval.

7. Provide a Stormwater Maintenance Agreement for the stormwater system to ensure future maintenance. A sample agreement is available from the Engineering Department.

A Stormwater Maintenance Agreement will be provided as a condition of approval.

8. A drainage pipe connection is being made to the NJDOT drainage system in Route 27. Applicant must obtain a drainage permit from NJDOT and provide a copy of the permit to this office.

Acknowledged.

9. In accordance with ordinance § 330-6.T.(10), all storm sewer structures, piping, basins, scour holes, rip-rap, and BMPs shall be located a minimum of 10' from all property lines and right-of-way lines.

Per discussions with the Engineer Department, all storm structures have been revised to be located a minimum of 5 FT from all property lines. Refer to the Grading, Drainage, and Utility Plans.

10. Stormwater calculations must be updated to use the current NOAA rainfall depths for the design storms (<http://hdsc.nws.noaa.gov/hdsc/pfds/index.html>) that correctly reflect the project location. The stormwater calculations use a rainfall depth of 8.21 inches for the 100-year event. Current NOAA charts show a depth of 8.42 inches for this event.

The stormwater calculations have been revised accordingly and will be included in the revised Stormwater Management Report that will be submitted under a different cover.

11. While the Permeable Interlocking Pavers are an accepted BMP, and not prohibited by the ordinance, porous pavement is normally seen in similar developments in the Township. Porous pavement has a larger surface infiltration area than the proposed infiltration through the joints between the concrete paver units. In addition, there may be future maintenance concerns with snow plowing the parking lot with infiltration gaps within the pavers. We respectfully request that the Applicant's engineer further review the use of the porous pavement.

Acknowledged. The stormwater design has maintained the design with the permeable interlocking pavers. Refer to the Stormwater Management Plan (Sheet C-6)

12. Interlocking pavers must have an open area of 20% to qualify as porous pavers. Details must be provided on plans to confirm this requirement.

This comment will be addressed as a condition of approval.

13. The stormwater report should be updated to include design parameters for each Porous Paver Area such as inflow area, water quality volume, porous paver area, the flow capacity of underdrain system, separation from seasonal high groundwater table, and demonstrate compliance with NJ BMP standards.

The Stormwater Management Report has been revised accordingly and will be included as a condition of approval.

14. The Stormwater Management Plan (sheets C6) should be revised to note the maximum water elevation for the water quality, 2-yr, 10-yr, and 100-yr storm events for proposed Porous Paver Areas.

The Stormwater Management Plan (Sheet C-6) has been revised to note the above storm elevations.

15. *100-year storm elevations in porous pavers must be below the bottom of the choker course. Some porous pavements areas do not seem to meet this requirement. The Applicant's engineer should review and correct this issue.*

The previous paver design has been revised accordingly, please refer to the Stormwater Management Plan (Sheet C-6).

16. *Each porous pavement area must include at least two inspection ports, with a removable cap, in the storage bed with its location shown on the plan. The inspection ports must be placed at least three feet from any edge and extend down 4 - 6 inches into the subsoil, and the depth of runoff for the water quality designed storm must be marked upon each structure and its level included in the drainage report and the maintenance manual.*

The pervious paver design will be in compliance with the items above.

17. *Detail for porous pavement shows a 4" underdrain, and plans show 2". This discrepancy should be addressed.*

The pervious pavers propose a 2" underdrain.

18. *Capacity calculations for porous paver underdrains should be provided in the drainage report.*

Capacity calculations will be included in the Stormwater Management Report that will be submitted under a different cover.

19. *Some of the inlet grate elevations on the grading plan and stormwater management plan do not match. Plan labels should be coordinated.*

The discrepancies between the Grading, Stormwater Management Plan, and the details have been corrected.

20. *The Applicant's engineer should investigate adding an overflow grate in the front paver area to improve drainage.*

The Applicant will work with board engineer on placement of the overflow grate within the permeable pavers.

21. *Outfalls from both bioretention basins discharge onto the neighbor's property. The stormwater report states that these outfalls are discharging into a swale, but no swale is discernable from the topographic maps provided. Offsite drainage swales should be shown on the stormwater management plan. Capacity analysis for the downstream swales should be provided in the stormwater management report to show that the swale can safely convey a 100-year storm.*

The plans have been revised to indicate the existing swale on the adjacent property.

22. *The drainage report calls for a bioretention basin without an underdrain, but the water quality routing uses an underdrain for discharge. Clarification is required.*

The proposed bioretention basins are designed with underdrains and the discrepancy has been corrected.

23. *Provide a stability analysis at the point of discharge to demonstrate the new discharge from the proposed project will not cause erosion of the receiving water body.*

This comment will be addressed as a condition of approval.

24. *There is no access provided to the western bioretention basin. Access will be limited due to grading and proposed landscaping. An access road 12-ft wide at a maximum slope of 1:4 is required for both bioretention basins for maintenance purposes. Construction detail of the access road should be provided.*

Access paths have been provided to aboveground bioretention basins. Refer to the Stormwater Management Plans (Sheet C-6)

25. *The stormwater report should be updated to include design parameters for each bioretention basin such as inflow area, water quality volume, basin area, filtration rate of soil media, the flow capacity of underdrain system or infiltration rates, separation from seasonal high groundwater table, and drain time and demonstrate compliance with NJ BMP standards.*

The Stormwater Management Report has been revised accordingly and will be included as a condition of approval.

26. *Plans should be updated to include inspection ports at the upstream and downstream end of the Bioretention Basin underdrain system as indicated in NJ BMP Manual.*

The proposed bioretention basins will be designed with inspection ports at the upstream and downstream portions of the underdrains.

27. *In accordance with BMP Manual requirements, no standing water may remain at the surface of a bio-retention basin 72 hours after a rain event. The drainage report should include calculations for bio-retention basins, demonstrating compliance with this requirement.*

The Stormwater Management Report will indicate no standing water will remain in the basin for 72 hours.

28. *The Stormwater Management Plan (sheets C6) should be revised to note the maximum water elevation for the water quality, 2-yr, 10-yr, 100-yr, and emergency spillway storm events for the proposed Bioretention Basins.*

The Stormwater Management Plan (Sheet C-6) has been revised to note the above storm elevations.

29. *In accordance with BMP Manual requirements, post-construction testing must be performed on the as-built Bioretention basins to ensure that the installed BMP functions as designed. Where as-built testing shows a longer drain time than designed, corrective action must be taken, and the basin should be retested. Post- construction testing must include a determination of the permeability rates of the soil bed and the hydraulic capacity of the underdrain system. A note should be included in the site plan stating this requirement.*

Acknowledged. Additional testing will be performed as a condition of approval. The note has been added to the Stormwater Management Plan (Sheet C-6).

30. *All bioretention basins must have an emergency overflow structure. The drainage report should be revised to include design calculations for the bioretention basin emergency spillway.*

The proposed bioretention basins propose an emergency spillway along with the overflow grate. Calculations will be included in the Stormwater Management Report which will be submitted as a condition of approval.

31. *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 NJAC 7:8-5.7 and 7:8-6.2.*

The Site Plan will be revised to include all trash rack details as a condition of approval.

32. *The Applicant's engineer should review the need for anti-seep collars to control seepage along pipes extending through basin embankments. Design calculations for the number of collars, spacing, and size of the anti-seep collars should be included in the drainage report, and construction details of the collars should be provided.*

The Site Plan will be revised to include anti-seep collard as a condition of approval.

33. *The Applicant's engineer should revise the top of the berm elevation for bio-retention basins to provide a minimum of one (1') ft. freeboard between the maximum water elevation for the emergency spillway and the top of the berm. Revise plans and report accordingly.*

The proposed bioretention basins have been revised to propose a minimum of 1 FT freeboard. Detailed calculations will be included in the Stormwater Management Report which will be submitted as a condition of approval.

34. *The construction detail for bioretention basins on sheet C14 should be revised to show the elevation of the bottom of the soil bed, the elevation of the bottom of the bio-retention basin, the elevation of the season-high groundwater table, underdrains, the maximum water elevation for the 2-yr, 10-yr, 100-yr, and emergency storm event, and top of berm elevation.*

The construction details have been revised accordingly. Refer to the Construction Details (Sheet C-14).

35. *Landscaping for bioretention basin shall be in accordance with BMP Manual Chapter 7 Part 4. The applicant's engineer should address the landscaping requirement in the BMP and revise the landscaping plan accordingly.*

The proposed landscaping in the bioretention basins are designed in accordance with BMP Manual Chapter 7, Part 4.

36. *All pipes must have adequate capacity to convey the 100-yr storm event unless the Applicant's engineer demonstrates that runoff from storms exceeding the 25-yr storm event will reach the underground and bioretention basins via an alternate path. Revise drainage report accordingly.*

The Stormwater Management Report will be revised accordingly and will be included as a condition of approval.

37. *A hydraulic grade line for 100 yr should be added to the storm sewer profile in Appendix C10 of the stormwater report. The conveyance should be capable of delivering runoff from 100yr storm to the discharge point.*

The Stormwater Management Report will be revised accordingly and will be included as a condition of approval.

38. *Pipe calculations for connection to Route 27 drainage system (OS-1 to EX-1) should be revised to consider tailwater equal to a drainage pipe in Route 27 flowing full.*

The Stormwater Management Report will be revised accordingly and will be included as a condition of approval.

39. *There are discrepancies between pipes calculations in the drainage report, and plans should be reviewed and addressed.*

The Stormwater Management Report will be revised accordingly and will be included as a condition of approval.

40. *Pipe calculations for outfall pipes attached to OS-6 and OS-7 should be added to the drainage report. These pipes must be designed to peak flows from 100-yr storm events.*

The Stormwater Management Report will be revised accordingly and will be included as a condition of approval.

41. *Some of the proposed HOPE pipes are being installed at very shallow depths and do not meet minimum cover requirements for HOPE pipes. The Applicant's engineer should review and revise the stormwater conveyance system accordingly.*

The proposed HDPE pipe cover has been reviewed and revised to conform, refer to the Stormwater Management Plan (Sheet C-5).

42. *As per BMP Manual requirements, a minimum of two (2) soil profile pits should be excavated for each area of the proposed BMP to determine soils suitability and establish seasonal high water in the area of the proposed basin. The Applicant should perform the required testing in accordance with Chapter 12 of the BMP Manual.*

Acknowledged. Additional testing will be performed as a condition of approval.

43. *The drainage report should be updated to include a table listing the following for each BMP: area of BMP, depth of BMP; the number of test pits/boring/soils profiles performed for the BMP; seasonal high water table established; and the number of soil investigations required by chapter 12 of BMP Manual.*

The Stormwater Management Report will be revised accordingly and will be included as a condition of approval.

44. *According to Web Soil Survey, Site Soils are classified as Hydrologic Soil Group C. The NJDEP Annual Recharge spreadsheet must be completed and included in the drainage report. The Applicant is requesting a waiver from recharge requirements. Geotechnical Investigations, according to NJDEP BMP Manual Chapter 12, Section 1, must be performed before a determination can be made if the recharge is not possible on site.*

The Stormwater Management Report will be revised accordingly and will be included as a condition of approval.

45. *A low-impact development checklist should be completed for this project and included in the drainage report.*

The Stormwater Management Report will be revised accordingly and will be included as a condition of approval.

46. *In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded upon the deed of record for the property. The O&M Manual should be revised to include Deed Book#, Page#, and the date the deed was filed with County Clerk.*

Acknowledged.

47. *In accordance with NJAC 7:8-5.8(h), a maintenance plan shall include a schedule of regular inspections and tasks and detailed logs of all preventative and corrective maintenance performed on the stormwater management measure, including all maintenance-related work orders. The person with maintenance responsibility must retain and, upon request, make available the maintenance plan and associated logs and other records for review by a public entity with administrative, health, environmental, or safety authority over the site. The O&M Manual should be revised to include this requirement.*

The O&M Manual will be revised accordingly and submitted as a condition of approval.

48. *A legible location plan should be added to the O&M manual showing locations with labels for each BMP described in the maintenance plan.*

The O&M Manual will be revised accordingly and submitted as a condition of approval.

49. *Information provided in section 4.0 Stormwater BMP inventory does not match the information provided in the drainage report. This discrepancy should be corrected.*

The O&M Manual will be revised accordingly and submitted as a condition of approval.

50. *As per NJDEP BMP Manual Ch. 8, the maintenance plan should include approved disposal and recycling sites and procedures for sediment, trash, debris, and other material removed from stormwater management measures during maintenance operations. This information should be added to the plan.*

The O&M Manual will be revised accordingly and submitted as a condition of approval.

51. As per NJDEP BMP Manual Ch. 8, maintenance plans should include procedures and equipment required to protect the safety of inspection and maintenance personnel. This information should be added to the O&M plan.

The O&M Manual will be revised accordingly and submitted as a condition of approval.

52. A copy of the deed recording the maintenance plan on the property of record should be added to the appendix of the O&M maintenance plan as reference documents.

The O&M Manual will be revised accordingly and submitted as a condition of approval.

Miscellaneous

- I. 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. All site concrete shall be 4,500 psi;
 - c. Sign posts including breakaway post for all signage details;
 - d. Add a Water Meter Pit detail;
 - e. Add a Stop sign, One Way and Do Not Enter sign detail, as required;
 - f. A Block Wall detail was provided; the site plan notes a CMU wall with a fence on top is proposed. Please clarify;
 - g. All Storm Sewer Structures should be revised to note that the manhole ladder rungs are spaced at 12" o.c.;
 - h. Revise Curb Ramp with Flares detail to note that the detectable warning surface is cast in place;
 - i. Add the Township Manhole Casting, Notes & Ladder Rungs detail;
 - j. Add the Township Concrete Pipe Cradles detail;
 - k. Add the Township Fire Department Connection detail, if required;
 - l. Revise the Permeable Interlocking Paver detail to show the impervious concrete pavement limit so that the final location of geotextile filter installation location is clearly delineated;
 - m. Revise the Light Pole with Shallow Foundation Installation detail to note, 'Final review and approval of this detail will be required from the Township Building Department prior to commencing with construction of same.';
 - n. All sanitary sewer details shall be submitted directly to the Franklin Township Sewerage Authority for review and approval - Comment Only.

Details (a) through (n) will be included in the site plan set as a condition of approval.

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

Outside Agencies:

- a. Delaware Raritan Canal Commission
- b. Somerset County Planning Board
- c. Somerset-Union Soil Conservation District
- d. New Jersey Department of Transportation

Township Departments:

- a. Franklin Township Fire Department
- b. Franklin Township Police Department
- c. Franklin Township Sewerage Authority
- d. Somerset County Health Department

The Applicant will submit to all applicable agencies and forward all approvals upon receipt.

The following is an itemized response to the comments contained within the Department of Planning and Zoning Review Letter dated October 21, 2021:

1. *D(1) Use Variance. In support of the requested D(1) use variance, the applicant must demonstrate:*

- a. *that "special reasons" exist for the variance (positive criteria); and*
- b. *that the variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (negative criteria).*

With respect to the positive criteria, the applicant must prove that the use would promote the general welfare because the site is particularly suitable for such use.

With respect to the negative criteria, the applicant must prove that the variance can be granted without substantial detriment to the public good. In addition, the applicant must prove that grant of the variance would not be inconsistent with the intent and purpose of the master plan and zoning ordinance (e.g., they must reconcile the proposed use variance with the zoning ordinance's omission of the use from those permitted in the zoning district).

Finally, the applicant must prove that benefits of granting the variance would substantially outweigh any detriments.

Testimony has been provided at the Zoning Board Hearing on 12/16. Testimony will be provided regarding any applicable site plan changes at the upcoming hearing.

2. *"C" Variances*

- a. *In my opinion, certain of the variances are attributable, at least in part, to the narrow shape of the lot. For example, a hardship argument could be justified with respect to full compliance with the 50-foot buffer requirement of Schedule 6 as this requirement would leave a building envelope only 120-feet wide in which to place all site improvements such as buildings, parking, stormwater basins.*

However, a number of the variances and/or the degree of the variances also result, at least in part, from the nature of the proposed use and the scale of the development proposed.

In my opinion the following variances are unrelated to the narrow shape of the lot: building height, building (lot) coverage and impervious coverage. The coverage variances, for example, result from the proposed vehicle storage area/ canopies. Elimination or reduction of this component would reduce or eliminate the requested coverage variances.

In lieu of a hardship (C-1), the applicant should address the C-2 criteria (i.e., grant of the variances would result in a better zoning alternative than compliant development).

- b. *In my opinion, the various variances associated with the vehicle storage canopy along the southerly property line (i.e., 50-foot buffer required where 5.7 feet is proposed; 45-foot side building setback required where 5.7 feet is proposed; 15-foot parking lot setback required where 5.7 feet is proposed; 6-foot landscape screening required where adjoining residential property where no landscape screening is proposed and existing trees would be removed) are particularly unjustifiable. Elimination of this area (along with preservation of the trees in this area and placement of required screening) would reduce or eliminate a number of the proposed variances for the application.*

Testimony has been provided at the Zoning Board Hearing on 12/16. Testimony will be provided regarding any applicable site plan changes at the upcoming hearing.

3. *The applicant should explain the intended operation of the 75-space vehicle storage area proposed in the rear portion of the site. For example, what type of turnover would be involved? Would all or most of these spaces be used for long-term (seasonal) storage of recreational vehicles (RVs)? Would any of these spaces be used to store commercial or other vehicles that would be accessed on a more regular basis?*

Testimony has been provided at the Zoning Board Hearing on 12/16 indicating that the use would be intended for long term storage of vehicles.

4. *The applicant should explain in testimony and appropriate exhibits the intent and design of the proposed “CMU wall with parapet and wrought iron fence – total height 6 feet from high side” which is proposed around the entirety of the development.*

Testimony has been provided at the Zoning Board Hearing on 12/16 regarding the intent of the CMU wall with wrought iron fence. The Site Plan Sheet (C-4) has been revised to propose a solid wall along the southern portion of the property to increase screening. Spot shot elevations are included on the Grading Plan (Sheet C-5) to clarify the total height of the CMU wall.

5. *Design of business and industry uses. The applicant should address compliance with Section 112-33.6, Design of business and industry uses, including:*
 - a. *§112-33.6.C: loading docks, truck parking, and other service functions should be located in a manner than minimizes their view from adjoining roadways.*
 - b. *§112-33.6.D: buildings facing and visible from adjoining roadways should be designed and finished the same as other sides of the building.*
 - c. *§112-33.6.E mechanical equipment should be screened from view from adjoining roadways; any such screening is architecturally integrated with the building through materials, color, texture, shape, size, and with design features, such as facade parapets.*

Testimony has been provided at the Zoning Board Hearing on 12/16.

6. *Outdoor Lighting Standards.*
 - a. *The overall lighting levels (2.64 average footcandles) exceeds the average for uses requiring “enhanced security” per Section 112-33.2.C(2) which the ordinance indicates is for “high vehicular traffic locations should generally require the enhanced level of illumination.” The applicant should explain why the overall illumination levels aren’t more consistent with “basic” lighting levels indicated in the ordinance – i.e., an illumination average closer to 1.0 footcandles.*

The Applicant agrees to provide an After-Hours Lighting Plan which will include lighting dimmers and motion sensors as a condition of approval.

- b. *The application requires relief from Section 112-33.2.B(1) which indicates that lighting levels should not exceed 0.1 footcandles at the property lines adjoining residential zoned property (0.2 proposed). The applicant should identify the locations where this occurs and efforts made to avoid the need for this relief.*

The Lighting Plan (Sheet C-8) has been revised to eliminate the relief previously proposed for lighting levels on property lines adjoining residential zones.

7. *Zoning Information:*
 - a. *Pursuant to 112-28.A, Height exceptions, the height of the building should be measured to the roof (not to the top of the parapet). Thus, it would appear that the proposed building height would be 34 feet (not 35 feet). Further, it is noted that the proposed parapet may be up to 5 feet in height (currently they appear to be 1-foot height). If the Board is inclined to grant the requested height variance (3 stories proposed where 2.5 stories permitted), the applicant should consider increasing the height of the parapet if such increase would serve to screen view of rooftop mechanical equipment.*

The building height has been revised on the Site Plan (Sheet C-4) to indicate the correct building height.

- b. *The ordinance has recently been amended to have a 100 square foot limitation for building-mounted signage (i.e., there is no longer a calculation based on first floor building area). Thus, the proposed building-mounted signage would comply and there is no variance required.*

Acknowledged.

- c. *The applicant should address compliance with §112-104, Size of loading berth, which requires that the total dimension be no less than twice the overall length of the longest vehicle expected to use the facility. In particular, the applicant needs: to identify the longest vehicle expected to use the loading docks; and provide turning radii on the site plan demonstrating that such trucks can properly use the loading docks in the space provided.*

Testimony will be provided regarding the longest vehicles.

- d. *It is unclear why the site plan, twice, references landscape requirements for the existing sign. It is noted that the ordinance requires landscaping around the base of proposed signage and it is assumed that the existing sign would be removed (along with the rest of the FAMA use).*

The Site Plan (Sheet C-4) has been revised to eliminate the landscape requirements for the existing sign.

8. *While I defer to the Traffic Safety Bureau and the Board's consulting engineer, I offer the following on the traffic control plan:*

- a. *Appropriate traffic control signage and pavement markings should be proposed to discourage wrong-way exit movements through the one-way IN curb cut.*

Additional signed has been provided to discourage wrong-way exit movements. Refer to the Site Plan (Sheet C-4).

- b. *It is unclear why the STOP bar and sign are proposed such a significant distance from the edge of pavement of Route 27 (roughly 25 feet).*

The stop bar and sign have been revised to be located closer to Route 27, please refer to the Site Plan (Shet C-4).

9. *The site plan complies with Schedule 6 which requires 1 tree for every 2,000 square feet of paved area (54 trees required - 284 trees of qualifying size are proposed on the plan)*

10.

11. Acknowledged.

12. *The site plan complies with the tree replacement requirements of Chapter 222 which would require 95 trees and 284 trees of qualifying size are proposed on the plan.*

Acknowledged.

13. *The applicant will need to address compliance with P.L. 2021, c.171, which the Governor signed into law on July 9, 2021, regarding the provision of EVSE and Make-Ready parking spaces.*

The Site Plan (Sheet C-4) has been revised to include the required EV charging spaces.

14. *The development would be subject to collection of an affordable housing development fee equal to 2.5% of the equalized assessed value.*

Acknowledged.

The following is an itemized response to the comments contained within the Franklin Township Police Review letter dated October 21, 2021:

1. *Driveway designs and all work in the Public R.O.W. for NJ Route 27 must be approved by NJDOT.*

The Applicant has received a Letter of No Interest from the NJDOT which is included in this resubmission.

The following is an itemized response to the comments contained within the Environmental Commission Review Letter dated November 1, 2021:

1. *This application is for a self-storage facility to be built on the current site of FAMA's Market and Landscaping/Nursery facility. Building would be 3 stories with 38,148 sq ft. 19 parking spaces listed. This requires under the new State Regulation; 1 EV Charger with capability of 2 vehicles at the same time with construction and 1 in each of the next two 3 yr. anniversaries.*

A note has been added to the Site Plan Sheet (Sheet C-4) regarding the EV charging spaces.

2. *Stormwater protective measures are spelled out in the Stormwater manual submitted. 2 Bio- detention basins, and 5 areas of pervious pavers (totaling almost 15,000 square feet.)*

Acknowledged.

3. *Recommendation that the applicant consider installing solar panels on the roof. Applicant can apply for Community State grants if some portion of generated power is dedicated to Community Power for residential areas which may qualify for such relief.*

Acknowledged.

4. *Construction will cause removal of 91 trees. Replanting is specified at 291 trees in the application. Stormwater manual appears to be complete.*

Acknowledged.

Should you have any questions, please do not hesitate to contact our office.

Best regards,



Joshua Kline, PE
Stonefield Engineering and Design, LLC

Sent via FedEx to Addressee