

1000 Waterview Drive
Suite 201
Hamilton, New Jersey 08691
Main: 877 627 3772



VIA HAND DELIVERY
January 24, 2021

Ms. Christine Woodbury, Board Secretary
Planning/Zoning Boards
Township of Franklin
475 Demott Lane
Somerset, NJ 08873

1100 Randolph Road
Block 517.04, Lot 1.01
Township of Franklin, Somerset County, NJ
Colliers Engineering & Design Project No. 20001469A

Dear Ms. Woodbury,

On behalf of JWH Real Estate Holding Corp., Colliers Engineering & Design, Inc. respectfully submits the following in response to the review letter prepared by Robert J. Russo, P.E., P.P., CME, of CME Associates, dated December 23, 2021; the review letter prepared by John Hauss, of the Franklin Township Office of Fire Prevention, dated December 16, 2021; and the review memorandum prepared by Mark Healey, P.P., AICP, of the Franklin Township Department of Planning and Zoning, dated December 9, 2021. Enclosed for your review, please find the following:

- Twenty-five (25) sets of a plan entitled, "Preliminary and Final Site Plan for 1100 Randolph Road, Block 517.04, Lot 1.01, Franklin Township, Somerset County, New Jersey," September 27, 2021, last revised January 21, 2022, consisting of 20 sheets;
- Twenty-seven (27) sets of the Fire Truck Circulation Plan, dated January 21, 2022, consisting of 1 sheet;
- Twenty-five (25) sets of the Architectural Floor Plan and Elevations for 1100 Randolph Road Warehouse Addition, prepared by Pratt Design Studio, LLC, dated January 19, 2022;
- Two (2) copies of the Stormwater Management Report for 1100 Randolph Road, dated September 27, 2021, last revised January 21, 2022;
- Two (2) copies of the Stormwater Management Operation and Maintenance Manual for 1100 Randolph Road, dated September 27, 2021, last revised January 21, 2022;
- Fifteen (15) copies of the Dimension Plan, dated September 27, 2021, last revised January 21, 2022, as an addendum to the Environmental Assessment;
- Two (2) copies of the Attachment D-Major Development Stormwater Summary; and
- Two (2) copies of each of the following approvals:
 - NJDEP Freshwater Wetland Letter of Interpretation: Line Verification, dated January 12, 2021, with approved plan attached;
 - NJDEP Flood Hazard Area Verification Approval, dated October 29, 2020, with approved plan attached;
 - County of Somerset Planning Board Site Plan Approval, dated November 18, 2021;
 - Somerset-Union Soil Conservation District, dated November 9, 2021.

Our responses to the comments contained in the above referenced letters and memorandum, are as follows in **bold**.

THE REVIEW LETTER PREPARED BY ROBERT J. RUSSO, P.E., P.P., CME OF CME ASSOCIATES, DATED DECEMBER 23, 2021

B. GENERAL SITE IMPROVEMENTS

1. Official street address shall be obtained from the Franklin Township 911 Coordinator, if required.

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.

Applicant will comply with the pre-construction requirements.

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 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.

5. In accordance with Ordinance §112-33.6.F, the applicant should provide safe interconnection of sidewalks between parking areas and building entrances within the site and extending to the street. Sidewalk should be provided along the site frontage. The applicant should either revise the site plan or request a design waiver for same. This office recommends the applicant install sidewalk along the property frontage tying into the recently constructed handicap ramp in the northeast corner of the intersection of Randolph Road and School House Road.

The applicant is requesting a design waiver from strict compliance to provide a sidewalk where there currently is not. Testimony will be provided further regarding this topic.

6. In accordance with Ordinance §112-33.6.G, the applicant should provide testimony for accommodations for pick-up/ drop-off areas for ride hailing services, bus and/ or shuttle services.

Testimony will be provided regarding public transit accommodations.

7. In accordance with Ordinance §112 - Schedule 4, 132 parking spaces are required for this proposed use. The parking requirements listed on the title sheet of the site plan notes that 134 parking spaces are required and should be corrected. The site plan indicates that 151 total parking spaces are proposed. The parking demand is met.

Noted. The plan has been revised to show the parking demand of 132 spaces.

8. Based on the 151 total parking spaces, six (6) barrier free parking stalls are required, one (1) of which is required to be van accessible. The applicant is proposing seven (7) barrier free parking stalls, four (4) of which are van accessible spaces; therefore, the ADA parking demand is met.

Noted.

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

The applicant and site plan will comply with the requests of the Fire Official.

10. Per the recently passed and signed S-3223 (P.L. 2021, c.171), a minimum of 4% of the total parking spaces shall be make ready for more than 150 parking spaces parking lots. Of the total make ready spaces provided a minimum of 5% shall be accessible for people with disabilities. Applicant shall discuss compliance with this regulation and the site plan should be revised accordingly.

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.

The parking count has been revised on the plan, now 145 spaces are provided. In accordance with the legislation four (4) Make-Ready parking spaces will be provided with at least one designated for people with disabilities.

11. The applicant is proposing an optional eight (8') foot high security fence for the existing 28,000 sf outdoor storage area. The fencing should be removed from the existing 20' wide storm sewer easement.

Acknowledged. The applicant is proposing a gate at the easement location to provide continuity in security.

12. The Existing Conditions and Demolition Plan, sheet no. 2, should be revised to utilize a different hatch for the proposed mill and overlay area and full depth pavement removal areas.

Existing Conditions and Demolition Plan has been revised.

13. The existing parking lot west of the paving limits appears in disrepair and in need of milling, overlay and restriping. The site plan should be revised to indicate same.

The project scope and site plan have been expanded to include the mill and overlay the noted parking lot.

TRAFFIC IMPACT STUDY COMMENTS

1. 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.

Noted. Included as #3 under the site notes on the cover sheet.

2. The traffic impact study indicates the site driveway along School House Road serves as the truck entrance. Appropriate identification signage should be added for the traffic entrance driveway.

The applicant has existing truck access signage along School House Road.

3. Passenger vehicles appear to be parking along the eastern curblin of the truck driveway, as shown on Google Earth street view. The applicant's engineer should provide testimony regarding same and if there are any existing parking issues associated with this site.

Testimony will be provided to discuss the parking norms of the site.

4. The applicant should supply a truck turning circulation plan that delineates ingress/egress to the site and site circulation plan showing the travel paths of the design vehicle to verify on-site circulation is adequate for service vehicles. This office defers to the Township Fire Prevention Officer regarding the need to submit an emergency vehicle circulation plan.

A truck circulation plan is included in the response to demonstrate the intended turning movements on the site.

C. GRADING AND UTILITY COMMENTS

1. The property must be upgraded to meter pits.

Meter pits will be proposed, the applicant requests from the Township and Engineer any records of connection. The applicant will review the appropriate areas for potable water connections with the Township Engineer.

2. All existing water services must be removed from the main.

The replacement of the existing potable water service and existing main connections will be coordinated with the Township Engineer.

3. Show water and fire service line sizes and provide a detail for the meter pit.

Details have been included on the plan, however, locations of the water service will be added once more information is provided by the Township.

4. School House Road has a moratorium until August 2023.

Acknowledged.

5. The utility plan appears to only propose storm sewer improvements, with a limited amount of fire water improvements. The applicant's engineer should provide testimony regarding how the addition will receive, domestic water, electric, gas, telecommunication and sanitary service.

Testimony will be provided on the utility interconnectivity between the existing and proposed buildings.

6. The existing fire hydrant in the northwest corner of the proposed addition should be relocated to be within the proposed curb island. This office defers to the Township Fire Prevention Director regarding whether the existing fire hydrant be utilized or if a new fire hydrant is required.

The hydrant has been relocated.

7. It is unclear how the proposed overhead door and loading area on the east side of the proposed addition will function. There is a proposed 4' grade difference between this door and the outdoor grade area. Access will be provided by a 20' wide loading area that runs parallel to the addition and is restricted by a retaining wall. It does not appear feasible to access the over head garage door with a vehicle. The applicant's engineer should clarify.

The applicant intends to use this area to sideload flat bed trailers using the overhead gantry crane. The applicant will provide testimony on the intended operations of the loading area.

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

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

Isolated grading and spot elevations in the area of the ADA parking have been provided on the grading sheet to demonstrate compliance with the requirements.

- There appears to be 0.15% slope south of the building between the inlet nos. S-102 through S-106. Same should be revised to provide a minimum of 0.50% slope;

The area outside of the loading dock is a low point for the parking area, an overdesign of catch basins have been added to provide for stormwater capture.

- The bottom of the 20' loading area to the east of the building is proposed at elevation 79.41, which appears to be a low point (inlet S-108 near this area is proposed to have its grate elevation set at 79.51). This should be revised;

The inlet elevation has been revised to provide positive drainage at the loading area.

- Provide top and bottom of curb elevations at all curb pc's and pt's, 90 degree bends, high points and low points, for further review;

Additional grading elevation callouts have been provided.

- The grading plan notes that a concrete header curb is proposed at the back of sidewalk within the handicap sidewalk area. The site plan does not delineate a concrete header curb. The applicant's engineer should clarify;

Curb header has been added to the plans.

- The grate elevation for inlet S-402 appears incorrect.

Grate elevation for inlet S-402 has been revised.

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

D. LANDSCAPING AND LIGHTING COMMENTS

1. The applicant provided a tree conservation and replacement plan to satisfy the requirements of Ordinance §222- Trees. 5 replacement trees are required and 65 are proposed. This office defers to the Township Planner as to the adequacy of the tree replacement plan.

Noted.

2. In accordance with Ordinance §112-33.2.C.2 the minimum horizontal illuminance for parking lots is 0.2 fc. There are various locations where the proposed light levels are 0.1 fc. The lighting plan should be revised.

Additional ballasts have been added to the existing fixtures. The area of minimal illumination is a truck court and consistent with existing lighting. Testimony to be provided on the adequacy of the lighting for the applicant's operations.

3. Relocate the proposed light pole in the Randolph Road right-of-way, near the car entrance, onto the site.

The existing light pole in Randolph Road right-of-way has been relocated.

4. Relocate the existing light pole in the School House Road right-of-way, near the truck entrance, onto the site.

The existing light pole in the School House Road right-of-way has been relocated.

5. Relocate the proposed light fixture for the outdoor storage area outside of the 20' wide storm easement.

The existing light pole has been relocated outside of the easement area.

E. ENVIRONMENTAL IMPACT COMMENTS

1. A Conservation/Preservation Area shall be created in accordance with Ordinance §112-147 of the Franklin Township Land Development Regulations. The Township preservation area boundary line shall be established using the most restrictive of the Flood Hazard Area, Stream Preservation Corridor, and Wetlands Buffer (post- transition area reduction and compensation) lines. A map shall be supplied delineating the limits of the Conservation/Preservation Area with bearings and distances and proposed Preservation Area Marker locations. The applicant should clarify if the Township preservation area boundary line was previously established during the initial construction of the site.

Additional information will be required to accurately address this comment. We recommend for this comment to be made part of the condition of approval while additional reconnaissance be conducted to locate any existing preservation markers.

2. Preservation Area Markers shall either be set or bonded for prior to application sign-off, if markers were not previously set.

Additional reconnaissance will be required to determine if preservation markers have been previously set. We are asking that this item be made a condition of approval.

3. A copy of the proposed site plan should be included with EIS.

Fifteen (15) copies of the proposed site plan have been included as an addendum to the EIS as part of this submission.

F. STORM WATER MANAGEMENT

Stormwater Management System

1. The Applicant proposes to construct one (1) underground detention basin, five (5) porous asphalt pavement areas, and one (1) porous concrete area to address stormwater management and water quality.

Noted.

2. The reference project has been reviewed in accordance with the Stormwater Management Rules NJAC 7:8 as amended October 25, 2019.

We ask the Engineer to provide clarification to this comment. It appears the Stormwater Management Rules NJAC 7:8 last amended March 2, 2020 have been used for the review.

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

Noted. A copy of the permit will be submitted.

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.

Noted. A copy of the permit will be provided to the Township.

5. 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.

Noted. A copy of the certification will be provided to the Township.

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.

Attachment D has been included with the resubmission for review and approval.

7. A stormwater maintenance agreement for the stormwater system should be provided to ensure future maintenance. A sample agreement is available from the Engineering Department.

Upon approval from the Township with the stormwater design, a stormwater maintenance agreement will be submitted as a condition of approval.

8. The Applicant proposes underground and surface extended detention basins to meet the water quantity and quality standards. These devices are not on the NJDEP approved list of Green Infrastructure BMP's, NJAC 7:8-5.2 Table 5-1. This will require a waiver or variance from N.J.A.C. 7:8-5.3, in accordance with N.J.A.C. 7:8-4.6, for the use of the proposed non-green infrastructure BMPs. It should be noted that receiving a waiver or variance will require the following:
 - a. The Applicant shall demonstrate that it is technically impracticable to meet any one or more of the design and performance standards on-site. For the purposes of this analysis, technical impracticability exists only when the design and performance standard cannot be met for engineering, environmental, or safety reasons. A municipality's approval of a variance shall apply to an individual drainage area and design and performance standard and shall not apply to an entire site or project unless an applicant provides the required analysis for each drainage area within site and each design and performance standard.
 - b. The Applicant shall demonstrate that the proposed design achieves the maximum possible compliance with the design and performance standards on-site;
 - c. Mitigation of the project in accordance with N.J.A.C. 7:8-4.6.(a).3 shall be required.

Given there are no available mitigation projects within the watershed and the Township has instructed the applicant a waiver will not be approved under any circumstance, a

redesign of the stormwater management system to utilize approved BMPs from Tables 5-1 & 5-2 has been submitted for review.

9. Wetlands are shown on the property. LOI information for wetlands must be added to plans. A copy of the LOI permit and plans must be provided to this office.

A copy of the NJDEP Freshwater Wetlands Letter of Interpretation and plan is enclosed for record.

10. The Applicant is proposing disturbance in wetlands and wetland buffers. Applicant must obtain a wetlands disturbance permit from NJDEP. A copy of the permit and NJDEP approved stamped plan must be provided to this office.

Maintenance of existing paved surface is not considered a regulated activity consistent with NJAC 7:7A-2.3(b)1i(9). A transition area disturbance permit from the NJDEP is not required for this project.

11. A tributary to the Randolph Brook crosses the site. A flood hazard area around the Randolph Brook tributary is shown on the site plans. A copy of the NJDEP flood hazard area verification permit and approved plans shall be provided to this office. The existing conditions plan should be revised to indicate the information of the flood hazard verification permit and flood hazard elevations.

A copy of NJDEP Flood Hazard Area Verification is enclosed.

12. The Applicant is proposing work near a regulated flood hazard area. The Applicant's engineer must verify that these improvements can be built without any disturbance in the flood hazard area. If a flood hazard area disturbance is being proposed, a flood hazard area disturbance permit must be obtained from NJDEP. A copy of the permit must be provided to this office.

All work is being performed outside of the regulated flood hazard area. No permit is required.

13. Wetlands, wetlands buffer boundaries, flood hazard area boundaries, and riparian zone limits shall be shown on all plans. Lines in legend must be updated to match lines in the plans.

The applicable buffers and boundaries have been shown on all plans.

14. According to calculations in the drainage report, peak flows in predeveloped conditions are 12.56 cfs, 21.93 cfs and 40.21cfs for 2-, 10- and 100-year storms, respectively. Based on prescribed peak reductions in the rules, the site allowable compute to 6.28 cfs, and 32.17 cfs for corresponding storm events. The drainage calculations in Appendix D show peak flows of 10.33 cfs, 17.04 cfs, and 32.88 cfs in 2-, 10- and 100-year storm events, respectively. Proposed flows exceed allowable flows. The stormwater management design does now meet the NJAC 7:8 requirement for quality control.

The stormwater management system has been redesigned and submitted for review.

15. The drainage report should be revised to include maps showing paved areas, roof areas, and open spaces (both pre-development and post-developed conditions) to verify water quality calculations included in the drainage report. Hand-written water quality calculations in Appendix E are not legible. Please provide a legible copy. Compliance with water quality standards could not be confirmed.

The stormwater management system has been redesigned and submitted for review.

16. The drainage report shows no recharge in existing and proposed conditions based on the site soils being Hydrologic Soils Group (HSG) D. According to the NRCS soil survey, the site soils are classified as HSG C soils. The Applicant has performed limited soil investigations. The geotechnical report recommends HSG D classification for site soils based on these investigations. The geotechnical investigations performed do not meet the requirements of NJ Stormwater BMP manual chapter 12 subsection 1c: Hydrologic Soil Group Testing Procedures. Applicants engineers should review these requirements and either perform required geotechnical investigations or use HSG C soils for recharge analysis and compensation.

A letter from the geotechnical engineer overseeing the soil testing of the site will be provided under separate cover. The sampled soils are by nature HSG D, and consistent with the reclassification requested by the engineer.

17. In accordance with the NJDEP BMP manual, a CN of 98 and storage routing should be used for porous pavement areas with underdrains when calculating peak flows. The drainage calculation uses a CN of less than 98 and should be revised.

A CN of 98 has been used for routing design of pervious pavements.

18. According to technical release 55 (TR-55), the minimum time of concentration (t_c) should be 6 minutes unless a longer time is computed. Drainage calculations should be revised with a minimum t_c of 6 minutes.

The BMP manual chapter 5 indicates when TR-55 is used for routing that there is no minimum time of concentration standard. The design will continue to use accurate time of concentrations with no minimum consistent with the BMP manual, which will ultimately provide for a more conservative approach to our stormwater management system.

19. Drainage report, water quality section, uses existing extended detention basin for 40% Total Suspended Solids (TSS) reduction. Routing calculations for the existing extended detention basin shall be provided in the drainage report to support the 40% TSS rating assumed for the basin.

The existing extended detention basin has been eliminated from the water quality calculations and is no longer necessary for the design to be compliant with the current stormwater rule.

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

A low-impact development narrative has been included in the stormwater report.

21. All porous pavement and porous concrete must be clearly identified and labeled on the Grading and Drainage plan, sheet no. 5.

All porous pavement systems have been identified on Sheet 5.

22. In accordance with the NJDEP BMP manual, all porous pavement areas with underdrains must have an outlet control structure. An outlet control structure should be added to the porous pavement area with underdrains.

Outlet control structures have been provided for all porous pavement sections.

23. There appears to be six (6) porous pavement areas shown on the plan. The drainage report uses three (3) different CN numbers for porous pavement areas. That suggests that each porous pavement area has unique characteristics and is not typical. Construction details for each individual porous pavement area must be provided on the plans.

The revised design is no longer using the reduced curve number approach since infiltration is not possible at the site. Construction details are included for each porous pavement system.

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

Design information about each of the five (5) porous pavement systems are included with the resubmission.

25. Porous pavement detail should be revised to note the maximum water elevation for the water quality, 2-yr, 10-yr, and 100-yr storm events, and drain times for each proposed Porous pavement areas.

Porous pavement sections and plans have been revised to show the water surface elevations corresponding to the various storm events. A table indicating these water surface elevations are also included on the plans.

26. There are two typical porous asphalt pavement details on plans with conflicting information. One of them should be removed.

Porous pavement details have been revised.

27. Each porous pavement area must include at least two (2) 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 (3) 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.

Inspection ports as well as a note demonstrating this request has been added to the plans.

28. Details of porous pavement inspection ports must be provided on construction plans, and they must be traffic- rated.

Porous pavement inspection port detail is included on the plans and is HS-20 rated.

29. The construction detail for the porous asphalt pavement and porous concrete shall be revised to include post- construction testing requirements as per chapter 9.6 of the NJ Stormwater BMP Manual.

Testing requirement in accordance with the BMP manual have been included in the construction details.

30. Capacity calculations for porous pavement underdrains and drain times should be provided in the drainage report.

Stage storage information and drain times are included in the revised stormwater report.

31. Drainage calculations show all porous pavement areas draining to the underground detention basin. Utility plans show some of these areas connecting directly to the outfall. The Applicant's engineer should review and correct this discrepancy.

Routing for all the porous pavement systems have been revised and is consistent between the analysis and the resubmitted plans.

32. A cross-section of the Underground Detention System (UGDS) must be provided on plans. It should indicate the top and bottom of the stone, pipe elevations, and seasonal high groundwater.

A subgrade extended detention system is no longer proposed.

33. Inspection ports should be provided at the end of each row of pipes for maintenance. In addition, a construction detail of the inspection ports should be provided.

A subgrade extended detention system is no longer proposed.

34. The grading and drainage, and utility plan should be revised to include the maximum water surface elevation for the 2-yr, 10-yr, and 100-yr storm event for the underground detention basin.

A subgrade extended detention system is no longer proposed.

35. The UGDS must be able to drain in 72 hours. Drain time calculations should be provided in the drainage report. Drain time should be added to the grading and drainage plan as well as the operation and maintenance manual.

A subgrade extended detention system is no longer proposed.

36. All pipes in the UGDS must have at least a 0.25% slope towards the outfall structure.

A subgrade extended detention system is no longer proposed.

37. The construction detail for the underground outlet structure should be revised to provide a two-chamber outlet structure. The trash racks should be installed in the upstream chamber to be able to provide maintenance without having to access the underground basin.

All outlet control structures have been revised to provide a two-chamber outlet structure. Trash racks have been included in the construction detail.

38. 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.

Noted.

39. The drainage report should be revised to include design calculations for the conveyance system.

Storm sewer design and calculations have been included for review.

40. 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 basin and downstream detention basin via an alternate path. Revise drainage report accordingly.

All storm pipes required for routing the 100-year storm to the proposed bio-retention basin have been taken into account. Overland alternate routing is not proposed for this design.

41. Perforated underdrains below porous asphalt pavement on the north and east side of the building are more than three feet below pavement for most of its length. The stone depth below the porous pavement where this underdrain is supposed to reside is only 1.5 ft deep. Applicants' engineers should review this issue and revise the plans.

The plans have been revised to show system specific information regarding the underdrain system.

Operation and Maintenance Manual

42. The O&MM should be revised to include the name and telephone number of the person or persons responsible for preventative and corrective maintenance.

The information has been added to the report.

43. The O&MM should be revised to include a Location Map showing the location of all BMPs. Please refer to the link below for the NJDEP template

https://www.nj.gov/dep/stormwater/maintenance_guidance.htm

The information has been added to the report.

44. The O&MM should be revised to include a summary of design parameters for the underground detention basin, porous pavement, and extended detention basin. The information should include design detention time and drain time. In addition, provide the type, size, and invert elevation for each outflow device in the outlet structure. please refer to the link below for the NJDEP template

https://www.nj.gov/dep/stormwater/maintenance_guidance.htm

The information has been added to the report.

45. In accordance with NJAC 7:8-5.8(d), the maintenance of stormwater management facilities and any future revisions to it shall be recorded upon the deed of record for the property. O&MM should be updated to include this requirement.

Upon approval of the stormwater system, a deed of record for the stormwater management facility will be provided as a condition of approval.

46. In accordance with NJAC 7:8-5.8(g), O&MM shall be evaluated by the person responsible for maintenance for updates and effectiveness at least once per year. The O&M manual shall be updated and recorded in the deed as needed at that time. O&MM should be updated to include this requirement.

Upon approval of the stormwater system, a deed of record for the stormwater management system will be provided as a condition of approval.

47. In accordance with NJAC 7:8-5.8(h), The person responsible for maintenance shall retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, this maintenance plan. O&MM should be updated to include this requirement.

The requirement has been included in the O&M report.

48. The O&MM should be updated to include a schedule of regular inspections.

A schedule of inspections have been included in the O&M report.

49. 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 requested information has been included in the O&M report.

50. 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&MM plan.

The requested information has been included in the O&M report.

G. 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";

Note has been included with the construction details.

- b. Add a Water Meter Pit detail;

A water meter pit will be included once more information about the existing system is attained.

- c. Revise the Concrete Footing Schematic detail to specify depth of the footing;

Footing is shown as schematic only, shop drawings of the footing design are to be submitted to the engineer for approval prior to construction.

- d. Remove the Type "J" Eco Curb Piece from the Eco Curb Piece detail;

Detail revised.

- e. Revise the Light-Duty Pavement detail to increase the top course of hot mix asphalt to 2" thick and the base course to 4" thick;

Detail revised.

- f. Revise the Heavy-Duty Pavement detail to increase the base course to 6" thick;

Detail revised.

- g. The Porous Concrete Pavement detail should be revised to include steel reinforcement to accommodate truck parking;

Steel reinforcement with porous concrete is inconsistent with the BMP manual. It is unclear how any development length would be achieved in a system with 15-25% voids.

- h. Provide a detail for the proposed S-2A sign;

Detail included.

- i. Sign details for the R8-3a, R5-2a, R(NJ)3-5R and R(NJ)4-7 are provided. Proposed locations for these signs should be delineated on the site plan;

Sign information and location have been revised.

- j. All sanitary sewer details shall be submitted directly to the Franklin Township Sewerage Authority for review and approval - Comment Only

Acknowledged.

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

Outside Agencies:

- Delaware Raritan Canal Commission - **Pending**
- Somerset County Planning Board - **Approved**
- Somerset-Union Soil Conservation District - **Approved**
- New Jersey Department of Environmental Protection - **Not Applicable**

Township Departments:

- Franklin Township Fire Department - **Pending**
- Franklin Township Police Department - **Pending**
- Franklin Township Sewerage Authority - **Pending**
- Somerset County Health Department - **Not Applicable**

THE REVIEW LETTER PREPARED BY JOHN HAUSS, OF THE FRANKLIN TOWNSHIP OFFICE OF FIRE PREVENTION, DATED DECEMBER 16, 2021

Fire Prevention has the following comments on this application.

1. Two additional fire hydrants are required for proper spacing; the applicant should contact Fire Prevention to discuss locations.

The applicant will comply with the additional fire hydrant locations.

2. Is the proposed addition going to have its own FDC (Fire Department Connection)? If so, the location of the FDC must be approved and shown on the plans. The FDC must be within 50-feet of a fire hydrant. Supplemental signs will be required at both FDCs showing what portion of the building each FDC supplies.

The architect will provide testimony on the integrated fire systems of the building.

3. The Underground Stormwater Detention System must be rated for HS20 loading.

The subgrade detention system is no longer proposed. All proposed improvements are HS-20 rated.

4. Exterior storage must be limited to the approved area – currently exterior storage is in other areas. The fence should assist in ensuring the storage is in the approved area. The applicant should ensure the proposed area is adequate for the storage.

Noted.

5. We reserve the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.

Noted.

THE REVIEW MEMORANDUM PREPARED BY MARK HEALEY, P.P., AICP, OF THE FRANKLIN TOWNSHIP DEPARTMENT OF PLANNING AND ZONING, DATED DECEMBER 9, 2021

REVIEW COMMENTS

1. Under Docket #PLN-13-00014 (“Rosenwach Tank Co., LLC”), the Board granted approval for outdoor storage of lumber and steel to be used in association with the construction of water tanks and cooling towers with this storage occurring in an existing parking field located behind the building. The site plan proposes a 28,000 square foot “outdoor storage” area in that portion of the site. It is proposed to be delineated with pavement striping and an “optional 8-foot security fence”. It is assumed that this area is intended to serve as the previously-approved outside storage area. The applicant should clarify and demonstrate that the site would properly function with this area in place (e.g., truck movements through the site; truck movements in existing and proposed loading area).

A truck circulation plan has been included in this submission.

2. With respect to Article XXIX, Stream Corridor Preservation, of the Land Development Ordinance, I offer the following:
 - The site plan is consistent with the intent of the ordinance in that no further encroachment is proposed. There is no disturbance or site construction closer to the stream than currently exists. The proposed limit of disturbance (LOD) is coterminous with the existing limit of site development (i.e., curb lines and existing stormwater basin).

Noted.

- To the extent there are some site modifications within 150 feet of the stream (drainage inlets and line, repaving/ re-striping), such work is proposed within portions of the site that have been previously disturbed (e.g., existing parking area or access drive).

Noted.

3. The site plan complies with the applicable building and parking lot setbacks of Schedule 6 including compliance with the 50-foot front yard parking setback along the site frontage.

Noted.

4. The site plan is consistent with the intent of Section 112-33.6.A, which encourages a well landscaped road frontage, in that the forested nature of the site's Randolph Road frontage will remain undisturbed and no construction is proposed along either of the site's road frontage resulting in the preservation of the large trees existing along both frontages.

Noted.

5. The site layout is consistent with §112-33.6.C which indicates that loading docks, truck parking, and other service functions should be located in a manner than minimizes their view from adjoining roadways.

Noted.

6. The architectural plans comply with §112-33.6.D as the sides of the building facing and visible from adjoining roadways are designed and finished the same as other sides of the building.

Noted.

7. The applicant should present testimony and appropriate exhibit(s) addressing §112-33.6.E which indicates that mechanical equipment should be screened from view from adjoining roadways and that any such screening is architecturally integrated with the building through materials, color, texture, shape, size, and with design features, such as facade parapets.

The applicant will provide testimony on the visibility of mechanical equipment from Randolph Road and School House Road.

8. The applicant should present testimony addressing §112-33.6.F which requires that such applications appropriately take into consideration non-automotive modes of transportation including convenient and safe interconnection of sidewalks, bicycle parking and electric vehicle charging stations.

The applicant will provide testimony on alternative modes of transportation available to the site.

9. The applicant should present testimony addressing §112-33.6,G. which encourages appropriate accommodation for pick-up/ drop-off area(s) for ride hailing services, bus and/or shuttle.

The applicant will provide testimony relating to public transportation.

10. The site plan complies with Schedule 6 which requires 1 tree for every 2,000 square feet of paved area (8 additional trees required - 65 new trees proposed). Similar calculations on Sheet 12 also demonstrate compliance.

Noted.

11. The site plan must be revised to comply 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.

Electric vehicle charging stations and make-ready parking spaces are included as part of the project.

12. The plan complies with Chapter 222, Trees in that 5 replacement trees required and 65 replacement trees are proposed.

Noted.

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

The applicant will comply to affordable housing requirements of the development.

We trust that this submission addresses the concerns outlined in the above referenced letters and memorandum. Should you have any questions or require additional information please contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



for

Julia G. Algeo, P.E., P.P.
Regional Director | Civil Site

cc: Mark Healey, P.P., AICP, Director of Planning/Senior Zoning Officer, via email
Vincent A. Dominach Jr., Economic Development Director, via email
Andrew Rosenwach, JWH Real Estate Holding Corp., w/enclosures via email
Meryl A. Gonchar, Esq., Sills Cummis & Gross P.C., w/enclosures via UPS
Rick Pratt, AIA, Pratt Design Studio, LLC, w/enclosures via email
Julia G. Algeo, P.E., P.P., Colliers Engineering & Design