

# Franklin Township

Somerset County, New Jersey



## DEPARTMENT OF PLANNING AND ZONING

Planning – Zoning – Affordable Housing  
Planning Board – Zoning Board of Adjustment

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## MEMORANDUM

TO: Planning Board

FROM: Mark Healey, PP/ AICP  
Director of Planning/ Senior Zoning Officer

DATE: January 26, 2022 (report updated per revised plans)

RE: *JWH Real Estate Holding Corp* - Preliminary and Final Major Site Plan – 1100 Randolph Road – Block 517.04 Lot 1.01 (PLN-21-00023)

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As requested, I have reviewed the following documents relative to the above referenced preliminary and final site plan application:

- 2019-sheet set of site plans, prepared by Colliers Engineering & Design, dated 9/27/21 revised 1/12/22
- 2-sheet Tree Removal Plan, prepared by Colliers Engineering & Design, dated 9/24/21
- 32-sheet set of architectural plans, prepared by Pratt Design Studio LLC, dated 1/19/22~~9/28/21~~
- 1-sheet "Fire Truck Circulation Plan" prepared by Colliers Engineering & Design, dated 1/21/22

## SITE DESCRIPTION

The 20.98-acre property is located on the northeasterly corner of the Randolph Road/ School House Road intersection within the Business and Industry (B-I) zone. The site is currently developed with 202,165 square foot light manufacturing and warehouse building. Site access is currently available from two-way curb cuts on both roadways. Car parking is provided along the northerly side of the building, while loading is provided to the rear (west) of the building. A large grass area exists to the northeast of the existing building. A stream and associated flood hazard area and wetlands traverse the northwesterly corner of the site in proximity to the site's Randolph Road curb cut. A driveway serving the adjoining building to the east on School House Road is located within a 35-foot wide easement in the southeasterly corner of the site.

Surrounding properties to the north, east and south are largely developed with uses permitted in the B-I consisting of light industrial and warehouse. To the west of the site (on the opposite side

of Randolph Road) is the community center and retail shopping center portions of the Summerfields development.

## PROJECT DESCRIPTION

The applicant seeks approval for the proposed development which consists of:

- construction of a one-story ~~400,265~~100,112 square foot warehouse addition in the existing grass area located to the northeast of the existing building
- the existing site access drives from Randolph Road and School House Road would remain un-changed.
- The site plan reflects a total of 151 car parking spaces (where a minimum of 132 are required) and ~~26~~16 trailer parking spaces
- associated site modification including grading and drainage and proposed landscaping and site lighting (including conversion of lighting throughout the site to LED)

The proposal requires the following approvals from the Township Planning Board:

- *Preliminary and Final Site Plan*

## 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). The applicant has provided turning movements for fire trucks<sup>1</sup>. However, considering that this area is adjacent to the existing and proposed loading areas and the trailer parking area, the site plan should also demonstrate that tractor trailers can appropriately maneuver through this area.
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

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<sup>1</sup> I defer to CME and Fire Prevention regarding review of that plan.

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). Revised plan remains consistent with the ordinance.

- 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). Revised plan remains consistent with the ordinance.
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. Revised plan remains consistent with the ordinance.
  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. Revised plan remains consistent with the ordinance.
  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. Revised plan remains consistent with the ordinance.
  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. Revised plan remains consistent with the ordinance.
  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. Comment remains. Applicant should provide testimony.
  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. Comment remains. Applicant should provide testimony.
  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. Comment remains. Applicant should provide testimony.
  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. Revised plan remains consistent with the ordinance.

- 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. Site plan doesn't comply. The applicant should review Section §112-33.7 (which follows State law exactly) and revise accordingly including but not necessarily limited to the number of spaces.
- 12. The plan complies with Chapter 222, Trees in that 5 replacement trees required and 65 replacement trees are proposed. Revised plan remains consistent with the ordinance.
- 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.

Figure 1: Site Location

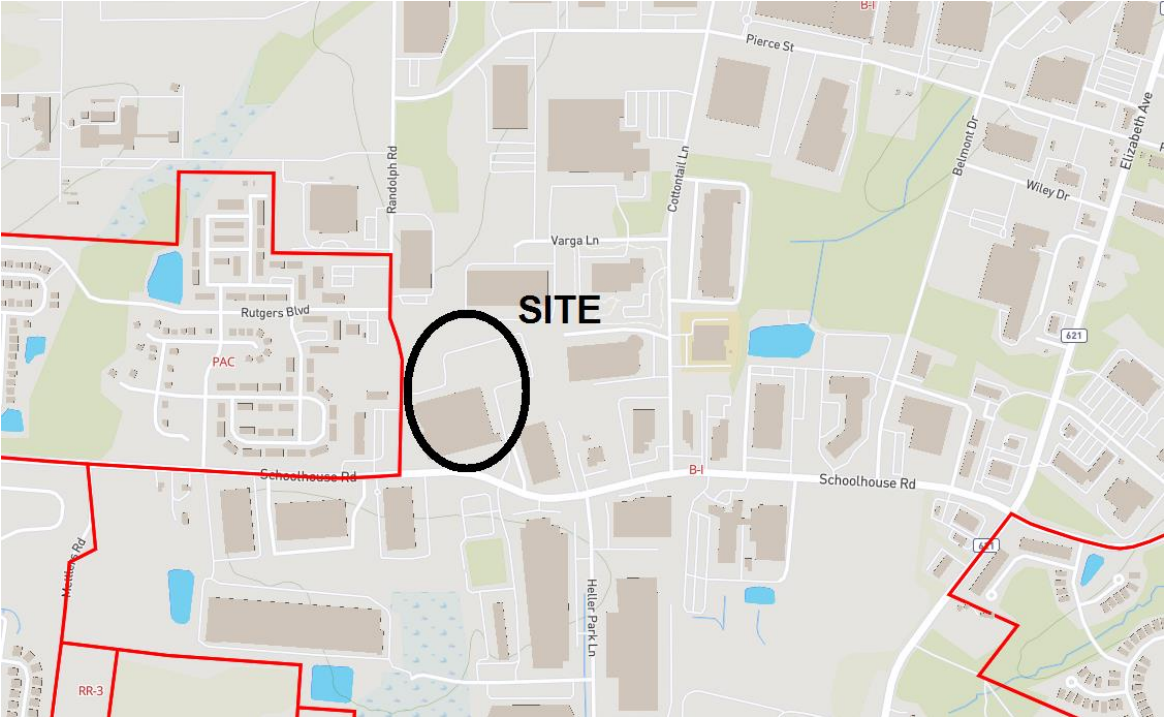


Figure 2: Site and Surrounding Area



Figure 3: School House Road frontage



Figure 4: Randolph Road frontage

