



FRANKLIN TOWNSHIP SEWERAGE AUTHORITY

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February 9th, 2022

Project Applicant: Franklin Storage, LLC
Project Location: 297 & 305 Davidson Avenue, Somerset, NJ
Block: 502.01; Lots 45.01 & 46.01
Docket #: PLN 21-00018
Plan Type: Preliminary & Final Major Site Plan

The Applicant is proposing to develop the site with a 3-story self-storage facility consisting of 120,750 square feet of gross floor area. The project site occupies Lots 45.01 & 46.01 of Block 502.01 and is located on Davidson Avenue and is approximately 500 feet southwest of its intersection with Pierce Street. The existing conditions support prior demolition of existing structures that occupied both Lots 45.01 & 46.01.

The Project is to be serviced by a 4" diameter gravity sanitary sewer lateral that will be connected to the Authority's existing 10" diameter gravity sanitary sewer main that is located within the centerline of Davidson Avenue. The Applicant is also proposing the removal of an existing subsurface sewage disposal system that is located on Lot 45.01.

The following Preliminary documents have been received with respect to the proposed project:

1. Preliminary and Final Site Plan for Access Self Storage, as prepared by The Reynolds Group, Inc., August 31, 2021, last revised October 12, 2021;
2. Architectural Plan, as prepared by Mancini Duffy Architects, LLC, undated, last revised September 1, 2021.

Based upon our preliminary review of the submitted documents, the Applicant is to provide the following items required for submission of an Application and subsequent approval for connection to the Authority's sanitary sewerage facilities:

- Applicant is to submit a complete Application for Approval of Sewerage Facilities in accordance with the FTSA Rates, Rules and Regulations (Appendix A-5 thru A-6).
- Application Fee to be posted in the amount of \$50.00 in accordance with Appendix F.
- Application Initial Review Escrow to be posted in the amount of \$24,150.00 in accordance with Application Section 14C.
- Applicant is to submit a complete Impact Fee Determination Request Form in accordance with the FTSA Rates, Rules and Regulations (Appendix A-8).
- Impact Determination Fee to be posted in the amount of \$500.00 in accordance with Appendix F.
- All Application Fees, Review Escrow, and Impact Determination Fees shall be submitted (via separate checks) made payable to "The Franklin Township Sewerage Authority".
- Application to include a Signed and Sealed Engineer's Report in support of the proposed sanitary sewer improvements. Said report to include, but not be limited to; a summary of the sanitary improvements, existing flow conditions, proposed average daily flow

calculation, proposed peak flow calculation, sewage velocity calculation, pipe capacity analysis, etc.

- Application to include Signed and Sealed Sanitary Sewer Construction Specs in accordance with Appendix C.
- Application to include Signed and Sealed Sanitary Sewer Construction Cost Estimate in accordance with Appendix F.
- Application to include a full-set of Signed and Sealed Plans. Said plans to include all applicable FTSA Standard Construction Details in accordance with Appendix D.
- Submission of an electronic version (PDF) of the Site Plan, Sanitary Sewer Analysis, and Sanitary Sewer Specification to: Staffengineer@ftsa-nj.org.

A full review of the proposed sanitary facilities will be performed upon receipt of the above referenced documents. The Applicant is required to maintain full compliance with the FTSA's Rates, Rules, and Regulations throughout the duration of the Application process. The Authority reserves the right to make additional comments based upon the submission of any revised plans and/or documents.

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

Very Truly Yours,



William E. Korosec, PE
Consulting Engineer

WK/JK

cc: Joseph Danielsen – FTSA Executive Director
Scott Nocero – FTSA Operations Manager / Licensed Operator
Eric Bernstein, Esq. – FTSA Attorney