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MEMO TO: Township of Franklin  
Zoning Board of Adjustment

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

DATE: March 4, 2022

RE: **1784 Capital Holdings, LLC**  
**Preliminary & Final Major Site Plan**  
**Report #2**  
**Engineering**  
**Block 85, Lots 58 & 59.02**  
**1613 Lincoln Highway (NJ Route 27)**  
**Franklin, New Jersey**  
**Our File: PFRZ0085.04/600.01**  
**Application # ZBA-21-00009**

As per your request, this office has reviewed the following documents relative to the above referenced preliminary and final site plan application:

- Preliminary & Final Major Site Plan, as prepared by Stonefield Engineering & Design, LLC, dated March 12, 2021, with a latest revision date of February 18, 2022;
- Architectural Plan, as prepared by Louis W. Vandeloecht, dated March 23, 2021, with no revisions;
- ALTA/NSPS Land Title Survey, as prepared by Stonefield Engineering & Design, LLC, dated June 8, 2020, with no revisions;
- 200 Ft. Topographic Features Exhibit, as prepared by Stonefield Engineering & Design, LLC, dated March 16, 2021, with a latest revision date of June 2, 2021;
- Traffic & Parking Assessment Report, as prepared by Stonefield Engineering & Design, LLC, dated March 12, 2021, with no revisions;
- Stormwater Management Report, as prepared by Stonefield Engineering & Design, LLC, dated February 18, 2022, with no revisions;
- Stormwater Operations & Maintenance Manual, as prepared by Stonefield Engineering & Design, LLC, dated March 12, 2021, with no revisions;
- Environmental Impact Statement, as prepared by Stonefield Engineering & Design, LLC, dated March 12, 2021, with no revisions;
- Truck Turning Exhibit, as prepared by Stonefield Engineering & Design, LLC, dated February 18, 2022, with no revisions;
- Application Forms.

The following comments are offered with regard to same:



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#### **A. PROJECT OVERVIEW**

The site is located along the west side of Route 27, between Sinclair Boulevard and Skillmans Lane. The property is approximately 5.78 acres and is located in the Cluster-Residential (C-R) zone. The site is currently occupied by Fama's Nursery & Landscaping and contains a 1-story, 2,861 sf building, a 1-story, 2,492 sf building, four (4) green houses, three (3) canopies, connex box storage, and multiple mulch, brush and dirt stockpiles. The applicant is proposing to construct a 3-story Self-Storage Facility, with a first floor area of 38,148 sf, including four (4) internal loading docks, nineteen (19) parking spaces and fifty (50) cover storage spaces in the rear of the property. The applicant is proposing the following site improvements including but not limited to permeable interlocking paving areas, concrete driveway/ parking lot, two (2) bio-retention basins, concrete curb, sidewalk, retaining walls, utilities, grading, lighting and landscaping.

We defer the review of the zoning related issues to the Board Planner except where they may pertain to engineering issues.

#### **B. GENERAL SITE IMPROVEMENTS**

1. Official street address shall be obtained from the Franklin Township 911 Coordinator.
2. An Engineering Cost Estimate will be required once final plans are signed-off on by the Board. Upon approval, applicant shall provide appropriate bonds and Engineering inspection fees and attend a pre-construction meeting, prior to any site work.
3. All fees shall be paid by the applicant at the time of adoption of a resolution of site plan approval for the cost of making upgrades and modifications to the Tax Maps and geographic information system (GIS) (§112-329).
4. At the time the final plans are submitted for signature of the municipal officials, the applicant shall submit CAD-generated data files, prepared by a New Jersey licensed land surveyor, directly translatable into an identical image of the plan per the requirements of Ordinance §112-329.
5. Note: An As-Built Plan prepared by a licensed Land Surveyor is to be submitted to the Township prior to any Certificate of Occupancy inspection or the release of performance bonds. Same should be noted on the site plan.
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.
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.
8. A self-storage facility is not a permitted use within the Cluster-Residential Zone; a variance is required for the proposed use.
9. 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.



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10. 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 29.4%.
11. 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 60.9%.
12. The applicant's engineer has indicated that a parking variance is required for this use. The applicant's engineer noted that 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. However, the latest version of Schedule 4 required 1 parking space for each 5,000 sf for a self storage facility. The applicant's engineer should revise their parking calculation accordingly. It appears 24 parking spaces are required by the ordinance. The applicant is proposing 19 parking spaces. The applicant should provide testimony on the anticipated parking spaces needed for this use. A variance is required for parking.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. The Existing Conditions Plan, sheet no. C-2, should be updated to list the proposed owners within 200' within North Brunswick, as well.
20. 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.



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21. 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.
22. The applicant received a letter of no interest from the NJDOT. However, a permit will be required for the proposed improvements within the NJDOT right-of-way.
23. 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.
24. Supplement the 'Do Not Enter' signage with pavement marking near the northern driveway entrance. In addition, a right turn only pavement marking should be added for eastbound traffic traveling toward the site entrance.

**C. GRADING AND UTILITY COMMENTS**

1. Applicant should note the size and material of the domestic and fire line services on the utility plan.
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.
3. Delineate the existing water main in Route 27. The size of the existing main should be noted on the site plan.
4. The existing water service line should be removed prior to demolition permits.
5. 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.
6. 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.
7. 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.
8. The applicant should address the following general grading comments:
  - Provide additional spot elevations so compliance with ADA design standards can be reviewed further for all proposed ADA parking spaces, ramps and landings;



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- 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);
- Provide top and bottom of curb elevations at all curb pc's and pt's and 90 degree bends, for further review;
- Provide top of extended curb, bottom of curb (high side) and back of curb (low side) elevations;
- Inlets should be installed at all low points in addition to the proposed permeable pavers;
- 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 comply with this and should be revised;
- 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;
- 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;
- 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;
- 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.

#### **D. 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 the applicant notes that 284 trees are proposed on sheet no. 3; however, the sheet no. 10, Landscaping Plan, notes that 334 trees are proposed. This office defers to the Board Planner as to the adequacy of the tree replacement plan.
2. The applicant is requesting a waiver for the minimum light level provided in the parking lot. A minimum light level of 0.2 fc is required; the applicant is proposing a minimum light level 0.1 fc. Our office recommends the applicant redesign the lighting to comply with the ordinance.
3. The applicant is requesting a waiver for providing a lighting average to minimum ratio of 5:1fc. 27.2:1 fc is being proposed. The applicant should provide testimony justifying the proposed waiver since the ratio provided appears excessive.
4. The applicant is requesting a waiver for providing a lighting maximum to minimum ratio of 5:1fc. 147:1 fc is being proposed. The applicant should provide testimony justifying the proposed waiver since the ratio provided appears excessive.

#### **E. 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.
2. The following sections of the EIS should be revised, as noted:
  - Section 3.1: add that the site is in the drainage area for Six Mile Run, a category one stream in this area;
  - Section 4.0: add that a drainage pipe will be built inside the NJDOT Right of Way;



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- Section 5.0: add NJDOT drainage permit to the list of approvals;
- 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;
- Section 7.1: confirm DRCC water quality requirement is 80% and not 95%.

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

#### **F. STORM WATER MANAGEMENT**

1. The Applicant proposes to construct five (5) Porous Paver Areas and two (2) Bioretention structures, to address stormwater management and water quality.
2. The referenced project has been reviewed in accordance with the Stormwater Management Rules NJAC 7:8 as amended March 2, 2020.
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.
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.
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.
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.
7. Provide a Stormwater Maintenance Agreement for the stormwater system to ensure future maintenance. A sample agreement is available from the Engineering Department.
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.
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. The applicant has revised the plan to provide 5' clearance which will require a variance. Our office takes no exception to the required variance.
10. 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.
11. Interlocking pavers must have an open area of 20% to qualify as porous pavers. Details must be provided on plans to confirm this requirement.



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12. 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 table needs to include seasonal high water table and flow capacity of underdrain system.
13. 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.
14. 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.
15. Detail for porous pavement shows a 4" underdrain, and plans show 2". This discrepancy should be addressed.
16. Capacity calculations for porous paver underdrains should be provided in the drainage report.
17. The Applicant's engineer should investigate adding an overflow grate in the front paver area to improve drainage.
18. 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.
19. 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.
20. 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.
21. 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 table provided in the report needs to be updated to include all parameters in the comment.
22. 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.
23. 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



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site plan stating this requirement. The notes on the stormwater management plans refer to infiltration basins and infiltration structures that are not relevant to the proposed bioretention basin. Applicant engineer should review and revised the notes

24. 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.
25. 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.
26. 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.
27. 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.
28. The construction detail for bioretention basins on sheet C14 should be revised to show the elevation of the season-high groundwater table.
29. 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.
30. 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.
31. 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.
32. 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.
33. There are discrepancies between pipes calculations in the drainage report, and plans should be reviewed and addressed.
34. 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.
35. Some of the proposed HDPE pipes are being installed at very shallow depths and do not meet minimum cover requirements for HDPE pipes. The Applicant's engineer should review and revise the stormwater conveyance system accordingly.
36. 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





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the area of the proposed basin. The Applicant should perform the required testing in accordance with Chapter 12 of the BMP Manual.

37. 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.
38. 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.
39. A low-impact development checklist should be completed for this project and included in the drainage report.
40. 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.
41. 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.
42. A legible location plan should be added to the O&M manual showing locations with labels for each BMP described in the maintenance plan.
43. Information provided in section 4.0 Stormwater BMP inventory does not match the information provided in the drainage report. This discrepancy should be corrected.
44. 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.
45. 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.
46. 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.



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**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";
  - 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.

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

Outside Agencies:

- Delaware Raritan Canal Commission
- Somerset County Planning Board
- Somerset-Union Soil Conservation District
- New Jersey Department of Transportation

Township Departments:

- Franklin Township Fire Department
- Franklin Township Police Department
- Franklin Township Sewerage Authority
- Somerset County Health Department

***The Engineering Department reserves the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.***

Should you have any questions regarding this matter, please do not hesitate to contact this office.

RJR/DM

cc: Zoning Board Secretary