



# COUNTY OF SOMERSET PLANNING BOARD

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County Engineer/  
Board Secretary

June 7, 2022

Mr. Michael Orsini, Chairman  
Franklin Township Planning Board  
475 DeMott Lane  
Somerset, NJ 08873

**RE: B9 SCHOOLHOUSE OWNER, LLC  
BLOCK 514 – LOTS 1-3, 60  
FL 1129:001-22S  
96, 98 & 104 SCHOOLHOUSE ROAD & 15 METTLERS ROAD**

## ALTERNATE MEMBERS

Ashok Rakhit  
1<sup>st</sup> Alternate

Maria L. Tapia-Burch  
2<sup>nd</sup> Alternate

Adam Slutsky  
County Engineer Alternate

## STAFF

Walter C. Lane, PP, AICP  
Director  
Office of Planning, Policy  
& Economic Development

Joseph DeMarco, Esq.  
County Counsel

Dear Mr. Orsini:

This office and the office of the County Engineer have reviewed information submitted for the above-referenced project pertaining to the construction of two warehouses consisting of Warehouse Building A; 171,375 square feet with 109 parking spaces, 46 loading docks and 2 drive-in ramps and Warehouse Building B; 73,600 square feet with 46 parking spaces, 22 loading docks and 2 drive-in ramps. The 26.88 acre tract is located on Schoolhouse Road and Mettlers Road. The reviewed information consists of a plan entitled "Preliminary & Final Major Site Plan for B9 Schoolhouse Owner LLC Proposed Warehouses" dated April 1, 2022, a Stormwater Management, Groundwater Recharge and Water Quality Analysis dated April 2022, a Stormwater Management Measures Maintenance Plan & Field Manuals dated April 18, 2022, an Environmental Impact Assessment Report dated April 2022 and a Water and Sanitary Sewer Engineer's Report dated April 2022 all prepared by Dynamic Engineering.

Since Somerset County does not collect from commercial/industrial properties as part of Somerset County Solid Waste Management Program, all recycling and garbage shall be picked up by a private hauler.

Since the plan proposes the site's runoff to outfall into the existing stormwater collection system along Mettlers Road, it is requested that the Township handle the review of the stormwater management.

Since this application does not adversely affect a County facility, the Somerset County Planning Board approves this project.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

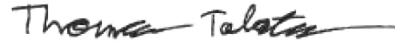
*Somerset County Is An Equal Opportunity Employer*

This report reflects comments from the County Planning Board and the office of the County Engineer (908) 231-7024. Should you have any questions, please contact the appropriate individual listed below.

Sincerely,



Nora Fekete  
Planner



Thomas Tabatneck  
Engineer, Land Development Section

cc: Christine Woodbury, Board Secretary  
Franklin Township Engineer  
B9 Cottontail Owner, LLC, c/o Liz Gabor, VP Link Logistics Real Estate, via email  
([lgabor@linklogistics.com](mailto:lgabor@linklogistics.com))  
Kyle Kavinski, PE, Dynamic Engineering Consultants, PC, via email ([kkavinski@dynamiccec.com](mailto:kkavinski@dynamiccec.com))  
Peter U. Lanfrit, Esq., via email, Erin Santora LaGrua via email