

April 9, 2024

Christine Woodbury, Secretary  
Franklin Township Planning & Zoning Boards  
475 DeMott Lane  
Somerset, New Jersey 08873

via Peter U. Lanfrit, Esq.

Re: Mohamed Gouda  
Preliminary and Final Subdivision Plan  
360 Franklin Boulevard  
Block 286, Lot 14.02  
Franklin Township, Somerset County, NJ  
Application No. PLN-20-00015

Dear Ms. Woodbury:

On behalf of the applicant, Mohamed Gouda, I am herewith responding to the comments provided by Robert J. Russo, Township Engineer, regarding the proposed development referenced above. Please find enclosed for review and approval:

1. Twenty-five (25) copies of the Preliminary and Final Subdivision Plan, prepared by Van Cleef Engineering Associates, LLC (Van Cleef) dated December 15, 2017, and last revised February 24, 2024.
2. Three (3) copies of the Drainage Report prepared by Van Cleef dated December 15, 2017, and last revised February 24, 2024.
3. Three (3) copies of the Operation and Maintenance Manual prepared by Van Cleef dated December 15, 2017, and last revised February 24, 2024.
4. Fifteen (15) copies of the Environmental Conditions Report prepared by Van Cleef dated December 22, 2017, and last revised February 24, 2024.
5. Twenty-five (25) copies of the Property Survey prepared by Van Cleef dated November 7, 2017, and last revised January 15, 2024.
6. Three (3) copies of Attachment D - Major Development Stormwater Summary prepared by Van Cleef dated March 15, 2024.

**OFFICE LOCATIONS**

[www.vancleefengineering.com](http://www.vancleefengineering.com)

Lebanon, NJ  
908-735-9500  
Hillsborough, NJ  
908-359-8291

Hamilton, NJ  
609-689-1100  
Mt. Arlington, NJ  
862-284-1100

Toms River, NJ  
732-573-0490  
Phillipsburg, NJ  
908-454-3080

Freehold, NJ  
732-303-8700  
Doylestown, PA  
215-345-1876

Bethlehem, PA  
610-332-1772  
Pottstown, PA  
610-323-4040

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***The appropriate documents have been revised in accordance with the memorandum prepared by Robert J. Russo, Township Engineer, and dated June 3, 2022. The responses below have been numbered in accordance with the comments in that memorandum.***

**B. General Site Improvements**

1. Noted
2. Noted
3. Noted
4. Noted
5. The proposed pavement width has been expanded from 24 feet to 28 feet. The project is compliant with the Residential Site Improvement Standards per the applicant's traffic engineering consultant.
6. The Property Survey has been revised to depict the existing sidewalk. Curb ramps have been provided at the intersection of the proposed roadway and Belmar Street. An inset has been added to Sheet 4 to depict the corresponding spot elevations.
7. Noted
8. The proposed fire hydrants have been relocated accordingly.
9. A note has been added to Sheet 4 to indicate that basements are to be provided only if appropriate soil tests confirm adequate separation from the SHWT. A soil profile pit was performed at the location of each proposed dwelling. Information pertaining to each of these soil profile pits is depicted on the Soil Log Exhibit in Appendix J to the Drainage Report along with Appendix E.

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10. This comment is not applicable per the applicant's attorney. Nonetheless, the proposed drainage easement has been shifted 5 feet to the north to provide room for additional plantings that are shown on Sheet 6.
11. The proposed sidewalk has been revised accordingly. The plans have been revised to depict the portion of the existing sidewalk that extends across the intersection between Belmar Street and Rogers Avenue. Sheet 3 has been revised to depict the proposed sight triangle easement on Lot 7. The portion of the proposed sidewalk that connects to the existing sidewalk will be located within this sight triangle easement.

#### **C. Grading and Utility Comments**

1. The specified revisions have been completed.
2. A field investigation shall be conducted to determine the purpose of this pipe. The elevation of the surface downstream of this pipe is lower in post-developed conditions than in pre-developed conditions.
3. Sheet 4 has been revised in accordance with these general comments.

#### **D. Landscaping and Lighting Comments**

1. Noted
2. Noted
3. Lighting has been provided along the proposed roadway as shown on Sheet 20.
4. The foot-candle distribution corresponding to the proposed lighting is shown on Sheet 20.

#### **E. Potable Water Distribution System**

1. A table that depicts the crossings, clearances, and the location of all required concrete cradles has been provided on Sheet 7. This table has been revised to include the water main and all laterals.

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2. The Property Survey has been revised to depict the relocated hydrant. A call-out has been added to Sheet 3 to indicate that the existing hydrant shall be relocated.
3. A note has been added to Sheet 4 to indicate that the water main shall be lined with cement.

**F. Environmental Impact Comments**

1. The Environmental Conditions Report has been revised for consistency.
2. The Environmental Conditions Report has been revised to address the specified items.
3. The specified documents have been added to the appendices.
4. The figures have been revised for legibility.
5. The qualifications of the preparer have been provided in Appendix G.

**G. Storm Water Management**

1. Noted
2. A copy of the Staff Report prepared by the DRCC dated September 7, 2021, was included in the previous submission to the Township. This Staff Report states that the proposed project has been designed in accordance with the Commission's technical requirements, but the application cannot be deemed complete until the municipal approval has been granted.
3. A copy of the permit shall be provided upon receipt.
4. The downstream structures and associated elevations are depicted on the Existing Inlet Drainage Area Map in Appendix I to the Drainage Report. Since there are nearly 800 feet between Existing Inlet A and Existing inlet B, it can be assumed that there is at least one structure in between. However, such a structure could not be located in the field and thus we analyzed the capacity of the existing 15" RCP under the assumption that it is one long pipe that connects Existing Inlet A to Existing inlet B. Appendix F to the Drainage Report has been revised to include the results of this analysis.

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5. The proposed infiltration basin has been replaced with a pond constructed wetland.
6. Noted
7. The specified document is included in this submission.
8. Per Page 15 of Chapter 5 of the BMP Manual, N.J.A.C. 7:8-5.7(c)2 and N.J.A.C. 7:8-5.7(d)2 both allow an alternative to calculating the current and projected rainfall precipitation depths by using separate rainfall totals for each county. These county-specific rainfall totals are listed in Table 5-1 of Chapter 5 of the BMP Manual. The rainfall totals corresponding to Somerset County in this table were utilized to perform the routing calculations.
9. The Drainage Report and associated calculations have been revised under the assumption that the area within the proposed pond constructed wetland up to the water surface elevation corresponding to the 100-year storm event is impervious.
10. The proposed infiltration basin has been replaced with a pond constructed wetland.
11. The proposed infiltration basin has been replaced with a pond constructed wetland.
12. The proposed infiltration basin has been replaced with a pond constructed wetland.
13. The proposed infiltration basin has been replaced with a pond constructed wetland. The width of the access road has been revised to be 18 feet.
14. Sheet 4 has been revised to depict the limits of the clay core.
15. The proposed infiltration basin has been replaced with a pond constructed wetland.
16. The proposed infiltration basin has been replaced with a pond constructed wetland.
17. Sheet 4 has been revised to indicate the specified water surface elevations. The proposed infiltration basin has been replaced with a pond constructed wetland.
18. Sheet 4 has been revised to depict the limits of the berm per R.S.I.S.

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19. The proposed infiltration basin has been replaced with a pond constructed wetland.
20. The proposed infiltration basin has been replaced with a pond constructed wetland.
21. The proposed infiltration basin has been replaced with a pond constructed wetland.
22. The proposed infiltration basin has been replaced with a pond constructed wetland which does not require any soil testing.
23. The proposed infiltration basin has been replaced with a pond constructed wetland.
24. The proposed infiltration basin has been replaced with a pond constructed wetland.
25. A construction detail pertaining to the anti-seep collar along with the corresponding calculations have been added to Sheet 12A.
26. The Operation and Maintenance Manual (Page 1) has been revised to include the specified information.
27. The Operation and Maintenance Manual (Page 1) has been revised to include the appropriate telephone number.
28. The Operation and Maintenance Manual (Page 8) has been revised to include the specified requirement.
29. The Operation and Maintenance Manual (Page 8) has been revised to include the specified requirement.
30. The Operation and Maintenance Manual (Page 8) has been revised to include the specified requirement.
31. A Disposal Plan has been added to the Operation and Maintenance Manual (Page 9).
32. The Operation and Maintenance Manual (Page 10) has been revised to include the specified information.

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- 33. The proposed infiltration basin has been replaced with a pond constructed wetland.
- 34. The Operation and Maintenance Manual has been revised to include a cost estimate (Page 10).

**H. Miscellaneous**

- 1.
  - a. The plans have been revised to depict the location of all the proposed signs.
  - b. A note has been added to the Precast Storm Drainage Manhole Detail to indicate the specified requirement.
  - c. The Typical Roadside Swale Detail has been removed.
  - d. Noted

Please do not hesitate to contact me if you have any questions or if you need any additional information.

Sincerely,



Michael K. Ford, PE  
Principal/Branch Manager

MKF/kh/kp  
Enclosures

cc: Mohamed Gouda (via email w/encl.)  
Peter U. Lanfrit, Esq. (via email & overnight delivery w/encl.)