



DELAWARE-RARITAN ENGINEERING, INC.

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Wednesday, March 27, 2024

Planning Board
Township of Edison
100 Municipal Boulevard
Edison, NJ 08817

Attn: Leonard Sendelsky, Chairman

Re: The Links at Edison, LLC
Preliminary and Final Major Subdivision
Block 557, Lot 16.22
222 Plainfield Road (CR 531)
#P04-2024
First Review

Dear Chairman Sendelsky:

I have reviewed materials related to the subject application, which are listed on Appendix A. Following this review, I offer this report of my observations and recommendations for the Board's consideration.

1 Overview / Description

The applicant seeks preliminary and final major subdivision approval from the Board to subdivide the existing lot into eight (8) new residential lots and construct eight (8) new single-family residential dwellings with associated site improvements including but not limited to curb, sidewalk, pavements and site lighting. The applicant is proposing a cul-de-sac off of Plainfield Road to provide access to the proposed lots.

The property is an existing 2.016-acre site with frontage on Plainfield Road (County Route 531) and is located within the newly-created R-C zone per Ordinance No. O.2199-2023 adopted on December 27, 2023. A recently demolished, abandoned, Charlie Brown's restaurant building was located on the property and the remaining site improvements would be demolished and replaced with the proposed improvements.

This site was previously approved by the Zoning Board in 2022 under application #Z13-2021 for the construction of eight (8) duplex buildings, yielding sixteen (16) age-restricted residences.

The applicant is not proposing any bulk variances. We defer to Board Planner, Hank Bignell, for determination of same.

2 Pedestrian and Vehicular Movement

2.1 A Traffic Impact Study has been provided and such findings should be provided in testimony for the Board consideration. The testimony should include but not be limited to the relief required for not meeting the RSIS required 150-foot offset to Broad Avenue opposite Plainfield Avenue.

2.2 Per NJAC 5:21-4.19(b)6, sight distances should be shown on the Site Plan in accordance with AASHTO's "A Policy on Geometric Design of Highways and Streets." Sight triangle easements may be required across proposed Lots 16.23 and 16.30.

- 2.3 It should be noted that Plainfield Road (a.k.a. County Route 531) is under County jurisdiction and all improvements must be constructed and approved by the County. Additional information is required to determine if compliant ADA landing areas are being proposed where connecting into proposed municipal sidewalks.
- 2.4 The applicant's engineer should review the proposed roadway alignment for compliance with RSIS requirements. The minimum curve radii permitted by RSIS is 100 feet and relief may be necessary. In addition, the proposed curb radii shown along the respective sides of the proposed roadway at the curve do not correspond to a consistent road width.
- 2.5 The plan should be affixed with the design engineer's certification that the design meets the requirements set forth in the US Access Board's Americans with Disabilities Act Accessibility Guidelines (ADAAG) and Public Rights-of-Way Accessibility Guidelines (PROWAG).

3 Parking

- 3.1 The design engineer should provide testimony relative to adequacy of off-street parking and compliance with NJ Residential Site Improvement Standards including breakdown of proposed bedrooms. It appears the applicant is proposing five (5) bedroom dwelling units which requires three (3) parking spaces per unit. Although the applicant is proposing two-car garages and associated driveways, the designer should review the orientation of some of the proposed driveways and the ability of the future residents to utilize and access the spaces when maneuvering to enter and exit the proposed garages.

4 Lighting & Landscaping

- 4.1 A Lighting Plan has been provided which appears to warrant further consideration for compliance with Edison Township §37-61, "Lighting Regulations. The applicant is proposing decorative pole mounted PSE&G light fixtures mounted 16 feet high within the proposed drive and utilizing existing cobra lighting along Plainfield Avenue. Additional lighting appears warranted along the east side of the proposed cul-de-sac. Coordination with PSE&G will be required for the relocation of an existing utility pole.
- 4.2 The applicant's engineer should review the location of proposed lighting and landscaping improvement in relation to same to ensure there are no conflicting improvements.
- 4.3 I defer determination of compliance with Edison 25-8.2, "Procedure for Obtaining Tree Removal Permit When Approval from Zoning or Planning Board Is Required," to Board Planner Henry Bignell.
- 4.4 We defer any landscape buffering / street tree requirements to the Board Planner, Hank Bignell.

5 Stormwater Management and Grading

- 5.1 The project appears to be reducing impervious surface but will be disturbing more than one (1) acre of land, as such it is characterized as a 'major development' by the NJAC 7:8, the Stormwater Management Rule. A Stormwater Management Report has been provided; however, additional stormwater maps and calculations should be provided in support of the conclusion. The Report should also address NJAC 7:8-5.7(a)2 regarding entitlement to treatment of existing conditions given recent site demolition within the previous five (5) years.
- 5.2 Per NJAC 7:8-5.8; a General Inspection, Maintenance and Repair Plan should be provided. Because the entity responsible for maintenance will likely not be a public entity, the plan should be recorded upon the deed of title for the property. I refer the applicant to https://www.nj.gov/dep/stormwater/maintenance_guidance.htm for guidance.

- 5.3 Because Plainfield Road is a County Road and under County jurisdiction, the design engineer should coordinate with Middlesex County to inspect downstream drainage facilities that intended conveyance is adequate and in good repair. If downstream facility requires upgrade, cleaning and/or repair, such activities should be noted on the plans.
- 5.4 The project is directing stormwater to the existing system under County jurisdiction and such approval is required. The applicant's engineer should review the maximum length of gutter flow permitted with the County. It appears stormwater inlets connecting into the nearest downstream inlet may be warranted and require supporting pipe calculations.
- 5.5 The applicant is proposing to pipe a majority of the roof runoff for the proposed dwelling to the curb line of the proposed roadway. The applicant should confirm pop-up drain emitters are proposed to direct roof runoff toward Plainfield Road from the rear of proposed Lots 16.29 and 16.30.
- 5.6 The applicant should provide soils studies identifying the estimated seasonal high-water table elevation that demonstrate the proposed dwellings can be properly constructed with basements.
- 5.7 The Grading Plan should be revised to clearly demonstrate positive drainage away from proposed Lots 16.25 & 16.26.
- 5.8 The designer should consider re-orientating the rear stair access for proposed Lot 16.28 to a sideways access to better facilitate transition to proposed grade.
- 5.9 Existing spot elevations along the immediately adjacent golf course improvements should be provided.
- 6 Sanitary Waste Disposal, Water Supply, and Other Utilities
- 6.1 An Engineer's Report setting forth the basis of design, average daily, peak daily and peak hourly demands and demonstrating adequacy of the proposed water supply system to provide adequate and continuous potable water to the proposed development should be submitted. The plans and reporting should also certify compliance with RSIS at §5:21-5.1, 'Water Supply System' and include recent flow test data.
- 6.2 The applicant should provide a Sanitary Sewer Design report, which demonstrates that the proposal meets applicable standards including Edison Township §27, 'Water and Sewer.'
- 6.3 All proposed gas mains, services, electric, water, curb stops, etc. should be shown on the plans.
- 6.4 The size, material, slope, inverts, etc. for the utility design for all existing and proposed mains and service lines, including but not limited to proposed Lot 16.30, shall be provided for review and approval.
- 6.5 Construction details (manholes, proposed connections, trench/pipe bedding, etc.) adequate to determining compliance with NJAC 5:21-6.1 "Sanitary Sewer Systems" and Edison Township §27-6 "Sewer Connections" should be provided.
- 6.6 Construction details (wet tap, valves, trench/pipe bedding, hydrant, etc.) adequate to determining compliance with NJAC 5:21-5.3 "Water Supply Systems" and Edison Township §27-2 "Water Use Regulations" should be provided.
- 6.7 The applicant's engineer should review the practicality of installing sanitary sewer service laterals at proposed garage entrance locations.
- 6.8 Testimony should be provided confirming existing utilities were capped to their respective mains.

- 6.9 If the serving utility requires a water hotbox, such feature should be landscaped to the satisfaction of the Board and its Planner, Hank Bignell, and shown on the site plan.
- 6.10 If a ground-mounted transformer pad is required from the serving electric utility, it shall be shown on the site plan and properly screened to the satisfaction of the Board Planner.
- 7 Garbage Disposal
- 7.1 The designer should provide testimony that illustrates compliance with Edison Township §21 Solid Waste Management, Edison Township §36-9.6, and state & county recycling mandates.
- 8 Environmental
- 8.1 Review of NJDEP's GeoWeb mapping system shows that the property is not listed on the Environmental Monitoring System and does not contain areas characterized as Freshwater Wetlands.
- 8.2 The Federal Emergency Management Agency's Flood Insurance Rate Map Panel 34023C-0044F shows that the property is situated in Zone X, "Areas of Minimal Flooding."
- 8.3 The plan should be affixed with a cut / fill estimate, providing volumes in cubic yards and truck loads. The plan should note the builder should submit proof to the Township Engineer that, for any soil imported onto the property, no contaminants exist in the soil, including but not limited to results of tests for permissible effluent contaminant levels, permissible soil/sediment contaminant levels and NJDEP's Priority Pollutant +40 scans.
- 9 Miscellaneous
- 9.1 The applicant's engineer should review the proposed placement of the six (6) foot high solid fence in the front yard setback of lots having multiple front yard setbacks for possible relief required as well as providing clear AASHTO sight triangles.
- 9.2 Existing improvements appearing to be associated with the golf course are located on the rear of the property. The disposition of these improvements and any dialogue with the adjacent property owner should be reviewed and shown clearly on the plan.
- 9.3 The applicant is seeking Preliminary and Final Major Subdivision approval as part of this application and shall provide a Final Subdivision Plat in accordance with the requirements of the Title Recordation Act.
- 9.4 A detail of proposed monuments, prepared in accordance with the Title Recordation Act (C 46-26B) shall be affixed to the Final Map.
- 9.5 Lot Closure Reports should be provided for all proposed lots, rights-of-way, easements, etc. for review and approval.
- 9.6 Construction details for all proposed site improvements in accordance with Edison Township Ordinance and Middlesex County Engineering Department shall be provided.
- 9.7 A copy of any proposed or existing covenants or easements applying to the property – or certification that none existing – should be submitted and noted on the plans.

- 9.8 The project will require demolition work. The applicant should provide a Demolition Plan that includes the following information:
- a) Location and specification of proposed construction safety fences;
 - b) Description of dust control methods;
 - c) If asbestos is encountered in the existing structures, appropriate permits should be acquired for that part of the demolition work;
 - d) Utilities disconnect / termination documentation;
 - e) Rodent abatement provisions;
 - f) Location & staging of demolition debris containers;
 - g) Location / Relocation of monitor wells;
 - h) Location of soil stockpiles;
 - i) Location of spoils piles;
 - j) Proposed routing of haul trucks to/from the site, to be approved by the Board Engineer.
- 9.9 The applicant should provide a Construction Logistics Plan, prepared in accordance with the FHWA's Manual on Uniform Traffic Control Devices and acceptable to the Township Engineer and emergency service providers. Some aspects of such plan are:
- a) Offsite staging or lay down yards
 - b) Interim parking lots for site workers
 - c) Location(s) of restroom facilities for site workers
 - d) Location(s) of temporary generator(s)
 - e) Location(s) of crane(s) (include location with dimensioned swing limits)
 - f) Road closures or restrictions
 - g) Construction-sequence traffic control devices, particularly for work within the public rights-of-way
 - h) Construction or excavation adjacent to right-of-way or neighboring properties
 - i) Any other applicable construction related activities
- 9.10 A preconstruction meeting should be held with the Township Engineer prior to the commencement of any construction. The following issues may be elements of this meeting:
- a) It is the applicant's responsibility to regularly inspect and maintain safety of vehicular traffic across the site. All signs, temporary striping, safety-related devices, etc. should be continuously maintained throughout the duration of the project.
 - b) It is the applicant's responsibility to have representatives from each applicable utility company present at the meeting. If a representative is unable to attend, it is the applicant's responsibility to contact the absent utility company and to coordinate all necessary aspects of the project.
 - c) Cut sheets are to be prepared in a format agreeable to the Engineering Division. Cut sheets are to be provided by the contractor to the Township Engineer.
 - d) A progress schedule should be presented by the applicant. The schedule is to clearly show the anticipated time frame for each phase of construction.
 - e) The applicant should provide all necessary information for each subcontractor on the job site, including emergency phone numbers.
 - f) The applicant should provide a list of major material suppliers and shall provide NJDEP PP+40 scans for any soils materials to be imported to the site. All earthwork should be conducted in accordance with Edison §32, Soil.
- 9.11 The applicant's engineer should provide drafts of a performance (public improvements) guarantee determination and a maintenance (all site improvements) guarantee + professional fee escrows determination, which shall conform to the current iteration of N.J.S.A. 40:55D-53, Bond Requirements.

- 9.12 A signed and sealed as-built survey, prepared by a NJ-licensed land surveyor, depicting the proposed improvements should be provided to the Township Engineer upon the completion of construction and prior to release of the required performance guarantee.
- 9.13 The applicant shall provide copies of the following permits, documents, reviews, or letters-of-no interest, from the following agencies:
- a. New Jersey Department of Environmental Protection
 - i. Treatment Works Approval
 - ii. Construction Activity Stormwater General Permit (5G3)
 - b. Middlesex County Planning Board
 - c. Freehold Soil Conservation District Certification
 - d. Water and Sewer Connection Fees and Permits
 - e. Edison Township Performance Guarantee

Thank you and please do not hesitate to contact this office if you have any questions and/or concerns.

Sincerely,

DELAWARE – RARITAN ENGINEERING, INC.



William Obara, PE, PP, CME, CPWM
(On behalf of Charles Carley, PE, PP, CME)

cc: Planning Board Members
Henry Bignell, PP; Board Planner / Administrative Officer
Cassandra Augustine, Board Administrative Officer
Rachel Ruggiero, Planning & Zoning Office
Steven J. Tripp, Esq; Applicant's Attorney
Morgan Engineering; Applicant's Engineer
The Links at Edison; Applicant

APPENDIX A
LIST OF REVIEWED MATERIALS

- A. Preliminary & Final Major Subdivision Plan prepared by Morgan Engineering, dated March 13, 2024
- B. Architectural Plan for Lot 16.23 prepared by Roger C. Winkle, AIA, dated March 12, 2024
- C. Architectural Plan for Lot 16.24 prepared by Roger C. Winkle, AIA, dated March 12, 2024
- D. Architectural Plan for Lot 16.25 prepared by Roger C. Winkle, AIA, dated March 12, 2024
- E. Architectural Plan for Lot 16.26 prepared by Roger C. Winkle, AIA, dated March 12, 2024
- F. Architectural Plan for Lot 16.27 prepared by Roger C. Winkle, AIA, dated March 12, 2024
- G. Architectural Plan for Lot 16.28 prepared by Roger C. Winkle, AIA, dated March 12, 2024
- H. Architectural Plan for Lot 16.29 prepared by Roger C. Winkle, AIA, dated March 12, 2024
- I. Architectural Plan for Lot 16.30 prepared by Roger C. Winkle, AIA, dated March 12, 2024
- J. Stormwater Management Report prepared by Morgan Engineering, dated February 13, 2024
- K. Fiscal Impact Statement prepared by Phillips Preiss, dated January 16, 2024
- L. Traffic Impact Analysis prepared by Dolan & Dean Consulting Engineers, dated February 28, 2024
- M. Cart Path Easement Agreement between the “The Links at Edison” and “Metuchen Golf and Country Club”, dated February 3, 2023
- N. Correspondence Re: Proposed Water Service from Middlesex Water Company, dated January 11, 2024
- O. Conflict Correspondence from Elizabethtown Gas, dated December 15, 2023
- P. No Conflict Correspondence from Sunoco Pipeline, dated November 25, 2023
- Q. No Conflict Correspondence from Williams Gas Pipeline-Transco, dated December 2, 2023
- R. No Conflict Correspondence from PSE&G Gas, dated December 21, 2023
- S. Will-Serve Correspondence from PSE&G Electric, dated December 5, 2023
- T. Will-Serve Correspondence from PSE&G Gas, dated December 10, 2023
- U. Edison Township Planning Board Preliminary and Final Subdivision Plan Application and Checklists
- V. Edison Township Planning Board Variance Application
- W. Transmittal prepared by Steven J. Tripp, Esq., dated March 14, 2024