

Wednesday, December 20, 2023

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

Attn: Henry Bignell, PP, Board Planner / Administrative Officer

Re: Pagoda Homes, LLC
Plainfield Road
Block 593D, Lots 1-5
ETPB #P5232
Final Compliance

Dear Mr. Bignell:

Pursuant to your request, we have reviewed materials submitted for purpose of determining compliance with the conditions of the Board's July 19, 2021 Resolution for Minor Subdivision approval. As you are likely aware, that resolution requires that the applicant address the recommendations offered by this office's April 30, 2021 First Review.

The applicant has provided testimony, revised plans and supplementary documents such that the comments previously offered in our First Review have been substantially addressed. It remains for the applicant to address the following administrative items in conference with the Township Engineer. However, this office has no objection to the deeds being signed by Township Officials upon receipt of the most recent revised materials referenced herein and receipt of the performance and maintenance guarantees.

- 1.1 In accordance with Edison §36-6.5, approval of a minor subdivision shall expire one hundred ninety (190) days from the date of approval, unless within such period a plat in conformity with such approval and the provisions of the Map Filing Law, N.J.S.A. 46:23-9.9 et seq., or a deed clearly describing the approved minor subdivision, is filed by the applicant with the County Clerk, the Township Engineer and the Township Tax Assessor. Any such plat or deed accepted for such filing shall have been signed by the chair and the secretary of the Planning Board.
- 1.10 A signed and sealed as-built survey, prepared by a NJ-licensed land surveyor, depicting the as-built improvements should be provided to the Township Engineer upon the completion of construction and prior to release of the required performance guarantee(s).
- 1.13 The project will require demolition work. The applicant should provide a Demolition Plan to the Township Engineer during the plot plan stage, which may indicate:
 - 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 Township Engineer.

- 1.14 The applicant should provide a Construction Logistics Plan during the plot plan stage, 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
- 1.15 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.'
- 1.16 The applicant shall provide copies of the following permits, documents, reviews, or letters-of-no interest, from the following agencies:
- a. Freehold Soil Conservation District Certification
 - b. Edison Township Chief of Fire and Chief of Police – Approval of Fire & Emergency Access Lanes
 - c. Edison Township Department of Public Works – Street Opening Permit
 - d. Edison Township Engineering Department - Soil Importation Permit
 - e. Edison Township Engineering Department - Performance & Maintenance Guarantee
 - f. The applicant shall obtain all necessary permits and pay applicable water and sewer connection fees before obtaining a construction permit.
 - g. All other permits as required by any other agencies having jurisdiction.

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: Cassandra Augustine, Board Secretary
Rachel Ruggiero, Planning & Zoning Office
David Samuel, PE, PP, CME; Township Engineer
Steven Tripp, Esq; Applicant's Attorney
Morgan Engineering; Applicant's Surveyor
Pagoda Homes; Applicant

APPENDIX A
LIST OF REVIEWED MATERIALS

- A. Minor Subdivision Plan prepared by Morgan Engineering dated September 20, 2020, revised December 19, 2023
- B. Right-of-Way Survey, prepared by WSB Survey, dated June 26, 2020
- C. Middlesex County Planning Board Letter of No Objection, dated July 18, 2023
- D. Elizabethtown Gas Will Serve Reply, dated October 07, 2020
- E. Metes and Bounds Description, Lot 1.01, Block 593.04 prepared by Morgan Engineering, dated December 12, 2023
- F. Metes and Bounds Description, Lot 1.02, Block 593.04, prepared by Morgan Engineering, dated December 12, 2023
- G. Metes and Bounds Description, Lot 3.01, Block 593.04, prepared by Morgan Engineering, dated December 12, 2023
- H. Metes and Bounds R.O.W. Description, Lot 1.01 & 3.01, Block 593.04, prepared by Morgan Engineering, dated April 18, 2023
- I. Metes and Bounds Description Sight Triangle Easement, Lot 1.01, Block 593.04, prepared by Morgan Engineering, dated April 18, 2023
- J. Metes and Bounds Description Sight Triangle Easement, Lot 3.01, Block 593.04, prepared by Morgan Engineering & Surveying, dated April 18, 2023
- K. Metes and Bounds Description 6' Shade Tree Easement, Lot 3.01, Block 593.04, prepared by Morgan Engineering, dated December 12, 2023
- L. Metes and Bounds Description 6' Shade Tree Easement, Lot 1.01, Block 593.04, prepared by Morgan Engineering, dated December 12, 2023
- M. Metes and Bounds Description 6' Shade Tree Easement, Lot 1.02, Block 593.04, prepared by Morgan Engineering, dated December 12, 2023
- N. Edison Township Minor Subdivision Application, received April 28, 2021
- O. Edison Township Resolution for Minor Subdivision Approval, dated July 19, 2021