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DELAWARE – RARITAN ENGINEERING, INC.
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732-577-5547

Wednesday, June 19, 2019

Department of Planning, Community & Economic Development
Civic Square
25 Kirkpatrick Street
PO Box 269
New Brunswick, NJ 08903-0269

Attn: Daniel Dominguez, AICP, PP
Acting Director

Re: Robert Wood Johnson University Hospital
South Building Expansion
25 French Street
Block 24.01, Lot 1.01
PB-2019-04
First Review

Dear Mr. Dominguez:

We have reviewed the materials listed on Appendix A. The following comments represent observations and recommendations resulting from this review. Please note that the format of this report generally follows the requirements for design review set forth in New Brunswick §17.07.30.

1 Overview / Description

RWJ Barnabas Health proposes to expand and renovate its South Building. The applicant seeks approval from the Board to construct 29,000 square foot of new hospital space and 60,000 square feet of renovations of existing hospital space.

Site improvements are minimal, consisting of five 10' x 20' ambulance parking stalls, three overflow ambulance parking stalls, concrete curb and concrete sidewalks.

The property is located in the D-HI, Downtown Hospital & Institutional, zone district. No variances are being sought.

2 Pedestrian and Vehicular Movement

2.1 The plans are affixed with the design engineer's certification that proposed site improvements have been designed in accordance with the standards promulgated by the US Access Board's ADA Accessibility Guidelines (ADAAG) and Public Rights-of-Way Accessibility Guidelines (PROWAG).

2.2 French Street here is NJSH Route 27 and Middlesex County Route 644 concurrently. The street is maintained by Middlesex County here. Middlesex County Planning Board approval should be sought.

- 2.3 The designer's Traffic Statement demonstrates that this proposal would not generate significant traffic volumes. I agree with the conclusions of the Statement.
- 2.4 The plans should show construction sequence pedestrian & vehicular traffic safety provisions in accordance with Part VI of the Manual on Uniform Traffic Control Devices, "Standards & Guides for Traffic Controls for Street & Highway Construction, Maintenance, Utility & Incident Management Operations." Alternatively, the applicant may certify that such information will be provided in the Site Logistics Plan that the Site Plan indicates will be provided to the City Engineer at the start of construction.
- 3 Parking
- 3.1 For application PB-2015-09, the Parking Space Calculation chart on the Site Plan sheet demonstrated that adequate parking was provided, as the East Tower Parking Garage provided 718 spaces while the respective spaces of the campus would require 488 spaces. The current Calculation now shows demand at 298 spaces. The designer should clarify this incongruity in testimony.
- 4 Design Layout
- 4.1 Site improvements are oriented parallel and perpendicular to the faces of the building and French Street. Proposed arrangements are typical and orderly. Dimensions and clearances generally conform to ordinance standards.
- 5 Lighting
- 5.1 There are no proposed uncovered areas. As such, it appears that lighting will be administered by the office of the Construction Code Official. The designer should provide testimony, affirming that adequate lighting will be provided for the proposed parking area.
- 6 Buffering & Landscaping
- 6.1 For purpose of avoiding conflicting commentary, I defer review of compliance with City landscaping requirements to Board Planner Henry Bignell.
- 7 Signs
- 7.1 For purpose of avoiding conflicting commentary, I defer review of compliance with New Brunswick §17.06, "Signage Requirements" to Board Planner Henry Bignell.
- 8 Stormwater Management
- 8.1 Because the proposal would not create an additional 0.25 acre of impervious surfaces and would not disturb more than 1.0 acre of land, it is not characterized as a 'major development' for purpose of application of N.J.A.C. 7:8, the NJ Stormwater Management Rule.
- 8.2 The plan notes that all stormwater management features on the property and along its French Street frontage will be inspected, cleaned and repaired-as-necessary during the construction sequence under the supervision of the City Engineer and the Middlesex County Director of Public Works.

- 8.3 The Stormwater Narrative provides design information for the proposed linear underground detention system. The detention system would attenuate storm flows such that post-development peak discharges would be equal to, or less than, pre-development flows at the respective points of analysis.
- 9 Sanitary Waste Disposal
- 9.1 The applicant's engineer, in his Sanitary Sewer Engineer's Report, characterizes the proposed lateral and the main in French Street (18" @ 1%). The engineer demonstrates the adequacy of the proposed lateral. The Report provides the conclusion that the French Street main has adequate capacity to serve the proposal.
- 10 Potable Water Supply
- 10.1 The applicant's engineer has provided a Water System Engineer's Report, which states that the proposed expansion will be served by the existing interior water systems of the hospital building.
- 11 Solid Waste Management
- 11.1 In their "Recycling Narrative" the applicant's designer describes existing & proposed solid waste management at the site and demonstrates that the proposal meets the standards established by New Brunswick §8.40, "Solid Waste Collection and Disposal."
12. Environmental
- 12.1 Review of the NJDEP GeoWeb indicates that the property is not listed as a NJDEP-regulated site.
- 12.2 The property is shown on FIRM 34023C0127F (07/06/2010) within Zone X – Areas of Minimal Flooding (No Shading).
13. General
- 13.1 A Logistics Plan should be submitted to the City Engineer prior to filing for demolition or building permits.
- 13.2 Road opening permits should be acquired from the City of New Brunswick Engineering Department for any work within the public rights-of-way.
- 13.3 If equipment or materials are anticipated to be located, staged or stored in the public rights-of-way during demolition or construction, approval must be acquired from the City Engineer in accordance with New Brunswick City §12.12.050, "Storage of construction equipment on municipal right-of-way."
- 13.4 If an electrical transformer is deemed necessary, it should be shown on the plan at a location deemed appropriate by the serving utility.
- 13.5 If an emergency generator is proposed, the applicant should provide assurance that the proposed generator will conform to the environmental standards as found at New Brunswick City §8.28 "Noise Control" and §8.32 "Public Health Nuisance Code."

- 13.6 All construction details should be in accordance with the City of New Brunswick Engineering, Utility and Landscape Standards of February 2007.
- 13.7 A copy of any proposed or existing covenants or easements applying to the property – or certification that none exist or are planned – should be submitted.
- 13.8 As required by New Brunswick §16.24.240 and as noted on the plans, a signed and sealed as-built survey, prepared by a NJ-licensed land surveyor, depicting the proposed improvements should be provided to the City Engineer upon the completion of construction and prior to release of the required performance guarantee.
- 13.9 The applicant should obtain all necessary permits and pay applicable water and sewer connection fees before obtaining a construction permit.
- 13.10 A preconstruction meeting should be held with the City 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 City Engineer. Cut sheets are to be provided by the contractor to the City 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) Existing stormwater management facility along the property's frontages will be inspected under the supervision of appropriate personnel from the City's Engineering Department and/or the Department of Public Works at the time of construction. The system shall be cleaned and/or repaired and/or replaced as directed by the appropriate agency at that time.
 - g) The applicant should provide a list of major material suppliers and shall provide NJDEP PP+40 scans for any soil materials to be imported to the site. All earthwork should be conducted in accordance with the NJ's Standards for Soil Erosion and Sediment Control.
- 13.11 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. Construction Activity Stormwater General Permit (5G3)
 - b. Freehold Soil Conservation District Certification
 - c. Middlesex County Planning Board
 - d. City of New Brunswick Fire Department
 - e. City of New Brunswick Water Utility
 - f. City of New Brunswick Sewer Utility
 - g. Performance guarantee in accordance with New Brunswick §16.24.150
 - h. Inspection fee escrow in accordance with New Brunswick §16.24.160

If you have any questions in this regard, please do not hesitate to contact me.

Very truly yours,

DELAWARE – RARITAN ENGINEERING, INC.



Charles Carley, PE, PP, CME

cc: Technical Advisory Committee
Tom Valenti, Director of Public Works & Engineering
Michelle Paige, Office of the City Engineer
Aravind Aithal, Esq; Planning Board Attorney
Henry D. Bignell, PP; Planning Board Planner
Robert Wood Johnson University Hospital; Applicant
Lisa John-Basta, Esq; Applicant's Attorney
Christian M. Roche, PE; Applicant's Engineer
Meghan Holmes; Applicant's Architect

APPENDIX A
LIST OF REVIEWED MATERIALS

- A. Preliminary and Final Site Plan prepared by Langan Engineering, dated May 23, 2019
- B. Environmental Impact Statement prepared by Langan Engineering, dated May 24, 2019
- C. Water System Engineer's Report prepared by Langan Engineering, dated May 24, 2019
- D. Sanitary Sewer Engineer's Report prepared by Langan Engineering, dated May 24, 2019
- E. Stormwater Narrative prepared by Langan Engineering, dated May 24, 2019
- F. Recycling Narrative prepared by Langan Engineering, dated May 24, 2019
- G. Traffic Statement prepared by Langan Engineering, dated May 24, 2019
- H. City of New Brunswick Major Site Plan Application Form
- I. Letter of Principal Points