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DELAWARE – RARITAN ENGINEERING, INC.
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Friday, May 20, 2022

Zoning Board of Adjustment
Township of Edison
100 Municipal Boulevard
Edison, NJ 08817

Attn: Rosemary Feterik, Chairwoman

Re: MarKim Developers, LLC (The Links)
Block 557, Lot 16B2
222 Plainfield Road
Preliminary & Final Major Site Plan with Variances
ETZBA #Z13-2021
Third Review

Dear Chairwoman Feterik:

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

This report follows my Second Review dated December 10, 2021. Where my comments of that report have been met, they are ~~struck~~ here. Additional commentary is **bolded**.

1 Overview / Description

This application seeks preliminary & final major site plan with variances approval to construct eight (8) duplex ~~four (4) three-story townhome~~ buildings, which would yield sixteen (16) ~~twenty-three (23)~~ age-restricted residences.

The 2.02-acres property is in the GC - Golf Course zone district.

An existing, abandoned, Charlie Brown's restaurant building is located on the property. This would be demolished and replaced with the proposed residential buildings. Associated site improvements, such as stormwater management facility, curb, sidewalk, pavements, and site lighting are proposed.

The proposal requires relief under NJSA 40:55D-70(d) and NJSA 40:55D-70(c). I defer commentary on these to Board Planner Henry D. Bignell, PP.

2 Pedestrian and Vehicular Movement

2.1 General Note #14 on the Cover Sheet appears to serve as the design engineer's certification that the design of proposed site improvements meets the requirements set forth in the US Access Board's Guidelines for Accessible Public Rights-of-Way (PROWAG) and ADA Standards for Accessible Design (ADAAG). The designer should confirm as much in testimony.

Observational.

- 2.2 Curb and sidewalk are provided along the entirety of the property's Plainfield Road (County Route 531) frontage.
Observational.
- 2.3 The designer should provide testimony, certifying that the 24' wide drive aisle meets the NJ Residential Site Improvements Standard's access criteria.
- 2.4 ~~The exits from the proposed driveways are equipped with an FHA MUTCD-compliant stop sign and bar pavement marking. However, these should be located on the property in question.~~
The plan has been revised as recommended.
- 2.5 Pursuant to Edison §16-5.5, "Fire and Emergency Access Lanes," fire lane, drive aisle and parking layouts should also be reviewed for comment by the Chief of Fire Department and the Chief of Police or their designees.
- 2.6 A PROWAG-compliant accessible street crossing appears to be provided at the intersection of the proposed driveways with Plainfield Road. A street crossing detail, drawn at a scale that allows analysis and providing proposed grades, should be added to the plan.
A Typical Street Crosswalk Detail has been added to the plan. However, this detail should be drawn to scale and proposed grades should be provided.
- 2.7 ~~Proposed street identification signs should be shown on the plan and in detail.~~
The plan has been revised as recommended.
- 2.8 ~~The plans should note that all improvements on the property's tract shall be inspected by the Edison Township Engineer and the County Engineer (or their designees) at the time of construction. Such improvements (including but not limited to curb, gutter, pavements, sidewalks) shall be repaired or removed/replaced as directed by the Engineers.~~
The plan has been revised as recommended.
- 2.9 A Traffic Impact Study is provided. This shows that trip generation from the site would be modestly reduced – from the restaurant to the residential use. The applicant should provide testimony describing the methodology and conclusions of this Statement.
- 3 Parking
- 3.1 The NJ Residential Site Improvement Standards requires 56 24 off-street parking spaces. ~~Sixty-one (61)~~ Forty-eight (48) off-street parking spaces are provided. The design engineer should describe proposed parking arrangements in testimony.
- 3.2 The design engineer should describe proposed arrangements for delivery vehicles.
- 3.3 The applicant should provide testimony that an adequate number of accessible parking spaces are proposed.
- 3.4 Proposed parking spaces and drive aisles are dimensioned in accordance with Township standards, as expressed at §37-60.2(a)1 and §37-50.3(c)7.
Observational.

- 3.5 Electric vehicle charging stations should be provided in accordance with Edison §14-7, “Electric Vehicle Charging Stations in New and Modified Developments Required.”
Two (2) electric vehicle charging stations are shown on the site plan. One (1) of these spaces would be an accessible parking space, which appears compliant with NJ S3223 (of July 2021). The statute also requires that 15% of multi-family parking spaces should be “Make-Ready” for EVCS’ while 1/3 of those 15% should be equipped with charging equipment. The designer should assure that the proposal complies with state law in this regard.
- 3.6 The applicant should consider provision of security measures, like cameras, in the parking areas.
- 4 Lighting
- 4.1 The proposal provides street lighting for the proposed roadway and intersections in conformance with Edison Township §37-61, “Lighting Regulations.”
Observational.
- 4.2 All outdoor lighting not for security purposes should be activated by motion sensor devices during non-operating hours in accordance with Edison §37-61.5.
- 4.3 The designer should provide testimony, certifying that proposed lighting is Dark-Sky compliant.
- 4.4 ~~Appropriately, the designer specifies low color temperature LEDs (“warm” with a color temperature of no more than 3000 Kelvins). Lighting with lower color temperatures has less blue in its spectrum and is referred to as being “warm.” Higher color temperature sources of light are rich in blue light and have been shown to be harmful.~~
The plan was revised to specify a color temperature of 5000 Kelvins. However, as noted in our original comment, low color temperature LED’s (“warm” with a color temperature of no more than 3000 Kelvins) will be used.
- 4.5 The designer should consider proposed arrangements on the courtyard island to assure that good separation is maintained between mature canopy of the specified locust tree and the proposed light standard.
- 5 Stormwater Management
- 5.1 The project will be disturbing more than one (1) acre and adding more than 1/4 of an acre of impervious surface. As such, it is characterized as a ‘major development’ for purpose of application of NJAC 7:8, the Stormwater Management Rule.
Observational.
- 5.2 ~~As a ‘major development,’ the project must furnish a storm water management facility that meets the Rule’s requirements for ground water recharge, water quality and rate reduction. These requirements are outlined by the Rule and the NJ Stormwater Management Best Management Practices Manual. The Drainage Calculations report should provide a Conclusion wherein the design engineer certifies compliance with these regulations and Edison Township’s stormwater management requirements.~~
A certification has been provided in the report.
- 5.3 The proposed stormwater management facility would discharge to an existing collection system located on Plainfield Road. To assure suitability of this system to receive these flows, at the time of construction the applicant should inspect the system under the supervision of the Township & County Engineers. The applicant should then clean, repair or replace elements of the collection system as directed by the Engineers.

- 5.4 The Operation and Maintenance Manual should be memorialized upon the deed for the property.
- 5.5 ~~NJDEP Eco-compliant heads and grates should be provided for all existing inlets within the project's tract.~~
The plan has been revised as recommended.
- 5.6 ~~The designer should review the potential of the proposed solid brick fence to impede the flow of overland storm flows.~~
The plan has been revised as recommended.
- 5.7 The NJDEP Checklist for Stormwater Management should be appended to the Report.
The applicant agrees to provide the NJDEP Stormwater Checklist as a condition of approval.
- 6 Sanitary Waste Disposal, Water Supply, and Other Utilities
- 6.1 ~~An engineer's report (setting forth the basis of design and demonstrating adequacy of the existing Township collection system to convey flows resultant from the proposal) should be submitted.~~
A Treatment Works Approval has been provided, which demonstrates sufficiency of the sanitary sewer collection/conveyance and treatment systems.
- 6.2 ~~Construction details (manholes, proposed connections to existing manholes, 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.~~
The plan has been revised as recommended.
- 6.3 ~~Pursuant to NJAC §5:21-6.2, easements shall be a minimum of 20 feet wide for sanitary sewers that are not more than 15 feet deep.~~
Designer advises there are no easements pertaining to this application.
- 6.4 ~~Pursuant to NJAC §5:21-6.2, the designer should assure that common sewer laterals comply with the Plumbing Sub code of the Uniform Construction Code (NJAC §5:23-3.15).~~
Designer confirms compliance.
- 6.5 ~~Pursuant to NJAC §5:21-6.2, the designer should assure that all sewers are designed to meet the New Jersey Department of Environmental Protection's slope standards at NJAC §7:14A-23.6(b).~~
Designer confirms compliance.
- 6.6 ~~The plans should note that all existing utilities will be removed to their respective mains.~~
A note is included on the plan as recommended.
- 6.7 A video inspection should be performed on the existing sanitary main along the property's northerly line and the sanitary sewer main in Plainfield Road to verify their condition prior to construction. Results of the inspection should be submitted to the Township Engineer for review. If such inspection reveals poor internal condition or leakage (as determined by the Township Engineer) the applicant should be responsible for cleaning, repairing, or replacing the main under the direction of the Township Engineer.
The designer advises the applicant will comply with this requirement.
- 6.8 The plans should specify the proposed PVC standard dimension ration (SDR) rating.

- 6.9 An engineer's report (setting forth the basis of design, average daily, peak daily, and peak hourly demands and demonstrating adequacy of the proposed supply system to provide adequate and continuous potable water to the project for both consumption and fire supply) should be submitted.

The applicant agrees to provide an engineer's report as a condition of approval.

- 6.10 ~~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.~~

The plan has been revised as recommended.

- 6.11 ~~The plans should indicate the proposed specified dimension(s) and material(s) of the water service lines.~~

The plan has been revised as recommended.

- 6.12 The applicant should provide testimony describing anticipated proposed fire suppression methods for the building. If suppression is proposed, separate fire and potable water supply lines should be provided from the main.

The designer advises that additional testimony will be provided. The plan has been revised to show separate fire and potable water supply lines. However, the fire supply line does not appear on the updated plan.

- 6.13 If the serving utility requires a water hotbox, such feature should be landscaped to the satisfaction of the Board and its Planner, Hank Bignell.

- 6.14 ~~If a ground-mounted transformer pad is required from the serving electric utility it should be shown on the plan.~~

The plan has been revised as recommended.

- 6.15 Any proposed emergency generator shall comply with Edison Township Chapter XII, "Health Regulations & Licensing" and Edison Township XXII, "Environmental Regulations."

- 6.16 ~~Anticipated location(s) of air conditioner condenser units should be shown on the engineering and architectural plans. If PTAC (Packaged Terminal Air Conditioner) units are proposed, these should be shown on the architectural elevations.~~

The site plan has been revised as recommended.

- 6.17 Utility meters (water, electric, gas) should not be mounted on the exterior of the proposed buildings.

7 Solid Waste Management

- 7.1 ~~The design engineer should provide a statement that illustrates of compliance with Edison Township §21 Solid Waste Management, Edison Township §36-9.6, and state & county recycling mandates. These details should include calculation of anticipated waste generation at the building, detailing of the refuse/recyclable's storage areas, and establishment of carting frequency and methods.~~

8 Environmental

- 8.1 ~~A Fiscal Impact Statement is provided as required by Edison Township §36-5.1.~~
Observational.

- 8.2 ~~NJDEP's GeoWeb mapping system and FEMA's FIRM Panel 34023C0044F show that there are no existing mapped areas of freshwater wetlands or flood hazard areas across the site.~~

Observational.

- 8.3 ~~NJDEP's GeoWeb shows that the property is not listed in that agency's Environmental Monitoring System database.~~

Observational.

- 8.4 The plan should be affixed with a cut / fill estimate, providing volumes in cubic yards and truck loads. 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.

Designer advises testimony to be provided. The Board will note that this is a construction sequence issue that, if the application progresses, should be resolved in conference with the Township Engineer.

9 Miscellaneous

- 9.1 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.

A note is included on the plan indicating this requirement.

- 9.2 The applicant shall obtain all necessary permits and pay applicable water and sewer connection fees before obtaining a construction permit.

- 9.3 The project will require demolition work. If required by the Township Engineer, the applicant should provide a Demolition Plan, 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.

- 9.4 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 temporary generator(s)
- d. Location(s) of crane(s) (include location with dimensioned swing limits)
- e. Road closures or restrictions
- f. Construction-sequence traffic control devices
- g. Construction or excavation adjacent to right-of-way or neighboring properties

h. Any other applicable construction related activities

9.5 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 Department. 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 a Soil Importation Permit, which should be acquired from the Engineering Department

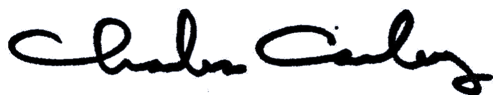
9.6 The applicant shall provide copies of the following permits, documents, reviews, or letters-of-no interest, from the following agencies:

- a. ~~New Jersey Department of Environmental Protection~~
 - i. ~~NJDEP Construction Activity Stormwater General Permit (5G3)~~ – **Provided**
 - ii. ~~Treatment Works Approval~~ – **Provided**
- b. ~~Freehold Soil Conservation District Certification~~ – **Provided**
- c. Middlesex County Planning Board
- d. Edison Township Department of Public Works – Street Opening Permit
- e. Edison Township Engineering Department Soil Importation Permit
- f. Edison Township Performance Guarantee
- g. Edison Township Planning Board Engineer's Letter of Resolution Compliance
- h. 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.
- i. All other permits as required by any other agencies having jurisdiction

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: All Zoning Board Members
Cassandra Augustine; Administrative Officer
Henry D. Bignell, PP; Board Planner
Bhavini Shah, Esq.; Board Attorney
Carl O'Brien, PE; Township Engineer
MarKim Developers, LLC; Applicant
Morgan Engineering; Applicant's Engineer
Steven J. Tripp, Esq.; Applicant's Attorney

APPENDIX A
LIST OF REVIEWED MATERIALS

- A. Preliminary & Final Site Plan prepared by Morgan Engineering dated April 14, 2021 last revised April 11, 2022
- B. Architectural Plan prepared by Roger C. Winkle, AIA, dated April 26, 2022
- C. DEP Treatment Works Approval dated January 27, 2022
- D. DEP-5G3 dated September 30, 2021
- E. Fiscal Impact Statement –prepared by Phillips Preiss Planning and Real Estate Consultants, dated April 20, 2022
- F. Traffic Impact Statement prepared by Dolan & Dean Consulting Engineers, LLC, dated September 13, 2021 revised April 15, 2022
- G. Facility Extension Plan prepared by Middlesex Water Company dated September 15, 2021
- H. Freehold Conservation District letter dated September 1, 2021
- I. Updated Variance Application dated April 27, 2022
- J. Updated Site Application dated April 27, 2022
- K. Renderings
- L. Revised rider to the application
- M. Pipeline letters and will serve utility requests