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January 5, 2021

Mr. John Maloney, Chairman
Ewing Township Zoning Board
2 Jake Garzio Drive
Ewing, NJ 08628

RE: ZBA-20-003
Ewing Township – Mercer County
Ewing Properties, LLC
1602 Pennington Road
Block 141, Lots 9 & 10
Preliminary/Final Site Plan Review
Our File No. A-0198-0062-000

Dear Chairman Maloney:

We have reviewed a Preliminary and Final Site Plan submission, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1	Cover Sheet	11/7/20	---
2	Demolition Plan	11/7/20	---
3	Site Plan	11/7/10	---
4	Grading and Utility Plan	11/7/20	---
5	Lighting Plan	11/7/20	---
6	Landscape Plan	11/7/20	---
7	Erosion & Sediment Control Plan	11/7/20	---
8	Erosion & Sediment Control Notes and Details	11/7/20	---
9	Construction Details	11/7/20	---
10	Construction Details	11/7/20	---
---	Existing & Proposed View from Pennington Rd	---	---
---	First Floor Plan	---	---
---	Second Floor Plan	---	---
---	Building Elevations	---	---
---	Application	12/9/20	---
---	Checklist	11/24/20	---
---	Deed Transfer Block 141, Lots 9 & 10	11/3/14	---
---	Stormwater Management Report	11/2020	---

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

The Site Plan drawings are prepared, signed and sealed by Michael D. Galante, P.E., MG Engineering Associates, LLC, 76 Argyle Avenue, Blackwood, New Jersey 08012, (856) 404-0540.

The reduced set of Architectural Plans is not signed or sealed

The Stormwater Management Report was prepared, signed and sealed by Michael D. Galante, P.E., MG Engineering Associates, LLC, 76 Argyle Avenue, Blackwood, New Jersey 08012, (856) 404-0540.

I. GENERAL INFORMATION

Applicant: Ewing Properties, LLC
1602 Pennington Road
Ewing, New Jersey 08618

Owner: Same as above

Proposal: The project proposes to demolish the existing 2 story masonry building and parking area, and build a new 2 story building consisting of 12 multi-family residential dwelling units. A proposed parking lot and pedestrian walkways are provided for residents. Parking area lighting and landscaping are also including with the proposed improvements.

Zoning: B-N Business Neighborhood

II. ZONING REQUIREMENTS

A. **Use:** The proposed residential use is not permitted in the B-N zoning district. The applicant was granted as use variance by the Board on September 17, 2020 for the proposed project.

B. Area and Bulk Requirements:

Item	Required	Existing	Proposed
Lot Area (Corner Lot)	7,500 sf	17,000 sf	17,000 sf
Lot Width (Corner Lot)	75 ft.	100 ft.	100 ft.
Minimum Front Yard Setback (Woodland Avenue)	25 ft.	2.27 ft. PV	5 ft. V (scaled)
Minimum Front Yard Setback (Pennington Road)	25 ft.	34.77 ft.	18 Ft. V (scaled)
Rear Yard	5 ft.	56 ft. (scaled)	17 ft.
Side Yard	5 ft.	79 ft. (scaled)	44 ft.
Maximum Gross Floor Area	2400 sf	Not Provided	10,530 sf V
Maximum Impervious Coverage	75%	Not Provided	89.5% V
Maximum Building Height	2 1/2 Stories/ 35 ft.	2 Stories.	2 Stories/ 32 ft.

PV – Pre-existing Condition V – Variance Required

Information from the above table should be incorporated into the bulk table shown on the site plan. Scaled distances should be confirmed on the plan. Proposed setback distances should be dimensioned on the plan.

C. Variances

In addition to the variances required in the above table, the follow variances will be required:

1. Section 215-19 E (2) requires a 10' landscaping strip between the street line and proposed parking lots. The proposed row of 6 parking spaces along the easterly lot line scales 2' from the Woodland Avenue right of way.
2. Section 215-19 E (3) requires a 25' wide screening or buffer strip along side and rear property lines which adjoins a residential district. No buffers are provided on the plan.
3. Section 215-19 E (5) requires no entrance or exit, at the curblin only, to be closer than five feet from a side lot line. The proposed Pennington Road entrance driveway abuts the side yard property line.

4. The plan notes that a variance will be required for loading docks and service areas on street frontage. However, Section 215-36 J of the Land Development Ordinance does not list loading requirements for residential use. We defer to the Board Planner with regard to comment on this issue.
5. The plan notes that a variance will be required for the keeping of articles, equipment, goods or materials in the open, exposed to public view, adjacent to residences or a residential district. Such goods or materials shall be fenced with a screen or buffer planting strip and situated no closer than no closer than 50' to as Residential District line. We defer to the Board Planner with regard to comment on this issue.

D. Waivers

1. Environmental Impact Statement is required for all preliminary major site plan applications per Section 215-83C. A waiver is requested.
2. Preparing a Traffic Impact Report. A waiver has not been requested for this requirement.

III. PERFORMANCE STANDARDS

A. General Comments

1. The application is subject to the Residential Site Improvement Standards (RSIS).
2. A property and topographic survey is required in support of the proposed site plan. The plan references a survey prepared by Harris Surveying, Inc. A copy of the survey should be submitted for review.
3. The certification block regarding the Map Filing Law shown on the cover sheet should be deleted.
4. Proposed signage should be addressed by the applicant.

B. Parking and Loading

1. The RSIS requires 2 parking spaces per each two bedroom residential unit. The project proposes 18 parking spaces, however 24 spaces are required. The applicant will need to obtain a de minimus exception from the RSIS. The applicant must notify the New Jersey Department of Community Affairs regarding this exception. The de minimus exception should be based on the following criteria:

- a. It is consistent with the intent of the Site Improvement Act
 - b. It is reasonable, limited, and not unduly burdensome
 - c. It meets the needs of public health and safety
 - d. It takes into account existing infrastructure and possible surrounding future development
2. The plan indicates that the existing driveway on the adjacent Verizon property will be used as an access to the site from Pennington Road. An access easement will be required. An access easement agreement should be prepared and submitted to our office and to the Board Attorney for review. The agreement should include a metes and bounds description of the parcel to be used for access. The plan should be revised to show the metes and bounds of the easement area.
 3. Transition curb should be identified on the plan where proposed curb terminates at sidewalk adjacent to proposed driveway entrances.
 4. A truck turning movement plan should be provided to demonstrate how the largest anticipated vehicle to utilize the parking area will be able to negotiate the proposed driveway dimensions. In particular, the plan should demonstrate trash truck vehicle movements.
 5. The plan notes that 30% of the required parking spaces may be designed for compact car use. There are no provisions in the RSIS for compact car parking.

C. Pedestrian Circulation & Sidewalks

1. Sidewalk is proposed around the perimeter of the proposed building. Residents will be required to walk to the front entrances at Woodland Avenue or Pennington Road to access the building since no rear building access is proposed.

C. Traffic Report

A traffic report has not been submitted. The impact of the proposed development on the Woodland Avenue/Pennington Road intersection should be analyzed. In addition, left turn movements into the site at both access driveways should be discussed.

D. Stormwater Management Plan

1. The project is not proposing an increase of impervious area more than a quarter of an acre, or disturbance greater than one (1) acre. The existing conditions have been in place prior to the NJDEP stormwater rules. The

project is not a major project and compliance with NJAC 7:8 is not applicable.

2. The proposed improvements will increase the impervious area by 5,180 sf. Although compliance with the Stormwater Management Regulations is not required, the proposed stormwater management plan proposes to reduce the overall predevelopment stormwater runoff from the site. Any increase in runoff will be detained and/or infiltrated in an underground stormwater management basin. We have the following comments regarding the Stormwater Management Report prepared by the applicant's engineer:
 - a. The report includes soil information based on the Natural Resources Conservation Service web soil survey. A more accurate soil analysis is required. Soil boring information should be provided to substantiate the permeability the soil beneath the proposed underground basin as well as the seasonal high groundwater elevation.
 - b. The basin storage table indicates the volume of basin storage to be 4,800 cf. This is inconsistent with the total available storage calculation of 2,108 cf. This discrepancy should be addressed.
 - c. The 15" round culvert outlet device information shown in the Summary for Pond Basin: Infiltration Trench page is inconsistent with the basin discharge pipe information shown on the grading and utility plan. This discrepancy should be addressed.
 - d. Some of the information shown on the pre and post development drainage area maps is illegible. Full size maps should be submitted for review. In addition, the maps should delineate pervious and impervious areas.
3. Proposed downspout locations should be shown on the plan. Stormwater should not be discharged to the sidewalks surface. Roof drain pipes should be connected to proposed inlets or manholes.
4. The proposed 15" storm pipe along the south side of the proposed is offset approximately 3' from the building wall. Potential pipe conflict with the building foundation should be reviewed by the applicant's engineer.
5. Stormwater runoff from the subject property will discharge into an existing inlet located near the corner of the Pennington Road/Woodland Avenue intersection. The proposed invert elevation should be verified prior to plan approval to confirm the proposed connection is viable. In addition, the existing downstream storm drain system should be investigated to substantiate that stormwater runoff from the subject property can be accommodated.

6. The proposed 24" HDPE perforated basin pipe will have a slope of 1% based on the proposed invert elevations. The plan should indicate the pipe slope if that is the intent of the design.
7. The proposed 4' height of the infiltration trench will conflict with the pavement section based on the invert elevation of 98.00 at the outlet structure. This should be clarified on the construction detail.

E. Grading

1. The proposed type B curb piece height of 0.3' conflicts with the adjacent curb height of 6". This discrepancy should be addressed.
2. Additional proposed top and bottom of curb elevations should be provided throughout the parking area.
3. Proposed spot elevations should be provided at building corners.
4. Depressed curb length should be noted at the proposed handicap ramp.

F. Utilities

1. Existing water service and sanitary sewer lateral locations should be shown on the plan. Existing sanitary sewer main should also be shown.
2. A proposed invert elevation should be provided for the sanitary sewer lateral at the cleanout location and building to confirm that no conflict will occur with the proposed storm sewer pipe.

G. Landscape Design

Proposed street trees are located in the 3' wide grass strip between the curb and sidewalk. We are concerned about the potential root disturbance of curb and sidewalk when the trees mature. Root guards may be required. We will defer the review and recommendation of landscaping to the Board Planner and Ewing Township Environmental Commission.

H. Lighting

1. Mounting heights should be noted for the proposed wall mounted lighting fixtures.
2. The proposed WAC lighting manufacturer noted in the luminaire schedule conflicts with the Lumencia manufacturer noted in the details.

3. Isocurve photometric diagrams should be provided for the proposed lighting fixtures.
4. If there is existing lighting along the Verizon driveway, it should be incorporated into the lighting plan.

I. Construction Details

1. The PVC/HDPE pipe trench detail should be revised to note backfill to be in strict accordance with the manufacturer's recommendations. It is critical that backfill along the sides of the pipe is properly compacted to assure the structural integrity of the pipe will be maintained.
2. The sidewalk and vertical concrete curb detail should be revised to note ½" bituminous expansion joints installed at 20' intervals with construction joints at 10' intervals.
3. Section B-B of the OCS detail should be revised to note the 95.00 sump elevation. A manufacturer's catalog number for the frame and grate should be noted on the detail. In addition, a section A-A should be provided, along with structure dimensions and base thickness.
4. The type 'B' NJDOT inlet detail should be revised to note a wall thickness. Class B 4,000 psi concrete should also be noted.
5. The underground infiltration trench detail should be revised to note the following: width and height dimensions, pipe diameter, top and bottom of stone elevations, bottom of pipe elevation. The 2' cover minimum cannot be accommodated with the proposed pavement surface elevation of 102.33 at the outlet control structure.
6. The trash enclosure plan should be revised to note an expansion at the midpoint of the concrete slab.
7. A manhole detail should be provided on the detail sheet.

J. Architecture

Signed and sealed architectural plans should be submitted for review.

IV. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Zoning Department and this office prior to the final signature of plans:

1. Mercer County Planning Board
2. Mercer County Soil Conservation District
3. Delaware and Raritan Canal Commission
4. Ewing Lawrence Sewerage Authority
5. Trenton Water Authority
6. New Jersey Department of Transportation
7. Any others as may be necessary

V. **APPROVAL PROCESS**

If the Zoning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the engineering plan pursuant to the Zoning Board action. Once all engineering and the Department of Community Development comments are satisfied, twelve (12) copies of the plan should be submitted to the Township offices for approval and signature.
2. One (1) copy of the revised, final site plan should be submitted to the Board office, the Board Planner and our office for resolution compliance review. If the plans are found to be in order, then eight (8) sets of the drawings will be required for signature.
3. The applicant is notified that an inspection escrow and performance bond is required for this application and an estimate for all on/off site improvements (excluding structures) must be reviewed and approved by the Township Engineer, who will determine an estimate for bonding and escrow purposes. The inspection escrow and bonds must be posted prior to the start of any work or the issuance of any building permits.
4. The applicant must contact the Zoning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.
5. A performance bond will be required prior to the signature of any plat plans.
6. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Township Engineer's office, (856) 303-1245, extension 1819, a minimum of three (3) working days prior to the start of work.

When plans are resubmitted, they are to be accompanied with a point by point response to all items.

Mr. John Maloney, Chairman
Ewing Township Zoning Board

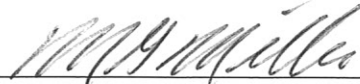
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January 5, 2021

Should you have any questions or require any additional information, please do not hesitate to contact this office.

Very truly yours,

ALAIMO GROUP



Martin G. Miller, PE, PLS, PP, CME
Senior Project Engineer

MGM/DV

- c: Ewing Township Zoning Board
David M. Shafkowitz, Esq., Applicant's Attorney (16 Sunset Avenue, Chalfont, PA 18914)
James McManimon, Business Administrator
Charles Latini, PP, AICP, Board Planner
Anthony Todaro, Esq., Board Attorney
Michael D. Galante, PE, MG Engineering Associates, LLC, Applicant's Engineer (76 Argyle Avenue, Blackwood, NJ 08012)
Ewing Properties, LLC (1602 Pennington Road, Ewing, NJ 08618)