

June 30, 2022

Mr. Richard Owen, Chairman  
Ewing Township Planning Board  
2 Jake Garzio Drive  
Ewing, New Jersey 08628

**Re: Township of Ewing  
Ewing Cemetery Association  
78 Scotch Road (Block 364.01, Lots 25)  
Site Plan Review No. 2  
RVE No. 1102-P-147**

Dear Chairman Owen and Board Members:

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

Sheet	Title	Date	Revised to
1 of 8	Cover Sheet	10-21-2021	6-15-2022
2 of 8	Existing Conditions Plan	10-21-2021	6-15-2022
3 of 8	Site Plan	10-21-2021	6-15-2022
4 of 8	Grading & Utility Plan	10-21-2021	6-15-2022
5 of 8	Landscaping Plan	10-21-2021	6-15-2022
6 of 8	Details (SCD)	10-21-2021	6-15-2022
7 of 8	Details	10-21-2021	6-15-2022
8 of 8	Sanitary and Water Details	10-21-2021	6-15-2022
---	Stormwater Management Report	10-15-2021	
	Response Letter	6-15-2022	

The plan sheets and the Stormwater Management Calculations were prepared, signed, and sealed by Lorali Totten, P.E., Crest Engineering Associates, Inc., 100 Rike Drive, Millstone, New Jersey 08535.

**I. GENERAL INFORMATION**

**Applicant/Owner:** Ewing Cemetery Association  
78 Scotch Road  
Ewing, NJ 08628

**Proposal:** The applicant proposes to construct a 6,200 S.F. building for office space, meetings, event space and a crematory and ancillary site improvements.

**Zoning:** R-2 Single Family Detached Zone

**II. ZONING REQUIREMENTS**

- A. **Use:** The applicant's proposed warehouse use is permitted in the zone.
- B. **Area and Bulk Requirements:** R-2 Single Family Detached Zone

	Required	Existing	Proposed
Lot area	10,000 sf	1,264,017 sf	1,264,017 sf
Lot width	80 ft.	832.72 ft.	832.72 ft.
Lot frontage	80 ft.	832.72 ft.	832.72 ft.
Lot depth	110 ft.	1,235 ft.	1,235 ft.
<b>Principal Building</b>			
Front yard	40 ft.	29.8 ft. *	234.4 ft. (new building)
Side yard	10 ft.	15.71 ft.	52.4 ft. (new building)
Rear yard	35 ft.	1,225.65 ft	886.6 ft. (new building)
<b>Accessory Building</b>			
Side yard	5 ft.	>5ft.	N/A
Rear yard	5 ft.	>5ft.	N/A
To principal building	20 ft.	N/A	20 ft. (new building)
<b>Max. building height</b>			
Max. building height	2.5 story/35 ft.	2.5 story/ <35 ft.	20 ft. (new building)
Max Acc height	1 story/ 15 ft.	1 story/ <15 ft.	One story
Max Building coverage	18%	0.9%	1.4%
Total coverage	26%	10.2%	11.2%

\*Existing condition, variance required

**III. General Comments**

1. The plans do not propose any site lighting. The applicant should provide testimony regarding the hours of operation of this facility and that no activities will take place at this facility between dusk and dawn.
2. The applicant should provide testimony regarding the use(s) of the proposed building. The applicant should provide testimony regarding noise or odors from this facility.

3. The Retaining Wall detail should be revised to indicated that the final design of the retaining wall is to be reviewed and approved by Crest Engineering Associated, LLC prior to construction.
4. A typical section detail for the “porous paver area” was added to the plans.
5. The site is subject to the requirements of the Americans with Disabilities Act Accessibility Guidelines. It is the responsibility of the applicant to ensure that these guidelines are met.
6. The applicant and owner are reminded that site safety is their responsibility. The plan should note that “The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21(e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person)”.

#### IV. **PERFORMANCE STANDARDS**

##### A. **Parking and Circulation**

1. The plans proposed three (3) ADA parking spaces for this facility. The applicant should provide testimony indicating where non-ADA parking for this facility will take place.
2. The plans indicate a 12-foot wide “asphalt driveway” adjacent to the westerly façade of the proposed building. The applicant should provide testimony regarding the purpose of this driveway. If the purpose of the driveway is for deliveries, then the plans should indicate that the anticipated delivery vehicle(s) can maneuver into and out of this area.
3. The plans should be revised to indicate the vehicle path through the site to ensure that emergency vehicles can properly circulate/access the proposed building.

##### B. **Stormwater and Grading**

1. Based upon the document entitled *Best Management Practices Manual* published by New Jersey Department of Environmental Protection (NJDEP) a minimum of two (2) soil profile pits are required within the infiltration area of any proposed small-scale infiltration basin. The stormwater report should be revised to provide the additional soil information.
2. Based upon the permeability rate indicated in the stormwater report the basin area (SL-4), the rate is below the minimum (1.0 inches/hour) required in the NJDEP’s Best Management Practices Manual. The permeability rate for the basin area located in the southeast portion of the site is 0.0 inches per hour. Therefore, no infiltration will occur in the basin area.

Based on conversations with the design engineer, this facility is designed to fill up, dewatering over the top of the basin toward the adjacent residential dwellings.

Additionally, this facility is designed to have standing water to a depth of six (6) inches. The proposed basin does not meet the basic design threshold of having a discharge elevation equal to the basin bottom or providing infiltration to ensure that all stormwater evaluates from the basin.

We are concerned with respect to the design of this basin. It is currently designed to retain six (6) inches of storm water runoff and discharge toward the adjacent residential dwellings. This basin area should be redesigned so not retain six (6) inches of water.

3. The stormwater report appears to have used a permeability rate of 0.5 inches per hour in the routing calculations (pages 8A.4 and 8A.5) for the “pervious concrete – stone storage bed” area when the soil test (SL-3) indicates a permeability rate 0.36 inches before the factor of safety being applied. The report should be reviewed and revised as required. Please note that a factored permeability rate less than 0.50 inches per hour is not permitted by the NJDEP. However, the plans have been revised to indicate soil replacement to a depth that provides for the minimum permeability rate.
4. In the porous paver area at the rear of the building, the plans indicate a “top of storage bed elevation = 136.0” with a 100-year water surface elevation of 138.51. The bottom of retaining wall elevation in this area is approximately 137.51. Typically, retaining walls are design to be free draining with weep holes at the bottom of the wall.  
  
However, the applicant’s engineer revised the detail to reflect an impermeable layer to restrict water flow through the proposed retaining wall. As a condition to any approval granted by the Board should be conditioned on the applicant’s engineer providing calculations that the proposed retaining wall can accommodate the anticipated load associated with the impounded stormwater water.
5. Section 215-62.A(5) requires a minimum pipe size of 15-inch diameter. The stormwater pipe proposed on-site is 12-inch diameter HDPE pipe. The applicant should revise the plans or request a design waiver.
6. The proposed 12-inch diameter HDPE pipe is to be located beneath the proposed retaining wall. The applicant’s engineer should review the elevations associated with the HDPE pipe and retaining wall foundation to determine if a conflict may exist and whether there is sufficient cover. The plans should be revised as required.
7. The applicant’s engineer should prepare a stormwater maintenance manual and submit it for review and approval. This manual should be kept on-site and provided to the entity responsible for the maintenance of the stormwater system.

8. The system, as designed, proposes nearly identical flow rates in pre- and post-development conditions. If the system does not perform exactly as designed, there will be elevated discharge rates and volumes from the site. There is no margin for error with the current design.

C. **Landscaping and Buffering**

1. The Board Planner and Environmental Commission shall review and comment on landscaping.

E. **Trash Enclosure (Solid Waste Management)**

1. The plans should be revised to indicate the location of the trash enclosure.

V. **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 Planning Department and this office prior to the final signature of plans:

1. Mercer County Planning Board
2. Mercer County Soil Conservation District
3. Delaware & Raritan Canal Commission
4. Ewing Lawrence Sewerage Authority
5. Trenton Water Authority
6. Any others as may be necessary

VI. **APPROVAL PROCESS**

If the Planning 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 Planning Board action.
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 Planning 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 underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

**REMINGTON & VERNICK ENGINEERS, INC.**



Michael Angelastro, Ph. D., P.E., C.M.E., PTOE

MA/

cc: Ewing Cemetery Association, Applicant  
Loralie Totten, P.E., Applicant's Engineer  
James McManimon, Business Administrator  
Charles Latini, PP, AICP, Board Planner  
Michael W. Herbert, Esq., Board Attorney  
K. Wendell Bibbs, RVE