



RVE HQ:  
2059 Springdale Road  
Cherry Hill, NJ 08003  
O: (856) 795-9595  
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August 30, 2022

Richard Owen, Chairman  
Ewing Township Planning Board  
2 Jake Garzio Drive  
Ewing, NJ 08628

**Re: Preliminary and Final Site Plan – First Review  
Delaware Heights  
Block 423.03, Lot 255  
Township of Ewing  
RVE No. 1102-P-150**

Dear Chairman Owen and Board Members:

We have reviewed Preliminary and Final Site plan application submission consisting of the following documents:

Sheet	Title	Date	Latest Revision Date
1 of 15	Cover Sheet	06-17-22	----
2 of 15	Overall Plan – 1	06-17-22	----
3 of 15	Overall Plan – 2	06-17-22	----
4 of 15	Existing Condition Plan	06-17-22	----
5 of 15	Engineering Site Plan	06-17-22	----
6 of 15	Lighting Plan	06-17-22	----
7 of 15	Landscape Plan	06-17-22	----
8 of 15	Soil Erosion & Sediment Control Plan	06-17-22	----
9 of 15	Soil Erosion & Sediment Control Details (1)	06-17-22	----
10 of 15	Soil Erosion & Sediment Control Details (2)	06-17-22	----
11 of 15	Construction Details (1)	06-17-22	----
12 of 15	Construction Details (2)	06-17-22	----
13 of 15	Construction Details (3)	06-17-22	----
14 of 15	Construction Details (4)	06-17-22	----
15 of 15	Construction Details (5)	06-17-22	----
----	Stormwater Management Report	06-17-22	----

The Preliminary and Final Site plan was prepared, signed, and sealed by Scott H. Turner P.E., Menlo Engineering Associates, 261 Cleveland Avenue, Highland Park, New Jersey 08904.

**I. GENERAL INFORMATION**

**Applicant:** Atlantic Realty Development  
 90 Woodbridge Center Drive, Suite 600  
 Woodbridge, New Jersey 07095  
 (732) 750-1111

**Owner:** Halston Builders Associate, LLC  
 21 Kilmer Drive @ Rt. 9  
 Morganville, New Jersey 07751  
 (732) 750-1111

**Proposal:** The applicant is seeking an amended preliminary and final site plan to construct a new clubhouse and add 7 apartment units.

**Zoning:** RM – Residential Multifamily District

**II. ZONING REQUIREMENTS: RM Residential Multifamily District**

**A. Area and Bulk Requirements:**

Item	Required	Existing	Proposed	Status
Lot Area	5 ac.	32.4959 ac.	32.4959 ac.	C
Lot Frontage	300 ft.	3,089 ft.	3,089 ft.	C
Lot Width	300 ft.	3,007 ft.	3,007 ft.	C
Lot Depth	500 ft.	562 ft.	562 ft.	C
Building Height	45 ft.	N/A	< 45 ft.	C
Building Coverage	15%	N/A	0.6%	C
Total Lot Coverage	35%	54.2%	58.2%	V
Minimum Open Space	50%	45.8%	41.8%	V
Maximum Density	10 units/acre	TBD	TBD	TBD
Principal Setbacks				
Front Yard	50 ft.	N/A	87.14 ft.	C
Side Yard	50 ft.	N/A	> 50 ft.	C
Rear Yard	50 ft.	N/A	>50 ft.	C
Parking for Clubhouse	39 spaces	N/A	61 spaces	C

C – Conforming.  
 N/A – Not applicable.  
 TBD – To be determined by the applicant’s professionals  
 V - Variance

### III. PERFORMANCE STANDARDS

From our review of the submitted application documents, we offer the following comments for consideration by the Board.

#### A. Stormwater Management

1. The applicant's engineer should provide testimony that the proposed stormwater design is in accordance N.J.A.C. 7:8 Stormwater Management and that no variances from these regulations are required. Please note the Board cannot grant any variances from N.J.A.C. 7:8 as the Township does not have an approved mitigation plan.
2. As required by Section 215-126, a stormwater operations and maintenance manual must be provided. The stormwater operations and maintenance manual must recorded on the deed of the property and filed with the County.
3. Since the project is considered major development, the applicant must submit a Major Storm Water Development Summary ([www.nj.gov/dep/dwq/tier\\_a\\_forms.htm](http://www.nj.gov/dep/dwq/tier_a_forms.htm)) in electronic and hard copy format in compliance with the Township's Tier "A" Municipal Storm Water General Permit, which took effect on 1/1/18. This item can be addressed during compliance review if granted board approval.
4. The plans and stormwater report should be revised to indicate soil data to confirm the proposed "stone infiltration trenches" will operate as intended.
5. We recommend that plans be revised to indicate a fence around the perimeter of the proposed bioretention basin.

#### B. Traffic Impact

1. This site is expected to add less than 100 trips to the adjacent roadway network during the peak periods. It should also be noted that the number of new trips falls below the industry-accepted standard of a significant increase in traffic of 100 trips. Based on the Transportation Impact Analysis for Site Development, published by the Institute of Transportation Engineers (ITE) "it is suggested that a transportation impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during the adjacent roadways' peak hour or the development's peak hour." Additionally, NJDOT has determined that the same 100-vehicle threshold is considered a "significant increase in traffic;" hence, it is not anticipated that this site will result in a significant degradation of operating conditions. Therefore, the adjacent intersections and roadways are expected to operate in a similar manner as they do today.

2. It appears that the required number of parking spaces are being proposed for this project. However, the applicant's engineer should provide testimony regarding number of parking spaces for the overall site to determine if relief is required.

C. **Landscape and Buffer Design**

1. We will defer the review of the proposed landscaping to the Board Planner and Ewing Township Environmental Commission.

D. **Lighting**

1. Section 215-56 requires a minimum of 0.5 footcandle throughout the parking lot. The lighting plans should also be reviewed and revised as required to ensure that a minimum of one (1) footcandle is provide at the site intersections.

E. **Environmental Impacts**

1. An Environmental Impact Statement is required per Section 215-83C. A waiver should be requested.

F. **General Comments**

1. The plans indicate six (6) units are proposed, whereas the application indicates seven (7) units are proposed. The applicant should provide testimony regarding the actual number of existing and proposed units
2. The plans should be revised to indicate the vehicle path through the site to ensure that emergency vehicles and delivery vehicles can properly circulate through the site without conflict.
3. Electric charging facilities should be provided in accordance with the Municipal Land Use Law requirements and the DCA model ordinance requirements
4. Details for the playground design and equipment shall be provided.
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. A note should be added to the plans stating that the site will conform with the most recent version of Chapter 14 (Fire Safety During Construction and Demolition) of the International Fire Code, New Jersey edition.
7. 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. 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 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) 795-9595, extension 1029, a minimum of three (3) working days prior to the start of work.

#### **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

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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  
Planning Board Engineer

cc: James McManimon, Business Administrator  
James Megna, Construction Code Official  
Charles Latini, PP, AICP, Board Planner  
Michael W. Herbert, Esq., Board Attorney  
Atlantic Realty Development, Applicant  
Halston Builders Associate, LLC.  
Scott H. Turner, PE, Applicant's Engineer