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September 11, 2024

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

**Re: Township of Ewing
Preliminary and Final Site Plan Review No. 1
1694 Pennington, LLC
1694 Pennington Road (Block 154, Lots 11,12,13,14, &15)
RV No. 1102-P-179**

Dear Chairman Owen and Board Members:

We have reviewed a preliminary and final site plan submission, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 6	Site Plan	01-20-24	06-28-2024
2 of 6	Landscape & Lighting Plan	01-20-24	06-28-2024
3 of 6	Stormwater Runoff Plan	01-20-24	06-28-2024
4 of 6	Soil Erosion Control Plan	01-20-24	06-28-2024
5 of 6	Soil Erosion Control Notes	01-20-24	06-28-2024
6 of 6	Soil Compaction Plan	01-20-24	06-28-2024
----	Renderings	----	----
	Stormwater Runoff Report	04-02-2024	----

The plan was prepared, signed and sealed by Douglas C. Pelikan, P.E., Douglas C. Pelikan Civil & Architectural Engineering, 1701 Pennington Road, Ewing, New Jersey 08618, (609) 865-1596.

The renderings were prepared by James T. Kyle, P.P., AICP, KMA Associates, P.O. Box 236, Hopewell, New Jersey 08525, (609) 529-8692. The renderings should be signed and sealed by a licensed professional according to State regulations.

I. GENERAL INFORMATION

Applicant/Owner: 1694 Pennington, LLC

Proposal: The applicant seeks preliminary and final site plan approval to construct a student residence.

Zoning: BN – Business Neighborhood

II. ZONING REQUIREMENTS

A. Area and Bulk Requirements:

Item	Required	Proposed
Lot Area	5,000 sf	24,781 sf
Lot Width	50 ft.	125.09 ft.
Lot Depth	N/A	196.25 ft.
Building Height	35 ft.	30 ft.
Building Height	2 ½ sty.	2 ½ sty.
Building Coverage	2,400 sf	5,678 sf*
Impervious Coverage	75%	71.8%
Principal Setbacks		
Front Yard	25 ft.	25.53 ft.
Side Yard	5 ft.	5.27 ft.
Rear Yard ¹	5 ft.	N/A

***Variance required**

B. Notes:

1. Per Section 215-8, a “through” lot is defined as a lot having frontage on two streets which do not intersect with each other at the boundaries of the lot. A through lot shall have two front yards and two side yards, but shall have no rear yard, except that the applicant shall indicate which of the two front yards shall be designated as the front yard. The other front yard shall not contain any permitted accessory uses and shall be treated and landscaped in a manner consistent with other adjacent front yards in the area.

III. GENERAL COMMENTS

A. General Comments

1. Section 215-55.A(2)(b) requires an illumination of 0.5 foot candles throughout the parking area. The plans should be revised to indicate these criteria is satisfied. Additionally, the lighting shall be shielded in such a manner as not to create nuisance to the adjoining property owners. The plans should be revised as required to ensure that light does not impact the adjacent residents on the “alley” side of the site.

The plans should be revised to indicate pavement markings and signage for the proposed ADA parking space. Additionally, the plans should be revised to indicate the curb ramp associated with the ADA parking space.

2. We recommend that the lots be consolidated in conjunction with this project.
3. The applicant must obtain the appropriate block and lot numbers from the Tax Assessor. Written verification must be received by this office prior to final review and signature of the deeds and/or plat.
4. The plans should be revised to clearly indicate if the driveway apron along Pennington Road (N.J.S.H Route 31) is to be replaced in conjunction with this project. The sidewalk along the Route 31 frontage should be removed and replaced in conjunction with this project.
5. The plans should be revised to indicate the following details:
 - a. 6-foot vinyl privacy fence
 - b. Trash enclosure
 - c. 8-foot-high masonry wall
 - d. 18" ADS Inlet
 - e. Parking lot lighting pole and foundation
 - f. Concrete curb
 - g. 15'x15' pavilion
 - h. ADA curb ramp
 - i. ADA pavement marking and signage
 - j. Pipe trench
6. 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.
7. 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.
8. 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. Per Section 215-35.C(15)(c), parking is prohibited in the front yard area for residential use. Plans should be revised, or a variance is required.

2. Per RSIS parking requirements should be 1.8 parking space per bedroom is required for this site. Based on 25 bedrooms, this site is required to have 45 parking spaces. Testimony should be provided that the 25 parking spaces proposed is an efficient amount. A de minimus exception will be required.

Please note that in the ITE publication entitled *Parking Generation Manual*, the expected 85th percentile parking demand is 32 spaces. We recommend a parking demand study be completed at a similar facility to ensure adequate parking exists on site for this use.

3. The plans should be revised to indicate the vehicle path through the site to ensure that emergency vehicles, waste haulers and delivery trucks can properly circulate through the site without conflict. Fire marshal approval will be necessary.

B. Stormwater and Grading

1. Based on the information in the stormwater report, the 100-year stormwater elevation (69.23) is higher than the inlet grate elevation (67.80) at the basin. Therefore approximately 1.5 feet of water will pond in the parking lot during a 100- year storm event. The plans must be revised so that the entire 100-year storm event is contained within the underground stormwater management basin.
2. Pre-construction vs post-construction hydrographs must use adjusted values as required by NJDEP BMP Manual Chapter 5. Additionally, the precipitation factors used in the analysis must be shown in the stormwater report. A table listing the storm quantity reductions must also be shown in the stormwater report.
3. The stormwater modeling must not include the area above elevation 68.0, the top of stone. The report must be revised as required.
4. The stormwater report should be revised to substantiate the four (4) feet of K5 sand beneath the proposed underground basin.
5. The stormwater report should be revised to address emergency overflow associated with the proposed underground stormwater management basin.
6. It appears no soil borings were performed within the footprint of the proposed underground basin. Soil boring(s) and test pit(s) should be performed within the basin to determine the on-site soils and the seasonal high-water table elevation.
7. An infiltration basin requires two (2) test pits for a surface area of 10,000 SF or less. The infiltration of the soil must also be below the bottom of the basin. The depth to the seasonal high-water table elevation must be determined and indicated in the stormwater report and on the plans. Refer to NJ Stormwater BMP Chapter 12. Soil test locations must be shown on the proposed grading plan in relation to the proposed underground basin.

8. The “Section Thru Basin” detail should be reviewed and revised as required to ensure that stormwater can access all the proposed 24-inch ADS pipes.
9. The proposed first floor building elevation should be shown on the plans along with an individual grading plan with spot elevations along corners of building, and corners of curb and sidewalk to show positive drainage.
10. Operation and maintenance manual for the proposed stormwater management facilities must be submitted for review. Once approved the O&M Manual must be recorded at the County.
11. This office reserves the right to additional comment upon the receipt of a revised submission.
12. This office reserves the right to make additional comments upon submission of revised documents.

C. **Traffic**

1. The applicant should provide testimony indicating if a minor access permit is required from the New Jersey Department of Transportation (NJDOT). The applicant’s engineer, at a minimum, shall submit a *Letter of No Interest* to the NJDOT for their review and approval.

D. **Landscaping and Buffering**

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

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. New Jersey Department of Transportation

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. 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 must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.
4. 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

Michael Angelastro, Ph.D., P.E., PTOE
Planning Board Engineer

MA/JE/AO/kn

cc: 1694 Pennington, LLC. – Applicant
Douglas C. Pelikan, P.E. - Applicant's Engineer
James T. Kyle, P.P., AICP, Applicant's Planner
Aaron Watson, Business Administrator
Charles Latini, PP, AICP, Board Planner
Michael W. Herbert, Esq., Board Attorney