

Memorandum

To: Mr. Richard Owen, Chairman
Ewing Township Planning Board

From: Michael Angelastro, Ph.D., P.E., PTOE/MA
Planning Board Engineer

Re: **Courtesy Review**
Ewing Township Board of Education – Various Sites

Date: July 5, 2022

Antheil Elementary School Site Improvements

We have performed a courtesy review of site plan set entitled *Antheil Elementary School Site Improvements – Preliminary/Final Site Plan* (20 sheets) prepared by Pennoni Associates, Inc, dated June 8, 2022, and offer the following comments:

A. Site Plan

1. The plans indicate the pedestrian crosswalk through the bus parking area. The applicant should provide testimony regarding the operation of this area. We are concerned about having students crossing at this location with buses moving in/out of the parking area.
2. The plans should be revised to indicate a fire truck circulation plan to ensure the emergency vehicles can maneuver throughout the site without difficulty.
3. Due to the proximity of the parking spaces to the proposed and Stormwater Management Basin #2., the applicant's engineer should review this location to determine if guide rail is warranted in this area. The warrant analysis should be in accordance with the New Jersey Department of Transportation (NJDOT) *Design Manual*. Please note all guide rail shall be designed and installed in accordance with NJDOT standards.
4. As required by the *Manual on Uniform Traffic Control Devices for Streets and Highways*, all Pedestrian Crossing signs used at a cross walks must have a W16-9p plaque. The plans should be revised as required.
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)”.

B. Stormwater Management

1. The applicant’s engineer should provide testimony that the stormwater management design conforms to all the requirements contained in N.J.A.C. 7:8.
2. We recommend that the plans be revised to indicate a fence around the perimeter of proposed Stormwater Management Basin #1 and Stormwater Management Basin #2.
3. The plans should be reviewed and revised as required to ensure that adequate access is being provided to the proposed Underground Detention Basin #1 for maintenance and cleaning.
4. We recommend that all existing inlets be upgraded with Eco curb pieces and bicycle safe grates.

C. Lighting

1. The proposed site lighting appears to be in conformance with the Township Zoning Ordinance.

High School Emergency Generator

We have performed a courtesy review of site plan entitled *Security Upgrades and Enhancements at Ewing High School* (1 sheet) prepared by Fraytak, Veisz, Hopkins, and Duthie, PC dated June 6, 2022, and offer the following comments:

A. Noise

1. The applicant should provide testimony that the expected sound levels from the proposed generator will be in accordance with Chapter 240 *Noise* of the Ewing Township Code and as well as the State regulations.
2. The plans should be revised to indicate all the appropriate design details regarding the proposed generator installation and any required site restorations.
3. 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)”.

High School Message Sign

We have performed a courtesy review of the site plan entitled *Campus Site Plan* (1 sheet) prepared by Fraytak, Veisz, Hopkins, and Duthie PC dated June 16, 2022, and offer the following comments:

A. Sign

1. Section 215-37P(10) indicates a maximum sign height of 6 feet whereas 9 feet is proposed. The applicant requests a relief to permit the proposed sign height. The applicant should provide testimony in support of the proposed relief request.
2. Section 215-37P(10) indicates a maximum sign area of 20 square feet whereas 40 square feet is proposed (not including the pilasters). The applicant should provide testimony regarding the sign area including the pilasters. The applicant requests a relief to permit the proposed sign area. The applicant should provide testimony in support of the proposed relief request.
3. Section 215-37D(2) requires landscaping at base of the sign. No landscaping is proposed, and the applicant requests a relief. The applicant should provide testimony in support of the proposed relief request.
4. 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)”.

Memorial Area at Ewing High School

We have performed a courtesy review of the site plan entitled *Campus Site Plan* (1 sheet) prepared by Fraytak, Veisz, Hopkins, and Duthie PC dated June 16, 2022, and offer the following comments:

A. Site Plan

1. 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.

2. 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)”.

Commemorative Plaza at Ewing High School

We have performed a courtesy review of the plan entitled *Campus Site Plan* (1 sheet) prepared by Fraytak, Veisz, Hopkins, and Duthie PC dated June 16, 2022, and offer the following comments:

A. Site Plan

1. 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.
2. 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)”.

cc: Board Members
Dennis Nettleton, BOE Business Administrator
James McManimon, Business Administrator
Charles Latini, PP, AICP, Board Planner
Michael W. Herbert, Esq., Board Attorney