

Alaimo Group

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-845-0300
2 Market Street, Paterson, New Jersey 07501 Tel: 973-523-6200 Fax: 973-523-1765

November 7, 2022

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

RE: Ewing Township – Mercer County
Delaware Heights Apartments/Club House
2201 Scenic Drive
Block 423.03, Lots 225
Zone RM
Our File No. A-0198-0075-000

Dear Chairman Maloney:

As requested, we have reviewed the plans for the proposed 3-story apartment/clubhouse building entitled Preliminary/Final Site Plan for Delaware Heights consisting of fifteen (15) sheets, prepared by Meno Engineering Associates, dated June 17, 2022.

Our site plan review is intended to augment the Preliminary and Final Site Plan review letter to the Planning Board prepared by Remington & Vernick Engineers dated August 30, 2022. Based on our review of the plans, we have the following comments for the Board's consideration:

1. We defer to the Board Planner with regard to landscaping, buffer, zoning and variance requirements.
2. The proposed contours in the vicinity of the of the proposed ADA parking spaces indicate a slope of approximately 4%. The parking area should be regraded to assure compliance with ADA slope requirement maximum of 2% from the within the parking spaces and along the accessible crosswalk path to the proposed sidewalk. Proposed spot elevations should be provided to substantiate proposed grading.
3. Existing and proposed contours within the rear parking area indicate a 10% slope along the northerly half of the parking lot. We are concerned that car door swing may damage adjacent vehicles due to the excessive pavement slope. We recommend that the parking area be regraded to accommodate a maximum 5% pavement slope to prevent possible door swing damage. A retaining wall may be required in order to accommodate this criteria.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners


4. Additional proposed top and bottom of curb elevations should be provided throughout both parking areas at critical grade locations (curb radii and angle points, etc.) in support of proposed pavement slope design. Existing spot elevations should be provided along the northerly edge of the existing northerly parking lot to ensure proper existing and proposed grading transition.
5. Proposed top and bottom of wall elevations should be provided at the northeasterly building corner.
6. Depressed curb should be identified at the proposed concrete driveway at the north side of the proposed building. The driveway should be identified and dimensioned on the plan.
7. The proposed outlet control structure grate elevation should be a minimum 0.2' lower than the proposed basin emergency spillway elevation.
8. Proposed roof drains should be delineated on the plan. Architectural plans should show downspout locations consistent with the Engineering Site Plan.
9. The proposed 18" RCP storm drain downstream of proposed manhole A13 will be exposed above the ground surface approximately 20' from the manhole based on the proposed pipe slope and invert. The pipe slope and invert elevation may need to be adjusted. A minimum 1' cover should be provided.
10. The typical bio-retention basin cross section shows a 4" perforated HDPE pipe on the detail, however the pipe is not shown on the plan. This discrepancy should be addressed.
11. The proposed 4' high decorative fence shown on the plan conflicts with the 3'-6" high spindle fence detail. This discrepancy should be addressed.
12. An infiltration trench detail, a retaining wall fence detail, a cleanout detail and a breakaway sign post detail should be included on the detail sheets.
13. The information shown on the typical bio-retention basin cross section conflicts with the information shown on the bio-retention basin detail.
14. The retaining wall details are to be revised to note structural calculations are to be prepared by a New Jersey Licensed Engineer. A soil aggregate designation should be provided for the modular concrete block retaining wall backfill. Filter fabric should be noted between the granular fill and the trench wall.
15. Proposed water, sewer, gas and electric utilities should be shown on the plan.
16. Based on our cursory review of the Stormwater Management Report prepared by the applicant's engineer dated June 17, 2022, we noted that information for outlet

device #2 for the outlet control structure identified in the Summary for Pond 2P: Basin in the Stormwater Management Report is not noted on the outlet control structure information shown on the Engineering Site Plan. This is also inconsistent with the outlet control structure detail. This discrepancy should be addressed.

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
Karen Bruccoleri, Code Enforcement Dept., Ewing Township (via email)
Charles Latini, PP, AICP, Ewing Township Zoning Board Planner (via email)
Atlantic Realty Development (90 Woodbridge Center Drive, 6th Floor, Woodbridge, NJ 07095-0457)
Scott H. Turner, PE, Menlo Engineer Associates (261 Cleveland Ave., Highland Park, NJ 08904)
Frank J. Petrino, Esq., Eckert Seamans Cherin & Mellott (via email)
Diane Shafer, Esq, Eckert Seamans Cherin & Mellott (via email)

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