



Alaimo Group

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November 2, 2023

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

RE: Ewing Township – Mercer County
Bolanle Popoola
Crescent Avenue
Block 175, Lots 503 & 504
Zone R2
Our File No. A-0198-0081-000

Dear Chairman Maloney:

We are in receipt of a Land Development application which the applicant proposes to construct a new 2-story residential single family dwelling.

We have reviewed the following information in support of this application.

1. Land Development Application for Bolanle Popoola.
2. Plan of Topographic Survey prepared by David F. Stratton, PLS of Trenton Engineering Company, Inc. dated August 6, 2007.
3. Site plan, building elevations and floor plans prepared by Fett - Vico, AIA Architects, PC, dated August 28, 2023.

Based on our review of the submitted documents, we have the following comments for the Board's consideration:

1. We defer to the Board Planner with regard to zoning and variance requirements.
2. Some existing spot elevations are shown in the site plan, however proposed grading is not shown and should be provided. Stormwater runoff should be directed towards the municipal right-of-way. Grading within the first ten feet of the building should provide a minimum 6" drop in elevation.
3. Based on the existing topography shown on the Plan of Topographic Survey, stormwater runoff from adjoining Lot 501 is directed towards the proposed building. A swale should be provided to assure runoff will be directed away from the building.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

4. The proposed driveway and sidewalk should be dimensioned on the plan. Details should be provided.
5. Depressed curb should be noted at the proposed driveway access from Hollowbrook Drive. A detail should be provided.
6. Proposed finished floor, basement and garage elevations should be noted on the plan. Building dimensions should also be noted.
7. The State Residential Site Improvement Standards (RSIS) requires 2.5 parking spaces be provided for the proposed dwelling. Testimony should be provided that the parking requirement will 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
James McManimon, Business Administrator
Charles Latini, PP, AICP, Board Planner
Jason L. Vico, AIA Fett – Vico AIA Architects, PC (2129 State Highway 33, Hamilton Square, NJ 08690)
Bolanle Popoola (112 Dakota Drive, Hamilton, NJ 08619)

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