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Memo To: Ms. Cheryl Chrusz, Planning Board Secretary
Montgomery Township Planning Board
2261 Van Horne Road
Route 206
Belle Mead, NJ 08502

Date: July 18, 2023
55176 01

From: Rakesh R. Darji, PE, PP, CME
Environmental Resolutions, Inc.
Planning Board Engineer

RE: Harlingen Village Square
Preliminary and Final Site Plan
Application #PB-03-22
Engineering Review #2
Block 6001, Lots 33, 34, 34.01, 35, 35.01 and 36
US Route 206
Township of Montgomery, Somerset County

Our office has reviewed the plans and documents submitted by the applicant for a Preliminary and Final Subdivision and Site Plan application. The subject tract consists of Block and Lot numbers referenced above, comprising approximately 22 acres. A subdivision of these parcels is proposed. On approximately 11 acres, the applicant proposes to construct 36 two- or three-bedroom townhome units. Eighteen rental units comprised of 11 affordable family rental units and 7 market-rate apartment units will be constructed on approximately 2 acres. A 1/2-acre lot is proposed to contain a sanitary sewer pump station, dedicated to Montgomery Township and the remaining approximately 9 acres will be dedicated to Montgomery Township or otherwise conserved.

Noted changes from the site plan submittal of March 2023 to this current plan include:

- The proposed dog run has been relocated closer to the proposed play area.
- The intersection of Johannes Drive and Frederic Lane has been reconfigured with an added stop bar on Johannes Drive and a relocation of a crosswalk to eliminate any concerns with site triangle easements.
- The single, 10FTx20FT storage shed (bike storage) has been reconfigured to include 2 storage areas in the same location with bike storage racks located behind the proposed structures.
- The location of the trash enclosure has shifted and the dead-end area of the parking lot has been reconfigured for the Apartment Units.
- Parking spaces for the Apartment Units were originally 10FTx18FT and are now proposed to be 9FTx18FT.

The site is located along US 206 (Van Horn Road), north of Harlingen Road, with in the SSIZ-3 (Site Specific Inclusionary Zone). Residential Districts are to the north, east and west. To the south is the Community Commercial-2 zone. The applicant proposes one road into the site from US 206.

The site is encumbered by critical areas to the east and southeast. These include critical slopes and critical slopes buffers, wetlands and wetlands buffers and finally, stream corridor and stream corridor buffers. Fox Run, a tributary of Pike Run, runs along the property line to the east.

The following information, submitted by the applicant in support of this application, has been reviewed by our office:

1. Response Letter, prepared by Van Cleef Engineering Associates, dated June 18, 2023.
2. Montgomery Township Land Development Application, dated January 2023.
3. Preliminary and Final Site Plan and Final Construction Plans, prepared by Van Cleef Engineering Associates, dated January 17, 2023, revised to May 18, 2023, consisting of the following:
 - a. Cover Sheet, sheet 1 of 37.
 - b. Existing Features Plan, sheet 2 of 37.
 - c. Site Plan/Preliminary Subdivision and Site Plan, sheet 3 of 37.
 - d. Site Plan, North, sheet 3a of 37 (*new*).
 - e. Site Plan, South, sheet 3b of 37 (*new*).
 - f. Grading Plan, North, sheet 4 of 37.
 - g. Grading Plan, South, Sheet 5 of 37.
 - h. Soil Erosion and Sediment Control Plan, North, sheet 6 of 37.
 - i. Soil Erosion and Sediment Control Plan, South, sheet 7 of 37.
 - j. Utility Plan, North, sheet 8 of 37.
 - k. Utility Plan, South, sheet 9 of 37.
 - l. Profiles, sheet 10 of 37.
 - m. Construction Details, sheets 11-13 of 37.
 - n. Pond Construction Wetlands Details, 14 of 37.
 - o. Soil Erosion and Sediment Control Details, 15 of 37.
 - p. Pump Station Layout and Electrical Details, sheet 16-19 of 37.
 - q. DEP Fresh Water Wetland Permit Details, sheets 20-21 of 37.
 - r. DEP Flood Hazard Area Permit Plans, sheets 22-23 of 37.
 - s. Sanitary Sewer Force Main Extension Profile, sheet 24 of 37.
 - t. Tree Mitigation Plan, sheet 25 of 37.
 - u. Landscape Plan, North, sheet 26 of 37.
 - v. Landscape Plan, South, sheet 27 of 37.
 - w. Landscape Details, sheet 28 of 37.
 - x. Lighting Plan, North, sheet 29 of 37.
 - y. Lighting Plan, South, sheet 30 of 37.
 - z. Lighting Details, sheet 31 of 37.
 - aa. Typical Building Plans, sheet 32 of 37.
 - bb. Signage and Striping Plan, sheet 33 of 37.
 - cc. Fire Truck Circulation Exhibit, sheet 35 of 37.
 - dd. Garbage Truck and School Bus Circulation Exhibit, sheet 34 of 37.
 - ee. Accessible Curb Ramp and Plan Details, sheet 35 of 37.
 - ff. Mailbox Location and Details Plan, sheet 36 of 37.
4. Final Plat, prepared by Van Cleef Engineering Associates, one sheet, dated January 17, 2023, revised May 18, 2023.
5. Outbound Survey of Block 6001, Lots 33, 34, 34.01, 35, 35.01 and 36, prepared by Van Cleef Engineering Associates, dated December 11, 2020, one sheet.
6. Drainage Report, prepared by Van Cleef Engineering Associates, dated January 17, 2023, revised to May 18, 2023, containing the following:

- a. Existing Drainage Area Map
 - b. Proposed Drainage Area Map
 - c. Inlet Drainage Area Map
 - d. Soil Exploration Exhibit
7. Environmental Impact Statement, prepared by EcolSciences, Inc., dated January 19, 2023.
 8. Attachment D, Major Development Stormwater Summary.
 9. Wetlands Delineation Plan, prepared by Van Cleef Engineering Associates, LLC, dated June 5, 2019, revised to November 21, 2019, *stamped approved by NJ DEP*.
 10. Flood Hazard Area Delineation Map, prepared by Van Cleef Engineering Associates, LLC, dated November 21, 2019, revised to August 22, 2022, *stamped approved by NJ DEP August 29, 2022*.
 11. Earthwork Analysis Exhibit, prepared by Van Cleef Engineering Associates, LLC, dated April 15, 2020, revised to May 18, 2023.
 12. Stormwater Management Measures Operations and Maintenance Manual, prepared by Van Cleef Engineering Associates, LLC, dated January 17, 2023, revised to May 18, 2023.
 13. Architectural Plans, COHA/Market Units, 6 sheets, prepared by Holliday Architects, dated August 23, 2018, revised to February 2022.
 14. Elevations, prepared by Holiday Architects, LLC, 25 sheets, dated August 23, 2018, revised to May 19, 2023.
 15. Email correspondence from Van Cleef Engineering (Mike Ford) to Montgomery Township Engineer (Mark Herrmann), dated April 27, 2023, re: CC Harlingen Force Main DEP Permit.
 16. Correspondence from Schatzman Baker regarding sewer easement, dated August 19, 2014.

General Information

Applicant/
Owner: Harlingen Associates, LLC
36 Brower Lane
Hillsborough, NJ 08844
vscott@country-classics.com

Engineer: Michael Ford, PE
Van Cleef Engineering Associates, LLC
32 Brower Lane
Hillsborough, NJ 08844
mford@vancleefengineering.com

Architect: Scott Nehring, AIA
Holliday Architects, Inc.
Jackson Commons
30 Jackson Road, Suite A-4
Medford, NJ 08055
snehring@hollidyarchitects.com

Attorney: Richard Schatzmann, Esq.
Schatzman Baker, PC
215-216 Commons Way
Princeton, NJ 08540

Zoning

1. This parcel is within the Site Specific Inclusionary Zone 3 (SSIZ-3) zoning district.
2. Townhomes, apartments and a sanitary sewer pump station are permitted uses within this zoning district.
3. Area, yard, and coverage requirements are detailed in §16-4.14.c.

	Required	Proposed	
Overall Tract			
Overall Tract Area	20 acres	22.189 acres	Complies
Overall Tract Width	400 FT	983.51 FT	Complies
Overall Tract Frontage	400 FT	976.84 FT	Complies
Overall Tract Depth	200 FT	613 FT	Complies
Maximum Tract Units	54	54	Complies
Townhomes			
Minimum Lot Size	11 acres	11 acres	Complies
Lot Coverage	40%	31.5%	Complies
Max Building Coverage	15%	12.2%	Complies
Minimum Building Separation	40 FT	44.3 FT	Complies
Minimum Front Yard Setback	80FT	101.4 FT	Complies
Minimum Side Yard Setback	25FT/50FT	62.4 FT	Complies
Minimum Rear Yard Setback	40 FT	40.6 FT	Complies
Parking Setback (US 206)	40 FT	89.5 FT	Complies
Parking Setback (property line)	10 FT	11 FT	Complies
Maximum Units per Building	6 Units	4 Units	Complies
Maximum Building Height	39 FT	<39 FT	Complies
Maximum Number of Units	36	36	Complies
Apartments			
Minimum Lot Area	1 acre	1.819 Acres	Complies
Minimum Front Yard Setback	40 FT	40.3 FT	Complies
Minimum Side Yard Setback	20 FT	21 FT	Complies
Minimum Rear Yard Setback	20 FT	23 FT	Complies
Maximum Impervious Coverage	40%	37.2%	Complies
Maximum Building Coverage	15%	14.7%	Complies
Maximum Building Height	39 FT	<39 FT	Complies
Maximum Accessory Building Height	15 FT	<15 FT	Complies
Total Units	18 Units	18 Units	Complies
Parking Setback (US 206)	75 FT	119 FT	Complies
Parking Setback (property line)	10 FT	10 FT	Complies
Pump Station			
Minimum Lot Area	0.5 acres	0.5 acres	Complies
Minimum Lot Coverage	50%	<50%	Complies
Maximum Building Coverage	30%	<30%	Complies
Setback to existing ROW	75 FT	>75 FT	Complies
Setback to property line	10 FT	>10 FT	Complies
Parking Setback	5 FT	>5 FT	Complies

Variance

1. §16-4.14c8(b)(1) states that roof eaves shall project at least 2 FT beyond the building façade; secondary roof eaves shall project at least 1 FT. The applicant is proposing roof eaves 1 FT. A variance will be required.
2. This office defers to the Board Planner for further discussion on variance relief required for this application.

Waivers

3. §16-5.3 discusses fence requirements. Section §16-5.3b discusses the fence height and location requirements. The following fences will require a waiver:

- a. The maximum height of a fence at a dog run is 6 FT. No detail has been provided to demonstrate the height of the proposed fence at this location. *Waiver is not required as the fence is proposed not to exceed 4 FT. A detail has been provided.*
 - b. The plans show a proposed 10FT high privacy fence at the rear of the townhome units. It is unclear of the exact location of this fence, however, the maximum height of a fence shall be 4 FT. *A 6 FT high fence is proposed and its location has been provided. A waiver will be required.*
 - c. A fence is proposed at the proposed sanitary sewer pump station. The height of the fence should be provided to determine if a waiver is required. *An 8 FT fence is proposed and a detail has been provided. A waiver will be required.*
4. §16-6.3c (Townhomes and apartments) states that parking space shall be provided in areas specifically designated for parking and there shall be no parallel or diagonal parking along interior streets. Twenty (20) parallel spaces are provided for the townhome part of this project. A waiver will be required.
 5. §16-6.3g (Townhomes and apartments) discusses storage area for apartment units. In addition to storage within the unit itself, an addition 250 CF of storage area in a convenient, centrally located area in the cellar, basement or ground floor of the building shall be provided. The applicant is proposing space in a separate building. A waiver will be required.
 6. §16-5.6(c) states that no soil shall be removed or imported to any site in excess of 20 CY per year with out prior approval of the Planning Board. The applicant states that 13,400 CY of soil has been hauled to the site with another 5,000 CY will be needed. A waiver will be required.
 7. §16-5.6(d)3 states a minimum of 15 trees per acre of gross tract area shall be planted in open areas. The applicant is requesting that the total number of trees to be provide is based upon the total Limit of Disturbance. Should relief be granted, the applicant will provide 172 trees. A waiver is required.
 8. Per Figure 4.3 of RSIS, the pavement section for residential access/neighborhood street is 1.5” HMA Surface course/3” HMA base course/4” DGA. The applicant is proposing to exceed this standard by providing 2” I-5 Surface Course, 4” I-2 base course and 4” DGA.
 9. Per RSIS §5:21-4.14(d)3, a two-car garage requires a minimum parking width of 20 FT and a minimum length of 18 FT. Driveway widths of 18 FT are provided for street facing garages and 10 FT for side-entry garages.
 10. Per RSIS §5:21-4.14(f), to determine the number of on-street parking availability, a length of 23 FT per space for on-street parking shall be used. The applicant is proposing on-street parallel parking of 22 FT in length.
 11. This office defers to the Board Planner for further discussion on waiver relief required for this application.

General

1. The applicant depicts no electric vehicle charging stations on the variance plan. Model Ordinance “Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) and Make Ready Parking Spaces” was enacted by the NJ Legislature and effective on September 1, 2020. Applications involving a multiple dwelling with five or more units of dwelling space shall provide Make-Ready parking spaces at least 15% of the required off-street parking spaces. The applicant is proposing 18 apartments contained within 3 buildings. The total RSIS spaces required for this portion of the application is 37 spaces. Thus, 6 electric vehicles spaces are required. *This comment has been satisfactorily addressed. Location and details have been provided for the proposed charging stations.*
2. The applicant should provide testimony regarding the following:
 - a. Trash and recycling collection at the townhome community.

- b. Trash and recycling collection at the apartment community.
 - c. Trash and recycling collection (if necessary) at the pump station.
3. A turning template has been provided for a typical fire truck. Turning templates should be provided for the following: *This comment has been satisfactorily addressed. Additional turning templates have been provided.*
 - a. Trash and recycling vehicles. Show movement at the proposed trash enclosure.
 - b. School bus.
4. The applicant states that an access agreement between the townhome use and the apartment use will be prepared to allow access from US Route 206 to the apartment parking lot. *Acknowledged, the access agreement will be provided.*
5. The legal descriptions of all easements should be provided to the Board Professionals for review. *Acknowledged.*
6. The applicant should discuss the storage requirements of §16-6.3g for each apartment unit to demonstrate that the proposed plans meet the 250CF requirements for storage, which can be located within apartment unit. *Testimony to be provided; relief is being requested as storage is proposed in separate building.*
7. The applicant should discuss if phasing is proposed for the project. If so, such phasing should be depicted on the site plan. *Testimony to be provided.*
8. The applicant should testify if discussion has taken place with the Township regarding the dedication of proposed Lot 33.03 and the pump station. The status of any discussion should be provided to the Board. *Testimony to be provided.*
9. The applicant should provide testimony regarding the ownership of the individual lots and of the open space lot. *Testimony to be provided.*
10. The applicant should discuss if a homeowner's association is proposed. Discussion regarding maintenance and responsibility of the various amenities (seating area, dog run, playground) in addition to stormwater maintenance should be provided. The homeowner's documents should be provided to the Board for review as a condition of approval. *Testimony to be provided.*
11. It is noted that the driveways for each end-unit townhome are located outside of the proposed lot line for each of these units. The responsible party for maintenance and upkeep of the driveways should be discussed as well as an easement for the homeowner to use the driveway to access the townhome. *Testimony to be provided.*

Subdivision Plat

11. TOWNSHIP CHECKLIST

- a. Details Required for Preliminary Major Subdivision Plats and Preliminary Major Site Plans. Each preliminary major subdivision plat shall be drawn by a licensed land surveyor and shall be based on new or existing current and accurate survey of the property being subdivided. Each preliminary major site plan shall be drawn by a professional engineer or architect, based upon a survey prepared by a licensed land surveyor. Such survey information may be transposed to other drawings if duly noted as to the date of the survey, by whom and for whom it was prepared. The survey that this map is based on should be referenced. *This comment has been satisfactorily addressed.*
- b. The name(s) and block and lot number(s) of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor. *This comment*

has been satisfactorily addressed with information provided on the site plan. The filed map should stand along thus this information should be provided.

- c. If the applicant is a partnership or a corporation, the names and addresses of all partners, or the names and addresses of all stockholders owning 10% or more of any class of stock of the corporation in accordance with N.J.S.A. 40:55D-48.1 et seq. *This comment has been satisfactorily addressed.*
- d. If a survey is referenced, a copy of a signed and sealed survey by a licensed New Jersey land surveyor, showing the tract boundary, topographic information, existing conditions, and all "critical areas", as defined by this chapter. A copy of the survey that this plan is based upon should be provided for review. *This comment has been satisfactorily addressed.*

12. ADMINISTRATIVE CODE

- a. The plan should be based on a property survey. A copy of the survey that this map is based upon should be referenced and provided. *This comment has been satisfactorily addressed.*
- b. Width of the traveled way is not shown for U.S. Rt. 206. *This comment has been satisfactorily addressed.*

17. RECORDATION LAW

- a. All permanent easements, including sight triangle easements, utility easements, etc., shall be shown and dimensioned. There is an existing 10' wide drainage easement that runs along the southerly line of the tract that should be dimensioned. There is a 25' wide stream maintenance easement along Fox Run that should be dimensioned. *The existing easements have not been dimensioned.*
- b. The map shall show the date of the survey and shall be in accordance with the minimum survey detail requirements of the State Board of Professional Engineers and Land Surveyors. The plan does not reference a survey. The surveyor's certification indicates that "this map and survey dated December 11, 2020 meets the minimum requirements..." This map is dated January 17, 2023, and does not reference a survey. It is suggested that the certification say "this map is based on a survey dated December 11, 2020 and that both meet the minimum requirements...". The survey that this map is based on should be referenced. *This comment has been satisfactorily addressed.*
- c. The plans should reflect approved street name and block and lot numbers as assigned by the Township Tax Collector. *This comment has been satisfactorily addressed.*
- d. Note 6 indicates that iron pins shall be set at all property corners that will not be occupied by a concrete monument. It is recommended that iron pins are shown as to be set on the corners of proposed Lots 33.02 and 33.04 and the northerly corner of proposed Lot 33.03. *This comment has been satisfactorily addressed.*

14. GENERAL SUBDIVISION COMMENTS

- a. Proposed Lot 33.04 (pump station) and Lot 33.03 (lands to be dedicated to the Township) will be land locked lots. The applicant should discuss access to both of these lots. *Testimony should be provided. The applicant indicated that access will be from other contiguous lands in the Township but in both cases, access will be over wetlands. Discussion should include if any permitting will be required.*
- b. There is a N.J.A.W. "non-exclusive easement 'A'" identified on the site plan that is not referenced on the subdivision plan. *This comment has been satisfactorily addressed.*
- c. The N.J.A.W. exclusive easement does not extend to the pump station lot. It appears that the water and sewer lines extend beyond the easement into the pump station lot. *No water is depicted on the Pump Station property; the sanitary easement should extend to the property line.*
- d. There appears to be a gap in the 15 FT wide sanitary sewer easement as it crosses over new lot 33.01. *This comment has been addressed.*
- e. Note 3 notes a proposed conservation easement but there is none shown. *This comment has been satisfactorily addressed.*

- f. Closure reports of the entire tract and each proposed new lot should be provided. *Closure reports should be provided.*
- g. There is only one POB shown. It is for the N.J.A.W. easement. A POB should be noted for each proposed lot. *POB should be provided for each proposed lot.*
- h. The legal descriptions for each lot should be provided to the Board Professionals for review. *Legal Descriptions should be provided.*
- i. *(new) It is noted there are modified areas for the wetlands buffer. Have these modifications been approved by the NJ DEP or applied for.*
- j. *(new) There is an area of wetland swale that would need to be filled for purposes of Lots 33.12, 33.13, 33.14. Additional permitting may be required.*
- k. *(new) The curves for the exclusive and non-exclusive NJAW easements seem to be non-radial and non-concentric. As a minimum, these should be noted.*
- l. *(new) Wetlands limits, Flood Hazard areas and floodways are defined by metes and bounds as noted on the referenced plans. As these areas are restrictions to the new lots, the areas and metes and bounds should be shown on the final plat.*

Site Plan

15. It is recommended that the site plan be provided at a larger scale, similar to the other plans in the plan set. This would allow clearer reading of the plans. *This comment has been satisfactorily addressed.*
16. The applicant is seeking Preliminary and Final Subdivision and Site Plan. The coversheet should be updated to include the subdivision. *This comment has been satisfactorily addressed.*
17. Sheet 3 is titled “Preliminary Subdivision / Site Plan”. The title should be updated as the application is seeking Preliminary and Final approvals. *This comment has been satisfactorily addressed.*
18. The parking spaces (2 spaces and 5 spaces to the south) should be dimensioned to the property line. *This comment has been satisfactorily addressed.*
19. Numerous callouts are provided on the grading and utility plan that should be shown on the site plan. These include fence at dog park; fence at townhomes; curbing, pedestrian walkways, etc. *This comment has been satisfactorily addressed.*
20. All sidewalks should be dimensioned, including the sidewalk along US 206, at the sitting areas, etc. *This comment has been satisfactorily addressed.*
21. A 4 FT sidewalk is proposed. A 5FTx5FT ADA passing area should be provided at intervals not exceeding 200 FT. This office defers to the NJ DOT for comment on the sidewalk along US 206. *This comment has been satisfactorily addressed.*
22. Sight triangles have been provided at the various intersections within the development. It is noted that the sight triangle crosses the driveways on proposed Lots 33.30 and 33.31. Specifically for Lot 33.31, the sight triangle includes the majority of the driveway space. It is unclear if a car can safely park on the driveway without impacting the proposed sight triangle. An easement should be prepared for the owners of Lots 33.30 and Lot 33.31 for the sight triangle. *The applicant has satisfactorily addressed this comment.*
23. It is noted that mailbox clusters are proposed for both the townhome property and the apartment lot. The applicant should provide testimony regarding the following: *The mailbox locations have been relocated.*
 - a. The location of the mailboxes at the apartment lot is between 2 accessible parking spaces. It is recommended that the mailbox location be moved so that those who drive to access their mail do not park in the accessible spaces.
 - b. It is recommended mailboxes for the townhouse units be moved across the street near the 5 parking spaces to provide space for vehicles to park while residents retrieve their mail.

24. The width of proposed Road A should be provided. *This comment has been satisfactorily addressed.*
25. The applicant should discuss if a parking area is to be provided for the pump station.

Grading / Drainage

26. Note #8 states that roof runoff will be pretreated by leaf screens, first wash diverters or roof washers. The pretreatment details should be provided. *This comment has been satisfactorily addressed. A detail for the pretreatment (leaf screen) has been provided.*
27. Note #9 on the grading and drainage plans should be updated to indicate that the MTD information is provided on Sheet #13. *This comment has been satisfactorily addressed.*
28. The Township has a soil hauling limit of 20 CY without prior approval of the Planning Board. It is recommended that the applicant estimate the export and/or import of soil to be moved at this time and request a waiver from the Township. *The applicant has satisfactorily addressed this comment and a waiver is being requested.*
29. The grading should be extended, if necessary, into the area for the dog run. At a minimum, spot grades at the corners should be provided. *This comment has been satisfactorily addressed.*
30. Top of curb/bottom of curb elevations should be provided at the mountable curb. *This comment has been satisfactorily addressed.*
31. There is a drainage flow arrow between Building #10 and #11 which should be reviewed and revised accordingly. *This comment has been satisfactorily addressed.*
32. The spot grades at the rear of Building #12 should be reviewed and revised accordingly. Spot grades of 87.1, 87.2 and 86.8 are between the 82 and 83 contours. *This comment has been satisfactorily addressed.*
33. The grades at Building #7 should be reviewed and revised accordingly. *This comment has been satisfactorily addressed.*
34. The spot grade (93.45) at the NW corner of Building #9 should be reviewed. *This comment has been satisfactorily addressed.*
35. Grading at the 90 contour to the north extends beyond the proposed limit of disturbance. The LOD should be expanded to include the proposed grading. *This comment has been satisfactorily addressed.*
36. Additional spot grades should be provided for the sidewalk to the dog run and the pedestrian pathways around the on-site amenities (seating area, playground, etc.). *This comment has been satisfactorily addressed.*
37. The 80 contour at the sanitary sewer pump station should be extended to include the proposed SMH#12. *This comment has been satisfactorily addressed.*
38. The driveway slope information should be provided on the “south” grading plan similar to what is provided on the “north” grading plan. *This comment has been satisfactorily addressed.*
39. The 86 and 87 contours should be reviewed in front of Building #1. *The comment has been satisfactorily addressed.*

40. There is a spot grade of 86.15 on the 85 contour to the south of Building #3. In addition, a spot grade of 86.5 is depicted within the Building #3 footprint. *This comment has been satisfactorily addressed.*
41. Cleanouts for roof drains should be depicted. Include the invert. *This comment has been satisfactorily addressed.*
42. There are numerous locations where the storm and water lines cross the sanitary sewer line. Should any of these crossings require concrete encasement, this should be depicted on the plan. *This comment has been satisfactorily addressed.*
43. A temporary construction easement may be required for the proposed work on Block 6002, Lot 4. *Acknowledged.*

Profiles

44. The pipe between CB2-6 and CB2-5 should be provided. *This comment has been satisfactorily addressed.*
45. The 15" RCP storm pipe crossing between SMH#9 and SMH#10 should be depicted. *This comment has been satisfactorily addressed.*
46. The length, diameter and material of the pipe between SMH#8 and SMH#10 should be provided. *This comment has been satisfactorily addressed.*
47. The 30" RCP storm pipe crossing between SMH#8 and SMH#10 should be provided. *This comment has been satisfactorily addressed.*

Stormwater

48. It is noted that pretreatment of roof runoff is to be provided by leaf screens, first flush diverters or roof washers. Maintenance of any proposed treatment method should be included in the operations and maintenance manual. *This comment has been satisfactorily addressed. A detail for the leaf screens has been provided.*
49. It is recommended that an aerator be provided for the proposed pond. *This comment has been satisfactorily addressed. A detail for the aerator has been provided.*
50. There are 2 HW#2 callouts, overlapping each other on Sheet 14. This should be reviewed as 2 different TWs are provided. *The comment has been satisfactorily addressed.*
51. The grate elevation is 81.5 on the plans and 80 in the stormwater management report for the OCS. *The comment has been addressed satisfactorily.*
52. The maintenance access for the basin should be depicted. *The comment has been satisfactorily addressed.*
53. The minimum inflow drainage area per Chapter 10.4 of the NJ BMP states that a pond category of a constructed wetland requires 25 acres. The design drainage area is 8.95 acres. This should be reviewed. *This comment has been satisfactorily addressed and a water budget has been provided.*
54. It is noted that the stormwater system designed is for the overall tract. A separate design has not been provided for each project area (apartments, townhomes and pump station). The ultimate responsibility for maintenance and upkeep should be noted. Proper documentation should clearly identify the responsible party. *This comment has been satisfactorily addressed.*
55. Operations and Maintenance Plan:

- a. Sheet 5 should contain a north arrow as the reference to the Pond refers to the direction from the specific buildings. *This comment has been satisfactorily addressed.*

Sanitary and Pump Station Lot

56. Our office recommends that the comments provided in the May 11, 2022 memo of the Township Engineer be addressed.
57. The applicant should be prepared to discuss the options presented for the pump station, Option A and Option B, and the benefits of each. The Applicant should provide a concept plan illustrating that the proposed sewer design is feasible to collect and convey off-site sewer per §12-7.3d. The final design should be decided upon and depicted on revised plans should be Board act favorably on this application. *Testimony to be provided.*
58. An exhibit should be shared with the Board at the hearing depicting the options for the proposed sanitary sewer and off-site sewer service, demonstrating that the layout and sizing works for the off-site sewer. *Testimony to be provided.*
59. Notes should be provided on the plan regarding testing requirements for the sanitary sewer. Construction and testing should conform to the Township code. All testing should be completed prior to acceptance and certificate of occupancy. *This comment has been satisfactorily addressed.*
60. The access drive from Road A should be labeled to the pump station. A detail should be provided. *This comment has been satisfactorily addressed.*
61. The fence on the proposed pump station lot should be identified and a detail provided. A gate should be provided to allow for access from the public works property. *This comment has been satisfactorily addressed.*
62. Testimony should be provided regarding the maintenance responsibilities for the sanitary lines beneath Road A and Road B (private roads). If the lines are to be privately owned, a note should be added to the plans stating that the Township shall have the right (but not the obligation) to enter upon the property to perform the requisite maintenance at the responsibly party's expense. *Testimony to be provided.*

Landscaping and Lighting

63. The sight triangles should be provided on the landscaping plan. *This comment has been satisfactorily addressed.*
64. It is noted that the proposed MTDs include tree plantings. All MTDs should be depicted on the plan and the proposed landscaping provided. It does not appear that there is any landscaping located within the proposed area of the MTD. *A note has been added to the plan; our office defers to the Board's Landscape Architect for further comment regarding*

Details

65. A decorative fence detail is provided. The location of this fence should be depicted on the plan. Fences are a maximum of 4 FT in height in front, side and rear yards. This fence is greater than 4 FT in height. A waiver for the fence height will be required (see Waivers). *This comment has been satisfactorily addressed; the appropriate waivers for fence height are being requested.*
66. The accessible parking space detail does not match what is depicted on the plan. *This comment has been satisfactorily addressed.*
 - a. Provide paint color, stripe width and material type.
 - b. It is recommended that the accessible sign be placed at the curb line within a bollard.

67. There is a detail for a landscape wall. This should be depicted on the site plan. *The wall is depicted on the site plan. The TW/BW elevations should be provided on the grading plan.*
68. There are 2 proposed site signs. The applicant should indicate which sign it proposed and the other sign detail should be removed. *The comment has been satisfactorily addressed.*
69. It is recommended that a man door be provided at the trash enclosure. *The comment has been satisfactorily addressed.*
70. It is recommended that 6” reinforced concrete be provided for the base of the trash enclosure. *This comment has been satisfactorily addressed.*
71. A bike shed is proposed for the apartment buildings. A detail should be provided. The height should be included demonstrating that the accessory building height of 15 FT has not been exceeded, or a waiver will be required. *Architectural plans have not been provided. It is noted that two storage sheds are now provided with bicycle racks located to the rear of the sheds. A waiver for the storage proposed outside of the apartment units is being requested.*

New Comments

72. The scale on Sheets 3a and 3b should be reviewed and updated as needed.
73. The dimensions from the property line for the fence on the pump station property should be relocated for legibility.
74. The dog run fence should be dimensioned to the property line.
75. Where Frederic Lane extends to the Pump Station, it appears there are duplicate callouts for the street name sign and the stop sign.
76. The proposed catch basins in the front of buildings 2 and 3 should be labeled.
77. We defer to the Fire Marshal for site safety and access for emergency vehicles.
78. Spot grades should be provided for the Top Wall/Bottom Wall of the retaining walls.
79. DA#2-2 – Contech table provided in the Stormwater report does not correspond to the drainage area map as follows. The applicant should review the information provided by Contech to see if it corresponds to both the Drainage Area Map (DAM), the Stormwater report (SWR) and the utility plans (sheets 8 and 9 of the plan set). For example:
 - a. DA#2-2 = Total area – 0.20 acres (SWR); 0.52 (DAM); Filter MTD2-6’x8’ but 4’x6’ on chart.
 - b. DA#2-2a and #2-2b = total area – 2a (.15 acres), 2b (.13) SWR; 2a (.31), 2b (.13) (DAM); Filter 2a 8’x12.5’ on utility plan but 6’x8’ on Contech chart.
75. The split rail fence detail overall dimensions should be more clearly defined. The depth of the posts, total length of post and on-center distance should be legible.

Permits and Approvals

76. The following is the list of outside agency approvals required for this application. The applicant should submit copies of all permits/approvals to the Board as each are received.
 - a. Somerset County Planning Board, application January 20, 2023.
 - b. Delaware and Raritan Canal Commission, application, January 20, 2023.
 - c. NJ DEP, Flood Hazard Area Verification, dated August 29, 2022.

- d. NJ DEP, Freshwater Wetlands Letter of Interpretation, Line Verification, dated January 7, 2020.
- e. NJ DEP, Freshwater Wetlands General Permit.
- f. Any others that may be required.

Administrative

- 77. The applicant shall pay all taxes, fees and required escrow due and owing.
- 78. This office reserves the opportunity to make further comment if additional information is presented.
- 79. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by a point-by-point response letter to the comments of the Board's professional staff.

Should you or the applicant have any questions, please do not hesitate to contact this office.

RRD/mbs

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