

STONEFIELD

April 3, 2020

Debra Coonce
Planning & Zoning Board Coordinator
Township of Long Hill
915 Valley Road
Gillette, NJ 07933

**RE: Application 19-13P
Prism Millington, LLC.
Block 12301, Lot 1 & Block 10100, Lot 7.01
50 Division Avenue
Township of Long Hill, Morris County, NJ**

Ms. Coonce:

On behalf of the Applicant, Prism Millington LLC, our office is pleased to submit updated documents to address the review comments obtained from the Fire Prevention Department, the Board Engineer, and the Board Planner. Please find the following items enclosed for review:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Preliminary & Final Major Site Plans	04-03-2020	12	Stonefield Engineering & Design
Stormwater Management Statement	04-03-2020	12	Stonefield Engineering & Design
Stormwater O&M Manual	04-03-2020	12	Stonefield Engineering & Design
Traffic Impact Statement	04-03-2020	12	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the Fire Prevention Department's Review Letter dated February 20th, 2020:

- I. **SITE AND BUILDING ACCESS:** The proposed plan appears to provide for two separate access points to the site; the main access from Division Street and a secondary access from Stonehouse Road. At least one additional (emergency vehicle) access point is recommended, perhaps coming in from an entry point on the north side of the site off Commerce Street. All roads within the complex seem to measure 24' in width, which is typically sufficient for movement of fire apparatus. A review of the Off-Street Parking Requirements (Sheet C-4) reveals the following:

<u>TYPE OF SPACE</u>	<u>MINIMUM# OF PARKING SPACES</u>	<u>PROPOSED# OF PARKING SPACES</u>
Residential Spaces	281	287
Retail Spaces	20	20
ADA	7	10
TOTAL	313	317

Given that no provisions are indicated in the plan for designated NO PARKING ZONES for fire hydrants, fire department connections or other emergency access points, the proposed parking lay-out may be in need of revisions that could have an adverse impact on meeting the minimum number of parking spaces as presently drawn. In addition, it would appear that all or most of the proposed structures will have limited fire department access on one or more sides due to front and side yard setbacks, NJ DEP restricted areas, courtyards, patios, and a 30X40' in-ground swimming pool. It is also recommended to conduct an on-site review to determine if fire apparatus will have the capacity to move unrestricted in and around the parking areas and if apparatus turning radius will be adequately

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accommodated at all corners. Regarding building access and as prescribed in the plan (Utility Plan C-7), Knox Boxes shall be installed on site locations to be coordinated with the Local Fire Official.

The Site Plan (Sheets C-4 & C-5) has been revised to indicate “NO PARKING FIRE ZONE” signage and striping within the vicinity of proposed on-site hydrant (in front of Building #13). Additionally, the Plan was updated to provide a safer and more efficient design for fire department access. This includes providing walkways from the drive aisle to the rear of all residential buildings with an unobstructed path and accommodating curb radii for any fire apparatus navigating the site. Fire Truck Circulation Plans (Sheets C-22 & C-23) have been created for the presentation of the Millington Fire Station’s Ladder truck and Pumper truck.

2. WATER SUPPLY: The proposed plan (Demolition Plan C-3) appears to identify three fire hydrants currently in place at the site. For purposes of this report, Hydrant #1 is located at the end of Commerce Street on the northern tip of the site. Hydrant #2 is located at the corner of Commerce Street and Division Avenue on the west side of Division Avenue approximately 250' travel distance east from Hydrant #1. Hydrant #3 is located on the northern side of Stonehouse Road adjacent to the south side of the site and approximately 660' travel distance south west from Hydrant #2. The proposed plan (Utility Plan C-7) clearly includes a fire hydrant symbol in the legend but does not seem to identify the location of fire hydrants in the proposed site. In addition, the proposed plan (Construction Details C-12 and C-13) does not seem to provide any details or specifications for fire hydrants or fire department connections to internal automatic fire suppression systems and/or standpipes. With regard to hydrant locations at the new site, NFPA 18.5.3 (2015 Edition) states that for buildings other than detached 1 and 2 family dwellings, (1) the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122m) and (2) the maximum distance between fire hydrants shall not exceed 500 ft (152m). Provisions should also be made in the plan to note locations of hydrants, detail hydrant specifications, water main sizes, and GPM (flow) ratings. Specifications and locations of proposed fire department connections to internal automatic fire suppression systems and/or standpipes in all new buildings should also be provided.

A proposed fire hydrant has been added in front of Building #13 to comply with the maximum distances of building hydrant coverage. Three additional hydrants exist along the site frontages (one per roadway) which provide additional site coverage. No hydrants are located further than 500 FT from one another. Refer to the Fire Truck Circulation Plans (Sheets C-22 & C-23) for hydrant radii.

3. UTILITIES: To the extent possible, all utility areas (i.e. electrical service, gas meters, alarm, sprinkler, and HVAC rooms) should be situated in a standard manner and all such areas should be reasonably accessible and clearly marked/identified for their intended purpose. The presence of any emergency power units and solar-powered equipment should also be identified with reasonable detail. Natural gas service lines should not be approved or installed to any attached exterior decks or balconies for the purpose of using open flame cooking devices (i.e. gas barbecue grills).

Acknowledged, the Applicant will work with the Department prior to construction to ensure that all utility areas are adequately signed. No gas service lines will be provided for exterior open flame cooking devices.

4. MEANS OF EGRESS: To be consistent with the provisions of the Uniform Construction Code (UCC) and as otherwise required by the Office of the Local Construction Official.

Acknowledged.

5. CONSTRUCTION AND INTERNAL FIRE PROTECTION: To be consistent with the provisions of the Uniform Construction Code (UCC) and as otherwise required by the Office of the Local Construction Official. Approved interconnected fire/smoke alarms monitored by a central station alarm service should be provided and automatic fire suppression installations should meet or exceed all requirements of the UCC.

Acknowledged.

The following is an itemized response to the comments contained within the Casey & Keller Engineering Technical Review #1 dated February 28th, 2020:

General Observations & Comments:

1. For ease of review and reference during the municipal hearing, all of the plan sheets should have the building numbers on them.

Residential building numbers and other building identifiers, such as the retail and community buildings, have been added to all plan sheets. A Site Identification Map has been added to all plan sheets to further clarify Building ID's, locations, and internal roadway names.

2. Also to aid in the review and reference during the municipal hearing, applicant should designate the different driveway/parking areas with letter identifiers (Road "A", Road "B", etc.).

Roadway identifiers have been designated to all proposed on-site drive aisles. A Site Identification Map has been added to all plan sheets to further clarify Building ID's, locations, and internal roadway names.

3. The Applicant will need to obtain "will serve" letters from all the respective utility companies expected to provide service to this project.

Will Serve requests have been sent to the relevant gas, electric, telecommunications, water, and sewer entities. Response letters from these entities will be issued to the municipality upon receipt.

4. Architectural plans for the proposed retail building and clubhouse should be provided for the Board's review.

Revised Architectural Plans will be submitted under a separate cover.

5. The site was part of an environmental remediation rendering a significant portion unusable. Signage in the unusable area indicates that a portion of the site is under the supervision of a Licensed Site Remediation Professional (LSRP). The Applicant should provide information as to any required or proposed role that the LSRP will play in the proposed construction.

Testimony will be provided by the Licensed Site Remediation Professional (LSRP) engaged for the project.

Technical Review Site Plan:

C-1: Cover Sheet

1. The Zoning Relief Table should be updated to include all waivers and variances being requested along with a reference as to which page those items can be found.

The Zoning Relief Table has been updated on the Cover Sheet (Sheet C-1).

2. The Applicant should clarify whether the "Agencies to be Notified" list needs to include the LSRP and the N.J. Department of Environmental Protection.

The list of "Agencies to be Notified" depicted on the Cover Sheet (Sheet C-1) were entities listed in the 200-foot Property Owners Lists provided by the Township of Long Hill and the Township of Bernards. The LSRP of record has been engaged by the Applicant and will coordinate with the NJDEP.

C-2: Existing Conditions Plan

1. The Existing Conditions Plan has a list of surveying notes to indicate that this is also a title survey. However, there is no direct reference to who prepared the original survey and when. (The only reference is Note 8, which indicates the survey was apparently prepared for the Chicago Title Insurance Company June 19, 2013.) The applicant must supply either a current survey or a certification by a surveyor that no changes to the project site have occurred since the original survey was done. Such a survey or certification shall be signed by a licensed land surveyor.

A revised survey, signed by the licensed land surveyor, will be submitted under a separate cover.

2. The survey notes references a horizontal datum in a deed book. The benchmark used and its elevation should be shown on the plans.

A revised survey, signed by the licensed land surveyor, will be submitted under a separate cover.

3. The railroad ROW information should be indicated on this plan.

The approximate limits of the railroad ROW have been added to the Existing Conditions Plan (Sheet C-2) for the Board's reference.

4. A callout on Division Avenue indicates that the "Shaded area indicates portion of subject property subject to easement to Jersey Central Power Light Company." However, the shading does not appear on the drawing submitted for review.

The Existing Conditions Plan (Sheet C-2) has been updated to clarify the depiction of the portion of the property subject to a Jersey Central Power Light Company easement.

5. It would be helpful if the exiting walkway from the public parking to the train station via River Road and Division Avenue were added to the plan.

The approximate limits of the exiting walkway from the public parking to the train station via River Road and Division Avenue have been added to the Existing Conditions Plan (Sheet C-2).

C-3: Demolition Plan

1. The graphic scale is incorrect.

The graphic scale on the Demolition Plan (Sheet C-3) has been updated to the correct scale.

2. There are 25 trees along Division Avenue and Stone House Lane that are indicated to "Remain and Be Protected During the Construction Process." Most of these trees are in areas that will be significantly regraded and/or are in close proximity to proposed walls, stairs and walks that will significantly and adversely impact their viability. The Applicant should consider removing and replacing these trees or submit a report by a certified arborist outlining the measures or plan changes that would be required to conserve these trees.

The Demolition Plan (Sheet C-3) has been revised to indicate the removal of all existing trees in the Stone House Road and Division Avenue Right-of-Ways.

3. The plans call for all site improvements to be removed. The Applicant should verify that the existing transformer and transformer shed are to be removed.

The existing transformer and associated structures have been called out to be demolished on the Demolition Plan (Sheet C-3).

4. There is an existing sanitary manhole at the southeast corner of the project that is noted to remain and be protected yet does not appear to be used for the new sanitary sewer connection. The Applicant should advise as to the status of this manhole. If the manhole is not to be reused, the manhole and pipe should be removed and the adjacent manhole repaired.

The existing sanitary manhole in questions is now indicated to be removed on the Demolition Plan (Sheet C-3). Any associated piping will be cut and capped at the existing sanitary manhole in the right-of-way.

5. The notes should specifically indicate that all site demolition work is to be coordinated with the Township Engineer and Building Department. The applicant should clarify whether the LSRP or any other local and state agencies need to be part of the demolition process.

A note indicating that all site demolition work is to be coordinated with the Township Engineer and Building Department has been added to the Demolition Notes as Note #1 on the Demolition Plan (Sheet C-3). The Licensed Site Remediation Professional to provide testimony.

6. Since this project is contiguous to a Superfund site, the Applicant should confirm whether any additional precautions and systems may be required for the demolition work.

Testimony will be provided by the LSRP engaged for the project.

7. Notes need to be added to the plans for:
 - a. Dust control
 - b. Street Cleaning
 - c. Repair and/or replacement of damaged off-site structures and properties

The requested notes have been added to the Demolition Plan (Sheet C-3). See Dust Control Notes and Demolition Notes (#3 and #4).

8. A note should be added to the plans that all soil erosion and sediment control features are to be in place before any demolition work begins.

The requested note have been added to the Demolition Plan (Sheet C-3). See Demolition Notes (#2

9. There is a note on the plans indicating that all existing utilities are to be cut at the respective main or source and removed. However, there is a separate note saying that the gas service line on the north side of the project is to be cut and capped at the property line. All utilities that are not being reused are to be abandoned and removed from the site as per the respective utility authority, which might require that the cut and cap take place closer to the main.

The Demolition Plan (Sheet C-3) has been updated to depict the existing gas service line to be cut and capped at the gas main on Division Avenue.

10. Several water hydrants are shown on the existing conditions plan, however, no existing water mains are shown in the surrounding streets. The plan should be amended to show the size, location and pipe material of the existing water service.

The Existing Conditions Plan (Sheet C-2) has been updated to callout the approximate locations of the 8-inch cementitious water main in Commerce Street, the 6-inch cast iron water main in Division Avenue, and the 8-inch cast iron water main in Stone House Road as indicated in the water mapping obtained from New Jersey American Water.

C-4: Site Plan

1. General—The Existing Conditions Plan shows that a ten-foot wide strip of land along Division Avenue has been dedicated as a right-of-way to Morris County. The proposed retail building and other structures along Division Avenue should indicate the proposed setbacks based on this new proposed right-of-way line and clarify whether variance relief will be required.

The proposed Retail Building and Building #8 have been relocated on the Site Plan (Sheets C-4 & C-5) to conform to the zoning setback requirements of the updated right-of-way delineation.

2. Signage—the only signs shown seem to be for “stop” and “handicap parking” signs. All signs are to meet the requirements of the *Manual on Uniform Traffic Control Devices* and the Municipal Ordinance as applicable.
 - a. Traffic control—other signs to be considered include: “no parking—fire lane,” “one-way,” “keep right,” “enter,” “exit,” “pedestrian crossing—stop here,” and similar.

All traffic control signage is identified on the Site Plan (Sheets C-4 & C-5).

- b. Project directional signs—street signs, signs directing residents, delivery persons, visitors to the various buildings, clubhouse, retail area, etc.

Revised project signage will be submitted under a separate cover.

- c. Project name sign—applicant needs to determine what kind of sign(s), if any, will be provided for the project—the dimensions, type of sign, location, and related details need to be placed on the plan.

Project signage will be submitted under a separate cover.

- d. Retail sign—applicant needs to present a design and details for the retail building and indicate whether it will be attached to the building or a freestanding sign.

e.

Retail signage will be submitted under a separate cover.

3. Sidewalk, size, locations and connectivity—Sidewalk locations need to be re-examined to provide complete and adequate pedestrian circulation consistent with the RSIS.

- a. The Applicant should be prepared to discuss the adequacy and safety of sidewalk connectivity throughout the site, including sidewalks connecting the parking to individual units and to the train station and post office area. The design appears to be driven by the maximum lot coverage restrictions.

The sidewalk layout has been revised on the Site Plan (Sheets C-4 & C-5) to provide for adequate and safe navigation throughout the site as well as provide safe passage to the train station and post office area via crosswalk. Testimony will be provided.

- b. Sidewalks leading to the front doors of the units are only three feet wide whereas Ordinance Section 151.2e requires 4.0 feet. In addition, people parking in their driveways would need to walk back into the street to access the sidewalk or would end up walking through the landscaping to enter their unit. Walk width and layout should be reviewed.

The sidewalks leading to the front doors of the residential buildings have been revised on the Site Plan (Sheets C-4 & C-5) to conform to Ordinance Section 151.2e.

- c. Walk connections to the train station and surrounding neighborhood should be reviewed and coordinated with existing walks.

A proposed crosswalk has been added to the Site Plan (Sheets C-4 & C-5) from the northeast property corner to the existing crosswalk leading to the train station and post office area.

- d. Review walks at the ends of the residential buildings. Walk width and access should be kept to minimal safe and serviceable level and planting beds provided where possible to provide some plantings at the ends of the building and to reduce impervious coverage.

Walkways around residential buildings have been revised on the Site Plan (Sheets C-4 & C-5) to accommodate for building foundation planting beds.

- e. The Applicant should address the functionality of acute angle beds created by the sidewalks, particularly on the sides of the residential buildings near the screened refuse areas.

All acute sidewalk angles have been removed from the Site Plan (Sheets C-4 & C-5).

- f. Proposed four foot wide sidewalks that area parallel to head-on parking are not compliant with Ordinance Sections 151.2e and 153.1h which requires six feet wide walks to allow for a two-foot vehicle overhang and a four-foot wide walking area. These areas should be made compliant with the ordinance or relief should be requested.

Proposed sidewalks that are perpendicular to head-on parking have been revised on the Site Plan (Sheets C-4 & C-5) to comply with the 6FT wide requirement set forth in Ordinance Sections 151.2e and 153.1h.

- g. The plans show small trash/recycling enclosures (3 ft. by 8 ft.) next to each residential building. The Applicant should confirm that this size is adequate and provide details.

The six residential units with garages will have a space within the garage for individual refuse storage. The remaining four residential units will utilize one of the two refuse rooms on the sides of the residential buildings. Sufficient room is provided for the anticipated refuse generated by the ten total units. Refer to the Architectural floor plan and elevations for specific locations.

- 4. Retail Building—As noted above, no architectural plans were submitted in our review set. Such plans need to be submitted including building elevations.

- a. The applicant should provide information on the type of tenants that might be considered for the retail building. Certain uses, such as a restaurant, would have a different parking demand from a general retail operation.

Specific tenants are not determined at this time, testimony will be provided on anticipated general operations.

- b. The Applicant should provide testimony supporting the lack of retail support facilities such as a loading area, refuse area & recycling provisions.

A refuse / recycling area has been added to the Site Plan (Sheets C-4 & C-5) to the west of the retail building. Testimony will be provided.

5. Parking and Circulation—Additional information needs to be included in the plan set.
- a. Handicap parking—The Off-Street Parking Requirements Table indicates seven handicap parking spaces are required based on a 2% multiplier. However, The Americans with Disabilities Act uses a chart up to the first 500 spaces and based on the same eight spaces are required, two of which must be van accessible. The Site Plan table indicates that ten handicap spaces are provided, including two “garage” handicap spaces. The plans show seven surface handicap spaces. The plans should be revised to show the additional required handicap space and the “garage” handicap locations in buildings 13 & 14 should be labeled.

The Site Plan (Sheets C-4 & C-5) has been revised to reflect a total of seven accessible parking spaces; two of which are residential unit garage accessible spaces.

- b. The Applicant should provide a truck turning template overlays to ensure that fire apparatus, delivery vehicles and sanitation trucks can safely maneuver around the site.

Vehicle circulation plans (Sheets C-22 through C-24) have been provided to ensure that fire apparatus, delivery vehicles, and sanitation trucks can safely maneuver the site. These spaces are proposed to be between the community and retail building and between buildings 13 & 14.

- c. “No Parking” and/or “Fire Zone” areas should be shown on the plans and detailed appropriately (including paint striping and/or signage)

No Parking Fire Zone signage and striping has been added to the Site Plan (Sheets C-4 & C-5) adjacent to the proposed fire hydrant in front of Building #13.

- d. The visitor parking distribution is biased to the northerly portion of the site. It appears that the south and west parts of the site may be underserved. The Applicant should verify parking requirements and proximity/access to each of the buildings and make modifications as required.

Testimony will be provided regarding visitor parking and assigned parking within the surface lot.

- e. Ordinance Section 151.2F requires that granite block curbing be used throughout the project site. The proposed plans indicate concrete curbing is to be employed. The Applicant should present testimony in support of this change or request a waiver.

The Site Plan (Sheets C-4 & C-5) has been revised to show all proposed curbing to be Belgian block curbing except at flush curb areas along ADA pedestrian paths (concrete curbing will be utilized). Please refer to the Construction Details

- f. Ordinance Section 151.2G requires that hairpin striping is to be used for the parking areas. This should be depicted on the plans and in the details.

The Site Plan (Sheets C-4 & C-5) has been revised to show hairpin striping for all non-accessible parking spaces. Refer to the detail on the Construction Details (Sheet C-14, Detail #12).

- g. Ordinance Section 153.1G.1 requires that 5% of the interior parking is to contain “islands” and no more than 15 parking spaces in a row are permitted without an island. The plans should be modify the plan to comply or the Applicant provide substantiation in support of the deviation for the Board’s consideration.

The Site Plan (Sheets C-4 & C-5) has been revised disconnect the parking rows over 15 spaces.

- h. Coordinate mailbox type and location with Postmaster. Provide on plans and accommodate any access requirements.

A mailbox type and location has been coordinated with the Postmaster, Ursula Clark-Green, and have been added to the Site Plan (Sheets C-4 & C-5).

- i. The Applicant should provide a detailed site plans of the proposed patio areas showing materials, finished, and amenities.

Detailed amenity plans will be provided to the Board as a condition of approval. Testimony will be provided on the general layout of the patio areas.

- j. The Applicant should describe how the individual unit driveways will be defined and separated from the interior road network.

Depressed curb has been added to the Site Plans (Sheet C-4 & C-5) to separate the individual unit driveways from the interior road network. Testimony will be provided.

- k. Applicant will need to apply to the Township Council for Title 39 designation.

Acknowledged, Title 39 designation will be provided as a condition of board approval.

- l. There is a proposed entrance/exit drive at the southwest corner of the project into Stone House Road, which happens to be one of the steeper areas of the project site. The proposed driveway is at a relatively steep slope of 12.5% and would be slightly off-centered from the intersection with River Road (south) and Waverly Avenue (currently a “paper” street). Under the Residential Site Improvement Standards (RSIS), the first 50 feet from the intersection can be at a grade of no more than 5%. Confirm compliance or request relief.

The driveway entrance/exit to Stone House Road has been revised on the Site Plan (Sheets C-4 & C-5) to be located between Building #7 and Building #8. Due to existing topography along the roadway frontage and on-site, a waiver is requested from RSIS standards to permit a driveway slope greater than 5% at both proposed driveways.

- m. Will any parking spaces have provisions for electric car charging?

The Site Plan (Sheets C-4 & C-5) has been revised to depict a total of six electric vehicle charging stations. Three are clustered near the retail building, the remaining three are located east of Building #1 and west of Buildings #11 and #13.

- n. A note should be added to the plans indicating that the existing fence between the proposed project site and the restricted area is to be examined for damage and is to be repaired, provide any required signage.

The requested note has been added to the Demolition Plan (Sheet C-3) as Note #11 under Demolition Notes. A more prominent framed note has been added to the Site Plan (Sheets C-4 & C-5).

C-5: Grading Plan

- 1. The ADA Notes discuss accessibility paths, however no specific accessible path is shown to provide complete site access (see comments above in the Site Plan section). Accessibility, including ramps, sidewalks and curb openings require further definition on the plans.

The development has been revised to indicate additional accessible paths throughout the site based on the discussion held at the March 3, 2020 TRC meeting. Additional details regarding these areas can be found on the Site Plan (Sheets C-4 & C-5) and on the Grading Plan (Sheet C-6).

- 2. Per the Morris County Soil Conservation District requirements, the maximum allowable vegetative slopes should be 3 horizontal to 1 vertical.

No vegetative area on site exceed a 3H : 1V slope; refer to the Grading Plan (Sheet C-6).

3. Several contours behind Buildings 9 and 10 appear to be missing, and additional labeling is required to the contours behind Building 12.

The contours around Buildings #9, #10, and #12 have been revised on the Grading Plan (Sheet C-6).

4. Staircases will require ADA compliant railings with details of the same provided.

The Site Plan (Sheets C-4 & C-5) has been revised to show ADA compliant railings at all staircases and relevant details have been added to the Construction Details (Sheet C-15, Detail #20).

5. The Applicant may wish to review the grading at the north end of the project near River Road and the public driveway on Lot 7.0 (AKA Commerce Avenue) to provide a more usable (flatter) area for recreation. (Coordinate with landscape comments)

The Grading Plan (Sheet C-6) has been updated to provide a flatter area to the north of the site adjacent to Commerce Street for recreation purposes.

6. The legend shows a symbol for top and bottom of retaining wall elevations; however, no such elevations are shown on the plans.

The Grading Plan (Sheet C-6) has been revised to show top and bottom wall elevations.

7. Substantial grading work is to take place on Stone House Road including around an existing electric service pole that is to remain. Applicant may need to take special precautions in this area to maintain the integrity of the pole and wire system.

The Demolition Plan (Sheet C-3) has been updated to indicate the removal of this utility pole as it was only providing service to the existing buildings on site. The Applicant will coordinate the removal of the overhead wiring with the appropriate utility provider.

C-6: Drainage Plan

1. Overall, the proposed drainage system appears suitable for the proposed development. The post-development impervious cover would be less than the existing impervious cover, which in turn means the overall stormwater runoff volume would be less. Accordingly, no detention system is required.

Acknowledged.

2. The proposed drainage system would discharge into four existing drainage lines, which presumably discharge into the Passaic River.
 - a. The four connection points should be clearly labeled as the discharge points on the plans (existing inlet D-400 on Stone House Road; proposed inlet D-300 on an existing 15-inch RCP; proposed stormwater manhole D-201 to existing manhole D-200 on an existing 42-inch RCP; proposed stormwater manhole D-100 on an existing 18-inch RCP).

The Drainage Plan (Sheet C-7) has been updated to label each of the four connection points to the existing stormwater infrastructure. The connection points are proposed at structures D-100, D-200, D-300, & D-400.

- b. It should be clarified if the connection drainage structures are standard units (inlet, manhole) or “doghouse” type structures.

The Drainage Plan (Sheet C-7) has been revised to clarify the existing structures that will be reutilized.

- c. As the post-development drainage areas are different from the existing drainage patterns, the applicant should provide an analysis to ensure that the downstream drainage system can handle the projected storm runoff from each new drainage pattern.

The proposed development will add 2.32 additional acres of vegetative open space which allows for a reduction in peak flow rates and volumes to all downstream drainage systems. Please refer to the Stormwater Management Statement included with this submission.

3. The existing 42-inch RCP passes through Existing Building No. 2 and seems to begin in the area of the possibly “paved over railroad tracks” between existing Buildings No. 1 and No. 2. Based upon the large size of the pipe, the Applicant should verify that this 42-inch pipe does not pass through Existing Building No. 1 and act as part of the drainage system for Division Avenue or other areas.

A field inspection of this pipe was performed on March 17, 2020 and it was confirmed that the pipe terminates at the existing inlet adjacent to existing building #2. No off-site drainage is collected by this pipe.

4. For drainage pipes equal to or larger than 12”, the stormwater management system should be modified to reduce the number of angle points or replace the proposed cleanouts with manholes or catch basins at all angle points. The upstream end of the proposed 15” drainage line that parallels Stone House Road should begin at a standard stormwater manhole and not a cleanout.

The proposed stormwater conveyance system on the Drainage Plan (Sheet C-7) has been updated to ensure adequate spacing is provided between all incoming pipes at a structure. A manhole has been added to the referenced stormwater line along Stone House Road.

C-7: Utility Plan

- I. WATER—The most significant issue with the utility plan is that no local water supply system is shown in Division Avenue or Stone House Road. A water line is shown connecting into the subject property from Lot 7 to the north. This line terminates in a hydrant and no project connection is proposed. No other water system is indicated.
 - a. Applicant must supply information as to how the project site is to be serviced with water. If there is an existing water system in the local area it must be shown on the plans with such information as pipe size, material, valve locations etc.

The size and approximate location of the water mains on Commerce Street, Division Avenue, and Stone House Road has been added to the Existing Conditions Plan (Sheet C-2). The Utility Plan (Sheet C-8) has been revised to show the connection of the proposed water supply system to the existing water supply system, one connection at Commerce Street and one at Stone House Road.

- b. If there is no existing water line network the applicant will need to show a proposed water system. Applicant will need to work with the local water supplier to ensure there is an adequate supply for domestic, fire suppression (sprinklers), and hydrants. Plans will need to be revised to show the complete proposed system including pipe line locations, pipe material and sizes, valves, hydrants, and all other appurtenances for a fully functioning system. Information on proposed water demand, hydrant flow and pressure, and related details will need to be supplied to the water supplier, the municipal engineer, fire code official, and the Planning Board engineer.

New Jersey American Water (NJAW) is the service provider for the region and maintains the mains along the project frontage. A proposed private water system is not required. A will serve letter has been issued to NJAW and any correspondence will be forwarded to the Board and its professionals. Please refer to the Utility Plan (Sheet C-8) for the proposed water main infrastructure.

- c. The legend shows a symbol for hydrants, valves, and other water appurtenances, but none are shown on the plans.

All proposed water infrastructure and appurtenances are indicated on the Utility Plan (Sheet C-8) and referenced in the legend.

- d. Proposed water lines between Buildings 7-10 and between Buildings 11-13 are shown continuing to Division Avenue and just ending; as noted above they must be shown connecting into an existing or proposed water system.

The size and approximate location of the water mains on Commerce Street, Division Avenue, and Stone House Road has been added to the Existing Conditions Plan (Sheet C-2). The water main layout has been revised on the Utility Plan (Sheet C-8) to show connections on Commerce Street and Stone House Road.

- e. A third water line in the northerly most parking area is shown as simply ending in the middle of the parking area near Proposed Building #14. This line should be extended to provide a looped system connection, either directly to presumed local water network in Division Avenue or the water service behind the proposed retain building.

The water main layout has been revised on the Utility Plan (Sheet C-8) to create two internal loops within the site and also complete the water loop between Commerce Street and Stone House Road with two proposed connections.

- f. Hydrants will need to be placed at the ends of the drive aisles of Buildings 1 and 2 and 3 and 4.

Per discussion with Patrick White, Millington Fire Chief, fire hydrants are not required at the ends of Court A and Court B.

- g. Additional information is required as to how the water will be metered and distributed. Will there be one meter for the entire project or will each building have its own meter? Also, will the buildings contain a meter room or will the meters be located in pits outside? (If the latter, the tentative location of the meter pits should be shown.)

Water service will be metered as it enters the property at Stone House Road and Commerce Street. The Applicant will coordinate with NJAW to finalize the location and vault sizing based on flow requirements.

- h. The Applicant will need to provide a detail as to how the water system will be split into service for domestic service lines and sprinkler systems.

The water service line will split in the meter room of the proposed buildings. Testimony will be provided by the Architect.

- i. The applicant will need to apply to the N.J. Department of Environmental Protection (DEP) for a water main extension permit. A complete copy of the application package is to be forwarded to the municipal engineer and the Planning Board engineer.

Acknowledged. The Applicant will forward all outside agency permits and entitlements to the Board and its professionals as they are received.

- 2. SANITARY—It is proposed for the sanitary sewage to be collected into a gravity system and discharged into an existing sewer line at the southwest corner of the project site in Stone House Road.

- a. The Storm/Sanitary Crossing data for the crossing near the proposed retail building should be corrected.

A Utility Crossings Table has been added to the Utility Plan (Sheet C-8) to clarify all proposed sanitary, water, and storm crossings.

- b. The applicant will need to provide a sewer study of the immediate downstream sanitary system to the next larger pipe size or interceptor sewer. The study should include type and condition of the pipe system, proposed and existing sanitary flows, and pipe capacity. Video inspection tapes/disks should be made available to the Municipal Engineer and the Board Engineer.

Acknowledged. The Applicant will perform a sewer study and forward to the Municipal Engineer and Board Engineer upon completion.

- c. Where sanitary laterals exit the respective buildings a cleanout must be provided.

The Utility Plan (Sheet C-8) has been revised to reflect cleanouts for each building's sanitary lateral.

- d. The applicant should provide information relating to the availability and allocation of sewer capacity given that the Township is operating under a voluntary sewer service moratorium since 2000.

The Applicant has requested will serve letters from the applicable utility providers serving the site and will forward to the Board and its professionals as they are received. The estimated sewer demand can be found on the Utility Plan (Sheet C-8).

- e. The applicant will need to apply to the N.J. Department of Environmental Protection (DEP) for a sanitary sewer extension permit. A complete copy of the application package is to be forwarded to the municipal engineer and the Planning Board engineer.

f.

The Applicant will forward all outside agency permits and entitlements to the Board and its professionals as they are received.

- 3. ELECTRICAL—The actual location of the underground electric system will be subject to the requirements of the local electric utility.

- a. The proposed underground electric system is not shown on the plans.

The proposed underground electric system has been added to the Utility Plan (Sheet C-8).

- b. Anticipated transformer requirements should be determined and transformer locations should be shown on the plan.

The Utility Plan (Sheet C-8) has been revised to depict preliminary transformer size and locations. Final location and sizing of the transformers will be coordinated with JCP&L prior to construction.

- 4. TELEPHONE/CABLE/GAS—Similar to the water system, these proposed utility connections are shown going out to Division Avenue but no connection points to existing utility services are shown.

As depicted on the Utility Plan (Sheet C-8), residential electrical and telecommunication services will be provided from a proposed utility pole along Stone House Road and the retail building electrical and telecommunication services will be provided from an existing utility pole along Division Avenue. Overhead wire installation will be coordinated with the appropriate utility provider.

C-8: Lighting Plan

- I. The lighting plan is unbalanced with poor uniformity. Lighting plan should be redesigned to comply with ordinance requirements and where possible with best industry practices as outlined by the Illuminating Engineering Society.

- a. Building Mounted Lights

- i. Specified 'Omega' building mounted lights are too powerful for proposed mounting height, consider replacing with a lantern style 'Seville' fixture and reducing light output compatible with the proposed mounting height.

The building mounted fixtures have been revised to Pacific Lighting lantern-style fixtures. Updated lighting intensities and fixtures cut sheets can be found on the Lighting Plan (Sheet C-9) and the Construction Details (Sheet C-17, Details #1 through #4).

- ii. Too many fixtures are proposed at the garage areas. Appropriate fixture selection will reduce the number of fixtures required (likely by half).

The newer lighting fixtures depicted in the Lighting Plan (Sheet C-9) provide better coverage at a lower intensity resulting in the reduction of light levels in front of the garage areas by approximately 33% and reducing the quantity of fixtures by 50%.

- iii. Building mounted lights on the ends of the buildings are not compatible with the architecture and should be replaced with pole mounted units.

Pole mounted lantern style fixtures are proposed on the sides of each residential building on the Lighting Plan (Sheet C-9). Please refer to the Construction Details (Sheet C-17, Details #1 through #4) for the specifications of the lighting fixtures.

- iv. Luminaire mounting location & height should be coordinated with the building architecture.

Acknowledged.

- b. The Applicant should consider using dimmers to reduce overnight light levels.

The Applicant will evaluate the possibility of dimmers for overnight lighting levels.

- c. All lights should be 3000K.

Acknowledged. Please refer to the Construction Details (Sheet C-17, Details #1 through #4).

C-9: Soil Erosion And Sediment Control Plan

- I. We defer to Morris County SCD for certification & comment.

Acknowledged.

C-10: Landscaping Plan

- I. Overall, the landscape plan is lacking in creativity, detail, and execution. The planting layout, massing, diversity, and plant selections are not consistent with many sections of the Municipal Ordinance or with industry standards for a project of this magnitude.

- a. Per ordinance 153.1.a "All landscaping plans should be prepared by a New Jersey Landscape Architect or other individual deemed suitably qualified by the approving authority."

The Landscaping Plan (Sheets C-11 to C-13) has been prepared under the supervision of Paul Devitto III, licensed New Jersey Landscape Architect (# 21AS00123500).

- b. Per ordinance 153.1.1 “The approving authority shall reserve the right to impose additional landscaping requirements given consideration of the size and type of the proposed development...”

Acknowledged.

- c. Perennials and ornamental grasses should be included.

Perennials and ornamental grasses have been included to the Landscaping Plan (Sheets C-11 to C-13).

- d. Approximately 80% of the evergreen shrubs proposed are Japanese Holly. Plant selection should be much more diverse.

The Landscaping Plan (Sheets C-11 to C-13) has been revised to provide a more diverse variety of proposed evergreen shrubs.

- e. Armstrong Maple is a fastigate (columnar) shade tree. The plan calls for these to be planted in areas where a tree that develops a full canopy may be more appropriate.

The proposed tree plantings have been revised on the Landscaping Plan (Sheet C-9) to ensure more appropriate species and locations based on purpose and appearance.

- f. Red Sunset & October Glory Maple trees are very similar. There is no reason to have both specified.

Neither planting is proposed in the revised landscaping design.

- g. Upright Hornbeam gets very wide if not pruned, it will outgrow most locations where it is proposed.

The Upright Hornbeam is no longer proposed in the revised landscaping design.

- h. Douglas Fir does not thrive in New Jersey. It does not tolerate hot humid summers and drought. Consider other evergreen trees.

The Douglas Fir is no longer proposed in the revised landscaping design.

- i. Perimeter buffer plantings are ineffective and should be enhanced with addition plantings.

The perimeter buffer plantings have been revised on the Landscaping Plan (Sheets C-11 to C-13) to create a more effective buffer from adjoining parcels.

- j. Deciduous Shrubs specified (such as Twig Dogwood & Rugosa Rose) will outgrow many of the areas where proposed. Review and revise planting plan accordingly.

The deciduous shrubs proposed in the Landscaping Plan (Sheets C-11 to C-13) have been revised. The Twig Dogwood and Rugosa Rose is no longer proposed in the landscaping design.

- k. Japanese Holly proposed between walks and driveways will outgrow spaces allocated. Review and revise planting plan accordingly.

The Japanese Holly is no longer proposed in the revised landscaping design. Please refer to the Landscaping Plan (Sheet C-11 to C-13).

- I. Heller Holly are small brittle plants and will be troublesome when planted along walks subjected to snow loads.

The Heller Holly is no longer proposed in the revised landscaping design. Please refer to the Landscaping Plan (Sheet C-11 to C-13).

- m. Additional varieties of shade trees, ornamental trees, evergreen trees, evergreen shrubs, flowering shrubs, groundcovers, perennials, & ornamental grasses should be incorporated into the landscape plan.

The Landscaping Plan (Sheets C-11 to C-13) has been revised to provide a more diverse variety of proposed shade trees, ornamental trees, evergreen trees, evergreen shrubs, flowering shrubs, groundcovers, perennials, & ornamental grasses.

- n. Design standards specify 3 groups of trees: (Consider omitting Alien Invasive plant from plant lists)

- i. Group A Ornamentals (Examples Include):

- 1. White Flowering Dogwood
 - 2. Red Flowering Dogwood
 - 3. Crimson Cloud Hawthorne
 - 4. Washington Hawthorne

The Group A ornamental trees proposed in the Landscaping Plan (Sheets C-11 to C-13) are: Eastern Red Bud, Flowering Dogwood, and Serviceberry.

- ii. Group B Mid-Sized Trees (Examples Include):

- 1. American Beauty Crabapple
 - 2. Snow Crabapple
 - 3. Shademaster Honeylocust
 - 4. Katsura Tree
 - 5. Crimson King Maple (Alien Invasive)
 - 6. Callery Pear (Alien Invasive)

The only Group B mid-sized tree proposed in the Landscaping Plan (Sheets C-11 to C-13) is the Honeylocust.

- iii. Group C Large Trees (Examples Include):

- 1. Princeton Sentry Ginkgo
 - 2. Emerald Queen Maple (Alien Invasive)
 - 3. Sugar Maple
 - 4. Red Maple
 - 5. Northern Oak
 - 6. Sweetgum

The Group C large trees proposed in the Landscaping Plan (Sheets C-11 to C-13) are the Red Maple and the Willow Oak.

- o. Trees Required By Ordinance:

- i. Trees required per 153.1.b

- a. 11.9 Acres @ 10 tree/acre=119 Trees Required

The Landscaping Plan (Sheets C-11 to C-13) has been revised to accommodate for 96 proposed trees. A design waiver is requested.

- ii. Trees required per 153.1.g.2
 - a. 223 Surface Parking Spaces / tree/10 Parking Spaces=22 Trees Required

The Landscaping Plan (Sheets C-11 to C-13) has been revised to accommodate for 96 proposed trees. A design waiver is requested.

- iii. Tree Planting Requirements per 153.1.b.4 (Evergreen trees in buffer areas do not count towards requirements)
 - a. 141 Trees Required By Ordinance
 - i. 20% Group A=28
 - ii. 30% Group B=42
 - iii. 30% Group C=42
 - iv. 20% Other=29

A design waiver will be requested for the requirements set forth in Code Section 153.1.b.4

- i. **20% Group A = 44 Proposed**
- ii. **30% Group B = 19 Proposed**
- iii. **30% Group C = 28 Proposed**
- iv. **20% Other = 5 Proposed**

- p. Street trees should be provided on all street frontages

The Landscaping Plan (Sheets C-11 to C-13) has been updated to propose street trees on all frontages.

- q. Provide tree plantings and other plantings along interior drives, at internal islands in driveways and parking lot islands.

The Landscaping Plan (Sheets C-11 to C-13) has been updated to propose tree plantings and other plantings along interior drives, at internal islands, and parking lot islands.

- r. Reduce unnecessary sidewalk area at ends of building and provide foundation plantings.

The Site Plan (Sheets C-4 & C-5) has been revised to reduce unnecessary sidewalk areas. The Landscaping Plan (Sheets C-11 to C-13) has been updated to provide foundation plantings.

- s. Consider landscape area at the north end of the project in conjunction with grading to create a usable amenity space. Provide flatter lawn area and group planting on the periphery. Coordinate with grading comments.

The Landscaping Plan (Sheets C-11 to C-13) has been revised to create a usable amenity space to the North end of the project.

- t. Review ordinance and demonstrate compliance, including plant size, guarantee, etc.

Acknowledged.

C-11: Landscaping Detail

- i. Tree planting detail does not call for stakes; per ordinance 153.1.c.2 trees to be properly staked. Amend detail or seek relief.

The tree detail in the Landscaping Plan (Sheets C-11 to C-13) has been revised to show trees to be properly staked.

2. Given the industrial history of the site, there is likely no native topsoil. Amend detail note specifying “native topsoil”.

The note specifying “native topsoil” on the Landscaping Plan (Sheets C-11 to C-13) has been amended.

3. Provide a note specifying 2-year plant guarantee per ordinance.

A note specifying a 2-year plant guarantee, per the ordinance, has been added to the Landscaping Plan (Sheets C-11 to C-13.)

4. Provide a note specifying that the “Site landscaping is a condition of approval that requires perpetual maintenance and care.

A note specifying that the “Site landscaping is a condition of approval that requires perpetual maintenance and care” has been added to the Landscaping Plan (Sheets C-11 to C-13).

5. Provide specification for seed or sod.

A specification for seed has been added to the Landscaping Plan (Sheets C-11 to C-13).

6. Will an irrigation system be provided?

An irrigation note on the Landscaping Plan (Sheet C-11 to C-13) is provided specifying that the system be designed and constructed by the irrigation contractor.

Construction Details—C-12

1. Supplement sign data table as required due to additional signs.

The Construction Details (Sheet C-15, Detail #3) has been revised to reflect all proposed signage in the Sign Data Table.

2. Provide street sign detail.

The signpost detail and Sign Data Table have been updated per the town ordinance in the Construction Details (Sheet C-15, Details #2 and #3).

3. Verify appropriateness of concrete wall detail based on wall heights. Detail specifies maximum wall height of 36”.

Concrete walls are no longer proposed on site. Segmental block walls (e.g. Keystone) are proposed; see Construction Details (Sheet C-15, Detail #14).

4. Provide appropriate barrier for fall protection for walls per applicable codes.

A split rail fence has been added along sections of retaining walls over four feet in height as depicted on the Site Plan (Sheets C-4 & C-5). Please refer to the Construction Details (Sheet 16, Detail #14).

5. Two wall details are provided. Coordinate wall type on detail and plan sheets.

Concrete walls are no longer proposed on site. Segmental block walls (e.g. Keystone) are proposed; see Construction Details (Sheet 15, Detail #14).

6. Show hairpin striping per ordinance.

The Site Plan (Sheets C-4 to C-5) has been updated to depict hairpin striping per town ordinance. Please refer to the Construction Details (Sheet C-15, Detail #12).

7. Change bottom of sign height to 7'.

The mounting height has been increased to 84" on the signpost detail in the Construction Details (Sheet C-12, Detail #02).

8. Provide additional white stripe in first standard parking space adjacent to handicapped parking spaces.

The Site Plan (Sheets C-4 to C-5) has been updated to depict an additional white stripe in standard parking spaces adjacent to handicapped parking spaces. Please refer to the Construction Details (Sheet C-15, Detail # 11).

Construction Details—C-13

1. Confirm lighting assembly for pole mounted lights.
 - a. Luminaire height.
 - b. Pole height.
 - c. Footing height/elevation.

The lighting assembly specifications for pole mounted lights has been added to the Construction Details (Sheet C-17, Details #1 through #3). The proposed luminaire height is 36 inches, the pole height is 10 feet, and the footing height is 23 inches.

2. Water Connection Detail
 - a. Confirm water main diameter, location, & type.

The Existing Conditions Plan (Sheet C-2) has been revised to show the existing 8" water mains that the proposed water system will connect to. It is anticipated that the proposed water supply network on the Utility Plan (Sheet C-8) will be an 8" water main pending hydrant flow test results.

- b. Confirm water service(s) pipe size.

The water service pipe size is anticipated to be 8" diameter pending hydrant flow test results.

3. Sewer Connection Detail
 - a. Confirm pipe size & type?

The Utility Plan (Sheet C-8) has been revised to show the proposed 8" PVC sewer main and 6" PVC laterals on site.

- b. Confirm sewer main diameter, location, and type.

The Utility Plan (Sheet C-8) has been revised to show the proposed 8" PVC sewer main which ties into an existing manhole in the Stone House Road right-of-way. The existing manhole sewer main has an 8" vitrified clay pipe exiting the structure.

4. Trash/Recycle Detail is not appropriate for ends of residential building. Provide appropriate detail.

The six residential units with garages will have a space within the garage for individual refuse storage. The remaining four residential units will utilize one of the two refuse rooms on the sides of the residential buildings. Sufficient room is provided for the anticipated refuse generated by the ten total units. Refer to the Architectural floor plan and elevations for specific locations.

Critical Area Plan—C-14

Reserve comment at this time.

Acknowledged.

C-18: Water Profiles

Storm, sanitary, & water profiles should be integrated on a single drawing so that potential conflicts can be identified.

Stormwater and sanitary profiles have been updated and are depicted on the Storm Sewer Profiles (Sheets C-18 to C-19) and the Sanitary Profiles (Sheet C-21). All storm, sanitary, and water crossings are indicated on the profiles for reference and a utility crossings table has been added to the Utility Plan (Sheet C-8).

Technical Review: Stormwater Management Report:

1. Overall analysis and individual points of interest are acceptable.

Acknowledged.

2. Collection system analysis is acceptable.

Minor updates to the stormwater conveyance system were made to accommodate other site plan revisions. The stormwater management statement has been updated to reflect the new landcover configurations and pipe network.

Technical Review: Traffic Impact Assessment Report

1. The Traffic Impact Assessment Report cites an RSIS requirement of 70 guest parking spaces where 114 guest spaces are available. The Applicant should discuss the distribution of these spaces relative each of the residential buildings across the site. For instance there are between 11 and 14 visitor spaces proximate to the 50 residential units contained in Buildings 6 through 9.

Additional language regarding the adequacy of guest parking spaces within the site has been included in the revised Traffic Impact Assessment Report. Testimony will be provided regarding visitor parking and assigned parking within the surface lot.

2. The Applicant should also discuss the distribution of handicap parking relative to the 14 residential buildings.

The Site Plan (Sheets C-4 & C-5) has been revised to reflect a total of seven accessible parking spaces; two of which are residential unit garage accessible spaces. Testimony will be provided regarding the distribution of the spaces throughout the site.

3. The Traffic Impact Assessment Report correctly compares the effect of traffic on the surrounding road network from the existing site condition along with both the no-build and projected development scenarios. The report concludes that “the proposed development will not have a significant impact on the traffic operations of the adjacent roadway network.” While the analysis applies industry standard methods throughout, the Planning Board may wish to engage the services of a traffic engineer to review the report and to confirm these findings.

Acknowledged.

Technical Review: Environmental Impact Statement:

1. The Environmental Impact Statement (EIS) incorrectly states that the project site is abandoned and not being used. The report should be corrected and identify any associated impact.

The Environmental Impact Statement will be submitted under a separate cover.

2. The EIS states that “The subject property was previously occupied by an unknown industrial use.” As a Superfund site the information about the “unknown industrial use” should be readily available and should be included in the EIS.

The Environmental Impact Statement will be submitted under a separate cover.

3. The EIS should include information as to why a portion of the property is “off limits” and what has been done to protect the environment and area residents.

The Environmental Impact Statement will be submitted under a separate cover.

4. The Applicant should provide testimony as to whether the existing bituminous pavement on the portion of the site to be developed may cover any contaminated soils. The EIS should address this possibility and whether testing will be required to confirm or deny the presence of potential hazardous materials. The EIS should discuss any potential impact of exposing underlying soils and the possible need for dust control when exposed.

The Environmental Impact Statement will be submitted under a separate cover.

5. The EIS also needs to present the anticipated water demand and potential sewage flow based on the N.J. DEP criteria for this type of project. The discussion should gauge the potential impacts and the ability of the municipality and/or local utility agencies to supply the necessary services.

The Environmental Impact Statement will be submitted under a separate cover.

6. The Long Hill Environmental Commission should review the EIS as appropriate.

The Environmental Impact Statement will be submitted under a separate cover.

The following is an itemized response to the comments contained within the Phillips Preiss Planning Review letter dated February 28th, 2020:

1. The Applicant should provide testimony as to the current status of the remediation on the property.

Testimony will be provided by the LSRP.

2. On the site plans, the Applicant should provide a breakdown of the acreage that will be developed and the acreage that will be restricted from development. Further, the Applicant should provide testimony as to how residents will be prevented from entering the restricted area.

A lot area breakdown table has been added to the Site Plan (Sheets C-4 & C-5). Testimony will be provided as to how residents will be prevented from entering the restricted area.

3. The Applicant should provide testimony on the location and bedroom count of the Mt. Laurel units to ensure compliance with UHAC’s bedroom distribution requirements. Also, the Applicant should provide testimony that they will meet the income requirements pursuant to the Fair Housing Act and UHAC (i.e., 50 percent moderate income/50 percent low-income and of the low-income 13 percent are very low-income).

Testimony will be provided by the Applicant.

4. The Applicant should provide heights for the buildings rather than approximations (i.e, less than 20 feet and less than 45 feet).

The Land Use and Zoning Table on the Site Plan (Sheet C-4) has been updated to indicate specific heights for the proposed buildings.

5. The Applicant should provide color renderings of the buildings at the hearing on the application, as well as samples of the materials contemplated to be used.

Color renderings of the buildings, as well as samples of the materials contemplated to be used, will be provided at the hearing.

6. The Applicant should indicate whether there will be any ventilation grilles located on the facades of the buildings. If so, the Applicant should show the grilles on the façade renderings and indicate what color these grilles will be.

Ventilation grilles are proposed on the facades. Renderings and testimony will be provided at the hearing.

7. The Applicant should provide elevations of the commercial building including information on how many retail spaces will be in the building and where the entrances to the retail building will be located. Additionally, the Applicant should provide testimony as to where trash would be stored and how it would be removed from the site. Furthermore, the Applicant should provide testimony on how deliveries will take place.

Testimony will be provided.

8. The Applicant should provide elevations of the community building and provide testimony on the community amenities proposed to be provided to residents in the common spaces, as well as whether these community spaces will be available to residents only.

Architectural Plans will be submitted under a separate cover. The community areas on site will be available for residents and their guests but will not be open to the general public.

9. The Applicant should provide testimony as to whether there will be basements under the buildings.

No basements are proposed for any building on site.

10. The Applicant should provide details in the site plan drawings of the trash enclosures.

The Site Plan (Sheets C-4 & C-5) has been revised to show a proposed trash enclosure to the west of the retail building (specifically for retail use only). Please refer to the Construction Details (Sheet C-16, Detail #11) for the retail trash enclosure. The six residential units with garages will have a space within the garage for individual refuse storage. The remaining four residential units will utilize one of the two refuse rooms on the sides of the residential buildings. Sufficient room is provided for the anticipated refuse generated by the ten total units. Refer to the Architectural floor plan and elevations for specific locations.

11. The Applicant should provide details on whether the buildings will have generators.

Generators are not proposed.

12. The Applicant should provide testimony as to how pedestrians will safely circulate from the various residential buildings to the pool and community building, in terms of pedestrian crosswalks and walking paths.

The sidewalk layout has been revised on the Site Plan (Sheets C-4 & C-5) to provide for adequate and safe navigation throughout the site. Testimony will be provided.

13. The Applicant should provide testimony as to whether any provisions are being made for bicycles. For example, bike racks at the pool and community building.

A bike rack has been added to the Site Plan (Sheets C-4 & C-5) in front of the community building.

14. The Applicant should provide testimony as to whether there will be provisions on site for electric car charging.

The Site Plan (Sheets C-4 & C-5) has been revised to depict a total of six electric vehicle charging stations. Three are clustered near the retail building, the remaining three are located east of Building #1 and west of Buildings #11 and #13.

15. The Applicant should discuss the viability of a walking trail around the perimeter of the development area.

As discussed at the March 3, 2020 TRC meeting, a walking trail will not be provided.

16. The Applicant should also provide testimony as to how many residents will have designated parking spaces and how the driveway spaces will be assigned (i.e., will residents with garage spaces be assigned the driveway space in front of the garage), as well as how parking will be assigned (if at all) to residents without garage spaces.

Additional language regarding parking space allocations within the site has been included in the revised Traffic Impact Assessment Report. Testimony will be provided regarding visitor parking and assigned parking within the surface lot.

17. The Applicant should provide testimony as to why Buildings #13 and #14 are larger than the other buildings.

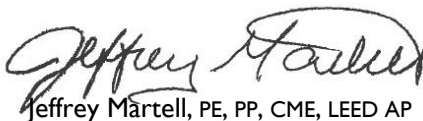
Buildings #13 and #14 are larger due to having handicap accessible units on the ground floor.

18. The Applicant should include information in the Environmental Impact Statement regarding the past use of the site since that information is readily available on the Township's website, as well as the USEPA website.

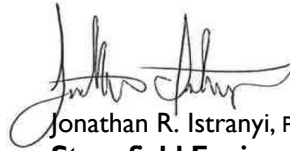
A revised Environmental Impact Statement will be submitted under a separate cover.

Should you have any questions, please do not hesitate to contact our office.

Best regards,



Jeffrey Martell, PE, PP, CME, LEED AP
Stonefield Engineering and Design, LLC



Jonathan R. Istranyi, PE, PP, CME, CFM
Stonefield Engineering and Design, LLC

Via courier delivery

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	Board's Planner	Elizabeth Leheny, AICP, PP	via courier delivery and e-mail