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November 29, 2022

Mr. Richard Owen, Chairman
Ewing Township Planning Board
2 Jake Garzio Drive
Ewing, New Jersey 08628

**Re: Township of Ewing
Amended Preliminary / Final Site Plan Review No. 1
Parkway Town Center, LLC
1445 Parkway Avenue (Block 343, Lots 1.01)
RV No. 1102-P-161**

Dear Chairman Owen and Board Members:

We have reviewed a preliminary and final site plans submission, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 1	Major Subdivision Plan	08-18-22	----
3 of 60	Overall Dimension and Phasing Plan	08-05-16	----

The major subdivision plan was prepared, signed and sealed by Robert W. Telschow, Jr., P.L.S., Colliers Engineering and Design, 2000 Midatlantic Drive, Suite 100, Mt. Laurel, New Jersey 08054, (856) 797-0412.

The overall dimension and phasing plan was prepared, signed and sealed by Julia G. Algeo, P.E., Maser Consulting, 1000 Waterview Drive, Suite 201, Hamilton, New Jersey 08691, (609) 587-8200.

I. GENERAL INFORMATION

Applicant/Owner: Parkway Town Center, LLC
90 Woodbridge Center Drive, Suite 600
Woodbridge, NJ 07095
(732) 750-1111

Proposal: The applicant seeks amended final site plan and subdivision approval to create 12 lots within the Ewing Town Center. In addition, the applicant seeks amended site plan approval to construct a mix of residential dwelling units and retail uses. Construction will be completed in five (5) phases, and the phases have changed since the prior approval.

Zoning: IP-1 – Industrial Park Zone

II. PERFORMANCE STANDARDS

A. General Comments

1. The applicant should provide testimony indicating the purpose of the proposed financial subdivision.
2. This office does not have any objection to the proposed financial subdivision. However, as a condition of any approval granted by the Board, if the applicant or future owner proposes any modifications to the proposed improvements within any of the proposed phases, an amended approval for the entire project should be required.
3. The applicant should provide testimony regarding the need for the major subdivision. Additionally, the applicant's engineer should provide testimony indicating if this subdivision will be filed by deed or plat.

III. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Mercer County Planning Board.

IV. APPROVAL PROCESS

If the Planning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the engineering plan pursuant to the Planning Board action. Once all engineering and the Department of Community Development comments are satisfied, twelve (12) copies of the plan should be submitted to the Township offices for approval and signature.
2. One (1) copy of the revised, final site plan should be submitted to the Board office, the Board Planner and our office for resolution compliance review. If the plans are found to be in order, then eight (8) sets of the drawings will be required for signature.
3. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

4. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Township Engineer's office, (856) 303-1245, extension 1819, a minimum of three (3) working days prior to the start of work.

When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS



Michael Angelastro, Ph.D., P.E., PTOE

MA/JE/kn

cc: Parkway Town Center, LLC
Parkway Town Center Urban Renewal, LLC
Julia Algeo, PE, Applicant's Engineer
Robert W. Telschow, Jr., P.L.S., Applicant's Surveyor
Frank J. Petrino, Applicant's Attorney
James McManimon, Business Administrator
Charles Latini, PP, AICP, Board Planner
Michael W. Herbert, Esq., Board Attorney