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September 13, 2023

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

**Re: Township of Ewing
 Preliminary and Final Site Plan – First Review
 Parkway Redevelopment, LLC
 1235-1241 Parkway Avenue (Block 344, Lots 31.012 & 37.01)
 RVE #1102-P-145**

Dear Chairman Owen and Board Members:

We have reviewed Preliminary and Final Site plan application submission consisting of the following documents:

Sheet	Title	Date	Latest Revision Date
1 of 20	Cover Sheet	08-19-22	08-07-23
2 of 20	Site Demolition Plan	08-19-22	08-07-23
3 of 20	Dimension Plan	08-19-22	08-07-23
4 of 20	Grading Plan	08-19-22	08-07-23
5 of 20	Utility Plan	08-19-22	08-07-23
6 of 20	Profiles	08-19-22	08-07-23
7 of 20	Soil Erosion & Sediment Control Plan	08-19-22	08-07-23
8 of 20	Soil Erosion & Sediment Control Details & Notes	08-19-22	08-07-23
9 of 20	Soil Erosion & Sediment Control Details	08-19-22	08-07-23
10 of 20	Soil Management & Preparation Plan	08-19-22	08-07-23
11 of 20	Landscape Plan	08-19-22	08-07-23
12 of 20	Lighting Plan	08-19-22	08-07-23
13 of 20	Landscape Details	08-19-22	08-07-23
14 of 20	Lighting Details	08-19-22	08-07-23
15 of 20	Construction Details	08-19-22	08-07-23
16 of 20	Construction Details	08-19-22	08-07-23
17 of 20	Construction Details	08-19-22	08-07-23
18 of 20	Construction Details	08-19-22	08-07-23
19 of 20	Construction Details	08-19-22	08-07-23
20 of 20	Construction Details	08-19-22	08-07-23
1 of 1	Boundary and Topographic Survey	09-22-22	----
1 of 1	Right of Way Dedication Plan	07-24-23	----
A – 00	Title Sheet	08-03-23	----
A – 10	First Floor Plan	08-03-23	----

Sheet	Title	Date	Latest Revision Date
A – 11	Second Floor Plan	08-03-23	----
A – 12	Third Floor Plan	08-03-23	----
A – 13	Fourth Floor Plan	08-03-23	----
A – 14	Fifth Floor Plan	08-03-23	----
A – 15	Exterior Elevations	08-03-23	----
A – 16	Exterior Elevations	08-03-23	----
A – 20	First Floor Plan	08-03-23	----
A – 21	Second Floor Plan	08-03-23	----
A – 22	Third Floor Plan	08-03-23	----
A – 23	Exterior Elevations	08-03-23	----
A – 30	First Floor Plan	08-03-23	----
A – 31	Second Floor Plan	08-03-23	----
A – 32	Third Floor Plan	08-03-23	----
A – 33	Exterior Elevations	08-03-23	----
A – 34	Exterior Elevations	08-03-23	----
A – 40	Maintenance Building	08-03-23	----
----	Traffic Report		
----	Stormwater Management Report	08-19-22	05-25-23
----	Stormwater Management Operations & Maintenance Manual	06-2023	
----	Environmental Impact Statement	05-25-23	----

The site plan and environmental impact statement were prepared, signed and sealed by Michael F. Gallagher, P.E., Colliers Engineering & Design, 101 Crawfords Corner Road, Suite 3400, Holmdel, New Jersey 07733, (732) 383-1950.

The boundary and topographic survey and the right of way dedication plan were prepared, signed and sealed by John J. Pankok, P.L.S., Colliers Engineering & Design, 2000 Midatlantic Drive, Suite 100, Mt. Laurel, New Jersey 08054, (856) 797-0412.

The architectural plan was prepared and signed by Avelino Martinez, R.A., Blackbird Group Architects, LLC, P.O. Box 5943, Newark, New Jersey 07105, (973) 954-4650. The plan should be sealed by a licensed professional according to State regulations.

I. GENERAL INFORMATION

Applicant/Owner: Parkway Development, LLC
 83 Beekman Road
 Monmouth Junction, NJ 08852
 (973) 989-1616

Proposal: The applicant seeks preliminary and final site plan approval for a proposed multi-family development consisting of 152 dwelling units (129 market rate/ 23 affordable units) distributed amongst a five-story building and three three-story buildings. In addition, there is a two-story maintenance building which contains a manager’s residence.

Zoning: TC – Town Center Zone within the Town Center Redevelopment Plan

II. ZONING REQUIREMENTS: TC – Town Center Zone within the Town Center Redevelopment Plan

A. **Use:** The applicant’s proposed multi-family residential use is in conformance with the permitted conditional uses of the Town Center Redevelopment Plan in reference to Section 215-35.C(15) in the ordinance.

B. Area and Bulk Requirements (§215-3.C(16) which references §215-31.D):

Code Ref.	Item	Required	Proposed	Status
215-31.D(1)(b)	Lot Area	20,000 sf	261,360 sf	C
215-31.D(1)(d)	Lot Width	100 ft.	>100 ft.	C
	Principal Setbacks			
Redevelopment Plan	Build – To – Line	5 ft. to 10 ft.		
215-31.D(1)(e)	Min. Front Yard	15 ft.	71.2 ft.	C
215-31.D(1)(e)	Max. Front Yard	65 ft.	71.2 ft.	C
215-31.D(1)(f)	Side Yard	12 ft.	15 ft.	C
215-31.D(1)(g)	Rear Yard	12 ft.	85.5 ft.	C
Redevelopment Plan	Min. Building Height	2 sty.	3 sty.	C
Redevelopment Plan	Max. Building Height	5 sty.	5 sty.	C
215-31.D(3)(a)	Lot Coverage	75%	TBD	TBD
	Off-Street Parking			
Redevelopment Plan	1 space/500 sf (retail)	14 spaces	264 spaces	D
Redevelopment Plan	Studio: 16 x 0.75 spaces 1 BR: 58 x 1.25 spaces 2 BR: 73 x 1.5 spaces 3 BR: 5 x 2 spaces	204 spaces		
R.S.I.S.	Studio: 16 x 1.8 spaces 1 BR: 58 x 1.8 spaces 2 BR: 73 x 2 spaces 3 BR: 5 x 2.1 spaces	290 spaces		

C - Conforming.
 N/A – Not applicable.
 TBD – To be determined.

V – Variance

D – De-Minimis Exception from NJ Residential Site Improvements Standards.

III. **PERFORMANCE STANDARDS**

From our review of the submitted application documents, we offer the following comments for consideration by the Board.

A. **Parking/ Circulation**

1. The proposed 264 parking spaces are distributed throughout the site. Per R.S.I.S., the total number of parking spaces required is 290 spaces. The plans indicate that a de minimis from the parking standards is requested.
2. Per Section 215-36.J(2), each loading space shall be no less than 12 feet in width, 40 feet in length. The applicant has proposed a loading area that is 36 feet in width. Plans should be revised, or a variance is required.
3. The applicant proposes retail on the ground floor of the 5-story mixed use building. Per the Redevelopment Plan, retail sites shall provide bicycle parking/ storage on the exterior. All racks should be decorative and fit the design vocabulary of the proposed streetscape. Plans should be revised, or a variance is required.
4. The plans should be revised to indicate the vehicle path through the site to ensure that emergency vehicles, waste haulers and delivery trucks can properly circulate through the site without conflict. Fire marshal approval will be necessary.

B. **Stormwater Management**

1. The applicant's engineer shall provide testimony that the proposed stormwater system is designed in accordance with N.J.A.C. 7:8 *Stormwater Management*. The Planning Board cannot grant any variances from N.J.A.C. 7:8 as the Township does not have an approved mitigation plan.
2. The table indicating Water Quality Treatment refers to a not-previously-noted bioretention basin treating 2.817 Ac of motor vehicle surface (MVS), but NJAC 7:8-5.3 (b) states that small-scale bioretention basins and small-scale infiltration basins are limited to treating 2.5 acres as the maximum contributory drainage area. The BMP Compliance table lists all three basins as infiltration basins having less than 2.5 acres of contributory drainage area. The stormwater report should be revised as required.

3. The Report of Geotechnical Exploration for the property should be included as an appendix of the stormwater report. The stormwater report should be revised as required.
4. The plans should be revised to indicate the locations of all soil borings.
5. The plans should be reviewed and revised as required to ensure compliance with Section 215-124 – Safety Standards for Stormwater Management Basins.
6. A post-construction soil permeability test shall be conducted with the most hydraulically restrictive layer to determine if the infiltration basins will function at the design permeability rate. The plans shall note this under the basin infiltration detail.
7. The plans should be revised to indicate a fence around the perimeter of the proposed infiltration basins.

C. **Traffic Impact**

1. Based upon the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 11th edition* (Land Use Code 220: Multi-Family Housing), this site is expected to generate a total 82, 119 and 95 trips during the AM, PM and Saturday peak hours, respectively.

This site is expected to add less than 100 trips to the adjacent roadway network during the peak periods. It should also be noted that the number of new trips falls below the industry-accepted standard with a significant increase in traffic, 100 trips. Based on the Transportation Impact Analysis for Site Development, published by the Institute of Transportation Engineers (ITE) "it is suggested that a transportation impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during the adjacent roadways' peak hour or the development's peak hour." Additionally, NJDOT has determined that the same 100-vehicle threshold is considered a "significant increase in traffic;" hence, it is not anticipated that this site will result in a significant degradation of operating conditions. Therefore, the adjacent intersections and roadways are expected to operate in a similar manner as they do today.

D. **Landscape and Buffer Design**

We defer the review of the proposed landscaping to the Board Planner and Ewing Township Environmental Commission.

E. **Signage**

Details for the proposed monument sign should be provided to confirm compliance with Section 215-37.

F. **General Comments**

1. Per Section 215-64.B(1) trash and recycling storage facilities shall be located in side and rear yards only and shall be set back at least 10 feet from a side property line. The setback for the trash enclosure should be dimensioned to determine compliance.
2. There appears to be one (1) central dumpster area for this project. The applicant should provide testimony regarding the movement of trash for the various buildings to the dumpster location.
3. Testimony should be provided as to whether cluster boxes for mail will be provided.
4. The site is subject to the requirements of the Americans with Disabilities Act Accessibility Guidelines. It is the responsibility of the applicant to ensure that these guidelines are met.
5. A note should be added to the plans stating that the site will conform with the most recent version of Chapter 14 (Fire Safety During Construction and Demolition) of the International Fire Code, New Jersey edition.
6. The applicant and owner are reminded that site safety is their responsibility. The plan should note that “The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21(e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person)”.

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.
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 is notified that an inspection escrow and performance bond is required for this application and an estimate for all on/off site improvements (excluding structures) must be reviewed and approved by the Township Engineer, who will determine an estimate for bonding and escrow purposes. The inspection escrow and bonds must be posted prior to the start of any work or the issuance of any building permits.

4. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.
5. A performance bond will be required prior to the signature of any plans.
6. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Township Engineer's office, (856) 795-9595, extension 1029, a minimum of three (3) working days prior to the start of work.

V. 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.
2. Mercer County Soil Conservation District.
3. Delaware & Raritan Canal Commission.
4. Ewing Lawrence Sewerage Authority.
5. Trenton Water Authority.

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., C.M.E., PTOE
Planning Board Engineer

cc: James McManimon, Business Administrator
James Megna, Construction Code Official
Charles Latini, P.P., AICP, Board Planner
Michael W. Herbert, Esq., Board Attorney
Parkway Redevelopment, LLC, Applicant /Owner
Michael F. Gallagher, P.E., Applicant's Engineer
Avelino Martinez, R.A., Applicant's Architect
Frank J. Petrino, Esq., Applicant's Attorney