

Alaimo Group

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January 16, 2023

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

RE: ZBA-
Ewing Township – Mercer County
Home by TLC, Inc.
Proposed Townhomes
Lower Ferry Road
Block 364.01, Lots 22.01 through 22.04
Use and Bulk Variance
Preliminary and Final Plan Review
Our File No. A-0198-0076-000

Dear Chairman Maloney:

As requested, we have reviewed above referenced submission, consisting of the following:

- Plans entitled “Revision to an Approved Preliminary/Subdivision Plan prepared for Homes by TLC, Inc.”, sheets 1 through 9, prepared by Trenton Engineering Company, Inc., dated December 5, 2022.
- Architectural Building Elevations and Floor Plans, sheet A1 prepared by Pickell Architecture, LLC dated October 28, 2022.
- Land Development Application with attached Addendum
- Correspondence prepared by Trenton Engineering Company, Inc., dated December 28, 2022.
- Subdivision Plat prepared by Van Cleef Engineer Associates, dated January 19, 2007, last revised November 23, 2007.

I. GENERAL INFORMATION

Applicant: Homes by TLC, Inc.
1880 Princeton Avenue
Lawrenceville, NJ 08648

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Owner: A.N.B.L., LLC
PO Box 305
South River, NJ 08882

Proposal: The property in question was the subject of a four (4) lot subdivision which received Planning Board approval in 2008. The project proposes to construct a two-family residential building on each lot with access from a single driveway from Lower Ferry Road.

Zoning: R2 - Residential Zone

II. ZONING REQUIREMENTS

A. **Use:** The proposed two-family use is not permitted in the R-2 zoning district. Therefore, a use variance is required.

B. **Area and Bulk Requirements:**

We defer zoning, variance, buffer and landscape comments to the Board Planner.

III. PERFORMANCE STANDARDS

A. **Parking Standards**

1. The proposed parking consists of 2 spaces per unit which complies with the requirements of the State Residential Site Improvement Standards (RSIS).
2. Pinned concrete wheel stops should be provided at all parking spaces to prevent bumper overhang onto proposed sidewalk.
3. Proposed striping should be noted as white traffic paint, 4" wide.

B. **Pedestrian Circulation & Sidewalks**

1. Proposed sidewalk adjacent to the proposed parking spaces and along Lower Ferry Road should be identified and dimensioned on the plan.

C. **Stormwater Management Plan**

1. Since the project is not proposing an increase of impervious area more than a quarter of an acre, or disturbance greater than one (1) acre, the proposed application would not be considered a major development. Therefore, the application is not subject to the Stormwater Control Ordinance, and compliance with NJAC 7:8 is not applicable.

2. Roof runoff generated by the proposed buildings will discharge into an underground storage basin consisting of 25 lf of 48" HDPE pipe surrounded with 12" of crushed stone. Drainage calculations should be provided to substantiate proper sizing of the underground basin.
3. A porous pavement system is proposed to accommodate stormwater runoff from the proposed driveway and parking spaces. Soil testing data should be submitted to substantiate the permeability of the subsoils to achieve proper infiltration. The testing data should also include soil testing for the underground storage basins.

F. Grading

1. Proposed spot elevations should be provided along the easterly side of the proposed buildings to indicate swale locations. Proposed swale slope should be a minimum of 2% and should provide a drainage path to lower elevations at the northerly and southerly sides of the buildings.
2. Proposed pavement cross slopes in the vicinity of the proposed ADA accessible parking spaces exceed the maximum slope of 2%. The proposed grading should be revised accordingly.
3. A benchmark should be provided on the Grading and Utility Plan.

G. Landscape Design

1. We will defer the review and recommendation of landscaping to the Board Planner and Ewing Township Environmental Commission.

H. Lighting

1. A lighting plan should be submitted in accordance with Section 215-56 of the Land Development Ordinance.
2. Manufacturer's catalog details and footcandle isocurve photometrics should be submitted in support of the proposed lighting illumination.

I. Construction Details

1. The sidewalk paver detail should be revised to note 6" dense graded aggregate in lieu of ¾" clean crushed stone to prevent the coarse sand from infiltrating into the stone. In addition, we recommend a mortar mix with the sand to better stabilize the pavers in place.
2. A manhole detail should be provided for the underground basin.

3. Vertical curve data should be provided for the porous pavement profile at the juncture of the two pavement slopes.
4. A wheel stop detail, A detectable warning surface detail, a handicap parking sign and a stop sign detail should be provided along with a breakaway post detail.

K. Miscellaneous

1. A stop sign should be provided at the driveway exit to Lower Ferry Road.
2. Bearings and distances should be provided for the Conservation easement limit on Lots 22.03 and 22.04.
3. Trash removal should be addressed by the applicant.

IV. 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 Zoning Department and this office prior to the final signature of plans:

1. Mercer County Planning Board
2. Mercer County Soil Conservation District
4. Ewing Lawrence Sewerage Authority
5. Trenton Water Authority
7. Any other agencies as may be deemed necessary

Mr. John Maloney, Chairman
Ewing Township Zoning Board

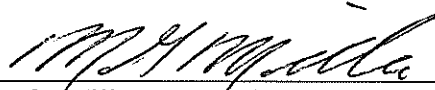
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January 16, 2023

Should you have any questions or require any additional information, please do not hesitate to contact this office.

Very truly yours,

ALAIMO GROUP



Martin G. Miller, PE, PLS, PP, CME
Senior Project Engineer

MGM/DV

c: Ewing Township Zoning Board
James McManimon, Business Administrator
Charles Latini, PP, AICP, Board Planner
Board Attorney
Joseph Mester, PE, PLS, Trenton Engineering Company, Inc. (2193 Spruce Street,
Trenton, NJ 086638))
Homes by TLC, Inc. (1880 Princeton Avenue, Lawrenceville, NJ 08648)
Dino Spadaccini, Esq. (98 Franklin Corner Road, Lawrenceville, NJ 08648)

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