



TOWNSHIP OF FRANKLIN
Planning Board
Agenda
Wednesday, March 4, 2026

CALL TO ORDER

SUNSHINE LAW

PLEDGE OF ALLEGIANCE

OATH OF OFFICE

Sami Shaban

ROLL CALL

MINUTES

Regular Meeting - January 14, 2026

[PLANNING BOARD - 01-14-26.rtf](#)

Regular Meeting - January 21, 2026

[PLANNING BOARD - 01-21-26.rtf](#)

RESOLUTION

[Amended Affordable Housing Development Fee Ordinance](#)

[Amended Affordable Housing Dev.pdf](#)

[Master Plan Re-examination Report](#)

[MasterPlanReexam2026.docx](#)

[Fourth Round of Affordable Housing Obligations](#)

[4th Round Affordable Housing.pdf](#)

[Planning Board Attorney-Special Counsel](#)

[resolution appoint Planning Board attorney 2026_special counsel.docx](#)

DISCUSSION

PUBLIC COMMENTS

HEARING

CONCORE REALTY, LLC / PLN-23-00006

Preliminary & Final Major Subdivision w/C Variances in which applicant seeks approval to construct a 15,425sqft warehouse at 403 Elizabeth Avenue, Somerset; Block 502.02 Lot 9.01 in zone B-I

DL 03/31/2026

<https://www.franklintwpnj.org/committees-commissions/planning-board/application-material/concore-realty-llc-pln-23-00006>

CARRIED to APRIL 15, 2026 - with no further notification needed

Engineer report 04.10.23 ng.pdf
FTSA report 03.31.23 ng.pdf
EC report 03.21.23 ng.docx
Health Department report 03.20.23 ok.docx
Police report 03.17.23 ok.pdf
Fire Prevention report 03.16.23 ng.pdf
SCPb - Concore.pdf
Planner report 03.15.23 ng.pdf

ODIN DHUN, LLC / PLN-24-00007

Preliminary & Final Major Subdivision w/C Variances in which applicant seeks approval for the construction of a 16-lot subdivision consisting of 14 buildable lots for single-family homes at 295 Cedar Grove Lane; Block 508.02 Lot 12 in zone R-40

DL 03/31/2026

<https://www.franklintwpnj.org/committees-commissions/planning-board/application-material/odin-dhun-llc-pln-24-00007/-fsiteid-1#!/>

CARRIED from JANUARY 21, 2026 – no further notification needed

Police report #2 03.03.25 ok.pdf
Planner report 02.10.26 ng.pdf
FTSA Ex Dir report 12.03.25.pdf
Health Department 12.18.25 ok.docx
Fire Prevention #3 12.15.25 ok w-comm.pdf
SCPb Odin Dhun.pdf
FTSA email 02.19.26 ng.docx
Engineer (DM) report 02.26.26. ng.pdf
EC report 03.03.26 ng.docx

[Master Plan Action Item Presentation
reexamination - priority matrix.pdf](#)

BOARD COMMENTS

WORK SESSION / NEW BUSINESS

ADJOURNMENT

**TOWNSHIP OF FRANKLIN
PLANNING BOARD
COUNTY OF SOMERSET, NEW JERSEY**

**SPECIAL MEETING
January 14, 2026**

The special meeting of the Township of Franklin Planning Board was held at the Franklin Township Municipal Building, located at 475 DeMott Lane, Somerset, NJ, and was called to order by Chairman Orsini, at 7:30 p.m. The Sunshine Law was read, the Pledge of Allegiance said, and the roll was taken as follows:

PRESENT: Theodore Chase, Robert LaCorte, Meher Rafiq, Robert Thomas, and Chairman Orsini

ABSENT: Councilman Anbarasan, Jennifer Rangnow, Marc Dancy, and Charles Brown

ALSO PRESENT: Mr. Peter Vignuolo, Board Attorney, Mark Healey, Planning Director, and Christine Woodbury, Planning & Zoning Secretary

HEARING:

B-I STUDY

Chairman Orsini explained that they would hear from Mr. Dave Roberts, their consultant from Brightview Engineering, who would explain what was included in the discussion that evening, the Board would have an opportunity to ask him any questions they might have, they would then open up to the public for any questions, and then the Board would vote to send the matter to Council or not.

- **Master Plan Re-Examination: B-I Zone**

Mr. Dave Roberts then introduced himself and explained that he had worked on both the Traffic analysis and the re-examination report which was incorporated into the public hearing that evening for amending the Master Plan and for adopting the re-examination report for the Business & Industrial (B-I) Zone. He indicated that he could go into an overview of what led to the production of the re-examination report and what brought them to the hearing that evening.

He went on to state that the study that was undertaken by Bright View was really a two-(2)-prong study that started with a traffic analysis given for 14 intersections that were identified by the Township as being critical for analysis for purposes of circulation within

the Business & Industry (B-I) Zone that was located in two (2) primary areas of the Township. Those sections were the northern part of the Township along Rte. 287 and a much smaller section of the B-I Zone adjacent to Rte. 27. Mr. Roberts then noted that in 2023, the Township assembled an ad hoc steering committee with the names of those involved enumerated on the slide that was being shown at the meeting. He then went on to thank those who were involved for their time invested on behalf of the Township as volunteers to give valuable insight and guidance to Bright View as they went through the process. He then showed two (2) aerial photographs that showed both areas of the Township on the right and one (1) that just focused on the northern section of the Township as shown on the left side of the slide being shown. He explained that the white properties shown on the aerial photographs were the warehouses that were constructed and operational. Mr. Roberts then noted that what was seen shaded in green were, at the time, under construction and those shaded in orange were applications that were pending. Additionally, he mentioned that those shown in red were where warehouse applications were denied. Mr. Roberts then discussed that that was where they were in the journey in terms of coming up with this land use recommendation and how to deal with the issue. He also explained how the slide showed how the magnitude of this kind of explosion of growth really was carrying over during COVID and taking off from there ever since between 2018 and 2023 that included 37 applications totaling 7,795,641 sq. ft. of warehouse space and of that, 2,677,752 sq. ft. (34%) had been built and occupied.

Mr. Roberts then discussed the community meetings where a few themes came from a lot of the comments from those meetings and ad hoc meetings in between those. He indicated that those included several intersections that were referenced as needing to be included in the Traffic Study, so two (2) new intersections were added and analyzed. In addition, the impact of truck traffic on air quality and noise pollution within residential neighborhoods should be considered as much as the impacts of warehouses on traffic congestion. The next theme that came through was that warehouse uses should be steered away from residential areas and that the portion of the B-I Zone between Davidson Avenue and Atrium Drive should be considered. Another theme that Mr. Roberts stated came out of the community meetings was the zoning regulations needed to be measurable and enforceable. He then enumerated what came out of the final Traffic Study report to now include 16 intersections as the two (2) new intersections were added and analyzed with adjustments to account for school-related trips during the school year. He indicated that the report applied Level of Service (LOS) projections to all 16 intersections, one with trips from approved and under construction warehouses and one with trips from all pending applications as well. Mr. Roberts then told the Board and public that those counts were all in the Traffic Study, which was an Appendix to the existing re-examination report. He added that the Appendices were provided for those that were operational (Scenario 1 – approved and under construction) and Scenario 2, which was everything that was in the pipeline and projecting those trips onto the roadways. He then spoke about having an evaluation in terms of potential zoning strategies, and what came out of the process was that there were traditional storage warehouses, which have minimal traffic impact where storage took place for long period of time, with not a lot of deliveries and pick-ups of loads. Mr. Roberts then noted that

there were a number of them already built in Franklin Township. He then discussed the distribution warehouse types, the most impactful of which would be the fulfillment centers and parcel hubs, which at that point in the study there were none in Franklin at that time but that there was a danger that they could come in. He stated that they wanted to take those uses off the table and then deal with the ones in between. Mr. Roberts then indicated that what they try to do then direct the distribution warehouses away from the residential areas, so they separately defined them and measured them in terms of their impacts. He then explained how they tried to do that and felt that, in his experience, was a somewhat creative and unique approach by separating them into the use intensity and backed into the sizes of the warehouses based on trip generation numbers that were based on the gross square footage of the buildings and also on the density of loading docks per thousand square feet. From that process, Mr. Roberts stated that they came up with three (3) different categories that included low intensity, medium intensity and high intensity, which they determined would be prohibited, which included any warehouse over 400,000 sq. ft. or number of loading docks above a ratio of 1 loading dock per 5,000 sq. ft. He then described the parameters for low intensity use warehouses as being gross floor area of 150,000 sq. ft. or less AND number of loading docks was below a ratio of 1 loading dock per 10,000 sq. ft. In describing the medium intensity warehouses, he explained that the gross floor area would have to be between 150,000 and 400,000 sq. ft. AND that the number of loading docks was below a ratio of 1 loading dock per 5,000 sq. ft. Mr. Roberts then explained that the next step was to steer the medium intensity use warehouses away from the residential areas and closer to the two (2) interchanges, one (1) at Easton Avenue and the other at Weston Canal Road along the Rte. 287 corridor.

Mr. Roberts then drew the Board's and public's attention to the Conditional Use Standards for low and medium intensity uses designed to address potential impacts on residential neighborhoods. He then explained that what they did with the actual proximity for medium intensity uses was that they looked at the distances from the interchanges that were considered to be the status of the industry and how that would affect the areas from the two (2) interchanges with Rte. 287, and then made an adjustment and came up with one (1) mile. He then added that lower intensity uses would be allowed at a greater distance than a mile away from Rte. 287, but still within the B-I Zone. He then added that warehouses would have to be kept off of Scenic Roadways to be consistent with the Master Plan recommendations, in the Circulation Element. He then noted that any areas that came close to residential zones or touched on residential zones, the buffer width would be increased to 100 ft. and minimum building setback of 200 ft., loading or service areas were not to face residential zones or public streets. Mr. Roberts then stated that both low intensity and medium intensity uses would both be conditional uses and have to go before the Planning Board as a conditional use in addition to meeting the parameters of either a low intensity or medium intensity use. He then explained that if any of the conditions were not met, the applicant would have to go before the Zoning Board of Adjustment as a D variance for conditions of a conditional use and required the five (5) affirmative votes and would make it much tougher for the applicant. Mr. Roberts then stated that one of the most important conditions that applied to both low and medium intensity warehouse uses would be the

Floor Area Ratio (FAR) because there was a concern expressed by the steering committee that the property might be subdivided at some point in the future and could then have the ability to have a warehouse of 150,000 sq. ft. on both properties. He noted that the FAR required a certain amount of land area per building. He then went on to explain how they came to the FAR not exceeding 0.362. He then indicated that all of those considerations led to recommended conditions, enumerated as follows:

- **Low Intensity Light Industrial Conditional Use Standards**

1. Total Floor Area Ratio (FAR) per parcel shall not exceed 0.362.
2. Said use will have direct access to a minor collector or higher order street via interior access road or non-residential street. Those streets were all defined in the Circulation Element in the Master Plan.
3. No frontage permitted on a Scenic Roadway, as identified in the Franklin Township Master Plan.
4. Minimum vegetated buffer is required pursuant to Schedule 6, except that the minimum buffer width shall be 100 ft. along a residential zone boundary.
5. The minimum building setback from a residential zone boundary shall be 200 ft., including a residential zone boundary within a street right-of-way (ROW), except when the street ROW is an interstate highway.
6. Loading or service areas shall not face a residential zone.
7. Loading or service areas shall not face a public street.

These first two (2) conditions listed pertain to both low intensity as well as medium intensity warehouses.

Mr. Roberts then indicated that the main difference between the low and medium on the next slide was that the medium uses, in addition to all of those other conditions, would have to be located within a mile of an interchange with Rte. 287. The Township, in order to get a handle on what that meant, generated a map with their GIS capabilities which showed what that line would look like. He pointed out on the map where one could see where Rte. 287 was the arc that ran across the northeast tip of the Township, with Easton Avenue's interchange being to the right and Weston Canal Road's interchange being to the left. He then showed the parcels in the tan color as well as the roads they connect to and how they connect to those interchanges. He explained that that would be the portion of the Business & Industrial (B-I) Zone that would be limited to where medium intensity uses would be permitted. He then added that low intensity uses would be permitted there as well, but no medium intensity uses would be allowed outside that area or farther than one (1) mile from the interchange. Additionally, he indicated that the low and medium intensity uses were distinguished by their size, by their loading dock ratio, and by their proximity to Rte. 287

- **Medium Intensity Light Industrial Conditional Use Standards**

1. Said use must be located within one (1) mile of an interchange with Interstate 287.
2. Total Floor Area Ratio (FAR) per parcel shall not exceed 0.362.
3. Said use will have direct access to a major collector or higher order street via interior access road or non-residential street.
4. No frontage permitted on a scenic roadway, as identified in the Franklin Township Master Plan.
5. Minimum vegetated buffer is required pursuant to Schedule 6, except that the minimum buffer width shall be 100 ft. along a residential zone boundary.
6. The minimum building setback from a residential zone boundary shall be 200 ft., including a residential zone boundary within a street right-of-way (ROW), except when the street ROW is an interstate highway.
7. Loading or service areas shall not face a residential zone.
8. Loading or service areas shall not face a public street.

Mr. Roberts then told Chairman Orsini that that was the summary of what was in the re-examination report in terms of recommendations and believed that has been reflected in terms of actual regulations that potentially could be adopted by the Township. At that point, Mr. Roberts stated that he would happy to take any questions from the Board or the public.

Mr. Healey then mentioned that the draft Master Plan that had been on the website for a few months also did have a draft zoning ordinance that basically incorporated all of the concepts that were in the Master Plan that Mr. Roberts just went through. He added that there were a number of additional things such as changes/improvements to the buffering requirements. He then stated that all of the improvements to the ordinance came out either from comments from the steering committee, comments from the public, and comments from the Planning Board based on the review of applications over the years. Mr. Healey then indicated that there were additional improvements suggested for the ordinance, i.e., improvements to the buffer requirements, requiring irrigation, increasing the number of trees that were required, improved design standards in terms of architectural design, sustainability features, a requirement of a noise study if it was going to be adjacent to a residential zone, a truck routing plan, a gate management plan to try to reduce the potential for queuing back onto the roadway, wanting a narrative statement addressing compliance with all of these standards to put the applicant on notice that the standards were important and that they needed to provide us something in writing how they complied with all of the standards, etc., that were made that are not there now.

Chairman Orsini spoke about Mr. Roberts' presentation, the work of the citizens' committee represented by people with various interests. He specifically mentioned that it was particularly useful to look at the low and medium and high intensity uses and what that meant in actual measurables and then working out from there. The Chairman then stated that it was a well-thought-out plan, pointing out the standards of the industry for

these types of uses and what sort of zoning standards do then accommodate those uses. Chairman Orsini then indicated that he a few questions for Mr. Roberts, first stating that “planning 101” teaches that the Board could not use traffic to deny or to approve an application, but to use zoning. He then asked “what aspects of the plan were specifically formulated to mitigate, as much as possible, level of service declines and intersections and traffic in general.

Mr. Roberts answered by stating that it came from the data that was collected and then advanced projections to predict the future of what would happen as these different uses built out. He continued by saying that they had identified some degradation at a couple of key intersections where the level of service declined to “F”. He noted that if it declined to scenario one (1) where they had the uses that were the applications that were approved as well as those that were already under construction, then the level of service was going to get worse. He then indicated that that was where the Traffic Study, for example, came up with recommendations for trying to ease that “growth pain”. He added that the size of the warehouse and loading dock, in particular, really came from truck projections from the information in the Institute of Traffic Engineers (ITE) that were related to warehouse square footage and then flip them around to come up with the sizes that were seen for 150,000 sq. ft. and 400,000 sq. ft. warehouse. He noted that the Master Plan discusses the relationship between the size of the warehouse and the number of truck trips that would be generated and trying to keep them manageable so that spread out over a 24-hour period, the roadways would be less impacted. He added that there was definitely a correlation and grounded in traffic study data, but expressed in terms of the zoning ordinance in a more understandable way, which was building size. Mr. Roberts further explained that everyone knows how to relate to that as opposed to truck trips and trying to get the applicant to come up with their projected number of truck trips and then trying to regulate it on that basis. He indicated that the Board would get that when they reviewed the site plans because that was going to be a critical component, but it was not something that could be translated easily into an ordinance.

Chairman Orsini then asked, how they came up with a Floor Area Ratio (FAR) of 0.362. Mr. Roberts stated that if they had gone any higher than that, he thought they would have had a situation where the maximum sizes would not have fit. He gave examples to explain that thought process because there needed to be space for the building, but also needed space for road circulation and access roads, the loading dock, the employee parking lot, parking for other aspects of the uses, etc. He also stated that the 0.362 FAR number was also based upon parcels that were already developed with the Township and trying to keep the parcel size proportional to the size of the buildings.

Dr. Chase then asked how “high docks” and “low docks” were defined and, secondly, does the Township require that a site plan describe whether a dock is high or low. Mr. Healey then stated that the draft ordinance did have definitions of what “high docks” and “low docks” were, indicating the height of the loading space from the ground. He added that that was something that they were going to have to look into and require them to delineate that on their plans. A discussion ensued.

Chairman Orsini then made a motion to open the meeting to the public for any questions they might have. All were in favor.

Mr. Dave Robinson, 349 Biltmore Lane, Somerset Run, Somerset, NJ, came forward. Mr. Robinson stated that he was one of the participants on the B-I Committee so he was in support of the recommendations. Mr. Robinson then asked, under the low and medium intensity guidelines, the draft ordinance has a requirement for hours of operation restricted between 10:00 p.m. and 7 a.m. on weekdays and 8:00 p.m. and 9:00 a.m. on weekends and wanted to know if those hours were still part of the ordinance. Mr. Healey stated that if he printed the draft ordinance from the website as Mr. Robinson stated, then those documents were current and included that language. Mr. Robinson spoke of a 30-acre parcel that might be developed on Schoolhouse Road, but he believed that it being more than a mile away from Rte. 287, would preclude a medium to large intensity development not possible with the combination of the criteria set forth and would make the plan successful. He hoped that when the ordinance gets sent to Council that they act upon it as quickly as possible.

Ms. Debbie Stewart, 2 Farrington Plaza, came forward and asked if separate owners came together and built the maximum for their particular section to exceed the maximum allowed because they were different owners when they were added together. Mr. Roberts stated that that was what the steering committee was concerned about, but he indicated that the important thing to remember was that Floor Area Ratio (FAR) would apply to the parcel no matter how many times they subdivide it or if there were different owners of the properties. He stated that it was all about what the parcel could support.

Ms. Jan Brandt, 22 Bryant Court, stated that approximately two (2) years ago, there was an important decision made and the Board recognized that almost 8 million sq. ft. of applications had been submitted and 34% of those had gone to the development of warehouses in the Township and warehouse development was stopped for future applications. She stated that now it seemed like the Board was being asked to reverse that decision by re-writing the Master Plan to allow warehouses again, with conditions, even if they were smaller and they have to be a certain distance away from the highways. Ms. Brandt indicated that it would have been great if these conditions and changes were made back when the B-I Zone was created, but in the mean-time warehouses had already been built/approved. She stated that adding limits did not change the basic impact of warehouses on a residential community, it only changed how it was described. Ms. Brandt added that a Master Plan is supposed to reflect what is best for the long-term health, safety and welfare of the community and not supposed to be rewritten because developers were unhappy with existing rules. She added that many residents are concerned that this change was being driven not by planning principles but by legal pressures. She did not think that zoning policy should change when developers sue and felt it was a dangerous precedent.

Ms. Brandt indicated that a warehouse had already been approved with a 200 ft. setback from her property. She noted that at that distance it really did not matter about

size limits from truck noise, diesel, exhaust, lighting, vibration, or the loss of privacy and property value. She then also mentioned that being a mile from a highway did not mean that trucks magically disappear because they drive through local roads and residential neighborhoods to get there and the burden of that traffic was placed on the people who live here and not on the developers who profit from the building. Ms. Brandt asked that the Board stand by the decision that was made a few years ago when the Board recognized that warehouse development had gone too far and was damaging the quality of life in the Township. Ms. Brandt then handed copies to the Board of a map of the Wards in the Township and that most of the warehouse developments were occurring in Ward 2. A discussion ensued regarding the fact that the warehouses were planned to be nearby Rte. 287. Ms. Brandt stated that she understood the reason for putting the warehouses in that area, but indicated that there were drawbacks to the fact that there were so many warehouses in a small area. Chairman Orsini indicated that the warehouses were planned to be where the infrastructure to support them was located. Ms. Brandt then asked if there were any proposed warehouses in the area that was going to have affordable housing on Davidson Avenue and if that was taken into consideration. Mr. Healey answered that the document preceded the affordable housing plan. He then addressed her idea that warehousing should be spread out around the Township, and Mr. Healey indicated that the thought process was to concentrate them to close proximity to the 287 interchanges and in places where the resulting truck traffic was not going to go through residential areas of the Township. Mr. Healey indicated that they regulate uses, but did not think they could put a cap on the number of warehouses in a certain area. Mr. Vignuolo, Board Attorney, stated that when a Township regulates the use, you are also going to permit the use within the zone. The Chairman had an open discussion with Ms. Brandt regarding how it gives the Township control of warehouses and what they look like by putting in these conditional standards, by size of impact, whereas, there would be less control of what would be allowed. A discussion ensued.

Mr. Thomas stated that leaving things as they are with a total ban on warehouses did not prevent warehouses from being approved and, in actuality, there was probably a lower bar for them to accomplish a warehouse approval through the Zoning Board right now than there obviously would be when or if the ordinance was passed.

Ms. Brandt then asked if the Traffic Study undertaken took into account the eventual approval of the B9 warehouse. Mr. Roberts explained that those warehouses that were approved and those under construction did not have traffic counts that would be generated to include in the Traffic Study because they were not yet operational. He noted that the experts used formulas and projections to come up with those numbers and those applications in the pipeline were rolled into the numbers as if they were approved and built. Mr. Roberts stated that if they had information on the B-9 warehouse, then it would have been included.

Mr. Robinson, Steering Committee Member, stated that B-9 was one (1) of three (3) that was in a category named denied/withdrawn.

Ms. Brandt then asked if there was anything in the ordinance to protect residents from air pollution. Chairman Orsini then stated that he did not think that they were allowed to specifically consider that and the way to control it was the way they were controlling it now which was through the conditional standards. Mr. Vignuolo, Board Attorney, indicated that the use itself was going to have to comply with the Board of Health regulations, and if it did not create any condition that would violate that then it would be permitted to exist. He added that trucks would produce exhaust, but that they had anti-idling laws that they had to comply with if they operate. A discussion ensued, and Mr. Healey indicated that zoning addressed it and regulations regulated it as well as discussed.

Ms. Sally Zaharchek, 4 Constitution Way, Canal Walk, Somerset, NJ, came forward. Ms. Zaharchek asked if this type of study for managed growth was being done in other towns as well. Mr. Roberts answered in the affirmative and that they are doing it by a number of different methods, with some towns doing it by parsing out the definitions a little more specifically. He stated that he thought that most towns realized that they were not keeping up with the trends because they would just have one (1) use called "warehouses" and encompassed every type of warehouse. He noted that the "boom" of e-commerce had warehouses becoming much more specific and logistically based. He then added that those towns that were following the process in the Municipal Land Use Law (MLUL) had been keeping their Master Plan up-to-date with their zoning regulations.

Chairman Orsini then stated that even though the Planning Board was required to do a re-examination of the Master Plan every 10 years, Council could refer changes in the development ordinance to them as a Planning Board for examination at any time.

Mr. Norman Roberts, 15 Benjamin Street, Somerset, came forward. Mr. Roberts asked whether there had been any interaction with the Police Dept. or Mr. Vornlocker, Township Manager, as far as those who would set minimum requirements for traffic enforcement, speed bumps or traffic cameras or signage.

Mr. Healey indicated that the Planning Board did not adopt the ordinance, but would go to Council and they would decide to actually pass the ordinance. He added that the Master Plan, for all intents and purposes, was a recommendation document, and if the Planning Board adopts it, they were basically recommending the ordinance to Council. Mr. Healey knew about truck traffic going through Township streets and truck routes and speed bumps, but they were a Council issue. He then added that he was sure that these issues had been raised to them a number of times, and he suggested that Mr. Roberts bring it to Council's attention and Mr. Vornlocker. A discussion ensued.

Mr. Suti Shah, 74 Bryant Court, Somerset, NJ came forward. Mr. Shah asked if the one (1) mile distance was by aerial view or by the roads. Mr. Healey indicated that it was by road miles and then, ad Mr. Roberts explained on the map on the screen showing the yellow points to show the interchange and then shown in blue, the computer program went a road mile from those points. He added that shown in tan were the parcels that

had frontage within that one (1) road mile and wanted to map it so that down the road, an applicant could not come up with some different distance. Mr. Shah then asked about the development of the 0.362 FAR number. Mr. Roberts indicated that that number came from taking applications of sites in Franklin Township that were already developed with existing buildings and coming up with a proportional size parcel. He also added that they did not want to make the FAR so restrictive that it would be considered arbitrary. A discussion ensued, and Mr. Roberts indicated that it would apply to any other industrial uses and not just for warehouses. They then discussed the number of loading docks and the intensity of truck traffic. Mr. Healey stated that there were properties in the B-I Zone that were abutting residential properties and that they were limited to the low intensity standards with their own conditions. Mr. Healey tried to explain to Mr. Shah the differences between fulfillment centers and storage warehouses, with each having different levels of intensity. Mr. Healey then explained that any type of warehouse could exist, but the type was manifested by the size of the warehouse and the number of loading docks that were included. He added that a high intensity use was prohibited in Franklin Township.

Ms. Kiki Anastasikos, 3204 Enclave Circle, Canal Walk, Somerset, NJ, came forward. Ms. Anastasikos commended the efforts of Mr. David Roberts and the Committee efforts. She then asked for a reminder of the exact buffer between a warehouse and a residential structure or community. Mr. Robert stated that the setback would be 200 ft, and within that 200 ft. would be a 100 ft. wide minimum planted buffer. She was still concerned that they had not delineated the areas where the warehouses stop and people's homes begin. She wanted to ask the Board if they believed that the stated amount of buffer provided a sufficient quality of life for those in Canal Walk that would be stuck with this amount of buffer. Ms. Anastasikos then expressed her concern that they having failing intersections and wanted to know how they were going to solve the problem of 16 intersections getting a grade of "F".

Chairman Orsini reminded everyone that only the low intensity use would be able to abut a residential property or community, along with the buffering and landscaping standards as well as many of the other design standards that were in the ordinance and that as a Planning Board have done the best they could to make sure those uses were as compatible and distinct as possible.

Seeing no one else coming forward, Chairman Orsini made a motion to close the meeting to the public. Mr. Thomas seconded the motion, and all were in favor.

Mr. Vignuolo stated that the first vote would be to adopt the amendment to the Master Plan regarding the B-I Zone and the second vote would be to recommend the draft ordinance be referred to Council.

Mr. Healey then thanked the Steering Committee on their efforts as well as the Planning Board and, particularly Mr. David Roberts and his team on this effort.

Chairman Orsini made a motion to adopt the amendment to the Master Plan regarding the Business & Industry (B-I) Zone. Mr. LaCorte seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rafiq, Mr. Thomas, and Chairman Orsini

AGAINST: None

Chairman Orsini then made a motion to recommend the Business & Industry (B-I) Zone standards to send to Council as written in the zone standards. Ms. Rafiq seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rafiq, Mr. Thomas, and Chairman Orsini

AGAINST: None

COMMITTEE REPORTS:

There were no committee reports to discuss.

WORK SESSION / NEW BUSINESS:

No work session or new business conducted.

EXECUTIVE SESSION:

The Board did not enter into Executive Session.

ADJOURNMENT:

A motion was made by Chairman Orsini to adjourn the meeting at 9:10 p.m., and was seconded by Ms. Rafiq. All were in favor.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
February 6, 2026

**TOWNSHIP OF FRANKLIN
PLANNING BOARD
COUNTY OF SOMERSET, NEW JERSEY**

**REGULAR MEETING
January 21, 2026**

The regular meeting of the Township of Franklin Planning Board was held at the Franklin Township Municipal Building, located at 475 DeMott Lane, Somerset, NJ, and was called to order by Chairman Orsini, at 7:30 p.m. The Sunshine Law was read, the Pledge of Allegiance said, and the roll was taken as follows:

PRESENT: Theodore Chase, Robert LaCorte, Meher Rafiq, Robert Thomas, and Chairman Orsini

ABSENT: Councilman Anbarasan, Jennifer Rangnow, Marc Dancy, and Charles Brown

ALSO PRESENT: Mr. James Clarkin, Board Attorney, Mark Healey, Planning Director, and Christine Woodbury, Planning & Zoning Secretary

RESOLUTIONS:

- **Master Plan Re-Examination - B-I Zone**

Chairman Orsini made a motion to approve the Resolution, as submitted. Mr. Thomas seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rafiq, Mr. Thomas, and Chairman Orsini

AGAINST: None

DISCUSSION:

Relief of Condition:

- **Macedonia Church of God in Christ International / PLN-21-00022**

Mr. Peter U. Lanfrit, Esq., Attorney, appearing before the Board on behalf of the Applicant, Macedonia Church of God in Christ International. Mr. Lanfrit explained that the reason he was before that evening was to request relief of condition 3-I in the Resolution of approval, which had language in it that he believed never should have

been in the Resolution to begin with. Mr. Lanfrit stated that the Application lasted over four (4) years over numerous meetings, with both Mr. Clarkin and Mr. Vignuolo as Board Attorney at some of the meetings and actually his church representative passed away, his engineer retired, but he stated that the bottom line was when they started the hearing, they were going to get parking from PNC Bank. During that discussion, the letter they received a letter from PNC Bank said that the agreement was terminable by either side within 30 days. Mr. Clarkin ruled that the Board really should not consider that because it was not a permanent agreement and believed that Chairman Orsini also went on record and said the same thing. He went on to state that they amended the plan, made the church smaller, removed seating and then had parking on-site and on the RPM site. He continued by stating that somehow the language of getting an agreement with PNC Bank worked its way back into the Resolution and should never have been so he was asking for a relief of a condition to remove that requirement. Mr. Lanfrit then told the Board that they were just about at the finish line on this and he needed to have that language removed.

Mr. Clarkin stated that he did not have an issue with it and, based upon the changes in the application, I think the Board came to the conclusion that it was not needed, but it was not expressed that way and it did find its way into the Resolution. He added that Mr. Lanfrit missed it, but they should correct it as long as the Board was comfortable that there was sufficient parking.

Chairman Orsini and Mr. Lanfrit both agreed that the parking agreement could be something that could be mutually walked away from either the applicant or PNC Bank and was not something that the Board could rely on for a permanent solution for parking. He added that if they could recall, the church had a seating area on the second floor which was then taken out resulting in a far less parking requirement because there was far less seating and that was satisfied with the parking they had on-site, street parking and on the RPM site. The Chairman said that he was fine with that and that they should not rely on the PNC Bank parking and the applicant had demonstrated that they did not need it.

Chairman Orsini made a motion for relief of that condition for the agreement with PNC Bank for parking. Mr. Thomas seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rafiq, Mr. Thomas, and Chairman Orsini

AGAINST: None

Extension of Time:

- **50 Atrium Drive, LLC / PLN-22-00005 - Extension of Time**

Mr. Peter U. Lanfrit, Esq., Attorney, appeared before the Board on behalf of the Applicant, 50 Atrium Drive, LLC. Mr. Lanfrit stated that this was an approval that was granted to expand what used to be the convention center and which was now being used as a warehouse. It was a 71,000 sq. ft. structure, and they were asking for an Extension of Time of the approval. He noted that they had complied with everything, and the plans were basically done and ready to go, but that they had not been able to start the building because they were still working on financing and, for a short period of time, no need for the expansion, but it appeared that it was going to go forward now. Mr. Lanfrit stated that they were asking for a two (2)-year Extension of Time from December of 2025 when it expired.

Chairman Orsini stated that he would like to take it a year at a time as it gave the Board some control to see if something was going amiss that they hear it again. The Chairman then stated that he would give them till December 31, of 2026, and Mr. Lanfrit was in agreement. Ms. Rafiq seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rafiq, Mr. Thomas, and Chairman Orsini

AGAINST: None

Mr. Healey then informed the Board that Mr. Vince Dominach, along with himself and working with our consultant had been working on the Affordable Housing Plan for awhile now, so Vince was there that evening in case there were any detailed questions, so between the two (2) of them, they could answer them.

Mr. Healey then announced that Mr. Dominach was retiring and was the long time Senior Zoning Officer and then for the last decade or more has been the Township's Economic Development Coordinator, Business Advocate, Liaison to the Historic Commission and probably about 15 other hats and a man with many skills, talents and abilities and will be greatly missed here at the Township.

Ordinances:

Mr. Healey just gave the overall process as the Board recalled, they prepared a Fair Share and adopted a Fair Share Plan to meet the Township's Fourth Round Obligation. He told the Board that that plan went to the State program, there was a mediation session and did have a number of objectors, meaning developers who wanted to be included and that would have involved a lot of additional projects that the Township did not want to include in our plan. He went on to state that they were successful in

keeping those out of our plan in proving to the program that our plan was a good one. He noted that the one (1) additional project that was in the ordinance here was Dunbar Homes that was on Rte. 27 and was a shopping center that was in very bad shape. He told the Board that judge insisted that they include that site with eight (8) units to the acre, with a total of 55 units and 20% affordable. So, he stated that after all that, they did add one (1) small project to the plan, but otherwise, all of the ordinances were basically what the Board had approved in the Fair Share Plan back in 2025, in ordinance form.

Chairman Orsini mentioned that if they saw the list of objectors, it amounted to about 1,000 units and were successful in demonstrating that we did not need to include to make our Fair Share obligation compliant. He did reiterate what Mr. Healey stated that the State added one (1) additional project with an extra 55 units, but it was a good place for it since there were many underutilized strip malls in that area. The Chairman then reminded the Board that the units they have in excess carry over to the next 10-year plan in 2035.

Mr. Healey indicated that the ordinances were what officially the Council introduced, goes to the Planning Board to determine whether these ordinances were inconsistent with the Master Plan. He stated again that four (4) of them were in the Fair Share Plan and this would implement those, so clearly those were consistent. As the Chairman stated, the Dunbar site was an appropriate site for affordable housing and was basically surrounded by and adjoins another Cluster Residential Zone and would really be a continuation of an existing apartment complex at the same density. So, for that reason, Mr. Healey stated that they were not inconsistent with the Master Plan and what they were motioning on today

Dr. Chase asked how many affordable units were included in the Dunbar project, and Mr. Healey stated that Dunbar if the one project, at 55 units, was your typical 20% affordable, so it was 11 affordable units and 44 market units. Dr. Chase stated that the Township wanted 25% affordable, and Mr. Healey countered with the fact that Dunbar wanted 16 units to the acre and they were only getting eight (8), which was the Township's standard Cluster Residential Zone.

- **Ordinance #4489-26 - Establish an Inclusionary Zone District/MFIZ-4**

Chairman Orsini made a motion that this was consistent or not inconsistent with the Master Plan. Mr. Thomas seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rafiq, Mr. Thomas, and Chairman Orsini

AGAINST: None

- **Ordinance #4490-26 - Establish an Inclusionary Zone District/MFIZ-2**

Chairman Orsini made a motion that this was consistent or not inconsistent with the Master Plan. Ms. Rafiq seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rafiq, Mr. Thomas, and Chairman Orsini

AGAINST: None

- **Ordinance #4491-26 - Establish an Inclusionary Zone District/MFIZ-1**

Chairman Orsini made a motion that this was consistent or not inconsistent with the Master Plan. Ms. Rafiq seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rafiq, Mr. Thomas, and Chairman Orsini

AGAINST: None

- **Ordinance #4492-26 - Establish an Inclusionary Zone District/MFIZ-5**

Chairman Orsini made a motion that this was consistent or not inconsistent with the Master Plan. Ms. Rafiq seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rafiq, Mr. Thomas, and Chairman Orsini

AGAINST: None

- **Ordinance #4493-26 - Area In Need Of Redevelopment**

Chairman Orsini made a motion that this was consistent or not inconsistent with the Master Plan. Mr. LaCorte seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Ms. Rafiq, Mr. Thomas, and Chairman Orsini

AGAINST: None

PUBLIC COMMENTS:

Chairman Orsini made a motion to open the meeting to the public for general planning comments from the public, and all were in favor. Seeing no one coming forward, the Chairman made a motion to close the meeting to the public. Mr. Thomas seconded the motion, and all were in favor.

HEARING:

- **ODIN DHUN, LLC / PLN-24-00007**

Mr. Tim Arch, Esq., Attorney, appeared before the Board on behalf of the Applicant, Odin Dhun, LLC. Preliminary & Final Major Subdivision w/"C" Variances in which THE Applicant seeks approval for the construction of a 16-lot subdivision consisting of 14 buildable lots for single-family homes at 295 Cedar Grove Lane; Block 508.02, Lot 12, in an R-40 Zone.

Mr. Arch stated that they were before the Board about two (2) weeks prior and to some feedback from the Board, with the overwhelming amount of that feedback was to meet with your Township professionals to try to craft a way to preserve more trees on the site and so they meet with Mr. Healey and Mr. Mazzei on very short notice after that meeting to discuss ways to modify and amend the plan in order to provide additional tree preservation. Mr. Arch indicated that they were entering into the record as Exhibit A-3 tonight that was prepared by Menlo Engineering and was the result of the meeting that they had with the Township professionals. Mr. Arch indicated that they know that this is an exhibit and that Menlo would be following up with a full grading plan for your professionals to review to make sure that the buffers that they were talking about here work, but they believe that it will work and were confident that this might actually improve their storm water design.

Mr. Matthew Weibel, Arborist, 115 Blue Hill Avenue, Fairlawn, NJ, came forward and was sworn in. The Board accepted his qualifications. Mr. Weibel stated that he conducted a site survey and compiled a report concerning the property and the trees on it. He then explained briefly what he did to generate his report, including making site visits over a few days, placed a numerical tag on every tree 16 inches and larger, collected information of the species, diameter and condition and did a general assessment of the wooded areas within the property and prepared a report that summarized the findings of the inventory and his opinion on the wooded areas. Specifically, Mr. Weibel identified and tagged 140 trees that were over 16 inches in caliper or over, and in addition, he also identified a lot of areas of tree clusters and plants that were less than 16 inches in caliper and defined those areas in his report. Mr. Weibel then added that he identified 12.9 trees that were in such poor condition that in his opinion they should be removed. He added that they were trees that were either standing dead trees or trees with very little foliage remaining or had significant decay. He added that an additional 12.1 trees were invasive, and in his opinion, they should also be removed because they were an invasive species. Of the 140 trees 16 inches and larger caliper, only four (4) of those were found to be in good condition based upon his opinion. Mr. Weibel then gave some background of the property, noting that the front portion was part of a residential property, there were a number of smaller trees in a few areas that were former woodland, a former farmland that had been regenerating over time, the buffer around the perimeter and there was one (1) wind row between the two (2) farm plots that had most of the larger trees there. He then noted that most of the larger growth was located around the perimeter of the property owing to the fact that

it was former woodland and farmland that had been cleared. Mr. Weibel then told the Board that he provided all of that information to Menlo Engineering that they used to help to put together a plot plan. He added that they also used the information to put together the exhibit that was being shown, which is labeled Exhibit A-3. Mr. Weibel then told the Board that he recognized the exhibit as an aerial of the property he surveyed with a rendering superimposed. Mr. Clarkin then asked Mr. Weibel if the rendering created by Menlo Engineering consistent with the findings that he observed in the field. Mr. Weibel answered in the affirmative, noting that the rendering superimposed showed the completed plan after adding more trees to the property. Mr. Arch stated that the representative from Menlo Engineering would be at the meeting on March 4, 2026 and would be able to testify to the superimposed rendering over top of the site that was being shown on the screen. Mr. Clarkin then stated they would mark it that evening for identification and formally place it on the record on March 4, 2026. Mr. Weibel recalled that the current conditions exhibit that was shown at the last meeting had a 15 ft buffer around the perimeter of the property. He added that after speaking with the Township professionals, that buffer along the north and the south had been increased to a 40 ft. buffer. Additionally, the buffer on the western side of the perimeter had been increased to a 25 ft. buffer, with the exception of the middle area that had a bump out of additional trees that were being preserved. He noted that that was significantly more trees that were being preserved than what were with the original proposal.

Chairman Orsini indicated that he had a few questions. He asked Mr. Weibel when he did his survey, and he replied that it was done on December 12th and 15th, 2025 and did not have foliage. The Chairman then asked Mr. Weibel what were the most high-value areas on the property that he would recommend to preserve in his professional opinion. Mr. Weibel stated that the buffer around the perimeter was where more of the large, more mature trees were located as well as one (1) wind row that went down the middle of the former properties that had a decent amount of large trees as well. Chairman Orsini then asked about the heavily wooded stand of trees toward the rear of the property and what his assessment of that area be. Mr. Weibel responded by stating that in the younger sections, there was a lot of black cherry and some eastern red cedar which were common early successional species for the area. He added that a lot of those trees were between six (6) and eight (8) inches in diameter with a high density of trees, but smaller trees in generally fair condition. The Chairman then asked if left to their own devices, would those trees regenerate into habitat forest that would be worth preserving and would successional species like oaks, maples, sweet gums, etc. ultimately take that site over if left undisturbed. Mr. Weibel indicated that that was what you would expect to happen, but with the number of invasives, there is a chance that some of those would get in and take over a little bit.

Dr. Chase stated that he was hoping to cluster the houses somewhat to leave the back part of the property what Mr. Weibel's written report was identified as a former windbreak and that was where there were some big trees in the middle from there to the back of the property left in its current state and, in fact, plant oak, maple, etc. and remove some of the young cherry trees that were there and develop a real natural state bit of woodland there while still retaining the same number of houses on the property.

Dr. Chase then asked of the trees over 15 inches, how many were in the buffer along the edges of the property. Mr. Weibel indicated that the last time the gentleman testified, there would be like 42 trees in the old plan. Presently, he stated that he counted 51 trees 16 inches and larger in the current plan, but there were also numerous trees between 4 inches and 16 inches probably two (2) to three (3) times as many trees.

Mr. Arch indicated that he knows that the Board would prefer that they utilized the cluster option, but that the Board could not mandate a cluster methodology to be utilized because this was a permitted, conforming subdivision use for the R-40 Zone. He did state that when he spoke to the Township professionals and if the cluster option was not being implemented, which was what they were presenting, the ordinances mandate that reasonable efforts be made to try to preserve as many trees as practicable. He did indicate, that he felt that the Township professionals were really the ones that were the most important, both for being able to preserve a large number of them and a large density of trees, but also to preserve the visual impact and to lessen any sort of visual impact on surrounding areas. He then stated that he would certainly defer to the Township professionals, but it was their suggestion to have a 40 ft. buffer that would fulfill that spirit of the ordinance and that was what they were trying to present to the Board that day.

Chairman Orsini indicated that something that supported clustering was the development ordinance in Chapter 222 – Trees that says that to the greatest extent possible trees should be preserved and they can be with the cluster option with the same yield of lots because that was what conservation sub-division design was supposed to do. He then added that it was not mutually exclusive that the development could develop 14 lots and still preserve more trees

The Chairman then asked, in their replanting plan, where there were opportunities to either enhance the buffer around the site or interior to the site where he noted that they had a lot of trees in between each of the houses. Mr. Weibel testified that the trees between the homes would all be newly planted ones as there were no preserved trees between the buildings. Mr. Arch stated that what was being presented to the Board in Exhibit A-3 depicted the spirit of the replanting plan. He added that when the representative of Menlo Engineering on March 4, 2026, they could go into greater detail of that, but that was their re-planting plan and not just an artistic rendering of what we think was going to be and was actually plotted. In addition, Mr. Arch stated that there was a note on the plans that we would also agree to if there were any sparse areas within the 40 ft. buffer area, they would certainly work with the Township to also do supplemental plantings as well in order to bulk up any sparse areas, remove any trees in poor health and add any trees in areas the Township feels they were needed. The Chairman asked for a reminder of the width of the buffering, and Mr. Arch stated that it was a 40 ft. buffer on the north and the south and on the west side there was a 25 ft. buffer just because of how the lot is and they could not cut in too far into where the home is there, but that was why they added the additional part there on the end of the cul-de-sac that was being preserved there but still maintain some yard for those two (2)

corner lots at the end of the cul-de-sac, but that they were still, as much as practicable, keeping the bulk of the forest in there between those homes.

Chairman Orsini then asked if Mr. Weibel will be back on March 4th to answer any additional questions that might come up

Mr. Healey asked if they were going to be bringing revised plans with them on March 4th, and Mr. Arch answered in the affirmative and, in the meantime, it was their intention to have Menlo Engineering a fully fleshed out design plans so that Mr. Healey and Mr. Mazzei could review those, to include grading plans, and anything else more detailed. Mr. Arch indicated that he would certainly like to have the Township professionals' feedback on those and any sort of comments so that they can address them directly on March 4th. Mr. Healey then gave Mr. Arch some direction to have the trees plotted on the plan and show any additional trees that could be included by having it expanded here and there a little bit. He added that Mr. Mazzei is going to want to see the storm water management system, utilities and grading to see how this would be accomplished. Mr. Mazzei indicated that he agreed with Mr. Healey and also having another rendering like the one they were showing would be helpful once the final tree plots were figured out because a lot of the trees in the rear yards right now were going to be affected by drainage and grading. Mr. Healey then wanted to clarify the discussion that they had with the Applicant and their professionals and the plan being shown that evening was definitely preserving a lot more trees around the perimeter than what was originally proposed. Mr. Healey emphasized to Mr. Arch and the Board that the discussion was that the 40,000 sq. ft. lots was what the developer wanted to build, per the zoning, and that they had a certain development concept in mind with the homes and the yards, etc., and keeping in mind the need for drainage and grading. He added that the 40 ft., based on all of those different parameters, seemed like a feasible solution to increase the trees.

Mr. Thomas stated that he had a quick request when the Applicant came back on March 4th, that the plan that we see the rendering of is the revised one and that he would like them to also bring back the original so they could see the changes and have a comparison. Mr. Arch stated that they would do so. Mr. LaCorte asked for a real aerial and Mr. Arch stated that Exhibit A-1 was the existing conditions, and would have that available on March 4th if they could not bring it up on the screen that evening. Mr. Healey then asked that they bring with them on the 4th a clean aerial of the site, with the limit of disturbance showing is what the Board would like to see without the improvements shown superimposed over the top so that the Board could see what trees would be staying and which ones would be removed.

Ms. Allison Coffin, Planner with James W. Higgins Associates, 4 Tilton Drive, Ocean Township, NJ, came forward and was sworn in. The Board accepted her qualifications. Ms. Coffin then took the Board through the two (2) bulk variances that they were requesting for the frontages of the two (2) corner lots and also, technically, variance relief required for the impervious coverage of the proposed lot that served as the private roadway. She explained that they were asking for two (2) "C: variances for the

frontages of the two (2) lots. She mentioned the two (2) tests within the Municipal Land Use Law (MLUL) for that type of variance. She noted that the first type was commonly known as a hardship variance and was appropriate when a lot's unique shape, topographic conditions or pre-existing legal structures create a situation where the strict application of the ordinance resulted in hardship. She then described the second standard is a C-2 variance and sometimes called a flexible C variance and was justified when the variance was justified when the purposes of the MLUL were advanced by the deviation of the ordinance requirements and the benefits of that deviation outweigh the detriments. She stated that it was her opinion that these variances for the lot frontage could be granted by both the C-1 Hardship variance and the C-2 Standard. To address the C-1 Hardship criteria, the variances were driven by the existing width of the lot which was 451 ft. and the angle at the frontage of the lot. With the required 200 ft. frontage, the 50 ft. right-of-way for the road and the curb returns needed at the intersection, it was not possible for conforming lot frontages for these corner lots to be provided. She added that those two (2) lots were conforming to the zone in all other ways. She noted that the proposed variances here advanced the purposes of the MLUL, looking to again through the C-2 Variance pointing to purpose A, purpose C, purpose E, and purpose G. She noted that the benefit of the variances for those frontages were primarily to allow the subdivision of the site in a manner which provided for that appropriate and permitted population density. In her opinion, Ms. Coffin stated, in her opinion. There was no detriment to these variances, though these two (2) lots require frontage variances, the lots meet all of the other requirements of the zone. She also added that one (1) possible detriment that could result from lots that lack the required frontage is the creations of driveways that were spaced closer together, but with the subject subdivision, there was no direct access from these lots to Cedar Grove Lane which was only accessed by the proposed private road. So, despite the variances for lot frontage, Ms. Coffin stated that there was only a single access point to the entire subdivision proposed to that road. She also added that the lots that were proposed have significant landscaping along the Cedar Grove Lane frontage, so there was no harm to the visual character of the neighborhood that would result from the variances. She then testified that the variance request did not impair the intent and purpose of the Master Plan as the use and density is permitted and appropriate and, therefore, advances the larger intent of the Township's Master Plan and zoning ordinance. Ms. Coffin clarified that the lot frontage variances were for the basin itself and the other is the lot to the north of it along Cedar Grove Lane.

Chairman Orsini then asked for the variances they were seeking, and Ms. Coffin stated that the frontage requirement along Cedar Grove Lane was 200 ft., and with the curb returns, the one (1) single-family lot was 133 ft. and the other one is the storm water basin and was 167 ft.

Ms. Coffin stated that the gatehouse did not expand that 50 ft. and was included in that right-of-way and its presence there did not increase the width of the roadway or the curb returns that were needed. A discussion ensued. The Chairman also spoke about eliminating one of the egress lanes into the site and they would have a better planning alternative. Ms. Coffin stated that by doing that it would not eliminate the variance, but

the Chairman stated that it would reduce it, and Ms. Coffin disagreed. Mr. Arch then told the Board that they would have a representative from Menlo Engineering at the meeting on March 4th if there were any additional comments about that on the engineering portion.

Dr. Chase indicated that the issue was caused by the curvature of the road and starts at the end of the property. Mr. Mazzei stated that they would speak to the Menlo Engineering representative about the curvature of the roadway.

Mr. Thomas then asked if there were sidewalks proposed on Cedar Grove Lane. Mr. Mazzei confirmed that there were sidewalks proposed on Cedar Grove Lane per the County's requirements and was why there was easements because if one looked at the drawing there, the right-of-way line actually went right through the center of the sidewalk. Mr. Thomas then asked if there was anything that could be added to the detention basin and sticks out quite a bit from the rest of the property. He asked if an extra layer of landscaping could be added along the street to make it deeper and not affect the detention basin. Once again, Mr. Ash deferred that question to their engineer, but believed that there was some testimony that there were plantings within the basin because that was part of the green infrastructure and what you had to do with those basins. Mr. Mazzei indicated that there cannot be any design landscaping within the sand in that basin.

Chairman Orsini made a motion to open the meeting to the public for any discussion on the application. The motion was seconded and all were in favor. Seeing no one coming forward, a motion was made by the Chairman to close the meeting to the public. Ms. Rafiq seconded the motion, and all were in favor.

Chairman Orsini stated that the Applicant got their feedback and that the Board would continue to favor clustering. Dr. Chase then interjected by stating that he thought they would preserve more trees with the 40 ft. buffer if there were really trees in it. The Chairman indicated that they could not compare since they had not seen a design in a cluster in order to evaluate that.

The Board and the Applicant agreed to carry the hearing. Mr. Healey indicated that staff would need two (2) weeks and would need those revised plans no later than February 9th, 2026 in order to receive revised reports from staff - **CARRIED TO MARCH 4, 2026 @ 475 DeMott Lane, Somerset; in the Council Chambers, beginning at 7:30pm – no further notification needed**

DL – 3/31/2026

COMMITTEE REPORTS:

There were no committee reports to discuss.

WORK SESSION / NEW BUSINESS:

- **Master Plan Re-Examination**

Mr. Healey indicated that if the Board members had any comments, he could hear them that evening or if they had comments between that evening and before February 4th, they could e-mail them to Mark.

Dr. Chase brought up the topic of different specifications for clustering and suggested that they have one (1) section on clustering even if the absolute requirements were different for different zones unless leaving them in specific to the different zones might make it more obvious to the applicants. A discussion ensued. Mr. Healey indicated that there were many times that things that had been suggested were implemented, but there were other things that had been suggested that they did not act on and might want to do so. He then discussed properties on the north side of Skillmans Lane still being zoned R-40 and suggesting changing the large lots to the Agricultural Zone (A). It stated that that was accomplished by ordinance, but the map that was shown did not show that change. Mr. Healey indicated that he would look into that. He did ask that the Board members review the Second Draft he sent out and see if there was anything that showed it had not yet been acted upon and also make sure that everything in that draft was correct. He then mentioned Ms. Rangnow's comments related to sidewalks and that the Board should have some guidance related to that.

Mr. Thomas then brought up the topic of outdoor storage, and a discussion ensued as to the definition of "outdoor storage" or a junk yard. The Chairman thought it would be a good idea to put it on a list of things to do so it was not forgotten. He suggested that they make it a conditional use in some zones and then come up with standards so that it could be regulated.

Chairman Orsini asked Ms. Woodbury to write an e-mail to the Board letting everyone know that February 4th, 2026 was going to be dedicated to the Master Plan, and then on the 18th, they were actually going to move because they were under deadline and would be able to give themselves some buffer to actually approve the re-examination. He suggested that she attach the 2nd draft for their reference and let them know that they can either write an e-mail only to Mark on what their ideas were or bring it to the meeting.

Dr. Chase gave a suggestion that in thinking about what needed to be done, they should be thinking about what they want to achieve in filling in the blank, i.e., more than one (1) type of clustering. He noted that there was the type of clustering of shrinking the lots slightly in order to preserve some natural feature of a property and the second was for the Agricultural Cluster Zone which included Wildflower Ridge and was told could not be fulfilled anywhere else in the Township. He noted that the point was to cluster a lot smaller lots than the Zone A or Canal Protection (CP) Zone asks for in order to keep a large area in a natural state or in a farming state. Mr. Healey agreed that putting down and identifying the issues and problems would be the goal with this

exercise now and the solutions can come later at a subsequent work session over the next year or so.

EXECUTIVE SESSION:

The Board did not enter into Executive Session.

ADJOURNMENT:

A motion was made by Chairman Orsini to adjourn the meeting at 8:55 p.m., and was seconded by Ms. Rafiq. All were in favor.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
February 27, 2026

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP
OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY
RECOMMENDING AMENDMENT TO
TOWNSHIP LAND DEVELOPMENT ORDINANCE TO ADOPT
AN AMENDED AFFORDABLE HOUSING DEVELOPMENT FEE ORDINANCE.**

WHEREAS, the Franklin Township Council has requested that the Planning Board of the Township of Franklin (hereinafter the "Board") review a proposed revision to the City's Land Development Ordinance, to amend Chapter 112, Land Development, Article XXXIII, Affordable Housing Development Fees to include provisions addressing Franklin's constitutional obligation to provide for its share of low-income and moderate-income housing, as directed by Superior Court and consistent with N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:99, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985 (hereinafter the "Amendment"); and

WHEREAS, at its meeting February 18 2026, the Board heard a presentation regarding the Amendment from Mark Healey, P.P., A.I.C.P., Planning Director and Senior Zoning Officer of the Township of Monroe; and

WHEREAS, Mr. Healey advised that the Amendment is consistent with the Township Master Plan; and is necessary to comply with the Township's Fourth Round Affordable Housing obligation; and

WHEREAS, the Board has determined that it is in the best interest of the Township of Franklin to adopt the Amendment; and that the Amendment is consistent with the Master Plan of the Township of Franklin; and

WHEREAS, the Board, upon reviewing the Amendment and adopting same by Resolution, proposes to send this supplement to the governing body of the Township of Franklin for adoption;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Franklin that the Amendment to the Township of Franklin Land Development Ordinance, be made and forwarded to the governing body of the Township of Franklin, with the notation that same are consistent with the Master Plan of the Township of Franklin.

Christine Woodbury, Planning Board Secretary

VOTE ON MOTION: 02/18/2026

FOR:

Councilman Anbarasan
 Dr. Theodore Chase
 Robert LaCorte
 Marc Dancy
 Meher Rafiq
 Jennifer Rangnow
 Robert Thomas
 Vice-Chairman Charles Brown
 Chairman Michael Orsini

AGAINST:

NONE

ABSTAIN:

NONE

VOTE OF RESOLUTION:

FOR:

AGAINST:

NONE

ABSTAIN:

NONE

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
FRANKLIN, SOMERSET COUNTY, NEW JERSEY,
APPROVING AND ADOPTING MASTER PLAN REEXAMINATION REPORT**

WHEREAS, the Municipal Land Use Law (the “MLUL”) at N.J.S.A. 40:55D-89 requires planning boards to conduct periodic general reexamination of their municipality’s master plan and development regulations; and

WHEREAS, the MLUL further requires that planning boards prepare and adopt by resolution a report on the findings of such reexaminations; and

WHEREAS, the MLUL requires the reexamination report to state the following:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
- b. The extent to which such problems and objectives have been reduced or have been increased subsequent to such date;
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, stormwater management, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives;
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared;
- e. The recommendations of the planning board concerning the incorporation of redevelopments plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality;
- f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommend changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle

infrastructure; and

WHEREAS, the Franklin Township Planning Board (the “Board”) previously requested that Mark Healey, P.P., A.I.C.P., the Township’s Director of Planning, undertake a review of the Township Master Plan and prepare a reexamination report as required by the MLUL; and

WHEREAS, at its meetings on January 21, 2026 and February 4, 2026, the Board reviewed and considered a plan entitled “Reexamination of Master Plan & Development Regulations,” prepared by Mr. Healey (hereinafter the “2026 Master Plan Reexamination Report”); and

WEHREAS, on February 18, 2026, the Board conducted a public hearing on the 2026 Master Plan Reexamination Report; and

WHEREAS, in advance of the February 18, 2026 public hearing, the Board provided notice of the hearing on 2026 Master Plan Reexamination Report in accordance with the provisions of the MLUL; and

WHEREAS, at the public hearing on February 18, 2026, the Board heard the testimony of Mr. Healey and reviewed the 2026 Master Plan Reexamination Report; and

WHEREAS, no public comment was received at the hearing on February 18, 2026 concerning the 2026 Master Plan Reexamination Report; and

WHEREAS, the Planning Board wishes to adopt the 2026 Master Plan Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Franklin, as follows:

1. The 2026 Master Plan Reexamination Report be and the same is hereby adopted;
2. Upon adoption of this resolution, Mr. Healey shall provide a finalized copy of the 2026 Master Plan Reexamination Report, as adopted, to the Board Secretary and Township Clerk;
3. Pursuant to the requirements of the MLUL, a copy of this resolution and the finalized 2026 Master Plan Reexamination Report, shall be sent to the Office of Planning Advocacy; the Somerset County Planning Board and the military commander of any military facility that has registered with the Township of Franklin;
4. Pursuant to the requirements of the MLUL, a notice that the 2026 Master Plan Reexamination Report, and resolution have been prepared shall be sent to the municipal clerk of each municipality adjoining the Township of Franklin; and

5. The Board hereby recommends that the Township Council consider amendments to the Zoning Ordinance in order to implement the recommendations contained in the 2026 Master Plan Reexamination Report.

Christine Woodbury, Planning Board Secretary

VOTE ON MOTION: 02/18/2026

FOR:

Councilman Anbarasan
Dr. Theodore Chase
Robert LaCorte
Marc Dancy
Meher Rafiq
Jennifer Rangnow
Robert Thomas
Vice-Chairman Charles Brown
Chairman Michael Orsini

AGAINST:

NONE

ABSTAIN:

NONE

VOTE OF RESOLUTION:

FOR:

AGAINST:

NONE

ABSTAIN:

NONE

ADOPTING HOUSING ELEMENT
AND FAIR SHARE PLAN ADDENDUM
FOR FOURTH ROUND
AFFORDABLE HOUSING OBLIGATIONS

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
FRANKLIN, SOMERSET COUNTY, NEW JERSEY,
ADOPTING THE TOWNSHIP OF FRANKLIN'S
HOUSING ELEMENT AND FAIR SHARE PLAN ADDENDUM
FOR THE FOURTH ROUND OF AFFORDABLE HOUSING OBLIGATIONS**

WHEREAS, the Planning Board of the Township of Franklin, County of Somerset, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on August 20, 2013; and

WHEREAS, the Master Plan included a Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28(b)(3); and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 (the "Amended FHA"), which amended the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq., and other related housing laws; and

WHEREAS, pursuant to the Amended FHA, municipalities are required to determine the Present Need obligation (Rehabilitation) and Prospective Need obligation (New Construction) of their fair share of the regional need for affordable housing ("Fair Share Obligation") during the 10-year period beginning on July 1, 2025 (the "Fourth Round"); and

WHEREAS, the Township prepared a Fourth Round Housing Element and Fair Share Plan, in compliance with Amended FHA, all relevant regulations, and the Municipal Land Use Law (the "MLUL"); and

WHEREAS, on June 18, 2025, the Planning Board of the Township of Franklin adopted the Fourth Round Housing Element and Fair Share Plan, and

WHEREAS, on or before August 31, 2025, the Township of Franklin received one or more challenges to the Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the Township of Franklin has resolved the challenges; which necessitated the revision of the previously adopted Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the Township prepared a Fourth Round Housing Element and Fair Share Plan Addendum, in compliance with Amended FHA, all relevant regulations, and the MLUL; and

WHEREAS, implementation of the Fourth Round Housing Element and Fair Share Plan Addendum will satisfy the Township's affordable housing "fair share" for the period between 2025 and 2035; and

ADOPTING HOUSING ELEMENT
AND FAIR SHARE PLAN ADDENDUM
FOR FOURTH ROUND
AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Franklin held a public hearing on June 18, 2025 to consider adoption of the Fourth Round Housing Element and Fair Share Plan Addendum; and

WHEREAS, the Planning Board has determined that (1) the Fourth Round Housing Element and Fair Share Plan Addendum is consistent with the goals and objectives of the Township of Franklin's current Master Plan, and all applicable laws; and (2) the adoption and implementation of the Township's Fourth Round Housing Element and Fair Share Plan Addendum advances the public interest, protect public health and safety, and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of Franklin, County of Somerset, State of New Jersey, that the Planning Board as follows:

1. The Planning Board of Franklin Township hereby approves and adopts the Fourth Round Housing Element and Fair Share Plan Addendum; as attached hereto and incorporated herein by reference.
2. The Board Secretary shall publish notice of the adoption of this resolution and the plan as required by law.
3. The Board Secretary shall also transmit a copy of this resolution and the adopted plan to the Franklin Township Clerk and Franklin Township Council.
4. The Board Secretary shall provide a copy of this resolution and the adopted plan in accordance with N.J.S.A. 40:55D-13.

Christine Woodbury, Planning Board Secretary

VOTE ON MOTION: 02/18/2026

FOR:

Councilman Anbarasan
Dr. Theodore Chase
Robert LaCorte
Marc Dancy
Meher Rafiq
Jennifer Rangnow
Robert Thomas

VOTE OF RESOLUTION:

FOR:

ADOPTING HOUSING ELEMENT
AND FAIR SHARE PLAN ADDENDUM
FOR FOURTH ROUND
AFFORDABLE HOUSING OBLIGATIONS

Vice-Chairman Charles Brown
Chairman Michael Orsini

AGAINST:
NONE

ABSTAIN:
NONE

AGAINST:
NONE

ABSTAIN:
NONE

**JRESOLUTION – EXTEND AWARD FAIR AND OPEN PROFESSIONAL SERVICES AGREEMENT –
PLANNING BOARD ATTORNEY-SPECIAL COUNSEL - AMOUNT NOT TO EXCEED \$50,000.00
FROM TOWNSHIP FUNDS**

WHEREAS, a need exists to contract for the below noted services for the Township of Franklin, County of Somerset, New Jersey; and

WHEREAS, the Chief Financial Officer has certified in writing, a copy of which certification is attached hereto, that funds are available; and

WHEREAS, the Municipal Attorney has reviewed the attached certificate of the Chief Financial Officer and is satisfied that said certificate is in proper form; and

WHEREAS, the contracts to be awarded are being awarded as Fair and Open Professional Service contracts pursuant to the Pay to Play Laws, P.L. 2004, C. 19; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Franklin, County of Somerset, as follows:

- (1) The Chairman and Secretary are hereby authorized and directed to execute the below referenced agreement with the below stated vendors, which agreements shall be maintained on file with the Township Clerk and available for public inspection.
- (2) These agreements are awarded as Fair and Open Professional Service under the provisions of the Pay to Play Laws, P.L. 2004, C. 19.
- (3) A notice of this action shall be printed in the **LEGAL NEWSPAPER OF THE TOWNSHIP** as required by law within ten (10) days of its passage.
- (4) The vendor shall supply the Township of Franklin with Federal Affirmative Action Plan Approval or State Certificate of Employee Information Report within the time period specified by NJAC 17:27. The Contract shall contain the Mandatory Affirmative Action Language for Professional Service Contracts required by NJAC 17:27, a copy of which shall be attached to and incorporated in the Professional Service Agreement authorized herein.
- (5) The vendor shall agree to comply with the requirements of Title II of the Americans with Disabilities Act of 1990 and indemnify, protect and save harmless the Township from all suits, claims, losses, demands or damages of whatever kind or nature arising out of or claimed to arise out of alleged violations of the Act. A copy of the Act shall be attached to and incorporated in the Professional Service Agreement authorized herein.

Franklin Township

In Somerset County



- (6) Legal services shall be charged at the rate of \$185/hour, as per the rate of the regular Planning Board Attorney.

VENDOR: Eric M. Bernstein & Associates, LLC
34 Mountain Blvd
PO Box 4922
Warren, New Jersey 07059

CONTRACT AMOUNT: \$50,000 Township funds

CONTRACT PERIOD: January 1, 2026 to December 31, 2026

SERVICE: Planning Board Attorney-Special Counsel

Christine Woodbury
Board Secretary

Date

Michael Orsini
Board Chairman

Date

Eric M. Bernstein, Esq.
Board Attorney-Special Counsel

Date

Franklin Township

In Somerset County



CERTIFICATION

I, **Christine Woodbury, Planning Board Secretary** of the Township of Franklin in the County of Somerset, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the **Planning Board** at a **Regular Meeting** held on **March 04, 2026**.

IN WITNESS WHEREOF I have hereunto set my hand this **04th day of March 2026**.

Christine Woodbury
Planning Board Secretary

Verified and Encumbered as to
Availability of Funds:

Date:

Account No.:

PO No.:

By: _____

ROSSANNA GUTIERREZ, Director of Revenue & Finance

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLO, PE, CME

MEMO TO: Township of Franklin
Planning Board

FROM: Robert J. Russo, PE, PP, CME
Township Engineer *RJR*

DATE: April 10, 2023

RE: **Concore Realty, LLC**
Preliminary & Final Major Site Plan
Report #1
Engineering
Block 502.02, Lot 9.01
403 Elizabeth Avenue
Franklin, New Jersey
Our File: PFRP0502.10/600.01
Application # PLN-23-00006

As per your request, this office has reviewed the following documents relative to the above referenced preliminary and final site plan application:

- Preliminary and Final Major Site Plan, as prepared by Dynamic Engineering, dated January 11, 2023, with no revisions;
- Topographic Survey of Property, as prepared by Lakeland Surveying, dated September 20, 2022, with a latest revision date of October 18, 2022;
- Architectural Plan, as prepared by Perez + Radosti Associates, P.C., dated January 11, 2023, with no revisions;
- Report of Preliminary Geotechnical and Stormwater Basin Area Investigation, as prepared by Dynamic Earth, dated January 10, 2023, with no revisions;
- Stormwater Management Report, as prepared by Dynamic Engineering, dated January 2023, with no revisions;
- Environmental Impact Assessment Report, as prepared by Dynamic Engineering, dated January 2023, with no revisions;
- Stormwater Management Facilities Operations and Maintenance Manual, as prepared by Dynamic Engineering, dated January 2023, with no revisions;
- Circulation and Parking Assessment Report, as prepared by Dynamic Traffic, dated November 17, 2022, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located along the east side of Elizabeth Avenue (C.R. 621) approximately 260' north of its intersection with Pierce Street. The project is approximately 0.91 acres and is located in the B-I (Business and Industry) zone. The site is currently developed with a one (1) story dwelling and driveway. The applicant is proposing to construct a 15,425 sf building (14,925 sf of warehouse and 500 sf of office space)



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Our File: PFRP0502.10
April 10, 2023
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and 11 off street parking spaces. The applicant is proposing the following site improvements including but not limited to storm sewer improvements including to one (1) proposed bio-retention basin and a pervious concrete basin to address NJDEP stormwater managements rules, construct one (1) hot mix asphalt parking lots, concrete curb and sidewalk, drainage improvements, grading, utilities, lighting and landscaping.

We defer the review of the zoning related issues to the Board Planner except where they may pertain to engineering issues.

B. GENERAL SITE IMPROVEMENTS

1. Official street address shall be obtained from the Franklin Township 911 Coordinator.
2. An Engineering Cost Estimate will be required once final plans are signed-off on by the Board. Upon approval, applicant shall provide appropriate bonds and Engineering inspection fees and attend a pre-construction meeting, prior to any site work.
3. Note: A preconstruction meeting will not be scheduled until the developer/ site contractor provides a Fire Safety During Construction Plan Demonstrating Compliance with Chapter 33 of the International Fire Code. Should the Board act favorably on this application a copy of the Township's, 'Steps to a Construction Project' will be provided.
4. All fees shall be paid by the applicant at the time of adoption of a resolution of site plan approval for the cost of making upgrades and modifications to the geographic information system (GIS) (§112-329).
5. At the time the final plans are submitted for signature of the municipal officials, the applicant shall submit CAD-generated data files, prepared by a New Jersey licensed land surveyor, directly translatable into an identical image of the plan per the requirements of Ordinance §112-329.
6. Note: No soil can be imported to or removed from the site until a Soil Importation or Exportation Permit has been obtained from the Township as required by the Ordinance. Soil removal shall be in accordance with §206 of the Ordinance.
7. Note: An As-Built Plan prepared by a licensed Land Surveyor is to be submitted to the Township prior to any Certificate of Occupancy inspection or the release of performance bonds.
8. Copies of any easements, exceptions, deviations, or liens on the property should be presented to the Board.
9. A variance is required for the Minimum Lot Area. A Minimum Lot Area of 2 acres is required in the B-I Zone; the existing lot is only 0.91 acres.
10. A variance is required for the Minimum Combined Side Yard Setback. The Minimum Combined Side Yard Setback width required is 50 feet in the B-I Zone; the applicant is proposing a Combined Side Yard Setback of 20 feet.
11. In accordance with Ordinance §112-104.A, the length of the loading berth shall be at least 48 feet or shall be a length such that the horizontal distance from the front of a dock for back-in parking to the limiting boundary of the loading and unloading area shall not be less than twice the overall length of the longest vehicle expected to use the facility. The applicant's engineer indicated a Tractor Trailer WB-53NS, which has a length of 65.5 feet, is proposed for use at the facility; therefore, the length of the loading berth shall be 131 feet. While the site plan notes that the project complies with the loading berth requirement our office does not agree. As designed the loading berth would end within the site's driveway. Therefore, a



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variance would be required for same. In addition, the circulation plan demonstrates that a truck exiting the facility would block the entire driveway width and the turning movement would occur over both lanes of traffic along Elizabeth Avenue. This office has concerns regarding the safety of this maneuver and the applicant's engineer should supply testimony regarding same.

Lastly, the applicant and/or applicant's engineer should discuss how larger tractor trailers such as WB67s will not be permitted on the site.

12. In accordance with Ordinance §112-104.B, no required off-street loading space, including maneuvering area for such off-street loading space shall be established in the area between the front building setback line and the street right-of-way line in any industrial district unless otherwise specified in this chapter. The applicant's engineering indicated a waiver is required for same. This office defers to the Board Planner regarding whether a waiver or variance is more appropriate.

That being said, the circulation plan, sheet no. 20, demonstrates the area between front building setback line and right-of-way line can accommodate a WB-53NS vehicle. However, due to the site layout and compact size of the lot for a warehouse, it would be much easier and more practical for a vehicle to utilize Elizabeth Avenue to accommodate this turning maneuver leading to potential future enforcement issues since same is not permitted. Also, a larger vehicle would be able to access the site utilizing the turning maneuver mentioned above. Testimony should be provided identifying how same can be prohibited without relying on the Township Police Department to enforce this issue.

13. A variance is required for the Maximum Impervious Coverage. A Maximum Impervious Coverage of 60% is permitted in the B-I Zone; the zoning table indicates the applicant is proposing a Maximum Impervious Coverage is 67.1%.
14. A variance is required for the Front Yard Parking Lot Setback. A minimum of a 50' Front Yard Parking Lot Setback is required; the applicant is proposing a 30 foot setback.
15. In accordance with Ordinance §112-33.6.G, the applicant should provide testimony for accommodations for pick-up/ drop-off areas for ride sharing services, bus and/ or shuttle services.
16. A variance is required for the number of attached signs. A maximum of one (1) sign is permitted; the applicant is proposing two (2) attached signs.
17. In accordance with Ordinance §112-33.6.F, the applicant should provide safe interconnection of sidewalks between parking areas and building entrances within the site and extending to the street. Sidewalk should be provided along the site frontage and incorporate bicycle parking as well. The applicant should either revise the site plan or request a design waiver for same. Please note, the Board has required other applications near this project limits to install sidewalk along their frontage.
18. In accordance with Ordinance §112 – Schedule 4, 11 parking spaces are required for this proposed use; the applicant's engineer is proposing 11 parking spaces. The parking demand has been met.
19. Based on the 11 total parking spaces, one (1) barrier free van accessible parking stall is required. The applicant is proposing one (1) barrier free van accessible parking stall; therefore, the ADA parking demand is met.
20. The site plan is not required to comply with recently passed and signed S-3223 (P.L. 2021, c. 171) which the Governor signed into law on July 9, 2021, regarding the provision of EVSE and Make-Ready parking spaces.



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Our File: PFRP0502.10
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The applicant's engineer applied the EVSE parking standards in accordance with the requirements with applications involving a multiple dwelling with five or more units of dwelling space, which shall include a multiple dwelling that is held under a condominium or cooperative form of ownership, a mutual housing corporation, or a mixed-use development. This application does not apply to these requirements. In accordance with Ordinance §112-33.7.D.(2).(h), '...a retailer that provides 25 or fewer off-street parking spaces or the developer or owner of a single-family home shall not be required to provide or install any electric vehicle supply equipment or make-ready parking spaces.' Therefore, the applicant is not required to install an EVSE or make-ready space. The applicant should provide testimony regarding whether it is their intent to install an EVSE or make-ready space.

21. This office defers to the Fire Prevention Officer as to the appropriate number of Fire Hydrants, if required, Fire Department Connection, and their location. We defer to the Fire Prevention Officer regarding the need of 'No Parking' fire lane signage and striping. Please note, reinforced turf is not an acceptable surface for the emergency access driveway, these areas shall be paved. The width of the emergency access driveway should be approved by the Fire Prevention Director, typically a minimum width of 24' is required. The emergency access driveway in the rear of the warehouse shall be connected to the existing asphalt driveway. A construction and maintenance easement should be obtained for same. Provide a copy of the easement documents to the Township Engineering Department, for review, prior to formal submission to the County Clerk. Approval of all fire items listed in this comment must be obtained by the Fire Prevention Officer.
22. Pierce Street is scheduled to be paved in April of 2023 and a 3 year moratorium on street openings will be in effect until 2026.
23. Provide a connection detail between the proposed modular block retaining wall and the proposed warehouse.

C. GRADING AND UTILITY COMMENTS

1. Existing house services shall be removed to the main prior to the Demolition Permit being issued. Call out same to be removed by Contractor on the plan.
2. It is unclear why a Suez Water Hot Box Enclosure is included in the details. Franklin Township provides water to the site and the typical Township Water Meter Pit is required. If the engineer requires same, they should contact our office for a copy of the standard Township water meter pit detail.
3. Only one (1) appropriately sized tap will be permitted to the main.
4. The meter pit layout should include a tee directly downstream of the pit separating the domestic service and fire service (with valves after each service). DIP is required from the water tap and through the meter pit.
5. While this office defers review of the sanitary sewer extension to the FTSA, a topographic survey including planimetric and existing grading contours/spot elevations should be provided. The aerial photography shown is unacceptable.
6. The applicant should label Pierce Street on sheet no. 6.
7. Identify type of pipe for all proposed water lines.
8. The applicant should provide in table format all sewer mains/ utility crossings (including lateral crossings) with corresponding clearances to reflect the avoidance of conflicts with other underground utilities.



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Our File: PFRP0502.10
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9. The Water Service Note shown on sheet no. C-501 should be revised to add the following notes:
 - Township Water Division performs all taps on existing mains;
 - No couplings are permitted between the tap valve and meter pit.
10. The following notes should be added to the Utility Plan, 'Should the Board act favorably on this application and the Applicant satisfactorily addresses compliance comments it should be noted that the domestic and fire water service layouts are preliminary. Approval from the Water Department will be required for all connections to the Municipal water main, including the submission of shop drawings, for review and approval. Private fire mains will require NFPA 24 Chapter 4 compliant shop drawings/working plan submission to the Fire Protection Sub-code Official for review and approval.'
11. The applicant should address the following general grading comments:
 - Should the Board require the applicant to install sidewalk then ADA compliant handicap ramps should be installed at the driveway entrance. The applicant's engineer should provide spot elevation demonstrating ADA compliance, for ramp and landing areas;
 - The northern driveway curbline grade is proposed at elevation 79.69 and noted as meeting existing; however, the existing grade is noted as 79.47 in this location;
 - The southern driveway curbline grade is proposed at elevation 81.35 and noted as meeting existing; however, the existing grade is approximately 80.75 in this location;
 - The proposed slope of the northeastern most door landing is between 18.5% and 30.3% and does not comply with the IBC. The slope should be reduced to a maximum of 2%.

The grading will be reviewed further when the above has been addressed.

D. LANDSCAPING AND LIGHTING COMMENTS

1. The applicant provided a tree replacement calculation to satisfy the requirements of Ordinance §222-Trees. 28 replacement trees are required and 70 replacement trees are proposed. However, revisions to the landscaping plan will be required to address the comments below so the number of replacement trees will be modified. This office defers to the Township Planner as to the adequacy of the tree replacement plan.
2. The applicant shall revise the Landscaping Plan to include the following note: "All plant relocations/substitutions shall be submitted to the Township for review and approval prior to installation".
3. The applicant shall obtain approval from the Township Fire Prevention Director regarding the proposed plantings along the northern building line.
4. The applicant's engineer should re-evaluation the proposed plantings north and south of the building. There is a maximum of 10' width for the trees to grow; however, a mature Douglas Fir has a spread of 12' to 20'. The long term survival of the plants to the north and south of the building appear unlikely due to limited planting area.
5. No proposed landscaping is permitted above the proposed water lines. In addition, the proposed landscaping along the southern building line will be in conflict with the sanitary sewer line and the proposed reinforcement for the retaining wall.
6. The proposed planting areas along the eastern property line are undersized and will not be able to accommodate mature trees.



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E. STORM WATER MANAGEMENT

General

1. The Applicant proposes constructing a bioretention structure and pervious concrete pavement to address stormwater quantity management and water quality.
2. The referenced project has been reviewed in accordance with the Stormwater Management Rules NJAC 7:8 as amended on March 2, 2020.
3. The property in question is located within the Delaware and Raritan Canal Commission Review zone and is subject to DRCC regulations. A copy of the DRCC approval, or letter of no interest, must be provided to this office.
4. The Applicant must obtain a Soil Erosion and Sediment Control Plan Certification from the Somerset-Union Soil Conservation District. A copy of the certification must be provided to this office.
5. An executed Major Development Stormwater Summary (Attachment D of the Tier A MS4 NJPDES Permit) shall be submitted to this office for review and approval.
6. Provide a Stormwater Maintenance Agreement for the stormwater system to ensure future maintenance. A sample agreement is available from the Engineering Department.

Stormwater Management System

7. Stormwater calculations must be updated to use the current NOAA rainfall depths for the design storms (<http://hdsc.nws.noaa.gov/hdsc/pfds/index.html>) that correctly reflect the project location. The stormwater calculations use a rainfall depth of 7.15 inches for the 100-year event. Current NOAA charts show a depth of 8.34 inches for this event.
8. Bioretention basin areas up to 100-year storm elevation must be treated as having impervious cover in post-developed peak flow calculations.
9. In accordance with ordinance § 330-7.T.(10), all storm sewer structures, piping, basins, scour holes, rip-rap, and BMPs shall be located a minimum of 10' from all property lines and right-of-way lines. Some of the stormwater structures and BMPs do not comply with this requirement and must be relocated.
10. The stormwater report should be updated to include a summary table of design parameters for each bioretention basin, such as type of vegetation, inflow area, water quality volume, basin area, filtration rate of soil media, design infiltration rates, separation from seasonal high groundwater table, drain time and demonstrate compliance with BMP design standards in NJ BMP Manual Chapter 9.7.
11. The construction detail for the bioretention basin on sheet 14 should be revised to show the water surface elevation of the emergency storm event and the top of the proposed bedrock.
12. There is no maintenance access provided to the bottom of the bioretention basin. An access road 18 feet wide at a maximum slope of 1:4 should be provided for the bioretention basins for maintenance purposes. The access road location and construction detail must be provided on the construction plans.
13. One foot separation between the bottom of the stone layer below the underdrains and the seasonal high water table is required. Since borings experienced refusal at bedrock and seasonal high water was not encountered at bedrock, a 1 ft separation will be required from bedrock. Bioretention detail should be



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revised to show at least a one-foot separation between the bottom of the stone layer and the top of the bedrock.

14. All bioretention basins must have an emergency overflow structure. The emergency spillway should be designed to pass the 100-yr storm event assuming the principal spillways are not working. A minimum of one-foot freeboard between the maximum water elevation for the emergency spillway design storm and the top of the berm is required. Revise plans and report accordingly.
15. In accordance with BMP Manual requirements, no standing water may remain at the surface of a bioretention basin 72 hours after a rain event. The drainage report should include calculations for bio-retention basins, demonstrating compliance with this requirement. The basin drain time must be noted on the bioretention basin construction detail and in the maintenance manual
16. In accordance with BMP Manual requirements, post-construction testing must be performed on the as-built Bioretention basins to ensure that the installed BMP functions as designed. Where as-built testing shows a longer drain time than designed, corrective action must be taken, and the basin should be retested. Post-construction testing must include a determination of the permeability rates of the soil bed and the hydraulic capacity of the underdrain system. A note should be added to the bioretention construction detail stating this requirement.
17. The construction detail for the bioretention basin shows a soil depth of 18 inches. For 18-inch bedding, the bioretention basin must be planted with "Terrestrial Forested Community". The Applicant's engineer should review the landscaping requirement in the BMP Manual Chapter 7 Part 4 and revise the biorientation area landscaping plan accordingly.
18. Specification for biorientation soil bedding shown on construction detail must be revised to conform to guidance in BMP manual chapter 9.7 page 8.
19. A note should be added to the bioretention basin construction detail indicating "the bioretention bed soil must be tested before delivery to the site and conform to the specifications of design permeability rates. A certification from the supplier or accredited laboratory will be required".
20. The bioretention basin is supported on two sides by gabions. An impermeable liner must be installed along all gabion walls to prevent the migration of bedding material into the gabion voids.
21. The stormwater report should be updated to include a summary table of design parameters for the pervious concrete area, such as inflow area, water quality volume, drainage area ratio, design infiltration rate (if any), and separation from seasonal high groundwater table. It must demonstrate compliance with BMP design standards per the NJ BMP Manual Chapter 9.6.
22. One foot separation between the bottom of the porous pavement and the seasonal high water table is required. Since borings experienced refusal at bedrock and seasonal high water was not encountered at bedrock, a 1 ft separation will be required from bedrock. Pervious pavement detail should be revised accordingly.
23. Details of pervious concrete inspection ports must be provided on construction plans, and they must be traffic-rated.
24. Construction detail for the pervious concrete basin (sheet 13) shows three overflow grates, while plans show only one overflow grate. The information on plans and details needs to be coordinated.
25. Pervious concrete basin detail must be revised to note the maximum water elevation for the water quality, 2-yr, 10-yr, and 100-yr storm events, and drain times for proposed pervious pavement areas.



Memo to Franklin Planning Board
Our File: PFRP0502.10
April 10, 2023
Page 8 of 9

26. Pervious concrete detail on sheet 14 does not conform to the requirements of BMP manual chapter 9.6, does not show a stone storage bed, and must be revised.
27. Since the pervious concrete basin will be used to manage water quantity, the pervious concrete layer must have a permeability of no less than 20 in/hr. The pervious concrete and pervious concrete basin details must be revised to note this requirement.
28. All pipes must have adequate capacity to convey the 100-yr storm event unless the Applicant's engineer demonstrates that runoff from storms exceeding the 25-yr storm event will reach the bioretention basins via an alternate path. Revise drainage report accordingly.
29. According to drainage calculations, pervious concrete area will receive all the roof runoff. The roof drain must be shown on plans to confirm all roof runoff can be practically brought to the pervious concrete area.
30. The gravel driveway located on the east side of the building is considered a motor vehicle surface and requires water-quality treatment. The drainage report must be revised to document compliance with water quality standards for this area.
31. The drainage report should be updated to include a summary table listing the following for each BMP: area of BMP, depth of BMP; the number of test pits/boring/soils profiles performed for the BMP; seasonal high-water table established; the number of soil investigations required by Chapter 12 of BMP Manual and demonstrate compliance of the geotechnical investigations performed with guidance in Chapter 12 of BMP Manual.
32. As per BMP Manual requirements, a minimum of two (2) soil profile pits should be excavated for each area of the proposed BMP to determine soil suitability and establish seasonal high water in the area of the proposed basin. The Applicant should perform the required testing in accordance with Chapter 12 of the BMP Manual.

O&M Manual

33. The O&MM must be updated to include a schedule of regular inspections for all BMPS in one summary table form.
34. In accordance with NJAC 7:8-5.8(d), the maintenance of stormwater management facilities and any future revisions to it shall be recorded upon the deed of record for the property, O&MM should be updated to include this requirement.
35. In accordance with NJAC 7:8-5.8(g), O&MM shall be evaluated by the person responsible for maintenance for updates and effectiveness at least once per year. The O&M manual shall be updated and recorded in the deed as needed at that time. O&MM should be updated to include this requirement.
36. In accordance with NJAC 7:8-5.8(h), The person responsible for maintenance shall retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, this maintenance plan. O&MM should be updated to include this requirement.
37. As per NJDEP BMP Manual Ch. 8, the maintenance plan should include approved disposal and recycling sites and procedures for sediment, trash, debris, and other material removed from stormwater management measures during maintenance operations. This information should be added to the plan.
38. The O&MM should be revised to include a Location Map showing the location of all BMPs. Please refer to the link below for an NJDEP template: https://www.nj.gov/dep/stormwater/maintenance_guidance.htm



Memo to Franklin Planning Board
Our File: PFRP0502.10
April 10, 2023
Page 9 of 9

39. The O&MM should be revised to include a summary of design parameters for the underground detention basin, porous pavement, and extended detention basin. The information should include design detention time, drain time, and elevation of the seasonal high water table. In addition, provide the type, size, and invert elevation for each outflow device in the outlet structure. Please refer to the link below for the NJDEP template: https://www.nj.gov/dep/stormwater/maintenance_guidance.htm
40. In accordance with BMP Manual, De-icers containing magnesium chloride, calcium magnesium acetate, or potassium acetate should not be used on Pervious Concrete. O&MM should be updated to include this requirement.

F. MISCELLANEOUS

1. Revise/Add the following details based on Franklin Township standard details:
 - a. Add the following note on all of the detail sheets, "In case of discrepancy, Township Standard Details shall hold";
 - b. Revise the Heavy-Duty Pavement detail to increase the base course to 6" thick;
 - c. Remove the Fire Hydrant detail and add the Standard Township Hydrant & Valve Installation detail;
 - d. Add the Standard Township Fire Department Connection detail;
 - e. Add the Township Standard Restoration of Street Openings detail;
 - f. Add the Township Standard Utility Pipe Bedding detail;
 - g. Add the Township Standard Concrete Pipe Cradles detail;
 - h. Add the Township Standard No Parking Fire Lane detail;
 - i. Revise the Trench Drain Detail to confirm, and note, H-20 loading is provided;
 - j. Add the Township Standard Water Meter Pit detail;
 - k. All sanitary sewer details shall be submitted directly to the Franklin Township Sewerage Authority for review and approval – Comment Only

The Applicant is required to obtain either approvals or letter of no interest from the following agencies:

Outside Agencies:

- Delaware Raritan Canal Commission
- Somerset County Planning Board
- Somerset-Union Soil Conservation District

Township Departments:

- Franklin Township Fire Department
- Franklin Township Police Department – *No comment, 03/17/2023.*
- Franklin Township Sewerage Authority
- Somerset County Health Department – *No objection, 03/20/2023.*

The Engineering Department reserves the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

RJR/DM

cc: Planning Board Secretary



FRANKLIN TOWNSHIP SEWERAGE AUTHORITY

70 Commerce Drive, Somerset, NJ 08873-3470

Tel: (732) 873-2121 • Fax: (732) 873-2038 • www.ftsa-nj.org

March 31, 2023

Project Applicant: Concore Realty, LLC

Project Location: 403 Elizabeth Avenue (County Route 621), Township of Franklin, NJ

Block: 502.02; Lot: 9.01

Docket #: PLN-23-00006

Plan Type: Preliminary & Final Major Site Plan

The Applicant is proposing to develop the site with a 15,425 square foot warehouse/office building. Said proposed building will consist of 14,925 square feet of warehouse space and 500 square feet of office space. The Project site occupies Lot 9.01 of Block 502.02 and is located approximately 300 feet northeast of the intersection of Elizabeth Avenue and Pierce Street. The site currently consists of one (1) existing single-family house that is to be demolished prior to the start of construction.

The proposed warehouse is to be serviced by a 6" diameter gravity sanitary sewer lateral that is to connect to a proposed newly constructed 339 LF 8" diameter FTSA owned, operated, and maintained gravity sanitary sewer main extension being installed, under this Application, within Elizabeth Avenue (County Route 621) and Pierce Street. Said 8" diameter gravity sewer main extension will connect to the Authority's existing MHS #4291 located downstream of the subject property within Pierce Street.

The estimated Average Daily Flow to be generated by the Project is approximately 375 GPD.

The following Preliminary documents have been received with respect to the proposed Project:

1. Preliminary and Final Major Site Plan, as prepared by Dynamic Engineering, dated January 11, 2023, unrevised;
2. Water and Sanitary Sewer Engineer's Report, as prepared by Dynamic Engineering, dated January 2023, unrevised;
3. Preliminary Opinion of Probable Sanitary Sewer Construction Cost, as prepared by Dynamic Engineering, dated January 4, 2023, unrevised;
4. Final Specifications for the Construction of Sanitary Sewer Systems, as prepared by Dynamic Engineering, dated January 2023, unrevised;
5. Architectural Plans, as prepared by Perez + Radosti Associates, dated January 11, 2023, unrevised, and;
6. Topographic Survey of Property, as prepared by Lakeland Surveying, dated September 20, 2022, last revised October 18, 2022.

Based upon our review of the submitted documents, we offer the following comments with regards to the Application for Sewerage Facilities and subsequent approval for connection to the Authority's sanitary sewer system:

Preliminary and Final Major Site Plan (Sanitary Facilities):

Demolition Plan (Sheet 3 of 19):

- The Applicant is to comply with all requirements of the State, County and/or Local Board of Health regarding the removal/abandonment of any subsurface sewage disposal systems currently servicing the existing 2-Story Framed Dwelling Buildings located on Elizabeth Avenue. Provide a notation on the Plan.

Utility Plan (Sheet 6 of 19):

- Revise the 6" SDR 35 gravity sanitary sewer lateral servicing the proposed Warehouse Building to Schedule 40 PVC. All sanitary lateral pipes, vertical cleanout stacks, and threaded cleanout caps are to be SCH 40 PVC.
- The proposed 6" lateral is to be connected to the proposed 8" main extension and not proposed terminal manhole SAN. STR. #2. Direct lateral connections to manhole structures are not permitted. Please revise.
- The distance between sanitary sewer lateral cleanouts should not exceed the maximum distance(s) as set forth by Standard Plumbing Code. Provide additional cleanouts for Warehouse Building A, if and as needed.
- Provide vertical separation elevation data between the proposed 6" PVC sanitary sewer lateral and the 4" water line upstream of the Backflow Prevention Enclosure. To protect the integrity of the sanitary lateral, the piping material may be required to be revised to ductile iron in said area.
- All proposed sanitary sewer cleanouts are to have a cast-iron protection box marked "SEWER" per the Authority's Standard Construction Details.
- The Utility Plan supports minimal clearance (3 feet +/-) between the proposed 6" PVC sanitary sewer lateral and the neighboring property line (Block 502.02, Lot 10.02). Installation of the lateral should be performed to not encroach and/or disturb the neighboring property unless approval is granted by the Owner.
- At the discretion of the Authority, domestic sanitary sewer service to the warehouse and interior office space should consist of independent laterals that separate warehouse flow from domestic flow if certain industrial waste is to be discharged. Separation allows flows to be monitored and/or sampled in the future. Provide confirmation of use and discharge of proposed warehouse.
- The addition of sampling manhole structures and separation of warehouse flow and domestic office space flow may result in comment revisions.
- Provide the following notation(s) on the drawing:
 - "All sanitary sewer related construction is to comply with the FTSA's Rates, Rules & Regulations and FTSA Standard Construction Details."
 - "The FTSA assumes no responsibility of ownership and/or maintenance of the proposed sanitary sewerage facilities located on the subject property."
 - "No connection of sump pumps, roof downspouts, exterior foundation drains, areaway drains, or other sources of surface runoff or groundwater to a Building or Building Drain which is in turn connected directly or indirectly to the FTSA's sanitary sewer will be permitted."
 - "In accordance with FTSA's Rates, Rules, and Regulations, no trees are to be located within (10) feet of a sanitary sewer line."
 - "The FTSA reserves the right to request CCTV Inspection of the proposed gravity sewer main located within the subject property."

- Remove “cement-lined” from Drainage & Utility Note #8. Cement Lined DIP is not permitted for wastewater applications.
- All proposed precast sanitary sewer manhole structures to have a high-build epoxy interior coating (DuraPlate 6000 or equal). Provide notation on the plans.
- Impervious pipe dams are to be installed along the proposed 8” diameter SDR 35 gravity sewer main extension. Pipe dams are to be installed a maximum of 300 feet apart, with at least one dam between manhole structures. Provide notation on the plans.
- In accordance with the Engineer’s Aerial Imagery Note on Plan Sheet 6 of 19, the Applicant is to furnish the full Sanitary Sewer Extension Plan, once the Off-Site Survey work is completed, for review. The survey data is to be incorporated into the Sanitary Profile (Plan Sheet 8 of 19).
- Upon installation and testing of the 8” diameter gravity sewer main extension and prior to placing the line into service, the main is to be thoroughly jet vac cleaned, CCTV inspected, and tested in the presence of FTSA Staff and/or its Engineer. Provide notation on the plans.
- Existing FTSA manhole structure within Pierce Steet (FTSA MH #4291) will require rehabilitation to prevent current/future I&I and/or Hydrogen Sulfide corrosion. Said rehabilitation should consist of a cementitious lining and high build epoxy lining (Raven 405, DuraPlate 6000 or equal) to extend the life span of the unit. Provide a notation on the drawing.
- The proposed 8” diameter sewer main connection to FTSA MH #4291 is to be made via core-drill type connection with Kor-N-Seal boot and the existing concrete bench and channel is to be reconstructed to facilitate smooth transition of flow through the structure. Provide notation on the plans.
- Upon making the core-drill connection to FTSA MH #4291, said manhole is to be plugged to prevent debris and material from entering the Authority’s existing downstream collections system. Provide notation on the plans.
- The Applicant is to obtain Franklin Township Engineering and Franklin Township Department of Public Works approval regarding pavement and traffic striping restoration of Pierce Street due to the gravity sanitary sewer main extension. The limits and restoration measures are to be included on the Plans.
- The Applicant is to obtain Somerset County approval regarding pavement and traffic striping restoration of Elizabeth Avenue (County Route 621) due to the gravity sanitary sewer main extension. The limits and restoration measures are to be included on the Plans.

Sanitary Profile (Sheet 8 of 19):

- The proposed 6” lateral is to be connected to the proposed 8” main extension and not proposed terminal manhole SAN. STR. #2. Direct lateral connections to manhole structures are not permitted. Please revise.
- Revise 6” SDR 35 delineated on the Profile to Schedule 40 PVC.

Landscape & Lighting Plan (Sheet 9 of 19):

- The location of the proposed 6” PVC sanitary sewer alignment supports a substantial number of trees and plantings over-top of the sanitary sewer line. In accordance with the Authority’s Rates, Rules, and Regulations, no trees are to be located within (10) feet of a sanitary sewer line.

Sanitary Sewer Engineer's Report:

- Revise the 6" SDR-35 PVC Lateral to Schedule 40 PVC.
- Revise Section III.b. to note proposed 2 X ADF as 750 GPD.

NJDEP Treatment Works Permit (TWA)

- The Applicant is to comply with all requirements for securing a New Jersey Department of Environmental Protection (NJDEP) Treatment Works Permit with regards to the proposed 8" diameter gravity sewer main extension within Pierce Street and Elizabeth Avenue (County Route 621).
- The Applicant is to furnish the Authority with completed TWA-1, WQM-003, and WQM-006 Application Forms for execution by the FTSA's Executive Director prior to its submission to the Middlesex County Utilities Authority (MCUA).

Sanitary Sewer Construction Cost Estimate:

- Provide an updated Probable Sanitary Sewer Construction Cost Estimate reflecting all proposed sanitary sewer improvements for the Project. Applicant shall utilize, at a minimum, all applicable items and unit prices listed in Appendix F of the Authority's Rates, Rules, and Regulations.

Sanitary Sewer Service Area (North Crossing):

- Upon receipt of approved Plans and Engineer's Flow Report by the FTSA, the North Crossing Impact Fee will be calculated, in accordance with the Authority's Rates, Rules and Regulations, and forwarded to the Applicant for payment if and as required. Prior to calculation, the Applicant will be required to post the appropriate Impact Determination Fee in accordance with Appendix A-8.
- Applicant will be required to enter into a Developer's Agreement with the Authority following the determination of the Impact Fee in accordance with Appendix E.

Miscellaneous Comments, Escrow and/or Fees:

- The Authority has advised our Office that the Applicant has not posted the full Initial Escrow deposit required by the Applicant's Application for Approval of Sewerage Facilities (Appendix A-6) dated January 15, 2023. The Applicant is required to post the remaining initial escrow deposit prior to moving forward with the Application.
- Provide interior plumbing / plumbing riser diagrams in support of the Sanitary Sewerage Facilities Application.
- The Applicant is to obtain all necessary Local, County or State permits where and as applicable including but not limited to Plumbing and Local Road Opening Permit.
- Applicant is required to maintain sufficient Engineering Review Escrow throughout the approval process.
- Applicant to submit an electronic version (PDF) of the Site Plan, Sanitary Sewer Analysis, Engineers Report, and Sanitary Sewer Specification to: Staffengineer@ftsa-nj.org.

The aforementioned deficient items must be addressed, and revised plans submitted for further review prior to moving forward with this Application.

The Applicant is required to maintain full compliance with the FTSA's Rates, Rules, and Regulations throughout the duration of the Application process. The Authority reserves the right to make additional comments based upon the submission of any revised plans and/or documents.

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

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'William E. Korosec', with a stylized flourish at the end.

William E. Korosec, PE
Consulting Engineer's Office

WK/JK/tc

cc: Joseph Danielsen – FTSA Executive Director / Special Project Manager
Scott Nocero – FTSA Operations Manager / Licensed Operator

memo



TO: Christine Woodbury – Secretary to Franklin Township Planning and Zoning Boards

FROM: Tara Kenyon, AICP/PP – Sustainability Coordinator, Franklin Township

DATE: March 21, 2023

RE: Comments from Franklin Township Environmental Commission
Concore Realty, LLC
403 Elizabeth Avenue
(Block 502.02 – Lot 9.01)
File #: PLN-23-00006

At its regularly scheduled meeting of March 20, 2023, the Franklin Township Environmental Commission ("EC") reviewed the above-referenced project. The following comments are submitted for consideration by the Franklin Township Planning Board:

- Although the project does meet the criteria for the Solar Ready Warehouses Law (*NJSA 52:27D-123.19*), the EC strongly recommends the installation of solar panels, or a green roof and/or the use cool roof technology.
- According to P.L. 2021, c.171 ("The Electric Vehicle Charging Station Act"), the EC finds that 1 EV Make-Ready parking spaces are required by the applicant for the proposed 13 parking spaces.
- The installation of pervious pavement in the passenger vehicle parking areas and pedestrian walkways is recommended to reduce impervious coverage and to capture additional stormwater runoff from the site. Being that the applicant is only slightly exceeding the allowable impervious coverage (60% impervious coverage permitted - 61.1% impervious coverage proposed), this green infrastructure strategy may prove to be beneficial in multiple ways for the applicant.
- Sufficient vegetative screening should be provided to adjacent properties, especially if variances are approved for the side yard setbacks.
- Anti-idling signs should be placed at various locations around the site, specifically at the entrance for the office, the warehouse, at the trailer bay, and in the parking areas.
- Bike storage and simple bicycle repair stations are recommended at various locations across the site. Having these amenities will encourage residents and customers to use bicycles as an alternative means of transportation.

Please contact me with any questions at Tara.Kenyon@franklinnj.gov or 848-203.1857. Thank you!



Director of Public Health & Safety
TERRY CLANCY, PhD, RN, NRP
(908) 231-7124
tclancy@co.somerset.nj.us

**COUNTY OF SOMERSET
DEPARTMENT OF
PUBLIC HEALTH & SAFETY
DEPARTMENT OF HEALTH**

27 Warren Street
P.O. Box 3000
Somerville, New Jersey 08876-1262
(908) 231-7155
Fax (908) 704-8042
www.co.somerset.nj.us/health
healthdept@co.somerset.nj.us



Deputy Director
MICHAEL T. McCARTY
mccarty@co.somerset.nj.us

Memorandum

To: Planning Board

From: Patricia A. Elliot

Date: March 20, 2023

Re: PLN-23-00006 – Concore Realty, LLC – 502.02/9.01

The Health Department has no objection to this application.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

Somerset County Is An Equal Opportunity Employer



FRANKLIN TOWNSHIP POLICE TRAFFIC SAFETY BUREAU



TO: F.T. Zoning Board

FROM: Ofc. Ryan Ellington

DATE: March 17, 2023

SUBJECT: **PLN-23-00006 Concore Realty, LLC**
403 Elizabeth Ave Somerset NJ

BLOCK: 502.02 LOT(S): 9.01

I have reviewed the above captioned subject plans dated January 20, 2023, and have no comments at this time.

This office reserves the right to make additional comments based on future submissions and/or testimony before the Board.

Franklin Township

OFFICE OF FIRE PREVENTION

Municipal Building
475 DeMott Lane, Somerset, NJ 08873
732-873-2500 Ext. 6303
firemarshal@franklinnj.gov

March 16, 2023

To: Planning Board

From: John Hauss, Director
Fire Prevention

Re: Docket # PLN 23-00006
Concore Realty, LLC
403 Elizabeth Avenue
Block: 502.02 Lot: 9.01

Fire Prevention has the following comments on this application.

1. An on-site fire hydrant is required. The fire hydrant cannot be connected to the same water main that supplies the sprinkler system.
2. The location of the Fire Department Connection (FDC) must be approved and shown on the plans. The FDC must be within 50-feet of a fire hydrant.
3. Some areas will need to be designated as No Parking Fire Lane – signs and pavement markings are required.
4. The turning template for the ladder truck does not comply with the Township template.
5. There are a number of issues with the Emergency Access driveway in the rear.
 - The driveway must be paved – grass pavers are not permitted.
 - The plan shows access to this driveway using the Emergency Access driveway on the adjoining property. The driveway on the adjoining property was designed and approved as a driveway where the apparatus only had to drive “straight from Elizabeth Avenue into the parking lot”; improvements including widening the driveway will need to be made to

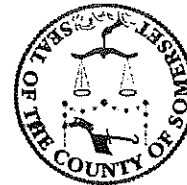
allow the proposed turning movements. The plan does not show any improvements proposed. The plan shows the apparatus driving over grass areas.

- An easement for emergency access from the adjoining property is required; a copy of this easement must be submitted for Township approval.
 - Dead end driveways in excess of 150-feet must provide turnaround provisions.
6. We reserve the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.



COUNTY OF SOMERSET PLANNING BOARD

County Administration Building
20 Grove Street, P.O. Box 3000
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MEMBERS

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Commissioner / Liaison

Matthew D. Loper
County Engineer/
Board Secretary

April 12, 2023

Mr. Michael Orsini, Chairman
Franklin Township Planning Board
475 DeMott Lane
Somerset, NJ 08873

RE: CONCORE REALTY, LLC
BLOCK 502.02 – LOT 9.01
FL 1156:000-23S
403 ELIZABETH AVENUE, COUNTY ROUTE #621

Dear Mr. Orsini:

This office and the office of the County Engineer have reviewed information submitted for the above-referenced project. The .91-acre tract is located on Elizabeth Avenue, County Route #621. The reviewed information consists of the following documents:

ALTERNATE MEMBERS

Ashok Rakhit
1st Alternate

Vacant
2nd Alternate

Adam Slutsky
County Engineer Alternate

STAFF

Walter C. Lane, PP, AICP
Director
Office of Planning, Policy
& Economic Development

Joseph DeMarco, Esq.
County Counsel

- "Preliminary & Final Major Site Plan for Concore Realty LLC Proposed Warehouse" dated January 11, 2023, prepared by Dynamic Engineering Consultants, P.C.
- "Stormwater Management Report Prepared for: Concore Realty LLC" dated January 2023, prepared by Dynamic Engineering Consultants, P.C.
- "Stormwater Management Facilities Operation and Maintenance Manual Prepared for Concore Realty, LLC Proposed Warehouse" dated January 2023, prepared by Dynamic Engineering Consultants, P.C.
- "Report of Preliminary Geotechnical and Stormwater Basin Area Investigation" dated January 10, 2023, prepared by Dynamic Earth, LLC.
- "Environmental Impact Assessment Report for Concore Realty, LLC Proposed Warehouse" dated January 2023, prepared by Dynamic Engineering Consultants, P.C.
- Circulation and Parking Assessment dated November 17, 2022, prepared by Dynamic Traffic, LLC.
- "Topographic Survey of Property, Tax Lot 9.01 – Block 502.02, 403 Elizabeth Avenue, Township of Franklin, Somerset County, New Jersey" dated September 20, 2022 and last revised October 18, 2022, prepared by Lakeland Surveying.
- Architectural plans entitled "Proposed New Warehouse Building for: Concore Realty, LLC" dated January 11, 2023, prepared by Perez + Radosti Associates, P.C.

The application proposes the demolition of the existing structures on the property and the construction of a new 15,425 square foot warehouse/office building and associated parking lot with a new full movement access driveway off Elizabeth Avenue (CR 621). A small-scale bioretention basin and a pervious concrete basin are proposed to address stormwater management for the property.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

Somerset County Is An Equal Opportunity Employer

The Somerset County Planning Board deems this application incomplete until the following requirements have been satisfactorily addressed:

Title Sheet Requirements

1. The Somerset County Engineering Acceptance block is required for land development projects that affect County facilities; therefore, the attached Somerset County Acceptance Stamp must be added to the title sheet. with the following note shown under the block:

“These plans are NOT ACCEPTED FOR CONSTRUCTION unless this block has an acceptance stamp and is initialed by a staff member of the County Engineering Division. The acceptance of these plans expires two (2) years from the date of acceptance.”

2. A utility block with the correct addresses and phone numbers of all applicable utility companies shall be added to the title sheet.

Access and Frontage Requirements

1. The plans shall be revised to indicate to replace all existing concrete curb along the site frontage with new 9"x20" vertical concrete curb from the site driveway to the existing Type "B" inlet in Elizabeth Avenue (CR 621) near the northwestern corner of the property.
2. As per the County's Public Works Handbook, the minimum acceptable curb radius for a non-residential driveway is 15 feet. The plans shall be revised to provide a minimum radius of 15 feet for the curb returns at the proposed site driveway.
3. The Grading Plan shall be revised to provide a spot grade at the midpoints of the curb returns at the proposed site driveway. Please note that the slope of the driveway within the County right-of-way shall not exceed 6%.
4. The plans propose a sanitary sewer extension with new sanitary manholes in Elizabeth Avenue (CR 621). The sanitary manholes shall be relocated so that the manholes are located outside of the anticipated wheel-path of vehicles. The plans shall be revised accordingly.
5. As a result of the sanitary sewer extension, the plans shall be revised to re-stripe any existing striping on Elizabeth Avenue (CR 621) and Pierce Street that is affected by this work.
6. The plans shall be updated with the off site survey information to confirm that the proposed sanitary sewer extension will not conflict with any existing utilities not currently shown.
7. The vehicle circulation plan for the WB-53 truck shows that a truck making a right turn from northbound Elizabeth Avenue (CR 621) onto the site driveway will encroach into the egress lane of the site driveway to complete the turn and a truck making a left turn from the site driveway onto southbound Elizabeth Avenue (CR 621) will encroach into

the ingress lane of the site driveway to complete the turn. Trucks must be able safely enter and exit the proposed site without hitting the curb or crossing into the opposing lane of travel. The driveway and/or intersection shall be modified to accommodate the truck movements. In addition, the vehicle circulation plan shall also be revised to show turning movements for a truck making a left turn from southbound Elizabeth Avenue (CR 621) onto the site driveway and for a truck making a right turn from the site driveway onto northbound Elizabeth Avenue (CR 621).

8. The following County details shall be added to the plan: Standard Construction Notes for Road Improvements, Road Widening with Curb, Signage and Striping Notes and Signing and Striping for Proposed Intersection.

Right-of-Way Requirements

Elizabeth Avenue (CR 621) is classified as a Major Collector in the County Master Plan. The plans shall be revised to show the physical centerline of Elizabeth Avenue and dimensions shall be provided from the physical centerline to the existing right-of-way line to verify right-of-way width.

Should it be required, a right-of-way dedication of 30 feet from the physical centerline of the road is to be shown along the entire frontage of the subject site. The area that is being dedicated must be clearly identified on the plan as "*Area Dedicated to Somerset County for Roadway Purposes*". Monuments are to be set at the new right-of-way line and shall be included in the cost estimate. The right-of-way dedication shall be recorded separately by deed in the County Clerk's Office as well as being shown on the Filed Map. A metes and bounds description of the dedication that is signed and sealed by a Professional Land Surveyor shall be submitted for review and acceptance to the Office of the County Engineer. The metes and bounds description must describe the dedicated area to the centerline of the County Road. Once accepted, the signed and sealed original metes and bounds description shall be incorporated into the executed deed that transfers the right-of-way to Somerset County. The original copy of the executed deed shall be returned to this office for filing with the County Clerk. All executed deeds shall be submitted with the applicable executed resident/nonresident tax forms and tax payment as required. Specifically, P.L. 2004 c.55 requires nonresident individuals, estates and trusts that sell New Jersey real property to make an estimated New Jersey gross income tax payment on the gain from such sale. Additional information and forms are available from the Division of Taxation's website at www.state.nj.us/treasury/taxation.

Clear Sight Requirements

1. As per the County's *Public Works Handbook*, the sight distance (in feet) in both directions must be 10 times the design speed (in MPH). The posted speed limit is 40 MPH and the design speed is typically 5 MPH greater than the posted speed limit, thus the sight distance in both directions shall be revised to be a minimum of 450 feet.
2. As per the County's *Public Works Handbook*, the first point of the lines of sight shall be 15 feet from the edge of the traveled way. A dimension shall be provided measuring

from the edge of the travelled way to the first point of the sight triangle in order to verify the distance.

3. The plans shall be revised to show the full limits of the sight triangle in both directions.
4. The plan shall note that all sight obstructions shall be cleared within the clear sight areas. All sight obstructions that are located in the required clear sight areas are to be clearly identified on the plan to be removed. Please note that when improvements that are being constructed as part of a land development project result in the relocation of existing utility poles, light stations, fire hydrants or other utility structures, the applicant shall be responsible to coordinate the relocation of the utilities with the respective utility companies and shall be responsible for any costs associated therewith.

Stormwater Management Requirements

The proposed bioretention basin and pervious concrete basin are proposed to drain to an existing Type "B" inlet in Elizabeth Avenue (CR 621). As the project proposes to discharge to the County drainage system in Elizabeth Avenue (CR 621), the stormwater management plan has been reviewed for conformance with County and NJDEP requirements to ensure that there will be no negative impacts to the County drainage system as a result of the proposed site improvements.

1. No portion of any stormwater basin or pond shall be located within 10 feet of any existing or proposed County Right-of-Way. For basins in fill areas, the outside toe of slope must be located 10 feet outside the County Right-of-Way. If the basin is in a cut area, there must be a 10' wide "top of basin" around the entire basin located outside the County Right-of-way line. That is, if in a cut area, a minimum distance of 10 feet shall be provided from the top of the detention basin slope to the County right-of-way line (see attached detail for graphical view). The plans shall be revised accordingly.
2. As per the County's *Public Works Handbook*, the top of berm shall be a minimum of 10 feet wide. The plans shall be revised to delineate the berm on the downstream side of the basin. Please note that if revised plans propose the basin berms in a fill area of two (2) feet or more, a clay core shall be provided within the embankment to prevent seepage through the berm, the Embankment and Detention Basin Clay Core shall be added to the detail sheets, and the limits of the clay core at the berm shall be delineated on the plans. To help clarify the limits, the clay core should be highlighted on the plan with shading.
3. The plans shall be revised to delineate the emergency spillway for the bioretention basin and label the emergency spillway elevation (please note that the emergency spillway cannot be incorporated into the outlet structure). The stormwater report shall be revised to provide emergency spillway calculations showing that the spillway can safely convey the 100-year inflow to the basin in the event of outlet structure failure. As per the County's *Public Works Handbook*, the top of berm elevation at all basins must be set at least one (1) foot above the depth of flow at the crest of the emergency spillway. If this does not yield a spillway depth of 1.5 feet, the top of berm elevation must be set to provide a minimum spillway depth of 1.5 feet.

4. If the revised plans propose an emergency spillway in a fill area of two (2) feet or more, stabilization is required and the spillway shall be gabion lined. The gabions shall have a minimum thickness of 12 inches and shall extend a minimum distance of 10 feet from the toe of the proposed embankment. The plans shall show the extent of the gabions and the Stabilized Emergency Spillway detail (see attached detail) shall be added to the plans.
5. The outlet pipes from the bioretention basin and pervious concrete basin are proposed to connect to an existing Type "B" inlet in Elizabeth Avenue (CR 621) near the northwestern corner of the property. The plans shall be revised to indicate that the curb piece at this inlet is to be replaced with a new Type 'N' Eco Curb Piece.
6. The plans shall be revised to show the underdrain pipes for the bioretention basin and the pervious concrete basin on the Drainage & Utility Plan.
7. Based on the plans, the bottom of the pervious concrete basin is indicated to be elevation 76.83 and the bottom of the bioretention basin is calculated to be 73.67 (underdrain invert elevation 73.92 minus 3" of stone below pipe). The geotechnical investigation report indicates that the test pits conducted for the pervious concrete basin (SPP-2 and SPP-3) experienced machine refusal due to apparent bedrock at elevations 76.17 and 77.75 and the test pit conducted for the bioretention basin (SPP-102) experienced machine refusal due to apparent bedrock at elevation 77.1. The plans and stormwater report shall be revised to clarify how one (1) foot of separation is maintained between the bottom of the basins and seasonal high water table elevation.
8. The bioretention basin details shall be revised to include all notes listed under the Soil Bed and Construction Requirements sections from Chapter 9.7 of the NJDEP BMP Manual.
9. The pervious concrete details shall be revised to include all notes listed under the Pervious Concrete section from Chapter 9.6 of the NJDEP BMP Manual.
10. The pervious concrete section details indicate the depth of stone storage to be 4 feet in multiple locations, however the difference in elevation between the top of stone and bottom of stone elevations is calculated to be 3 feet. The plans shall be revised to indicate the correct storage depth.
11. The bioretention basin outlet structure detail shall be revised to indicate the minimum wall thickness to be 9" (if precast) or 12" (if cast-in-place), to provide corrosion resistant ladder rungs on the inside wall of the outlet structure under the access point, and to note that all exposed edges on the outlet structure shall have a 1", 45 degree chamfer.
12. All outlet pipes leaving the outlet structures shall be reinforced concrete pipes with rubber gaskets. The plans shall be revised accordingly.
13. The outlet structure detail for the pervious concrete basin indicates the outlet pipe to be a 15" outlet pipe, however the Drainage & Utility Plan indicates the pipe to be a 12" outlet pipe. The plans and details shall be revised to be consistent with each other.

14. The 24-hour precipitation depths used to calculate runoff hydrographs for the 2-, 10-, and 100-year storm events do not match the 24-hour rainfall frequency data shown for Somerset County in Chapter 5 of the NJDEP BMP Manual nor do they match the NOAA Point Precipitation Frequency Estimate for the property. The report shall be revised to utilize the correct total precipitation depths for the 2-, 10-, and 100-year storm events.
15. The bioretention basin pond storage values (titled "Gabion Wall Basin" in the hydrograph section) used for the water quantity calculations are not consistent with the pond storage values used for the water quality calculations. The pond storage values for the bioretention basin shall be revised to be consistent.
16. If outlet structures will be pre-cast, structural calculations (using the working stress method) and shop drawings prepared by the pre-cast manufacturers showing plan and elevation views as well as the reinforcement steel, bar sizes, spacing and related information must be submitted to this office for review prior to construction. As such, the following note shall be added to any outlet control structure details shown on the plan: "Structural calculations and shop drawings shall be submitted to the County Engineering Department for review and approval prior to construction". Please note that the minimum wall thickness shall be 9" if precast, or 12" if cast-in-place to facilitate the placement of concrete. The inside dimension of the box shall be 4'x4'. All construction joints are to be watertight. All pipes, stubs, and/or fittings are to be cast monolithically in the structure.
17. The Operation and Maintenance Manual includes generic basin maintenance and inspection checklists and logs which includes items that do not apply. The manual shall be revised to include site specific maintenance and inspection checklists and logs for a bioretention basin and a pervious concrete system.
18. The County will not be maintaining the proposed stormwater management facilities and therefore, a copy of the Stormwater Detention Facilities Maintenance Agreement that has been executed between the Owner / Developer and the Municipality, and filed with the County Clerk, is to be submitted to this office. A sample Stormwater Detention Facilities Maintenance Agreement can be obtained by contacting this office. The Agreement must reference, and have attached as an exhibit, the Operations and Maintenance Manual. The executed and recorded agreement will be filed in the project file as a matter of record.

Recycling Requirement

Somerset County does not collect from commercial/industrial properties as part of Somerset County Solid Waste Management Program. Therefore, all recycling and garbage shall be picked up by a private hauler.

Performance Guarantee and Inspection Fee

Pending the finalization of the plans, the applicant's engineer shall submit a cost estimate for all work to be performed within the County right-of-way. The estimate must reflect the County's unit price list. The performance guarantee and inspection fee will be calculated from the estimate.

Pre-construction Requirements

Prior to the commencement of any construction or disturbance in the County right-of-way, the following issues must be addressed.

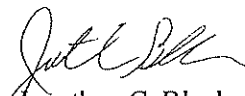
1. The performance guarantee and inspection fee for the improvements under County jurisdiction must be submitted.
2. Two complete sets of construction plans that have been embossed with the County's acceptance stamp must be on file in the County Engineer's office. The County's acceptance stamp must be on the title page.
3. The contractor must be in possession of a Road Opening Permit issued by the County Department of Public Works. In the event that the County Road in the area of the proposed improvements has been resurfaced and/or reconstructed, the applicable moratorium for road openings will be enforced by Somerset County. It is solely the applicant's responsibility to properly coordinate the installation of utilities, roadway improvements and road closures with any pending County projects.
4. A separate road-opening permit is required for the utility connections in the County right-of-way.
5. A pre-construction meeting must be arranged with the County Department of Public Works.
6. The acceptance of traffic control plans and detour plans is not included as part of the County Planning Board processing of this application. All traffic control measures to be implemented in connection with improvements under County jurisdiction must be reviewed and accepted by the appropriate entities prior to construction.

This report reflects comments from the County Planning Board and the office of the County Engineer (908) 231-7024. Should you have any questions, please contact the appropriate individual listed below.

Sincerely,



Nora Fekete
 Planner



Jonathan C. Blank, P.E., C.M.E.
 Principal Engineer, Land Development Section

cc: Christine Woodbury, Board Secretary
 Franklin Township Engineer
 Concore Realty, LLC, via email (am@onyxrit.com)
 Daniel T. Sehnal, PE, Dynamic Engineering Consultants, PC, 245 Main Street, Suite 110, Chester, NJ 07930 (with attachments)
 Peter U. Lanfrit, Esq. via email

Franklin Township

Somerset County, New Jersey



DEPARTMENT OF PLANNING AND ZONING

Planning – Zoning – Affordable Housing
Planning Board – Zoning Board of Adjustment

Municipal Building
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MEMORANDUM

TO: Planning Board

FROM: Mark Healey, PP/ AICP
Director of Planning/ Senior Zoning Officer

DATE: March 15, 2023

RE: *Concore Realty* - Preliminary and Final Major Site Plan, Conditional Use Approval, with "c" Variances – 403 Elizabeth Avenue; Block 502.02 Lot 9.01 (PLN-23-00006)¹

As requested, I have reviewed the following documents relative to the above referenced preliminary and final site plan application:

- 19-sheet set of site plans, prepared by Dynamic Engineering, dated 1/11/23
- 1-sheet set of architectural plans, prepared by Perez + Radosti dated 1/11/23

SITE DESCRIPTION

The 39,803 square foot (0.91-acre) site is located on the easterly side of Elizabeth Avenue a few hundred feet north of its intersection with Pierce Street. The site is located in the Township's Business and Industry (B-I) zone. The site contains a 2-story dwelling that is in a state of disrepair.

Surrounding properties consist of light industrial, retail, office and warehouse uses as well as the "Ave Somerset" which was approved as extended-stay accommodations. The site is not located within 500-feet of a residential zoning district.²

¹ Applicants represented by attorneys, engineers and/or architects (or other such professionals) are expected to use the video display system available in Council Chambers to project hearing exhibits. Use of the video display systems greatly improves visibility of these exhibits for the Board, the public and the Township's video broadcast of the hearing. In order to use the video display system, please bring a computing device capable of utilizing a HDMI connection. A cable is provided, however adapters are not so please make sure you have the required adaptors to connect to HDMI if necessary.

² The application was deemed complete prior to the effective date of Ordinance #4391-22 which eliminated warehouses as a permitted use in the B-I zone. Therefore, Ordinance #4391-22 does not apply to this application. However, the ordinance was submitted after the effective date of #4371-22

PROJECT DESCRIPTION

The applicant seeks approval for the proposed development which consists of:

- Construction of a 15,425 square foot, 50-foot³ tall warehouse
- A 13-space car parking lot; 1 loading dock
- The development would be served by public water (via connection to the water main in front of the site in Elizabeth Avenue) and public sewer (via extension of the sewer main from a manhole existing in Pierce Street)
- Other site modifications include construction of associated site grading, landscaping, lighting, and stormwater modifications including stormwater basins to the front and rear of the proposed building.

The proposal requires the following approvals from the Township Planning Board:

- *Preliminary and Final Site Plan*
- *Conditional Use Approval*
- “C” Variances:⁴
 - Minimum Lot Area: 2-acres required – 0.91 acre existing/ proposed
 - Impervious Surface Coverage: 60% maximum permitted – 67.1% proposed⁵
 - Front Yard Parking Lot Setback: 50-feet required – 30 feet proposed
 - Total Side Building Setback: 50-feet required – 20 feet proposed
 - Number of building-mounted signs: 1 permitted – 2 proposed
 - Loading Area Location⁶: Maneuvering space for loading area may not occur within required front yard setback

REVIEW COMMENTS

1. Lot Area Variance. The site is 0.91-acres where a minimum of 2 acres is required. Since the site is surrounded entirely by another developed site there would appear to be no realistic opportunity to eliminate this condition. Nonetheless, as addressed repeatedly below, the applicant requests numerous variances (e.g., impervious coverage, front yard parking lot setback, total side setback) that result solely from the applicant’s desire to over-

(which made warehouses a conditional permitted use in the B-I) zone. Compliance with that ordinance is addressed elsewhere in this memorandum.

³ The site plan needs to identify the proposed building height per the Ordinance – based on the average finished grade along the front of the building. The plan needs to show how average finished grade was calculated (from each corner and evenly-spaced point along the building front) and the average finished grade should be reflected on the architectural plans (so that compliance with the 50-foot limitation can be confirmed).

⁴ Site plan sheet 4 should be revised to identify all variances indicated below.

⁵ The 61.1% figure in the Variance Application Form is in error.

⁶ §112-102.1” “No required off-street loading space, including maneuvering area for such off-street loading space shall be established in the area between the front building setback line and the street right-of-way line in any industrial district”

build this small site.

I recommend that the application be revised to propose a site plan reflecting a type and scale of development that is commensurate with the under-sized nature of the lot.

2. Impervious Surface Variance. As indicated above a variance is required from the 60% impervious surface limitation (67.1%) proposed⁷.

It is unclear how a C-1 variance could be justified as there does not appear to be any unique circumstance affecting this property which creates a hardship (i.e., supporting a C-1 variance).

Similarly, it is unclear how an impervious surface coverage of 67.1% represents a better zoning alternative (i.e., supporting a C-2 variance) than a compliant application involving an impervious coverage of 60% or less.

This variance results solely from the scale of the proposed development.

I recommend that the application be modified to comply with the 60% maximum permitted impervious coverage.

3. Front Yard Parking Setback. As indicated above a variance is required from the 50-foot front yard parking setback requirement as a front yard parking setback of 30 feet is proposed.

It is unclear how a C-1 variance could be justified as there does not appear to be any unique circumstance affecting this property which creates a hardship (i.e., supporting a C-1 variance).

Similarly, it is unclear how lesser parking lot setback represents a better zoning alternative than a compliant application with a compliant front yard parking setback.

This variance, like many of the others, results solely from the scale of the proposed development.

Further, I remind the Board that when ordinance changes were made to create the B-I zone a few years ago, retaining the 50-foot parking lot setback was one of the key factors discussed by the Board. In fact, changes to this requirements were suggested by the Board to make this requirement more clear.

Lastly, it is unclear how variance from this requirement can be justified considering that the Board has consistently required compliance for other recent applications in this zone.

I recommend that the application be modified to comply with the 50-foot front yard setback

⁷ See Comment #8.b., below, regarding the proposed “reinforced turf emergency access”

requirement.

4. Total Side Building Setback. As indicated above a variance is required from the 50-foot total side building setback requirement.⁸ A total side building setback of 30 feet is proposed.

It is unclear how a C-1 variance could be justified as there does not appear to be any unique circumstance affecting this property which creates a hardship (i.e., supporting a C-1 variance). It is specifically noted that the lot is nearly 200-feet in width (nearly 50 feet wider than required), thus there exists more-than-sufficient lot width to construct a building that complies with this requirement (i.e., no unique hardship).

Similarly, it is unclear how a lesser total side building setback would be a better zoning alternative than a compliant application.

This variance, like many of the others, results solely from the scale of the proposed development.

I don't recall the Board granting such a variance for any other application.

I recommend that the application be modified to comply with the 50-foot total side building setback requirement.

5. Building-Mounted Signs. As indicated above, the applicant seeks a variance for a second building-mounted sign. It is unclear how this variance would be justified. Specifically, it is unclear what situation presents hardship uniquely affecting this property (i.e., supporting a C-1 variance) and it is unclear how a second building-mounted sign is a better zoning alternative than a compliant application (i.e., supporting a C-2 variance).
6. Conditional Use Approval Required. As indicated in footnote #2 above, a complete site plan application was submitted after the effective date of #4371-22 (which made warehouses a conditional permitted use in the B-I) zone but prior to Ordinance #4391-22 which eliminated warehouses as a permitted use in the B-I zone. Thus, Ordinance #4391-22 does not apply and the application requires conditional use approval from the Planning Board.

At the hearing the applicant should provide testimony addressing compliance with §112-50 (which addresses conditional use requirements applicable to warehouses) well as the general conditional use requirements of §112-34.

⁸ Total side setback is the sum of the two side yards. While each side setback needs to be only 10-feet, the total of the two must total 50 feet. This could be one side setback of 10 feet and the other side setback of 40-feet, two side setbacks of 25 feet or any other combination where each side setback is at least 10 feet and the total of the two equals at least 50 feet.

7. *Design of Business and Industry Uses (§112-33.6)*

- a. The application does not comply with §112-33.6.A, which requires that the front yard be attractively landscaped.

As indicated above, the application requests a significant variance from the 50-foot front yard parking lot setback requirement with a front yard parking lot setback of only 30-feet.

Within the non-compliant 30-foot parking lot setback area the site plan proposes a detention basin consisting of gabion walls with drainage structures consisting of a concrete outlet control structure and rip-rap.⁹ Landscaping would consist of two trees and shrubs. The site plan also proposes the dumpster enclosure in the front yard setback area.

- b. Due to the small size of the proposed parking lot (only 13 spaces) Section 112-33.6.B (which encourages planting of trees within the parking lot interior) doesn't apply.
- c. Section 112-33.6.C indicates that loading docks, truck parking, and other service functions should be located in a manner than minimizes their view from adjoining roadways. The site plan proposes the one (1) loading area facing Elizabeth Avenue which is inconsistent with this standard.

Further, the site plan requires a related variance from Section §112-102.I which indicates that "no required off-street loading space, including maneuvering area for such off-street loading space shall be established in the area between the front building setback line and the street right-of-way line in any industrial district." Access to loading area will require maneuvering of the truck in the front car parking lot located in front of the proposed building.

- d. The applicant should present testimony and associated exhibit(s) demonstrating compliance with §112-33.6.D which indicates that the side(s) of the building facing and visible from adjoining roadway(s) should be designed and finished in an attractive manner and should present architecturally as the front of the building.
- e. The applicant should present testimony and associated exhibit(s) demonstrating compliance with §112-33.6.E regarding the screening of mechanical equipment.
- f. The applicant should present testimony and associated exhibit(s) demonstrating compliance with §112-33.6.F and G which indicate, respectively, that such development applications should appropriately take into consideration nonautomotive modes of transportation and appropriate accommodate for ride hailing services, bus

⁹ Placement of a detention basin in the front yard is not prohibited. However, the placement of a highly-structured walled-in basin in the 30-foot deep non-compliant front yard, with landscaping consisting almost entirely of low shrubs (rather than trees) along with a dumpster enclosure, results in a front yard area that does not comply with §112-33.6.A.

and/or shuttle.

The Board may wish to discuss whether to require construction of a sidewalk along the site frontage.

- g. The plan should be revised to address compliance with §112-33.6.H, which requires compliance with applicable Township and State laws pertaining to idling of gasoline and diesel fueled motor vehicles.
- h. The applicant should present testimony with respect §112-33.6.I, which requires that all newly constructed warehouses shall be solar-ready per the requirements of C.52:27D-123.19 Solar-ready building, warehouses.

8. *Additional Site Plan Comments.*

- a. I offer the following comments on the landscaping plan:
 - (1) The applicant proposes to screen the rear of the site from the “Ave Somerset” development with a single-row of evergreen trees in a 3-foot wide space between the property line and the proposed emergency access drive behind the building. While the evergreen trees selected (emerald green arborvitae¹⁰, eastern red cedar and taylor juniper) are columnar in shape the very limited space provided is significantly more narrow than the mature width of 2 of these 3 trees. A more realistic and effective screening plan should be proposed.
 - (2) The landscaping plan proposes a line of evergreen trees along the southerly side of the site (intended to screen the loading area on that side of the building). It is noted that the utility plan proposes placement of the sewer line in that same area. While I differ to the Sewer Authority and reviewing engineer, it is my understanding that planting of trees on top of a sewer line is less-than-ideal.
 - (3) Per schedule 6 a total of 6¹¹ trees are required on site. Compliance with that requirement will be reviewed after the site plan is revised per comments (1) and (2) above.
 - (4) Per the calculations on the plan the site plan has a tree replacement requirement of 28¹² trees per Chapter 222, Trees. Compliance with this Chapter will be reviewed after the site plan is revised per comments (1) and (2) above.
- b. While I ultimately differ to the Director of Fire Prevention and the Township Engineer with respect to the “reinforced turf” emergency access drive proposed behind the

¹⁰ The applicant should review the planting list and replace proposed plantings with more deer resistant selections.

¹¹ Which requires 1 tree for every 2,000 square feet of paved area.

¹² Three (3) larger trees are proposed to be removed. The methodology of Chapter 222 results in a tree replacement calculation of 28 trees.

building, I offer the following:

- To my recollection the Township has not permitted such an access to be constructed of “reinforced turf” or other such surfaces – instead they have been required to be paved. This will bring the site further above the 60% maximum impervious coverage permitted.
 - The proposed emergency access drive stops at the property line and doesn’t connect to the existing emergency access drive for the “Ave Somerset” (which extends from that property out to Elizabeth Avenue) located on the adjoining property.
 - In order to connect to the existing emergency access drive for the “Ave Somerset” (which is located on property owned by “Ave Somerset”), the applicant would need to provide proof of necessary authorization to do so from “Ave Somerset.”
- c. The site plan needs to demonstrate how the EV space can be appropriately accommodated in the proposed location (e.g., placement of equipment, signage, etc.).
- d. The development would be subject to collection of an affordable housing development fee equal to 2.5% of any increase in equalized assessed value.

Figure 1: Site Location

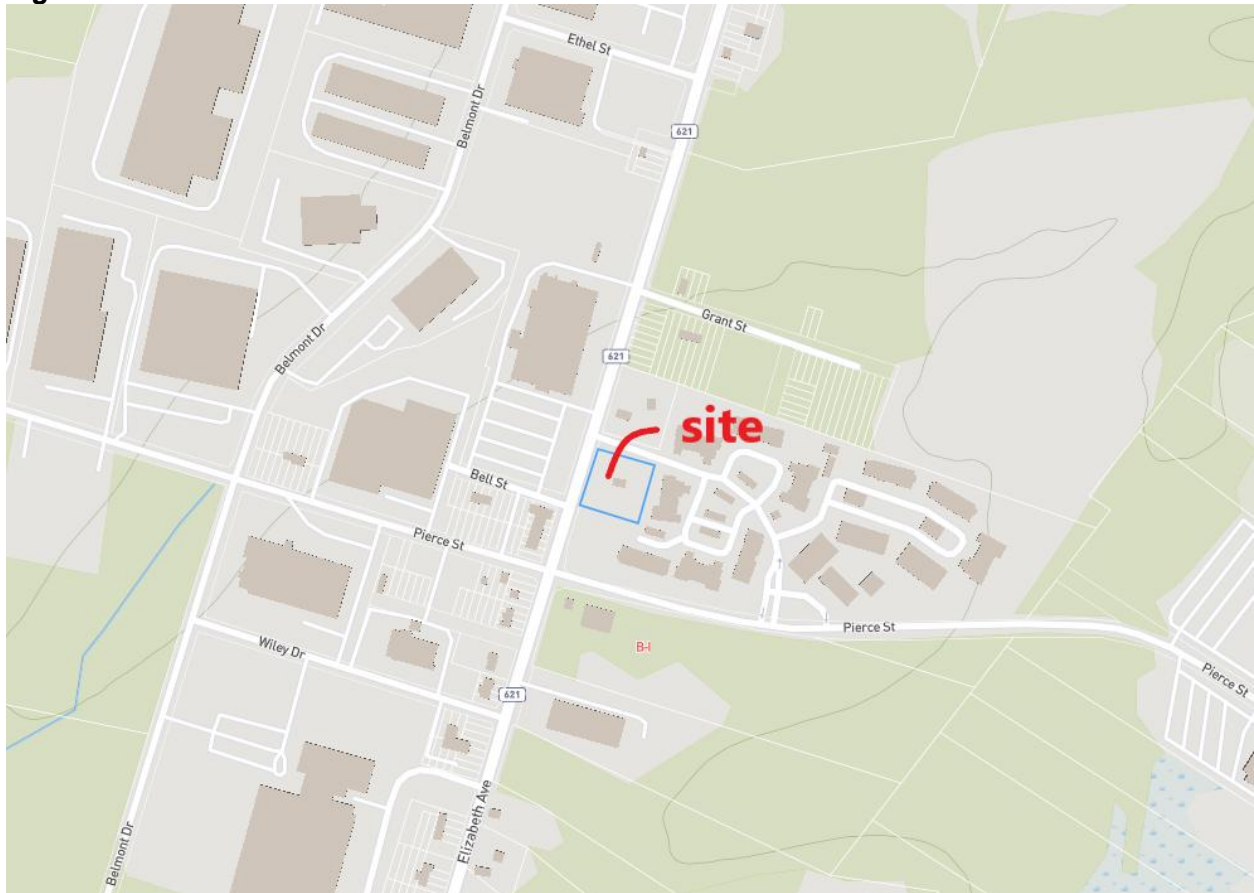


Figure 2: Site and Surrounding Area



Figure 3: Site Frontage





FRANKLIN TOWNSHIP POLICE TRAFFIC SAFETY BUREAU



TO: F.T. Zoning Board

FROM: Ofc. Ryan J. Ellington

DATE: March 3rd, 2025

SUBJECT: **PLN-24-00007** **Odin Dhun, LLC**
295 Cedar Grove La., Somerset NJ

BLOCK: 508.02 LOT(S): 12

I have reviewed the above captioned plans dated May 01, 2024 and have no comments at this time.

This office reserves the right to make additional comments based on future submissions and/or testimony before the Board.

Franklin Township

Somerset County, New Jersey



DEPARTMENT OF PLANNING AND ZONING

Planning – Zoning – Affordable Housing
Planning Board – Zoning Board of Adjustment

Municipal Building

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MEMORANDUM

TO: Planning Board

FROM: Mark Healey, PP/ AICP
Director of Planning/ Senior Zoning Officer

DATE: February 10, 2026

RE: *Odin Dhun, LLC* – Preliminary and Final Major Subdivision with “c” Variances – 295 Cedar Grove Lane – Block 508.02 Lot 12 (PLN-24-00007)¹

As requested, I have reviewed the following plans relative to the above-referenced application:

- 37-sheet set subdivision plans, prepared by Menlo Engineering Associates, revised 2/6/26
- 8-sheet architectural plan set prepared by PJR Design & Associates, dated 10/2/25
- Letter from Menlo Engineering dated 12/1/25 (“12/1/25 Menlo response letter”)
- Letter from SavATree Consulting Group dated 12/17/25

SITE DESCRIPTION

The 16.54-acre site is located on the south-bound (westerly) side of Cedar Grove Lane (CR 619) roughly ¼-mile north of its intersection with Amwell Road (CR 514). The site contains a single-family home and associated improvements in the front portion of the site while the rear portion of the site is undeveloped. Presumably in association with prior farming activity, behind the existing residence, the Existing Condition Plan (sheet 3 and 4) reflects the remnants of two large buildings, a series of garages and sheds, a large gravel area and a gravel driveway. The site currently consists of a mixture of forested areas and open fields. The site is located in the R-40 (Residential) zoning district which permits single-family residential dwellings on 40,000 square foot (roughly 1-acre) lots. According to the submitted Environmental Assessment no wetlands or other environmental features regulated by the NJDEP exist on the site.

¹ As per Board bylaws, applicants represented by attorneys, engineers and/or architects (or other such professionals) are expected to use the video display system available in Council Chambers to project hearing exhibits. Use of the video display systems greatly improves visibility of these exhibits for the Board, the public and the Township’s video broadcast of the hearing. In order to use the video display system, please bring a computing device capable of utilizing a HDMI connection. A cable is provided, however adapters are not so please make sure you have the required adaptors to connect to HDMI if necessary.

The site is located in the middle of a large portion of the town zoned R-40. To the west and north of the site are two large predominantly undeveloped lots. The east of the site (on opposite side of Cedar Grove Lane) are single-family homes along Cedar Grove Lane and a 32-lot major subdivision (which utilized the cluster provisions of the R-40 zone) which is currently under construction. To the south of the site are additional single-family homes along Cedar Grove Lane and Como Drive.

PROJECT DESCRIPTION

The applicant seeks Preliminary and Final Major Subdivision approval for the construction of a 16-lot subdivision consisting of 14 building lots (each would contain a single-family detached home), a 15th lot which would contain a proposed stormwater basin and a 16th lot which would contain a proposed roadway.

The 14 proposed building lots would be accessed by a proposed, roughly 1,500-foot long, cul-de-sac roadway. A large stormwater basin is shown in a proposed 1.62-acre lot located along the site's Cedar Grove Lane. The development would be served by public water connected to an existing main in Cedar Grove Lane and would be served by public sewer with a proposed connection to the sewer line in the 32-lot subdivision currently under-construction on the opposite side of Cedar Grove Lane. The entrance of the proposed cul-de-sac roadway is proposed in a boulevard-type design with a center island separating the IN and OUT lanes. The roadway entrance is proposed to be gated with the gate proposed roughly 100-feet back from the traveled way of Cedar Grove Lane.

A variance is required for the minimum lot frontage. A minimum frontage of 200 feet in the R-40 zone where frontages of 133 feet (lot 12.01 – a building lot) and 167 feet (lot 12.15 – the stormwater basin lot) are proposed along Cedar Grove Lane. The plans also identify an impervious surface variance (82.4%) for lot 12.16 (i.e., the right-of-way for the proposed private roadway).

REVIEW COMMENTS²

Prior review of this application was via memorandum dated 1/23/25. The status of the comments in that review, based upon review of the updated February 2026 materials, is identified in **bold highlighted text** at the end of each comment:

1. NRPC (R-40) Cluster Option. The plan reflects site disturbance encompassing the vast majority of the site with the exception of a narrow 15-foot area along a portion of the site perimeter.

I continue to recommend that the applicant consider subdividing the property under Article XXX, Natural Resources Preservation Cluster Option. While the number of potential building lots (14) would remain unchanged, this article allows significant flexibility in the layout of the proposed subdivision (including a significant reduction in the minimum lot size) so as to result in a significant reduction in the amount of land disturbance (the article requires a preservation equal to 40% of the development site).

² As per Board bylaws, subsequent plan submittals shall be accompanied by a written description of the changes made compared to the prior submission. Preferably, this would be accomplished by providing a response to each of the review comments with a description of the plan changes and where the plan changes can be found (e.g., sheet number). If the plans have not been revised in response to a comment, the reason should be provided. The number of copies of this written description should be commensurate with the number of revised plans.

Such a cluster subdivision has potential to preserve a large portion of the forested area of the rear of the site as well as to preserve more trees along the perimeter of the site (which could also serve to significantly reduce the tree replacement fee addressed in comment #2). By reducing the disturbance area and lot sizes, the reduced length of the cul-de-sac roadway would reduce road, stormwater and utility extension (water/ sewer) costs to the developer. Further, such modification (including the reduction in the length of the roadway) would reduce stormwater runoff and facilitate meeting applicable stormwater requirements.

Figure 4 at the end of this memoranda shows a number of R-40 subdivisions that have been constructed under the NRPC provisions. As one can see, there are several such developments in close proximity to the subject site within the very same R-40 zone. The most recent one is the 32-lot subdivision that is currently under construction on the opposite side of Cedar Grove Lane. In that application, 11.9 acres of the 40-acre site will be preserved under the responsibility of the Homeowners Association.

Figure 4 shows the developed portions of each of these subdivisions in purple, while the adjoining open space areas created by each of these subdivisions is shown in green and identified with an asterisk (*).

While the subject site does not meet the 40-acre site requirement, in my opinion variance from the site size requirement could be easily justified under the C-2 criteria if use of Article XXX results in a significant reduction in site disturbance and tree removal. **Applicant is proceeding with a non-cluster subdivision layout.**

2. Tree Preservation/ Replacement.

- a. As indicated above and as reflected on the plans and the tree removal calculations located thereon, the applicant proposes to remove the vast majority of the trees on the site.

Such a design is inconsistent with the Purpose of Chapter 222, Trees:

This article shall apply throughout the entire area of Franklin Township, so as to preserve trees and woodlands from unjustifiable destruction; to preserve soil from erosion and sedimentation; and to protect the use and transfer of topsoil, all for the general well-being of the residents of Franklin Township and neighboring downstream areas.

Further, it is inconsistent with the priorities set forth in Section 222-5.3 which sets forth as a first priority the preservation of as many trees as practicable on the site. Section 222-5.3.A states in part "Consistent with the intent of this chapter, applicants shall make all reasonable attempts to maximize tree preservation." Section 222-5.3 further makes it clear that payment-in-lieu is the option of last resort should preservation and/or on-site replacement prove to be "impractical."

The fact that the application would remove the vast majority of the trees on site is clear evidence that there has been very little effort to address the intent of Chapter 222. As a result, the tree replacement requirement has been calculated *on the plans* to be 2,074.³ The

³ Elsewhere in this memorandum I offer comments on the tree removal and replacement calculations which may cause this number to change somewhat.

landscaping plan proposes 1,018 trees of qualifying size leaving a tree replacement deficit of 1,056. With a per-tree replacement value of \$300/tree, the required tree replacement fee would be \$316,800 (however see comment below). This amount would need to be paid in full prior to filing of the subdivision plat.

In light of the above and consistent with the recommendation addressed above in comment #1, it is strongly recommended that the applicant consider an alternative subdivision design that would result in the preservation of a large portion of the forested area of the rear of the site as well as to preserve trees along the perimeter of the site. **Per the presentation to the Board last month the plans have been revised to provide a 40-foot side “landscape buffer” along the northerly and southerly property lines and a 25-foot buffer along the westerly property line.**

I offer the comments below upon review of the new submittals:

- **Per revised plan calculations – 1,230 replacement trees required; 865 trees proposed; 365 deficient resulting in a tree replacement fee of \$109,500).**
- **The plan should include a note indicating that the location of the 6-foot high perimeter fence will be adjusted in the field during construction as necessary to avoid disturbance to existing trees.**
- **With respect to proposed tree replacement plan - I would suggest that any approval require that plans submitted for permit approval reflect the planting of the trees depicted for each lot on the subdivision plans. I would defer to the Board attorney as to whether any additional measures (beyond a condition in the Board subdivision resolution) should be employed to ensure this. I would also recommend that the resolution specify that any proposed deviation would require approval by the Board (as a relief of condition).**
- **The Board may wish to require placement of a conservation easement in the area of the proposed “landscape buffer” prohibiting future tree removal and limiting modifications to the proposed fencing and tree plantings.**
- **I defer to the reviewing engineer but it is unclear to me why the area within the limit of disturbance includes the proposed “landscape buffers”**

b. I offer the comments on the tree removal/ replacement:

- Sheets 21 and 22 contain conflicting notes as to whether invasive trees are included in the tree count (they should be as Chapter 222 does not exclude them from the calculations). The applicant needs to correct the conflicting notes and revise the calculations as may be necessary. **Satisfied. Calculations indicate that invasive trees are included.**
- The plan should be revised per Section 222-5.B(5) which indicates: “All trees with a DBH of 16 inches or greater, significant and historic trees shall be specifically identified by location on the map and listed on a separate schedule showing species and common name and size. All efforts shall be made to preserve such trees, including, if necessary, relocation of infrastructure, roadways and buildings.” **Plans revised to individually locate trees with a DBH of 16” or greater.**

3. Building (Lot) and Impervious) Coverage. While it is understood that the homes reflected on the subdivision plan are conceptual in nature (and that homes submitted for permit would likely differ), the scale of the homes reflected on the subdivision plan (and in the representative architectural drawings) actually exceed the permitted 10% building (lot) coverage of the zone. The plans show a 1,000 square foot “patio enclosure” (which I understand would be roofed) which would result in a building (lot) coverage at 12.5%.

Further, I continue to recommend that the homes be reduced in size sufficient to allow future homeowners to make standard improvements to their properties (e.g., storage sheds, etc.) without the need for a variance. Building homes right up to the maximum permitted building coverage would preclude future homeowners from adding any of the additional accessory structures that homeowners typically add to their properties over time (including typical residential storage sheds, gazebos, etc.). The proposed homes should be sized to accommodate for future homeowner improvements (without requiring the homeowners to seek/obtain a variance from the ZBA). Seeking a variance is costly and time-consuming and not guaranteed.

The same recommendation is offered with respect to the 20% impervious surface limitation of the zone. As a result of the large size of the home, covered patio and the driveway each of the proposed lots is proposed nearly at the 20% impervious surface limit which could preclude homeowners from making typical improvements to their properties such as larger patios, driveways, pools, etc.. **While it is understood that the actual homes constructed may differ than those reflected on the plans, the fact remains that the homes reflected on the plans are right at the 10% max. lot coverage permitted and a note on the plan indicates that “all proposed homes will be 4,000 SF in area” (which again is right at the 10% max. lot coverage permitted). Further, the subdivision plan still reflect a 1,000 SF patio enclosure with each home which, if roofed, would place each lot over the 10% lot coverage limit.**

It seems clear (by virtue of what’s indicated on the plans and the indicated coverage figures) that the applicant intends to build out to the permitted lot and impervious coverage limitations. Thus, my comment remains regarding the significant limitations this will place on future improvements by homeowners.

I recommend that the Board discuss whether there should be some means of informing future homeowners of these restrictions (e.g., notice in the deed).

4. Ownership/ Maintenance Responsibility of Common Features. The applicant’s engineer has indicated that a Homeowners Association (HOA) would be formed and would be responsible for all of the common elements. These include:
- The proposed cul-de-sac roadway including street lighting as well as the center island and entrance gate;
 - The proposed stormwater system including the proposed “sand bottom large-scale infiltration” basin and the drainage lines, inlets, swales, and a number of smaller basins as well as associated grading.
 - On-site and off-site utilities
 - Fencing including along around the basin, along the frontage, and around the entire site perimeter, as well as a 6-foot high decorative wall along the site frontage.

- A "15-foot residential use landscape buffer" around the rear and both sides of the site perimeter within which landscape screening and fencing is proposed.

I offer the following:

- The applicant should clarify in testimony that the HOA would be responsible for all of the items outlined above
- Certain of the proposed features (which presumably would be the HOA's responsibility to maintain) cross over various lots and presumably should be within easements in the HOA's favor but are not. This includes the 15-foot landscape buffer, the 6-foot high decorative wall.
- I defer to the Board Attorney as to whether a Developer's Agreement addressing this matter would be appropriate/ necessary.

The 12/1/25 Menlo letter indicates that the HOA will be responsible for such items.

5. Easements, I re-iterate the comment made by the Township Engineer in his initial review: "Please note, the proposed swales, drainage structures and easements along property lines will make it difficult for future homeowners to install boundary fencing along their property lines." Future homeowners will not be permitted to place any improvements including fencing, sheds in such areas. From our experience this will be a frequent issue/ frustration for homeowners. The applicant should investigate design changes to avoid this to the degree practicable. **I defer to the Board engineer as impacts of any such fencing would appear to be limited to the on-site stormwater management system.**

6. Additional Review Comments.

- b. I continue to recommend that a sidewalk (with a crosswalk across the proposed roadway) be provided along the entirety of the site's Cedar Grove Lane frontage. **Satisfied. Sidewalk and crosswalk provided. A sidewalk easement in favor of the HOA should be proposed on lot 12.01.**
- c. I offer the following comments on the "Final Map":
 - The lot numbering on the zoning table doesn't match the rest of the plans **Satisfied.**
 - It references variance conditions on several lots for impervious coverage. **Not satisfied. The zoning table on this plan need not identify compliance with setback and coverage figures. For example, it references a variance condition for impervious coverage for lot 12.01.**
 - It doesn't reference the proposed sidewalk easement. **Satisfied.**
- d. As indicated in my initial review, the architectural plans propose a second "service" kitchen. It is noted that the definition of "single-family detached dwelling" specifically excludes the provision of a second kitchen in a residence. It is not within the Planning Board's jurisdiction to grant the "waiver" mentioned in the engineer's response letter. The service kitchen needs to be removed from the plan and any plans submitted for permit review with a second kitchen will be denied by the Zoning Department. **One of the plans still depict a second kitchen, the applicant is once again notified that a layout will be denied at the time of permit submittal if unchanged.**
- e. While I defer to the Township Engineer and Fire Prevention on such matters, I offer the following with respect to the entrance design (at a minimum this should be address in

testimony):

- Without a manned gatehouse how will the gate be operated/ opened?
 - There is roughly 100-feet of queuing space between the gate and the traveled way of Cedar Grove Lane – is that sufficient queuing space considering the expected amount of traffic and, particularly, the means of gate operation/ opening?
 - How will guests and deliveries (mail, UPS/ Fed Ex, food deliveries, etc) be allowed entry past the gate? The same question is offered with respect to trash pick-up and emergency services.
 - What happens if someone isn't granted access – is there enough room in the proposed opening to turn around and exit (particularly for trucks)? **I defer to the Township Engineer and Fire Prevention.**
- f. While I defer to the Township Engineer, I question the long-term viability of porous pavement in the residential driveways if same is intended to address stormwater requirements. Are individual homeowners going to be responsible for the long-term maintenance of these systems? Long-term how will homeowners be notified of their responsibilities, educated on maintenance procedures and how will such maintenance possibly be enforced? **The 12/1/25 Menlo letter indicates that the “HOA will responsible for maintaining the porous pavement in the driveways”. It is unclear how this would be accomplished. The applicant should address in testimony.**
- g. **The residential development would be subject to collection of an affordable housing development fee equal to 1.5% of equalized assessed value. Ordinance requirement - comment remains.**
- h. **A note of caution to the developer: maximum permitted building height is 35 feet. This is measured from the average finished grade along the front of the house (each front if a corner lot) to the peak of the roof. I have not done any measurements but the proposed houses appear quite tall. This will be reviewed carefully during permit review.**

Figure 1: Site Location



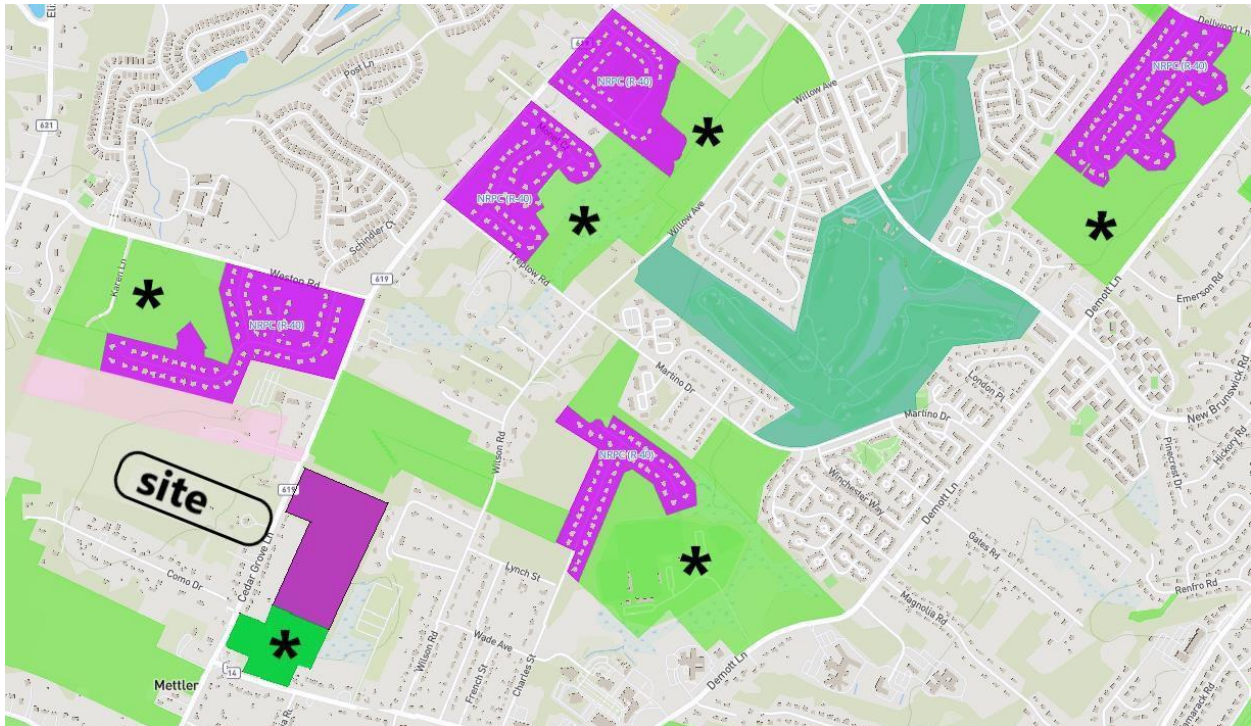
Figure 2: Site and Surrounding Area



Figure 3: Site and Surrounding Area



Figure 4: Cluster Subdivisions under the R-40 (NRPC) cluster option





FRANKLIN TOWNSHIP SEWERAGE AUTHORITY

70 Commerce Drive, Somerset, NJ 08873-3470

Tel: (732) 873-2121 • Fax: (732) 873-2038 • www.ftsa-nj.org

December 3, 2025

Franklin Township Planning Board
475 DeMott Lane
Somerset NJ, 0887

Re: Odin Dhun, LLC
 295 Cedar Grove Lane
 Township of Franklin, Somerset County, NJ
 Block 508.02; Lot 12
 Township Docket #: PLN-24-00007

Please accept this letter updating the Franklin Township Planning Board on the status of potential sewer connections to the proposed 295 Cedar Grove Lane subdivision.

The Franklin Township Sewerage Authority (Authority) was advised by the applicant that the initial proposal was to connect to sewer through the property across Cedar Grove Lane. However, that proposal was determined not to be viable due to current Authority rules concerning private sewer connections.

As an alternative, the Authority suggested the applicant explore connections heading north and or south of the property. The first option is to connect through the manhole directly adjacent to the applicant's site and to utilize the Amwell Street pump station. This method would require an upgrade to the existing pump station at the applicant's expense. The other option is to connect to the Wilson Road pump station, which, assuming available capacity, may be a more economical option for the applicant.

While a capacity analysis and formal approval from the Authority has not been issued, the Authority does not have an objection with applicant's subdivision application being heard by the Franklin Township Planning Board prior to either of these two alternatives being explored. Any decision of the Planning Board should be conditioned on full Authority approval in accordance with its Rates Rules and Regulations.

Joseph Daniels
FTSA Executive Director

cc: Brian Hak, Eric M. Bernstein & Associates, LLC – FTSA Attorney
 William Korosec, CME Associates – FTSA Consulting Engineer



Director / Health Officer
HIMANSHI BHATT, MPH, MS, REHS
bhatt@co.somerset.nj.us

**COUNTY OF SOMERSET
DEPARTMENT OF
PUBLIC HEALTH & SAFETY
DEPARTMENT OF HEALTH**

27 Warren Street
P.O. Box 3000
Somerville, New Jersey 08876-1262
(908) 231-7155
Fax (908) 704-8042
www.somersetcountynj.gov/health
healthdept@co.somerset.nj.us



Deputy Director
MICHAEL T. McCARTY
mccarty@co.somerset.nj.us

Memorandum

To: Planning/Zoning Department

From: Rashida Boima, REHS, MPH-Consumer Health Program Coordinator

Date: December 18, 2025

Re: PLN-24-00007-Odin Dhun, LLC-295 Cedar Grove Lane.

Block: 508.02, Lot: 12

The Health Department has no objection to this application.

- Mission Statement -

The County of Somerset is committed to excellence and innovation in public service, promoting the well-being of all residents and communities by providing effective, efficient and responsive leadership.

Somerset County Is An Equal Opportunity Employer

Franklin Township

In Somerset County



OFFICE OF FIRE PREVENTION

Municipal Building

475 DeMott Lane, Somerset, NJ 08873-6704

Phone: 732-873-2500 Ext. 6303 Fax: 732-873-0804

December 15, 2025

To: Planning Board

From: John Hauss, Director
Fire Prevention

Re: Docket # PLN 24-00007
Odin Dhun, LLC
295 Cedar Grove Lane
Block: 508.02 Lot: 12

The revised plans satisfactorily address our previous comments.

Note: The applicant should note that what appears to be "optional walls" on the basement architectural plans cannot be used as additional sleeping rooms without approved emergency escape windows.

We reserve the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.



COUNTY OF SOMERSET PLANNING BOARD

County Administration Building
20 Grove Street, P.O. Box 3000
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(908) 231-7021 • Fax (908) 707-1749
PlanningBd@co.somerset.nj.us
www.co.somerset.nj.us



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1st Alternate

Vacant
2nd Alternate

Adam Slutsky
County Engineer Alternate

STAFF

Vacant
Director of Planning

Joseph DeMarco, Esq.
County Counsel

Sheli Daniels
Office Manager

February 14, 2025

Mr. Michael Orsini, Chairman
Franklin Township Planning Board
475 DeMott Lane
Somerset, NJ 08873

**RE: 295 ODIN DHUN, LLC
BLOCK 508.02 – LOT 12
FL 990:001-24
295 CEDAR GROVE LANE, COUNTY ROUTE #619**

Dear Mr. Orsini:

This office and the office of the County Engineer have reviewed information submitted for the above-referenced project. The reviewed information consists of the following documents:

- "Preliminary/Final Site Plan for 295 Cedar Grove Lane" dated March 12, 2024 and last revised September 18, 2024, prepared by Menlo Engineering Associates, Inc.
- "Truck Movement Plan" dated September 18, 2024, prepared by Menlo Engineering Associates, Inc.
- "Stormwater Management Report for 295 Cedar Grove Lane" dated March 12, 2024 and last revised September 18, 2024, prepared by Menlo Engineering Associates, Inc.
- "Operation & Maintenance Manual for 295 Cedar Grove Lane" dated March 12, 2024, prepared by Menlo Engineering Associates, Inc.
- "Final Map" dated September 18, 2024, prepared by Menlo Engineering Associates, Inc.
- Letter entitled "Stormwater Management Testing Services" dated March 19, 2024, prepared by Geo-Technology Associates, Inc.

The project proposes to demolish the existing dwelling and structures on the property and construct a 14-lot single-family residential subdivision with a new access road off Cedar Grove Lane (CR 619). A sand-bottom infiltration basin is proposed for stormwater management purposes and the basin will discharge into the drainage system in Cedar Grove Lane.

The Somerset County Planning Board deems this application incomplete until the following requirements have been satisfactorily addressed:

- Mission Statement -

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Somerset County Is An Equal Opportunity Employer

Access and Frontage Requirements

1. The Truck Movement Plan shall be revised to also show the turning movements for a truck making a left turn from northbound Cedar Grove Lane onto the proposed access road as well as a left turn from the proposed access road onto northbound Cedar Grove Lane.
2. The proposed 6' high decorative wall shall be relocated to be outside of the County right-of-way and proposed roadway easement.
3. The attached Somerset County Granite Curb, Mountable Island detail shall be added to the plan.

ADA Requirements

1. The plans shall be revised to provide an ADA curb ramp at the southwestern corner of the proposed intersection. The stop bar shall be relocated as necessary to provide a minimum four (4) feet of separation between the edge of the curb ramp and the edge of the stop bar. An ADA curb ramp grading detail at a minimum scale of 1"=10' showing proposed grades and dimensions of the curb ramp shall be added to the plan.
2. NJDOT curb ramp details are to be utilized and supplemented with Somerset County curb ramp details (CR1 – CR 9) for curb ramps located within the County right-of-way. The attached 9"x20" Concrete Curb detail shall also be added back to the plan. The specific curb ramp type shall be labeled on the plan. Detectable warning surfaces are to be yellow in color and are to be labeled as such on the plan.
3. Somerset County has implemented an ADA Certification Process for proposed curb ramps that are to be constructed within the County right-of-way. Prior to the release of the performance bond posted for the project, the attached forms are to be signed and sealed by a licensed Professional Engineer and are to be returned to this office for review and acceptance.

Right-of-Way Requirements

Cedar Grove Lane is classified as a Minor Arterial in the County Master Plan. A right-of-way easement measuring 33 feet from the physical centerline of the road has been provided in lieu of a right-of-way dedication. This is acceptable, however the label for the easement on the subdivision plans and the final plat shall be revised to indicate the easement as a roadway easement.

The roadway easement shall be recorded separately by deed in the County Clerk's Office as well as being shown on the construction plan and Filed Map. A metes and bounds description of the easement that is signed and sealed by a Professional Land Surveyor shall be submitted for review and acceptance to the Office of the County Engineer. Once accepted, the signed and sealed original metes and bounds description shall be incorporated into the executed deed that transfers the easement to Somerset County. The original copy of the executed deed shall be returned to this office for filing with the County Clerk. All executed deeds shall be submitted with the

applicable executed resident/nonresident tax forms and tax payment as required. Specifically, P.L. 2004 c.55 requires nonresident individuals, estates and trusts that sell New Jersey real property to make an estimated New Jersey gross income tax payment on the gain from such sale. Additional information and forms are available from the Division of Taxation's website at www.state.nj.us/treasury/taxation.

Stormwater Management Requirements

The stormwater management plan for the project proposes porous pavers at some of the proposed driveways and Cultec Recharger underground drywell systems for groundwater recharge, five manufactured treatment devices in the form of an AquaShield Aqua-Ponic Stormwater Biofiltration System for water quality treatment, and a large-scale sand-bottom infiltration basin for water quantity control. The basin discharges into the Cedar Grove Lane drainage system, thus the stormwater management plan has been reviewed for conformance with County and NJDEP requirements.

1. It has been previously indicated that the proposed infiltration basin discharges to Cedar Grove Lane in order to avoid discharging water onto the adjacent residential property and that runoff from the low point along the southern property line and the drainage system in Cedar Grove Lane eventually converge at Amwell Road to the south before discharging to a tributary of Six Mile Run. As the infiltration basin is proposed to discharge into the Cedar Grove Lane drainage system, the stormwater report shall be revised to include a capacity analysis of the existing drainage pipes from Type B Inlet J7 in Cedar Grove Lane to the point of convergence Amwell Road in order to confirm that the existing drainage system has enough capacity to adequately convey runoff from its existing surrounding drainage area in addition to the new runoff generated from the site. The applicant's engineer has indicated that this information will be submitted after an updated survey of the road has been completed.
2. The label for proposed inlet J5 shall be revised to indicate that the inlet is to be oversized.
3. The stormwater report shall be revised to clarify how the duration of infiltration period was calculated in the groundwater mounding analysis sheets for the infiltration basin, porous pavers and drywells.
4. The soil testing dated March 19, 2024 indicates that permeability rates under the basin range from 0 to 0.25 in./hr. As these tested permeability **rates are** less than 1 in./hr., the applicant's engineer shall clarify the usage of a sand-bottom infiltration basin in this location.
5. The Operations and Maintenance Manual shall be revised to include a BMP location map showing the location of the proposed BMPs, any proposed outlet structures, and their access points.
6. The Operations and Maintenance Manual includes maintenance information on the proposed manufactured treatment device and infiltration basin, however no information has been provided regarding the porous pavers and drywells proposed on the residential properties. If the homeowners will be responsible for maintaining the proposed BMPs on their property, a

separate manual should be prepared that establishes the maintenance requirements for those BMPs.

7. The County will not be maintaining the proposed basin and therefore, a copy of the Stormwater Detention Facilities Maintenance Agreement that has been executed between the Owner / Developer and the Municipality, and filed with the County Clerk, is to be submitted to this office. The Agreement must reference, and have attached as an exhibit, the Operations and Maintenance Manual. The executed and recorded agreement will be filed in the project file as a matter of record.

Recycling

The developer is to make a cash contribution in the amount of **\$1,050** (\$75.00 per dwelling unit) to cover the cost of the recycling containers to be provided by Somerset County to each property owner. Somerset County will arrange for the curbside collection of the recyclable materials as part of the routine collection schedule.

Filed Map Requirements

1. In accordance with the criteria in the County's *Land Development Review Resolution*, a minimum of two Global Positioning System (GPS) control monuments are to be set per sheet of the filed map for all major subdivisions. The County is currently developing a countywide geodetic network of GPS monuments. Therefore, it has been determined that a cash contribution is to be submitted in lieu of monument installation. The amount of the contribution will be **\$3,500** (based on \$3,500 per sheet to be recorded as part of the Filed Map). A certified check will be required prior to the County's signature on the Final Map.
2. Two paper copies of the final plat shall be provided to this office when it is presented for signature.
3. An appointment shall be made with the County Planning Board for the purpose of obtaining Planning Board signatures on the final plat. Please contact the Planning Board office at (908) 231-7021 to arrange a mutually agreeable time and date.

Performance Guarantee and Inspection Fee

Pending the finalization of the plans, the applicant's engineer shall submit a cost estimate for all work to be performed within the County right-of-way. The estimate must reflect the County's unit price list. The performance guarantee and inspection fee will be calculated from the estimate.

Pre-construction Requirements

Prior to the commencement of any construction or disturbance in the County right-of-way, the following issues must be addressed.

295 Odin Dhun, LLC
 FL 0990:001-24
 Page 5 of 5

1. The performance guarantee and inspection fee for the improvements under County jurisdiction must be submitted.
2. Two complete sets of construction plans that have been embossed with the County's acceptance stamp must be on file in the County Engineer's office. The County's acceptance stamp must be on the title page.
3. The contractor must be in possession of a Road Opening Permit issued by the County Department of Public Works. In the event that the County road in the area of the proposed improvements has been resurfaced and/or reconstructed, the applicable moratorium for road openings will be enforced by Somerset County. It is solely the applicant's responsibility to properly coordinate the installation of utilities, roadway improvements and road closures with any pending County projects.
4. A separate road-opening permit is required for the utility connections in the County right-of-way.
5. A pre-construction meeting must be arranged with the County Department of Public Works.
6. The acceptance of traffic control plans and detour plans is not included as part of the County Planning Board processing of this application. All traffic control measures to be implemented in connection with improvements under County jurisdiction must be reviewed and accepted by the appropriate entities prior to construction.

This report reflects comments from the County Planning Board and the office of the County Engineer (908) 231-7024. Should you have any questions, please contact the appropriate individual listed below.

Sincerely,



Nora Fekete
 Supervising Planner



Jonathan C. Blank, P.E., C.M.E.
 Principal Engineer, Land Development Section

cc: Christine Woodbury, Board Secretary (via email)
 Franklin Township Engineer
 295 Odin Dhun, LLC, Akshay.joshi@me.com (via email)
 Chris Szalay, PE, President, Project Manager, Menlo Engineering (via email) (with attachments)
 Tim Arch, Esq., tarch@bobsmithandassociates.com (via email)
 Melissa Harvey, Manager, SCDSWM (via email)

Christine,

Per our discussion at the TRC earlier this week, the subject Applicant has an insufficient escrow balance with the FSTA.

The Applicant has been notified to post sufficient escrow amount to the FTSA for review of their Project to continue.

Thank you,
Tom

Franklin Township Sewerage Authority
F: 732-873- 2121 ext. 306
Email: staffengineer@ftsa-nj.org
Website: www.ftsa-nj.org
Office: [70 Commerce Drive, Somerset NJ, 08873](#)



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From: Staff Engineer
Sent: Tuesday, December 23, 2025 2:48 PM
To: Christine Woodbury <Christine.Woodbury@franklinnj.gov>
Subject: TRC: FTSA - Insufficient Escrow (Odin Dhun, LLC)

Hi Christine,

As of this moment, in according with FTSA records, the following Applicant has an insufficient escrow balance:

- Odin Dhun, LLC – (Docket: PLN 24-00007)

The Applicant has been notified to post sufficient escrow amount to the FTSA in order for a review of their Project to continue.

Thank you and Happy Holidays!
Tom Cipas

Franklin Township Sewerage Authority
F: 732-873- 2121 ext. 306
Email: staffengineer@ftsa-nj.org
Website: www.ftsa-nj.org
Office: [70 Commerce Drive, Somerset NJ, 08873](#)



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CENTER STATE ENGINEERING

481 Spotswood Englishtown Road, Monroe Township, New Jersey 08831

T 732.605.9440 F 732.605.9444

MEMO TO: Township of Franklin
Planning Board

FROM:  Darren Mazzei, PE, CME
Township Engineer's Office

DATE: February 26, 2026

RE: ***Odin Dhun, LLC
Preliminary & Final Major Subdivision & Site Plan
Report #4
Engineering
Block 508.02, Lot 12
295 Cedar Grove Lane
Franklin, New Jersey
Our File: MFRP0508.02
Application # PLN-24-00007***

As per your request, this office has reviewed the following documents relative to the above referenced preliminary and final site plan application:

- Preliminary/Final Site Plan & Major Subdivision, as prepared by Menlo Engineering Associates, dated March 12, 2024, with a latest revision date of February 6, 2026;
- Final Map, as prepared by Menlo Engineering Associates, dated September 18, 2024, with a latest revision date of November 25, 2025;
- Boundary & Topographic Survey, as prepared by Control Layouts, Inc., dated January 9, 2023, with no revisions;
- Architectural Concept, as prepared by PJR Design & Associates, dated October 7, 2025, with no revisions;
- Stormwater Management Report, as prepared by Menlo Engineering Associates, dated March 12, 2024, with a latest revision date of February 6, 2026;
- Operation & Maintenance Manual, as prepared by Menlo Engineering Associates, dated March 12, 2024, with a latest revision date of December 18, 2024;
- Traffic Impact Analysis, as prepared by Dolan & Dean Consulting Engineers, LLC, dated January 29, 2024, with no revisions;
- Environmental Assessment, as prepared by Menlo Engineering Associates, March 12, 2024, with a latest revision date of February 6, 2026;
- Fire Truck Movement Plan, as prepared by Menlo Engineering Associates, dated December 18, 2024, with a latest revision date of November 25, 2025;
- Garbage Truck Movement Plan, as prepared by Menlo Engineering Associates, dated December 18, 2024, with a latest revision date of November 25, 2025;
- Passenger Vehicle Movement Plan, as prepared by Menlo Engineering Associates, dated December 18, 2024, with a latest revision date of November 25, 2025;

- SU-30 Truck Movement Plan, as prepared by Menlo Engineering Associates, dated December 18, 2024, with a latest revision date of November 25, 2025;
- Inventory of Trees at 295 Cedar Grove Lane, Somerset, NJ;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located on the western side of Cedar Grove Lane (C.R. 619) approximately 715 feet north of its intersection with Como Drive. The property is 16.54 acres and is located in the R-40 residential zone. The site currently contains an existing dwelling, gravel driveway and onsite gravel areas, remains of two (2) buildings and a shed, two (2) garages and a combination of woods and lawn areas. The applicant is proposing to subdivide the property and create sixteen (16) lots for fourteen (14) dwellings, one (1) lot for the infiltration basin and the remaining lot is proposed for the access roadway. The applicant is proposing the following site improvements, one (1) infiltration basin, various porous pavement and porous paver driveway sections with 4 x cultec recharger system, various stormwater biofiltration systems to address NJDEP stormwater management rules, a 1,510-foot long roadway with a cul-de-sac bulb, curbing, sidewalk, utilities, grading, landscaping and lighting.

We defer the review of the zoning related issues to the Board Planner except where they may pertain to engineering issues.

B. GENERAL SITE IMPROVEMENTS

1. Official street addresses shall be obtained from the Franklin Township 911 Coordinator.
2. An Engineering Cost Estimate will be required once final plans are signed-off on by the Board. Upon approval, applicant shall provide appropriate bonds and Engineering inspection fees and attend a pre-construction meeting, prior to any site work.
3. Note: A preconstruction meeting will not be scheduled until the developer/ site contractor provides a Fire Safety During Construction Plan Demonstrating Compliance with Chapter 33 of the International Fire Code. Should the Board act favorably on this application a copy of the Township's, 'Steps to a Construction Project' will be provided.
4. All fees shall be paid by the applicant at the time of adoption of a resolution of site plan approval for the cost of making upgrades and modifications to the Tax Maps and geographic information system (GIS) (§112-329).
5. At the time the final plans are submitted for signature of the municipal officials, the applicant shall submit CAD-generated data files, prepared by a New Jersey licensed land surveyor, directly translatable into an identical image of the plan per the requirements of Ordinance §112-329.
6. Note: An As-Built Plan prepared by a licensed Land Surveyor is to be submitted to the Township prior to any Certificate of Occupancy inspection or the release of performance bonds. Same should be noted on the site plan.
7. Copies of any easements, exceptions, deviations, or liens on the property should be presented to the Board.
8. A variance is required for the minimum lot frontage. A minimum frontage of 200 feet is required for corner lots in the R-40 zone. Variances are required for proposed lot nos. 12.01 and 12.15; the frontages are 133.68' and 167.32', respectively.
9. In accordance with R.S.I.S. standards, 2.5 parking spaces are required for each single 4 bedroom family home. RSIS does not provide a calculation for a three-car driveway and driveway

combination; however, the three car driveway satisfies the parking demand. The parking demand has been met.

10. The conceptual architectural plans propose a basement under a raised patio area. The site plan should be revised to reflect same (the proposed stair access to the basement shown on the site plan triggers additional questions. This office recommends the below grade basement under the patio be counted toward the lot coverage calculation. This office defers to the Board Planner regarding whether a variance is required for same. Plan coordination is required.
11. The porous paver driveways will require the driveway be deed restricted to ensure future maintenance by the homeowner. Due to the size of the communal drainage facilities that will be maintained by the Homeowner's Association, this office recommends that the maintenance responsibilities of the driveways be handled by the HOA instead of the individual homeowners. Testimony should be provided by to the Board.
12. The applicant should clarify how the proposed entry gate would operate without a guard house. It is unclear how emergency services, trash removal, guests or mail deliveries will be accommodated. This level of security is typically provided for larger private gated communities where the roadway is not public. There is a note for proposed telephone entry system for visitors/deliveries. It is unrealistic that dial-in access will be required for trash removal/deliveries such as Amazon and FedEx. Access exiting the development to the County right-of-way sidewalk cannot be blocked by the gate/decorative wall in case of an emergency.
13. A sidewalk access easement should be provided for the sidewalk proposed along Lot 12.01 near Cedar Grove Lane (C.R. 619). Also, an access and maintenance easement is required for the decorative wall. It should be clearly noted that maintenance of the wall is the responsibility of the HOA.
14. Please note, the proposed swales, drainage structures and easements along property lines will make it difficult for future homeowners to install boundary fencing along their property lines. The applicant's engineer noted that Lots 12.10 through 12.14 will contain utility easements that may restrict fencing. 10' Wide Utility Easements are proposed over Lots 12.01 through 12.14, which would restrict interior fencing along all property lines. Testimony should be provided to the Board regarding the limitations for future homeowners.
15. Turning templates have been provided demonstrating that a garbage truck can utilize the 'U-turn' from the far (northern) visitor lane only. It should be noted that if the gate is not operational it is possible that any residential queue due to gate non-operation will block the queue.
16. Somerset County will be resurfacing Cedar Grove Lane in the Spring of 2026.

C. GRADING AND UTILITY COMMENTS

1. The Franklin Township Sewerage Authority has indicated that while a capacity analysis and formal approval from the Authority has not been issued, the Authority does not have an objection with the applicant's subdivision application being heard by the Franklin Township Planning Board prior to exploring the connection to either the Amwell Street Pump Station or Wilson Road Pump Station.

Should the Board act favorably, this office recommends that the FTSA approval (along with all other outside agency approvals) be obtained prior to the Township and its representatives executing the Final Map.

2. The following revisions are required for the roadway cross sections:
 - Delineate all proposed utilities including the proposed water main.
3. The applicant should address the following general grading comments:
 - Front and back of sidewalk elevations should be noted at 50' intervals, demonstrating ADA compliance;

- Spot elevations should be provided at the bottom of curb, top of depressed curb, back of apron and back of sidewalk crossing (demonstrating the cross slope does not exceed 2%) at each driveway;
- The low point along the centerline of the roadway at station 9+20 appears incorrect on the Grading Plan.
- A high point in spot elevations is required between the proposed 131 contours on Lot 12.09;
- Proposed 130.25 spot elevation near the northern 40' buffer line, on Lot 12.07, is near the proposed TW elevation 132.50. Please clarify the intended grade;
- The proposed 129' contour is missing in the northwest corner of the dwelling on Lot 12.06;
- The existing spot elevation of 131.40 in the 40' landscape buffer is a low point between TW elevation 131.50 and TW elevation 130.75 on Lot 12.06;
- The northern retaining wall blocks the natural drainage path along Lots 12.01 and 12.02. A minimum of 2% slope along the wall is required demonstrating there will be no holding water along the wall;
- Proposed 125.75 spot elevation near the southern 40' buffer line, on Lot 12.14, is near the proposed TW elevation 127.00. Please clarify the intended grade;
- The decorative wall proposed along Cedar Grove Lane blocks the proposed drainage path;

The grading will be reviewed further in its entirety when the above has been addressed.

4. Water main easement needed for all properties (blanket).

D. LANDSCAPING AND LIGHTING COMMENTS

1. Applicant provided tree replacement calculations on sheet nos. 20 and 21 to satisfy the requirements of Ordinance §222- Trees. The applicant has indicated that 1,230 replacement trees are required. The Landscape & Tree Replacement Summary on sheet no. 18 indicates 865 Trees are proposed by the applicant with the remaining 365 tree deficiency to be satisfied with a contribution to the Township Tree Fund. The plant schedule indicates that 895 trees are proposed. The applicant's engineer should coordinate and revise the plan, as required. This office defers to the Township Planner as to the adequacy of the tree replacement plan.
2. The applicant revised the plan to provide a 40-foot buffer along the northerly and southerly property lines and a 25-foot buffer along the westerly property lines, as discussed during the January 21, 2026 Planning Board hearing, to attempt to save as many trees as possible. The Board Planner has recommended the applicant consider subdividing the property under Article XXX, Natural Resources Preservation Cluster Option and the applicant has indicated they prefer to proceed without the cluster.

E. ENVIRONMENTAL IMPACT COMMENTS

1. The following sections of the EIS should be revised, as noted:
 - a. Section 3.2: Why is this vague statement in this section? The writer should clearly state whether there is or is not a potential for soil contamination from this development. **All information required by the Township Ordinance must be provided in the EIS Report.**

F. STORMWATER MANAGEMENT

General

1. The reference project has been reviewed in accordance with the Stormwater Management Rules NJAC 7:8 as amended on July 17, 2023, Residential Site Improvement Standards and Franklin Township Ordinances.
2. The property in question is located within the Delaware and Raritan Canal Commission Review zone and is subject to DRCC regulations. A copy of the DRCC approval or letter of no interest must be provided to this office.
3. The project proposes more than 5,000 SF disturbance and, in accordance with NJ PL Chapter 251, must obtain a Soil Erosion and Sediment Control Certification from the Somerset-Union Soil Conservation District. A copy of the certification must be provided to this office.

4. The proposed development proposes more than 1 acre of land disturbance and must obtain a General Permit for Construction Activities from the NJDEP. A copy of the permit must be provided to this office.
5. Revise the executed Major Development Stormwater Summary (Attachment D of the Tier A MS4 NJPDES Permit) to address comment no. 8. The summary will be further reviewed upon receipt of the updated summary.
6. Provide a Stormwater Maintenance Agreement for the stormwater system to ensure future maintenance. A sample agreement is available from the Engineering Department.

Stormwater

7. The drainage report must add a section explaining the BMPs used to comply with various aspects (green infrastructure, water quality, water quantity, and recharge) of stormwater management rules. *Based on the additional information provided. The project proposes one large-scale infiltration basin to control stormwater runoff quantity. It includes five (5) aquaponics stormwater manufactured treatment devices (MTDs) for water quality improvement, along with six (6) porous paver areas, six (6) small-scale subsurface infiltration basins, and four (4) dry wells to meet the groundwater recharge.*
8. From very vague information in appendices, we deduce that the project proposes a large-scale infiltration basin for water quantity, four (4) dry wells, 16,000 SF of porous pavement for recharge, and five (5) Aquaponics stormwater MTDs to address water quality. *Porous pavers combined with Cultec Recharge chambers beneath cannot be permitted as a standard porous pavement Best Management Practice (BMP) according to NJAC 7:8-5.2 Table 5-1 or the NJ BMP Manual Chapter 9.6. However, this system can be viewed as a combination of two standard BMPs: porous pavers provide pretreatment and direct stormwater to a subsurface infiltration basin. Therefore, the terminology for BMPs in the drainage report, plans, and Attachment D should be revised accordingly.*
9. Stormwater Management Plan & Design page no. 5 of the drainage report is missing from the report. The first seven pages of the drainage report should be labeled.
10. There is insufficient pipe capacity for the 100-year storm for the following pipe runs:
 - o 15" RCP pipe run between inlets E8 and E7;
 - o 15" RCP pipe run between inlets E4.1 to E4;
 - o 15" RCP pipe run between inlets E10 and E9;
 - o 18" RCP pipe run between inlets E9 and E6.1;
 - o 24" RCP pipe run between inlets E6 and E6;
 - o 36" RCP pipe run between inlets E4 and E3.
11. The weir elevation and length for the outlet control structure and the details shown on the site plan do not match. Revise for consistency.
12. Specify where the porous concrete pavers are proposed. This office recommends the final finish either be a combination of the hot mix asphalt and porous pavement, or concrete pavers and porous pavers for all driveways.
13. Provide spot elevations along the sand basin AP – 13, demonstrating the basin peak elevation of 124.32 is contained within the basin.
14. Add the Existing Drainage Area Map to the stormwater report.
15. The revised mounding analysis notes that a mound of 6' is proposed. The ground mound is above the bottom of the basin. Either additional geotechnical information needs to be performed to determine the season high water table, or the basin design needs to be revised because the basin is not working properly.
16. Provide conduit outlet protection and trash racks for headwall nos. J3, J2 and J1.

O&M Manual

17. The O&MM should be revised to include a Location Map showing the location of all BMPs. **The location map is missing from Appendix A.** Please refer to the link below for an NJDEP template:

https://www.nj.gov/dep/stormwater/maintenance_guidance.htm

18. The O&MM should be revised to include a summary of design parameters for the infiltration basin, porous pavement, dry wells, and MTD devices. **The same information should be added for subsurface infiltration basins.** Please refer to the link below for the NJDEP template:

https://www.nj.gov/dep/stormwater/maintenance_guidance.htm

19. In accordance with NJ RSIS regulations, NJAC 7:8-5.8(c), the maintenance of stormwater BMPs cannot be assigned or transferred to the owner or tenant of an individual property in a residential development. O&MM should be updated to include this requirement. **The O&MM does not have this statement.**
20. The O&M manual should be updated to include maintenance items for pervious pavers and dry wells. **Remove all references to Bioretention Basin and add subsurface infiltration basins as specified in comments #7 and #8.**
21. The O&MM must be updated to include a schedule of regular inspections for all BMPS in one summary table form. **It appears that the inspection and maintenance logs only pertain to bioretention basins. Specific inspection and maintenance tasks for all BMPs must be included.**
22. The O&MM should be revised to include a summary of design parameters for the MTD water quality devices. The information should include design configuration (online/offline), flow treated, and flow bypassed, and total suspended solids removal rate.
23. In accordance with NJAC 7:8-5.8(b), the maintenance plan must contain cost estimates for specific maintenance tasks, including the cost of sediment, debris, or trash removal. O&MM should be updated to include this requirement. **Please remove costs for the bioretention basins and add costs for the infiltration basins, subsurface infiltration basins, and dry wells.**

G. MAJOR SUBDIVISION PLAN REVIEW

Should the Board act favorably on this application then the Major Subdivision Plan Review will be further reviewed.

1. The Final Map review is as follows:
 - A large amount of text is obscured by either shading or hatching. Either block out the area around them or remove them from the shaded/hatched areas. The text becomes illegible after copying.
 - Provide a half-width dimension from the centerline of Cedar Grove Road to the right-of-way.
 - Label proposed Lot 12.15 as being owned by the H.O.A.
 - Lot numbering is incorrect on the second page.
 - Impervious coverage calculations are not shown for proposed Lot 12.08 on the second page.
 - Move the Township Clerk signature blocks to the edge of the sheet so that the signatures may be sealed.
 - Correct the Board signature block to be the Planning Board, not the Zoning Board.
 - Front setback along Cedar Grove Lane should be 55'.
 - Add approved street name.
 - A note shall be added to the Final Map that the Homeowners Association is responsible for the maintenance of the roadway, lighting, and drainage structures along the private road as well as all communal drainage infrastructure.
 - Deeds with metes & bounds descriptions attached shall be supplied for all proposed easements including a utility easement within the private road right-of-way.
2. Subdivision Plan shall be signed by a NJ Licensed Land Surveyor.
3. Proposed lot numbering is acceptable.

4. An easement to the benefit of all utility providers shall be created across the entirety of Road 'A', assuming the roadway is "private."
5. Obtain an approved street name from the Township 911 Coordinator for Road 'A'.
6. Add the total right-of-way dimensions along the curves around the proposed cul-de-sac.
7. Hatched area on Lot 12.15 is presumed to be a sidewalk easement. If so, it should be labeled as such and also be shown on the Final Map.

H. MISCELLANEOUS

1. Revise/Add the following details based on Franklin Township standard details:
 - a. Revise the 6' High Decorative Wall Detail to delineate the required footing for the wall;
 - b. Construction Detail for the storm sewer piping that crossing the Proposed Decorative Wall;
 - c. Latest version of the Township Typical Hydrant & Valve Installation detail;
 - d. Replace the Concrete Saddle detail with the Township Concrete Cradle detail;
 - e. Provide a construction detail for the clay core and proposed retaining wall along the infiltration basin;
 - f. Provide a construction detail for the headwall proposed in the block retaining wall;
 - g. All sanitary sewer details shall be submitted directly to the Franklin Township Sewerage Authority for review and approval – Comment Only

The Applicant is required to obtain either approvals or letter of no interest from the following agencies:

Outside Agencies:

- Delaware Raritan Canal Commission
- Somerset County Planning Board
- Somerset-Union Soil Conservation District

Township Departments:

- Franklin Township Fire Department – *Approved, 12/15/2025.*
- Franklin Township Police Department
- Franklin Township Sewerage Authority
- Somerset County Health Department – *No objection, 12/18/2025.*

Resubmittal of Application Materials. *As required by the Planning Board By-laws, resubmittal of application materials (e.g., plans, reports, etc.) made in response to Board and/or staff reviews and/or comments, shall be accompanied by a written description of the changes made compared to the prior submission. In the case of staff reports, this shall be accomplished by providing a response to each of the review comments with a description of the plan changes and where the plan changes can be found (e.g., sheet or page number). If the application materials have not been revised in response to any such comment, the reason for the non-change shall be provided. The number of copies of this written description should be commensurate with the number of revised plans and shall be provided in digital form (in .pdf format). The Engineering Department reserves the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.*

Should you have any questions regarding this matter, please do not hesitate to contact this office.

DM/dm

cc: Planning Board Secretary

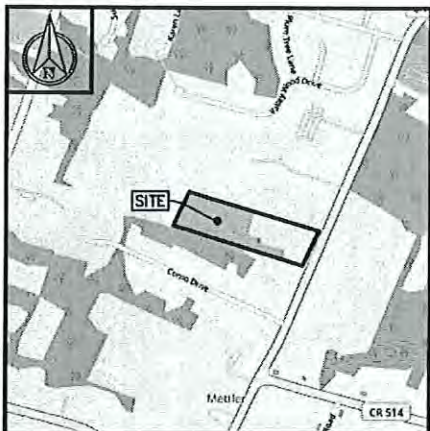
PRELIMINARY/FINAL SITE PLAN
for

12/18/25

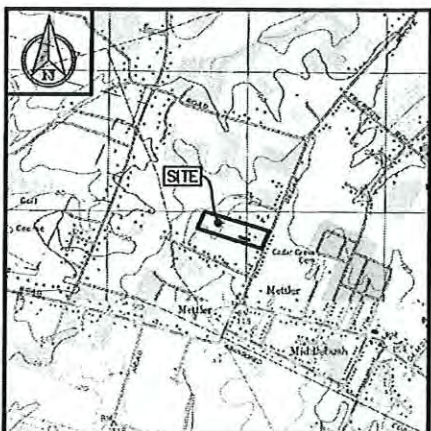
295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY
BLOCK 508.02, LOT 12

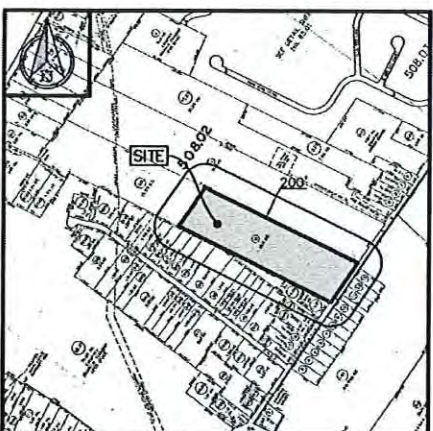
- Road to be private
- Basin maintained by HOA
- porous point for residential driveways is not realistic



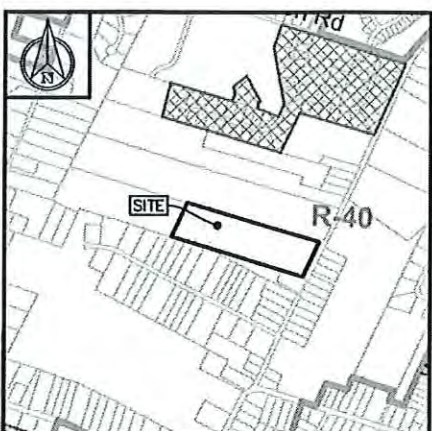
ROAD MAP
1"=1,000'



U.S.G.S. MAP
1"=2,000'



TAX MAP
1"=800'



ZONE MAP
1"=1,000'

UTILITY SERVICE INFORMATION

NAME	ADDRESS	TELEPHONE NUMBER
Franklin Township Sewerage Authority	70 Commerce Drive Somerset, NJ 08873	732-473-2121
Franklin Township Department of Public Work	40 Church Hill Ave. Somerset, NJ 08873	732-349-7800
Conestoga Cable	279 Amwell Road Hillsborough, NJ 08844	(609) 934-6449
Public Service Electric & Gas Co.	472 Weston Canal Rd Somerset, NJ 08873	(609) 436-7734

200' OWNERS LIST

BLOCK LOT	NAME & ADDRESS				
	Right-of-Way Department Backhoe Pipe Line Company PO Box 304 Evanston, PA 18043-0304	508.02 19	Salvino H and Afidat F De Oliveira 11 Como Dr Somerset, NJ 08873	423.01 11	Linda Mary Ellis 256 Cedar Grove Ln Somerset, NJ 08873
	Duties Manager Conestoga Cable 279 Amwell Road Hillsborough, NJ 08844	508.02 18.01	Reinhardt and Mary Fister 9 Como Dr Somerset, NJ 08873	508.02 29	Kendra Culbert 31 Como Dr Somerset, NJ 08873
	Sutton Fidelity LP Right of Way Dept Montello Complex 525 Frizzell Road Sinking Springs, PA 19008	508.02 24	Ernest S Leves 21 Como Dr Somerset, NJ 08873	423.01 1.04	Edgar A Rosta and Frank A Rosta 1873 Amwell Rd Somerset, NJ 08873
508.02 15.01	Yash and Sunil Shah 297 Cedar Grove Lane Somerset, NJ 08873	508.02 21	Richard J and Diane L Stahl 234 Cedar Grove Ln Somerset, NJ 08873	508.02 27	Daniel C and Nancy Weckman 27 Como Drive Somerset, NJ 08873
423.01 13	Tom Grigal and Manuel Sanchez 292 Cedar Grove Lane Somerset, NJ 08873	423.01 12	Anita Ellis 294 Cedar Grove Ln Somerset, NJ 08873	508.02 13.01	Joseph and Margaret Coury 589 Elizabeth Ave Somerset, NJ 08873
508.02 23	Joseph Kish and M Mueller 23 Como Dr Somerset, NJ 08873	508.02 28	Syed Razi 29 Como Dr Somerset, NJ 08873	508.02 11	John and Sandra Scudis 2024 Amwell Rd Somerset, NJ 08873
423.01 8	Yodany Chen and Qing Shok 502 Somerset Court Princeton, NJ 08540	508.02 25	John Pasquarilli 19 Como Dr Somerset, NJ 08873	508.02 13.01	Joseph and Margaret Coury 589 Elizabeth Ave Somerset, NJ 08873
508.02 14.02	Arl L. Fawcett and Theresa S Brande 263 Cedar Grove Road Somerset, NJ 08873	508.02 26	Mary Ann Zinna 25 Como Dr Somerset, NJ 08873	508.02 11	John and Sandra Scudis 2024 Amwell Rd Somerset, NJ 08873
423.01 9	Amparo Ponce 200 Cedar Grove Lane Somerset, NJ 08873	508.02 14.01	Jane Wu 303 Cedar Grove Lane Somerset, NJ 08873		
508.02 22	Rozella and Francis A Figueroa 17 Como Dr Somerset, NJ 08873	508.02 33.01	Carl C and Colleen Mueller-Trust 33 Como Dr Somerset, NJ 08873		
		423.01 10	Michael and Dolores Nazzari 298 Cedar Grove Ln Somerset, NJ 08873		
		508.02 20	Robert S and Donna M McKeough 13 Como Dr Somerset, NJ 08873		

SHEET INDEX		
SHEET #	DWG. #	TITLE
SHEET 1	CV-1	COVER SHEET
SHEET 2	SD-1	SUBDIVISION PLAN
SHEET 3	EC-1	EXISTING CONDITIONS PLAN (1)
SHEET 4	EC-2	EXISTING CONDITIONS PLAN (2)
SHEET 5	GE-1	GEOMETRY PLAN (1)
SHEET 6	GE-2	GEOMETRY PLAN (2)
SHEET 7	GU-1	GRADING & UTILITY PLAN (1)
SHEET 8	GU-2	GRADING & UTILITY PLAN (2)
SHEET 9	OU-1	OFFSITE UTILITY PLAN
SHEET 10	RP-1	ROAD PROFILE
SHEET 11	UP-1	UTILITY PROFILE (1)
SHEET 12	UP-2	UTILITY PROFILE (2)
SHEET 13	XS-1	CROSS SECTIONS (1)
SHEET 14	XS-2	CROSS SECTIONS (2)
SHEET 15	XS-3	CROSS SECTIONS (3)
SHEET 16	LT-1	LIGHTING PLAN (1)
SHEET 17	LT-2	LIGHTING PLAN (2)
SHEET 18	LA-1	LANDSCAPE PLAN (1)
SHEET 19	LA-2	LANDSCAPE PLAN (2)
SHEET 20	WM-1	WOODLANDS MANAGEMENT PLAN (1)
SHEET 21	WM-2	WOODLANDS MANAGEMENT PLAN (2)
SHEET 22	SE-1	SOIL EROSION & SEDIMENT CONTROL PLAN (1)
SHEET 23	SE-2	SOIL EROSION & SEDIMENT CONTROL PLAN (2)
SHEET 24	SED-1	SOIL EROSION & SEDIMENT CONTROL DETAILS (1)
SHEET 25	SED-2	SOIL EROSION & SEDIMENT CONTROL DETAILS (2)
SHEET 26	DE-1	CONSTRUCTION DETAILS (1)
SHEET 27	DE-2	CONSTRUCTION DETAILS (2)
SHEET 28	DE-3	CONSTRUCTION DETAILS (3)
SHEET 29	DE-4	CONSTRUCTION DETAILS (4)
SHEET 30	DE-5	CONSTRUCTION DETAILS (5)
SHEET 31	DE-6	CONSTRUCTION DETAILS (6)
SHEET 32	DE-7	CONSTRUCTION DETAILS (7)

SHEET INDEX		
SHEET #	DWG. #	TITLE
SHEET 33	DE-8	CONSTRUCTION DETAILS (8)
SHEET 34	DE-9	CONSTRUCTION DETAILS (9)
SHEET 35	DE-10	CONSTRUCTION DETAILS (10)
SHEET 36	DE-11	CONSTRUCTION DETAILS (11)
SHEET 37	DE-12	CONSTRUCTION DETAILS (12)

OWNER & APPLICANT

ODIN DHUN LLC
55 CARTER DRIVE, SUITE 12
EDISON, NJ 08817
ATTN: AKSHAY JOSHI

APPROVED BY	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

SOMERSET COUNTY
ACCEPTANCE STAMP

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS SUBMITTED" BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. BIDS FOR CONSTRUCTION SHOULD NOT BE BASED ON THESE PLANS UNTIL THE PLANS ARE ACCEPTED BY THE COUNTY.	
ACCEPTANCE OF THESE PLANS EXPIRE TWO (2) YEARS FROM THE STAMP DATED.	



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS OR ANY PERSON PREPARING TO DISRUPT THE EARTH'S SURFACE ANYWHERE IN THE STATE.



Civil Engineering, Consulting
Landscape Architects
Professional Planners

281 Cleveland Avenue
Highland Park, NJ 08904

menloeng.com

732-846-8585 732-846-3439

Certificate of Authorization: 2602750109

295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

COVER SHEET

DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
THIS PLAN WAS PREPARED UNDER MY CLOSE SUPERVISION.
GREGORY S. OMAN
PROFESSIONAL ENGINEER
NJPE 43441

PROJECT NUMBER	2022-075	CV-1
DATE OF ISSUE	MARCH 12, 2024	
REVISED DATE/ISSUE	NOVEMBER 25, 2025	1

R-40 RESIDENTIAL				
FARMING OPERATIONS, SINGLE FAMILY DWELLINGS, GOLF COURSES				
SECTION	ITEM	REQUIRED	PROPOSED	CONDITION
SCHEDULE 2	MINIMUM LOT AREA	40,000 SF	40,044 SF	COMPLIES
SCHEDULE 2	MINIMUM LOT FRONTAGE	200 FT	203 FT	COMPLIES
SCHEDULE 2	MINIMUM LOT FRONTAGE (CORNER LOTS)	200 FT	133 FT	VARIANCE**
SCHEDULE 2	MINIMUM LOT FRONTAGE AT LOT LINE (CUL-DE-SAC)	134 FT	134 FT	COMPLIES
SCHEDULE 2	MINIMUM LOT FRONTAGE AT FRONT YARD SETBACK LINE (CUL-DE-SAC)	200 FT	200 FT	COMPLIES
SCHEDULE 2	MINIMUM FRONT YARD SETBACK	40 FT	40 FT	COMPLIES
SCHEDULE 2	MINIMUM FRONT YARD SETBACK (CEDAR GROVE LANE)	55 FT	70.3 FT	COMPLIES
SCHEDULE 2	MINIMUM SIDE YARD SETBACK	25 FT	45 FT	COMPLIES
SCHEDULE 2	MINIMUM SIDE YARD SETBACK (BOTH)	75 FT	122 FT	COMPLIES
SCHEDULE 2	MINIMUM REAR YARD SETBACK	50 FT	50 FT	COMPLIES
SCHEDULE 3	MAXIMUM BUILDING HEIGHT (STORES)	2.5 STORES	2.5 STORES	COMPLIES
SCHEDULE 3	MAXIMUM BUILDING HEIGHT (FEET)	35 FT	35 FT	COMPLIES
SCHEDULE 3	MAXIMUM PERCENT LOT COVERAGE	10%	10% OR 4,000 SF**	COMPLIES
SCHEDULE 3	MAXIMUM PERCENT IMPERVIOUS COVERAGE	20%	82.4%***	VARIANCE
SCHEDULE 3	FLOOR AREA RATIO	N/A	0.3	COMPLIES
SCHEDULE 6	RESIDENTIAL ZONE LANDSCAPE BUFFER	15 FT	15 FT	COMPLIES

NOTES:
* VARIANCE REQUIRED FOR LOTS 12.01 & 12.15 FRONTAGE ALONG CEDAR GROVE LANE. ALL OTHER LOTS COMPLY.
** ALL PROPOSED HOMES ARE 4,000 SF IN AREA.
*** VARIANCE REQUIRED FOR LOT 12.16 (PRIVATE ROAD) FOR IMPERVIOUS COVERAGE.

SITE PARKING TABULATION					
BUILDING USE	REQUIRED PARKING	UNIT COUNT	CALCULATION	PARKING SPACES	
				REQUIRED	PROVIDED
4-BEDROOM SINGLE FAMILY HOME	2.5 SPACES PER UNIT	14	2.5 X 14 = 35	35 SPACES	59 SPACES

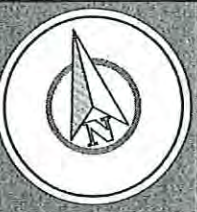
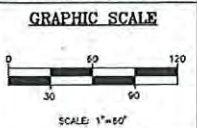
TOTAL AVERAGE DAILY WATER DEMAND: 395 GPD (4-BDRM) X 14 UNITS = 5,530 GPD
TOTAL AVERAGE DAILY SEWER DEMAND: 300 GPD (4-BDRM) X 14 UNITS = 4,200 GPD

- A HOA WILL BE FORMED AND RESPONSIBLE FOR ALL OF THE COMMON ELEMENTS INCLUDING:
- THE PROPOSED CUL-DE-SAC ROADWAY INCLUDING STREET LIGHTING AS WELL AS THE CENTER ISLAND AND ENTRANCE GATE.
 - THE PROPOSED STORMWATER SYSTEM (INFILTRATION & SMALL BASINS, DRAIN LINES, PIPES AND MANHOLES).
 - ON-SITE AND OFF-SITE UTILITIES.
 - FENCING AROUND BASIN, ALONG FRONTAGE AND PERIMETER OF ENTIRE SITE AS WELL AS DECORATIVE WALL ALONG SITE FRONTAGE.
 - THE 15 FOOT RESIDENTIAL USE LANDSCAPE BUFFER.
 - POUROUS PAVEMENT DRIVEWAYS ON LOTS 12.02, 12.03, 12.05, 12.06, 12.08 & 12.09.
- * A BLANKET EASEMENT WILL BE RECORDED GRANTING THE HOA ACCESS THROUGHOUT ALL PROPERTIES FOR OPERATION & MAINTENANCE AND UTILITIES.

GENERAL NOTES

- SITE IS IN N.A.V.D. - 88 DATUM.
- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY, STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
- THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSINGS LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- ALL DRAINAGE TO BE REINFORCED CONCRETE PIPE CLASS III - WALL B UNLESS OTHERWISE NOTED. ALL SANITARY PIPES TO BE SDR-35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 52 CEMENT-LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
- WATERLINE AND SANITARY SEWER TO BE A MINIMUM OF TEN (10) FEET APART HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY UNLESS OTHERWISE NOTED.
- WATERLINES TO HAVE A MINIMUM OF FOUR (4) FEET COVER.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS).
- FOR SPECIFIC BUILDING DETAILS SEE ARCHITECTURAL DRAWINGS.
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST SIX (6) INCHES OF COVER ON THOSE AREAS.
- SIDE SLOPES TO BE GRADED AT A MAXIMUM OF 3:1.
- COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- NO ON-SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- ADEQUACY OF WATER SUPPLY SYSTEM FOR THE PROTECTION HAS NOT BEEN CONFIRMED WITH RESPECTIVE WATER SUPPLIER OR INSURANCE COMPANY. WATER SUPPLY SYSTEM TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND WATER COMPANY PRIOR TO CONSTRUCTION OR ORDERING.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTING FACILITIES AS DESIGNED AND INSTALLED BY RESPECTIVE COMPANY, AS APPROVED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS. STREET LIGHTING SHALL BE APPROPRIATELY SHIELDED TO AVOID GLARE INTO NEARBY HOMES. LIGHTING PLANS TO BE SUBMITTED TO TOWNSHIP FOR APPROVAL.
- SANITARY SEWER DESIGN (N.J.A.C. 7:14A-23.6(b)(1)(a))
SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORM WATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN (10) FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.
WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SUMP-ON JOINTS FOR A DISTANCE OF AT LEAST TEN (10) FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS OVER SEWER LINES.
- SOLID WASTE DISPOSAL TO BE HANDLE BY CURBSIDE PICKUP.
- NO SOIL CAN BE IMPORTED TO OR REMOVED FROM THE SITE UNTIL A SOIL IMPORTATION OR EXPORTATION PERMIT HAS BEEN OBTAINED FROM THE TOWNSHIP AS REQUIRED BY THE ORDINANCE. SOIL REMOVAL SHALL BE IN ACCORDANCE WITH §206 OF THE ORDINANCE.
- THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE LATEST "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND ADOPTED BY THE N.J. DEPARTMENT OF TRANSPORTATION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT RULES AND REGULATIONS/ORDINANCES OF FRANKLIN TOWNSHIP, NJDEP, ANKA AND ALL APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION.

- THE MINIMUM CLEARANCES BETWEEN WATER MAINS AND SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE STATE STANDARDS, I.E. MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND SANITARY SEWER IN PARALLEL SHALL BE TEN FT. (10'), MINIMUM VERTICAL CLEARANCE BETWEEN PIPE CROSSING SHALL BE EIGHTEEN INCHES (18") WITH THE SANITARY SEWER BELOW THE WATER LINE. IF SUCH MINIMUM VERTICAL CLEARANCE CANNOT BE PROVIDED, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE TEN FT. (10') FROM EACH SIDE OF THE CROSSING OR A TOTAL OF TWENTY FT. (20').
- WATER MAINS CROSSING STORM SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN THE PIPES IS LESS THAN EIGHTEEN (18) INCHES, PIER SUPPORTS FOR THE STORM LINE SHALL BE PROVIDED IN ORDER TO PREVENT THE LOAD TRANSFER TO THE AFFECTED UTILITY.
- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE ROADWAY, LIGHTING, AND DRAINAGE STRUCTURES ALONG ROAD 'A' AS WELL AS ALL COMMUNAL DRAINAGE INFRASTRUCTURE.
- THE INSTALLATION OF IMPERVIOUS PIPE DAMS ALONG THE PROPOSED 8" DIAMETER SEWER MAIN ARE TO BE SPACED A MAXIMUM OF 300 FEET APART, WITH AT LEAST ONE IMPERVIOUS DAM BETWEEN MANHOLES IN ACCORDANCE WITH THE FRANKLIN TOWNSHIP SEWERAGE AUTHORITY STANDARD DETAILS.
- THE FTSA ASSUMES NO RESPONSIBILITY OF OWNERSHIP AND/OR MAINTENANCE OF THE PROPOSED PRIVATELY OWNED, OPERATED, AND MAINTAINED GRANTY SANITARY SEWERAGE FACILITIES FROM THE DOWNSTREAM CONNECTION POINT WITHIN RESTA FARM ROAD TO ITS TERMINUS.
- ALL SANITARY SEWER RELATED IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FTSA'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- THE FTSA RESERVES THE RIGHT TO REQUEST CCTV INSPECTION OF THE EXISTING GRANTY SEWER MAIN LOCATED WITHIN THE SUBJECT PROPERTY.
- THE FTSA'S EXISTING SANITARY SEWERAGE SYSTEM IS TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION TO ELIMINATE ENTRY OF MATERIALS, SALT, AND/OR CONSTRUCTION DEBRIS INTO THE EXISTING COLLECTIONS SYSTEM.
- IN ACCORDANCE WITH THE FTSA'S RATES, RULES AND REGULATIONS, NO TREES ARE TO BE LOCATED WITHIN 10 FEET OF A SANITARY SEWER LINE.
- NO CONNECTION OF SUMP PUMPS, ROOF DOWNSPOUTS, EXTERIOR FOUNDATION DRAINS, AREAWAY DRAINS, OR OTHER SOURCES OF SURFACE RUNOFF OR GROUNDWATER TO A BUILDING OR BUILDING DRAIN WHICH IS IN TURN CONNECTED DIRECTLY OR INDIRECTLY TO THE FTSA'S SYSTEM WILL BE PERMITTED.
- ENTRY GATE SHALL BE EQUIPPED WITH SIREN OPERATED SENSOR FOR EMERGENCY ACCESS.
- AN AS-BUILT PLAN WILL BE PROVIDED BY A LICENSED SURVEYOR AND SUBMITTED POST-CONSTRUCTION.



REVISIONS	
1) COUNTY REV	02/18/24
2) TOWNSHIP REVISIONS	12/15/24
3) TOWNSHIP REVISIONS	11/23/23

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☐ CHECK BY: _____ DATE: _____



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Certificate of Authorization: 1-24E3291950

295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

SUBDIVISION PLAN

DRAWN BY: _____
DESIGNED BY: _____
APPROVED BY: _____

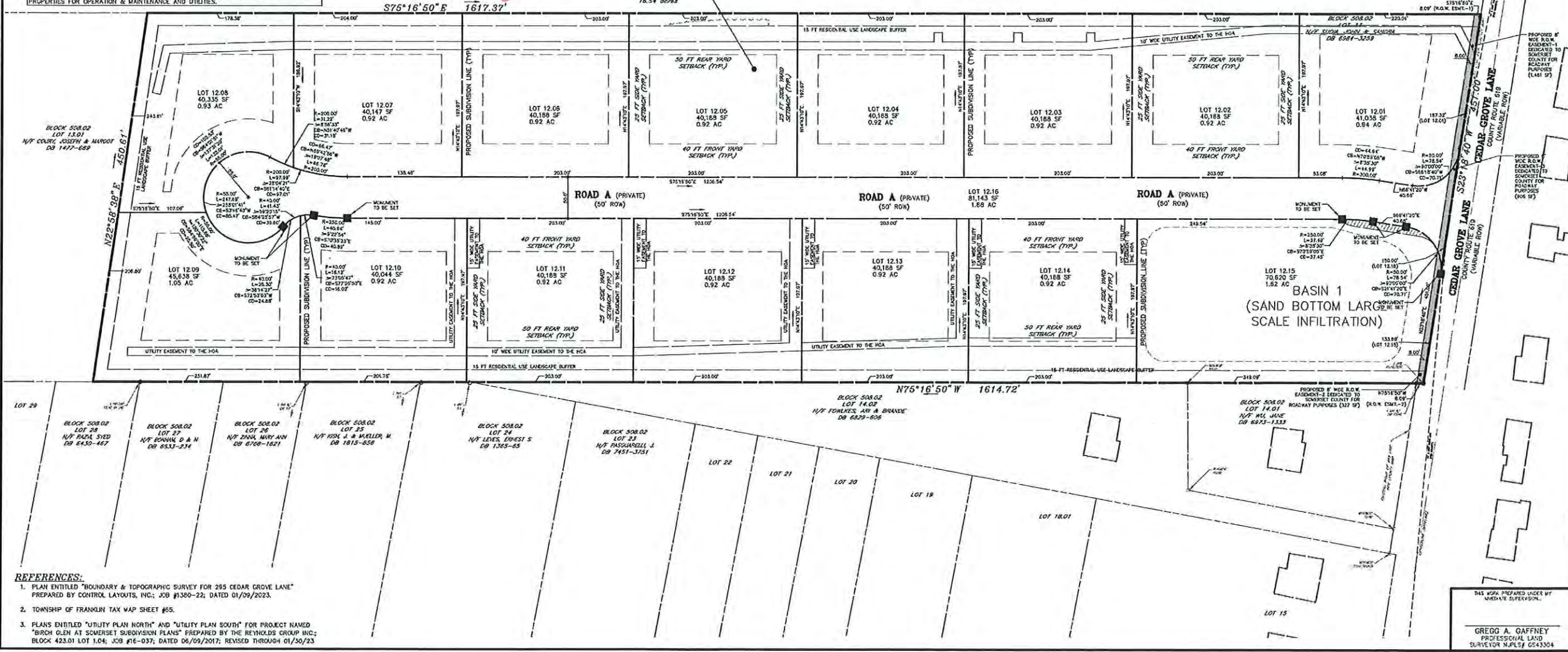
THIS WORK PREPARED UNDER MY MEDIAN SUPERVISION

GREGORY S. OMAN
PROFESSIONAL ENGINEER
N.J.P.E.# 14541

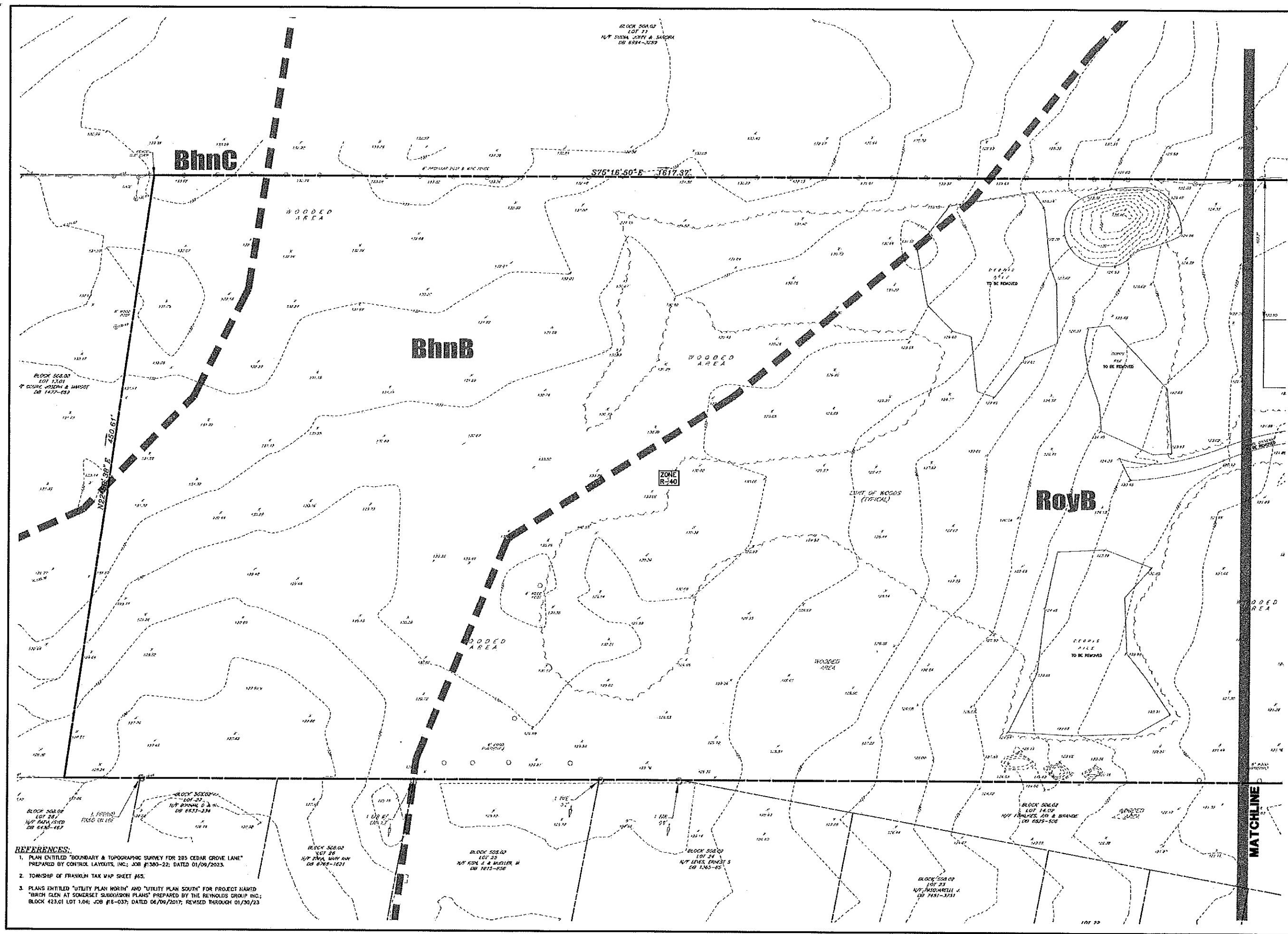
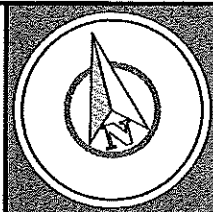
PROJECT NUMBER: 2022.075
DATE OF ISSUE: MARCH 12, 2024
REVISION: 3
NOVEMBER 25, 2025

DATE OF ISSUE: 2022.075
REVISION: 3

50-1
2

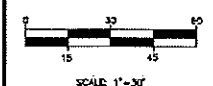


- REFERENCES:**
- PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR 295 CEDAR GROVE LANE" PREPARED BY CONTROL LAYOUTS, INC.; JOB #1380-22; DATED 01/09/2023.
 - TOWNSHIP OF FRANKLIN TAX MAP SHEET #65.
 - PLANS ENTITLED "UTILITY PLAN NORTH" AND "UTILITY PLAN SOUTH" FOR PROJECT NAMED "BIRCH OLEN AT SOMERSET SUBDIVISION PLANS" PREPARED BY THE REYNOLDS GROUP INC.; BLOCK 423.01 LOT 1.04; JOB #16-037; DATED 06/09/2017; REVISED THROUGH 01/30/2023



HORIZONTAL DATUM : NAD83(NA-83)

GRAPHIC SCALE



REVISIONS

NO.	DESCRIPTION	DATE
1	CORRECTED	04/18/24

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295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

EXISTING
CONDITIONS
PLAN
(1)

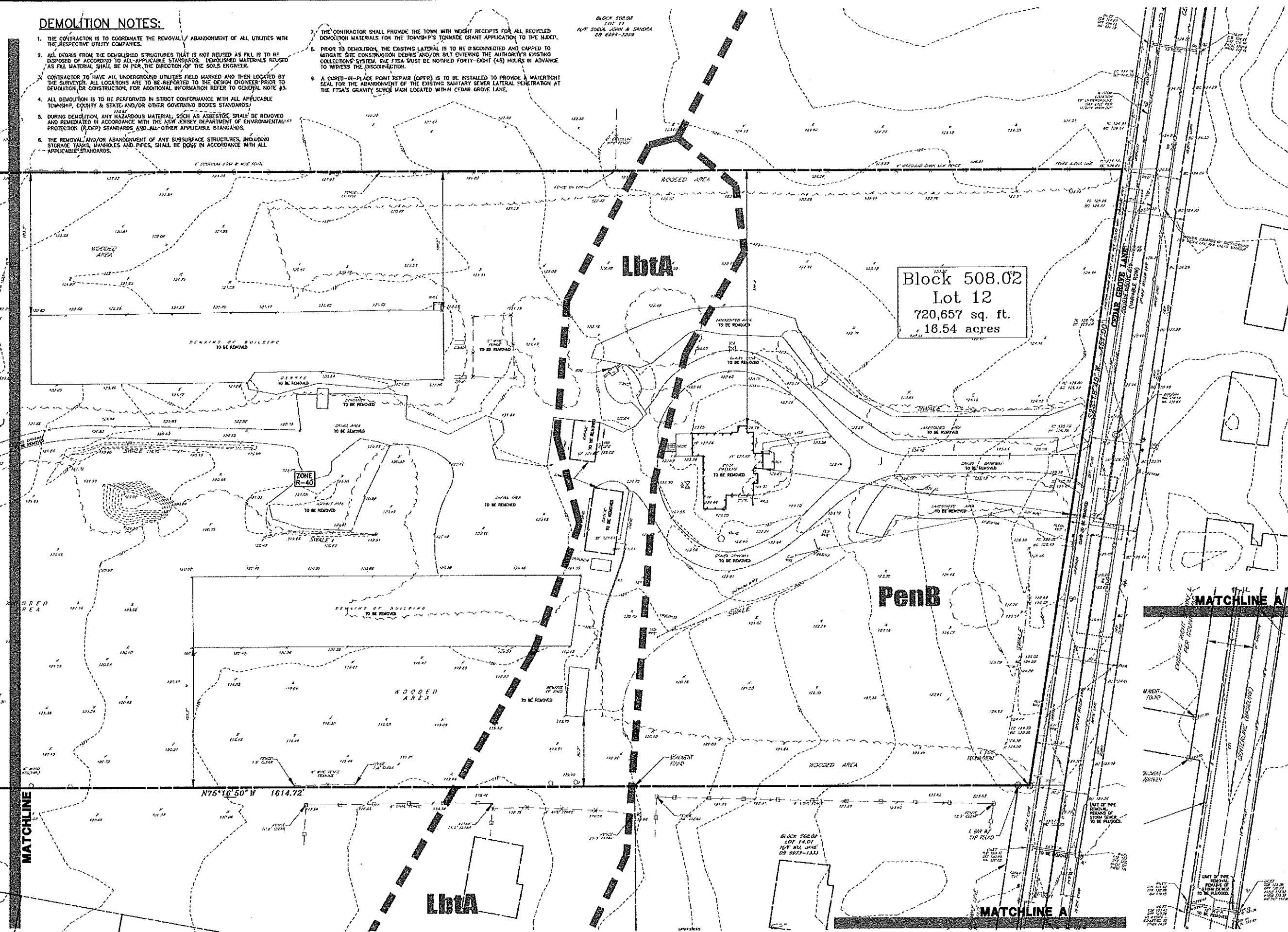
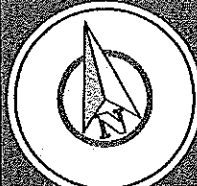
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REVISION	MARCH 12, 2024	3
REVISION	SEPTEMBER 18, 2024	

- REFERENCES:
1. PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR 295 CEDAR GROVE LANE" PREPARED BY CONTROL LAYOUTS, INC.; JOB #1380-22; DATED 01/09/2023.
 2. TOWNSHIP OF FRANKLIN TAX MAP SHEET #65.
 3. PLANS ENTITLED "UTILITY PLAN NORTH" AND "UTILITY PLAN SOUTH" FOR PROJECT NAMED "BIRCH CLEN AT SOMERSET SUBDIVISION PLANS" PREPARED BY THE REYNOLDS GROUP INC.; BLOCK 423.01 LOT 1.04; JOB #18-037; DATED 06/09/2017; REVISED THROUGH 01/30/23

DEMOLITION NOTES:

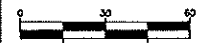
1. THE CONTRACTOR IS TO COORDINATE THE REMOVAL / ABANDONMENT OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES.
2. ALL DEBRIS FROM THE DEMOLISHED STRUCTURES THAT IS NOT REUSED AS FILL IS TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE STANDARDS. DEMOLISHED MATERIALS REUSED AS FILL MATERIAL SHALL BE IN PER. THE DIRECTION OF THE SOILS ENGINEER.
3. CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES FIELD MARKED AND THEN LOCATED BY THE SURVEYOR. ALL LOCATIONS ARE TO BE REPORTED TO THE DESIGN ENGINEER PRIOR TO DEMOLITION OR CONSTRUCTION. FOR ADDITIONAL INFORMATION REFER TO GENERAL NOTE #3.
4. ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY & STATE AND/OR OTHER GOVERNING BOOES STANDARDS.
5. DURING DEMOLITION, ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, SHALL BE REMOVED AND REMEDIATED IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) STANDARDS AND ALL OTHER APPLICABLE STANDARDS.
6. THE REMOVAL AND/OR ABANDONMENT OF ANY SUBSURFACE STRUCTURES, INCLUDING STORAGE TANKS, MANHOLES AND PIPES, SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
7. THE CONTRACTOR SHALL PROVIDE THE TOWN WITH WEIGHT RECEIPTS FOR ALL RECYCLED DEMOLITION MATERIALS FOR THE TOWNSHIP'S TONNAGE GRANT APPLICATION TO THE NJDEP.
8. PRIOR TO DEMOLITION, THE EXISTING LATERAL IS TO BE DISCONNECTED AND CAPPED TO INDICATE SITE CONSTRUCTION DEBRIS AND/OR SILT ENTERING THE AUTHORITY'S EXISTING COLLECTION SYSTEM. THE F.T.S.A. MUST BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE TO WITNESS THE DISCONNECTION.
9. A CURED-IN-PLACE POINT REPAIR (CIPPR) IS TO BE INSTALLED TO PROVIDE A WATER TIGHT SEAL FOR THE ABANDONMENT OF THE EXISTING SANITARY SEWER LATERAL PENETRATION AT THE F.T.S.A.'S GRAVITY SEWER MAIN LOCATED WITHIN CEDAR GROVE LANE.

BLOCK 508.02
LOT 12
NUT SUGAR JOHN & SAKORA
CO 6024-1209



HORIZONTAL DATUM: NAD83(11-03)

GRAPHIC SCALE



SCALE: 1"=30'

REVISIONS

NO.	DATE	DESCRIPTION
1	03/18/24	
2		
3		
4		
5		
6		
7		
8		
9		
10		

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295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

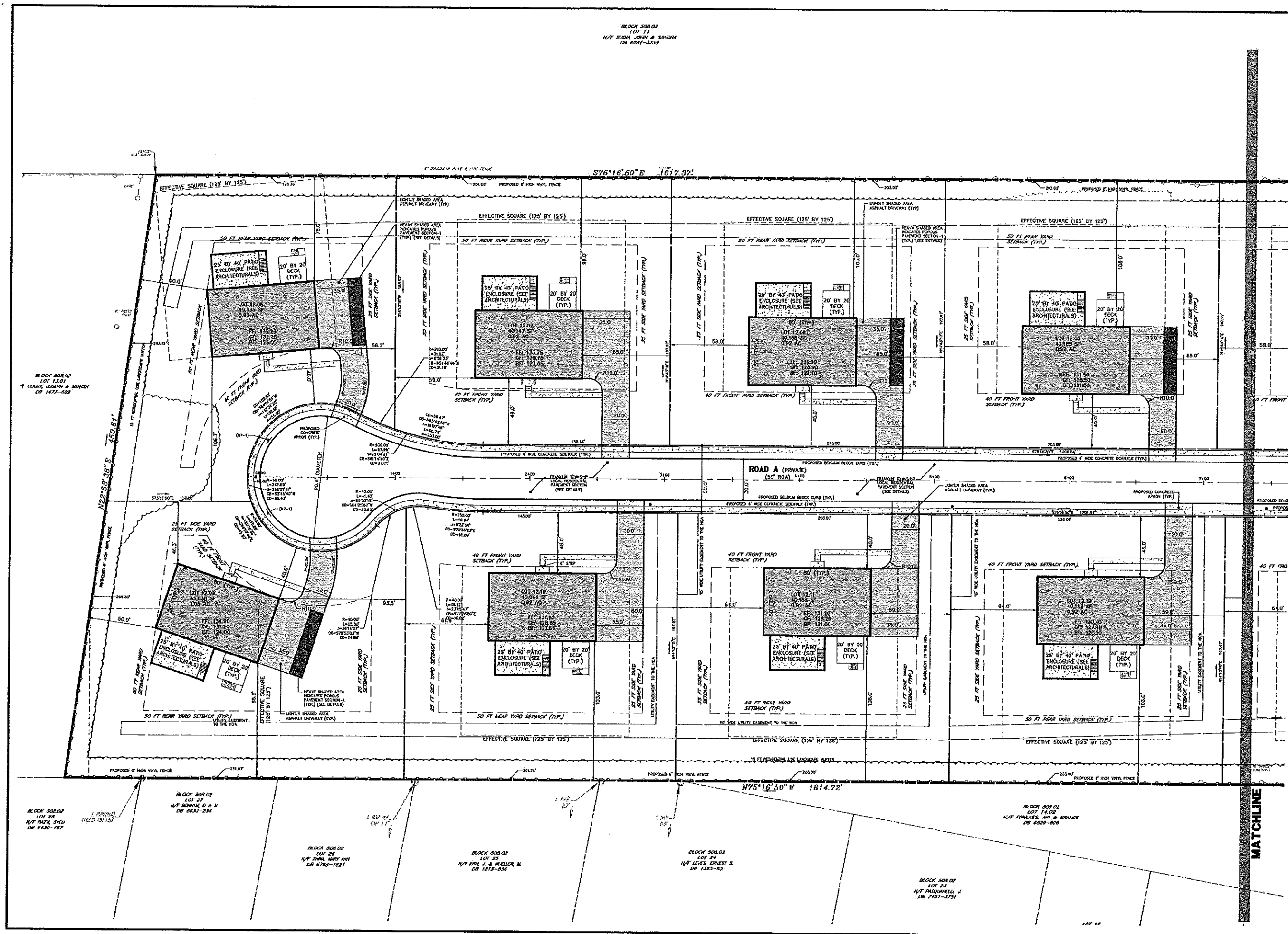
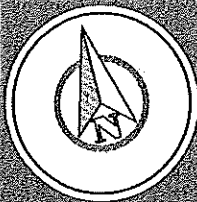
BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

EXISTING
CONDITIONS
PLAN
(2)

DRAWN BY: _____
DESIGNED BY: _____
APPROVED BY: _____

THIS WORK PREPARED UNDER MY
PROFESSIONAL ENGINEER
GREGORY S. OMAN
NO. 43441

PROJECT NUMBER: 2022.015
DATE OF ISSUE: MARCH 12, 2024
REVISION: 4



HORIZONTAL DATUM: NAD83 (NAD-83)

GRAPHIC SCALE



SCALE: 1"=30'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	03/19/24	ISSUED FOR PERMIT	MM
2	12/18/24	REVISIONS	MM
3	11/25/24	REVISIONS	MM

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295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

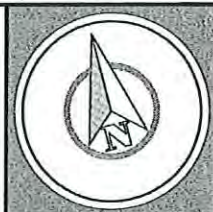
GEOMETRY PLAN
(1)

DRAWN BY: MM
DESIGNED BY: MM
APPROVED BY: MM

THIS PLAN PREPARED UNDER MY
SUPERVISORY RESPONSIBILITY
GREGORY CHAN
PROFESSIONAL ENGINEER
N.J.E.C. #43441

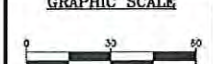
PLOTTED: 2024.07.05
DATE OF PLOT: MARCH 12, 2024
REVISION: 5

BLOCK 508.02
LOT 11
N/F SODA, JOHN & SANDRA
DB 6894-1259



HORIZONTAL DATUM: NAD83 (HAD-83)

GRAPHIC SCALE



SCALE: 1"=30'

REVISIONS	
1) COUNTY REV	09/24
2) TOWNSHIP REVISIONS	12/15/24
3) TOWNSHIP REVISIONS	11/25/25

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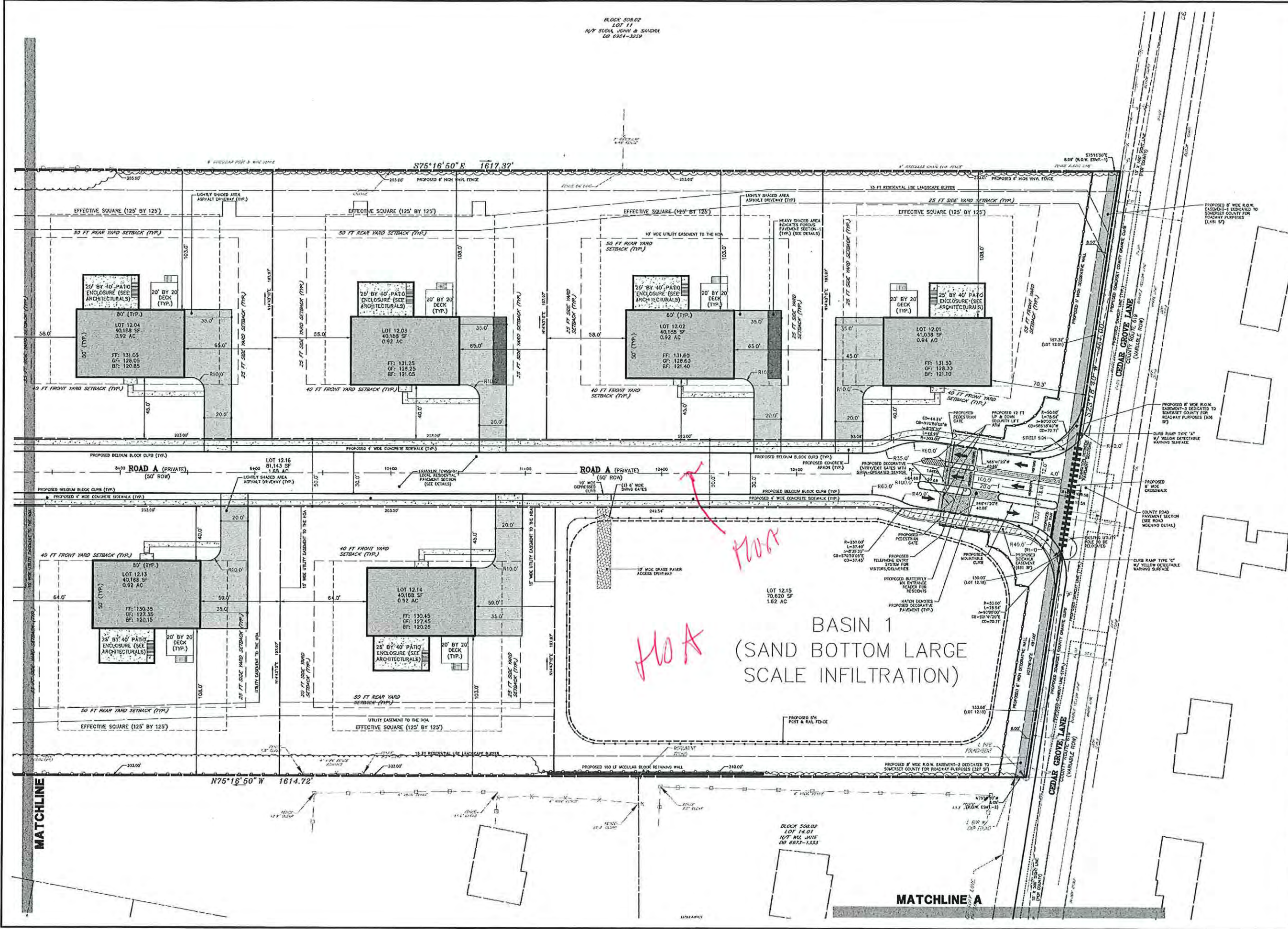
295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

GEOMETRY PLAN
(2)

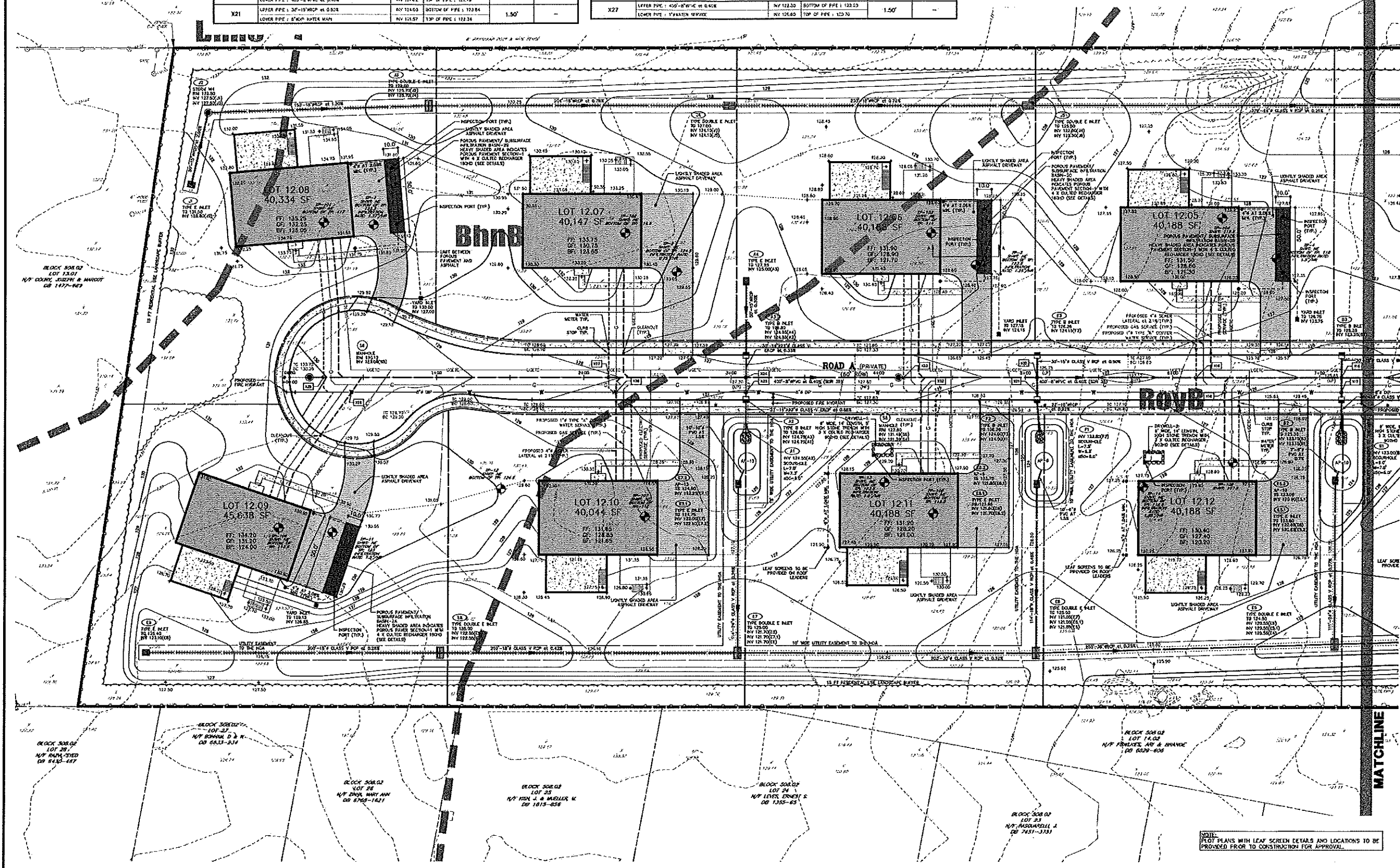
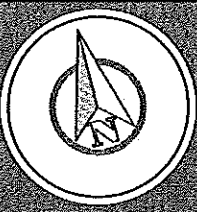
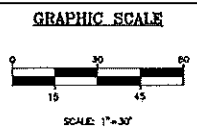
DESIGNED BY	RM
DRAWN BY	RM
APPROVED BY	SSO
THIS WORK PREPARED UNDER MY SUPERVISION	
GREGORY S. OMAN PROFESSIONAL ENGINEER N.J.E.# 23441	
PROJECT NUMBER	2022.075
DATE OF ISSUE	MARCH 12, 2024
REVISION	NOVEMBER 25, 2025
	6



PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X16	UPPER PIPE: 30"-15'WSP @ 0.33%	NY 123.80 BOTTOM OF PIPE: 123.84	2.05'	-
	LOWER PIPE: 400'-8"RVC @ 0.40%	NY 123.78 TOP OF PIPE: 123.85		
X17	UPPER PIPE: 30"-15'WSP @ 0.33%	NY 123.77 BOTTOM OF PIPE: 123.88	1.50'	-
	LOWER PIPE: 8"WSP WATER MAIN	NY 123.71 TOP OF PIPE: 123.45		
X18	UPPER PIPE: 8"SEWER LATERAL	NY 123.60 BOTTOM OF PIPE: 123.90	1.50'	-
	LOWER PIPE: 8"WSP WATER MAIN	NY 123.45 TOP OF PIPE: 123.40		
X19	UPPER PIPE: 12"WATER SERVICE	NY 123.46 BOTTOM OF PIPE: 123.36	2.00'	-
	LOWER PIPE: 400'-8"RVC @ 0.40%	NY 123.59 TOP OF PIPE: 123.28		
X20	UPPER PIPE: 30"-15'WSP @ 0.33%	NY 123.65 BOTTOM OF PIPE: 123.80	2.10'	-
	LOWER PIPE: 400'-8"RVC @ 0.40%	NY 123.62 TOP OF PIPE: 123.79		
X21	UPPER PIPE: 30"-15'WSP @ 0.33%	NY 123.63 BOTTOM OF PIPE: 123.84	1.50'	-
	LOWER PIPE: 8"WSP WATER MAIN	NY 123.57 TOP OF PIPE: 123.36		

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X22	UPPER PIPE: 8"SEWER LATERAL	NY 123.87 BOTTOM OF PIPE: 123.37	1.50'	-
	LOWER PIPE: 8"WSP WATER MAIN	NY 123.10 TOP OF PIPE: 123.83		
X23	UPPER PIPE: 12"WATER SERVICE	NY 124.30 BOTTOM OF PIPE: 124.15	2.00'	-
	LOWER PIPE: 400'-8"RVC @ 0.40%	NY 124.36 TOP OF PIPE: 122.15		
X24	UPPER PIPE: 30"-14"2" WSP @ 0.33%	NY 124.80 BOTTOM OF PIPE: 124.55	1.91'	-
	LOWER PIPE: 400'-8"RVC @ 0.40%	NY 123.90 TOP OF PIPE: 122.67		
X25	UPPER PIPE: 30"-14"2" WSP @ 0.33%	NY 124.77 BOTTOM OF PIPE: 124.55	1.50'	-
	LOWER PIPE: 8"WSP WATER MAIN	NY 123.28 TOP OF PIPE: 123.05		
X26	UPPER PIPE: 8"SEWER LATERAL	NY 124.84 BOTTOM OF PIPE: 124.54	1.50'	-
	LOWER PIPE: 8"WSP WATER MAIN	NY 123.57 TOP OF PIPE: 123.34		
X27	UPPER PIPE: 400'-8"RVC @ 0.40%	NY 123.30 BOTTOM OF PIPE: 123.20	1.50'	-
	LOWER PIPE: 12"WATER SERVICE	NY 123.60 TOP OF PIPE: 123.70		

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X28	UPPER PIPE: 8"SEWER LATERAL	NY 123.48 BOTTOM OF PIPE: 123.35	1.50'	-
	LOWER PIPE: 8"WSP WATER MAIN	NY 122.68 TOP OF PIPE: 123.85		
X29	UPPER PIPE: 12"WATER SERVICE	NY 123.60 BOTTOM OF PIPE: 123.80	1.50'	-
	LOWER PIPE: 400'-8"RVC @ 0.40%	NY 123.56 TOP OF PIPE: 124.33		
X30	UPPER PIPE: 30"-14"2" WSP @ 0.33%	NY 123.88 BOTTOM OF PIPE: 123.83	1.17'	-
	LOWER PIPE: 8"WSP WATER MAIN (HYDRANT)	NY 123.88 TOP OF PIPE: 123.45		



REVISIONS	
1) COUNTY FEES	09/1/21
2) TOWNSHIP REVISIONS	12/31/21
3) TOWNSHIP REVISIONS	1/25/22

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☐ CHD BY: _____ DATE: _____



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Certificate of Authorization: 24022756190

295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
18.54 ACRES

**GRADING & UTILITY PLAN
(1)**

DESIGNED BY: _____
APPROVED BY: _____

THIS WORK PREPARED UNDER MY CLOSE SUPERVISION.

GREGORY S. OMAN
PROFESSIONAL ENGINEER
NJ# 43141

PROJECT NUMBER: 2022.075
DATE OF ISSUE: MARCH 12, 2024
REVISION: 1
NOVEMBER 25, 2025

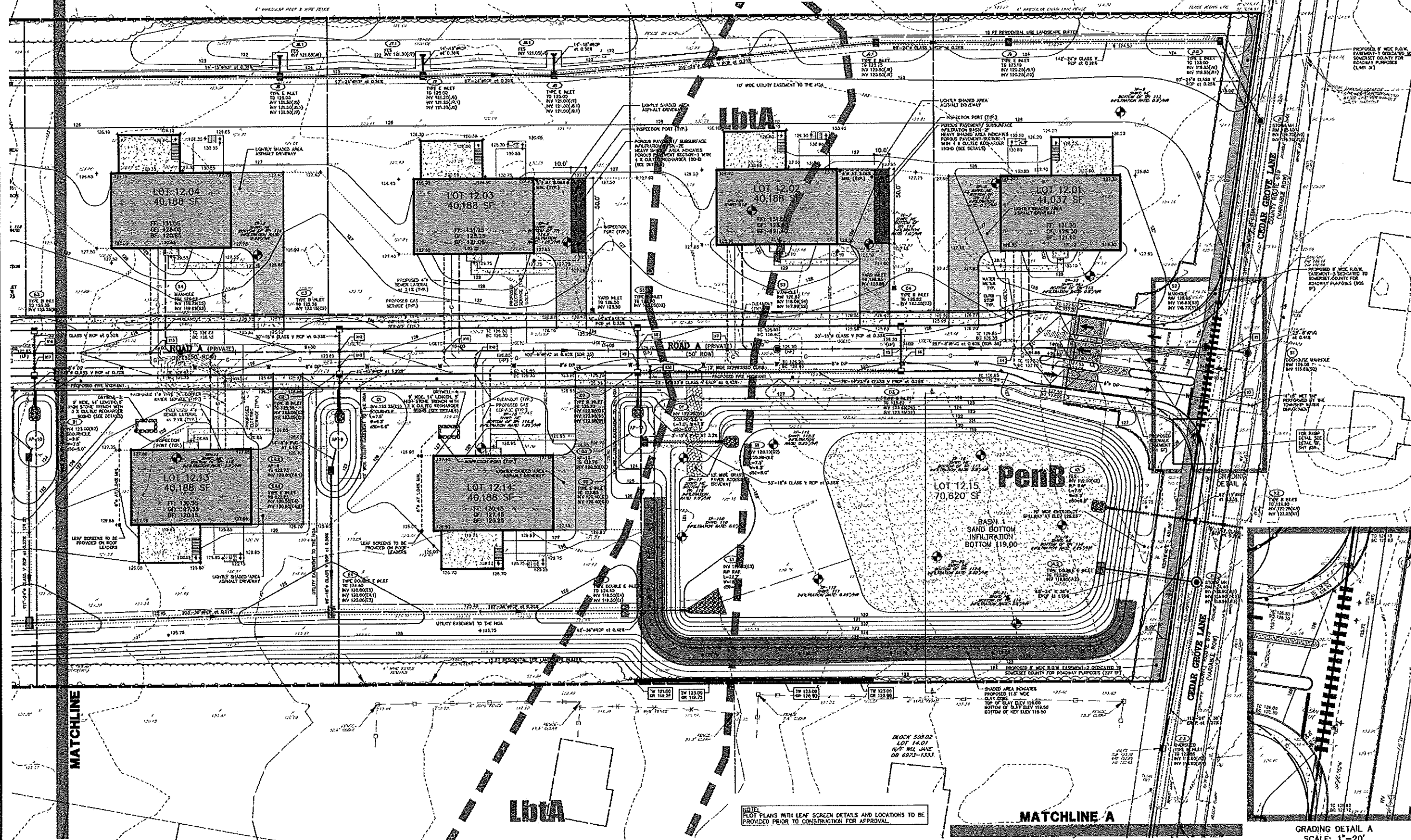
CU-1
7

NOTE:
PLOT PLANS WITH LEAF SCREEN DETAILS AND LOCATIONS TO BE PROVIDED PRIOR TO CONSTRUCTION FOR APPROVAL.

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X1	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	1.80'	—
X3	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	1.50'	—
X4	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	4.50'	—
X5	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	4.60'	—
X6	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	1.50'	—

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X7	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	3.20'	—
X8	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	3.50'	—
X9	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	1.50'	—
X10	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	1.50'	—
X11	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	2.30'	—
X12	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	2.80'	—

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X13	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	1.50'	—
X14	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	1.70'	—
X15	UPPER PIPE : 30" x 15' WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.87 NY 123.07 TOP OF PIPE : 123.07	1.55'	—



HORIZONTAL DATUM : NAD83

GRAPHIC SCALE

SCALE: 1"=30'

REVISIONS

1	GENERAL REVISIONS	07/20/24
2	GENERAL REVISIONS	07/20/24
3	COUNTY REV	08/16/24
4	TOWNSHIP REVISIONS	12/18/24
5	TOWNSHIP REVISIONS	11/22/25

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CHD BY: DATE:

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Certificate of Authorization : 24542759190

295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

GRADING & UTILITY PLAN
(2)

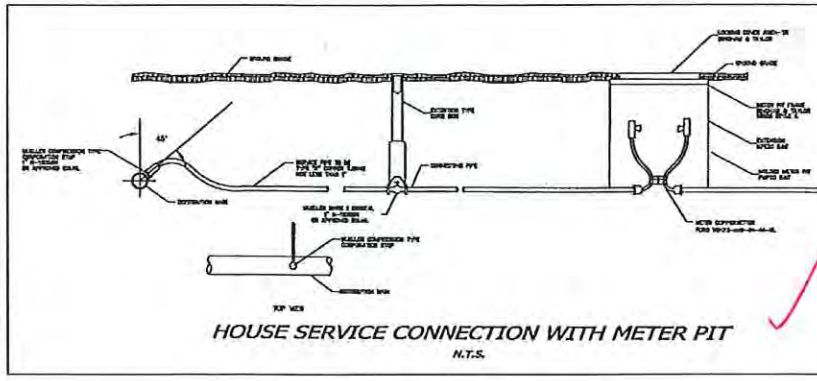
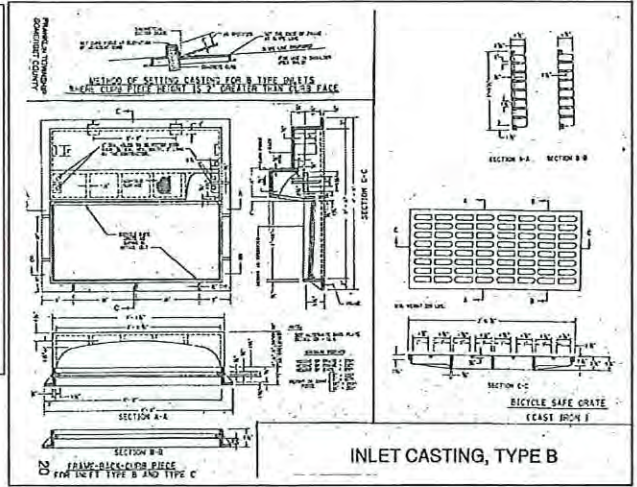
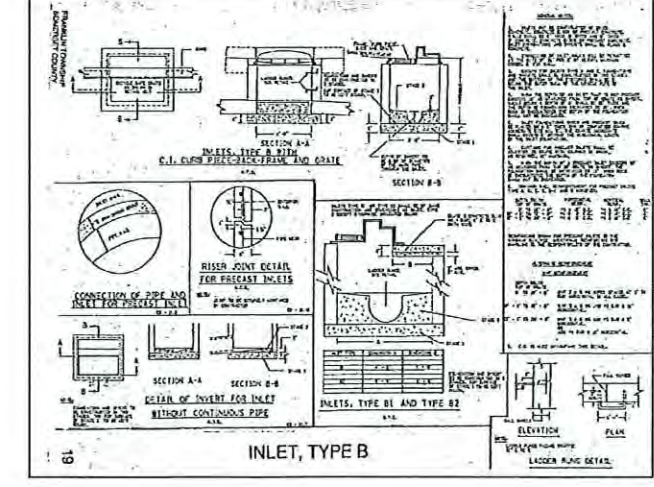
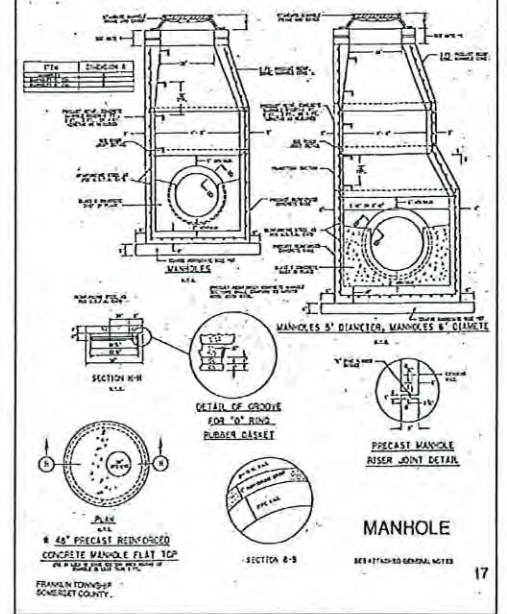
DRAWN BY: [Signature]
DESIGNED BY: [Signature]
APPROVED BY: [Signature]

THIS PROJECT PREPARED UNDER MY
SUPERVISION AND I AM A REGISTERED
PROFESSIONAL ENGINEER
GREGORY S. OMAN
PROFESSIONAL ENGINEER
NJPE# 43441

PROJECT NUMBER: 2022.075
DATE OF SCALE: MARCH 12, 2024
REVISION: 5
NOVEMBER 23, 2025

8

GRADING DETAIL A
SCALE: 1"=20'

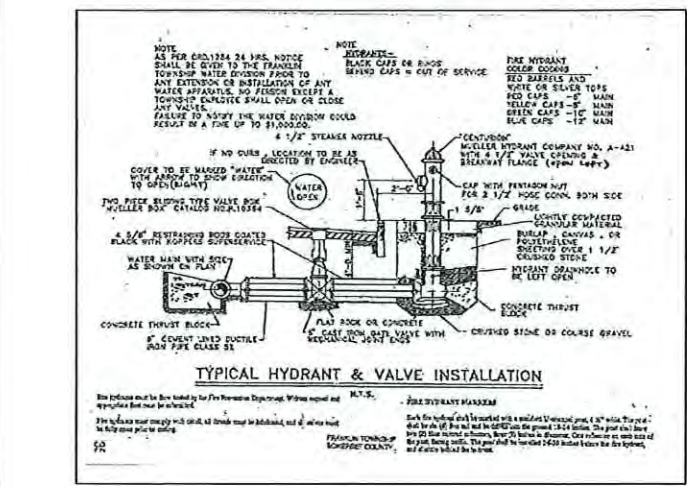
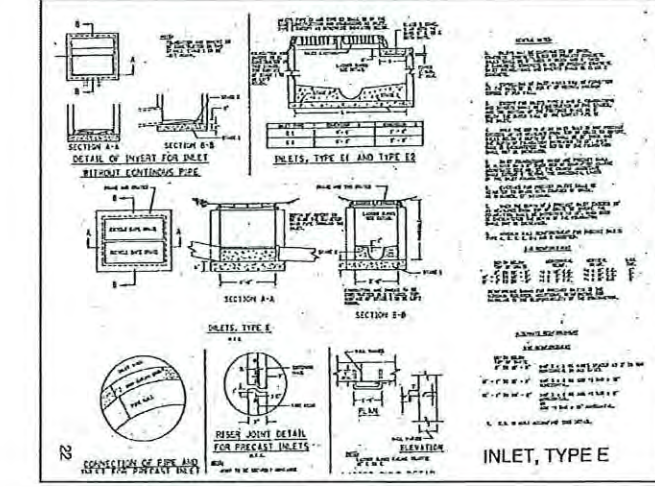
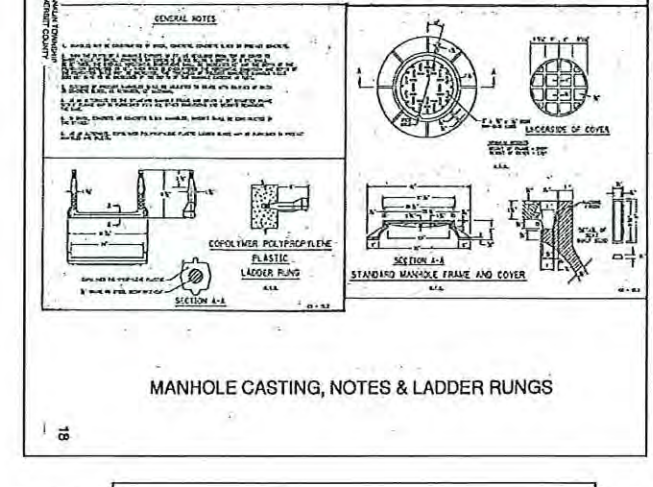
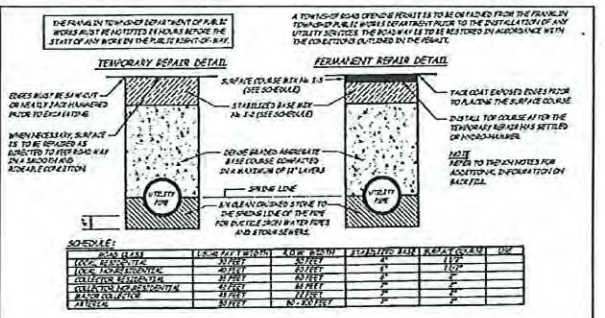


CONSTRUCTION DETAIL NOTES

- ALL TRAFFIC SIGNS AND PAYMENT MARKINGS SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONSTRUCTION DETAILS SHALL BE SUPERSEDED BY APPLICABLE MUNICIPAL, COUNTY OR STATE DETAILS UNLESS OTHERWISE NOTED.
- STRUCTURAL DETAILS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SHOP DRAWINGS SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER FOR ALL WALLS AND STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION.
- SHOP DRAWINGS SHALL BE PROVIDED FOR ALL PRECAST STRUCTURES PRIOR TO THE ORDERING OF MATERIALS. DETAILS ASSUME APPROPRIATE LOAD BEARING CAPACITY AND COMPACTION OF SOILS. ACTUAL FIELD CONDITIONS SHALL BE CONFIRMED BY ON-SITE GEOTECHNICAL ENGINEER.
- RESIDENTIAL DEVELOPMENTS SHALL CONFORM TO DETAILS WITHIN THE CURRENT EDITION OF THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (R.S.I.S.).
- ALL CONSTRUCTION DETAILS ARE NOT TO SCALE (N.T.S.) UNLESS OTHERWISE NOTED.

REVISIONS

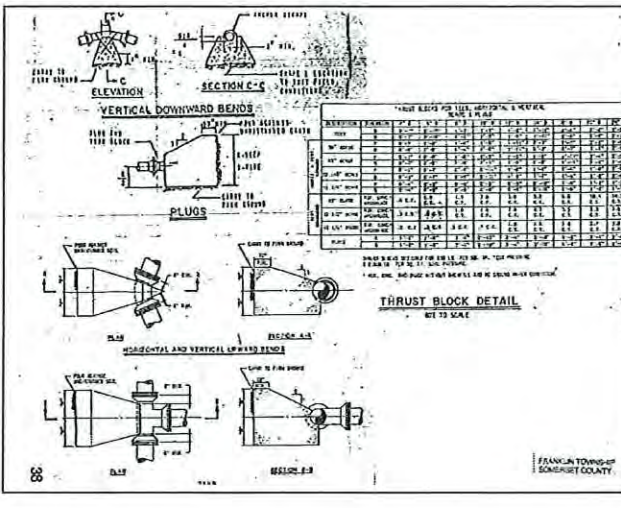
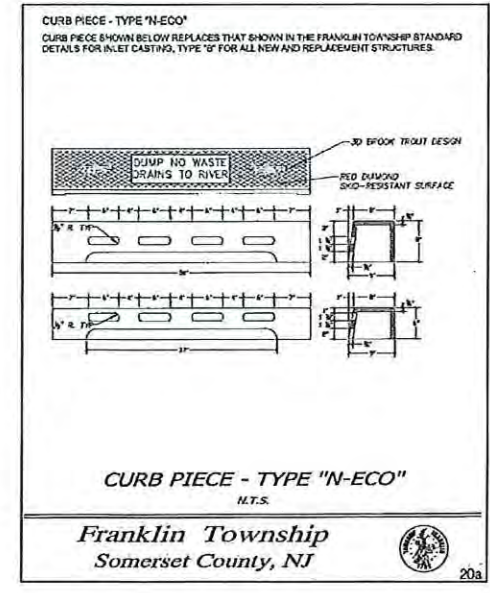
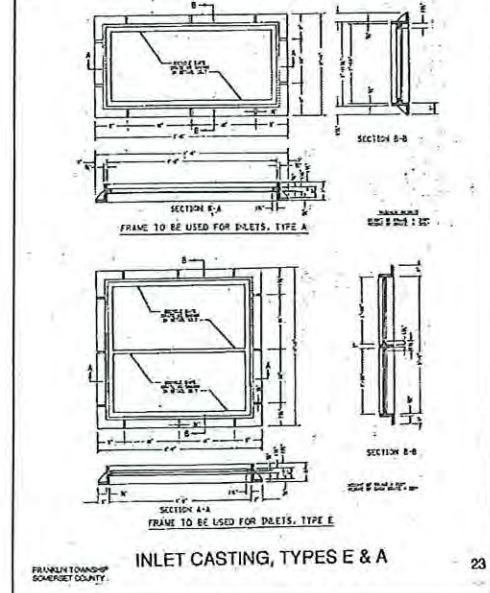
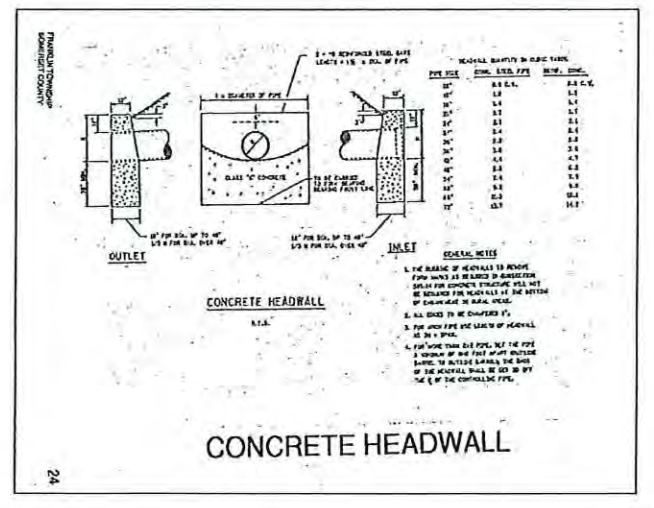
NO.	REVISIONS	DATE
1	TOWNSHIP REVISIONS	12/18/24
2	TOWNSHIP REVISIONS	11/27/25



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☐ CHECK BY: _____ DATE: _____

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California # of Authorization: 146242721900

295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

CONSTRUCTION DETAILS (3)

DRAWN BY: _____ EP
DESIGNED BY: _____ PS
APPROVED BY: _____ PS

THIS WAS PREPARED UNDER MY INDIVIDUAL SUPERVISION.

GREGORY S. OMAN
PROFESSIONAL ENGINEER
N.J.E.# 43141

PROJECT NUMBER: 2022.075 DE-3
DATE OF ISSUE: MARCH 12, 2024
REVISION: NOVEMBER 28, 2025

28

NOTE: IN CASE OF DISCREPANCY, TOWNSHIP STANDARD DETAILS SHALL HOLD.

FRANKLIN TOWNSHIP DETAILS

memo



TO: Christine Woodbury – Secretary to Franklin Township Planning and Zoning Boards

FROM: Tara Kenyon, AICP/PP – Sustainability Coordinator, Franklin Township

DATE: March 3, 2026

RE: Comments from Franklin Township Environmental Commission
Odin Dhun, LLC
295 Cedar Grove Lane, Somerset
(Block 508.02 – Lot 12)

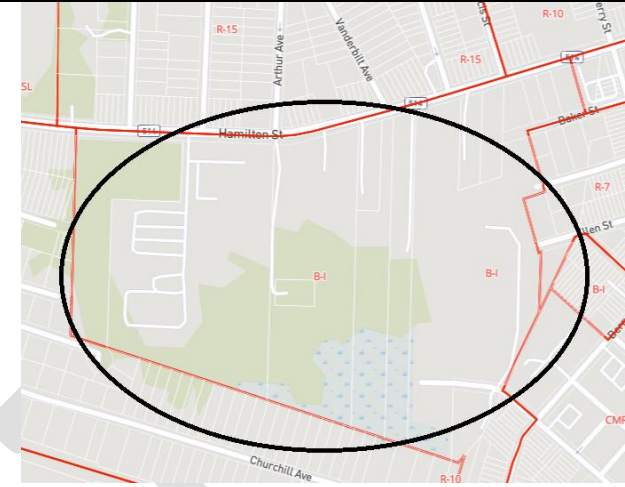
File #: PLN-24-00007 (February 2026 Resubmittal)

At its regularly scheduled meeting of March 2, 2026, the Franklin Township Environmental Commission ("EC") reviewed plans and documents for the above-referenced project. The following comments are submitted for consideration by the Franklin Township Planning Board:

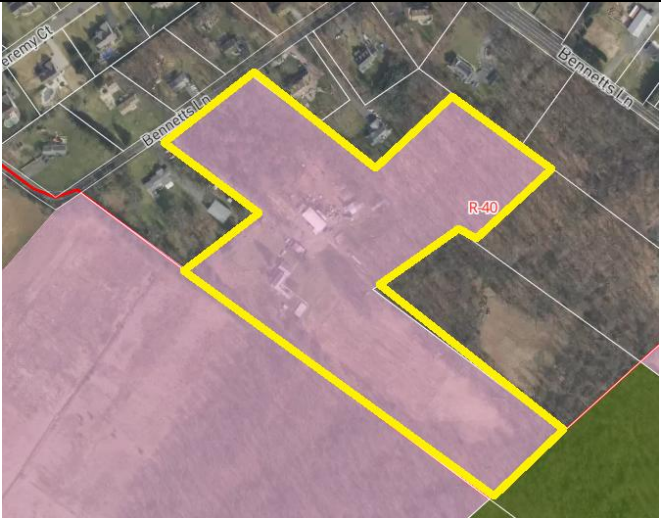
- As part of this resubmittal, the applicant has again significantly reduced the number of trees onsite to be removed (2,184 trees previously proposed to be removed – 1,597 trees currently proposed to be removed). This new proposal requires 1,230 trees to be replaced, of which the applicant is planting 865 onsite. This calculation leaves a deficit of 365 trees to be planted, which will be satisfied via the required monetary contribution to the Shade Tree Fund. The EC is pleased to find that the number of trees to be removed and the deficit in actual plantings of required trees is significantly less than what was proposed in the previous submissions. As always, the EC continues to recommend retaining as many trees onsite and planting as many of the required replacement trees onsite as part of this project.
- The EC continues to recommend that the applicant investigate the feasibility for solar panels on the individual roofs, a green roof, cool roof technology, or at minimum, a "make solar ready" roof.
- The EC again requests that the applicant provide a list of amendments made to plans and supporting documents with all future resubmissions. This will assist the EC's Site Plan Committee in its required review.

Please contact me with any questions at Tara.Kenyon@franklinnj.gov or 848-203.1857. Thank you!

Recommendation	Priority	Difficulty	Notes
<i>Loading dock depth</i> - revise the loading depth requirement (currently 2x the length of the longest truck).	High	Easy	Priority identified as “high” as I assume the Board would prefer an updated standard. The Township engineer should be consulted on wording of an appropriate standard.
<i>Sidewalks</i> – Change ordinance to require (not just encourage) sidewalks, develop criteria to guide the Township’s land use boards on this issue, and require a payment-in-lieu of sidewalk construction based on a cost estimate	High	Medium	I have suggested this as “high” priority since it’s a frequent topic of Board discussion. Changing the ordinance to require sidewalks (and requiring a payment-in-lieu) is easy. Developing <i>useful</i> design criteria to guide the Township’s land use boards would take considerably more effort (but is critical in my opinion).
<i>Parking lot drive aisle</i> - consider reducing the parking lot drive aisle requirement from 26 feet to 24 feet (which is typical standard in municipal ordinances and accepted engineering standards, reducing the aisle width should result in a decrease in impervious coverage.	Medium	Easy	If there are concerns about such a reduction, the Township may wish to consider lowering the aisle width standard for low turnover uses (e.g., workplaces, residential) but maintaining the wide width for higher turnover uses (e.g., retail).
<i>Building height</i> - review the means by which building height is measured (from average finished grade) since the Township is increasingly getting applications where the builder is mounding the property and placing the building (e.g., proposed house) on top of the mound solely for the intention of getting a basement above the water table.	Medium	Easy	This is an important matter for staff.
<i>Independent Senior Living (ISL) zone (1135 Hamilton Street Block 347, Lot 7)</i> - Re-zone back to the R-15 zone.	Medium	Easy	 <p>Ordinance is easy. Property owner could object.</p>
<i>Certain non-residential uses in residential zones</i> - Eliminate certain uses as permitted uses in the residential uses including: philanthropic or eleemosynary uses in the Rural Residential zones, hospitals in the Rural Residential zones, kennels in the Rural Residential zones, and “community residences” in the Rural Residential and Residential zones.	Medium	Easy	
<i>Revise parking requirement for places of worship</i> – 1 space/ 15 square feet requirement is too high/ likely in error	Medium	Easy	<p>I believe that the requirement should be 1 space per 45 SF (assuming an occupancy limit of 1 person per 15 SF. In this way the parking requirement may be 3 times higher than it should be. Applicants take advantage of this. There is no benefit to the Twp to have a (likely) erroneous parking requirements. Parking should be 1 space per 3 people per the occupancy code (or some something similar).</p> <p>Note: not in Re-Ex report</p>

Recommendation	Priority	Difficulty	Notes
<i>B-I zone along Hamilton Street (in the area of the armory) – Review and possibly change the zoning (would additional light industrial use be appropriate?) as area is predominately residential in nature.</i>	Medium	Medium	 <p>Difficulty medium as zoning solution is not obvious - will need PB and Council discussion/ consideration, plus, there exist a few light industrial uses in the area (which could be made non-conforming depending on nature of ord. changes). Priority is medium since, while Twp hasn't had recent inquiries an application for light industrial use could likely be problematic. Property owners may object.</p>
<i>R-40 zoning north of Skillmans Lane – Rezone to A</i>	Medium	Medium	 <p>Area in figure not rezoned. Most of area is preserved and most other properties very large. However, a few smaller properties would be made non-conforming</p>
<i>Signage</i> - Review signage ordinance for consistency with applicable law and for internal consistency (e.g., do there need to be different standards in the redevelopment area versus the rest of the Town?); 30 square foot maximum for all retail uses should be evaluated (calculate based on the square footage of the tenant's façade area or the linear feet of the tenant's façade width?); definition of "sign" revised to address murals; evaluate for consistency (Hamilton Street, redevelopment area, rest of town); etc..	Medium	Medium	<p>An ad-hoc sign committee was formed a year ago or so to evaluate this matter so there is some interest (at least from the business community) to look at the sign regs.</p> <p>This is a relatively large effort and could generate interest.</p>
<i>Overhaul of clustering/ lot averaging regulations</i> - Currently, clustering options are available in the Township's development regulations: Lot size averaging in the C-P, RR-3 and RR-5 zones (§112-142, 145 and 146), Natural Resource Cluster Option (Article XXX) and Agricultural Cluster Option (Article XXXI). Streamlined, simplified and made consistent (e.g., similar methodology for determining lot yield). Identify ways to either increase the likelihood of their use.	Medium	Medium	<p>Priority is not high since <i>relatively</i> little land exists for large-scale residential subdivisions. Difficulty is "medium" since will take a good amount of staff and PB time</p>
<i>Conditional use standards</i> - Need to comprehensively review for internal consistency and consistency with law, update and delete accordingly.	Medium	Medium	
<i>Appeal of ZBA approval to Council (112-299)</i> - This section allows for an appeal to the	Medium	Medium	<p>The ordinance is easy but ultimately it's a policy by Council. In my opinion – its bad policy to have an elected</p>

Recommendation	Priority	Difficulty	Notes
Township Council when a use variance is granted by the Zoning Board. This section should be deleted			body reviewing a decision by a quasi-judicial board. Such matters should be handled by the Courts.
<i>Definitions</i> - update or provide definitions of all key terms used including but not limited to uses identified in Schedule 1, Permitted Uses, and Schedules 2 and 3. Other missing definitions include but are not limited to: half-story, kitchen, average finished grade.	Medium	Medium	This item is important to staff.
<i>Business Uses in Residential Zones</i> - The Township should evaluate whether revisions could be made to the ordinance to better address the issue of business uses being conducted in residences.	Medium	Medium	This item is important to staff.
<i>Illegal residences</i> - evaluate whether revisions could be made to the ordinance to better address the issue of the creation in additional dwelling units in residences.	Medium	Medium	This item is important to staff.
<i>Landscape businesses</i> - ordinance does not permit this use in any of the Township's zoning districts (neither residential or non-residential uses), there is a need for the service and is a constant enforcement problem, recommended to allow in some manner	Medium	Medium	This item is important to staff.
<i>Renaissance Redevelopment Plan (Generally)</i> - Needs to be streamlined and simplified. For example, there exist three different sets of design standards (one each for the RPM and Leewood areas and another general section), different signage standards in the different zones, etc. Further, the applicability of the “underlay” vs. “base” zones needs to be clarified/ simplified.	Medium	Medium	The redevelopment plan is very, very confusing and needs to be cleaned up significantly. This would take up a significant amount of staff time. There
<i>S-C-V Zone on Weston Canal Road</i> – one property (Block 513.01 lot 6.03) not included in Canal Walk still in SCV zone (omitted from ord. rezoning such properties to the “A” zone or subject to the reqs. of the R-40 zone	Low	Easy	
<i>Wendy's on Easton Avenue</i> – Rezone to G-B consistent with the rest of the surrounding area	Low	Easy	
<i>Zoning of Farm Preserved and Open Space Preserved Sites:</i> Rezone larger such sites to appropriate/ adjoining low density zone (RR, C-P, A)	Low	Easy	 

Recommendation	Priority	Difficulty	Notes	
				
				 <p>Plus - B 57.01 L 42 and 43.04 (not preserved) should be put in different zone as well too small for C-R development (10 ac)</p>
				

Recommendation	Priority	Difficulty	Notes	
			 <p>See rec. above re: R-40 properties north of Skillmans (at a min. the preserved spaces could be rezoned "A")</p>	
				<p>Priority is "low" since there is no dev. potential. There is potential for creation of some non-conformiities (e.g., setbacks) for a few of the smaller farm preserved properties.</p>
<i>Indoor recreation uses in commercial zones</i> - Consider permitting indoor recreational uses in shopping centers of a certain size in NB and G-B zones; permitting as stand-alone uses with a parking requirement.	Low	Easy	Helps viability of shopping centers; there may be other similar uses that could also be permitted	
<i>Parkland Dedication (Article XXXIV)</i> - eliminate as such ordinances were found to be invalid many years ago,	Low	Easy		
<i>Cluster Residential (C-R) zone</i> - eliminate "residential cluster developments" as a permitted	Low	Easy	This use is not defined (no idea what this means) and there are no development standards for it (as provided	

Recommendation	Priority	Difficulty	Notes
principal use in the Cluster Residential (C-R) zone			for the other permitted uses)
Existing townhouse and garden apartment developments in the G-B zone – Place into the C-R zone (e.g., JFK Boulevard, portion of Hempstead Gardens) since these developments were built using these standards.	Low	Easy	Existing sections 112-39.R and 112-49.N essentially “grandfather” existing garden apartment and townhouse developments in the G-B zone. However, making this change would make it more clear that such uses are conforming.
<i>Principal Uses in Neighborhood Business (NB) zone (Section 112-53)</i> - Should be moved to Article IV (not Article V- in “conditional use” section). This section addresses the permitted commercial uses permitted in the two shopping centers developed in the Cluster Residential (C-R) zone along Cedar Grove Lane and DeMott Lane.	Low	Easy	The section prohibits certain uses (e.g., restaurants, health clubs). This should be reconsidered since these uses have historically been located in these shopping centers with no impact for decades. The prohibition against gas stations, however, should remain.
<i>Sections 112-39 (garden apartments) and 112-49 (townhouse development)</i> - Should not be in Article V, Conditional Uses (as these are no conditional uses). These should be stand-alone sections in Article IV, Supplementary Zoning Regulations. Also, Section 112-46, Professional office uses in the R-20-H should be similarly moved to Section IV as should Section 112-52, R-10A Zone Single-Family Development.	Low	Easy	
<i>Sedneff property (3241 RT 27 Block-Lot34.08-57)</i> – Rezone to NB zone	Low	Easy	 <p>This property is in the Cluster Residential (C-R) zone which permits multi-family development. The Township has received <u>countless</u> inquiries over decades for such development. However, the site is very heavily constrained by environmental restrictions that leaves only a small portion in the front/ right portion developable (far less than the 10 acres nec. for multi-family in the C-R zone). Consider re-zoning to N-B similar to adjoining commercial sites on Rt 27 to allow some form of commercial development or leave zoning, and applicants can always seek a use variance.</p> <p>Note: not in Re-Ex report</p>
<i>Consolidate various design standards sections (i.e., general, HBD, various sections within the Redevelopment area) into one portion of the ordinance</i> - Eliminate any inconsistencies that may exist; supplemented with appropriate illustrations to better explain the standards.	Low	Medium	Not a pressing issue and would involve a good amount of staff time
<i>Outdoor storage standards</i> - Review requirements related to outdoor storage in industrial areas including whether/how to permit such uses and appropriate requirements (e.g., screening, containment of materials, etc).	Low	Medium	There exist standards for outdoor storage as an accessory use (e.g., in association with a light industrial use). “Medium” difficulty as it’s a policy issue to include outdoor storage as a permitted principal use (many potential negatives). Perhaps best leave as-is (applicant would need to apply for use variance to be reviewed on case-by-case basis
<i>Renaissance 2000 Redevelopment Plan use and bulk standards</i> - compile into a zoning schedule for ease of interpretation.	Low	Medium	Not a pressing issue and would involve a good amount of staff time

Recommendation	Priority	Difficulty	Notes
<i>Cedar Grove Lane north of New Brunswick Road</i> – Consider permitting low-intensity non-residential uses (professional offices)	Low	Medium	Over last decade previously-vacant or under-developed properties in this corridor have been developed with either townhouse development or expansions to places of worship resulting in reduced development potential.
<i>Accessory structure setbacks for corner lots and reverse frontage lots</i> - review the applicability of front yard setbacks for accessory setbacks for small accessory structures (e.g., small sheds) and pools on reverse frontage lots (e.g., JFK Boulevard) and corner lots.	Low	Medium	The Township ordinance prohibits no such structures in any front yard (which applies along all road frontages), which in many cases creates unnecessary restrictions. However, many towns permit accessory structures in the “non front” front yard (e.g., rear yard adjoining JFK Boulevard) subject to the side or rear setback requirements for accessory structures, often with requirements for fencing.
<i>Staff recommendations in 2016 Report – Including Sections 112-67 (Restoration); 112-72 (flag lots); 112-118 (Noise); 112-180 D (make up of Minor Subdivision Committee); 112-199 - This section deals with the requirements for an environmental assessment; 112-250 (informal reviews to the Planning Board); temporary use permits; Section 112-16.A (coverages in rear yards)</i>	Low	Medium	
<i>Residential health care, long-term care and assisted living facilities</i> - zoning ord. changes to permit	Low	Medium	Low priority since we aren’t getting requests and use variance applications would <i>generally</i> be easier since such uses are considered “inherently beneficial” and low impact. Medium difficulty since there would need to be discussion of which facilities to permit, under what circumstances and what zones
<i>Regulatory approach to drones</i> - Anticipating the possible need for regulatory approaches to drones (e.g., use in future for deliveries)	Low	??	In my opinion, this is a good matter to keep on our radar as the technology/ regulatory environments evolves, too soon to do anything.
<i>Accessory dwelling units (ADUs) permitted in residential zones</i>		Hard	In my opinion, this is a big issue. Will need Council involvement as it’s a fundamental policy issue which would need to be considered carefully.
<i>Public safety and mobility</i> – discussion in the Master Plan addressing crime prevention in a holistic manner (not just enforcement) including possible zoning approaches			We will have to discuss this matter to decide what role the Planning Board would have/ potential future steps
<i>Cultural assets</i> – portion of the Master Plan celebrating and protecting the Township’s cultural assets and identity			We will have to discuss this matter to decide what role the Planning Board would have/ potential future steps.
<i>Trails</i> – to the degree not already addressed in the Trails and Pathways Plan, looking at the use of the old Conrail line for a trail as well as use of pipeline rights-of-way			Lets discuss – I don’t really see this as a Planning Board matter. The Trails Committee should take the lead on such things. Perhaps this suggestion gets forwarded to the Trails Committee and Council for their consideration.
<i>Traffic calming and truck routes</i>			Lets discuss – I don’t really see this as a Planning Board matter