



TOWNSHIP OF FRANKLIN
Planning Board
Agenda
Wednesday, January 7, 2026

CALL TO ORDER

SUNSHINE LAW

PLEDGE OF ALLEGIANCE

OATH OF OFFICE

Robert Thomas
Councilman Ram Anbarasan
Robert LaCorte
Michael Orsini
Theodore Chase

ROLL CALL

REORGANIZATION

Nomination/selection of Chairperson

Michael Orsini - approved

Nomination/selection of Vice Chairperson

Charles Brown - approved

Board Attorney interviews

[PB Counsel_Clarkin&Vignuolo.pdf](#)

[PB Counsel_ZBA Counsel_Bernstein.pdf](#)

Appointment of Board Attorney

Law Firm of Clarkin and Vignuolo - approved

Witness Oath – Director of Planning, Mark Healey

Witness Oath - Township Engineer, Darren Mazzei

MINUTES

APPROVED

PLANNING BOARD - 12-03-25.rtf

RESOLUTION

DISCUSSION

Appointment of Minor Subdivision Committee

Meher Rafiq, Robert Thomas, Michael Orsini - approved

Baldwas Realty LLC / PLN-22-00009

APPROVED

Extension of time 12.03.25.pdf

PUBLIC COMMENTS

HEARING

DAVIDSON PROPERTIES, LLC / PLN-23-00007

Preliminary & Final Major Site Plan, Conditional Use Approval, w/C Variances in which applicant seeks to construct a 35,510sqft warehouse at the rear of the existing building at 230 Davidson Avenue, Somerset; Block 468.01 Lot 20.01 in zone B-I

DL 01/31/2026

<https://www.franklintwpnj.org/committees-commissions/planning-board/application-material/davidson-properties-llc-pln-23-00007/-fsiteid-1#!/>

CARRIED from NOVEMBER 05, 2025 – notification needed

APPROVED

Engineer (DM) report 12.31.25 ng.pdf

EC report #3 12.16.25 ng.docx

Police report 12.09.25 ok.pdf

Planner report #4 10.28.25 (rec'd 11.13).pdf
Health Department report #4 11.10.25 ng.docx
Fire Prevention report #3 08.25.25 ng.pdf
FTSA report #3 07.21.25 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 01/07/2026

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

CARRIED TO JANUARY 22, 2026 - with no further notification needed

Engineer #4 (DM) 12.31.25 ng.pdf
Health Department 12.18.25 ok.docx
Fire Prevention #3 12.15.25 ok w-comm.pdf
Police report #2 03.03.25 ok.pdf
EC report #2 02.04.25 ng.docx
Planner report #3 12.23.25 ng.pdf
FTSA Ex Dir report 12.03.25.pdf
FTSA report #4 12.10.25 ok w-comm.pdf
SCPb Odin Dhun.pdf

COMMITTEE REPORTS

WORK SESSION / NEW BUSINESS

ADJOURNMENT

TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET
PROPOSAL COST FORM /SIGNATURE PAGE

Professional Legal Services
Contract #: MC-FO-0008-26 (3.1– 3.7)

TO THE TOWNSHIP OF FRANKLIN:

The undersigned declares that he/she has read the Notice, Instructions, Affidavits and Scope of Services attached, that he/she has determined the conditions affecting the proposal and agrees, if this proposal is accepted, to furnish and deliver services as required in RFP.

Indicate by checking below the legal service(s) that you are submitting a proposal.

**Please
Check**

☐	3.1	LEGAL COUNSEL - BOND COUNSEL
☐	3.2	LEGAL COUNSEL – TOWNSHIP ATTORNEY
☐	3.3	MUNICIPAL PROSECUTOR
☐	3.4	TAX APPEAL COUNSEL
☐	3.5	PUBLIC DEFENDER
☐	3.6	ZONING BOARD OF ADJUSTMENT COUNSEL
☒	3.7	PLANNING BOARD COUNSEL

The undersigned is a ^(Corporation) ~~(Partnership)~~ ~~(Sole Proprietorship)~~ under the laws of the State of New Jersey having its
Principal office at 86 Washington Avenue, Milltown, NJ 08850

Clarkin & Vignuolo, P.C.

Company

86 Washington Avenue, Milltown, NJ 08850

Address


Signature of Authorized Agent

Partner

Title of Authorized Agent



Telephone Number



Fax Number


Federal I.D. # or Last 4 digits of Social Security #

Peter A. Vignuolo, Esq.

Type or Print Name

December 1, 2025
Date



Email Address

**QUALIFICATION STATEMENT AND PROPOSAL
PETER A. VIGNUOLO, ESQ. - CLARKIN & VIGNUOLO, P.C.
FOR THE PROFESSIONAL SERVICE OF
PLANNING BOARD ATTORNEY - TOWNSHIP OF FRANKLIN**

1. A statement that your firm is interested in performing the work described in the RFP.

Peter A. Vignuolo, Esq. and James F. Clarkin III, Esq., the Principals of Clarkin & Vignuolo, P.C. hereby confirm and assert that they are interested in providing legal services to the Planning Board of the Township of Franklin for calendar year 2025.

2. The address of the office in which the work will be performed.

Any work not performed at the Franklin Township Municipal Building will be performed at:

Clarkin & Vignuolo, P.C.
86 Washington Avenue
Milltown, New Jersey 08850

3. The name and title of the individuals who will be assigned to the project(s).

The primary individual who will provide services as Planning Board Attorney will be Peter A. Vignuolo, Esq., partner at Clarkin & Vignuolo, P.C. He will be assisted by James F. Clarkin III, Esq., partner at Clarkin & Vignuolo, P.C.

4. Document past performance, qualifications and experience.

Peter A. Vignuolo has represented both private clients and municipal entities in zoning and land use matters throughout his legal career. Additionally, his positions as Borough Attorney in Milltown and Assistant Township Attorney in Piscataway Township have supplied him with additional insight into the interaction between a municipality and its land use boards. Finally, Mr. Vignuolo's real estate and tenancy practice provides him with an understanding of the issues facing applicants before municipal land use boards.

See attached Biographical Statement of Peter A. Vignuolo. Additionally, attached is the Biographical Statement of James F. Clarkin III, as he may also provide assistance to the Franklin Township Planning Board from time to time.

5. Description of ability to provide the services in a timely and cost-effective manner.

See Proposal Cost Form/Signature Page Addendum. See also responses to numbers 4 and 7.

6. Degree of expertise concerning the service at issue.

See responses to numbers and 7.

7. Familiarity with the services and requirements.

Peter A. Vignuolo has served as the attorney to the Franklin Township Planning Board since 2015; as such he is fully familiar with the services required by the Franklin Township Planning Board, as well as the requirements to provide the same. See also response to number 4.

8. Letter of Qualifications (Appendix A).

See attached Letter of Qualifications.

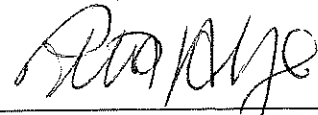
9. Letter of Intent (Appendix B).

See attached Letter of Intent.

Resume of the respondent.

See attached Biographical Statement of Peter A. Vignuolo. Additionally, attached is the Biographical Statement of James F. Clarkin III, as he may also provide assistance to the Franklin Township Planning Board from time to time.

I affirm that the statements made in this response are accurate, factual and complete to the best of my knowledge and belief and that these statements are submitted in good faith upon the express understanding that any false statement may result in disqualification for the services requested.



Peter A. Vignuolo, Esq.
Clarkin & Vignuolo, P.C.

PETER A. VIGNUOLO
BIOGRAPHICAL STATEMENT

Peter A. Vignuolo graduated *Phi Beta Kappa* from Rutgers University, Rutgers College in 1994, and was awarded his *Juris Doctor* degree from Seton Hall Law School in 1997. While attending law school, he was a member of the Seton Hall Legislative Bureau.

Mr. Vignuolo served a one-year judicial clerkship with the Honorable Robert A. Longhi, Assignment Judge of the Superior Court, Middlesex County, New Jersey. He was admitted to practice before the New Jersey State and Federal courts in March 1998. He is a member of the New Jersey and New Brunswick bar associations.

Mr. Vignuolo was an associate with the firm of Borrus, Goldin, Foley, Vignuolo, Hyman, Stahl & Clarkin from 1998 to 2002. He joined the firm of James F. Clarkin III, P.C., as an Associate Attorney in April 2002, and is currently partner in that firm, which is now known as Clarkin & Vignuolo, P.C.

Mr. Vignuolo concentrates his practice in the areas of municipal law, zoning and land use, commercial and residential tenancy matters, as well as commercial and residential real estate. He is currently Borough Attorney for the Borough of Milltown, as well as legal counsel to the Plainfield Zoning Board of Adjustment, the Plainfield Planning Board, the Franklin Planning Board, the Monroe Zoning Board of Adjustment and the Monroe Planning Board. Mr. Vignuolo has served as Assistant Township Attorney for the Township of Piscataway. He has also assisted in representing the Boards of Adjustment in Piscataway, Carteret and South Plainfield, and the Planning Boards of Carteret, Hampton and Helmetta. Additionally, he has represented private land use applicants and real estate clients throughout the State of New Jersey. Mr. Vignuolo is a current member and former Chair of the New Jersey District VIII Ethics Committee.

Mr. Vignuolo resides in Milltown.

Bar ID No. 038871997
Admitted: March 17, 1998

JAMES F. CLARKIN III, ESQ.

James F. Clarkin III was admitted to the New Jersey Bar in 1977. He was a partner at the firm of Borrus, Goldin, Foley, Vignuolo, Hyman, Stahl & Clarkin, P.C., from 1981 through 2001, and then opened his own practice on April 2, 2001, specializing in zoning and land use matters.

Mr. Clarkin served as the attorney for the Piscataway Township Board of Adjustment from 1986 until 2002, when he became the Piscataway Township Director of Law, a position he held until December 31, 2011. He now serves as the Assistant Piscataway Township Attorney, concentrating in real estate and land use matters, including redevelopment. He has served as the attorney for the South Plainfield Board of Adjustment from 1996 to 2006; the Carteret Board of Adjustment and the Carteret Planning Board from 1998 to 2017; the Borough of Helmetta Planning Board from 2001 to 2004 and 2006 to 2022; and the Borough of Hampton Planning Board from 2002 to 2006. In addition to his Board work, Jim represents private land use applicants, including national corporations, commercial developers and individual residents.

Mr. Clarkin has participated in a number of land use cases which are the subject of published decisions, including: Pullen v. Township of South Plainfield, 291 N.J. Super. 1 (App. Div. 1996); and New Brunswick Tel. v. South Plainfield, 305 N.J. Super. 151 (App. Div. 1997); 314 N.J. Super. 102 (App. Div. 1998); and 160 N.J. 1 (1999).

An alumnus of Holy Cross College, class of 1973, Mr. Clarkin graduated from New York Law School with honors in 1977.

Bar ID No. 019041977

Admitted: December 8, 1977

**PROPOSAL COST FORM/SIGNATURE PAGE ADDENDUM
PETER A. VIGNUOLO, ESQ. - CLARKIN & VIGNUOLO, P.C.
PLANNING BOARD ATTORNEY - TOWNSHIP OF FRANKLIN**

Peter A. Vignuolo, Esq., on behalf of Clarkin & Vignuolo, P.C., proposes to perform the services of Planning Board Attorney for the Township of Franklin for a retainer of \$18,000.00 for the period January 1, 2026 to December 31, 2026, payable monthly at the rate of \$1,500.00. The services provided pursuant to the retainer shall include the following, provided that no escrow deposit has been made by an applicant which can be billed for the services:

- a. Attend all meetings of the Planning Board and provide legal work and representation of the Planning Board at same.
- b. Perform all legal work required by the Planning Board as well as any additional duties as required.
- c. Work with the Board Chairperson and Board Secretary to review all development applications and/or applications for relief submitted to the Planning Board.
- d. Prepare all resolutions as directed by the Planning Board and prepare opinions and ruling on questions of law that may arise at Planning Board meetings.
- e. Coordinate all efforts with the appropriate officials of the administration to effectuate the intent and objectives of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Master Plan and the Land Use Ordinance of the Township of Franklin.
- f. Maintain all legal papers, documents, memoranda, reports, and other records relating to the legal duties of the Planning Board. Upon termination of services with the Planning Board, the attorney shall set forthwith surrender to the Planning Board all such property and shall furnish written consent to substitution of his/her successor in any pending actions or proceedings.
- g. Provide general advice as directed by the Planning Board.

Additionally, the undersigned proposes to charge legal services at the hourly rate of \$195.00 against the escrow account of any applicant required to post same under the Ordinances of the Township of Franklin.

Finally, the undersigned proposes to charge legal services at the hour rate of \$195.00 in connection with the representation of the Franklin Township Planning Board in any litigation matters.

No additional charge shall be imposed for postage, faxes and telephone charges shall be included in the hourly rate. Photocopying conducted by the firm shall be charged at a rate of \$0.15 per copy for any copy project in excess of 10 pages. Any photocopying performed by a third party vendor shall be billed at the actual cost to the firm.

Any charges incurred for messenger service or overnight delivery service shall be billed at the actual cost to the firm. Any charges for printing, reproduction, binding, collating or other graphic services performed by a third party vendor shall be billed at the actual cost to the firm.

**KEY PERSONNEL INFORMATION
PETER A. VIGNUOLO, ESQ. - CLARKIN & VIGNUOLO, P.C.
FOR THE PROFESSIONAL SERVICE OF
PLANNING BOARD ATTORNEY - TOWNSHIP OF FRANKLIN**

The identity of the key personnel who will be providing services to the Franklin Township Planning Board is contained in the Qualification Statement submitted in response to the Request for Proposals.

CLARKIN & VIGNUOLO, P.C.

Attorneys at Law
86 Washington Avenue
Milltown, New Jersey 08850

James F. Clarkin III

Peter A. Vignuolo

LETTER OF QUALIFICATION

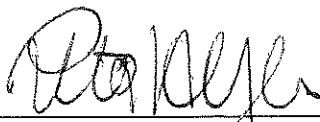
December 1, 2025

Township of Franklin, Somerset County
Township of Franklin Municipal Building
475 DeMott Lane
Franklin, N.J. 08873

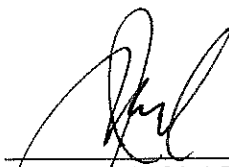
To Township of Franklin:

The undersigned have reviewed our Qualification Statement submitted in response to the Request for Qualifications (RFP) issued by the Township of Franklin ("Franklin") dated October 9, 2025 in connection with the Township's need for 2026 Professional Legal Services - Planning Board Counsel.

We affirm that the contents of our Qualification Statement (which Qualification Statement is incorporated herein by reference) are accurate, factual and complete to the best of our knowledge and belief and that the Qualification Statement is submitted in good faith upon express understanding that any false statement may result in disqualification of Clarkin & Vignuolo, P.C.



PETER A. VIGNUOLO, ESQ., Vice President
Clarkin & Vignuolo, P.C.
Dated: December 1, 2025



JAMES F. CLARKIN III, ESQ., President
Clarkin & Vignuolo, P.C.
Dated: December 1, 2025

CLARKIN & VIGNUOLO, P.C.**Attorneys at Law**86 Washington Avenue
Milltown, New Jersey 08850James F. Clarkin III
[REDACTED]Peter A. Vignuolo
[REDACTED]**LETTER OF INTENT**

December 1, 2025

Township of Franklin, Somerset County
Township of Franklin Municipal Building
475 DeMott Lane
Franklin, N.J. 08873

To Township of Franklin:

The undersigned, as Respondent, have submitted the attached Qualification Statement in response to a Request for Qualifications (RFP), issued by the Township of Franklin ("Franklin"), dated October 9, 2025 in connection with the Township's need for 2026 Professional Legal Services - Planning Board Counsel.

CLARKIN & VIGNUOLO, P.C. HEREBY STATES:

1. The Qualification Statement contains accurate, factual and complete information.
2. Clarkin & Vignuolo, P.C. agrees to participate in good faith in the procurement process as described in the RFP and to adhere to the Township's procurement schedule.
3. Clarkin & Vignuolo, P.C. acknowledges that all costs incurred by it in connection with the preparation and submission of the Qualification Statement and any Qualification Statement prepared and submitted in response to the RFP, or any negotiation which results therefrom shall be borne exclusively by the Respondent.
4. Clarkin & Vignuolo, P.C. hereby declares that the only persons participating in this Qualification Statement as Principals are named herein and that no other person other than those herein mentioned has any participation in this Qualification Statement or in any contract to be entered into with respect thereto. Additional persons may subsequently be included as participating Principals, but only if acceptable to the Township. Clarkin & Vignuolo, P.C. declares that this Qualification Statement is made without connection with any other person, firm or parties who has

Township of Franklin, Somerset County
RFP - 2025 Professional Legal Services - Planning Board Counsel
December 1, 2025
Page 2

submitted a Qualification Statement, except as expressly set forth below and that it has been prepared and has been submitted in good faith and without collusion or fraud.

5. Clarkin & Vignuolo, P.C. acknowledges and agrees that the Township may modify, amend, suspend and/or terminate the procurement process (in its sole judgment). In any case, the Township shall have any liability to the Respondent for any costs incurred by the Respondent with respect to the procurement activities described in this RFP.

6. Clarkin & Vignuolo, P.C. acknowledges that any contract executed with respect to the provision of 2026 Professional Legal Services - Planning Board Counsel must comply with all affirmative action and similar laws. Respondent hereby agrees to take such action as are required in order to comply with such applicable laws.



PETER A. VIGNUOLO, ESQ., Vice President
Clarkin & Vignuolo, P.C.
Dated: December 1, 2025



JAMES F. CLARKIN III, ESQ., President
Clarkin & Vignuolo, P.C.
Dated: December 1, 2025

TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET
PROPOSAL COST FORM /SIGNATURE PAGE

Professional Legal Services
Contract #: MC-FO-0008-26 (3.1– 3.7)

TO THE TOWNSHIP OF FRANKLIN:

The undersigned declares that he/she has read the Notice, Instructions, Affidavits and Scope of Services attached, that he/she has determined the conditions affecting the proposal and agrees, if this proposal is accepted, to furnish and deliver services as required in RFP.

Indicate by checking below the legal service(s) that you are submitting a proposal.

**Please
Check**

☐	3.1	LEGAL COUNSEL - BOND COUNSEL
☐	3.2	LEGAL COUNSEL – TOWNSHIP ATTORNEY
☐	3.3	MUNICIPAL PROSECUTOR
☐	3.4	TAX APPEAL COUNSEL
☐	3.5	PUBLIC DEFENDER
☒	3.6	ZONING BOARD OF ADJUSTMENT COUNSEL
☒	3.7	PLANNING BOARD COUNSEL

The undersigned is a (Corporation) under the laws of the State of New Jersey having its
Principal office at 34 Mountain Boulevard - Building A - PO Box 4922 Warren New Jersey 07059-4922

Eric M. Bernstein & Associates, LLC

Company

Federal I.D. # or Last 4 digits of Social Security #

34 Mountain Boulevard - Building A - PO Box 4922 Warren New Jersey 07059-4922

Address

Signature of Authorized Agent

Eric M. Bernstein, Esq.

Type or Print Name

Owner/Partner

November 25, 2025

Title of Authorized Agent

Date _____

Telephone Number

Email Address

Fax Number

ORIGINAL



ERIC M. BERNSTEIN & ASSOCIATES, L.L.C.

ATTORNEYS AT LAW

34 MOUNTAIN BLVD., BUILDING A
P.O. BOX 4922
WARREN, NEW JERSEY 07059

FACSIMILE

www.embalaw.com

November 25, 2026

Cindy Belanger, QPA, RMMO
Township of Franklin, Somerset County
Purchasing Department
475 DeMott Lane
Franklin, New Jersey 08873

COPY

**Re: Township of Franklin, Somerset County
Request for Proposals – Contract #: MC-FO-0008-26
3.6 Zoning Board of Adjustment Counsel
3.7 Planning Board Counsel
Eric M. Bernstein & Associates, L.L.C.
Qualification Statement**

Dear Ms. Belanger:

We hereby submit the following Qualification Statement on behalf of Eric M. Bernstein & Associates, L.L.C. for your consideration for the positions of Zoning Board of Adjustment Counsel and/or Planning Board Counsel with the Township of Franklin, Somerset County. Enclosed please find four (4) paper copies, one (1) being the Original and three (3) true and accurate copies as well as all pages submitted on a flash drive for your review

Attached to our Proposal and Qualifications is the State of New Jersey Business Registration Certificate, Affirmative Action provisions and references.

Please feel free to contact me at your convenience should you have any further requests or desire to meet the attorneys of this Law Firm for an interview.

Thank you for your attention to this matter.

Very truly yours,
ERIC M. BERNSTEIN & ASSOCIATES, L.L.C.

By: 
Eric Martin Bernstein, Esquire

EMB/mft
Enclosures



ERIC M. BERNSTEIN & ASSOCIATES, L.L.C.

34 MOUNTAIN BLVD., BUILDING A
P.O. BOX 4922
WARREN, NEW JERSEY 07059

A T T O R N E Y S A T L A W

FACSIMILE

www.embalaw.com

APPENDIX A

LETTER OF QUALIFICATION

November 25, 2025

Township of Franklin, Somerset County
Township of Franklin Municipal Building
475 DeMott Lane
Franklin, N.J. 08873

To Township of Franklin:

The undersigned have reviewed our Qualification Statement submitted in response to the Request for Proposals (RFP) issued by the Township of Franklin ("Township"), dated October 9, 2025, in connection with the Township's need for #3.6 Zoning Board of Adjustment Counsel and #3.7 Planning Board Counsel.

We affirm that the contents of our Qualification Statement (which Qualification Statement is incorporated herein by reference) are accurate, factual and complete to the best of our knowledge and belief and that the Qualification Statement is submitted in good faith upon express understanding that any false statement may result in the disqualification of Eric M. Bernstein & Associates, L.L.C.

(Signature of Chief Executive Officer)

Eric M. Bernstein, Esq., Owner/Partner

Eric M. Bernstein & Associates, L.L.C.

Dated: November 25, 2025

(Signature of Chief Financial Officer)

Eric M. Bernstein, Esq., Owner/Partner

Eric M. Bernstein & Associates, L.L.C.

Dated: November 25, 2025



ERIC M. BERNSTEIN & ASSOCIATES, L.L.C.

34 MOUNTAIN BLVD., BUILDING A
P.O. BOX 4922
WARREN, NEW JERSEY 07059

A T T O R N E Y S A T L A W

(732) 805-3360
FACSIMILE (732) 805-3346
www.embalaw.com

APPENDIX B LETTER OF INTENT

November 25, 2025

Township of Franklin, Somerset County
Township of Franklin Municipal Building
475 DeMott Lane
Franklin, N.J. 08873

To Township of Franklin:

The undersigned, as Respondent, has submitted the attached Qualification Statement in response to a Request for Proposal (RFP), issued by the Township of Franklin ("Township"), dated October 9, 2025 in connection with the Township's need for #3.6 Zoning Board of Adjustment Counsel and #3.7 Planning Board Counsel.

Eric M. Bernstein & Associates, L.L.C. HEREBY STATES:

1. The Qualification Statement contains accurate, factual and complete information.
2. Eric M. Bernstein & Associates, L.L.C. agrees to participate in good faith in the procurement process as described in the RFP and to adhere to the Township's procurement schedule.
3. Eric M. Bernstein & Associates, L.L.C. acknowledges that all costs incurred by it in connection with the preparation and submission of the Qualification Statement and any Qualification Statement prepared and submitted in response to the RFP, or any negotiation which results therefrom shall be borne exclusively by the Respondent.
4. Eric M. Bernstein & Associates, L.L.C. hereby declares that the only persons participating in this Qualification Statement as Principals are named herein and that no person other than those

herein mentioned has any participation in this Qualification Statement or in any contract to be entered into with respect thereto. Additional persons may subsequently be included as participating Principals, but only if acceptable to the Township. Eric M. Bernstein & Associates, L.L.C. declares that this Qualification Statement is made without connection with any other person, firm or parties who has submitted a Qualification Statement, except as expressly set forth below and that it has been prepared and has been submitted in good faith and without collusion or fraud.

5. Eric M. Bernstein & Associates, L.L.C. acknowledges and agrees that the Township may modify, amend, suspend and/or terminate the procurement process (in its sole judgment). In any case, the Township shall have any liability to the Respondent for any costs incurred by the Respondent with respect to the procurement activities described in this RFP.

Eric M. Bernstein & Associates, L.L.C. acknowledges that any contract executed with respect to the provisions of 3.6 Zoning Board of Adjustment Counsel and/or 3.7 Planning Board Counsel must comply with all applicable affirmative action and similar laws. Respondent hereby agrees to take such actions as are required in order to comply with such applicable laws.



(Signature of Chief Executive Officer)

Eric M. Bernstein, Esq., Owner/Partner

Eric M. Bernstein & Associates, L.L.C.

Date: November 25, 2025

Proposal Prepared For:

TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET

CONTRACT #: MC-FO-0008-26

**3.6 ZONING BOARD OF ADJUSTMENT COUNSEL
3.7 PLANNING BOARD COUNSEL**

Submitted By:



ERIC M. BERNSTEIN & ASSOCIATES, L.L.C.

A T T O R N E Y S A T L A W

Eric M. Bernstein & Associates, L.L.C.

34 Mountain Boulevard

Building A

P.O. Box 4922

Warren, New Jersey 07059-4922

Phone: [REDACTED]

Fax: [REDACTED]

Website: www.embalaw.com

Cindy Belanger, QPA, RPPO
 Township of Franklin, Somerset County
 Township of Franklin Municipal Building
 475 DeMott Lane
 Franklin, New Jersey 08873

ATTORNEY QUALIFICATION STATEMENT

We hereby submit the following Qualification Statement on behalf of Eric M. Bernstein & Associates, L.L.C. for the positions of Zoning Board of Adjustment Counsel (#3.6) and Planning Board Counsel (#3.7) for the Township of Franklin, Somerset County.

RESPONDENT KEY CONTACT INFORMATION

Eric Martin Bernstein, Esquire
 Eric M. Bernstein & Associates, L.L.C.
 34 Mountain Boulevard
 Building A
 P.O. Box 4922
 Warren New Jersey 07059-4922
 Telephone: [REDACTED]
 Facsimile: [REDACTED]
 Email: [REDACTED]
 Website: www.embalaw.com

PROPOSAL FORMS

All forms required on the Request for Proposal ("RFP") Document Checklist on Page 15 are included in this submission.

STATEMENT OF NO CONFLICT

No person having an interest in or employed by the Law Firm of Eric M. Bernstein & Associates, L.L.C. is related to any elected or appointed official or employee of the Township of Franklin.

KNOWLEDGE, EXPERTISE AND QUALIFICATIONS

All firm members specialize in the representation of New Jersey public entities. Within the Law Firm, Eric Martin Bernstein, Esquire leads the governmental representation for the Law Firm. He is assisted by Philip G. George, Esquire, Brian M. Hak, Esquire and Dominic P. DiYanni, Esquire. Their resumes are included in this submission. Our experience in Planning, Land Use and Zoning Board of Adjustment representation is extensive. Eric M. Bernstein and Associates, LLC has the following experience in these legal fields:

• Zoning Board of Adjustment Representation	40+ years
• Affordable Housing/ Mt. Laurel matters	40+ years
• Planning Board/ Zoning Board Litigation	40+ years
• Devising Master Plans	35+ years
• Warehouse Applications and Litigation	5+ years
• Municipal Land Use Law	40+ years
• Master Plans	40+ years
• Land Use and Redevelopment	40+ years
• Cannabis Applications and Litigation	5+ years
• Experience with New Jersey Public Sector Law	5+ years

The Firm currently represents the following boards (land use, planning and zoning): Allamuchy Land Use Board, Haledon Land Use Board, Holland Land Use Board, Independence Land Use Board, Victory Gardens Land Use Board, Hillsborough Planning Board, East Orange Planning Board, Irvington Planning Board, Roselle Borough Planning Board, Camden Planning Board (conflict), Fort Lee Planning Board (conflict), Franklin Township (Somerset) Planning Board (conflict), Montclair Planning Board (conflict), Ocean Township (Ocean) Planning Board (conflict), Long Branch Planning Board (conflict), Pemberton Township Planning Board (conflict), East Orange Zoning Board of Adjustment, Franklin Township (Somerset) Zoning Board of Adjustment; Irvington Township Zoning Board of Adjustment and Barnegat Township Zoning Board of Adjustment (conflict). The Firm has also represented the following boards (land use, planning and zoning): Franklin Township (Hunterdon) Planning Board, Willingboro Planning Board (conflict), Medford Township Planning Board (conflict), Bethlehem Township Planning Board, Woodbridge Planning Board (conflict), Fairfield Township (Cumberland) Planning Board, Hillside Planning Board, Evesham Township Zoning Board of Adjustment (conflict), Paramus Zoning Board of Adjustment, Morristown Zoning Board of Adjustment, Fort Lee Zoning Board of Adjustment (conflict) White Zoning Board of Adjustment, Woodbridge Zoning Board of Adjustment and the Ocean Township (Ocean) Board of Adjustment (conflict). We also serve as Associate Counsel to the New Jersey Planning Officials.

Members of the Law Firm have been engaged in the representation of planning and zoning boards throughout the State of New Jersey for a number of years. This representation has covered the gambit from general board representation, attending board meetings, dealing with Board members, and professional advice as to applications before the respective boards, and the drafting of memorializing resolutions to prerogative writ, master plan concerns/ litigation, affordable housing/ Mt. Laurel issues/litigation, warehouse issues and litigation and everything else in between. Law Firm members have also served as Special Litigation Counsel to planning/ zoning boards on litigation cases in both Federal and State courts. Firm attorneys have also served as conflict counsel on a myriad of applications when Board Counsel could either not attend meetings or had a conflict of interest which rendered them unable to serve as board attorney. There is probably not a matter under land use law or related governmental matters that Firm members have not either seen or encountered.

INDIVIDUAL ATTORNEYS

Eric Martin Bernstein, Esquire, is the primary contract attorney and sole partner of Eric M. Bernstein & Associates, LLC. He has been admitted to the Bar of the State of New Jersey since 1982 and is admitted to the Federal District Court for the District of New Jersey, the Third Circuit Court of Appeals, the District of Columbia Bar and the United States Supreme Court as well as being admitted *pro hac vice* throughout the United States. His concentration has been Labor and Employment Law, as well as Government and Land Use

law in the public and private sector since 1982. His qualifications are included in this submission.

Philip G. George, Esquire assists in the litigation of various legal matters from pre-disciplinary conference through hearing, trials and appeals in the labor and employment law arena. He has been admitted to the Bar of the State of New Jersey since 1982 and is admitted to the Federal District Court for the District of New Jersey and the Third Circuit Court of Appeals. His concentration is litigation and related matters for the Government Sector, including labor and employment law. His qualifications are included in this submission.

Brian M. Hak, Esquire has spent more than thirty (30) years of legal practice specializing in the representation of public, quasi-public and private entities throughout the State of New Jersey. Mr. Hak has served as general and special counsel to numerous public entities, including municipalities, counties, sewerage authorities, school boards, planning and zoning boards, and independent authorities, such as redevelopment agencies and parking authorities. Mr. Hak has served as municipal attorney to some of the State's largest municipalities and was general and special litigation counsel to a large regional sewerage authority for many years. Mr. Hak has also served as special counsel, tax counsel and litigation counsel to dozens of other public entities throughout New Jersey. His qualifications are more fully set forth below.

Dominic P. DiYanni, Esquire has been an attorney for more than twenty (20) years handling various matters in the field of tax appeal law, government law (state, county and local), labor and employment law, and taxation law and litigation in all courts amongst other responsibilities. He has been admitted to the Bar of the State of New Jersey since 2004 and has been admitted to the Federal District Court, the United States Third Circuit Court of Appeals, the United States Tax Court, and the United States Supreme Court. His qualifications are included in this submission.

The Law Firm has a statewide reputation in Government Relations, land use law and Employment Defense litigation, and administrative law and practice before all Federal, State and county courts, boards, bodies and agencies of Personnel, Office of Administrative Law, and agency disciplinary boards. Additionally, the Law Firm has an experienced government litigation background and serves as Defense Counsel to many municipalities and self-insuring funds. The Law Firm has litigated successfully in a number of matters through the Appellate Division of the Superior Court and New Jersey Supreme Court, the Federal District Courts, as well as the Third Circuit Court of Appeals.

LAW FIRM RESOURCES

The Law Firm of Eric M. Bernstein & Associates, L.L.C. has the experience and qualifications to meet the needs of the Township of Franklin as Zoning Board of Adjustment Counsel and Planning Board Counsel. We look forward to continuing to work with the Township's Zoning Board of Adjustment as their Counsel and with the Planning Board as Conflict Counsel, as well as with their respective officials, engineers, and planners.

The Office Administrator, Merrie Bernstein, receives all new assignments, opening file and tracking systems on each case and initial assignment to the attorney. As Office Administrator she also screens all calendars received from the courts and routes them to the Assigned Attorney after noting the scheduling event on the office calendaring system.

The Attorneys, Eric Martin Bernstein, Esquire, Philip G. George, Esquire, Brian M. Hak, Esquire and Dominic P. DiYanni, Esquire have primary responsibility for file preparation and readiness, submission of all status reports to the client, attendance at meetings or conducting telephonic conferences, and representation of the client at agency hearings or in court. The Assigned Attorney prepares all pleadings, discovery demands or motions and conducts all legal research.

Eric Martin Bernstein, Esquire oversees all work of the Assigned Attorneys and reviews and approves all non-routine administrative or litigation decisions, such as complex ordinance drafting, affordable housing certification applications, trial and appeal determinations, and billing for the client prior to submission to the client.

The Law Firm uses in-house state-of-the-art computer technology server-based IT computers and email systems protected by the most recent cyber security software. The systems are monitored and updated regularly by a certified national IT firm to ensure the highest level of security if maintained. All work is done in-house, and we do not utilize outside contractors.

AVAILABILITY TO ACCOMMODATE ANY REQUIRED MEETING OF THE BOARD

The Law Firm will be available for all required regularly scheduled meetings as well as specially called meetings of the Boards.

The Law Firm also maintains contact electronically via email with designated client contact persons, expanding the ability to communicate with its clients' key persons. This contact also facilitates the paperless exchange and approval of documents in a timely fashion for review by elected and appointed officials well ahead of planned meetings in most cases.

STATE CONTRACTOR BUSINESS REGISTRATION PROGRAM

The currently required New Jersey Business Registration Certificate of Eric M. Bernstein & Associates, L.L.C. is included in this submission.

AFFIRMATIVE ACTION

Eric M. Bernstein & Associates, L.L.C. fully complies with all Affirmative Action Provisions of the New Jersey Procurement Law, and the Affirmative Action Provisions which will be followed if Eric M. Bernstein & Associates, L.L.C. is awarded a contract is included in this submission.

ACCEPTANCE OF AUTHORIZED COMPENSATION

The Law Firm of Eric M. Bernstein & Associates, L.L.C. will accept all rates and compensation as set forth in the Request for Qualification in accordance with such rates as may be determined by the Township of Franklin by Resolution or Ordinance.

**(#3.6) ZONING BOARD OF ADJUSTMENT COUNSEL
FEE AND COSTS PROPOSAL**

Event/Activity	Rates
Zoning Board of Adjustment Counsel Hourly Rate – Attend all regular and special meetings; prepare and defend all litigation affecting the Zoning Board or any members of it, which is the result of decisions made on applications or in normal performance of their official duties pursuant to Municipal Land Use Law; review and advise on any matter that may come before the Zoning Board, including development applications in accordance with the Municipal Land Use Law Section 40:55D-70C&D; appeals of administrative officer decisions, requests for interpretation of zoning map or ordinance; provide legal advice, research and assistance on any special matters; prepare all resolutions, reports and documents; draft all legal documents as required including developers agreements, review of deeds, covenants, easements, etc.; represent or advise the Zoning Board on any matter in which the Board may have a present or future interest.	\$175.00 per hour – All Attorneys

**(#3.7) PLANNING BOARD COUNSEL
FEE AND COSTS PROPOSAL**

Event/Activity	Rates
Planning Board Counsel Hourly Rate – Attend all regular and special meetings; prepare and defend all litigation affecting the Planning Board or any members of it, which is the result of decisions made on applications or in normal performance of their official duties pursuant to Municipal Land Use Law; provide legal advice, research and assistance on any special matters; prepare all resolutions, reports and documents; draft all legal documents as required including developers agreements, review of deeds, covenants, easements, etc.; represent or advise the Planning Board on any matter in which the Board may have a present or future interest; conference with the Planning Board officials as needed	\$185.00 per hour – All Attorneys
Paralegals	\$80.00 per hour
Postage (Includes Federal Express and USPS Priority, Delivery Service)	Actual Rates
Copying/Printing (outside supplier, briefs, and volume)	Actual Rates
Court Fees, Depositions and Transcripts, Title Searches, Expert Fees	NJ Court Fees and Actual Rates for Services

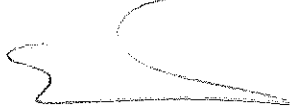
COMPLIANCE WITH GENERAL TERMS AND CONDITIONS

Eric M. Bernstein & Associates, L.L.C. will comply with all General Terms and Conditions required by the Township of Franklin, Somerset County and will enter into a standard Professional Services Contract of the Township for either/or the positions included in this submission. Eric M. Bernstein & Associates, L.L.C. further represents it will comply with any Litigation Guidelines of the Township, as required.

SIGNATURE

Dated: November 25, 2025

ERIC M. BERNSTEIN & ASSOCIATES, L.L.C.

By: 

Eric Martin Bernstein, Esquire
For the Law Firm

FIRM MEMBERS

ERIC MARTIN BERNSTEIN, PRINCIPAL



Practice Areas

- Labor and Employment Law
- Municipal and Governmental Law/Affairs
- Land Use Law
- Affordable Housing/Mt. Laurel Law
- Litigation
- Workers Compensation Law
- Education Law

Biography

With more than forty (40) years of legal experience as a municipal attorney and labor/employment attorney, Mr. Bernstein has served as General and Conflict Municipal Counsel to over two dozen municipalities throughout the State. In such service, he has handled such diverse issues as the Open Public Meetings Act, the Open Public Records Act, land use matters, ethics issues, municipal construction, the Local Public Contracts Law, tax appeals, open space acquisition and general government affairs. There is no field of municipal/government law that Mr. Bernstein has not handled on behalf of the various New Jersey municipalities he is and has represented. He has appeared in both Federal and State courts on all municipal litigation and related issues.

Mr. Bernstein handles matters on a wide range of subjects within the labor/employment law fields, including, but not limited to, general advice and assistance, contract negotiations, interest and grievance arbitrations, fact-finding and mediation, disciplinary matters involving public safety and non-public safety employees and litigation before Federal and State courts and various administrative agencies. He is serving or has served well over one hundred fifty (150) public entities as Labor Counsel throughout the State of New Jersey and elsewhere throughout his career.

In the land use arena, Mr. Bernstein serves as Board Attorney to several Planning Boards, Zoning Boards and Land Use Boards, as well as Conflict Counsel to numerous Planning, Zoning and Land Use Boards. These representations have been conducted throughout the State and over Bernstein's legal career. Such issues handled in these capacities include general Board representation, drafting legal advice and Board resolutions, litigation before Federal and State courts, foreclosures, and every aspect in between. He has become the "go-to" lawyer for various Boards on warehouse, affordable housing, and cannabis applications.

Mr. Bernstein has also provided legal advice, assistance, and representation to numerous municipalities throughout the State as to Mt. Laurel/affordable housing throughout his legal career, as well as lectured on the subject before the New Jersey State Bar Association, New Jersey Land Use Institute, and the New Jersey Planning Officials. Mr. Bernstein also serves as Associate Counsel to the New Jersey Planning Officials.

In the education field, Mr. Bernstein has served as Board Attorney and Special Counsel to various boards of education throughout the State, providing legal advice on such matters including, but not limited to, special education law, the Local School Contracts Law, the Open Public Records Act, the Open Public Meetings Law, labor and employment law and ethics issues and general school/education law, just to mention a few.

In addition to his practice, Mr. Bernstein is a regular and frequently requested speaker at state, national and international organizations and has been teaching for the Rutgers University Bureau of Government Research and other institutions/entities since the early 1980s. Mr. Bernstein has also taught a number of varied courses for the New Jersey State Bar Association and the Institute for Continuing Legal Education on municipal, labor law and land use matters for professional legal accreditation. Mr. Bernstein has written articles for publication on government and labor law and is the Past Chairman of the New Jersey State Bar Association Local Government Law Section, where he also previously served as its Vice Chairman and Editor of its newsletter. Mr. Bernstein has also served as a Vice President of the New Jersey Association of School Attorneys.

Education

J.D., University of Oklahoma College of Law, 1982

M.S., Industrial and Labor Relations, Cornell University/Baruch College, 1985

B.A., Magna Cum Laude with honors, Drew University, 1979

Admissions

New Jersey Bar

District of Columbia Bar

United States Supreme Court

Third Circuit (Federal) Court of Appeals

United States District Courts:

New Jersey

Eastern District of Arkansas

Western District of Arkansas

Nebraska

North Dakota

Eastern District of Oklahoma

Northern District of Oklahoma

Western District of Oklahoma

Eastern District of Texas

Eastern District of Wisconsin

Western District of Wisconsin

Awards

International Trial Lawyers Award, University of Oklahoma College of Law Who's Who in American Law

Who's Who in the United States

Who's Who in the World

Super Lawyer in the fields of Labor/Employment Law and/or Municipal Law and/or

Administrative Law since the award commenced in New Jersey.

Service

Mr. Bernstein is active in The Valerie Fund, a children's cancer fund, which his wife, Merrie, serves as a member of the Board of Trustees and previously as Chair of its Board of Trustees. She also serves as President of MWB Consulting, L.L.C.

PHILIP G. GEORGE, OF COUNSEL



Practice Areas

- Municipal & Government Law
- Litigation
- Election Law
- Labor & Employment Law
- Land Use and Environment Law
- Workers Compensation Law

Biography

Philip G. George is now Of Counsel to Eric M. Bernstein & Associates, L.L.C. after having previously served in an Associate position with the Law Firm. In total, Mr. George has over twenty (20) years with the Law Firm. Mr. George, during this period, also served as Director of Compliance and Development, and in-house counsel for the Newark Parking Authority. Overall, Mr. George has over forty (40) years of litigation experience to the Law Firm's ability to meet a client's needs in Federal and State litigation, Workers Compensation, and administrative proceedings. He is also a Councilman in Highland Park Borough and has served as Council President and Acting Mayor.

At Eric M. Bernstein & Associates, L.L.C., Mr. George has successfully defended County and municipal governments in civil rights, "whistle-blower" and other hostile environment employment claims. He also represents government in land use and inverse condemnation cases as well as defending ordinances and regulations from challenge on constitutional and statutory grounds. Further, he has successfully defended government in labor and collective bargaining litigation in both federal and state courts. He has also successfully represented municipalities in litigation seeking reimbursement from insurance carriers and financial institutions in commercial litigation and environmental litigation. In addition, he has represented municipalities in disciplinary actions and defended numerous civil rights claims against county and municipal governments.

Mr. George serves as Assistant Borough Attorney in North Plainfield Borough and has represented other Municipalities, Planning Boards, Zoning Boards, and Land Use Boards for several Law Firm clients over his years of service with Eric M. Bernstein & Associates. Mr. George has also successfully represented public entity clients on behalf of the Garden State Municipal Joint Insurance Fund, The Public Entity Joint Insurance Fund, the Ocean County Joint Insurance Fund, the Public Entity Joint Insurance Fund, the New Jersey Environmental Agencies Joint Insurance Fund, amongst others, as well as for Summit Risk and Lexington Insurance Companies.

Mr. George also serves as Municipal Prosecutor in the Township of Scotch Plains. He has served as Municipal Prosecutor in the Bethlehem/ Bloomsbury Joint Municipal Court, the Lebanon Borough Municipal Court, the North Plainfield Municipal Court and as alternate prosecutor in the Pleasantville City and Passaic City Municipal Courts. He has served as the alternate or special prosecutor in the City of Plainfield, the Township of Brick, as well as Conflicts Prosecutor in Atlantic City. He also prosecuted Land Use and Zoning matters in North Hunterdon Regional Municipal Court for several municipalities.

Before originally joining Eric M. Bernstein & Associates, L.L.C., Mr. George served as an Atlantic County Assistant Prosecutor where he handled special litigation, narcotics and white-collar investigations, arson, and vice. Mr. George was also an associate in several Atlantic City, NJ law firms litigating casino construction claims during the rise of the casino gaming industry in Atlantic City, as well as personal injury and workers compensation claims.

Education

J.D., University of Dayton School of Law in Dayton, Ohio, May 1981 B.A, English, Davis and Elkins College, Elkins, West Virginia, May 1976

Admissions

State of New Jersey; United States District Court for the District of New Jersey Third Circuit Court of Appeals, as well as serving pro hoc vice in the Federal and State Courts in Florida, Wisconsin, and Pennsylvania.

Service

Mr. George served as the President of the Atlantic County Bar Association in 2002-2003 and as a delegate to the New Jersey State Bar Association. He is a member of the Highland Park Arts Collective and has exhibited in several shows. His wife, Carolyn M. Timmons, has served as a Councilwoman in Highland Park. She currently heads the Robert Wood Johnson University Hospital's Hospital Violence Prevention Program. He is the father of three (3) boys.

Publications and Presentations

CPR 101 - Back to Basics, April 1998 and recurring; role-playing seminar course for Civilian Review Panel Members, Judges, Court and Social Services Administrators on basic issue spotting and manipulation of the "system" to maximize the review system and insure swift permanency planning for children in placement. (Unedited video available)

The Sandpaper, Journal of the Shire of Barren Sands, *Traveling the Old Roads*, December, 1997, article on bridge building, toll collection and royal and common travel in Medieval England.

New Jersey Lawyer, Vol. 1, No. 29, June 8, 1992, *Playing Both Sides of the Jury Box*, cover feature as New Jersey trial attorney sitting on civil personal injury jury.

BRIAN M. HAK, OF COUNSEL



Practice Areas

- Labor and Employment Law
- Litigation (Federal and State courts)
- OPRA/OPMA Law
- Municipal & Government Law
- Environmental Law
- Corporate Law
- Workers Compensation Law

Biography

Brian M. Hak, Esq. has spent more than thirty-five (35) years of legal practice specializing in the representation of public, quasi-public and private entities throughout the State of New Jersey. Mr. Hak has served as general and special counsel to numerous public entities, including municipalities, counties, sewerage authorities, school boards, and independent authorities, including but not limited to redevelopment agencies and parking authorities. Mr. Hak has served as municipal attorney to some of the State's largest municipalities, Housing Authorities, and was general and special litigation counsel to a large regional sewerage authority for many years. Mr. Hak has also served as special counsel, tax counsel, labor counsel, and litigation counsel to dozens of other public entities throughout New Jersey. During the course of his career, Mr. Hak has developed a deep level of experience in the representation of public entities and is intimately familiar with all statutory and regulatory schemes affecting them including, but not limited to, the Open Public Meetings Act (OPMA), the Open Public Records Act (OPRA), the Local Public Contracts Law (LCPL), the Local Lands and Buildings Law, the Local Budget Law, the Local Redevelopment and Housing Law, the Sewerage Authorities Law, and Alcohol Beverage Control laws and regulations, just to mention a few.

Mr. Hak has extensive experience in the area of labor and employment law and has successfully represented public entity clients before the New Jersey Public Employment Relations Commission, the New Jersey Civil Service Commission, the New Jersey Division on Civil Rights, and the U.S. Equal Employment Opportunity Commission with respect to matters including, but not limited to, unfair practice charges, scope of negotiations petitions, grievance arbitrations, employee disciplinary matters, bypass appeals, and civil rights complaints. Mr. Hak has also successfully litigated cases in the Federal, State, and administrative law courts, as well as in arbitration proceedings. Mr. Hak has regularly represented both public and private clients in a wide range of complex litigation matters, including disputes involving public contracts, construction claims, environmental liability, condemnation, real property tax appeals, land use, workplace discrimination, and wrongful discharge and First (1st) Amendment rights. Mr. Hak has extensive experience in defending public entities against claims brought under New Jersey's Law Against Discrimination (LAD) and the Conscientious Employee Protection Act (CEPA), as well as Federal claims brought under Title VII and §1983. Mr. Hak has also represented public entities in environmental cases under the New Jersey Spill Act and CERCLA and cases involving large construction disputes.

Mr. Hak's legal experience began with a clerkship for a State Tax Court Judge and continued with his employment as an associate with McKirdy & Riskin, P.A., a firm dedicated to condemnation/ eminent domain and real property taxation matters. Thereafter, prior to joining Eric Bernstein & Associates, LLC as Of Counsel, Mr. Hak was an associate and then a partner at the Weiner Law Group LLP, where he was a member of the firm's Government and Public Entity Law Department and Manager of its Tax Appeal Division.

As the Manager of Weiner Law Group's Tax Appeal Division, Mr. Hak was responsible for representing numerous municipalities as special tax counsel. In his spare time, Mr. Hak enjoys spending time with his wife and daughters.

Education

J.D., New York Law School, New York, New York, 1988

B.S. /B.A., University of Hartford, 1985

Admissions

State of New Jersey, 1988

U.S. District Court District of New Jersey, 1988

Publications and Presentations

"Real Property Tax Update – The Business Retention Act," New Jersey State Bar Association Local Government Law Section Newsletter, 1995

"Special Improvement Districts – Effective and Fair," New Jersey Municipalities Magazine, May 1997

Representative Cases

State by Commissioner of Trans. v. Morristown, 129 N.J. 279 (1992)

Town of Morristown v. Women's Club, 124 N.J. 605 (1991)

Calton Homes v. West Windsor Twp., 15 N.J. Tax 231 (Tax Ct. 1995)

Classes/Seminars

Powers & Duties of Governing Body Officials, Rutgers University

Presenter, New Jersey Association of County Tax Board Commissioners and Administrators

Presenter, New Jersey League of Municipalities

DOMINIC P. DIYANNI, SENIOR ASSOCIATE



Practice Areas

- Government Law (State, County and Local)
- Tax Appeal and Taxation Law
- Corporate and Business Law
- Land Use Law
- Litigation
- Labor and Employment Law
- Workers Compensation Law

Biography

Dominic P. DiYanni, Esq. is a graduate of Quinnipiac University School of Law, where he concentrated in taxation and a graduate of Dickinson College in Carlisle, PA, where he studied political science.

Mr. DiYanni has knowledge and experience in local government law, including but not limited to issues in the areas of Open Public Records Act (OPRA), Local Public Contracts Law, Pay- to-Play, Local Lands and Buildings Law, Municipal Land Use Law, Redevelopment law, In Rem Tax Foreclosure and Bankruptcy, and Labor and Employment law. Mr. DiYanni has also prosecuted and defended Orders to Show Cause, engaged in extensive motion practice; drafted and reviewed bid specifications as well as written same; and, has assisted in the preparation of Resolutions and Ordinances and any amendments thereto. Mr. DiYanni has also appeared before the New Jersey Tax Court, all of the County Boards of Taxation, the Office of Administrative Law, Superior Court, Law Division, Criminal Division and Chancery Division, the Appellate Division, the New Jersey Supreme Court and the United States District Court for the District of New Jersey. Mr. DiYanni also has extensive knowledge and experience in property tax law and has both prosecuted and defended local property tax appeals (residential, commercial and industrial) at both the County and State Tax Court level for his entire career. In addition, Mr. DiYanni has knowledge and experience representing Fire Districts in the State of New Jersey and has been representing at least one (1) fire district over the past twelve (12) years. Mr. DiYanni also has experience of serving as a Municipal Prosecutor to which he has currently served in such a position for nearly a decade.

In addition, Mr. DiYanni has appeared before various Federal and State courts and has successfully litigated cases not only for private and public clients, but also for the Morris County Municipal Joint Insurance Fund, New Jersey Environmental Joint Insurance Fund, the Ocean County Municipal Joint Insurance Fund, the Garden State Municipal Joint Insurance Fund, Statewide Joint Insurance Fund and the Municipal Excess Liability Fund, amongst others. Prior to joining this Firm, Mr. DiYanni was a former senior associate at the Law Firm of Dorsey & Semrau and a partner with the firm of Davenport & Spiotti, where he handled the types of general and specific legal matters, he is handling for this Law Firm. He currently serves as Township Attorney for Chesterfield Township; counsel to Franklin Township Fire District No. 1 and to Franklin Township Fire District No. 2 in Somerset County, counsel to the Lambertville Fire District No. 1, tax counsel for Corbin City and Weymouth Township, Planning Board Attorney and special counsel to the Borough of Roselle, labor counsel, tax counsel and environmental counsel for Buena Vista Township and serves as municipal prosecutor in the Borough of South Bound Brook and Winfield Township. Mr. DiYanni currently serves as Vice Chair to the Local Government Law Section of the New Jersey State Bar Association and is also a Trustee of the New Jersey Institute of Local Government Attorneys, where he has enjoyed serving in such capacity for over the past eighteen (18) years.

Mr. DiYanni is a husband and devoted father of one, who enjoys spending time with his family when not working.

Education

J.D., Quinnipiac University School of Law, 2004

B.A., Dickinson College, 2001

Admissions

State of New Jersey, 2004

United States Third Circuit Court of Appeals, 2005

United States Tax Court, 2005

United States Supreme Court, 2005

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

**REGULAR MEETING
December 3, 2025**

The regular meeting of the Township of Franklin Planning Board was held at the Board of Education 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, Shaw Keller, Jennifer Rangnow, Meher Rafiq, Robert Thomas, and Chairman Orsini

ABSENT: Councilman Anbarasan, Charles Brown, and Marc Dancy

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

MINUTES:

- **Regular Meeting – October 15, 2025**

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

FOR: Dr. Chase, Mr. Keller, Ms. Rangnow, Mr. Thomas, and Chairman Orsini

AGAINST: None

RESOLUTIONS:

- **Hamilton Street Management, LLC / PLN-24-00002**

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

FOR: Dr. Chase, Mr. Keller, Ms. Rangnow, Mr. Thomas, and Chairman Orsini

AGAINST: None

- **500 Atrium, LLC / PLN-23-00005**

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

FOR: Dr. Chase, Mr. Keller, Ms. Rangnow, Mr. Thomas, and Chairman Orsini

AGAINST: None

DISCUSSIONS:

- **Planning Board By-Laws**

Mr. Healey explained that they were discussing changes to the By-Laws, really memorializing discussions that had been had, both with the Planning Board and Zoning Board and encouraging applicants to do certain things. He went on to state that they thought they should make it more official by incorporating into the By-Laws of both the Zoning Board and the Planning Board.

Mr. Healey indicated that the first change was the use of technology as they had been trying to encourage applicants that when they appear before the Board to come prepared with a laptop to project it to the screens in the Council Chambers. He added that not only did it help the Planning Board in the review of the application, it also helped the public that were in attendance to view the application as well as the public that might be watching either live or on the subsequent You Tube videos. He then told the Board that they were making it abundantly clear that those applicants who are represented by professionals, which he said was basically everyone that came before the Planning Board, needed to be prepared to project their plans and exhibits to the screens. Mr. Healey also stated that it, frankly, gave the Chairman the discretion to send them away if they do not. He then told the Board that they would be putting in their correspondence that staff sends to applicants making them abundantly aware of that requirement.

Mr. Healey mentioned the other change to the By-Laws, again consistent with policy, was trying to encourage applicants to provide a written narrative explaining exactly how they have changed the plans when they re-submit and there have been staff reports that were generated. He added that they did not want applicants to just re-submit the plans, but to be very specific as to how the plans were changed and then also to comment about how they changed their plans. Additionally, if they had gone before the Board and they were asked to look at X, Y, & Z, for example, they were now being asked to put it in writing as to how they revised the plans and direct the Board where to look for those changes.

Dr. Chase then asked if an applicant did not follow the requirements, what would happen, and Mr. Healey indicated that they would not be heard. A discussion ensued among the Board members.

Chairman Orsini made a motion to approve both changes to the By-Laws, as submitted. Ms. Rangnow seconded the motion, and the roll was called as follows:

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

AGAINST: None

- **2026 Calendar**

The Chairman spoke with Ms. Woodbury regarding the proposed 2026 calendar, with Ms. Woodbury stating that she checked with all Board members to make sure that there were no religious holidays that might fall on scheduled meeting nights, and she indicated that there were no conflicts with any of the dates scheduled for the year. The Chairman did indicate that there might be some changes throughout the year related to the scheduling of applications, etc.

Chairman Orsini made a motion to approve the 2026 Calendar, as submitted. Mr. Thomas seconded the motion, and all were in favor.

PUBLIC COMMENTS:

Chairman Orsini then made a motion to open the meeting to the public for any general planning comments. The motion was seconded, and all were in favor. Seeing no public coming forward, Chairman Orsini made a motion to close the meeting to the public, the motion was seconded, and all were in favor.

Mr. Healey then asked to quickly go over the Master Plan. He stated that, as the Board knows, as issues/topics have come up over time, they have updated the Master Plan over the years. He added that most recently they prepared a draft Master Plan for the Business & Industry (B-I) Zone that the Planning Board may be hearing at some time in the future. He then stated that they have updated items like the historic element of the Master Plan, the Farmland Preservation plan, the Environmental Resource Inventory, and most recently, the Planning Board adopted an amendment to the Trails and Pathways plan last year.

That being said, Mr. Healey indicated that they still had an obligation every 10 years to do a comprehensive re-examination of the Master Plan. He added that that was very quickly coming due in the first quarter of 2026. He then told the Board members what was involved in the re-examination, including the fact that the Board had to look at the Master Plan and identify any out-of-date elements that could be brought up to date and see if there were things that changed that would change the planning policies and recommendations over the years to come up with a document that identified those

things that were still current and up-to-date and maybe some elements that need to be updated. Mr. Healey then told the Board that the Open Space Commission may be looking at making some recommendations to update the Open Space plan from 2013, for example.

Mr. Healey then informed the Board that they had to put together a document and adopt a Master Plan Re-Examination by early February, 2026 and subsequently work on the re-examination. He then indicated that he would be preparing a draft of it in the next few months and would also be reaching out to the different committees such as Historic, Ag Preservation, Environmental, Open Space, etc., to obtain some feedback from those committees on where they think they stood on those elements of the Master Plan. The Chairman opened a discussion with the Board regarding the process of the re-examination.

Mr. Thomas then mentioned that he had just read that the Environmental Commission was asking Council to set up a storm water management utility and wanted to know if that would be included in the Master Plan and the Planning Board included. Mr. Thomas heard that they possibly wanted to charge people a fee based up run-off from their property.

Mr. Healey responded by saying that he did not know the impact that may or may not have on a Master Plan. Chairman Orsini indicated that it was his understanding that they had to set up a feasibility assessment to set up such a utility and until that was done, he didn't think the Planning Board had an immediate role in that. A discussion ensued among the Board.

Dr. Chase brought up the fact that the State was now requiring some elements of the Master Plan. Mr. Healey stated that there is a requirement now that if you update your land use element of the Master Plan, you also have to have a sustainability element and one of the things they would have to look at. A discussion ensued.

HEARINGS:

- **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, Somerset; Block 508.02, Lot 12, in an R-40 Zone - **CARRIED TO JANUARY 7, 2026 – with no further notification required.**

Chairman Orsini indicated that the applicant did not need to notice for the hearing, and Ms. Woodbury, Board Secretary, agreed, but stated that if they cancel for January 7, 2026, they WOULD have to re-notice and wanted to put that on the record.

- **NPH REAL ESTATE, LLC / PLN-24-00005**

Mr. Matt Flynn, Esq., Attorney, appeared before the Board on behalf of the Applicant, NPH Real Estate, LLC. Preliminary & Final Major Site Plan w/"C" Variances in which the Applicant sought to construct a 24,670 sq. ft. shopping center at 390 Davidson Avenue, Somerset; Block 502.01, Lot 57.01, in the Business & Industry (B-I) & Retail Development Overlay (RDO) – **CARRIED FROM NOVEMBER 5, 2025.**

Mr. Flynn explained that the site was at the corner of Davidson Avenue and New Brunswick Road and that they were previously before the Board on May 21, 2025 and September 3, 2025 and presented some testimony from their engineer and responded to certain comments as they related to a two (2)-building site layout, landscaping, etc. Among other things, they agreed to carry the Application to that evening to better respond to those concerns to present a revised plan that encapsulated some of the Board's suggestions and comments. He added that they had met with the Township staff multiple times to craft an application that addressed, not just concerns of the Board, but also made the Application consistent with other retail and office mixed uses across the Township which he believed was the intent of Mr. Healey's review memo and attaching some pictures of existing sites and how they worked. He added that the Applicant hoped to convince the Board that the two (2)-building layout worked because he did intend to occupy the second floor of one of the mixed-use buildings for his accounting firm and the two-(2) building design did remain a feasible design for the project. Mr. Flynn also explained that with some of the other changes that were made, they were hoping that they addressed some of the Board's overarching concerns such as better landscaping/buffering, additional screening, having the building and parking set further back from New Brunswick Road, pedestrian access and improved circulation with site circulation and driveway access having been made safer. Mr. Flynn then noted that the pedestrian amenities had been updated to be more consistent with what the Township ordinance intended and an overall improvement on the scope of the project. Mr. Flynn then told the Board that the Application now included many additional plantings along both street frontages to address the concerns of the Board to make sure that the Application was appropriately landscaped.

Mr. Sri Kotawala, Engineer, 54 Oakland Mills Road, Manalapan, NJ, came forward and was sworn in. He continued to be sworn in from the last hearing. He showed an exhibit that was on the screen but also handed out copies for the Board's edification. The exhibit he was displaying on the screen, entered into the record as Exhibit A-3, was a 2020 NJB aerial photograph of the site at the corner of New Brunswick Road and Davidson Avenue. He then showed the next slide showing the newly revised and colorized plan and entered it into the record as Exhibit A-4. Mr. Kotawala then stated that the site was 2.5 acres and that they were providing access on both streets. He then added that both buildings had more of a rectangular shape and their intent was based on meetings with Township staff to provide more green area and more screening along New Brunswick Road. He told the Board that they removed a two (2)-sided parking lot along New Brunswick Road to create green space where they were planting and screening the buildings from the roadway.

Because of the changes that were made to the layout, Mr. Kotawala explained that they had to create a three (3) storm water management system instead of two (2) before. He testified that they submitted their new plans and heard from the Township Engineer, Mr. Darren Mazzei, that they needed to move the proposed detention basin below the parking lot rather than having a green area because that would not allow them to plant shade trees on top of the underground storm water management system. He noted that that change was not shown on the exhibit that they were showing that day but indicated that they can make that subsurface change to allow them to plant shade trees so the roots could go deeper and sustain the trees in the long term.

Mr. Healey then clarified that what was being shown that evening was different from what was presented at the previous hearing because they basically had parking in the area that he was pointing to with his cursor and that the buffer area, the landscape area, was roughly half the width of what was proposed today. He then stated that by reconfiguring the building layout, they basically increased the buffering/potential landscaping along New Brunswick Road by doubling that area. Mr. Kotawala agreed with that description. Additionally, he indicated that they moved the storm water management system from under where the landscape area was to place it underneath the drive aisle to allow for not only a wider buffer area, but also more landscaping along New Brunswick Road. Mr. Kotawala also added that it allowed for a larger green area in front of the entrance to the office building on the site.

As far as the parking goes, Mr. Kotawala indicated that the requirement was 89 parking spaces, and they were able to provide 83 parking spaces where they were taking four (4) spaces for ADA parking spaces. He stated that they were short of parking spaces by six (6) and were seeking a parking variance for that shortfall. He then added that they were also asking for a drive aisle width variance where 26 ft. was required and they were providing 25 ft. He then spoke about the loading area and was usually based upon the retail uses, and they would typically have instant drop off and take off so there would not be any overnight parking of trucks. Specifically, he stated that the types of tenants that they would be looking for would not require a designated loading area.

Mr. Kotawala then testified that the reason that they wanted to keep the two (2) buildings separate, as part of the design, was to separate the office component on the larger building. He also stated that it was the intent of the Applicant to fill that larger building predominantly with office tenants.

Mr. Kotawala then discussed the lighting for the site, noting that it was typically what was required, and the height of the poles were not more than 16 ft., so they were trying to see that the lights did not spread. He added that once construction had commenced, that they would ensure compliance with all applicable lighting codes, whether from the Township ordinance or the State.

Mr. Kotawala then testified that they were in receipt of the Board Engineer's most recent review memorandum and that there was nothing in that memorandum that they could

not comply with as a condition of approval. He added that it was the same with Mr. Healey's most recent review memorandum as well, but that they had additional testimony to put on the record related to that. He added that they would work to the satisfaction of Mr. Healey on preservation of trees within the landscape areas.

Chairman Orsini opened a discussion related to the preservation of trees and to place the amenity area in a place that people would actually use it within the interior of the site, allowing for a wider landscape buffer along New Brunswick Road. Mr. Kotawala confirmed the location of the amenity area with the use of the cursor.

Mr. Kotawala then addressed the variance for the signage, noting that originally they had 20 ft. signs set 10 ft. back that required a variance. He added that at the suggestion of Mr. Healey, they decreased the sign heights to 10 ft. each instead of 20 ft. allowed because we had 20 ft. from the property line along New Brunswick Road. He confirmed that they still needed a variance for the setback, but the signs were now half the size.

Mr. Kotawala then showed a colorized rendering of the site shown from New Brunswick Road and entered it into the record as Exhibit A-5. He added that the rendering of the sign was entered into the record as Exhibit A-6. They then spoke of the visibility of the sign.

Mr. Healey indicated that what he was seeing was a sign that incorporated the features of not just the overall design, but also the materials of the buildings. Mr. Kotawala agreed with Mr. Healey's description. He added that they would accept, as a condition of approval, that the signs/buildings would look as depicted on the exhibits.

Chairman Orsini then opened a discussion related to what they were looking at in terms of screening, etc. and was what the Board was hoping to see. The Chairman then asked if the lighting would use LED illumination, and Mr. Kotawala answered in the affirmative. He then asked if there would be diminution of overall light on the site at a certain time of night. Mr. Flynn stated that they did not anticipate that there would be late night operations, so they would start to diminish the lighting at 10:00 p.m., and Mr. Kotawala indicated that they would provide larger back shields to diminish the light spillage. A discussion ensued.

Mr. Healey then went through his most recent report, noting that the Board had been looking for some more landscaping along the northerly property line to shield the residents to the north. Mr. Kotawala indicated that they added the evergreen screening there in that location. Mr. Flynn indicated that they did not have a blown up landscaping plan exhibit; however, the entire landscaping plan was included as part of the site plan submission.

Mr. Kotawala then described the changes that were made to the plan to address the landscaping plan. He noted that half of the parking was covered with evergreen trees

and the rest was planted with shade trees, noting the details of species and numbers of trees to include 32 evergreen trees and two (2) deciduous trees along the northerly lot line.

Mr. Healey then asked about the paver area to the northeast of the two-(2)-story building and he stated it seemed that some of it was wasted, unnecessary impervious surface. Mr. Kotawala indicated that he could convert some of that paver area to green space, with flower beds, etc., and would show that on the plans. Mr. Healey stated that they still had to do the Chapter 222 calculations for tree replacement. A discussion ensued, and Mr. Flynn indicated that the rear of the site was a regulated area and, therefore, they were not touching that part of the site.

Mr. David H. Feldman, Architect, 1670 Route 34 North, Wall Township, NJ., came forward and was sworn in. The Board accepted his qualifications. Mr. Feldman then described the proposed field of building materials and then discussed some of the architecture-related comments in Mr. Healey's report. He stated that the proposed drawing of the two (2) buildings was prepared in his office, under his supervision. He then indicated that the office building was comprised of just under 20,000 sq. ft., with equal space per floor. He stated that the building would be utilized mostly as office space, and that the building materials would be a mixture of glass, stucco, and faux wood. He stated that he brought some material samples with him if the Board would like to see them and the colors being used. Mr. Feldman then testified that he believed that they not only met but exceeded the design standards by breaking up the boxiness of the structure by varying the height of the roof line, the walls, the type of material that was used as well as the different colors. In addition, they emphasized the main entrance to the building, which was at a 45-degree angle, as compared to the rest of the building with the landscaped, green area that the engineer testified to.

Mr. Feldman then stated that they also addressed some of the concerns of the rear of the building. He stated that in the previous submission, they did not have the same glazing and fenestration that they were currently depicting on the 10/14/2025 submission. He then showed the floor plan of the office use building. A discussion ensued among the Board. They then spoke about the rooftop equipment on the two (2)-story building as being centered on the rooftop, which prohibits anyone seeing the equipment from grade level. He added that he did not believe they needed any screening, if it became apparently where it was a visual nuisance, Mr. Feldman agreed to provide screening.

He then drew the Board's attention to the retail space, which was a one(1)-story structure, just under 5,000 sq. ft. He stated that he felt that the screening of mechanicals on this smaller building was more of a concern, so they were going to place the mechanicals in the center of the roof and screen them as well.

Dr. Chase brought up the exit door from the second story on the larger building, and Mr. Feldman indicated that it was an oversight in not showing that, but that a doorway would be provided in the secondary stair coming down, per code.

Mr. Feldman entered into the record as Exhibit A-7, which was a view of the building from New Brunswick Road.

Ms. Elizabeth Dolan, Traffic Engineer, Dolan & Dean Consulting Engineers, 181 West High Street, Somerville, NJ, came forward and was sworn in. The Board accepted her qualifications. Ms. Dolan indicated that her office prepared a Traffic Report in support of the application. She then gave an overview of the conclusions of the study that was prepared in February, 2024, and that the plan had evolved over time. She enumerated the change in size of the two (2) buildings since then. She stated that the report analyzed 57 morning peak hour trips for a total of inbound and outbound as well as 90 evening peak hour trips, total inbound and outbound. She then stated that when they adjust for the new building areas and the fact that they were now at the 12th edition of the trip generation manual, the morning peak hour trips increased by 13 and the evening peak hour trips increased by 6, not enough to materially change the results of the analysis. Ms. Dolan then stated that their study looked at a full movement driveway on New Brunswick Road, so they did a lot of homework in anticipation of intensifying, it showed that driveways would operate at acceptable levels of service, understanding that peak hours were the combination of the highest volumes combined with the highest street volumes. He noted that during other hours, the driveways would operate similarly to how they were projected to operate during peak hours or better. She then noted that there were no changes to the intersection levels of service with the addition of site traffic so there would be no negative impact associated, with the site development.. She did add, however, with the retail component, traffic already on the streets and diverted into the site in the form of a pass by trip.

Ms. Dolan then discussed the shortage of parking on the site, but pointed out that the required number of spaces required, based upon the Institute of Traffic Engineers manual, 6th edition, would be 73, 35 for the office space and 38 for the retail space. She noted that that number was below the proposed parking supply and thought the variance could be granted based on the Institute of Transportation Engineers (ITE) data and the slight deviation from the Township's ordinance. She also noted that 24 ft. drive aisles were the recommendation from the ITE, so she also felt that the variance could be granted from the deviation from supplying the 26 ft. drive aisle requirement per the Township. Ms. Dolan then indicated that she felt that the site could be circulated by incoming vehicles, pedestrians, etc.

Chairman Orsini brought up comment #11 in Mr. Mazzei's Engineering report addressing the crosswalk, noting that he indicated that an ADA curb ramp should be added for Davidson Avenue crossing and crossing should be aligned. Mr. Flynn indicated that their engineer already stated that they would comply with all the Township Engineer's comments and would only require a minor change to grade.

Dr. Chase asked for a second charging station, and finally found it over by Davidson Road, but noted that the label on the plan was upside down which made it hard to find on the plan. Mr. Flynn indicated that they would fix that on the plans.

Mr. Healey then asked for clarification regarding the driveway out onto Davidson Avenue and wanted to confirm that it had now been changed to a right out only utilizing a curbed island directing cars to the right. Ms. Dolan agreed with that assessment. Mr. Healey stated that the plans depicted certain signage and it also showed a right turn arrow, so he asked for Ms. Dolan to tell the Board what signage was proposed and was the arrow illustrative or would it be actually painted on the pavement. Ms. Dolan stated that the arrow and the word "only" would be painted on the pavement and there would be a "no left turn" sign.

Mr. Creigh Rahenkamp, Planner, came forward and was sworn in. The Board accepted his qualifications. Mr. Rahenkamp indicated that they were seeking C-2 variances since they were balancing benefits against detriments. He added that the primary benefit here was creating the space to allow the additional landscaping and additional amenity area the Board was looking for. Related to the cartway width described to the Board, the 24 ft. width works and from a planning perspective, the reason we see in commercial ordinances going up to the 26 ft. width because there tends to be some chaos in larger shopping centers, with pedestrians walking down long aisles to get to stores with shopping carts, goods. He then added that none of that was occurring here at the scale of the retail that you see here. Mr. Rahenkamp indicated that all of the pedestrians were essentially crossing the aisle and not walking along the aisle in which that extra couple of feet was there to protect the pedestrians. He then indicated that Ms. Dolan testified to the Board, and from a planning perspective, he stated he agreed that it would fit the circumstances of the particular site.

Related to parking, Mr. Rahenkamp indicated that the Board had heard that the ITE standards currently would require less parking than the Applicant was providing. Also, from an operational point of view what Mr. Rahenkamp would add to that was that they already knew who the office tenant was, which meant that the owner had the opportunity to carefully curate who he brings in as his retail tenants. He added that he knew what his parking budget was, and so he was going to have to allocate it carefully as he brings in tenants and choices were going to have to be made to make sure that it works. He did mention that they didn't have anything in the immediate walkable area that if someone could not find a parking space at the site, they would go park there and come to the site, so it was going to be a self-enforcing parking limitation. He did mention that he felt that they had plenty of parking and didn't think that there was going to be a problem.

Regarding the proposed sign shown in Exhibits A-5 and A-6, that if the signs were moved back another 10 ft., it would be hidden by the landscaping and the Applicant was going to want the additional height. Mr. Rahenkamp stated that he felt that it was a reasonable design compromise to bring the sign closer to the property line, which gave motorists the opportunity to pick up the sign, read it, and to make a determination to turn or not turn. He then added that they would be serving a communication purpose at the site and supporting overall circulation safety. He stated that the 10 ft. taller sign worked as effectively as a deeper setback sign and aesthetically he thought better for the site

as the Board had determined. For those reasons, Mr. Rahenkamp stated that the benefits for the variances outweigh any detriments as he didn't see any measurable detriments that would weigh against the proposal. Mr. Rahenkamp then told the Board that he felt that the benefits substantially outweighed any benefits.

Chairman Orsini made a motion to open the meeting to the public and the motion was seconded. All were in favor.

Ms. Carla Bisser, 1107 Conrad Way, Somerset Run, Somerset, NJ, came forward and was sworn in. She noted that there were many people living in the Somerset Run community who walk to the existing strip malls nearby that included handicapped people with their walkers and those who do not drive who cannot see and do their shopping with some kind of a cart to Shop Rite. She then just expressed the fact that seniors also use their errands as a way to get their exercise in and just wanted to express her concern for the safety of those navigating to get to the site. A discussion ensued. Mr. Flynn discussed the elements that they included for pedestrian's safe access throughout the site, particularly because there would be retail establishments that residents of Somerset Run might want to avail themselves of.

Mr. Thomas suggested that once the sidewalks go in for the subject site, if approved, Somerset Run residents may utilize the cross walk from their side of New Brunswick Road at the traffic light there to get to Shop Rite. He added that unfortunately when Somerset Woods was approved, a sidewalk was not made a condition of approval, so there was no way for anyone to navigate that section safely. Mr. Thomas suggested that the residents bombard the Township Council to take money out of the sidewalk fund in order to build a sidewalk there. A discussion ensued. The Chairman also stated that they would reach out to Council as well regarding that issue.

Seeing no one further coming forward, Chairman Orsini made a motion to close the meeting to the public. The motion was seconded, and all were in favor.

Mr. Flynn then gave his closing statements.

Ms. Rafiq asked about what was being done with the mature trees along Davidson Avenue. Mr. Flynn stated that the Applicant's engineer would work with Mr. Healey to preserve those trees to the greatest extent possible.

Chairman Orsini made a motion to be compliant with all staff reports, remaining redress of staff reports to include the three (3) variances, one (1) for the sign with a 10 ft. setback, one (1) for the aisle width, and one (1) for the number of parking spaces. Additionally, to include the Chapter 222 calculations as a condition of approval, the 10:00 p.m. cut-off that was testified to for lighting and other outside agency reports, and the allowance for 25 ft. aisle widths. Mr. LaCorte seconded the motion, and the roll was called as follows:

FOR: Dr. Chase, Mr. LaCorte, Mr. Keller, Ms. Rangnow, 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 9:00 p.m., and was seconded. All were in favor.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
December 30, 2025

FOR OFFICIAL USE ONLY

☐ Planning Board☐ Zoning Board of Adjustment

Name of Application: _____ Docket Number: _____

PART A

Identify the matter before the Board:

☐ Appeal (N.J.S.A. 40:55D-70a)☐ Interpretation (N.J.S.A. 40:55D-70b)☐ Certification of Pre-Existing Nonconforming Use☒ Other. Describe: Request for 1-year extension under N.J.S.A. § 40:55D-46.1(c).

Explain, in detail sufficient for the Board to understand the nature of the proposal, issue, appeal, interpretation or matter:

On January 3, 2024, Applicant received a Preliminary and Final Major Site Plan Approval with associated variance relief, from the Planning Board to construct to construct a 62,500 square foot warehouse with associated car parking, truck loading, landscaping, lighting, stormwater and utility improvements on the Site under Docket # PLN-22-00009. Said approval is due to expire on January 3, 2026. Applicant is now applying to the Board for a 1-year extension of the aforementioned approval. The Applicant has not yet received approvals from all utilities. This approval can be granted based on the Boards authority under N.J.S.A. § 40:55D-46.1(c).

PART B

 APPLICANT: ☐ Individual ☐ Partnership ☐ Corporation ☒ Limited Liability Company

 APPLICANT: ☒ Owner ☐ Applicant ☐ Other: _____

Name Baldwas Realty LLC

Street Address 606 West Union Avenue Apt./Ste/Unit # _____

City Bound Brook State NJ Zip Code 08805

Phone _____ Fax _____

Email _____

OWNER (if different from Applicant):

Name Same as Applicant.

Street Address _____ Apt./Ste/Unit # _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Email _____

PART C**SUBJECT PROPERTY:**

Block/s 516.01 Lot/s 5.01 (f/k/a Lots 4.03 & 5) Zone B-1

Street Address 545 Weston Canal Road

City Somerset State NJ Zip Code 08873

Has there been any previous appeal, request, or application to this or any other Township Boards involving this property? ☒ Yes ☐ No

If, yes, state type, docket number, the nature and date of such appeal: Preliminary & Final Major Site
Approval with associated variance relief under Docket No. PLN-22-00009 which we are seeking
an extension of.

How long has the present owner had title to this property? Since 2023.

Is the property under contract to be sold? ☐ Yes ☒ No

If yes, state the date of contract and name of the contract purchaser: _____

PART D**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

<u>Quantity:</u>	<u>Description of Item:</u>
<u>N/A</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

PART E

CONTACT PERSON INFORMATION/ CERTIFICATION

The person indicated below shall serve as the point-of-contact with the Township Department of Planning and Zoning and shall be the sole recipient of official correspondence from the Department. By signing this form, in Part H below, the Applicant and Owner certify that that the party listed below is authorized to act on their behalf as the designated contact person with the Department.

☐ Owner ☐ Applicant ☒ Attorney ☐ Engineer ☐ Architect ☐ Other

Name Peter U. Lanfrit, Esq., Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.

Street Address 56 East Main Street Apt./Ste/Unit # Suite 301

City Somerville State NJ Zip Code 08876

Phone 732-948-9655 Fax 908-725-8483

Email lanfrit@centraljerseylaw.com & cc: erin@landuseconsultants.net

PART F

APPLICANT'S CERTIFICATION

Antony Cyriac, Member of
I, Baldwas Realty, LLC, of full age, being duly sworn according to law and upon my oath,
depose that: I reside at 606 West Union Avenue, Bound Brook in the County of
Somerset and State of New Jersey, and that the above
statements contained in this application and in the papers appended thereto are true. I further certify that I
am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate
applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before
me this 3 day of
December, 20 25

Michelle Resto
NOTARY PUBLIC

Antony Cyriac
APPLICANT'S SIGNATURE

MICHELLE RESTO
Notary Public - State of New Jersey
My Commission Expires Feb 9, 2026

December 2018

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OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

Antony Cyriac, Member of
I, Baldwas Realty, LLC, of full age, being duly sworn according to law and upon my oath
depose that: I reside at 606 West Union Avenue, Bound Brook in the County of
Somerset and State of New Jersey, and that the above
statements contained in this application and in the papers appended thereto are true. I further certify that I
am the owner of the property which is the subject of this application, and I am the applicant or I have
authorized the applicant to make this application, and I agree to be bound by the application, the
representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before
me this 3 day of
December, 20 25

Michelle Resto
NOTARY PUBLIC

Antony Cyriac
OWNER'S SIGNATURE



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: December 31, 2025

RE: ***Davidson Properties, LLC
Preliminary & Final Major Site Plan
Report #5
Engineering
Block 468.01, Lot 20.01
230 Davidson Avenue
Franklin, New Jersey
Our File: MFRP0468.15
Application # PLN-23-00007***

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 Bohler Engineering NJ, LLC, dated January 20, 2023, with a latest revision date of December 15, 2025;
- ALTA/NSPS Land Title Survey, as prepared by Brunswick Surveying Incorporated, dated January 13, 2023, with a latest revision date of January 6, 2023;
- Floor Plan and Cross Section Architectural Plan, as prepared by Cerminara Architect., dated January 20, 2023, with a latest revision date of October 10, 2025;
- Stormwater Management Report, as prepared by Bohler Engineering NJ, LLC, dated October 2023, with a latest revision date of October 2025;
- Stormwater Management Facilities Operations & Maintenance Manual, as prepared by Bohler Engineering NJ, LLC, dated January 2023, with a latest revision date of March 2025;
- Environmental Impact Statement, as prepared by Bohler Engineering NJ, LLC, dated January 2023, with a latest revision date of October 2025;
- Traffic & Parking Study, as prepared by Dolan & Dean Consulting Engineering, LLC, dated October 21, 2025, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located at 230 Davidson Avenue, approximately 80' northeast of its intersection with Franklin Square Drive. The property is approximately 4.88 acres and is located in the B-I (Business and Industry) zone. The site plan indicates that an Existing 9,133 square foot Light Manufacturing Building and an Existing 9,888 square foot Light Manufacturing Building

are located on the site and will remain. The applicant is proposing to install a 37,461 square foot Warehouse Building (35,511 square feet of Warehouse space and 1,950 square feet of Office space), 5 loading docks, 70 passenger vehicle parking spaces, 9 trailer parking spaces and one drive-in ramp. The applicant is proposing the following site improvements including but not limited to a hot mix asphalt parking lot with access from Davidson Avenue, truck loading and parking, concrete curb, sidewalk, utilities, grading, 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. Copies of any easements, exceptions, deviations, or liens on the property should be presented to the Board.
7. 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-50, which has a length of 55 feet, is proposed for use at the facility; therefore, the length of the loading berth shall be 110 feet. The Applicant is proposing a length of 130 feet; therefore, same appears to comply with the ordinance.

The applicant should provide testimony indicating they will restrict the site to a WB-50 vehicle. Should the Board act favorably on this application this office recommends restricting the largest size vehicle at the site to a WB-50 truck as a condition of approval.

8. A variance is required for the Minimum Total Side Yards. A Minimum Total of Two Side Yards of 50' is required in the B-I Zone; the applicant is proposing a total 44.65'.
9. In accordance with Ordinance §112-102.G, no parking area, drive aisle, or driveway shall be located closer than 5' from a side or rear yard. A variance is required for allowing a portion of the Drive Aisle side yard setback is at 2.1'.
10. Interior driveways shall be at least 26 feet wide for two-way traffic movements when ninety-degree angle parking is proposed in accordance with Ordinance §112-88. The applicant is proposing a 24-foot wide driveway aisle. A variance is required.

11. In accordance with Ordinance §112-33.6.F, the Applicant provides safe interconnection of sidewalks between parking areas and building entrances within the site and extending to the street. This office defers to the Board regarding whether sidewalk should be added along Davidson Avenue. The Applicant is requesting a design waiver for same.
12. In accordance with Ordinance §112 – Schedule 4, the applicant has calculated 64 parking spaces are required and 70 parking spaces are proposed. This office defers review of the parking requirement to the Board Planner.
13. Based on the 70 total parking spaces, three (3) barrier free parking stalls are required, one (1) of which is required to be van accessible. The applicant is proposing four (4) barrier free parking stalls, two (2) of which are van accessible spaces; therefore, the ADA parking demand is met.
14. The site plan complies 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. Two (2) EVSE parking spaces are required, and the applicant is proposing two (2) EVSE parking spaces. The EVSE demand has been addressed.
15. This office defers to the Fire Prevention Officer as to the appropriate number of Fire Hydrants, Fire Department Connection, and their location. We defer to the Fire Prevention Officer regarding the need of 'No Parking' fire lane signage and striping.
16. The proposed Traffic Impact Statement dated January 17, 2023, notes that the traffic engineer prepared peak hour and daily trip generation estimates utilizing the Institute of Transportation Engineers - Land Use 150 – Warehousing. Should the Board act favorably on the application, once a tenant is selected should revising the land use to a High-Cube Facility be required this office recommends as a condition of approval that the applicant come back before the Board for the change of use **prior** to issuance of a certificate of occupancy.
17. The applicant is proposing to install improvements, including but not limited to sidewalk, retaining walls and drainage structures/pipe, within an existing easement for PSE&G. The applicant shall supply documentation that they have the rights to install these improvements within the easement.
18. Provide a cross section detail of the proposed retaining wall showing critical items such as guide rails and/or fencing, storm sewer structures and light posts. There is approximately two (2') feet of space between the wall and back of curb. It is unclear if all the improvements required in this grass strip are constructable. This office recommends the applicant's engineer review the layout with the project structural engineer for constructability. The applicant's engineer provided a detail was provided on sheet no. C-908; however, the detail does not provide any dimensioning or foundations. Additional information is required.

C. GRADING AND UTILITY COMMENTS

1. The service line water valve between the water main and the meter pit should be removed.
2. Address the attached redlined markup from the Township Water Department.
3. The applicant should schedule a meeting with this office, **the Fire Prevention Director and the Township Water Department**, to review the proposed water connections and layout.
4. The Applicant provided in table format for water mains/ sewer main/ utility crossings (including lateral crossings) with corresponding clearances to reflect the avoidance of conflicts with other underground utilities, as required. This will be reviewed further once the utility layout has been finalized.

D. LANDSCAPING AND LIGHTING COMMENTS

1. Applicant provided a tree conservation and replacement plan to satisfy the requirements of Ordinance §222-Trees. According to the Applicant's engineer's calculations 352 replacement trees are required and the Applicant is proposing 177 replacement trees. The applicant's engineer indicated that the applicant will provide a payment in lieu of planting the remaining 175. This office defers to the Township Planner as to the adequacy of the tree replacement plan.

E. STORM WATER MANAGEMENT

General

1. The Applicant proposes constructing one (1) bioretention basin and seven (7) porous pavement areas to address stormwater quantity management, water quality, and recharge.
2. The reference project has been reviewed in accordance with the Stormwater Management Rules NJAC 7:8 as amended on July 17, 2023.
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 a letter of no interest must be provided to this office.
4. It appears the proposed development will disturb portions of the wetlands areas; therefore, an NJDEP Freshwater Wetlands permit must be obtained for the proposed disturbance. A copy of the permit must be provided to this office.
5. 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.
6. An executed Major Development Stormwater Summary (Attachment D of the Tier A MS4 NJPDES Permit) has been submitted to this office for review and approval. The Municipality and County need to be revised to the correct Municipality and County.
7. Provide a Stormwater Maintenance Agreement for the stormwater system to ensure future maintenance. A sample agreement is available from the Engineering Department.

Stormwater

8. The porous pavement details must be revised as noted below:
 - a. The 100-yr storm shown on the porous pavement detail for PP-1C does not match the stormwater report. Documentation coordination is required.
 - b. The 2-yr, 10-yr and 100-yr storms shown on the porous pavement detail for PP-1F do not match the stormwater report. Documentation coordination is required.
9. **The stormwater management report has been revised to provide an analysis of the downstream information along both Davidson Avenue and Atrium Drive. The existing pipe and structure information should be provided on the site plan for both roads so the downstream analysis can be reviewed in conjunction with the Stormwater Drainage Report.**
10. Per this office's recommendation the applicant evaluated tying the drainage discharge line into the Atrium Drive stormwater management system. The engineer's response letter indicates that an easement has been secured from the adjacent property owners. A copy of the recorded easement agreement should be submitted for the Township's review and inclusion in the project file.

New Stormwater Comments Based on the Stormwater Management Redesign #2

11. The proposed Bioretention Basin 2F berm qualifies as a Class IV dam and in accordance with N.J.A.C. 7:20, a New Jersey licensed professional engineer must design the Class IV dam to meet all technical requirements in N.J.A.C. 7:20. The Applicant's engineer should provide a certification that the basin complies with all applicable N.J.A.C. 7:20 requirements. The certification should be signed and sealed.
12. Provide notes for all drainage structures on the Drainage Plan, sheet no. C-502, including but not limited to rim/grate elevations, invert in/out and pipe sizes, for further review.
13. Coordination between the site plan, drainage report and construction details is required for the Outlet Control Structures for PP-1C, PP-1D and PP-1F.
14. There is insufficient pipe capacity for the 100-yr storm for pipe runs 1 to end, 2 to 1, 3 to 2 and 4 to 3 for POA 1.
15. There is insufficient pipe capacity for the 100-yr storm for pipe runs 1 to end, 2 to 1 and 3 to 2 for POA 2.

F. MISCELLANEOUS

1. Revise/Add the following details based on Franklin Township standard details:
 - a. 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 – *Approved, 02/27/2023.*
- Somerset-Union Soil Conservation District – *Approved, 02/21/2023.*
- New Jersey Department of Environmental Protection

Township Departments:

- Franklin Township Fire Department
- Franklin Township Police Department
- Franklin Township Sewerage Authority
- Somerset County Health Department

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



USGS MAP
SCALE: 1" = 1,000'
SOURCE: U.S. GEOLOGICAL SURVEY MAPS

REFERENCES AND CONTACTS

- REFERENCES**
- ALTA SURVEY LAND TITLE SURVEY: BRUNSWICK SURVEYING, INC. 41 STEVEN ROAD PISCATAWAY, NJ 08854 DATED: 01/15/2023 JOB # SURVEY JOB # 180220 ELEVATIONS NAVD 1983
 - STORMWATER MANAGEMENT REPORT: BOHLER ENGINEERING NJ LLC 125 HALF MILE ROAD, SUITE 207 RED BANK, NJ 07701 DATED: JANUARY 2023 REVISED: OCTOBER 2025
 - OPERATION AND MAINTENANCE MANUAL: BOHLER ENGINEERING NJ LLC 125 HALF MILE ROAD, SUITE 207 RED BANK, NJ 07701 DATED: JANUARY 2023 REVISED: OCTOBER 2025
 - ENVIRONMENTAL IMPACT STATEMENT: BOHLER ENGINEERING NJ LLC 125 HALF MILE ROAD, SUITE 207 RED BANK, NJ 07701 DATED: JANUARY 2023 REVISED: OCTOBER 2025
 - GEOTECHNICAL INVESTIGATION REPORT: MELICK-KULLY & ASSOCIATES 111 CANAL ROAD SOUTH BOUND BROOK, NJ 08883 DATED: 10/14/2024
 - ARCHITECTURAL PLAN: CERNANNA ARCHITECT 214 COUNTRY AND DRIVE HILLSBOROUGH, NJ 08844 DATED: DECEMBER 19, 2023 REVISED: OCTOBER 10, 2025
 - TRAFFIC IMPACT STATEMENT: DOUGLAS DEAN CONSULTING ENGINEERS, LLC 181 WEST HIGH STREET SOMERVILLE, NJ 08876 DATED: JANUARY 11, 2023 REVISED: OCTOBER 21, 2025
- GOVERNING AGENCIES**
- PLANNING, ZONING COMMITTEE: CHRISTINE WOODBURY - SECRETARY 415 DEWITT LANE SOMERSET, NJ 08873 DATED: (732) 873-2500 EXT. 6215
 - CONSTRUCTION DEPARTMENT: FRANKLIN TOWNSHIP BARRY WILBUR - CONSTRUCTION OFFICIAL 415 DEWITT LANE SOMERSET, NJ 08873 PHONE: (732) 873-7283 FAX: (732) 873-0854
 - FIRE DEPARTMENT: JOHN J. HUGGS - DIRECTOR OF FIRE PREVENTION 415 DEWITT LANE SOMERSET, NJ 08873 PHONE: (732) 873-2500 EXT. 6303
- ROW JURISDICTION**
- TRAFFIC, STORMWATER, WATER & SEWER: DEPARTMENT OF PUBLIC WORKS (DPW) CARL HAUCK - PUBLIC WORKS MANAGER 40 CUNNINGHAM AVENUE SOMERSET, NJ 08873 PHONE: (732) 249-1830

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

- NOTES:**
- NO FLOODPLAIN OR RESTRICTED AREA EXIST ONSITE BASED ON THE FEMA FIRM PANEL #34035C0167E, DATED SEPTEMBER 28, 2007.
 - 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.
 - 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 SECTION 206 OF THE ORDINANCE.
 - ALL CONSTRUCTIONS SHALL COMPLY WITH THE CURRENT RULES AND REGULATIONS/ORDINANCES OF FRANKLIN TOWNSHIP, NUDEP, AWWA AND ALL APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION.

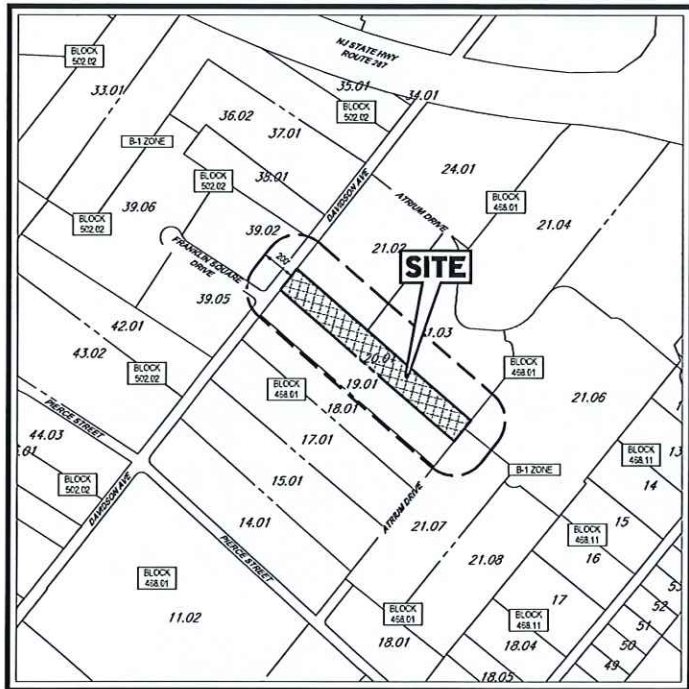
PRELIMINARY / FINAL MAJOR SITE PLAN

CWH 11/7/25

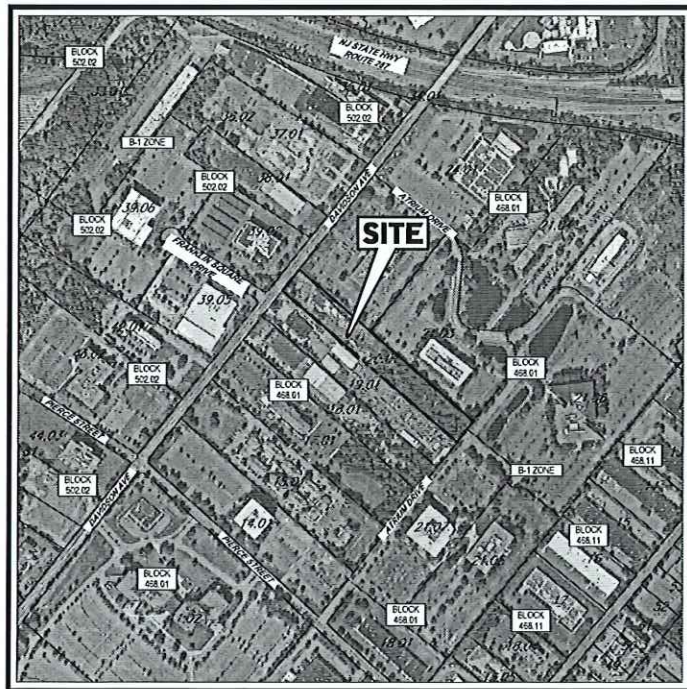
FOR
DAVIDSON PROPERTIES, LLC

PROPOSED WAREHOUSE

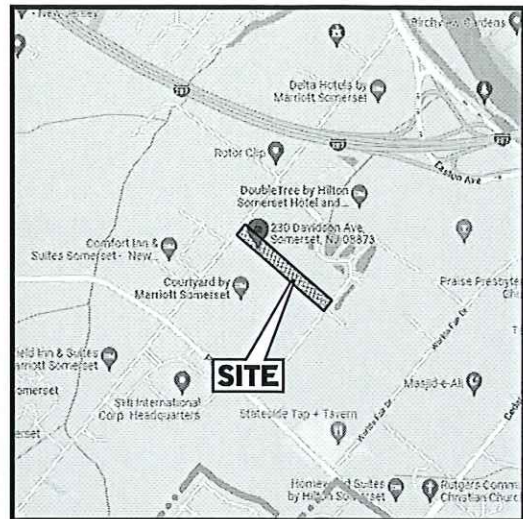
MAP: 88 | BLOCK: 468.01 | LOT: 20.01
230 DAVIDSON AVENUE, TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY



TAX MAP
SCALE: 1" = 500'
SOURCE: TOWNSHIP OF FRANKLIN TAX MAP SHEETS



AERIAL MAP
SCALE: 1" = 500'
SOURCE: NEARMAP



KEY MAP
SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS

DRAWING SHEET INDEX

SHEET TITLE	NUMBER
COVER SHEET	C-101
OVERALL DEMOLITION PLAN	C-201
DEMOLITION PLAN	C-202
OVERALL SITE LAYOUT PLAN	C-301
SITE LAYOUT PLAN	C-302
SIGNAGE PLAN	C-303
WB-50 TRUCK TURNING EXHIBIT	C-304 - C-305
FIRE TRUCK TURNING EXHIBIT	C-306
OVERALL GRADING PLAN	C-401
GRADING PLAN	C-402
OVERALL DRAINAGE PLAN	C-501
DRAINAGE PLAN	C-502
OVERALL UTILITIES PLAN	C-503
UTILITIES PLAN	C-504
OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	C-601
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-602
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-603
LANDSCAPE PLAN	C-701 - C-702
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STORM SEWER PROFILES	C-803
TOWNSHIP DETAIL SHEETS	C-901 - C-906
DETAIL SHEETS	C-907 - C-914
ALTA SURVEY (BY OTHERS)	1 OF 1

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 468.01 LOT 20.01 AND CONSENT TO THE FILING OF THIS APPLICATION.

NAME: *[Signature]* DATE: _____

APPROVAL BLOCK

TOWNSHIP OF FRANKLIN BOARD APPROVAL APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN, NJ.	
BOARD SECRETARY	DATE
BOARD CHAIRPERSON	DATE
BOARD ENGINEER	DATE

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY
1	12/19/2023	REV. PER TOWNSHIP COMMENTS	DGR
2	04/14/2024	REV. PER TOWNSHIP COMMENTS	DGR
3	10/21/2024	REV. PER AGENCY COMMENTS	WTK



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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: JS200723
DRAWN BY: OUI/CSM
CHECKED BY: DGR
DATE: 01/20/2023
CAD/LD: JS200723-CAD/CSM

PRELIMINARY / FINAL MAJOR SITE PLAN

FOR
DAVIDSON PROPERTIES, LLC

PROPOSED WAREHOUSE

BLK: 468.01 | LOT: 20.01
230 DAVIDSON AVENUE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NJ

BOHLER

BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-5600
www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GAS0161735 & W-020132

J.A. HOLZAPFEL

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 73900

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 3 - 10/21/2025

DRAINAGE AND UTILITY NOTES

(Rev. 3/2022)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.
2. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER.
3. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE REFER TO AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION.
4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXISTING BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE RITER. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND FURTHER IS RESPONSIBLE FOR COORDINATING THE UTILITY TRANSCONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.
6. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH/BOULDER OR CONSTRUCTION REQUIREMENTS.
7. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTINUOUS AND THOROUGH RECORD OF CONSTRUCTION TO VERIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLANS) WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
8. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
9. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
10. WATER SERVICE MATERIALS BURIAL DEPTH AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
11. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES AND SANITARY CLEAVOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
12. AN AS-BUILT OF THE STORMWATER MANAGEMENT BASINS AND THE STORM PIPE SYSTEM PREPARED BY A LICENSED NEW JERSEY SURVEYOR SHALL BE SUBMITTED PRIOR TO FINAL APPROVAL BY THE TOWNSHIP ENGINEER.
13. THE STORM PIPE SYSTEM SHALL BE CLEANED AND TELEVIEWED PRIOR TO FINAL APPROVAL BY THE TOWNSHIP ENGINEER.

GAS SERVICE NOTE

(Rev. 1/2020)

CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE, CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH GAS COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

WATER SERVICE NOTE

(Rev. 1/2020)

CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE, CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY LOCAL WATER COMPANY PRIOR TO COMPLETION. IF EXISTING WATER SERVICE CANNOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH WATER COMPANY. CONTRACTOR MUST OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

FTSA NOTES

1. ALL EXISTING AND PROPOSED CLEAVOUTS ARE TO HAVE A CAST-IRON PROTECTION BOX PER FTSA STANDARDS.
2. IMPERVIOUS PIPE DAMS WILL BE PROVIDED ALONG THE 8" SANITARY SEWER LINE AT A MAXIMUM SPACING OF 300 FT PER FTSA REQUIREMENTS.
3. REHABILITATION OF THE EXISTING TIE-IN MANHOLE STRUCTURE IS TO BE PROVIDED. SAID REHABILITATION IS TO CONSIST OF CEMENTITIOUS PREPARATION WORK, FOLLOWED BY THE APPLICATION OF A HIGH-BUILD EPOXY COATING (RAVEN 425, DURA PLATE 6000, OR EQUAL).
4. THE FTSA ASSUMES NO RESPONSIBILITY OF OWNERSHIP AND/OR MAINTENANCE IF THE EXISTING AND PROPOSED SANITARY FACILITIES LOCATED ON THE SUBJECT PROPERTY.
5. ALL SANITARY SEWER RELATED IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FTSA'S STANDARD AND CONSTRUCTION DETAIL SPECIFICATIONS.
6. NO TREES ARE TO BE LOCATED WITHIN (10) FEET OF A SANITARY SEWER LINE.
7. THE FTSA RESERVES THE RIGHT TO REQUEST CCTV INSPECTION OF THE EXISTING GRAVITY SEWER MAIN LOCATED WITHIN THE SUBJECT PROPERTY.
8. THE FTSA'S EXISTING SANITARY SEWER SYSTEM IS TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION TO ELIMINATE ENTRY OF MATERIALS, SILT, AND/OR CONSTRUCTION DEBRIS INTO THE EXISTING COLLECTIONS SYSTEM.
9. NO CONNECTION OF SUMP PUMPS, ROOF DOWNSPOUTS, EXTERIOR FOUNDATION DRAINS, AREA DRAINS, OR OTHER SOURCES OF SURFACE RUNOFF OR GROUNDWATER TO A BUILDING OR BUILDING DRAIN WHICH IN TURN CONNECTED DIRECTLY OR INDIRECTLY TO THE FTSA'S SANITARY SEWER SHALL BE PERMITTED.

ANTICIPATED WATER DEMAND:

PROPOSED BUILDING
OFFICE DEMAND: 1,950 x 0.125 GPD/SF = 243.75 GPD
WAREHOUSE DEMAND: 1 EMPLOYEE / 1,000 SF
WAREHOUSE x 35,510 SF x 25 GPD / EMPLOYEE x 3 SHIFTS = 2,663.25 GPD

EXISTING BUILDING
OFFICE DEMAND: 8,258 SF x 0.125 GPD/SF = 1,032.25
LIGHT MANUFACTURING DEMAND: 1 EMPLOYEE / 1,000 SF
x 9,425 SF x 25 GPD / EMPLOYEE x 3 SHIFTS = 706.875 GPD

TOTAL DEMAND: 4,646.125 GPD = 4,647 GPD

GRAPHIC LEGEND

(J210102 - 03/12/22)

	PROPERTY LINE
	EXIST. CONTOUR & ELEVATION
	PROP. FINISH GRADE CONTOUR & ELEVATION
	EXIST. WATER
	PROP. WATER
	EXIST. GAS
	PROP. GAS
	EXIST. ELECTRIC/TELEPHONE
	PROP. ELECTRIC/TELEPHONE
	EXIST. ELECTRIC/TELEPHONE/CABLE
	PROP. ELECTRIC/TELEPHONE/CABLE
	EXIST. OVERHEAD WIRES
	PROP. OVERHEAD WIRES
	EXIST. STORM PIPE
	PROP. STORM PIPE
	EXIST. SANITARY PIPE
	PROP. SANITARY PIPE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GRADE ELEVATION
	PROP. TOP OF WALL ELEVATION
	PROP. GRADE ON HIGH SIDE OF WALL
	PROP. GRADE ON LOW SIDE OF WALL
	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. AREA/RAIN LIGHT
	PROP. AREA/RAIN LIGHT
	PROP. CLEANOUT
	EXIST. INLET
	PROP. INLET
	EXIST. MANHOLE
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. UTILITY VALVE
	PROP. UTILITY VALVE
	EXIST. UTILITY POLE
	PROP. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL

Show existing
Service line location
and size to main

DAVIDSON AVENUE

-66' ROW (TM)-

LOT 21.02
NF DAVIDSON PLAZA NJ, LLC

LOT 21.03
N/F 300 ATRIUM, LLC

LOT 21.06

80' WIDE EASEMENT-PRIVATE STREET (TM)-
ATRIUM DRIVE

LOT 21.07

LOT 19.01
NF DAVIDSON REALTY

LOT 19.01
NF DAVIDSON REALTY

NEW BRUNSWICK AVENUE

-ROW VARIES-

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, OR 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.

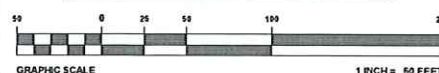
THE MINIMUM CLEARANCES BETWEEN WATER MAINS AND SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE STATE STANDARDS, I.E., MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND SANITARY SEWER IN PARALLEL SHALL BE 10 FT, MINIMUM VERTICAL CLEARANCE BETWEEN PIPE CROSSING SHALL BE 18 IN WITH THE SANITARY SEWER BELOW THE WATER LINE. IF SUCH MINIMUM VERTICAL CLEARANCE CANNOT BE PROVIDED, THE SANITARY SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (WITH P-401 INTERIOR COATING) FOR A DISTANCE OF AT LEAST (10) FEET ON EITHER SIDE OF CROSSING WITH INADEQUATE VERTICAL CLEARANCE

CONTRACTOR TO ENSURE A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN SANITARY AND WATER LINES

CONTRACTOR TO FIELD VERIFY THE SIZE AND LOCATION OF THE WATER MAIN BEFORE CONSTRUCTION

WATER AND SEWER MAINS AND LATERALS CROSSING STORM SEWERS OR DRAINS WHERE THE CLEARANCE BETWEEN THE PIPES IS LESS THAN 18 IN, PIER SUPPORTS FOR THE STORM LINE SHALL BE PROVIDED IN ORDER TO PREVENT THE LOAD TRANSFER TO THE AFFECTED UTILITY

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY



REVISIONS

REV	DATE	COMMENT	BY
1	12/19/2022	REV. PER TOWNSHIP COMMENTS	ECV
2	04/14/2023	REV. PER TOWNSHIP COMMENTS	WJCU
3	10/21/2023	REV. PER AGENCY COMMENTS	WJK



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PROJECT No.: J5200729
DRAWN BY: OUI / CSW
CHECKED BY: DGR
DATE: 01/20/2023
CAD LID: J5200729-GDM-JA

PROJECT:

PRELIMINARY / FINAL MAJOR SITE PLAN

FOR
DAVIDSON
PROPERTIES,
LLC

PROPOSED
WAREHOUSE
BLK: 488.01 | LOT: 20.01
230 DAVIDSON AVENUE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NJ

BOHLER //

BOHLER ENGINEERING N.J. LLC
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J.A. HOLZAPFEL

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 73500

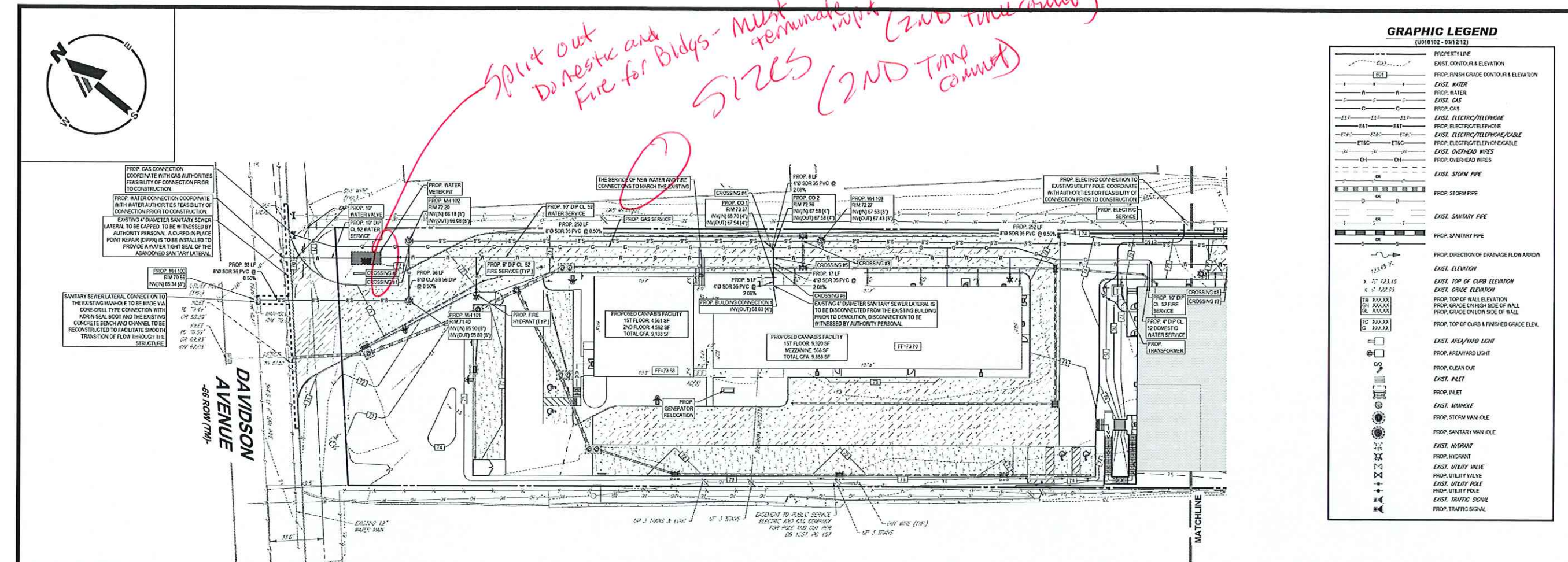
SHEET TITLE:

OVERALL UTILITIES PLAN

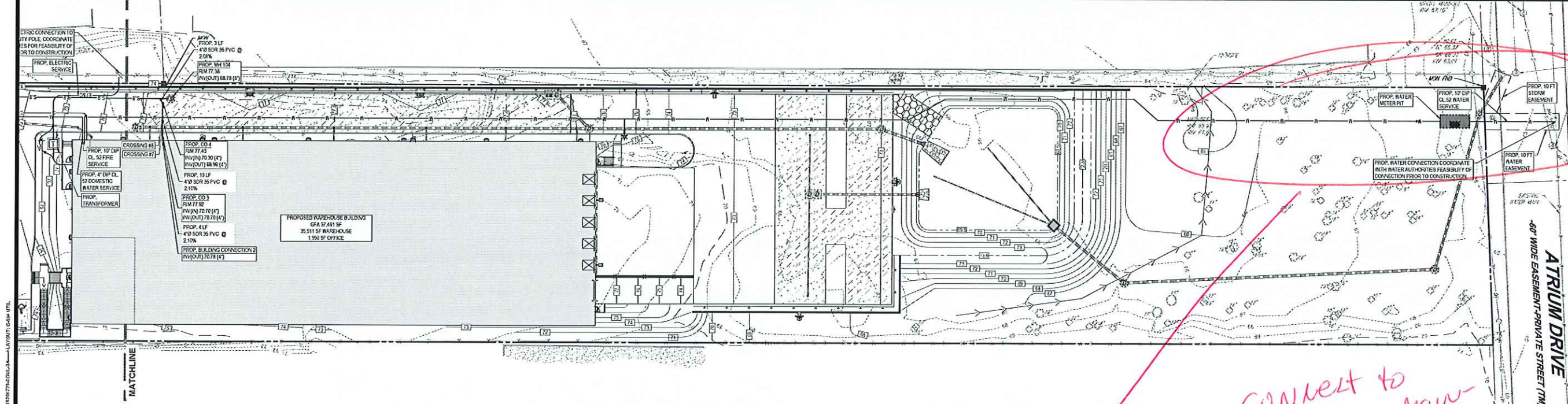
SHEET NUMBER:

C-503

REVISION 3 - 10/21/2025



Split out Domestic and Fire for Bldgs - must terminate input (2ND Time comment)
SIZES (2ND Time comment)



CANNOT connect to Atrium Drive Main - must loop back to Davidson (2ND Time comment)

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

CROSSING #1	CROSSING #2	CROSSING #3	CROSSING #4	CROSSING #5	CROSSING #6	CROSSING #7	CROSSING #8
WTR. INV.: 67.75' WTR. BTM.: 67.65'	GAS INV.: 68.00' GAS BTM.: 67.92'	STM. INV.: 68.88' STM. BTM.: 68.84'	GAS INV.: 69.66' GAS BTM.: 69.58'	WTR. INV.: 69.84' WTR. BTM.: 69.94'	STM. INV.: 68.94' STM. BTM.: 68.90'	STM. INV.: 72.70' STM. BTM.: 72.53'	WTR. INV.: 73.46' WTR. BTM.: 72.36'
SAN. INV.: 66.03' SAN. TOP.: 66.72'	SAN. INV.: 69.06' SAN. TOP.: 69.75'	SAN. INV.: 67.38' SAN. TOP.: 68.07'	SAN. INV.: 67.20' SAN. TOP.: 67.89'	SAN. INV.: 67.35' SAN. TOP.: 68.04'	SAN. INV.: 67.47' SAN. TOP.: 68.16'	SAN. INV.: 70.26' SAN. TOP.: 70.95'	SAN. INV.: 70.14' SAN. TOP.: 70.83'
CLEARANCE: 0.92'	CLEARANCE: 1.16'	CLEARANCE: 0.77'	CLEARANCE: 1.68'	CLEARANCE: 1.90'	CLEARANCE: 0.74'	CLEARANCE: 1.57'	CLEARANCE: 1.53'
ENCASEMENT: YES	ENCASEMENT: NO	ENCASEMENT: NO	ENCASEMENT: NO	ENCASEMENT: NO	ENCASEMENT: YES	ENCASEMENT: NO	ENCASEMENT: NO

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY
1	12/19/2021	REV. PER TOWNSHIP COMMENTS	ECW
2	04/14/2022	REV. PER TOWNSHIP COMMENTS	WKC/DGR
3	10/21/2022	REV. PER AGENCY COMMENTS	WTK/JH

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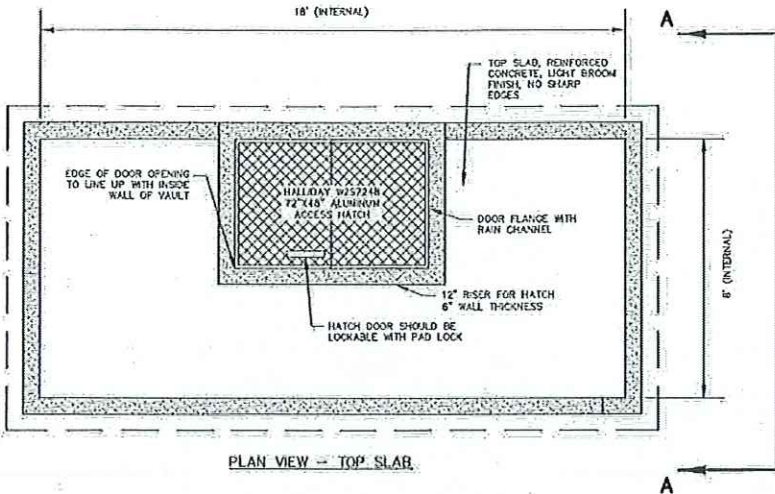
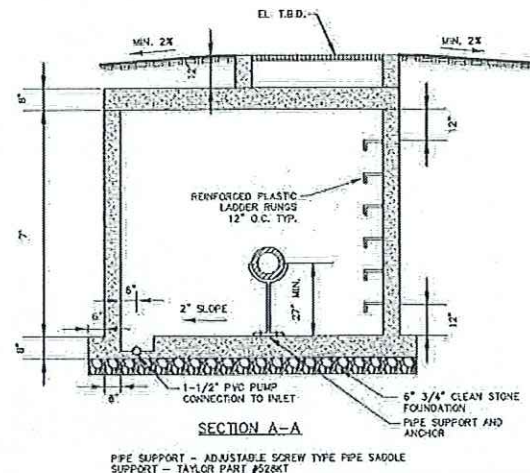
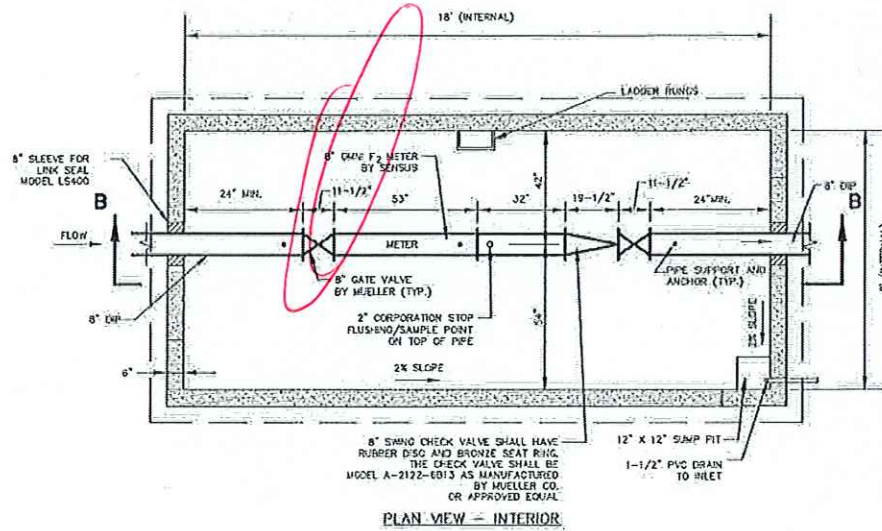
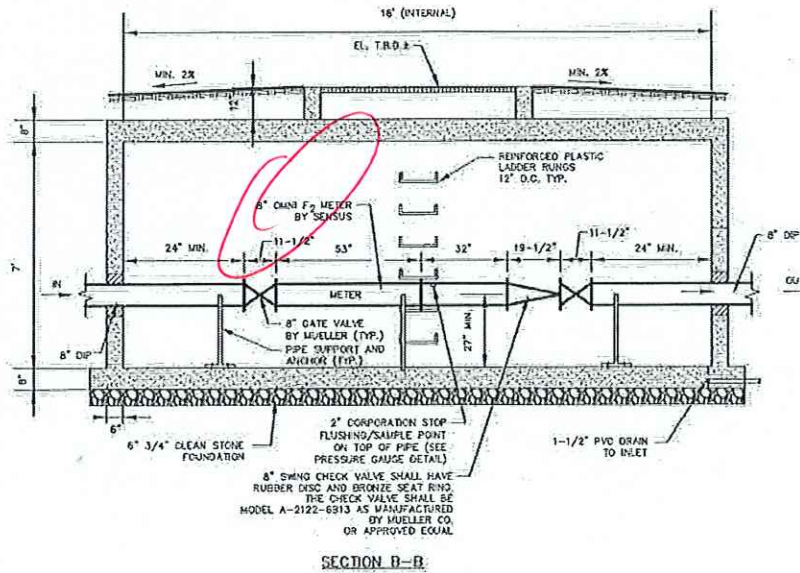
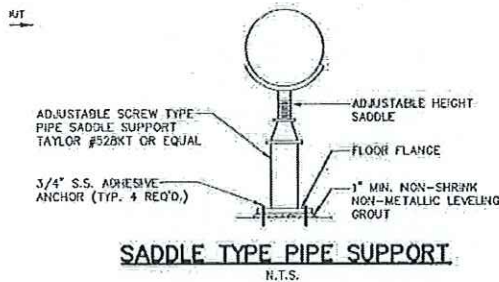
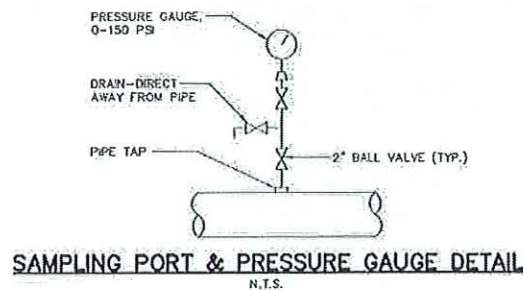
PROJECT No.: JS200729
DRAWN BY: QUI/CSM
CHECKED BY: DGR
DATE: 01/20/2023
CAD LID: JS200729-GENL-SA

PROJECT:
PRELIMINARY / FINAL MAJOR SITE PLAN
FOR
DAVIDSON PROPERTIES, LLC
PROPOSED WAREHOUSE
BLK 488.01 | LOT: 20.01
230 DAVIDSON AVENUE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NJ

BOHLER
BOHLER ENGINEERING NJ, LLC
125 HALF MILE ROAD, SUITE 207
RED BANK, NJ 07701
Phone: (732) 825-6800
www.BohlerEngineering.com
NJ CERT. OF AUTHORIZATION NO. 245421811708 & M-000122

J.A. HOLZAPFEL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 73500

SHEET TITLE:
UTILITIES PLAN
SHEET NUMBER:
C-504
REVISION 3 - 10/21/2025



METER PIT DETAIL GENERAL NOTES:

1. METER PIT SHALL BE IN A NON-TRAFFIC AREA.
2. METER PIT MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL NOT ENTER THE METER PIT WITHOUT PRIOR NOTICE TO FRANKLIN TOWNSHIP DPW.
3. IF PIT IS TO BE LOCATED IN A SLOPED AREA, IT SHALL BE DESIGNED TO MAINTAIN MINIMUM DEPTH OF COVER ON INLET AND OUTLET PIPES. SLOPING GRADES AROUND THE PIT SHALL BE GRADED BY A WALKER TO PREVENT WATER AND SOIL FROM COVERING THE TOP OF THE PIT. LANDSCAPING AND STRUCTURES ON TOP OF THE PIT ARE PROHIBITED.
4. PIT SHALL NOT BE LOCATED IN AREA SUBJECT TO GROUND WATER RUNOFF, STORM DRAIN COLLECTION AND DISCHARGE, OR AREAS PRONE TO CONSTANT WATER INFILTRATION. CONTRACTOR SHALL PROVIDE NON-MECHANICAL MEANS OF WATER CONTROL, IF POSSIBLE.
5. ALL PITS SHALL BE LOCATED TO ALLOW TOWNSHIP PERSONNEL TO ENTER AND PERFORM WORK. THE PROPOSED HATCH DOOR SHALL BE LOCKABLE FOR SECURITY.
6. ALL STRUCTURAL DESIGN SHALL BE COMPLETED BY OTHERS. SHOP DRAWINGS SHALL BE PROVIDED TO THE FRANKLIN TOWNSHIP DPW FOR REVIEW AND APPROVAL.
7. SERVICE WILL NOT BE TURNED ON UNTIL PLANS ARE RECEIVED AND APPROVED AND THE PIT IS COMPLETED AND ACCEPTED BY THE TOWNSHIP WATER DEPARTMENT.
8. THE CONTRACTOR SHALL SUBMIT SITE SPECIFIC SHOP DRAWINGS TO THE WATER DEPARTMENT, FOR REVIEW AND APPROVAL PRIOR TO ORDERING ANY MATERIAL.

PIT PIPING NOTES:

1. ALL PIPE VALVES AND FITTINGS INSIDE VAULTS SHALL BE FLANGED DUCTILE IRON CONFORMING TO ANWA SPECIFICATIONS.
2. ALL PIPE, VALVES AND FITTINGS OUTSIDE VAULTS SHALL BE MECHANICAL JOINT (MJ) DUCTILE IRON CONFORMING TO ANWA SPECIFICATIONS.
3. GATE VALVES INSIDE THE METER PIT SHALL BE RESILIENT SEAT WEDGE OR SEAT WITH OS&Y RS, OPEN RIGHT. ALL VALVES OUTSIDE THE METER PIT SHALL HAVE 2\"/>
4. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH TOWNSHIP STANDARD SPECIFICATIONS APPLICABLE AT THE TIME OF CONSTRUCTION.
5. SEAL ALL WALL PENETRATIONS WITH LINK SEAL OR APPROVED EQUAL.
6. THE SIZE OF WATER METER AND STRAINER ASSEMBLY SHALL BE SPECIFIED BY THE OWNER, WHEN REQUESTED, THE FRANKLIN TOWNSHIP DPW WILL ORDER THE METER BASED ON OWNER'S REQUEST.

WATER METER PIT (N.T.S.)

meter must be size of main -

2ND Time Comment

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REVISIONS

REV	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	12/19/2023	REV. PER TOWNSHIP COMMENTS	WYCU	DGR
2	04/14/2024	REV. PER TOWNSHIP COMMENTS	WYCU	DGR
3	10/21/2024	REV. PER AGENCY COMMENTS	WYCU	JH



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PROJECT No.: J5200729
DRAWN BY: OU / CSM
CHECKED BY: DGR
DATE: 01/20/2023
CAD LID: J5200729-CHDS-3A

PRELIMINARY / FINAL MAJOR SITE PLAN

FOR
DAVIDSON PROPERTIES, LLC

PROPOSED WAREHOUSE
BLK: 488.01 | LOT: 20.01
230 DAVIDSON AVENUE
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NJ

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BOHLER ENGINEERING, LLC

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RED BANK, NJ 07701
Phone: (732) 825-5800
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N.J. CERT. OF AUTHORIZATION NO. 245A21181700 & M-002132

J.A. HOLZAPFEL

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 73500

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:
C-902

REVISION 3 - 10/21/2025

IN CASE OF DISCREPANCY, TOWNSHIP STANDARD DETAILS SHALL HOLD

memo



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

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

DATE: December 16, 2025

RE: Comments from Franklin Township Environmental Commission
Davidson Properties, LLC
230 Davidson Avenue, Somerset
(Block 468.01 – Lot 20.01)
File #: PLN-23-00007 (Resubmittal – October 2025)

At its regularly scheduled meeting of December 15, 2025, the Franklin Township Environmental Commission ("EC") reviewed the resubmission for the above-referenced project. The following comments are reiterated from and/or in addition to our previous report dated July 16, 2025:

- The EC continues to recommend that the applicant investigate the feasibility for solar panels on the roof, a green roof, cool roof technology, or at minimum, a "make solar ready" roof. This large roof area can serve as an area for energy generation, or to cool temperatures in the building and around the site.
- The EC continues to recommend that as many trees as feasible be preserved onsite. The majority of the replacement trees should be planted onsite or in the immediate area to provide/replace the much-needed tree canopy, habitat, and environmental benefits (heat management, air quality, soil protection). Any trees replaced onsite should be replaced with tree species that are native to New Jersey.
- The EC understands that the proposed structure has been moved to accommodate some buffering area near the property line. Buffering is recommended, regardless of the adjacent land uses, to ensure that tree canopy and/or greenery in the area is established.
- The EC 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!



FRANKLIN TOWNSHIP POLICE TRAFFIC SAFETY BUREAU



TO: F.T. Zoning Board

FROM: Ofc. Ryan Ellington

DATE: December 9th, 2025

SUBJECT: **PLN-23-00007** **Davidson Properties, LLC**
230 Davidson Ave, Somerset NJ

BLOCK: 468.01 LOT: 20.01

I have reviewed the above captioned subject plans 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

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www.franklintwpnj.org

MEMORANDUM

TO: Planning Board

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

DATE: October 28, 2025

RE: *Davidson Properties LLC* - Preliminary and Final Major Site Plan, Conditional Use Approval, with "c" Variances – 230 Davidson Avenue; Block 468.01 Lot 20.01 (PLN-23-00007)¹

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

- 39-sheet set of site plans, prepared by Bohler Engineering dated 1/20/23, revised 10/21/25
- 3-sheet set of architectural plans, prepared by Cerminara Architect revised 12/19/23 and 10/10/25

SITE DESCRIPTION

The 4.88-acre site is located on the easterly side of Davidson Avenue several hundred feet south of its intersection with Atrium Drive in the Township's Business and Industry (B-I) zone. The rear of the site adjoins Atrium Drive. The site contains an existing building which is identified on the site plan as follows:

- 2-story office building totaling 8,258 square feet
- 1-story 9,425 light manufacturing

¹ Applicants represented by attorneys, engineers and/or architects (or other such professionals) are **required** 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 front portion of the site contains the existing building and associated parking areas. The rear portion of the site is undeveloped, forested and contains two wetlands areas.

Surrounding properties consist of light industrial, office and warehouse uses. The site is not located within 500-feet of a residential zoning district.²

PROJECT DESCRIPTION

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

- Construction of a 37,460 square foot addition (35,510 square foot warehouse/ 1,950 square foot of office) to the rear of the existing building (which is proposed to remain)
- The proposed warehouse proposes 5 loading docks in the rear of the proposed warehouse and 1 drive-in ramp.
- A 9-space “trailer parking” area is proposed to the rear of the proposed warehouse.
- A total of 70³ car parking spaces are proposed
- The existing freestanding sign (which currently extends into the right-of-way of Davidson Avenue) would be relocated to a compliant location on the site
- Other site modifications include construction of associated site grading, landscaping, lighting, and utility modifications.

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

- *Preliminary and Final Site Plan*
- *Conditional Use Approval*
- *“C” Variances:*⁴
 - Total Side Yard Setback: 50 feet min. – 44.65 feet proposed
 - Drive Aisle Side Setback: 5 feet min. – 2.1 feet proposed (portion of northerly property line)
 - Width of Parking Lot Drive Aisle: 26 feet min. – 24 feet proposed
 - Parking Lot Setback: 5 feet required – 2.1 feet proposed (EV space)
 - Loading Zone Width: 147 feet min. required – 130 feet proposed

² A complete application was submitted *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, a complete application was submitted *after* the effective date of #4371-22 (which made warehouses a conditional permitted use in the B-I) zone. Compliance with that ordinance addressed elsewhere in this memorandum.

³ Since each of the two EV parking spaces are permitted to count as 2 spaces, the provided parking for zoning compliance purposes is 72 spaces.

⁴ “Exhibit A” of the Variance Application Form identifies a variance from the 50-foot buffer where adjoining a residential zone. Since this site does not abut a residential zone no such variance is required. Further, it is noted that the application has since been amended to eliminate need for an impervious surface variance.

REVIEW COMMENTS⁵

1. *Conditional Use Approval Required.* 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 addressing compliance with the applicable conditional use standards of §112-50 as well as the general conditional use requirements of §112-34.

~~2. *Required Parking.* Approximately 1,700 square feet of the office use in the first floor of the existing building is identified as light manufacturing use on the site plan (including the parking calculations). The plans, including the calculation of required parking, must be revised accordingly. Further, the floor plans should be revised to differentiate the areas by use and square footage. The site and architectural plans remain inconsistent. Revised architectural plans have not been provided.~~

3. *Drive Aisle Side Setback.* As indicated above, the site plan requires a variance from the 5-foot drive aisle side setback (2.1 feet proposed along a portion of the northerly property line). I recommend that the application be revised to comply.
4. *Total Side Yard Setback:* As indicated above, the site plan requires a variance from the total side yard setback requirement. The total of the two side yards must equal a minimum of 50 feet where the total of the two proposed side yards total 44.65 feet.

It is noted that while the site is relatively narrow compared to its depth the site indeed meets the minimum lot width requirement (150 feet required – 156.6 feet existing/ proposed). Thus, no hardship (c-1) uniquely affecting this site would appear to exist. Further, it is unclear how such a non-compliant setback would represent a better zoning alternative (c-2) than a compliant proposal. I recommend that the application be revised to comply.

5. *Design of Business and Industry Uses (§112-33.6).*
 - o §112-33.6.A – The applicant should provide testimony (and appropriate exhibits) addressing this section (that the front yard be attractively landscaped) to the Board's satisfaction.

⁵ It is requested that subsequent plan submittals 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.

- o §112-33.6.B – The applicant should provide testimony (and appropriate exhibits) addressing this section (which encourages planting of trees within the interior of the site in the form of landscape islands).
- o §112-33.6.C – In my opinion the site plan is consistent with this section with respect to the 5 loading docks for the proposed warehouse in that the loading dock is located in a manner than minimizes their view from adjoining roadways.
- o §112-33.6.D – The applicant should provide testimony (and appropriate exhibits) addressing this section (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).
- o §112-33.6.E – The applicant should provide testimony (and appropriate exhibits) addressing this section (which addresses screening of mechanical equipment).
- o §112-33.6.F and G - The applicant should provide testimony regarding this standard which indicates that development applications should appropriately take into consideration nonautomotive modes of transportation and appropriate accommodate for ride hailing services, bus and/or shuttle.⁶

Should the Board wish to discuss the provision of sidewalks, I have prepared figure 4 at the end of this memorandum which identifies the locations of nearby development applications (along with an indication whether each was previously approved or is pending (i.e., not yet been heard). With respect to the 4 previously approved, 1 (IDIL – located roughly opposite the subject site on Davidson Avenue) was required to provide sidewalks while the other 3 were not.

- o ~~§112-33.6.H – This section requires compliance with applicable Township and State laws pertaining to idling of gasoline and diesel fueled motor vehicles, including but limited to “no idling” signs. The applicant should provide testimony addressing this section and proposed necessary site plan changes to address compliance. Such signage should be added in the loading area (not just the car parking area) and a detail of the sign needs to be added to the plans. No idling signs have been added to the plans however they don’t appear to be placed consistent with the Environmental Commission recommendation.~~
- o §112-33.6.I – The applicant should provide testimony regarding this section (which requires that all newly constructed warehouses shall be solar-ready per the requirements of C.52:27D-123.19 Solar-ready building, warehouses.⁷

⁶ A note on the plan cites non-compliance with this design standard as a part of “List of Variances”. Non-compliance would constitute a waiver from a design standard.

⁷ A note on the plan cites non-compliance with this design standard as a part of “List of Variances”. Non-compliance would constitute a waiver from a design standard.

6. *Tree Preservation/ Replacement.* I offer the following comments with respect to Chapter 222, Trees:

- a. The calculations on the plan result in a tree replacement requirement of 352 ~~386~~ trees while 168 trees of qualifying size are proposed leaving a deficit of 184 ~~218~~ trees.
- b. Site plan sheets are still inconsistent with one another in terms of tree preservation. Many site plan sheets show preservation of numerous trees ~~a relatively large area trees~~ in the rear of the site that are neither: outside the limit of disturbance (LOD) or protected by tree protection fencing. The plans and/or tree replacement calculations need to be revised accordingly.
- c. The vast majority of the proposed trees are located to the rear of the site with many of them seemingly proposed in between existing trees to remain. How would the long-term viability of these trees be assured? For example is irrigation proposed? Is this planting even feasible as the existing canopy in the rear appears rather dense?

7. *Additional Site Plan Comments.*

- a. The site plan complies with Schedule 6 which requires 1 tree for every 2,000 square feet of paved area (37 trees required – 168 trees of qualifying size proposed).
- b. I defer to other staff with respect to the requested variances from parking aisle drive width and loading area depth.
- c. 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

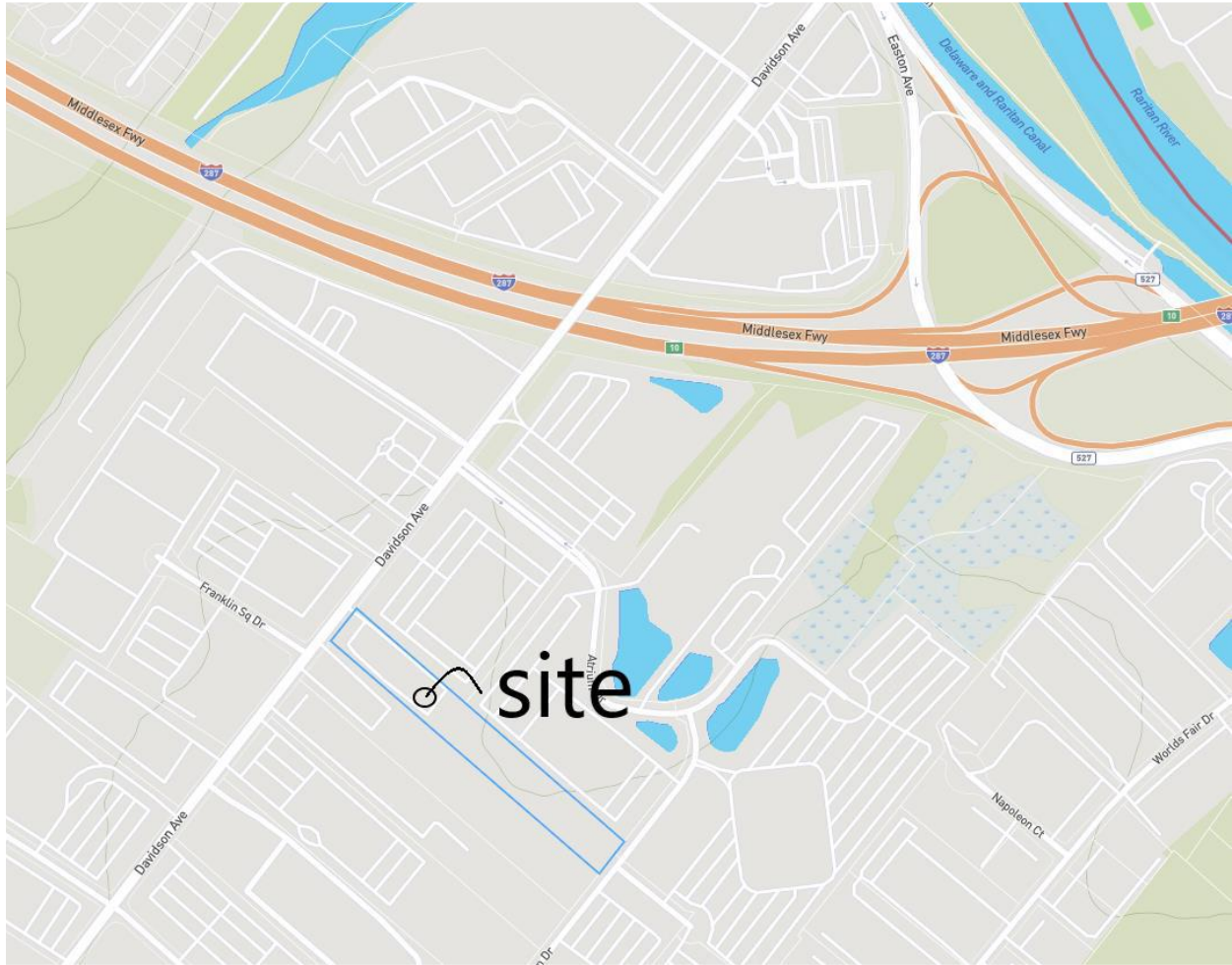


Figure 2: Site and Surrounding Area

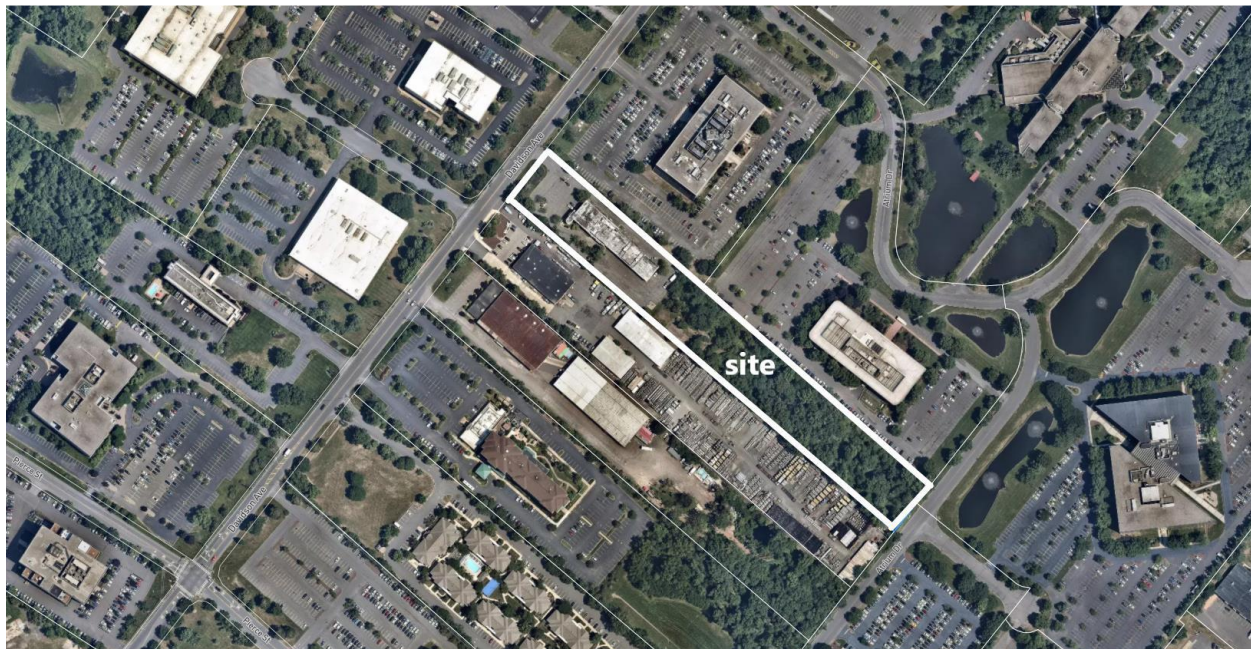


Figure 3: Site and Surrounding Area



Figure 4: Nearby Applications





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: November 10, 2025

Re: PLN-23-00007-Davidson Properties, LLC-230 Davidson Ave.

Block: 468.01, Lot: 20.01

The following information must be submitted to the Health Department prior to final approval:

- Specify where any trash and/or recycling dumpsters will be located.

- 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

August 25, 2025

To: Planning Board

From: John Hauss, Director
Fire Prevention

Re: Docket # PLN 23-00007
Davidson Properties, LLC
230 Davidson Avenue
Block: 468.01 Lot: 20.01

Fire Prevention has the following comments on the revised plans.

1. 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.
2. The fire truck turning template does not comply with the Township ladder truck. The applicant should contact Fire Prevention.
3. We reserve the right to make additional comments based upon the submission of revised plans or testimony presented to the Board.



FRANKLIN TOWNSHIP SEWERAGE AUTHORITY

70 Commerce Drive, Somerset, NJ 08873-3470

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

July 21, 2025

Project Applicant: Davidson Properties, LLC

Project Location: 230 Davidson Avenue, Township of Franklin, NJ

Block: 468.01; Lot: 20.01

Docket #: PLN 23-00007

Plan Type: Preliminary & Final Major Site Plan

The Applicant is proposing to develop the site with a 37,460 square foot warehouse/office building next to an existing building consisting of light manufacturing/office space with an overall building area of 13,626 square feet. The proposed building will consist of 35,510 square feet of warehouse space and 1,950 square feet of office space. The Project site occupies Lot 20.01 of Block 468.01 and is located approximately 750 feet southwest of the intersection of Davidson Avenue and Atrium Drive.

The Applicant is proposing to service both the existing and proposed buildings with an on-site 8" diameter gravity sewer main with a connection point to the Authority's existing sanitary manhole structure located within Davidson Avenue, via core-drill type connection.

The combined estimated Average Daily Flow to be generated by the two (2) buildings is approximately 4,576 GPD (Existing Structure – 1,707 GPD, Proposed Warehouse/Office Structure – 2,869 GPD).

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

1. Preliminary and Final Major Site Plan, as prepared by Bohler Engineering, dated January 20, 2023, last revised April 14, 2025;
2. Sanitary Sewer Design Report, as prepared by Bohler Engineering, dated January 2023, last revised April 2025;
3. Sanitary Sewer Cost Estimate, as prepared by Bohler Engineering, dated February 8, 2023, last revised April 8, 2025;
4. Sanitary Sewer Specifications, as prepared by Bohler Engineering, dated January 2023;
5. Architectural Plans, as prepared by Cerminara Architect, dated January 20, 2023, last revised December 19, 2023;
6. ALTA/NSPS Land Title Survey, as prepared by Brunswick Survey Incorporated, dated 01/13/2023.

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

Preliminary and Final Major Site Plan (Sanitary Facilities):

Utilities Plan (Sheet C-504):

- Note the proposed 4" Sanitary Sewer Pipe as Schedule 40 PVC on the drawing.

- Provide 18" minimum vertical crossing separation between 8" diameter SDR 35 gravity sanitary sewer and 10" diameter Class 52 DIP water service. Add crossing details to the crossing table and applicable profile sheets. If adequate clearance can not be achieved, the proposed 36 LF of 8" SDR 35 gravity sanitary sewer (MH 101 – MH 102) should be revised to 8" Class 56 DIP with P-401 interior lining.

Sanitary Sewer Profiles (Sheet C-801 & C-802):

- Remove notation indicating proposed building connection 2: rim elevation (74.56).
- Utility crossing's table does not appear to match sanitary sewer profile crossing clearances and inverts. Please revise discrepancies and include accurate clearances between proposed utilities.

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.
- 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:

- It appears FTSA Sewerage Authority Details Begin on Page Number C-904. Please Revise discrepancy on Drawing Sheet Index to match Sheet Title.
- 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 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 dark ink, appearing to read "Will K", 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 Projects Manager
Scott Nocero – FTSA Operations Manager / Licensed Operator

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: December 31, 2025

RE: ***Odin Dhun, LLC
Preliminary & Final Major Subdivision & Site Plan
Report #3
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 November 25, 2025;
- 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 December 18, 2024;
- 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 December 18, 2024;
- 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' and 167', 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).
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:
 - A minimum lawn slope of 2% is required. Various swales and lawn areas do not meet this requirement. A more extensive review of the lawn/swale slopes will be performed after the project is redesigned to meet this standard.
 - 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.

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. 21 and 22 to satisfy the requirements of Ordinance §222- Trees. The applicant has indicated that 2,074 replacement trees are required. 1,109 Trees are proposed by the applicant with the remaining 965 tree deficiency to be satisfied with a contribution to the Township Tree Fund. This office defers to the Township Planner as to the adequacy of the tree replacement plan.
2. The applicant is proposing to clear the entire lot with the exception of maintaining a 15' wide buffer around the perimeter of the subdivision. The applicant's professionals should re-evaluate the clearing

limits 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. Please find a conceptual exhibit of a potential cluster layout at the end of this memo.

3. The applicant provided a Tree Inventory of the PIQ. At a minimum, the site landscaping plan and grading plan sheets should be revised to incorporate the trees identified in the inventory within the 15' wide buffer around the property so the buffering and grading in these locations can be further evaluated. It is unclear how the proposed perimeter fencing will be installed within the existing landscape/tree buffer.

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.**

O&M Manual

9. 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

10. 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

11. 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.**
12. 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.**
13. 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.**
14. 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.
15. 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. 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

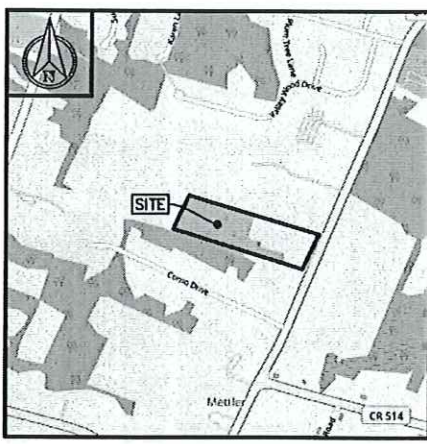
PRELIMINARY/FINAL SITE PLAN
for

12/18/25

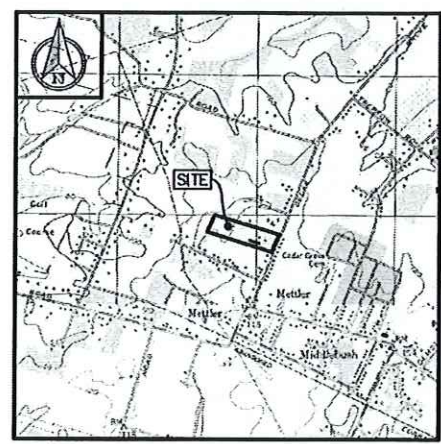
295 CEDAR GROVE LANE

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

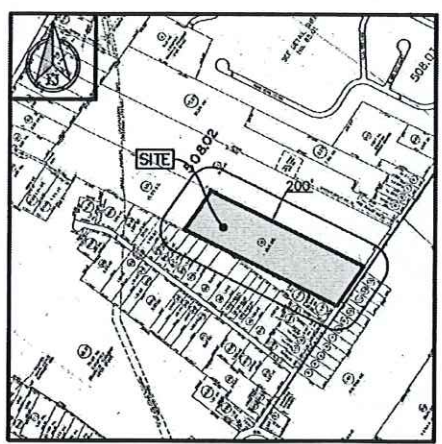
- Road to be private
- Basin maintained by HOA
- porous pmt for residential driveways is not realistic



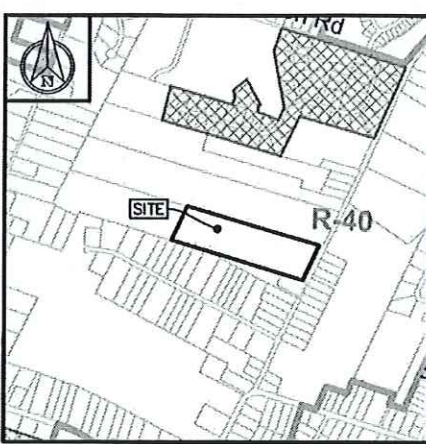
ROAD MAP
1"=1,000'



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 Churchill Ave. Somerset, NJ 08873	732-249-7800
Concast Cable	279 Amwell Road Hillsborough, NJ 08844	(800) 934-6449
Public Service Electric & Gas Co.	472 Weston Road Somerset, NJ 08873	(800) 436-7774

200' OWNERS LIST

BLOCK LOT	NAME & ADDRESS				
	Right-of-Way Department Backhoe Pipe Line Company PO Box 304 Evanston, PA 18049-0304	508.02 19	Salvino H and Afidat F De Oliveira 11 Como Dr Somerset, NJ 08873	423.01 11	Linda Mary Ellis 296 Cedar Grove Ln Somerset, NJ 08873
	Durham Manager Concast Cable 279 Amwell Road Hillsborough, NJ 08844	508.02 18.01	Rahbari and Mary Fister 9 Como Dr Somerset, NJ 08873	508.02 29	Kendra Colbert 31 Como Dr Somerset, NJ 08873
	Suscon Pipeline LP Right of Way Dept Montello Complex 525 Frizzell Road Sinking Springs, PA 19068	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 Samir Shah 297 Cedar Grove Lane Somerset, NJ 08873	508.02 21	Richard J and Diane L Stahl 15 Como Dr Somerset, NJ 08873	508.02 27	Daniel C and Nancy Medham 27 Como Drive Somerset, NJ 08873
423.01 13	Sean Grigal and Manuel Sanchez 292 Cedar Grove Lane Somerset, NJ 08873	423.01 12	Azra Elio 294 Cedar Grove La Somerset, NJ 08873	508.02 13.01	Joseph and Margot 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 Scifia 2024 Amwell Rd Somerset, NJ 08873
423.01 8	Yudong Chen and Qing Shok 502 Somerset Court Princeton, NJ 08540	508.02 23	John Pasquarilli 19 Como Dr Somerset, NJ 08873	508.02 13.01	Joseph and Margot Coury 589 Elizabeth Ave Somerset, NJ 08873
508.02 14.02	Arl L Fowles and Thomas 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 Scifia 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 30.01	Ced C and Colleen Mueller-Trust 33 Como Dr Somerset, NJ 08873		
		423.01 10	Michael and Dolores Nazar 298 Cedar Grove La Somerset, NJ 08873		
		508.02 20	Robert S and Donna M McDonough 13 Como Dr Somerset, NJ 08873		

SHEET INDEX		
SHEET #	DWG. #	TITLE
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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 L2
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.

PROJECT NUMBER 2022-075

295 CEDAR GROVE LANE

menlo engineering associates

Civil Engineering, Consultants
Landscape Architects
Professional Planners

281 Cleveland Avenue
Highland Park, NJ 08904

menloeng.com | in | f | t

732-846-8585 732-846-3439

Certificate of Authorization: 26042760-009

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

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE OF ISSUE: MARCH 12, 2024
REVISED: NOVEMBER 25, 2025

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

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

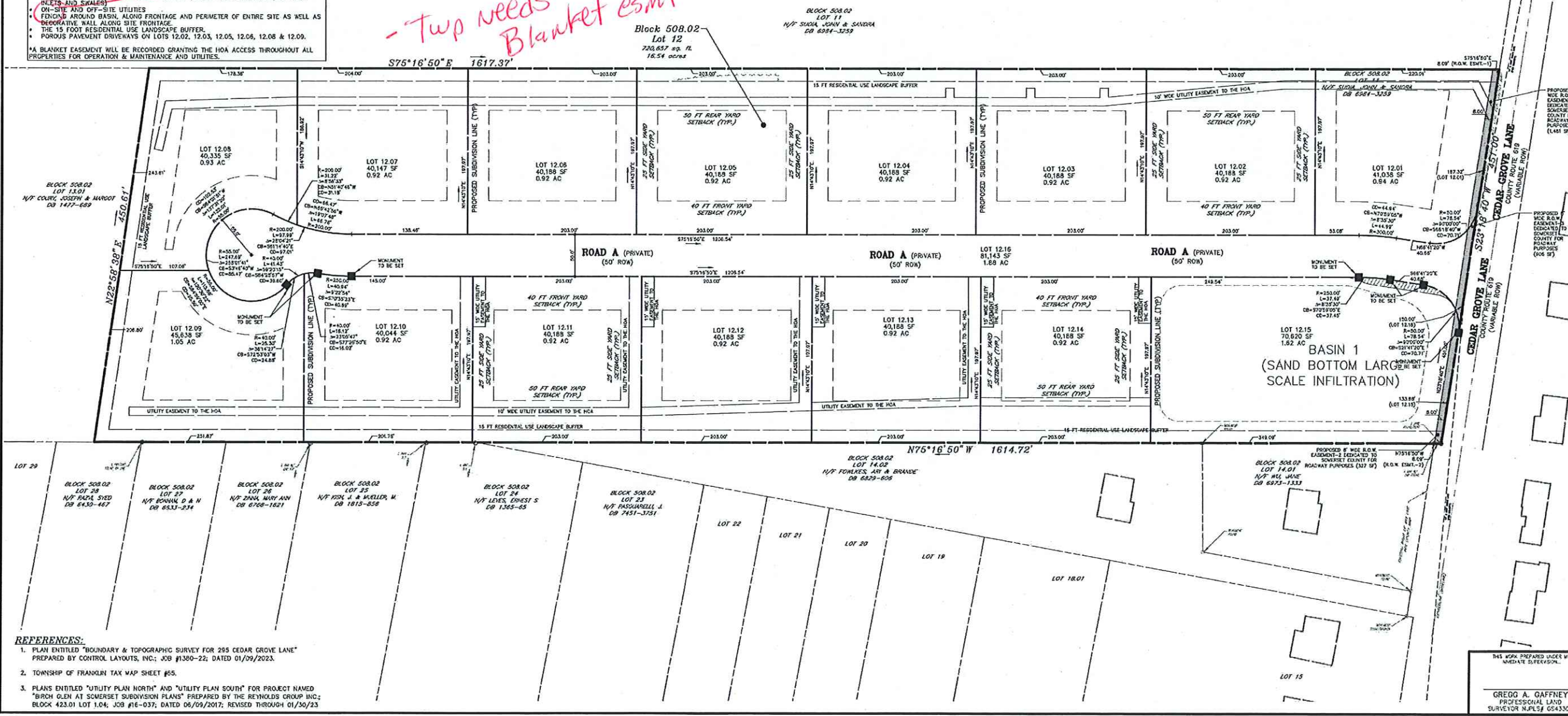
TOTAL AVERAGE DAILY WATER DEMAND: 395 GPD (4-BDRM) X 14 UNITS = 5,530 GPD
TOTAL AVERAGE DAILY SEWER DEMAND: 300 GPD (4-BDRM) X 14 UNITS = 4,200 GPD

- 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, DUCTS AND SCALES)
 - 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.
 - POROUS 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

1. SITE IS IN N.A.V.D.-88 DATUM.
2. ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY, STATE AND/OR ANY OTHER GOVERNING BOODS STANDARDS.
3. 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).
4. DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
5. 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.
6. WATERLINE AND SANITARY SEWER TO BE A MINIMUM OF TEN (10) FEET APART HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY UNLESS OTHERWISE NOTED.
7. WATERLINES TO HAVE A MINIMUM OF FOUR (4) FEET COVER.
8. 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).
9. FOR SPECIFIC BUILDING DETAILS SEE ARCHITECTURAL DRAWINGS.
10. 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.
11. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
12. 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.
13. SIDE SLOPES TO BE GRADED AT A MAXIMUM OF 3:1.
14. COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURES AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
15. 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.
16. ADEQUACY OF WATER SUPPLY SYSTEM FOR FIRE PROTECTION HAS NOT BEEN CONFIRMED WITH RESPECTIVE WATER SUPPLY OR INSURANCE COMPANY. WATER SUPPLY SYSTEM TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND WATER COMPANY PRIOR TO CONSTRUCTION OR ORDERING.
17. 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 SHELDED TO AVOID GLARE INTO NEARBY HOMES. LIGHTING PLANS TO BE SUBMITTED TO TOWNSHIP FOR APPROVAL.
18. SANITARY SEWER DESIGN (N.J.A.C. 7:14A-21.6(b)(14))
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.
19. 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.
20. 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.
21. 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.
22. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT RULES AND REGULATIONS/ORDINANCES OF FRANKLIN TOWNSHIP, NJDEP, ANKA AND ALL APPLICABLE REGULATORY AGENCIES HAVING JURISDICTION.
23. 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').
24. 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.
25. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE ROADWAY, LIGHTING, AND DRAINAGE STRUCTURES ALONG ROAD 'A' AS WELL AS ALL COMMUNAL DRAINAGE INFRASTRUCTURE.
26. THE INSTALLATION OF IMPERVIOUS PIPE DAMS ALONG THE PROPOSED 6" 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.
27. THE FTSA ASSUMES NO RESPONSIBILITY OF OWNERSHIP AND/OR MAINTENANCE OF THE PROPOSED PRIVATELY OWNED, OPERATED, AND MAINTAINED GRAVITY SANITARY SEWERAGE FACILITIES FROM THE DOWNSTREAM CONNECTION POINT WITHIN RESTA FARM ROAD TO ITS TERMINUS.
28. ALL SANITARY SEWER RELATED IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FTSA'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
29. THE FTSA RESERVES THE RIGHT TO REQUEST CCTV INSPECTION OF THE EXISTING GRAVITY SEWER MAIN LOCATED WITHIN THE SUBJECT PROPERTY.
30. 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.
31. IN ACCORDANCE WITH THE FTSA'S RATES, RULES AND REGULATIONS, NO TREES ARE TO BE LOCATED WITHIN 10 FEET OF A SANITARY SEWER LINE.
32. 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.
33. ENTRY GATE SHALL BE EQUIPPED WITH SIREN OPERATED SENSOR FOR EMERGENCY ACCESS.
34. AN AS-BUILT PLAN WILL BE PROVIDED BY A LICENSED SURVEYOR AND SUBMITTED POST-CONSTRUCTION.

-water mains are Twp
-Twp needs Blanket esmt



- 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 "BROOK GLEN 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 01/30/23

HORIZONTAL DATUM: NAD83 (NAD-83)

GRAPHIC SCALE

0 30 60 90 120

SCALE: 1"=50'

REVISIONS

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

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☐ CHKD BY: DATE:

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Civil Engineering Consultants
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261 Cleveland Avenue
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732-846-8555 732-846-8439

Certificate of Authorization: 24E43751600

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: RW
DESIGNED BY: RW
APPROVED BY: GSO

THIS WORK PREPARED UNDER MY MEDIAN SUPERVISION

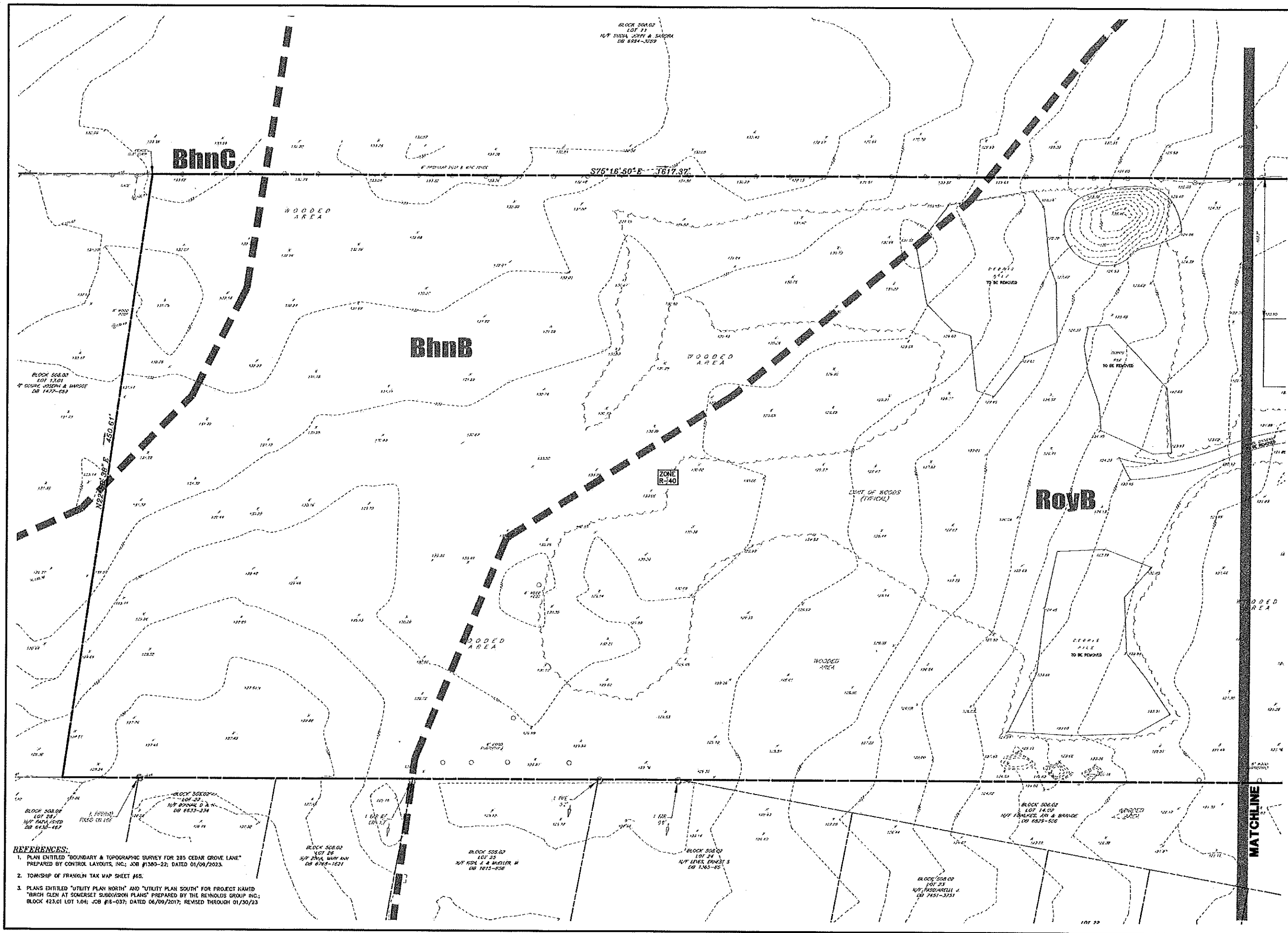
GREGORY S. OMAN
PROFESSIONAL ENGINEER
N.J.E.# 43441

THIS WORK PREPARED UNDER MY MEDIAN SUPERVISION

GREGG A. GAFFNEY
PROFESSIONAL LAND SURVEYOR N.J.L.S.# 0543304

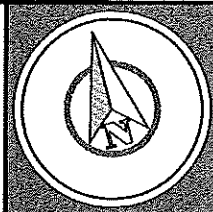
PROJECT NUMBER: 2022.075
DATE OF ISSUE: MARCH 12, 2024
REVISION: 3
NOVEMBER 25, 2025

2



REFERENCES:

1. PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR 285 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



HORIZONTAL DATUM : NAD83 (NAD-83)

GRAPHIC SCALE



REVISIONS

NO.	DATE	DESCRIPTION
1	02/19/24	ISSUED FOR PERMIT

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OK'D BY: _____ DATE: _____



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732-844-8585 732-816-9439
Certificate of Authorization: 240422951600

295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.64 ACRES

**EXISTING
CONDITIONS
PLAN
(1)**

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

THIS WORK PREPARED UNDER MY
MEDIANE SUPERVISION

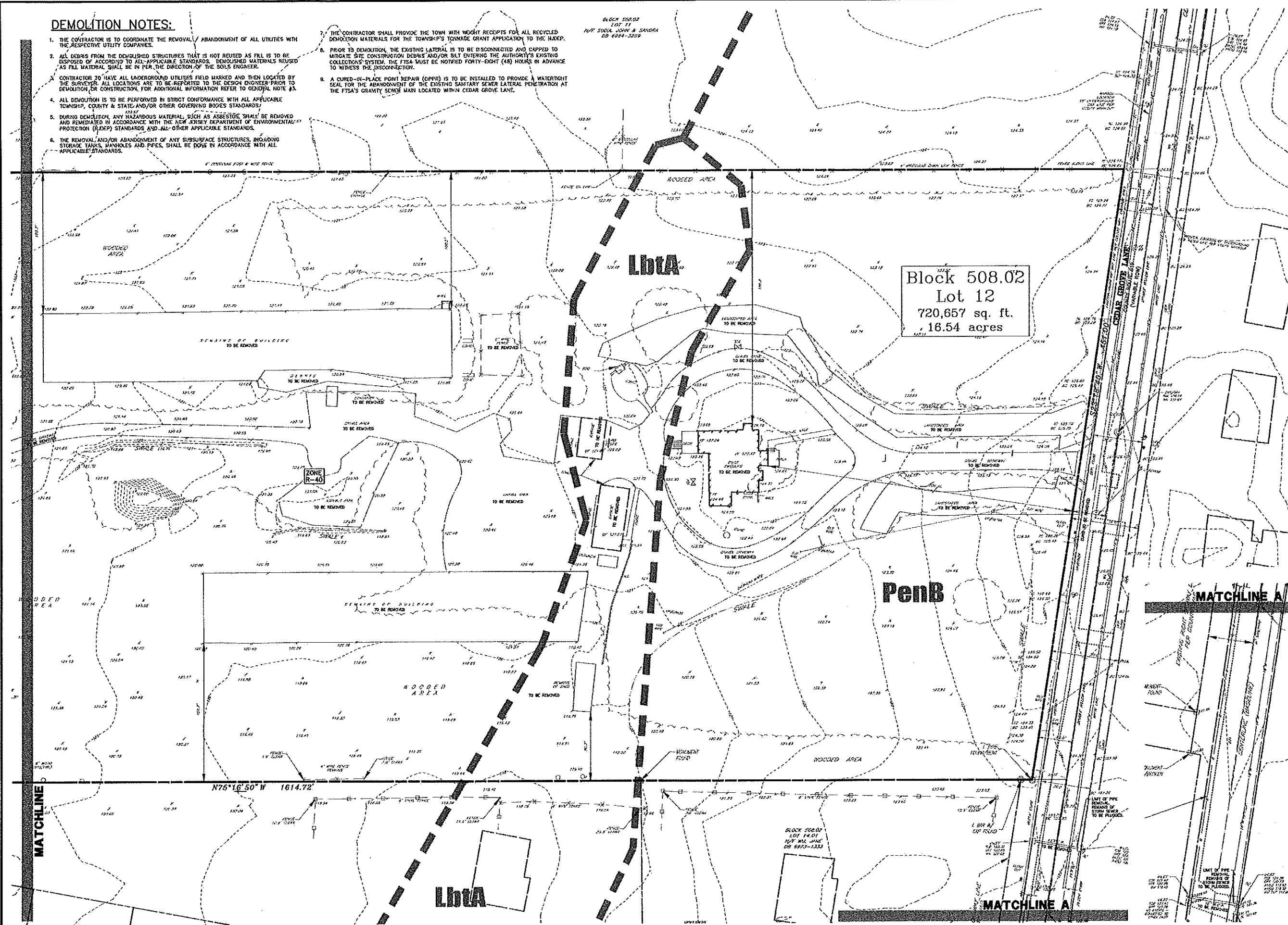
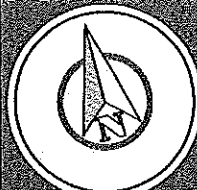
GREGORY S. O'HARA
PROFESSIONAL ENGINEER
N.J.P.E.# 43441

PROJECT NUMBER	2022.075	EC-1
DATE OF ISSUE	MARCH 12, 2024	
REVISION	SEPTEMBER 18, 2024	3

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 IN AN APPROPRIATE 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 CONTRACTOR. ALL LOCATIONS 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 BODIES STANDARDS?
5. DURING DEMOLITION, ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, SHALL BE REMOVED AND HANDLED IN ACCORDANCE WITH THE NEW BRITAIN DEPARTMENT OF ENVIRONMENTAL PROTECTION (ADEP) STANDARDS AND ALL OTHER APPLICABLE STANDARDS.
6. THE REMOVAL AND/OR ABANDONMENT OF ANY SUBSURFACE STRUCTURES, INCLUDING STORAGE TANKS, MANHOLES AND PILES, SHALL BE DONE IN CONFORMANCE WITH ALL APPLICABLE STANDARDS.

7. THE CONTRACTOR SHALL PROVIDE THE TOWN WITH WEIGHT RECEIPTS FOR ALL RECYCLED DEMOLITION MATERIALS FOR THE TOWN'S P'S TOINAGE GRANT APPLICATION TO THE MDEP.
8. PRIOR TO DEMOLITION, THE EXISTING LAINE IS TO BE DISCONNECTED AND CAPPED TO MITIGATE SITE CONSTRUCTION DEBRIS AND/OR SILT ENTERING THE AUTHORITY'S EXISTING COLLECTIONS SYSTEM. THE FISA MUST BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE TO MINIMIZE THE DISCONNECTION.
9. THE APPROVED OF THE EXISTING SATIARY SEWER LINE LINE PENETRATION AT A CURB-IN-PLACE POINT REPAIR (OPRR) IS TO BE INSTALLED TO PROVIDE A WATERTIGHT FISA. THE GRANTY SERVICE MAIN KAPAL WITHIN CEDAR GROVE LAINE.

BLOCK 502.02
LOT 11
M/T. SUDIA JOHN & SANDRA
DB 624-3259



HORIZONTAL DATUM : NAD83(NAD-83)

GRAPHIC SCALE



SCALE: 1"=30'

REVISIONS

[illegible]

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☐ CND BY: DATE:



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Landscape Architects
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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)

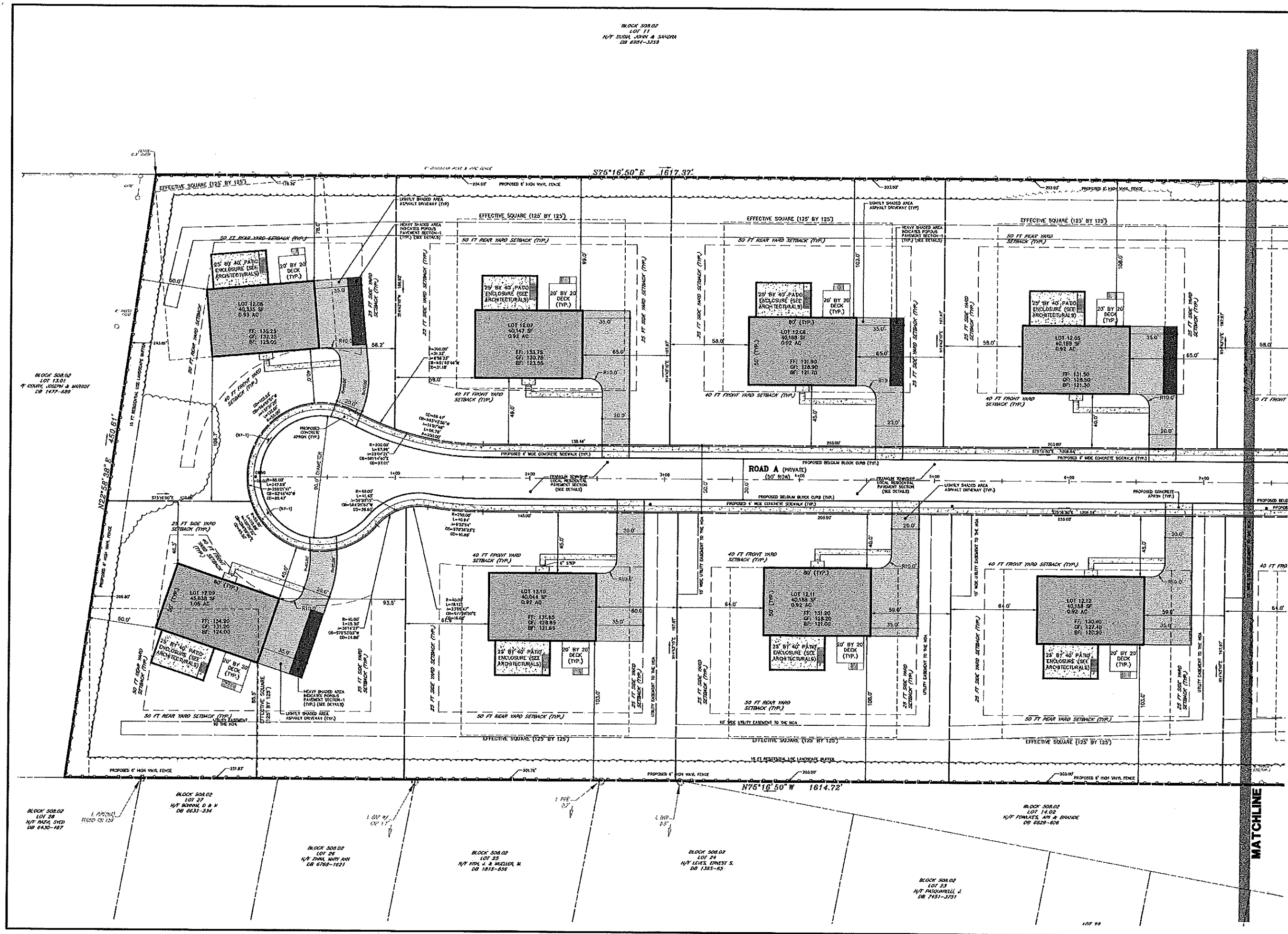
DRAWN BY	.	.	R
DESIGNED BY	.	.	R
APPROVED BY	.	.	C

THIS WORK PREPARED UNDER MY
VEHICLE INSURANCE

GREGORY S. OMAN
PROFESSIONAL ENGINEER
N.E.# 43441

PROJECT NUMBER	2022.075	EC-2
DATE OF ISSUE	MARCH 12, 2024	4
REVISION	NOVEMBER 18, 2024	

ISSUE	APR 01 1964	4
REVISION	0000000000 10 0004	



HORIZONTAL DATUM: NAD83 (NAD-83)

GRAPHIC SCALE

0 30 60

1"=30'

REVISIONS

1) QUANTITY	03/19/24
2) REVISIONS	10/11/24
3) REVISIONS	11/25/24

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☐ CHECKED BY: DATE:

THE STATE OF NEW JERSEY requires notification by excavators, owners, or any person preparing to disturb the earth's surface anywhere in the state.

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732-846-8585 732-846-9436

Geography of Administration: 1874793500

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)

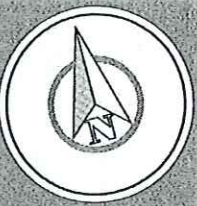
DRAWN BY: [Signature]
DESIGNED BY: [Signature]
APPROVED BY: [Signature]

THIS PLAN PREPARED UNDER MY SUPERVISORSHIP.

GREGORY CHAN
PROFESSIONAL ENGINEER
N.J.E.# 13441

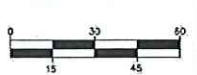
PLOTTED	2024.075	02-1
DATE OF PLOTTING	MARCH 12, 2024	
REVISION	NOVEMBER 25, 2023	5

BLOCK 508.02
LOT 11
N/2 SUDA, JOHN & SANDRA
DB 6964-1229



HORIZONTAL DATUM: NAD83 (NAD-83)

GRAPHIC SCALE



REVISIONS	
1) COUNTY REVS	09/24/24
2) TOWNSHIP REVISIONS	12/15/24
3) TOWNSHIP REVISIONS	11/21/25

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DATE: _____



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261 Cleveland Avenue
Highland Park, NJ 08804

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Certificate of Authorization: 24542785100

295 CEDAR GROVE LANE

TOWNSHIP OF FRANKLIN
SOVERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

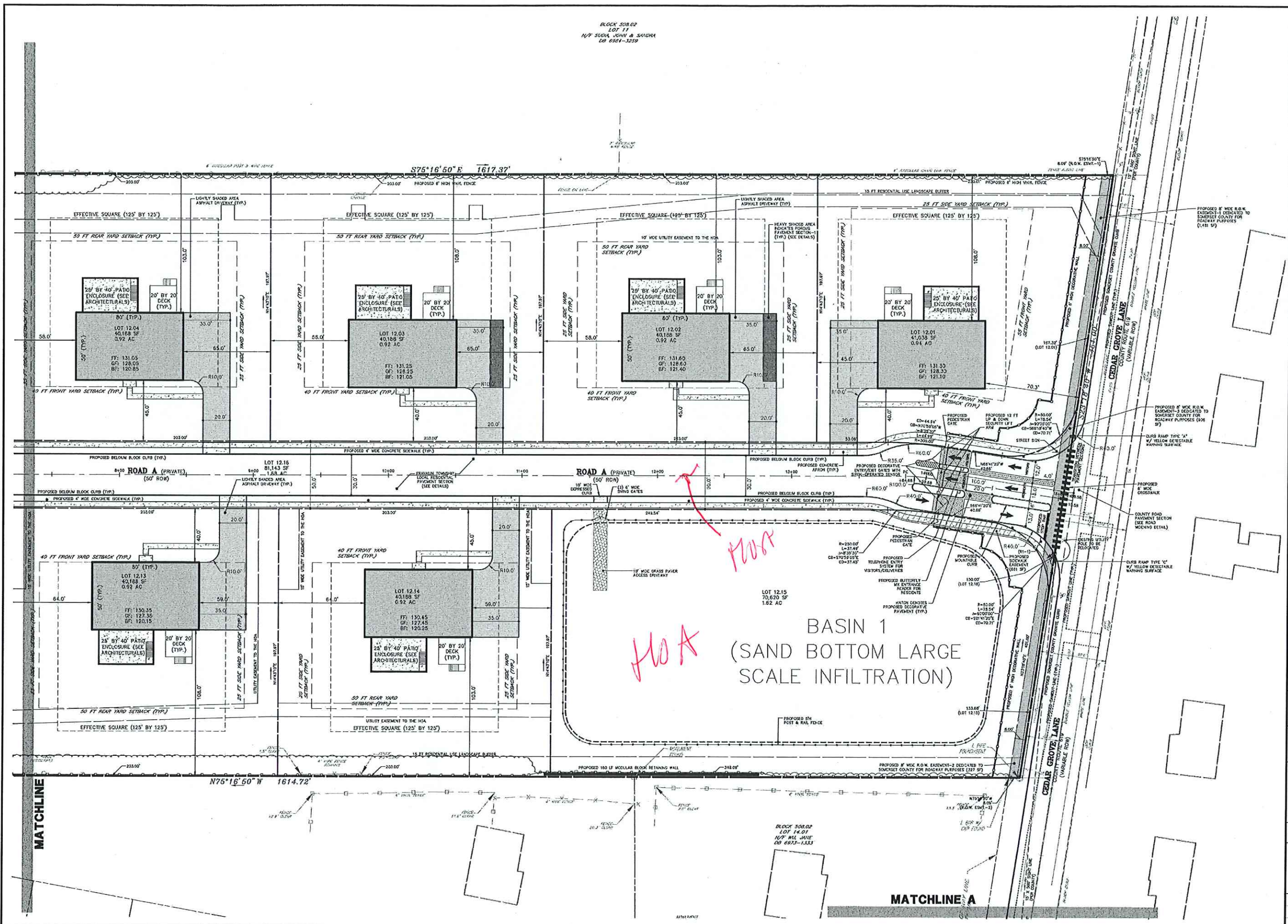
GEOMETRY PLAN
(2)

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

THIS WORK PREPARED UNDER MY
QUALIFYING SUPERVISOR:

GREGORY S. OMAN
PROFESSIONAL ENGINEER
N.J.E.# 23441

PROJECT NUMBER	2022-075	CE-2
DATE OF ISSUE	MARCH 12, 2024	
REVISION	NOVEMBER 25, 2025	6



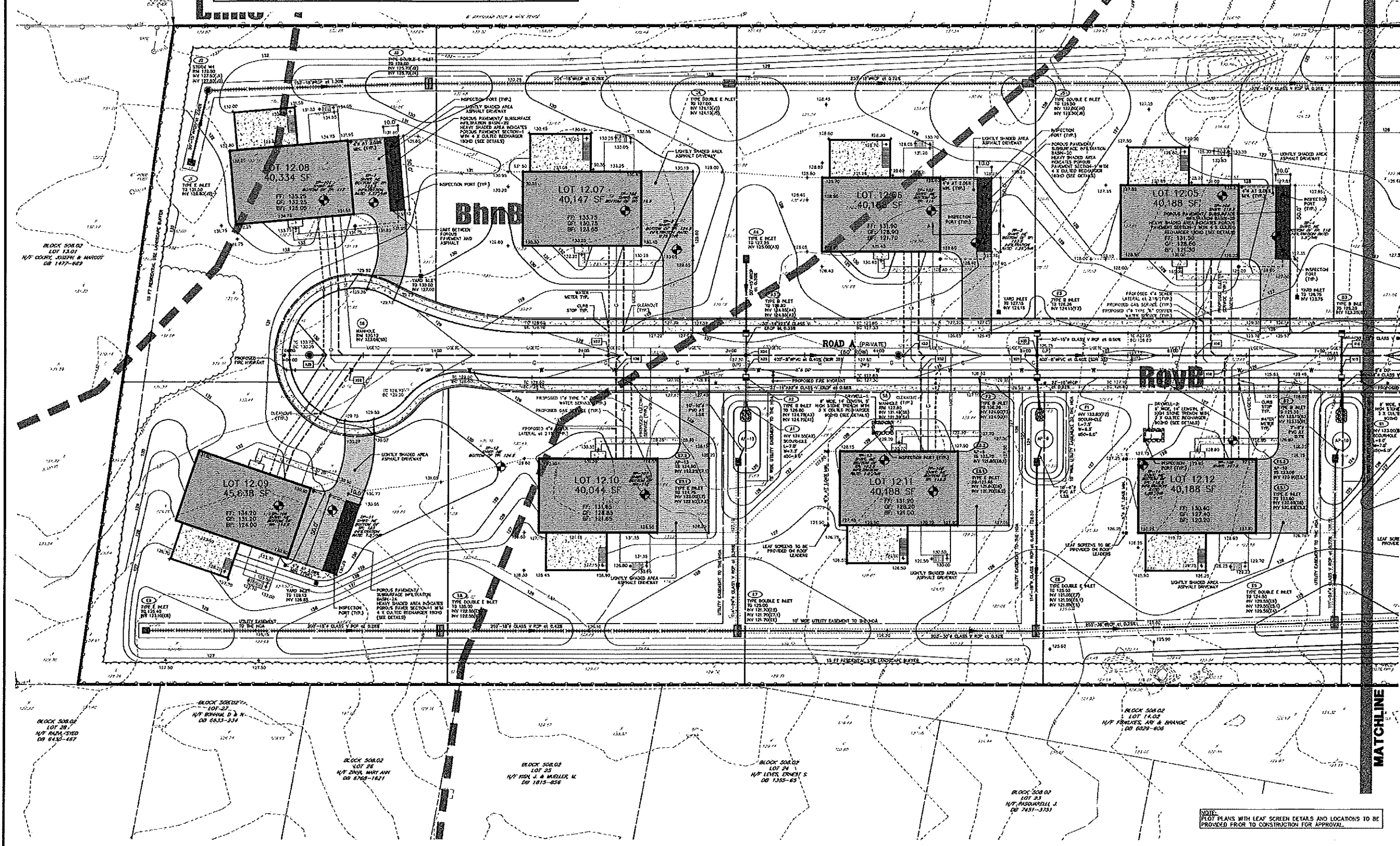
MATCHLINE

MATCHLINE A

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X16	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 123.00 BOTTOM OF PIPE : 123.00	2.05'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 123.10 TOP OF PIPE : 123.05		
X17	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 123.17 BOTTOM OF PIPE : 123.17	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 123.71 TOP OF PIPE : 123.45		
X18	UPPER PIPE : 8"SEWER LATERAL	NY 121.00 BOTTOM OF PIPE : 120.90	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 118.43 TOP OF PIPE : 115.40		
X19	UPPER PIPE : 1"WATER SERVICE	NY 121.46 BOTTOM OF PIPE : 123.34	2.00'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 120.59 TOP OF PIPE : 121.08		
X20	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 124.08 BOTTOM OF PIPE : 124.00	2.10'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 121.62 TOP OF PIPE : 121.70		
X21	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 124.03 BOTTOM OF PIPE : 123.84	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 123.57 TOP OF PIPE : 123.34		

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"WP WATER MAIN	NY 123.10 TOP OF PIPE : 121.83		
X23	UPPER PIPE : 1"WATER SERVICE	NY 124.20 BOTTOM OF PIPE : 124.15	2.00'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 121.36 TOP OF PIPE : 122.15		
X24	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 124.80 BOTTOM OF PIPE : 124.58	1.91'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 121.69 TOP OF PIPE : 122.67		
X25	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 124.77 BOTTOM OF PIPE : 124.55	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 122.28 TOP OF PIPE : 123.05		
X26	UPPER PIPE : 8"SEWER LATERAL	NY 124.84 BOTTOM OF PIPE : 124.54	1.60'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 122.57 TOP OF PIPE : 123.54		
X27	UPPER PIPE : 400'-8"WP @ 0.40%	NY 123.20 BOTTOM OF PIPE : 123.20	1.50'	-
	LOWER PIPE : 1"WATER SERVICE	NY 125.60 TOP OF PIPE : 123.70		

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X28	UPPER PIPE : 8"SEWER LATERAL	NY 123.46 BOTTOM OF PIPE : 123.35	1.50'	-
	LOWER PIPE : 8"WP WATER MAIN	NY 122.68 TOP OF PIPE : 121.55		
X29	UPPER PIPE : 1"WATER SERVICE	NY 123.63 BOTTOM OF PIPE : 123.53	1.50'	-
	LOWER PIPE : 400'-8"WP @ 0.40%	NY 121.56 TOP OF PIPE : 121.33		
X30	UPPER PIPE : 30"-15'WSP @ 0.33%	NY 123.83 BOTTOM OF PIPE : 123.83	1.17'	-
	LOWER PIPE : 8"WP WATER LINE (SEWER)	NY 123.88 TOP OF PIPE : 123.45		



HORIZONTAL DATUM : NAD83(NAD-83)

GRAPHIC SCALE

SCALE: 1"=30'

REVISIONS

1) COUNTY FEES	09/12/21
2) TOWNSHIP REVISIONS	12/15/21
3) TOWNSHIP REVISIONS	1/25/22

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☐ CHD BY: _____ DATE: _____

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associates

Civil Engineering Consultants
Landscape Architects
Professional Planners

281 Cleveland Avenue
Highland Park, NJ 08904

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732-846-8585 732-846-8439

Certificate of Authorization : 240227561700

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: _____
CHECKED BY: _____
DATE: _____

THIS WORK PREPARED UNDER THE SUPERVISION OF:

GREGORY S. OMAN
PROFESSIONAL ENGINEER
NJ# 43141

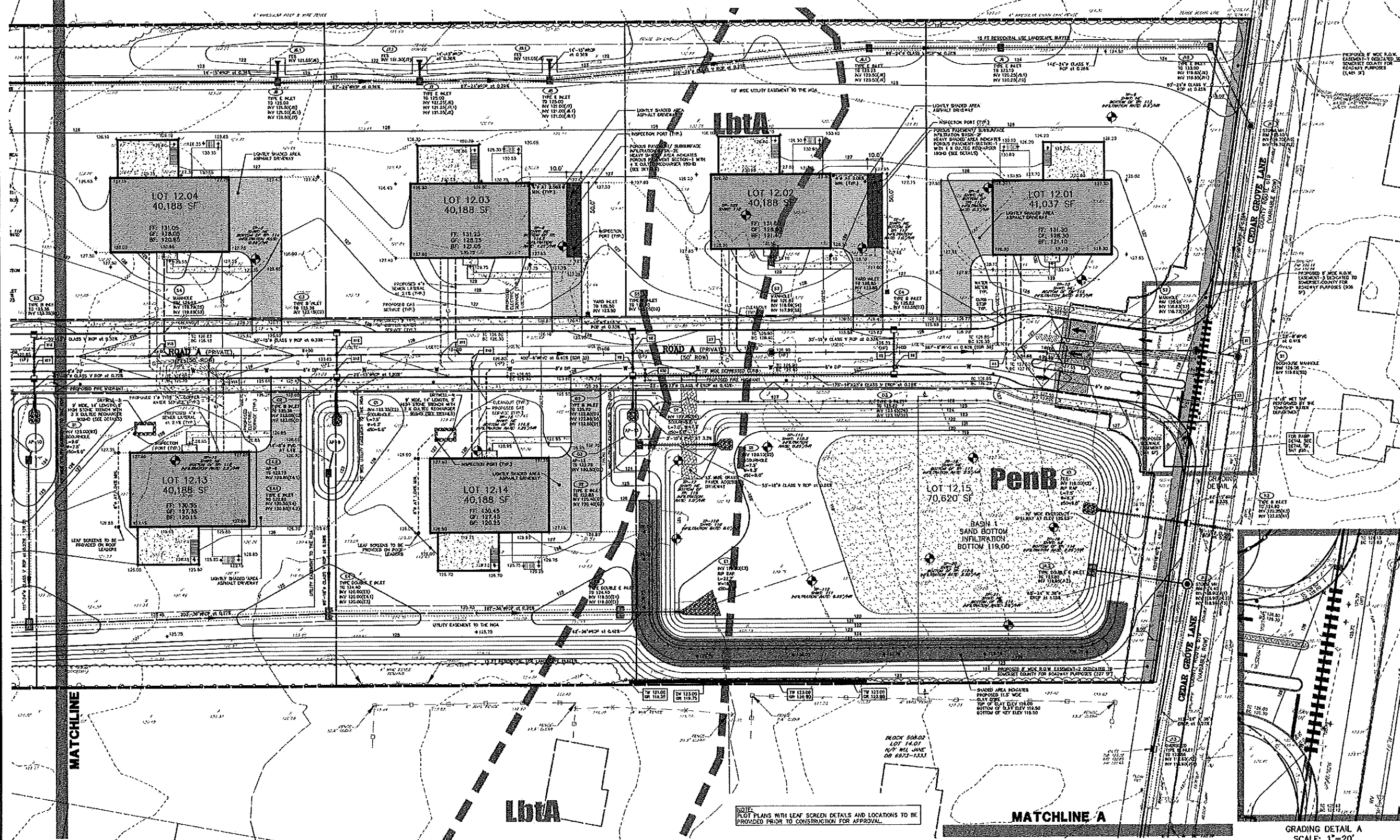
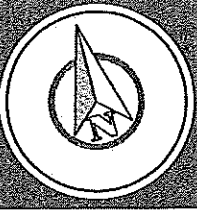
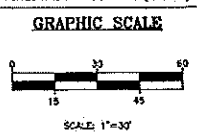
PROJECT NUMBER	2022-075	CU-1
DATE OF ISSUE	MARCH 12, 2024	
REVISION	NOVEMBER 25, 2025	7

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"-15'WSP AT 0.33%	NY 123.12 BOTTOM OF PIPE : 112.30 NY 116.48 TOP OF PIPE : 117.45	1.85'	--
X3	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 118.28 BOTTOM OF PIPE : 118.00 NY 115.73 TOP OF PIPE : 117.50	1.50'	--
X4	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 122.76 BOTTOM OF PIPE : 123.71 NY 117.34 TOP OF PIPE : 118.38	4.58'	--
X5	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 123.53 BOTTOM OF PIPE : 123.51 NY 117.85 TOP OF PIPE : 118.43	4.68'	--
X6	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 123.47 BOTTOM OF PIPE : 122.52 NY 121.07 TOP OF PIPE : 121.78	1.50'	--

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X7	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 122.32 BOTTOM OF PIPE : 122.27 NY 116.72 TOP OF PIPE : 116.39	3.28'	--
X8	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.81 NY 118.45 TOP OF PIPE : 119.23	3.58'	--
X9	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 122.57 BOTTOM OF PIPE : 122.78 NY 121.23 TOP OF PIPE : 121.38	1.50'	--
X10	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 121.48 BOTTOM OF PIPE : 121.38 NY 121.51 TOP OF PIPE : 119.88	1.50'	--
X11	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 122.52 BOTTOM OF PIPE : 122.05 NY 118.45 TOP OF PIPE : 118.35	2.30'	--
X12	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 123.10 BOTTOM OF PIPE : 122.81 NY 119.26 TOP OF PIPE : 120.03	2.85'	--

PIPE CROSSING SCHEDULE				
CROSSING	PIPE DESCRIPTION	ELEVATIONS (FEET)	CLEARANCE	NOTES
X13	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 123.07 BOTTOM OF PIPE : 122.55 NY 120.81 TOP OF PIPE : 121.35	1.50'	--
X14	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 123.58 BOTTOM OF PIPE : 121.45 NY 120.11 TOP OF PIPE : 120.10	1.78'	--
X15	UPPER PIPE : 30"-15'WSP AT 0.33%	NY 123.53 BOTTOM OF PIPE : 122.20 NY 118.85 TOP OF PIPE : 120.65	1.55'	--



REVISIONS	
1. OWNER REVISIONS	07/01/24
2. OWNER REVISIONS	07/22/24
3. COUNTY REV	08/16/24
4. TOWNSHIP REVISIONS	12/18/24
5. TOWNSHIP REVISIONS	11/25/25

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CHD BY: _____ DATE: _____



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engineering
associates

Civil Engineering Consultants
Landscape Architects
Professional Planners

261 Cleveland Avenue
Highland Park, NJ 08804

menloeng.com

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Certificate of Authorization : 24542755120

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: _____

DESIGNED BY: _____

APPROVED BY: _____

THIS WAS PREPARED UNDER MY
SUPERVISION AND WATER-SIGNATURE

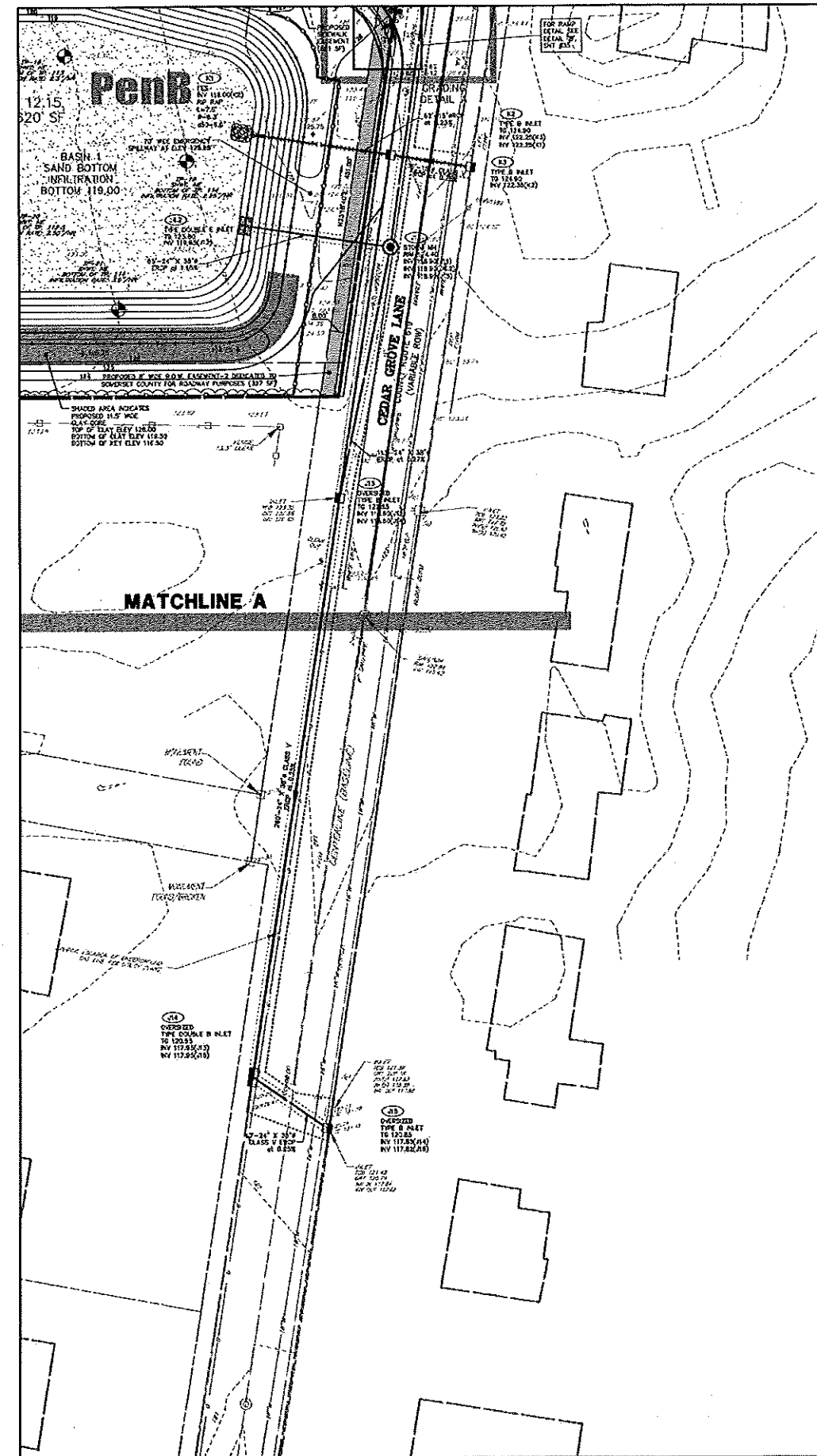
Gregory S. Oman
GREGORY S. OMAN
PROFESSIONAL ENGINEER
NJ#E 43441

PROJECT NUMBER: 2022.075

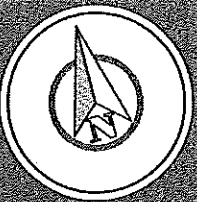
DATE OF ISSUE: MARCH 12, 2024

REVISION: NOVEMBER 25, 2025

8



MATCHLINE A
N.T.S.



HORIZONTAL DATUM: NAD83 (NAD-83)

GRAPHIC SCALE



REVISIONS	
1) OWNER REVISIONS	07/11/24
2) COUNTY REVISIONS	09/12/24
3) TOWNSHIP REVISIONS	12/18/24
4) TOWNSHIP REVISIONS	11/23/25

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☐ CHECK BY: _____ DATE: _____



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Civil Engineering Consultants
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Professional Planners

261 Cleveland Avenue
Highland Park, NJ 08904

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732-846-8585 732-846-8430

Certificate of Authorization: 24CA27351902

295 CEDAR GROVE LANE

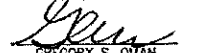
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY
NEW JERSEY

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

OFFSITE UTILITY PLAN

DRAWN BY: _____ PW
DESIGNED BY: _____ PW
APPROVED BY: _____ CSO

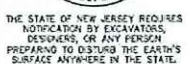
THIS DOCUMENT PREPARED UNDER MY SUPERVISOR'S CONTROL


GREGORY S. OMAN
PROFESSIONAL ENGINEER
NUMBER 41141

PROJECT NUMBER	2022.075	00-1
DATE OF SHEET	MARCH 12, 2024	
REVISION	NOVEMBER 25, 2015	9



1. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL CONSTRUCTION DETAILS SHALL BE SUPERSEDED BY APPLICABLE STATE-APPROVED COUNTY-APPROVED DETAILS UNLESS OTHERWISE NOTED.
3. STRUCTURAL DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL PROVIDE DETAILS TO BE PROVIDED TO THE TOWNSHIP ENGINEER FOR ALL STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION.
4. SHOP DRAWINGS SHALL BE PROVIDED FOR THE PRECAST CONCRETE PRIOR TO THE ORDERING OF MATERIALS.
5. DETAILS ASSUME APPROPRIATE LOADS AND EXPOSURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TYPE OF SOILS, ACTUAL FIELD CONDITIONS SHALL BE CONFIRMED BY ON-SITE GEOLOGICAL ENGINEERING.
6. CONTRACTOR'S REPRESENTATIVES SHALL CONFORM TO DETAILS WITHIN THE CURRENT EDITION OF THE REGIONAL SIGNAGE AND PAVEMENT STANDARDS (R.S.P.S.).
7. ALL CONSTRUCTION DETAILS ARE NOT TO SCALE (N.T.S.) UNLESS OTHERWISE NOTED.

[illegible]☐ CHKD BY: _____ DATE: _____

261 Cleveland Avenue
Highland Park, NJ 08904

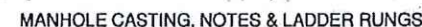
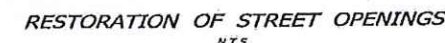
☎ 732-845-8535 732-845-9433 
Certificate of Authorization: 141427001900

BLOCK 508.02, LOT 12
TAX MAP SHEET 65
16.54 ACRES

DRAWN BY		DATE	
DESIGNED BY		PROJECT	
APPROVED BY		CHECKED	

THIS WORK PREPARED UNDER MY
IMMEDIATE SUPERVISION.

PROJECT NUMBER	2022-075	DE-3
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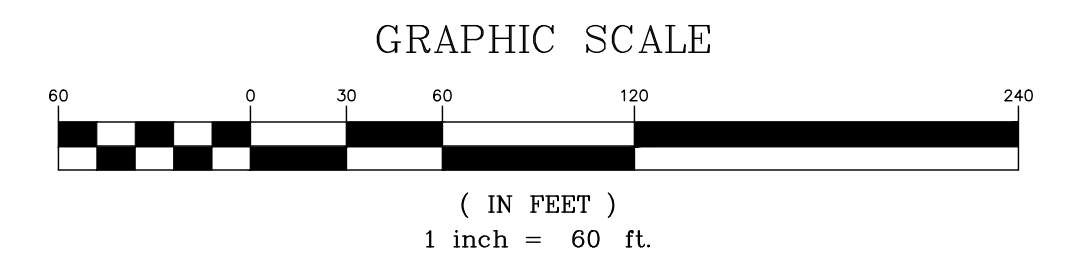


FRANKLIN TOWNSHIP DETAILS



NOTES:
1. THIS IS STRICTLY A CONCEPT FOR
INFORMATIONAL PURPOSES TO DEMONSTRATE
THE FEASIBILITY OF UTILIZING THE NATURAL
RESOURCES PRESERVATION CLUSTER OPTION
ARTICLE XXX OF THE FRANKLIN LAND USE
ORDINANCE.

ODIN DHUN, LLC
BLOCK 508.02; LOT 12
295 CEDAR GROVE LANE
DOCKET NO. PLN-24-00007



FEBRUARY 2025

TOWNSHIP OF FRANKLIN
Somerset County, New Jersey

PRELIMINARY

CONCEPT

Prepared By:
Robert J. Russo P.E.
Township Engineer
CME ASSOCIATES
CONSULTING AND MUNICIPAL ENGINEERS



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.



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.

memo



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

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

DATE: February 4, 2025

RE: Comments from Franklin Township Environmental Commission
Odin Dhun, LLC
295 Cedar Grove Lane, Somerset
(Block 508.02 – Lot 12)
File #: PLN-24-00007 (Resubmittal)

At its regularly scheduled meeting of February 3, 2025, 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 significantly reduced the number of trees onsite to be removed (2,436 originally proposed – 2,184 trees currently proposed to be removed). This new proposal requires 2,074 trees to be replaced, of which the applicant is planting 1,109 onsite. This calculation leaves a deficit of 965 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 originally proposed.
- Additional planting of native vegetation and trees appropriate for stormwater management in and around the bioretention basin is recommended. *The Rain Garden Manual of New Jersey*, developed by the New Jersey Native Plants Society and Rutgers Water Resources Program, provides valuable information on suitable native plants and tree species.
<https://npsnj.org/wp-content/uploads/2023/04/rain-garden-manual.pdf>
- 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!

Franklin Township

Somerset County, New Jersey



DEPARTMENT OF PLANNING AND ZONING

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

Municipal Building

475 DeMott Lane

Somerset, NJ 08873

732.873.2500

Fax: 732.873.0844

www.franklintwpnj.org

MEMORANDUM

TO: Planning Board

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

DATE: December 23, 2025

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 11/2525
- 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

My 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 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. **Not satisfied.**
Subdivision layout unchanged.

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. **Not satisfied.**

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

- **Some adjustments to the plan result in a minor reduction in the tree replacement deficient (*per plan calculations* – 2,074 required; 1,109 proposed; 965 deficient resulting in a tree replacement fee of \$289,500).**
- **The applicant has retained a tree expert who submitted a report dated 12/17/25 which identified the location and condition of +16-inch trees and which evaluated the nature of 5 different wooded areas on the site.**
- **In order to fully and properly evaluate this the results of the tree exports report needs to be property reflected on the subdivision plans including the location of the +16-inch trees (with an associated chart referencing their species, size and condition).**
- **If the applicant continues to pursue a non-cluster layout, then consistent with the intent of Chapter 222, I would strongly recommend that the applicant make necessary modifications to the plans (e.g., limit of disturbance, grading and placement of stormwater facilities) to increase tree preservation. Upon review of the tree expert report (specifically the location of larger trees with a “fair” condition or better), there would appear to be opportunities to preserve a fair number of such trees around the site perimeter, within the “green” area and in the tree line running between the “purple” and “blue” areas”. It would seem a fair number of such trees could be preserved with relatively minor plan modifications.**
- **The tree preservation plan needs to be properly coordinated with the limit of disturbance reflected on the erosion control plan. Currently the 15-foot wide tree preservation area proposed around portions of the site perimeter is located *entirely* within the limit of disturbance/ erosion fencing with no indication of how the supposed tree preservation would be implemented/ assured in the field during construction).**
- **The tree replacement calculations should be updated as necessary to reflect the results of the tree export’s report.**
- **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).

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. **Not satisfied. The 12/1/25 Menlo letter indicates that the “plans WILL be revised for consistency regarding invasive trees” (emphasis added). Absent clarification of this matter, the final tree replacement value cannot be determined.**
- 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.” **Partially satisfied. The applicant has retained a tree expert who submitted a report dated 12/17/25 which identified the locations of such trees and which evaluated their condition. See comment under #2.a., above.**

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.. **Not satisfied.**

It is clear (by virtue of what's submitted 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.**
- 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



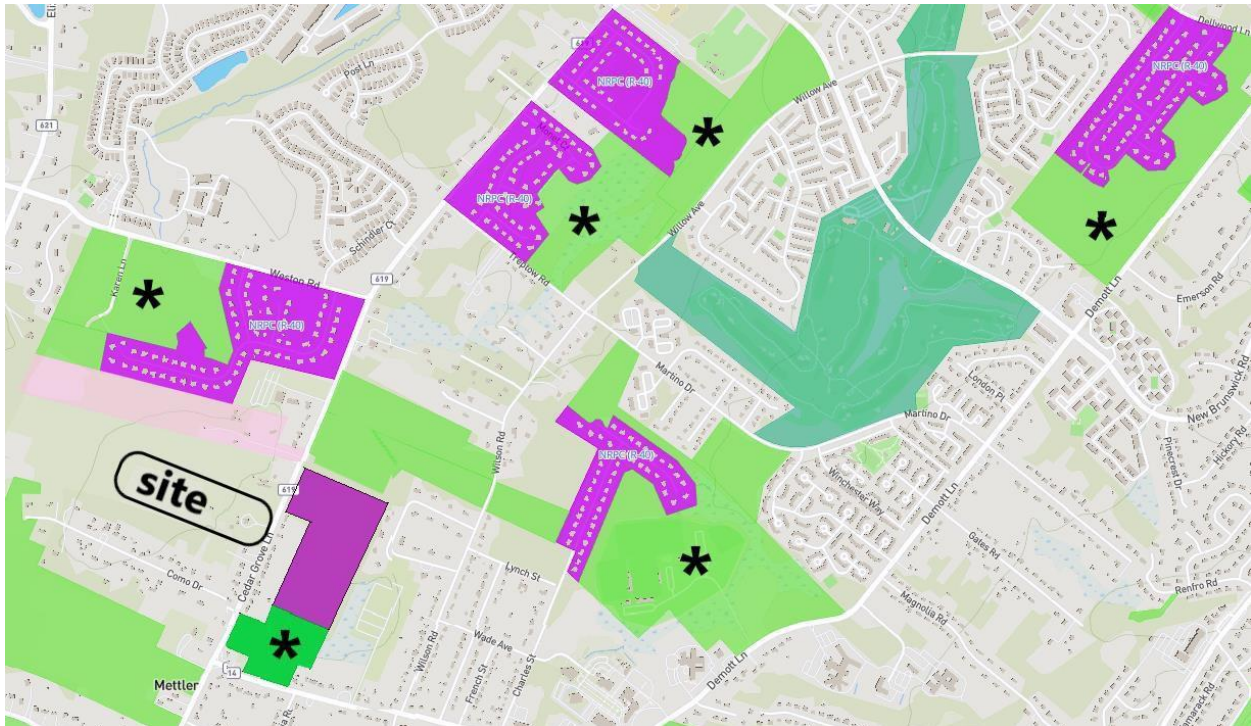
Figure 2: Site and Surrounding Area



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



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 William Korosec, CME Associates – FTSA Consulting Engineer



COUNTY OF SOMERSET PLANNING BOARD

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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 -

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

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)

