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Memo To: Ms. Cheryl Chrusz, Planning Board Secretary  
Montgomery Township Planning Board  
2261 Van Horne Road  
Route 206  
Belle Mead, NJ 08502

Date: July 29, 2022  
55005 02

From: Rakesh R. Darji, PE, PP, CME  
Environmental Resolutions, Inc.  
Planning Board Engineer

RE: Princeton Airport  
**Amended Preliminary and Final Site Plan**  
**Application #PB-03-22**  
**Engineering Review**  
Block 34001, Lot 57  
Westerly side of NJ State Highway 206, south of County Route 518  
Township of Montgomery, Somerset County

Our office has reviewed the documents submitted by the applicant for an Amended Preliminary and Final Site Plan application. The subject tract consists of Block 34001, Lot 57, comprising approximately 92.8 acres. The applicant has submitted this application to amend a previously approved site plan.

The proposed changes from the previously approved site plan included:

- a. Remove a previously approved 8" dry waterline at the rear of the proposed hangers as the Township Fire Company #2 determined it was not needed.
- b. Requesting that the filing of the Stormwater Maintenance Manual be completed as a condition of Phase II.

The Princeton Airport contains two (2) runways in addition to office buildings, hangers, tie-down for helicopter and fixed wing aircraft storage, fencing, parking, utilities and stormwater management. This application includes constructing improvements in two (2) phases. Phase I improvements have been completed. Phase II consists of the construction of Building 4A (addition to building 4) and Building 4B, construct remaining pavement areas, additional tie-downs (13), bio-retention basins and a sidewalk along Route 206.

The site contains wetlands which are located in an existing Conservation Deed Restricted Area and wetlands buffers; a 100 FT wide Montgomery Township Stream Corridor and a 100-year Flood Plain.

Numerous easements are located on the property. These include NJ DOT sight triangle easement; PSEG 40 FT wide easement; 60 FT easement for Airpark Road; a proposed sidewalk easement; temporary construction easement; easements conveyed to the Township (sanitary sewer, access, utility, drainage and temporary construction easements); and a 550 FT wide blanket avigation easement for the tree topping.

The following information, submitted by the applicant in support of this application, has been prepared by DS Engineering, PC (unless otherwise noted) and reviewed by our office:

1. Montgomery Township Land Development Application, dated May 9, 2022.
2. Checklists, Preliminary and Final Major Site Plan, dated May 9, 2022.
3. Amended Preliminary, Final Site Plan with Phasing and Construction Plans, dated April 6, 2022, revised July 8, 2022, consisting of the following:
  - a. Title Sheet, sheet 1 of 12.
  - b. Master Plan, 2 of 12.
  - c. Master Site Plan – 1" = 100 FT, sheet 3 of 12.
  - d. Master Site Plan – 1" = 100 FT, sheet 4 of 12.
  - e. Existing Features Plan, sheet 5 of 12.
  - f. Existing Features Plan, 1" = 100 FT, sheet 6 of 12.
  - g. Existing Features Plan, 1" = 100 FT, sheet 7 of 12.
  - h. Site Plan, sheet 8 of 12.
  - i. Grading, Drainage, Soil Erosion and Sediment Control Plan, sheet 9 of 12.
  - j. Soil Erosion and Sediment Control Details, sheet 10 of 12.
  - k. Construction Details, sheet 11 of 12.
  - l. Soil Compaction and Mitigation Plan, sheet 12 of 12.
4. Air Traffic Circulation Exhibit, dated April 28, 2005.
5. Environmental Site Assessment, dated July 8, 2022.
6. Stormwater Management Report for proposed hangar expansion, dated November 2021.
7. Maintenance Manual for the Stormwater Facilities for proposed Hangar Expansion, dated November 2021.
8. Wetland Footprint of Disturbance, Site Plan, dated February 14, 2014, revised to December 30, 2014.
9. Map of Survey, prepared by Fisk Associates, P.A., dated August 5, 2017, revised to October 2, 2018.
10. Hangar Architectural Plans, Erect-a-Tube, Inc., undated.

**General Information**

Applicant: Princeton Aero Corporation  
Owner: 41 Airpark Drive  
Princeton, NJ 08540  
Ken Nierenberg (ken@princetonairport.com)  
  
Engineer: David J. Schmidt, PE  
DS Engineering, PC  
PO Box 792  
Rocky Hill, NJ 08553

Attorney: Steven J. Nierenberg, Esq.  
41 Airpark Drive  
Princeton, NJ 08540

### **Phasing Plan**

A Phasing Plan is described on Sheet 2 of the site plan set. This differs from the Phasing Plan described in Resolution Notes PB-03-04 on Sheet 1 of the plan set. The applicant should provide testimony on which improvements have been completed as of the date of this hearing. Then a timeline of the Phase II improvements should be discussed.

The applicant has not provided a timeline of these improvements. It is recommended that this be provided

### **Zoning**

1. The zoning district of this parcel is the REO-3 (Research, Engineering and Office). An airport is a conditional permitted use within this zone.
2. Accessory uses are those defined in §16-6.113(b).
3. The bulk requirements for an airport within the REO-3 zone are detailed in §16-6.11.

	Land Side		Aviation Side	
	Required	Proposed	Required	Proposed
Max Lot Size	33.8 acres	33.8 acres	59 acres	59 acres
Lot Frontage			400 FT	607.28 FT
Lot Width			400 FT	590.32 FT
Lot Depth			400 FT	4,057.13 FT
Min Side Yard Setback	50 FT	50 FT	50 FT	50 FT
Min Front Yard Setback			125 FT	125 FT
Min Rear Yard Setback	50 FT	50 FT	50 FT	50 FT
Floor Area Ratio	.01	.099		
Lot Coverage	41.5%	37.43 %	20.0 %	19.98 %
Accessory Building				
Distance to sideline	50 FT	50 FT	50 FT	50 FT
Distance to rear line	50 FT	50 FT	50 FT	50 FT
Distance to other building	25 FT	25 FT	25 FT	25 FT

### **Submission Waivers**

The applicant has requested the following Submission Waivers which the Development Review Committee has granted:

1. Checklist #37 (Preliminary Checklist) – Landscape Plan
2. Checklist #55 (Preliminary Checklist) - Environmental Impact Statement
3. Checklist #56 (Preliminary Checklist) – Traffic Impact Statement

### **Prior Approval**

The applicant should provide testimony regarding the following items which are part of Resolution #PB-03-04, and are listed on the Cover Sheet of the Amended Preliminary and Final Site Plan:

1. Status of the proposed car rental facility (Note #3).
2. The metes and bounds descriptions of the rain gardens (from Phase I and proposed Phase II) are to be provided on the plan. The applicant should testify regarding the recordation of the

restriction which should have been completed prior to the issuance of any certificate for Phase I. (Note #4)

3. Note #5 states than all landscaping along Route 206 shall be installed in Phase II prior to the issuance of any certificate of occupancy for Phase II, however no landscaping is proposed along Route 206.
4. Signs stating “No Rotary Aircraft Permitted beyond this Point” shall be installed, including at Hanger 4 in Phase I. No signs are depicted on the plans. (Note #17)
5. A footprint of disturbance shall be required for each area of construction for Phase II. See comment #7 below.
6. Phase 2 consists of the remainder of the improvements and area to be done upon the granting of final approval for the Airport Medical Building. The applicant should discuss the Airport Medical Building and whether this building is still proposed and its relationship to the proposed improvements of the Phase II improvements. (Note #24)

#### **General**

7. The applicant has provided the NJ DEP Footprint of Disturbance Letter regarding this project. It is noted that the NJ DEP issued its letter in 2015. This jurisdictional determination is for a period of 5-years from the date of the letter. The applicant should provide testimony regarding the status of this determination and if either an extension has been requested or a new application has been filed.
8. The reference notes listed on Sheets 4 and 5 show NJ DEP determinations dated in 1994, 1995 and 1999. The applicant should provide testimony regarding any NJ DEP permits or determinations that are required for this project and if any of the existing permits or determinations will required extensions in order to complete this project.
9. The applicant should clarify the number of proposed tie-downs. The applicant states that 12 are to be provided, and the total identified in the callouts is also 12 proposed tie-downs. Thirteen (13) shaded areas are depicted on the plan.
10. The plans should be revised to remove any improvement labeled as “proposed” which are not a proposed improvement for Phase II. In addition, any improvement labeled as proposed which has already been constructed should be updated to “existing.”
11. The applicant should discuss the calculations for impervious surface that are provided on the Impervious Surface Chart on Sheet 2. One item of proposed impervious surface is 4,566 SF for rental parking area. There is no area designated as this on the plan other than a notation for a proposed parking easement. If this is the location for rental parking and is proposed to be constructed, this should be identified on the plan.
12. If the rental facility is not proposed to be constructed at this time, the applicant should discuss the need for rental parking at this time.

**Grading and Utility**

13. The plans depict a 4-foot sidewalk along the NJ Route 206 frontage. It is recommended that the proposed sidewalk is 5 foot in order to meet ADA requirement. If this cannot be accommodated, a 5-FTx5-FT ADA passing lane at intervals not exceeding 200 FT should be provided.
14. Inverts should be provided for all proposed cleanouts. All cleanouts should be identified.
15. Spot grades or the grade for the cleanout between the proposed trench drain and RCP pipe should be provided to determine if sufficient cover is available to the 12" RCP pipe.
16. The plans should provide a method and means for connecting the 25LF of HDPE to the 12" RCP pipe from proposed Building 4A. A detail should be provided.
17. The plans should provide a method and means for connecting the proposed trench drains to the 12" RCP. A detail should be provided.
18. The roof drain for Building 4B should be depicted.

**Stormwater**

19. Since the project disturbs more than 1.0 acres of land and results in greater than 0.25 acres net increase in impervious coverage, it is classified as a major project for the purposes of stormwater management and must comply with the requirements of NJAC 7:8. In addition, Montgomery Township requirements are disturbance of ½ acre of land and greater than 5,000 SF of new impervious. The project must meet the following requirements:
  - a. Address the rate and volume of runoff from the project site. This may be done in one of three methods as outlined in NJAC 7:8:
    - i. Reduce the peak rate of runoff from the project area by 50%, 75% and 80% for the 2- year, 10-year and 100-year storms, respectively, or
    - ii. Demonstrate that the rate of runoff for the project is not increased from the predeveloped condition at any point along the post-developed condition hydrograph; or
    - iii. Demonstrate that the peak of runoff is not increased and that the increase in volume and variation in timing will not have an adverse downstream impact.

*The applicant proposes to attenuate runoff such that the peak rates of runoff from the area of disturbance is reduced in accordance with the first method outlined above.*

- b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.

*The applicant is proposing to construct a bio-retention basin to meet the required 80% TSS removal. In addition, drainage from this basin discharges into an extended detention basin which also provides water quality.*

- c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed. Infiltration basins are proposed and the permeability rates are suitable for satisfying groundwater recharge requirements.

*The groundwater recharge worksheet has been provided to demonstrate that the proposed stormwater management will provide the required groundwater recharge.*

- d. Demonstrate the use of Green Infrastructure  
*The applicant proposes a bio-retention basin which will meet the green infrastructure requirements.*
- 20. The applicant should discuss the condition of the existing stormwater management facilities. A note should be added to the plan stating that any repairs and/or replacements will be completed.
- 21. The bottom of the basin is depicted at 119.8 yet spot grades are provided for an elevation of 119.0. This should be clarified and the plan revised accordingly.
- 22. The bottom of the basin per the Outlet Structure detail is 119.8 and it is 119.7 on the Side View of Outlet Control Structure. Review and revise the detail accordingly.
- 23. Bio-Retention Basin Base (Sheet 11)
  - a. The elevations for the 2-year, 10-year and 100-year storms along with the Water Quality storm should be depicted.
  - b. The elevation of the spillway should be provided.
  - c. A detail for the trash “bar” should be provided and meet the requirements of Chapter 9.7 of the BMP manual.
  - d. Detail for the overflow rack should be provided.
- 24. The applicant should discuss access for maintenance to the proposed bio-retention basin. It is noted that this basin will be along the tie-down area for fixed-wing aircraft. The applicant should provide testimony and discussion on the location of the aircraft and the bio-retention basin and any measures taken to ensure that the aircraft does not impact the footprint of the basin.
- 25. The underdrain should be depicted on Sheet 10 on the basin profile.
- 26. The media thickness should be consistent. One detail shows this is 2 FT (Sheet 10) and a second detail is 18” (Sheet 11). All references to the media thickness should be consistent including the Stormwater Management report and the Operations and Maintenance Manual.
- 27. The Princeton Airport site has been subject to prior approvals. The applicant should provide testimony regarding the existing deed restriction for the stormwater maintenance plan and update the Board regarding the status of a revision existing deed restriction to incorporate the proposed bio-retention basin. This deed restriction should be prepared and forwarded the Township Engineer for review and approval.
  - i. The deed restriction should provide that in the event that the responsible party fails in its maintenance obligation, the Township has the right, but not the obligation, to enter upon the property to perform the necessary maintenance at the responsible party’s expense.

- ii. The deed restriction should provide that maintenance is required and must be documented. Completed checklists must be sent to the Township by December 31 annually, but if an item or items is/are identified as “urgent”, the checklist must be shared with the Township immediately.
  - iii. Our office has reviewed the submitted Maintenance Manual. As a reminder, the final report should include final grading, utility and associated stormwater detail plan in the appendix.
28. Notes 6 & 7, Rain Garden Maintenance Notes, on Sheet 10, should be reviewed and revised accordingly.
29. Note 7, Bioretention Media Specification, on Sheet 10, should be reviewed and revised accordingly.
30. The pipe calculations in the Stormwater Report should be reviewed for the following:
- a. Length of pipe between Proposed Building and FES 1.0. The report shows 165 LF of 12” RCP; the plan scales to approximately 140 LF.
  - b. The grate elevation of OCS is 120.6 on the plan; the elevation is 126.5 in the stormwater report.

**Construction Details**

31. A detail for the proposed tie-down areas should be provided.
32. A detail for the trench drain should be provided.

**Outside Agency Approvals**

33. The applicant shall secure any, and all other approvals, licenses, and permits required by any other Board, agency, or entity having jurisdiction over the subject application or over the subject property, including but not limited to the following:
- a. Delaware and Raritan Canal Commission, application dated May 23, 2022.
  - b. Somerset County Planning Board, application dated May 23, 2022.
  - c. Somerset Union Soil Conservation District, application dated May 9, 2022.
  - d. New Jersey Department of Environmental Protection Division of Water Quality
    - i. Stormwater Discharge
    - ii. TWA
  - e. New Jersey Department of Environmental Protection LUR
    - i. LOI – Footprint of Disturbance Determination, dated April 6, 2015.
    - ii. Line Verification
  - f. NJ DOT
  - g. FAA
  - h. Montgomery Township Sewer Utility
  - i. Montgomery Township Volunteer Fire Company #2, dated March 8, 2021.
  - j. Any and all others necessary

**Administrative**

34. The applicant shall pay all taxes, fees and required escrow deposit which may be due and owing.

July 29, 2022

35. We reserve the opportunity to make further comments if additional information is presented.
36. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.

Should you or the applicant have any questions, please do not hesitate to contact this office.

RRD/mbs

cc: Princeton Aero Corporation, Applicant, [ken@princetonairport.com](mailto:ken@princetonairport.com)  
Steven J. Nierenberg, Esq, Applicant's Attorney  
David J. Schmidt, PE, Applicant's Engineer, [dave@dsepc.com](mailto:dave@dsepc.com)  
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## MEMORANDUM

### Clarke Caton Hintz

Architecture  
Planning  
Landscape Architecture

100 Barrack Street  
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**To:** Montgomery Township Planning Board

**From:** Michael Sullivan, ASLA, AICP  
James Clavelli, AICP, P.I.T.

**Re:** **Princeton Aero Corporation**  
**Amended Major Preliminary and Final Site Plan with Phasing**  
41 Airpark Road  
Block 34001, Lot 57  
Research, Engineering & Office (REO-3) District

**Date:** July 28, 2022

### 1.0 Project & Site Description

**1.1.** Princeton Aero Corporation, LLC is requesting amended preliminary and final major site plan approval, including requesting a change to Phase II, and a request to carry certain Phase I conditions of approval to Phase II. The applicant seeks the development of hangers, aircraft tie-downs, a sidewalk and the updating of the rain garden/bio-retention basins to meet the most up-to-date New Jersey stormwater requirements. The applicant is also asking that conditions of approval to provide an up-to-date stormwater management manual and sidewalk along U.S. Route 206 be carried from Phase I to Phase II.

**1.2.** The subject property contains the Princeton Airport which consists of one (1) runway, aircraft tie-downs (including helicopter tie-downs), several hangers, office and administrative buildings and automobile parking. The property is encumbered by wetlands in its southwestern section. Maintained lawn is found throughout the site, as are several stormwater facilities.

**1.3.** The tract lies along U.S. Route 206. Cars can enter the site from Airpark Road, which leads directly into the airport and terminates at the airport's main building. The property partially surrounds several commercial properties to the south, including Princeton Self-Storage, NC Jefferson Plumbing Heating & AC, INC. and Rosper ASW LLC. Across Route 22 to the East are additional commercial properties and associated parking areas. The property is bordered by woodlands to the south, on the other side of which are residential properties. The tract is surrounded by farms and open fields to the west and north.

John Hatch, FAIA  
George Hibbs, AIA  
Brian Slaugh, AICP  
Michael Sullivan, AICP  
Michael Hanrahan, AIA  
Mary Beth Lonergan, AICP



## 2.0 Project History

2.1. Princeton Aero Corporation, in compliance with a condition of the approval of a Preliminary Site Plan for Princeton Airport Medical Building, LLC (as set forth in the Resolution of approval dated March 6, 2004), was required to submit a revised and complete site plan to accurately indicate the actual development of the airport property. This site plan was required to have the following:

- As-built conditions within the airport property.
- The mapped location of all non-fixed-wing aircraft (including helicopters) on the ground and hovering activities.
- Any future submitted plan for any proposed development shall include all locations, numbers and dimensions of the information required within the resolution.
- The site plan shall indicate compliance with all applicable zoning.

The proposed improvements were to be made in two (2) phases and consisted of:

- A second story office over the existing space.
- Two (2) new hangers at the westerly end of the airport.
- 18 new tie-down areas.
- 2 new taxiways.
- Reconfiguration of the parking by the office and related site improvements.
- The elimination of five (5) tie-down spaces for the construction of 26 rental car parking spaces.
- Landscaping along Route 206.

The applicant was granted preliminary and final site plan approval subject to numerous conditions on July 11, 2005 pursuant to *Resolution PB-03-04*.

2.2. A correction to *Resolution PB-03-04* was adopted on July 25, 2005 that included information relating to take-off and landing operations from the runway that was inadvertently left out of the Resolution.



- 2.3. Princeton Aero Corporation received amended preliminary and final site plan approval together with modification of conditions of site plan approval issued in 2005 in Resolution PB-03-04, subject to conditions on August 17, 2017. The amendments consisted of the following:
- Building 4 in the western portion of the site be extended further to the south.
  - The width of the northern taxiway has increased from approved 25 feet to 28 feet.
  - The width of the southern taxiway has increased from approved 18 feet to 25 feet.
  - The distance between Building 4 and proposed Building 4B has increased from 34 feet to 45 feet.
  - Building 4 was constructed at 9,632 square feet and was approved to be 9,450 square feet. Since building 4 was increased, building 4B has been decreased so that there is no net change and the allowable floor area ratio is maintained.

### 3.0 Changes to the Phasing and Site Plan

While the Site Plans have remained largely unchanged from the Amended Preliminary and Final Site Plans approved in August of 2017, there are some differences:

- 3.1. **Waterline:** The 8" dry waterline to the rear proposed hangars has been removed as the Montgomery Township Fire Chief stated in his March 8, 2021 letter that it is no longer required as long as six (6) conditions are met (these conditions are outlined in section 5.2 of this report).
- 3.2. **Bio-detention Basins:** The existing bio-detention basins/rain gardens on the property are to be modified to meet the new stormwater regulations. The grading of the bio-retention basin/raingarden located to the east of existing building #4 has a slight increase in elevation from 119 feet to 119.8 feet.
- 3.3. **Floor Area Ratio (F.A.R.):** In the previous application, the F.A.R. calculation indicated a percentage of 9.97%. This has increased to 9.99%. This is due to the floor area of the recently built hangars increasing from 59,030 sf. to 59,212 sf.,



and the proposed hangers increasing from 15,010 sf. to 15,047 sf. The increased floor area does not necessitate the need for variances for F.A.R. pursuant to §16-6.1.6(c) which permits up to 10%.

- 3.4. **Distance Between Buildings:** The floor area increase of the recently built hangars increasing from 59,030 sf. to 59,212 sf., and the proposed hangers increasing from 15,010 sf. to 15,047 sf do not necessitate the need for variances for distance between buildings pursuant to §16-6.1.1.6(b).
- 3.5. **Minimum Parking Requirement:** This increase of “net habitable floor area” also factors into the calculation for parking spaces, though the increase is such that it does not impact the required number of parking spaces pursuant to §16-6.1.1.6(e).
- 3.6. **Modified Phasing:** The proposed phasing is modified such that:
  - 3.6.1. **Phase 1:** Phase 1 no longer includes: new wheel stops, and; lighting.
  - 3.6.2. **Phase 2:** Phase II no longer includes: Landscaping along Route 206 frontage (deemed to be not required pursuant to Resolution PB-01-14); the construction of two (2) drywells by building #4, and; the dry water line. Phase II now includes: Construction of bio-retention basin, and; construction of sidewalk along Route 206 on Lot 57.

#### 4.0 Zoning and Site Plan Considerations

A zoning and site plan review has been prepared for the amended preliminary and final major site plan, including both Phases 1 and 2 of the proposed development. Section 3.0 of this report discusses the changes in terms of the conditional use requirements for airports (§16-6.1.1.6) and has found no need for variances from the conditional use requirements. The only outstanding question from a zoning perspective is whether there is a requirement for electric vehicle charging stations, due to this being an amended preliminary site plan application. Furthermore, beyond being a requirement for the Township, the State requires, pursuant to N.J.S.A. 40:55D-66.18, a minimum number of parking spaces be developed as electric vehicle parking spaces in order to obtain preliminary site plan approval.

- 4.1. **Electric Vehicle Charging Stations Requirement.** Pursuant to §16-5.21.d.2(e), if there are more than 150 off-street parking spaces, at least 4% of the total parking spaces must be make ready parking spaces, at least 5% of which shall be accessible for people with disabilities.



- 4.2. **Required Number of Make-Ready Spaces:** With 187 existing and proposed spaces, 4% of the spaces or 8 spaces, would have to be Make-Ready or EVSE spaces.
- 4.3. **Required Number of Barrier Free Make-Ready Spaces:** Of the 8 Make-Ready or EVSE spaces, 5% of the spaces or 1 space, would have to be ADA accessible spaces.
- 4.4. **Reduction of Minimum Parking Requirements:** Pursuant to §16-5.21.e.2, a parking space prepared with EVSE or make-ready equipment shall count as at least two parking spaces for the purpose of complying with a minimum parking space requirement. This shall result in a reduction of no more than 10% of the total required parking.

The airport requires 175 total parking spaces. The provision of the required make-ready spaces would reduce that requirement to 167 spaces, as the 8 Make-Ready of EVSE spaces would count as 16 spaces. This may be moot as the existing and proposed parking total equals 187.

#### 5.0 **Compliance with Resolution PB-01-14 and Future Conditions of Approval**

- 5.1. **Compliance with Previous Resolutions:** The applicant is responsible for complying with all outstanding conditions of Resolution PB-01-14, excepting any that may be eliminated or modified as a result of the Board's decision regarding the current application. This office recommends that all outstanding conditions not yet met from Resolution PB-01-14 (including condition 10 which states *The applicant must satisfy all conditions of prior approvals in PB-16-98, PBN-17-98 and PB-03-04, except as modified herein*) be carried forward as conditions of approval.

- 5.2. **Conditions Proposed by Fire Chief Adam Verducci:** Pursuant to the March 8, 2021 letter, Fire Chief Adam Verducci indicated that the 2,000 ft., 8 inch dry hydrant line previously required is no longer necessary as long as the following six (6) conditions are met. This office recommends that these conditions be required as conditions of approval if the Board acts favorably on the application:

5.2.1. *The Use Group of the new construction shall not change from 'S-2' Storage. If a change in Use Group is pursued, the dry line will have to be re-evaluated.*

5.2.2. *Storage in the hangers shall be limited to airplanes, vehicles and accessories of the same. There shall be no bulk storage of flammable liquids or solids in the hangers. Those renting space within any of the hangers on premise shall be required to sign documentation confirming acceptance of these stipulations.*

5.2.3. *There shall be no large gatherings in the hangers.*



- 5.2.4. *Each unit in both the new and existing "T" hangers on the West-side of the airfield must contain 10lb ABC dry chemical extinguishers. Should the Fire Code require a larger size, that size shall be used. These fire extinguishers shall be clearly mounted in a conspicuous location in each unit.*
- 5.2.5. *The local fire department (Montgomery Township Volunteer Fire Co no 2) shall be allowed to drill and/or pre plan on premise once a year. The date of the drill shall have minimal impact on airport operations but be convenient for the fire company.*
- 5.2.6. *The Montgomery Twp. Fire Marshall's Office shall continue to perform yearly inspections of each building and hanger space on the property to ensure compliance with all codes, standards and regulations.*

## **6.0 Materials Reviewed**

- 6.1. *Montgomery Township Planning & Zoning Board Application and related documents, dated May 9, 2022.*
- 6.2. *Amended Preliminary, Final Site Plan With Phasing and Construction Plans, prepared by David J. Schmidt, PE, D.S. Engineering, P.C., consisting of 12 sheets, dated April 6, 2022, last revised July 8, 2022.*
- 6.3. *Map of Survey 41 Airpark Road, prepared by Stephen M. Fisk, L.S., LIC, Fisk Associates, P.A., consisting of 1 sheet, dated October 2, 2018.*
- 6.4. *Environmental Site Analysis Prepared for Princeton Airport Block 34001 ~ Lot 57, prepared by David J. Schmidt, PE, D.S. Engineering, P.C., dated July 8, 2022.*
- 6.5. *Stormwater Management Report for Princeton Airport Block 34001 ~ Lot 57, prepared by David J. Schmidt, PE, D.S. Engineering, P.C., dated November, 2021.*
- 6.6. *Maintenance Manual for the Stormwater Facilities for Princeton Airport Block 34001 ~ Lot 57, prepared by David J. Schmidt, PE, D.S. Engineering, P.C., dated November, 2021.*
- 6.7. *Letter from Montgomery Township Volunteer Fire Company No. 2, prepared by Chief Adam Verducci, dated March 8, 2021.*
- 6.8. *NJDEP Letter of Interpretation for Footprint of Disturbance, dated April 06, 2015.*



- 6.9. *Plan for Wetland Footprint of Disturbance*, prepared by David J. Schmidt, PE, D.S. Engineering, P.C., consisting of 1 sheet, dated February 14, 2014, last revised December 30, 2014.
- 6.10. Somerset County Application, dated May 23, 2022.
- 6.11. Somerset-Union Soil Conservation District Application, dated May 23, 2022.
- 6.12. Delaware & Raritan Canal Commission Application, dated May 23, 2022.
- 6.13. Airport Hanger Plans/Brochure from Erect-A-Tube, 8 pages, undated.

#### 7.0 Applicant / Owner / Professionals

- 7.1. **Applicant/Owner:** Princeton Aero Corporation, c/o Ken Nierenberg, 41 Airpark Road, Princeton, NJ 08540. Tel: 609-921-3100.
- 7.2. **Attorney:** Steven J. Nierenberg, Esq., 41 Airpark Road, Princeton, New Jersey, 08540. Tel: 609-921-3100.
- 7.3. **Engineer:** David J. Schmidt, PE, D.S. Engineering, P.C., P.O. Box 792, Rocky Hill, NJ, 08553. Tel: 908-359-0989. Email: dave@dsepc.com.

#### 8.0 Summary

The applicant is requesting amended preliminary and final major site plan approval, including requesting a change to Phase II, and a request to carry certain Phase I conditions of approval to Phase II. The applicant seeks the development of hangers, aircraft tie-downs, a sidewalk and the updating of the rain garden/bio-retention basins to meet the most up-to-date New Jersey stormwater requirements. The applicant is also asking that conditions of approval to provide an up-to-date stormwater management manual and sidewalk along U.S Route 206 be carried from Phase I to Phase II.

Based on our initial review of the amended site plan application, no new variances or design waivers are required. The only major change is that the applicant is now responsible for electric vehicle parking spaces. Furthermore, this office recommends that any outstanding conditions of approval from previous resolutions, unless modified due to the Board's determination of the application, should be carried forward.

Please do not hesitate to contact this office with any questions you may have.

**LAUREN A. WASILAUSKI**  
Open Space & Stewardship  
Director



Otto Kaufman Community Center  
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## MEMORANDUM

To: Site Plan/Subdivision Committee  
From: Lauren A. Wasilauski, Open Space & Stewardship Director  
Date: July 26, 2022  
Re: PB-03-22 Princeton Aero Corporation  
Block 34001 Lot 57  
Amended Preliminary and Final Major Site Plan

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This office has reviewed the following materials and offers the comments below:

- Air Traffic Circulation Exhibit, prepared by D.S. Engineering, PC, last revised 4/28/2005
- Map of survey, prepared by Fisk Associates, last revised 10/2/2018
- Amended Preliminary, Final Site Plan with Phasing & Construction plans, prepared by D.S. Engineering, PC, last revised 7/8/2022

### A. Application overview

1. The Applicant is proposing to construct an addition to existing hangar #4 (proposed hangar 4A) consisting of 2,087 SF, as well as a new hangar (proposed hangar 4B) consisting of 12,960 SF. Fourteen (14) additional tie down areas and asphalt runway areas for access are proposed.
2. A proposed rain garden near hangar 4 (and proposed hangars 4A and 4B) is now proposed as a bio-detention basin.
3. The applicant is requesting a change in the proposed phasing plan to construct the rain garden and sidewalk as part of Phase 2 (rather than Phase 1 as previously approved under PB-01-14). The applicant is also requesting a modification to not construct the proposed 8" dry waterline, which Fire Company #2 has agreed to, with certain conditions.

### B. Request for Amended Phasing – sidewalk

1. This office **opposes** the request for amended phasing for construction of the sidewalk and rain garden. The application was approved in 2017 and now an additional 5 years have lapsed, and no sidewalk has been constructed.



2. The applicant proposes to construct the sidewalk in Phase 2 as a condition before a certificate of occupancy (CO) is issued for the new hangars. The applicant has had an open permit for a 9,400 SF hangar since 2005 (permit #05-0783) with the Township Code Enforcement office. The hangar has been constructed and is in use without a CO. Given this experience, this office strongly encourages the Board to condition completion of the sidewalk construction as a requirement prior to issuance of building permits for hangars 4A and 4B.

C. Conservation Deed Restricted Area

1. A conservation deed restriction has been granted on a portion of the property near the proposed hangars. Prior to the start of any construction activities, the limits of this area should be demarcated with silt fence to prevent any encroachment or disturbance.

**From:** [Kristen Sargent](#)  
**To:** [Cheryl Chrusz](#)  
**Subject:** PB-03-22 Princeton Aero Corp.  
**Date:** Tuesday, May 24, 2022 4:06:28 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Chery,

The Health Department has no comment on this application.

Regards,

*Kristen Sargent, Sr. REHS*

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