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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: August 31, 2023
55008 06

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

RE: Sharbell Building Company, LLC
Amended Preliminary and Final Major Site Plan with Variances
Application #PB-01-18
Engineering Review #1
Block 28009, Lots 1-3
Village Drive
Township of Montgomery, Somerset County

Our office has reviewed the plans and documents submitted by the applicant for an Amended Preliminary and Final Major Site Plan with Variances application. The subject tract consists of Block 28009, Lots 1-3, comprising approximately 5.6 acres. The applicant has previous site plan approval for a 40-unit condominium building with associated roadways, parking areas, recreational open space areas and other associated improvements. The applicant now proposes to construct two stacked multi-family buildings with building footprints of 8,140 SF containing 10 units with the capacity for 25 beds each. The site currently contains stormwater management facilities constructed during the previously approved phases of the development, including two wet ponds located on Lots 1 and 3, and accompanying RCP storm pipe.

In addition to the multi-family buildings, site improvements include parking, sidewalks, landscaping, lighting, utilities and stormwater facilities.

The site is located on Village Drive, North of the Sweetbay St and Juniper St intersections. The plans propose two (2) full-movement driveways onto the site from Village Drive with 16 parking spaces and 20 driveways on the North side of the proposed buildings.

The zoning district is Research, Engineering and Offices (REO-3) - Planned Mixed Use Development

There are multiple light easements located on the site. Portions of these easements are to remain while other portions are to be extinguished. An existing light easement is proposed to be extended roughly 350 FT. In addition, a 20' wide sanitary sewer easement is proposed along the northeast side of the proposed buildings, along the western entrance at Village Drive, as well as along the northern property line to the existing sanitary sewer easement located at Hartwick Drive.

The following information, submitted by the applicant in support of this application, has been reviewed by our office:

1. Montgomery Township Land Development Application, dated June 9, 2023.
2. Checklist, Final Major Subdivision Plats and Final Major Site Plan, dated May 17, 2023.
3. Amended Preliminary and Final Major and Site Plan, prepared by Dynamic Engineering, dated May 17, 2023, last revised August 8, 2023, consisting of the following:
 - a. Cover Sheet, sheet 1 of 82
 - b. Aerial Map, sheet 2 of 82
 - c. General Notes, sheet 3 of 82
 - d. Demolition Plans, sheets 4-8 of 82
 - e. Tree Preservation Notes, sheets 9-10 of 82
 - f. Overall Phasing Plan, sheet 11 of 82
 - g. Site Plans, sheets 12-16 of 82
 - h. Signage & Striping Plan, sheet 17 of 82
 - i. Grading Plans, sheets 18-22 of 82
 - j. ADA Details 1-2, sheets 23-24 of 82
 - k. Drainage Plans, sheets 25-29 of 82
 - l. Utility Plans, sheets 30-33 of 82
 - m. Easement Plans, sheets 34-38 of 82
 - n. County Intersection Grading Plan, sheet 39 of 82
 - o. Paving Profiles, sheets 40-41 of 82
 - p. Storm Drain Profiles, sheets 42-46 of 82
 - q. Sanitary Sewer & Waterline Profiles, sheets 47-49 of 82
 - r. Landscaping Plans, sheets 50-55 of 82
 - s. Lighting Plans, sheets 56-60 of 82
 - t. Soil Erosion & Sediment Control Plans, sheets 61-65 of 82
 - u. Soil Management & Preparation Plans, sheet 66 of 82
 - v. Soil Erosion Notes & Details, sheet 67 of 82
 - w. Construction Details, sheets 68-76 of 82
 - x. Somerset County Construction Notes & Details, sheet 77 of 82
 - y. Vehicle Circulation Plans, sheets 78-81 of 82
 - z. Township Improvement Dedication Exhibit, sheet 82
4. Drainage Statement, Prepared by Dynamic Engineering, dated June 2023.
5. Amended Sanitary Sewer Engineer's Report, dated January 2018, Revised June 2023
6. Amended Potable Water Engineer's Report, dated January 2018, Revised June 2023
7. Amended Stormwater Management Operation and Maintenance Manual, dated January 2018, Revised June 2023
8. Stormwater Management; Water Quality and Groundwater Recharge Analysis, dated January 2018, Revised August 2018
9. Architectural Plans for Montgomery Crossing Prelim & Final Site Plan, prepared by Minno Wasko Architects and Planners, dated June 23, 2023, consisting of 9 sheets.

General Information

Applicant: Sharbell Building Company, LLC
1 Union Street, Suite 208
Robbinsville, NJ 08691

Owner: Sharbell Plainsboro, Inc. & Sharbell Cranbury Inc.
1 Union Street, Suite 208
Robbinsville, NJ 08691

Engineer: Jeffrey Haberman, PE, PP
Dynamic Engineering Consultants, PC
1904 Main Street
Lake Como, NJ 07719
jhaberman@dynamiccec.com

Architect: Minno Wasko Architects and Planners
80 Lambert Street, Suite 105
Lambertville, NJ 08530
nchiappetta@minnowasko.com

Attorney: Frank Petrino, Esq.
Princeton Pike Corporate Center, Suite 203
2000 Lenox Drive
Lawrence, NJ

Zoning

1. This parcel is within the Research, Engineering and Offices (REO-3) – Planned Mixed Use Development District.
2. Area, yard, and coverage requirements are detailed in §16-6.5k11(c).

	Required	Proposed	
Minimum Open Space	30%		Provide Testimony
Minimum Buffer from R-1 Zone	20 FT	-	Conforms
Minimum Lot Size	60 ,000 SF	84,459 SF	Conforms
Minimum Lot Frontage	150 FT	387 FT	Conforms
Minimum Lot Depth	85 FT	141.2 FT	Conforms
Setbacks			
Min Front Yard Setback	20 FT	30 FT	Conforms
Min Side Yard Setback	30 FT	44 FT	Conforms
Min Rear Yard Setback	50 FT	84.8 FT	Conforms
Coverage and Height			
Maximum Building Height	55 FT/3-4 stories	51.19 FT	Conforms
Maximum Building Coverage	35%	20%	Conforms
Maximum Impervious Coverage	60%	51.6%	Conforms

Waivers

1. Per §16-5.3, no fence or wall shall be erected over 4 feet in height in side, rear and front yard areas. The applicant is proposing a 5 FT high aluminum fence around the proposed “play park north” on Block 28009 Lot 3. A waiver will be required.
2. Per §16-2.1, parking spaces shall not be less than 9 feet wide by 20 feet long. The applicant is proposing 16 parking spaces (9 feet wide by 18 feet long) north of the proposed drive aisle. A waiver will be required.

General

3. The applicant should discuss:
 - a. Construction relating to the Amended Site Plan that has been or is in the process of being completed as a part of previous development phases including but not limited to site

- clearing, curbing/paving of drive aisles along Village Drive, Wet Pond A and accompanying conveyance pipe installation.
- b. Block 28009, Lot 2 minimum open space compliance.
 - c. Anticipated trash pickup days and time
 - d. If a Freshwater Wetlands permit extension has been filed. Sheet 1 indicates a procurement date of October 11, 2017.
4. The applicant should provide testimony on the difference between a “Townhome” and a “Multi-Family Building.”
 5. We recommend “No Parking” signage along the driveways to the East and West of the proposed buildings.
 6. We recommend that the site plans include dimensions for the proposed scored concrete sidewalk area between the proposed buildings. This may warrant a plan enlargement for clarity.
 7. We recommend that the site plans include more detailed dimensions for the proposed concrete sidewalk between the proposed buildings and the retaining wall along Village Drive. This may warrant a plan enlargement for clarity.
 8. The retaining wall north/trash enclosure detail on sheet 69 indicates a finished grade elevation of 20.40’ at the base of the retaining wall. This should be addressed.
 9. The north retaining wall should be called out on the site plans.
 10. The pervious asphalt pavement detail on Sheet 72 indicates a concrete curb to be installed along all pervious pavement whereas the site plans indicate Belgian block curb. This detail shall coincide with the site plans.
 11. A Flush Belgian Block Curb should be called out on the site plan between the pervious pavement parking areas where the grass paver basin access road meets the asphalt drive aisle.
 12. A minimum of 0.2 footcandles shall be provided in all pedestrian areas. The illumination is below 0.2 footcandles at the walkways south of the proposed buildings as well as throughout the play park north area.
 13. The applicant is proposing to install 2 - 5 FT by 10 FT concrete pads on the east and west sides of each proposed building for fire water service meters with the Architect to coordinate this metering configuration. This configuration is not included in the Architectural plan set. This should be addressed.
 14. This office defers to the Fire Marshal for further comments regarding any fire lanes, signage, etc. relating to site safety.

Grading and Drainage

15. This office recommends that all existing pipes and structures constructed prior to Phase IA be televised to ensure that the structures are intact and functioning as designed. A note to this effect should be provided on the Utility plan.

16. We recommend including edge of concrete spot grades on the grading plan around the scored concrete sidewalk in the courtyard area to avoid puddling.
17. A TC/G callout at the western parking area is blocked by a flush gutter grade callout. These should be moved so that they are both visible.
18. The applicant should provide a detail for the proposed ramp along Village Drive, demonstrating ADA compliance by showing cross and running slopes.
19. We defer to the Township Utility Department for further comment regarding the utilities.

Stormwater Management

20. The project proposes to disturb more than 0.5 acres of land, creates greater than an additional 5,000 SF of regulated impervious surface, and creates greater than an additional 5,000 SF of regulated motor vehicle surface and thus is classified as a "major development" for the purposes of stormwater management and must comply with the requirements of NJAC 7:8 and the Township of Montgomery Ordinance §16-5.2. The project must, therefore, meet the following requirements:
 - a. Address the rate and volume of runoff from the project site. This may be done in one of three ways as outlined in NJAC 7:8:
 - Reduce the peak rate of runoff from the project area by 50%, 25%, and 20% for the 2-year, 10-year, and 100-year storms, respectively; or
 - Demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph; or
 - Demonstrate that the peak rate of runoff is not increased and that the increase in volume and variation in timing will not have an adverse downstream impact.
 - b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.
 - c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed.
 - d. Compliance with the above requirements shall be accomplished with use of Green Infrastructure and Low Impact Development Techniques.

The applicant has received approval for the previously submitted site improvements. The amended site plan includes two pervious pavement parking areas, resulting in a 7,053 SF decrease in impervious coverage, meeting Green Infrastructure requirements. Therefore; the previously approved (now constructed) wet ponds and accompanying conveyance pipes have been deemed adequate for the amended site.

21. The applicant should provide testimony and clarify the elevations of the OCS (Storm Line #400) at wet pond A1. Elevations shown on the Construction Details and Drainage Plans differ from what is shown on details and calculations within the Stormwater Management, Water Quality, and Groundwater Recharge Analysis.

22. The precast concrete headwall detail on sheet 72 refers to a conduit outlet protection detail. This detail is not shown on any of the construction detail sheets and should be included.
23. The operations and maintenance manual states that the Montgomery Crossing Home Owners' Association will bear the responsibility for operations and maintenance of the wet pond basins and accompanying stormwater management facilities on the property. The applicant should provide written documentation from the Home Owners' Association that they will continue to maintain these stormwater facilities.

Landscaping and Lighting

24. Site triangles should be provided on the Landscaping Plans.
25. A note should be added stating that all tree limbs should be trimmed to 7 FT and all shrubs should be trimmed to 30”.
26. The applicant should provide testimony regarding potential conflicts in the courtyard area between the proposed buildings where ornamental trees are to be planted directly above HDPE storm pipe.
27. It is recommended that landscaping callouts in the courtyard area be moved or masked. A plan enlargement is also recommended in this area for clarity.
28. It is recommended that the maintenance guarantee be provided for a 2-year period.

Soil Erosion and Sediment Control

29. The applicant should provide testimony as to which inlets shall receive filters during Phase IA construction.
30. We defer to the Board for further comments regarding soil erosion and sediment control.

Approvals and Permits

31. The following is the list of outside agency approvals required for this application. The applicant should submit copies of all permits/approvals to the Board as each are received.
 - a. Montgomery Township Planning Board
 - b. Montgomery Township Engineering Department
 - c. Montgomery Township Shade Tree Commission
 - d. Somerset County Planning Board
 - e. Somerset Union County Conservation District
 - f. NJDEP, TWA approval
 - i. NJ DEP, LOI (Presence Absence)
 - g. NJ American Water
 - h. Delaware and Raritan Canal Commission
 - i. Any Others as Necessary

Administrative

32. The applicant shall pay all taxes, fees and required escrow due and owing.
33. This office reserves the opportunity to make further comments if additional information is presented.

34. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by 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/gg

Cc: Sharbell Building Company, LLC (mcannuli@sharbell.com)
Jeffrey Haberman, PE, Applicant's Engineer (jhaberman@dynamiccec.com)
Minno Wasko, Applicant's Architect (nchiappetta@minnowasko.com)
Frank Petrino, Esq., Applicant's Attorney (fpetrino@eckertseamans.com)
Mark Herrmann, Township Engineer (mherrmann@montgomerynj.gov)