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MEMO TO: North Brunswick Planning Board
FROM: James C. Watson, P.E., PTOE *fcw*
Township Planning Board Engineer's Office
DATE: November 30, 2022
SUBJECT: **389 Old Georges Road
GRMS Holdings, LLC
Preliminary and Final Major Site Plan
Block 226, Lot 19
Application No. 2647
Our File No. PNOP0226.06**

Pursuant to our authorization, we have reviewed the Preliminary and Final Site Plan application for the proposed 2-Story General Office Building (7,130 sq. ft. gross office floor area) at the 389 Old Georges Road Site situated on Block 226, Lot 19 in North Brunswick Township, as submitted by GRMS Holdings, LLC. The following information has been submitted to this office for review:

- a. Plans entitled: "Preliminary & Final Site Plan for 389 Old Georges Road Tax Map Block 226, Lot 19 - Zone G-O (General Office), Township of North Brunswick, Middlesex County, New Jersey" prepared by Omland & Osterkorn Consulting Engineers & Surveyors, dated April 25, 2022, last revised November 16, 2022; consisting of eight (8) sheets.
- b. Architectural Plans entitled: "Proposed Commercial Building, 389 Old Georges Road, Block 226, Lot 19, Township of North Brunswick, New Jersey" prepared by Kurt J. Ludwig, AIA, dated December 7, 2021, last revised April 12, 2022 consisting of four (4) sheets.
- c. Location Survey entitled: "Location Survey at 389 Old Georges Road Tax Map, Block 226 – Lot 19 Township of North Brunswick Middlesex County, New Jersey" prepared by Osterkorn Engineering Associates, dated February 28, 2022 consisting of one (1) sheet.
- d. Certification entitled: "Certification of Complete Application" prepared by CME Associates, dated October 25, 2022.
- e. Appendix A entitled: "Site Plan Completeness Checklist".
- f. Deed-Regular – 389 Old Georges Road, North Brunswick, NJ, Block No. 226 Lot No. 19.
- g. Form A entitled: Township of North Brunswick "Site Plan/Conditional Use Application (FORM A)" dated May 3, 2022.
- h. Form C entitled: Township of North Brunswick "Variance Application (FORM C)" dated May 3, 2022.



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- i. Middlesex County Department of Planning letter dated February 15, 2011 indicating site plan application withdrawn and corresponding report entitled: "Site Plan Staff Report and Resolution" prepared by Middlesex County Land Development Review Committee, dated February 24, 2011.
- j. Memorandum from Department of Community Development, prepared by Andrei Alexeev, Zoning Officer, dated May 20, 2022.
- k. Tax and Assessment Payment Report accepted November 2, 2022.
- l. Property Owner List 200' Radius Map – Block 226, Lot 19 dated November 3, 2022.
- m. Notice to Property Owners and Publication
- n. Transmittal Letter with file submission summary dated November 16, 2022.

I. GENERAL DESCRIPTION

The property in question is located at 389 Old Georges Road on Lot 19 of Block 226, approximately 100 feet south of Route 130. Old Georges Road is a County Road identified as Middlesex County Route 695.

The property is 0.531+/- acres and is situated in the G-O (General Office) Zone. The Applicant proposes to develop the existing vacant lot with a 4,548 sq. ft. two-story office building (approx. 7,130 sq. ft. of gross office floor area).

Existing Conditions

The 0.531+/- acre rectangular property in question is situated along Old Georges Road and is located in the G-O (General Office) Zone. The property is currently vacant with existing hedges and vegetation located in the southwest, west, and northeast portions of the property providing separation from the neighboring properties. There are two (2) existing trees noted on the site plan measuring 10" and 12" respectively. In addition, there is an existing utility pole located along the site frontage.

The subject property is relatively flat with an average 2% slope from a high point elevation of 117+ in the northwest portion of the site to an elevation of 115.6± to the north and 115.4± to the east portions of the site. The lot is bound by residential uses on the North-East side and across Old Georges Road, and commercial uses on the North-Western side.



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Proposed Conditions

The Applicant proposes to construct a 4,548 sq. ft. 2-Story General Office building (approx. 7,130 sq. ft. of gross office floor area) on the 0.53± acre site with an attached garage, parking lot areas, and other associated site improvements.

The Applicant proposes a parking lot on the site with 22 ft. wide two-way drive aisles and 21 surface parking spaces that are 9 ft. x 18 ft. The parking lot also includes two (2) 8 ft. x 18 ft. wide ADA accessible parking spaces, with a shared 8 ft. wide buffer zone between the two parking spaces. In addition, the Applicant proposes six (6) tandem garage parking spaces. The total proposed parking includes one (1) Make-Ready Electric Vehicle Parking Space that is included in the total 27 parking spaces proposed.

Access to the proposed development will be provided via one (1) 22 ft. wide two-way full movement site driveway on Old Georges Road.

II. ZONING AND CHECKLIST COMMENTS

A. Items of non-conformance with Ordinance

Variations regarding the proposed development have been identified by the Township Zoning / Administrative Officer as follows:

1. Lot Area - The Applicant proposes to construct a 4,548 sq. ft. two-story office building, parking lot areas, and other associated site improvements on a 0.53-acre lot, whereas the minimum required lot area is 1.5 acres §205-4.1 (Table 2, G-O Zone). The Applicant should justify this variance and provide testimony to satisfy C-1("hardship") and/or C-2("benefits v. burdens") variance criteria.
2. Lot Width - The Applicant proposes to construct a 4,548 sq. ft. two-story office building, parking lot areas, and other associated site improvements on a 130 ft. wide lot, whereas 200 ft. is required §205-4.1 (Table 2, G-O Zone). The Applicant should justify the variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.
3. Lot Depth - The Applicant proposes to construct a 4,548 sq. ft. two-story office building, parking lot areas, and other associated site improvements on a 178 ft. deep lot, whereas 250 ft. is required §205-4.1 (Table 2, G-O Zone). The Applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.
4. Side Yard Setback, Principal Building - The Applicant proposes to construct a 4,548 sq. ft. two-story general office building 12 ft. from the side property line, whereas the minimum required side yard setback is 20 ft. §205-4.1 (Table 2, G-O Zone). The Applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.



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5. Rear Yard Setback, Principal Building - The Applicant proposes to construct a 4,548 sq. ft. two-story general office building 26.2 ft. from the rear property line, whereas the minimum required rear yard setback is 40 ft. §205-4.1 (Table 2, G-O Zone). The Applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.
6. Residential Buffer - The Applicant proposes to construct a 4,548 sq. ft. two-story general office building 12 ft. from the side property line and proposes no additional buffer to separate the proposed commercial use from the existing residential use on the adjacent lot, whereas an additional 30 ft. buffer strip, designed in accordance with the requirements of Article XXVI, shall be added to any required rear or side yard which abuts a residential use §205-70 (B). The Applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.
7. Driveway Width - The Applicant proposes to construct a 22 ft. wide two-way access driveway, whereas driveways shall have a minimum width of 25 ft. for two-way traffic §205-98 (B)(4). The Applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.
8. Drive Aisle Width - The Applicant proposes to construct a parking lot with 22 ft. drive aisles, whereas aisles from which cars directly enter or leave parking spaces shall not be less than 25 ft. for all aisles following two-way traffic §205-98 (B)(4). The Applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.
9. Parking, Number of Spaces - The Applicant proposes to construct a 4,548 sq. ft. two story general office building containing approximately 7,130 sq. ft. of gross office floor area, and an attached garage for 6 vehicles, and associated parking lot areas containing 21 parking spaces, whereas 29 parking spaces are required §205-100 (B)(4). The Applicant proposes 21 delineated parking spaces on the parking lot, and requests the Board to deem the 6-vehicle storage-type parking spaces within the enclosed garage to be adequate to satisfy the parking requirements on the lot. However pursuant to §205-96 (F), all parking spaces shall be clearly marked and delineated, and for safety and fire-fighting purposes, free access between adjacent parking areas shall be provided. The Applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.
10. Loading, Number of Spaces - The Applicant purposes to construct a 4,548 sq. ft. two story general office building with associated parking lot areas, and proposes no loading area, whereas for every building, structure or part thereof having over 5,000 sq. ft. of gross building area at least one truck standing, loading and unloading space on the premises is required §205-97 (H). The Applicant should justify this variance and provide testimony to satisfy the C-1 ("hardship") and/or C-2 ("benefits v. burdens") variance criteria.



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B. Considerations and/or Recommendations

The Applicant shall provide Testimony to justify the proposed Variances and Waivers requested and/or required. The Board should consider the positive and negative criteria for any Variances, as needed.

III. SITE PLAN COMMENTS

A. Considerations and/or Recommendations

1. A sign & pavement marking should be installed at the proposed electric charging station parking space in order to discourage vehicles from parking in the EV parking spaces when not charging.
2. The Applicant should discuss staffing, hours of operation, anticipated truck deliveries, etc. for the proposed office building.
3. It is recommended that the proposed trash enclosure be of masonry construction and match the proposed building façade.
4. The Applicant should indicate the proposed ADA ramp locations on the proposed sidewalk.
5. The Applicant should provide a detail for the proposed 6 ft. vinyl solid fence.
6. As per §205-93 (A)(4) all supporting members of a fence shall be located on the inside of the fence, and if erected along or adjacent to a property line, the supporting members of the fence shall face the principal portion of the tract of land of the property upon which the fence is erected.
7. Traffic striping and markings should be Thermoplastic. This should be indicated on the plans.
8. As per §205-97 (C) all parking areas for 20 or more vehicles shall be landscaped with hedging and/or shade trees of a type and quantity approved by the Planning Board.
9. As per §205-97 (H) every building, structure or part thereof having over 5,000 square feet of gross building area erected and occupied, there shall be provided and permanently maintained adequate space for standing, loading and unloading services in order to avoid undue interference with the public use of streets or alleys. Every building, structure or addition thereto having a use which complies with the above definitions shall be provided with at least one truck standing,



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- loading and unloading space on the premises, not less than 12 feet in width, 35 feet in length and 14 feet in height.
10. The Applicant's Engineer should provide testimony relative to the expected loading and unloading areas on-site and the anticipated schedule in which deliveries will be received including the types of trucks to be utilized for said deliveries.
 11. The Applicant's Engineer should provide testimony relative to the existing 16' wide R.O.W. depicted on the plans containing an existing asphalt driveway and the intended future use of this area.
 12. As per §205-98 (C)(1) the Township design standards for off street parking areas indicate that sidewalks with a minimum width of four feet shall be provided for all parking areas for five or more vehicles, between parking areas and principal structures, along aisles and driveways and wherever pedestrian traffic shall occur. The Applicant should provide sidewalks in accordance with these requirements. The need for sidewalks along Old Georges Road should also be considered.
 13. All structures, walls, and ADA/Barrier Free Access issues are subject to the review and approval of the Construction Code Official.
 14. The Parking Stall Hairpin Striping Detail should be revised to remove the hairpin configuration and replace with a single 4" wide white stripe.
 15. Prior to construction, shop drawings should be submitted for all precast manholes, inlets, and drainage structures if utilized. The shop drawings shall be signed and sealed by a Professional Engineer Currently Licensed in the State of New Jersey and shall include a certification that the structures are designed for AASHTO HS-25 loading and suitable for the intended use.
 16. The proposed location of the (19) Stormtech Chambers within the travel way may be subject to heavy loading associated with the Township Fire Department ladder truck set up with outriggers deployed. The Applicant's Engineer should confirm that the proposed stormwater facility will be able to support such loading without issue and the associated construction details should be noted to indicate the appropriate loading requirements.
 17. As per §205-106 (I), prior to commencing construction of any buildings, structures, railroad tracks, driveways or parking areas, a permanent fence shall be constructed along the entire length of any side or rear lot line that abuts a residential zone or lot utilized for residential purposes in a commercial or industrial zone. Such fence shall be a solid fence six feet in height or an open fence eight feet in height and shall be of a type and material approved by the Planning Board. The Applicant shall erect a fence in accordance with these requirements to provide protection to the existing residential use on the adjacent lot, and should provide



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testimony sufficient to the Board to justify compliance with the requirements of §205-106.

IV. GRADING, DRAINAGE AND STORMWATER MANAGEMENT COMMENTS

A. Considerations and/or Recommendations

1. The Applicant shall provide a copy of the Soil Conservation District Plan Certification upon approval to the Township.
2. The Applicant's Engineer should provide pipe sizing calculations for all roof leaders to verify that same have adequate capacity for the 25-year design storm.
3. The Applicant's Engineer should provide pipe information (i.e. material, size, slope, and inverts) for all roof drains connecting to the proposed storm sewer systems.
4. The Applicant's Engineer should include additional spot grades in all vegetated or grass areas in order to demonstrate minimum 2.00% slopes are provided.
5. The Applicant's Engineer should include additional spot grades at the site access drive to demonstrate 0.50% minimum slopes are provided.
6. The Applicant's Engineer should include additional spot grades along the Western and Southern faces of the proposed building to demonstrate minimum 2.00% slopes for pervious surfaces and 0.75% for impervious surfaces are provided.
7. The Applicant's Engineer should provide TC/BC spot grades at all PCs, PTs, corners, and where proposed curb meets existing curb.
8. The Applicant's Engineer should provide additional spot grades along proposed sidewalk to demonstrate minimum 0.50% slopes are provided.
9. The Applicant's Engineer should include a construction detail for a Type B storm inlet in the plans.
10. The Applicant's Engineer should include profiles showing the proposed storm sewer improvements in the plans. Vertical clearance dimensions should be provided at all utility crossings on the storm sewer profiles. Concrete encasements, cradles, or support blocks should be indicated on the plan and profile sheets where vertical clearance between pipes is less than 18 inches.



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11. The Applicant's Engineer should provide a hydrologic soils report including the location of the seasonal high groundwater table and the hydrologic soils group in the project area to demonstrate that site infiltration conditions conform to those in the NJ BMP Manual for dry wells. Soil profile pits and permeability testing must be performed following the guidelines provided in Chapter 12 of the NJ Stormwater BMP Manual for the proposed Dry Well system if designed to infiltrate in the subsoils. There should be a minimum 2 ft. separation from the SHWT (Seasonal High Water Table).
12. A subsurface investigation including determination of depth to groundwater and permeability rates should be performed to demonstrate that the proposed dry well will function as designed.
13. The Applicant's Engineer should consider designing the proposed Dry Well in accordance with the guidelines set forth in Chapter 12 of the NJ Stormwater BMP Manual (i.e. stone size, emergency overflow, etc.).
14. It is recommended the Applicant provide an operations and maintenance manual for the proposed dry well.
15. It appears the dry well was designed to only capture runoff from the impervious areas on the site. This should be amended to include all areas, impervious and pervious, that drains to the dry well.
16. Applicant should demonstrate that there is no peak runoff increase from a 25-year design storm to downstream receiving areas.
17. Post-construction testing should be performed on the as-built dry well in accordance with the Construction and Post-Construction Oversight and Hydraulic Conductivity Testing requirements in Chapter 12 of the NJ Stormwater BMP Manual. Where as-built testing shows a longer drain time than design, corrective action must be taken. A note stating this requirement should be added to the plans. The design drain time should be noted as well.
18. The Applicant has requested a waiver from providing Percolation tests and soil log results certified by New Jersey Licensed Professional Engineer until prior to construction. This information is needed at this time to evaluate the feasibility of the proposed stormwater management system in conjunction with the existing site soil conditions. The Applicant's Engineer should provide testimony regarding this issue.
19. The Applicant has requested a waiver from providing Soils Report, including location of seasonal high ground water table until prior to construction. This information is needed at this time to evaluate the feasibility of the proposed stormwater management system considering the proximity of the seasonal high ground water table and the site soil conditions. The Applicant's Engineer should provide testimony regarding this issue.



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V. UTILITY COMMENTS

A. Considerations and/or Recommendations

1. Water Comments:

- a. A report prepared by a licensed N.J. Professional Engineer should be provided including calculations of the anticipated water demands in accordance with N.J.A.C. 7:10-11.5(e).
- b. All water distribution system improvements shall be installed in accordance with the requirements of the water utility and the Plumbing Subcode Official.
- c. The design of the on-site water distribution system shall be adequate to provide fire protection as per ISO standard, Fire Suppression Rating Schedule, or per AWWA M31, Manual of Water Supply Practices.
- d. The Applicant is responsible for obtaining a permit from the NJDEP BWSE, if applicable.
- e. Provide test data and calculations demonstrating that the required fire demands and pressures can be provided from the existing water system.
- f. The design and adequacy of fire suppression systems and the delineation of fire lanes are subject to the review of the Fire Subcode Official.
- g. Identify the size and material of the existing water main.
- h. Identify the size and material of the proposed water service.

2. Sewer Comments

- a. All sanitary sewer piping and appurtenances shall be installed in accordance with the requirements of the Plumbing Subcode Official.
- b. A report prepared by a licensed NJ Professional Engineer should be provided including a calculation of the anticipated sanitary flows to be generated by the proposed development, including pool filter backwash, in accordance with N.J.A.C. 7:14A-23.3. The Applicant should submit information to confirm the adequacy of



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the downstream conveyance system to accept the proposed flows and the availability of facilities to accept and treat the flow.

- c. The Applicant is responsible for obtaining Treatment Works Approval from NJDEP, if applicable.
- d. Identify the size and material of the existing sanitary sewer main.
- e. Provide the depth of the existing sewer main at the proposed lateral connection.
- f. Identify the size and material of the proposed sanitary sewer lateral.
- g. Provide a detail for the sanitary sewer lateral, cleanout and connection to the existing sanitary sewer main.
- h. Provide sanitary cleanouts at locations required by the Plumbing Subcode and in the grass area near the edge of pavement.
- i. Provide a detail for the sanitary sewer connection.
- j. Provide a profile drawing for the proposed sanitary sewer lateral.

VI. TRAFFIC CIRCULATION AND PARKING COMMENTS

A. Considerations and/or Recommendations

1. The Applicant's Engineer requested a waiver from providing a traffic study for this application. The Applicant's Engineer should provide justification for the waiver. The Applicant's Engineer should, at a minimum, review the trip generation for the proposed site and the anticipated impacts to traffic along Old Georges Road in the vicinity of the proposed site.
2. The Applicant's Engineer indicated that the proposed building is 7,130 square feet of office space on Sheet 2 of the Site Plans. Per Township Ordinance §205-100 (B)(4), 1 parking space for every 250 square feet of office space is required. The proposed office building requires 29 parking spaces. We take no exception to the Applicant's parking requirement calculation. The Applicant's Engineer proposes 21 surface parking spaces and 6 enclosed garage spaces for a total of 27 parking spaces. The Applicant's Engineer is requesting a variance from the parking requirement and shall provide justification for the variance.



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3. The Applicant's Engineer indicated that they require a variance from Township Ordinance §205-96 (F) which indicates that parking spaces shall be clearly marked and delineated and that free access between adjacent parking areas shall be provided. The garage parking spaces proposed are not marked or delineated and the innermost parked vehicles will be blocked by the outermost parked vehicles as they are proposed in a stacked / tandem configuration. The Applicant's Engineer shall discuss the intended parking operations and provide justification for this variance.
4. The Applicant's Engineer has requested a variance from Township Ordinance §205-97 (H) where one loading space is required for every building or structure having over 5,000 square feet of gross building area. The Applicant's Engineer proposes no loading spaces for the proposed site. The Applicant's Engineer shall discuss the intended loading operations and provide justification for this variance.
5. The Applicant's Engineer proposes 27 parking spaces. Per ADA regulations, 2 parking spaces are required to be ADA accessible, and 1 of the 2 parking spaces are required to be van accessible. The Applicant's Engineer proposes two van accessible parking spaces. We take no exception to the accessible parking spaces currently proposed, however the Applicant's Engineer should modify the ADA parking as necessary if the total number of parking spaces is revised.
6. The Applicant's Engineer requires one make-ready parking spaces for a proposed site having less than 50 parking spaces as indicated in the State's Model Electric Vehicle Ordinance. The Applicant's Engineer proposes one make-ready parking space. We take no exception to the make-ready parking space currently proposed, however the Applicant's Engineer should revise the make-ready parking spaces as necessary if the total number of parking spaces is revised.
7. The Applicant's Engineer should provide site circulation plans showing the travel paths of the design vehicles (fire trucks, delivery trucks, garbage trucks, and other emergency service vehicles) to verify that the on-site circulation and driveway ingress / egress access circulation paths are adequate for the required design, service, and emergency vehicle access. Of particular concern is the travel path of the service design vehicle accessing the proposed dumpster area.
8. The Applicant's Engineer should design the proposed curb ramps, sidewalks, and crosswalks, to meet the latest ADA requirements. The Applicant's Engineer should provide turning spaces before and after proposed ramps as necessary at the required slopes and the locations of proposed detectable warning surfaces should be clearly indicated. This ADA compliance issue should be reviewed relative to all curb ramps, sidewalks, and crosswalks currently proposed under this project.
9. The design and placement of all traffic signs and striping shall follow the requirements specified in "Manual on Uniform Traffic Control Devices for Streets and Highways,"



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published by the U.S. Department of Transportation and adopted by the N.J. Department of Transportation.

10. The Applicant's Engineer should propose double-yellow striping in the vicinity of the proposed stop line.
11. The Applicant's Engineer should consider eliminating the first parking space on the left side when entering the site so as to reduce potential conflicts between vehicles exiting the site and vehicles accessing the this parking space while also providing additional vehicle storage for vehicles exiting the site driveway.
12. The Applicant's Engineer is requesting a variance for the proposed driveway width and the proposed driveway aisle width. The Township requires 25 feet for the proposed driveway width as per Ordinance §205-98 (B)(4) and 25 feet for the proposed driveway aisle width for perpendicular parking per Ordinance §205-98 (B)(5) (a) and 25 feet for aisles allowing two-way traffic per Ordinance §205-98 (B)(5) (d). The Applicant's Engineer proposes 22 feet only. The Applicant's Engineer shall discuss the anticipated vehicle circulation operations and provide justification for these waivers.
13. Fire lanes and striping are subject to the approval of the Fire Marshal.
14. It should be noted that Old Georges Road (Middlesex County Route 695) is a roadway under the jurisdiction of Middlesex County and that approval will be required from the Middlesex County Planning Board.

The Applicant's Engineer should provide intersection sight distance triangle lengths which conform to the latest AASHTO (American Association of State Highway and Transportation Officials) guidelines as published in the current edition of A Policy on Geometric Design of Highways and Streets for the site driveway. The Applicant's Engineer should review the sight triangles to verify that no existing or proposed objects will obstruct the sight triangles.

VII. LANDSCAPING AND TREE REPLACEMENT COMMENTS

A. Considerations and/or Recommendations

1. In accordance with §205-70 B, where a proposed office development abuts a residential zone or a lot developed for residential uses, a buffer shall be established; an additional thirty-foot buffer strip, designed in accordance with the requirements of Article XXVI, shall be added to any required rear or side yard which abuts said residential use; whereas an area between seven (7) feet to



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twelve (12) feet wide has been provided along the east property line with the existing residential dwelling.

2. In accordance with §205-106 A, a solid and continuous four-season screen shall be provided within the required buffer. Currently, some landscaping has been proposed; however, a continuous screen has not been provided.
3. Revise the Plans to provide Tree Replacement Calculations, in accordance with §205-40.5 and §205-40.6. Also, provide a Note on the Plans to indicate a Tree Removal Permit shall be obtained prior to any site disturbance.
4. Provide an additional tree along the frontage. Due to the existing cedar tree proposed to remain, it is recommended that an ornamental tree be provided to the left of the cedar, such as Redbud, Hawthorn, Flowering Dogwood, etc.
5. The Applicant has proposed only one (1) shade tree species for the site. It is recommended that an alternative to the two (2) proposed AR (Red Maple) along Old Georges Road be provided. The Applicant should consider Swamp White Oak, American Elm, London Plane, etc. Also, it is recommended to shift both trees further away from the proposed curb line, to reduce future conflicts.
6. Two (2) AC (Armstrong Red Maple) are proposed along the west property line; however, it does not appear a narrow shade tree is required for this location. Two (2) AR should be provided instead.
7. Revise the plans to depict plant graphics at semi-mature sizes. Currently, some of the proposed shrub species are depict as an evergreen tree. Shade trees should be indicated at 20-25 feet wide, evergreen and ornamental trees at 10-12 feet wide and shrubs should be depicted at 4-6 feet wide.
8. Revise the 'Deciduous Tree Planting' detail, sheet 5 of 8, to remove the reference to trunk wrap, as current research does not endorse the use of such. However, due to the presence of deer in the area, rigid, plastic, open mesh trunk guards should be provided, to prevent from the irreparable damage from buck rub.
9. Revise the plans to graphically depict mulch bed lines on the plans, to prevent confusion during construction.
10. Revise the plans to indicate the proposed disposition for all open areas, such as lawn, mulch, stone, etc., to prevent confusion during construction.



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VIII. LIGHTING COMMENTS

A. Considerations and/or Recommendations

1. Revise the plans to provide isolux pattern details, to include a scale and graph.
2. Revise the plans to provide a footing detail, to include, but not limited to, dimensions, rebars and concrete strength, for further review.
3. Revise the plans to indicate the proposed color and finish for all light fixtures and poles.

IX. OTHER AGENCY APPROVALS & MISCELLANEOUS COMMENTS

A. Considerations and/or Recommendations

1. The Applicant should discuss Letters of No Interest and/or approvals by all other agencies including the following:
 - a. NJDEP Wetlands – Buffers, General Permits etc.
 - b. NJDEP BWSE Water Permit and Treatment Works Approval
 - c. Freehold Soil Conservation District
 - d. Middlesex County Planning Board
 - e. Veolia Water
 - f. North Brunswick Township Sewer (DPW)
 - g. Bureau of Fire Safety
 - h. Traffic Safety
2. Copies of applications and approvals or certifications by other agencies, as may be required, should be provided as a condition of final approval and prior to the site disturbance.
3. All applicable details in accordance with Township Standards should be added to the Plans.

We reserve the right to present additional comments pending the Testimony of the Applicant before the Board and the receipt of revised Plans.



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X. RECOMMENDED CONDITIONS OF APPROVAL, FAIR SHARE CONTRIBUTIONS, IF ANY, AND PERFORMANCE GUARANTEES

Any approval by the Board should be conditioned upon the submission of revised Engineer's Reports and Plans in accordance with the above comments, proof of approval or waivers from all other agencies having jurisdiction, the construction of off-tract improvements if deemed necessary by the Mayor and Council, the payment of any mandatory development fees and outstanding escrow fees and the Applicant's Engineer providing an estimate for the cost of improvements in order that performance guarantees and inspection fees can be calculated.

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

JCW/KEC/KK

CC: Planning Board Members
Planning Board Attorney
Applicant
Applicant's Engineer
Applicant's Attorney