



Andrew Omland
Kiersten Osterkorn, PE, PLS, PP

December 30, 2022

**North Brunswick Planning Board
710 Hermann Road
North Brunswick, NJ 08902**

**RE: Engineer Response Letter For
389 Old Georges Road
Block 226, Lot 19
Township of North Brunswick
O&O Project # 220205**

Dear Planning Board Members:

This letter is in response to the Board Engineer's (CME Associates) review letter dated November 30, 2022.

On December 14, 2022, our office had a conference call with CME Associates and the applicant's attorney, Priscilla J. Triolo, Esq.. As part of that phone conversation, we went through CME's review letter dated November 30, 2022, and we were advised by CME that we need not resubmit a full set of plans for the January 10, 2023 board meeting, but we should research some of their comments in order to testify at the meeting. We were also advised that if we wanted to make any plan changes, that we could bring exhibit to the January 10, 2023 board meeting, and the remaining comments in CME's review letter can be addressed during testimony and agreed to as condition of approval. All conditions of approval would be prepared and submitted prior to signing of plans by the Board and prior to any construction or building permits being issued.

Some of the main points from our phone conversation were as follows:

1. Testimony will be provided regarding all variances requested.
2. A site circulation exhibit will be provided at the 1/10/23 board meeting.
3. All site plan comments, points 1 through 17 will either be testified to at 1/10/23 board meeting or agreed upon to as condition of approval as appropriate to the comment.
4. Per our conversation with CME, grading, drainage, and stormwater management comments 1 through 10 will be agreed upon and plans revised to comply as condition of approval.

5. Per our conversation with CME, we prepared a soil test pit and percolation in the area of the stormwater management system. The results (attached) are for a K-4 soil, which has sufficient infiltration capacity. With that, we will also testify to and comply with grading, drainage, and stormwater management comments 11 through 19.
6. Per our conversation with CME, we did investigate the existing drainage system in Old Georges Road. Based on the inverts we obtained, the system appears to be higher than our proposed system in the parking lot. With that, we will look to overflow to the existing system if possible. If that isn't possible, then the parking lot area will act as overflow "detention" basin for heavier storms, which will then drain to the inlets in Old Georges Road.
7. Utility comments 1 and 2 will be testified to at 1/10/23 board meeting and any additional information provided as condition of approval.
8. Traffic Circulation and Parking comments 1 through 14 will be testified to at 1/10/23 board meeting and any additional information provided as condition of approval.
9. Landscaping and tree replacement comments 1 through 10 will be testified to at 1/10/23 board meeting and any additional information provided as condition of approval.
10. Lighting comments 1 through 3 will be testified to at 1/10/23 board meeting and any additional information provided as condition of approval.
11. All required outside agency approval will be submitted and obtained as necessary.
12. With respect to the fire departments concern about the weight of the fire equipment over the chamber system, we did speak with manufacturer, and they are able to provide calculations and cross sections if additional specifications are provided regarding the fire truck and its outriggers. Our office has called and emailed the contact at the fire department requesting this information, but we have not received any response yet.

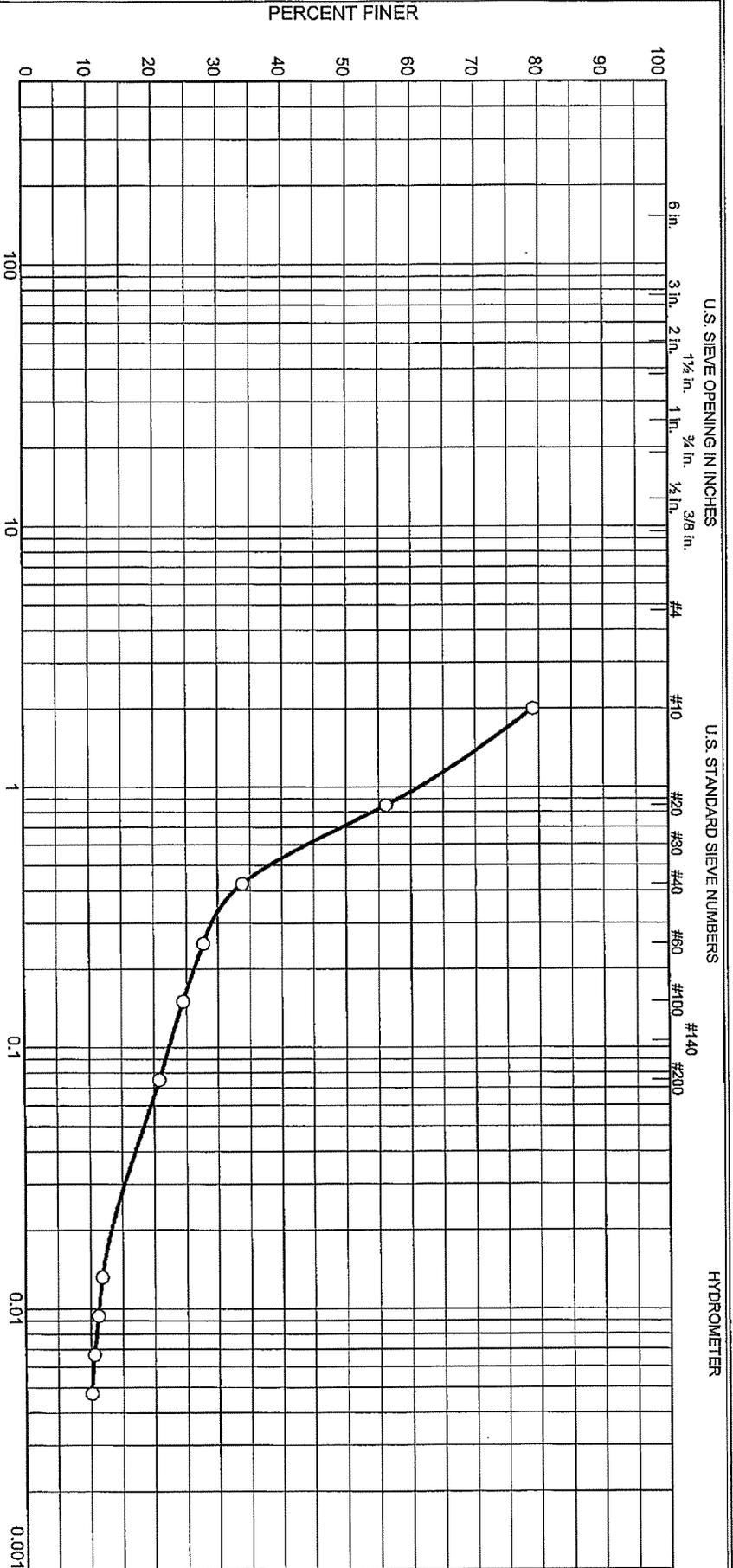
Please notify us should you have any questions regarding this letter (and/or attachments), or should you require any additional information. We look forward to presenting our testimony in support of the application on January 10, 2023

Very truly yours,
OMLAND & OSTERKORN, INC.



Kiersten Osterkorn, PE, PLS, PP
Principal
kosterkorn@o-o-inc.com





Location	Source	Sample #	Depth/Elev.	% Gravel			% Sand			% Fines					
				Coarse	Fine	% +3"	Coarse	Medium	Fine	Silt	Clay	%			
		TP-2	8'												
				Material Description											
				82% Sand, 8% Silt, 10% Clay,											
				11% Fine and Very Fine Sand											
				50% Coarse Fragments											
				K-Value K-4 (2-20in/HR)											

Project No. 22-861 Client GRMS Holdings LLC. Figure

Particle Size Distribution Report
389 Old Georges Road
 JOHNSON SOILS COMPANY
 Glen Rock, NJ