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November 20, 2023

Michael Hritz, Director  
Township of North Brunswick,  
Department of Community Development  
710 Hermann Road  
North Brunswick, NJ 08902

Prestige Commerce Center  
Block 4.46, Lot 1.07  
Township of North Brunswick, Middlesex County, New Jersey  
**CME File No. PNO02023.01 / 13001**  
Colliers Engineering & Design Project No. 21000124A

Dear Michael,

On behalf of the applicant, Philip Altamura, Colliers Engineering & Design (DBA Maser Consulting) submits the following documents for review and approval. By copy of this correspondence, a complete package is being directly submitted to James Watson, Township Engineer, CME Associates.

**Five (5) collated full size packages, ten (10) remaining full size single documents and fifteen (15) 11 x 17 copies.**

- Fifteen (15) full size and 11 x 17 copies of the Preliminary/Final Major Site Plan, dated 04/27/23, revised 11/17/23;
- Fifteen (15) full size and 11 x 17 copies of the Delivery Truck Exhibit, dated 11/17/23;
- Fifteen (15) full size and 11 x 17 copies of the Garbage Truck Exhibit, dated 11/17/23;
- Fifteen (15) full size and 11 x 17 copies of the Fire Truck Exhibit, dated 11/17/23;
- Fifteen (15) full size and 11 x 17 copies of the Architectural Plans, dated 09/14/23, revised 09/28/23 prepared by DeBarbieri Architects;
- Five (5) copies of the Bulk Variance Request List, dated 11/17/23;
- Five (5) copies of the Engineer's Report for Water Demand, dated 11/17/23;
- Five (5) copies of the Engineer's Report for Sanitary Sewer, dated 11/20/23;
- Five (5) copies of the Stormwater Management Report, dated 04/28/23, revised 11/20/23; and
- One (1) CD of submitted documents.

Our response is indicated in **bold** type following the comments contained in the following review letters:

- Dated May 31, 2023 from James Watson, PE, PTOE, Township Engineer; and
- Dated May 17, 2023 from Sal Profaci, Zoning Officer, Township of North Brunswick.

## Dated May 31, 2023 from James Watson, PE, PTOE, Township Engineer

### Wastewater

Our review of the current conditions indicates that there are no apparent sewer capacity problems immediately downstream of the proposed facility. However, during the approval process, the Applicant shall submit a Report prepared by a Professional Engineer, licensed in the State of New Jersey, that addresses the anticipated sanitary flows to be generated by the proposed site development, the existence and adequacy of the downstream conveyance system to accept the proposed flows and the availability of third-party facilities to accept and treat the wastewater flow.

### **CED Response: An Engineer's Report for Sanitary Sewer has been included as a part of this submission.**

If the proposed development contributes flows exceeding the capacity of the collection system which is currently available, the Applicant will be required to positively mitigate such conditions. As far as treatment is concerned, the project consistency with the Area-Wide Water Quality Management Plan should be confirmed by applying to the MUA for a Sewer Authority Determination.

Requests should be sent to:

Joseph P. Cryan, Executive Director  
cc: Lisa Oberreiter, General Superintendent Middlesex County Utilities Authority  
P.O. Box 159  
Sayreville, New Jersey 08872

### **CED Response: Informational only, an application will be made to Middlesex County Utilities Authority.**

In addition, as part of the Application process you will be required to confirm that a NJDEP Treatment Works Approval will not be required. Please refer to 7:14A-22.3 Activities for which a treatment works approval is required in determining whether your improvements require TWA. Installing any sewer line, pumping station or force main which serves more than 2 buildings or will convey 8,000 gallons per day or more of flow to a treatment works requires TWA.

### **CED Response: As the proposed development does not serve more than two (2) buildings nor does it convey more than 8,000 gallons per day a TWA is not required.**

As far as the physical connection and associated connection fees are concerned, the North Brunswick Township Department of Public Works should be contacted for their specific requirements at 732-297-1134.

### **CED Response: Informational only, North Brunswick Township Department of Public Works will be contacted upon final approval for physical connection and fees.**

The Utilities Plan should be revised and resubmitted as necessary to depict the proposed force main sizes and connection(s) to the existing system. In addition, inverts of the existing manholes located upstream and downstream of the proposed connection(s) shall be indicated on the Utility Plan. Profile drawings shall be provided for the proposed sanitary sewer system.

**CED Response: The proposed development has been updated to provide a gravity sanitary sewer system. All applicable existing and proposed inverts have been depicted on the plans.**

### **Water**

During the approval process, the Applicant shall submit a Report prepared by a Professional Engineer, licensed in the State of New Jersey, addressing the existence and adequacy of the distribution system to provide for the proposed flows including, at a minimum, the following requirements:

- a. Volume and pressure necessary to provide sufficient flow, including at any interior fire suppression systems (if required), to provide adequate fire protection for all elements of the development site in accordance with NFPA requirements and all appropriate fire codes and/or requirements;
- b. Test data and calculations demonstrating that the required ISO Fire Flows and pressures can be provided from the existing system;
- c. Anticipated volume of water and pressure needed to adequately service the project with potable water.
- d. Technical specifications for the water distribution system shall be provided.
- e. Profile drawings shall be provided for the proposed water system.

**CED Response: The applicant is working on getting a fire flow test performed for the nearest hydrant. The architect/MEP will provide documentation for any required fire suppression elements to the buildings.**

**An Engineers Report for Water Demand has been prepared and is included with the submission.**

If the proposed development requires volumes, flows or pressures exceeding that which is currently available from the distribution system, the Applicant shall be required to positively mitigate such conditions.

**CED Response: Informational only, the applicant agrees with the above comment.**

In addition, as part of the Application process you will be required to confirm that a NJDEP Bureau of Water Systems Engineering Approval will not be required. Please refer to the NJDEP checklist for the determination of permit requirements for water main construction.

**CED Response: Informational only, the applicant will comply with the above comment.**

As far as the physical connection and associated connection fees are concerned, Veolia North America should be contacted for their specific requirements at 732-469-5100.

**CED Response: Informational only, the applicant will work with Veolia North America in regard to any physical connection permit.**

The Utilities Plan shall be revised and resubmitted as necessary to depict the proposed water main sizes, connections to the existing system and information requested above as appropriate.

**CED Response: The plans have been updated to provide location of existing water main.**

#### **Initial Site Plan Submission Review Comments**

Based on our initial review of the site plan submission provided we offer the following comments for consideration:

- a. Pavement Milling and Overlay Area calculations should be provided which demonstrate the total disturbances and the areas should be labeled on the plans to confirm the total disturbances indicated.

**CED Response: Pavement milling and overlay area calculations have been provided on the Grading Plan, Sheet 4.**

- b. Time of Concentration should be recomputed using current NRCS methodologies. Specifically, Time of Concentration for the proposed conditions vs. the existing conditions should be reviewed and revised as necessary.

**CED Response: The Stormwater Management report has been updated to provide the computed time of concentration per the current NRCS methodology.**

- c. The drainage flows from the 15" RCP upstream of manhole S15 should be included in the drainage calculations.

**CED Response: The Stormwater Management Report has been updated to include the drainage area map of the contributing area upstream of the existing 15" RCP pipe.**

- d. The proposed site circulation intends to operate the quick serve restaurant with drive thru portion of the site with one-way traffic flows while the retail / medical office / restaurant portion of the site is proposed to operate with two-way traffic flows which appears to create several unexpected vehicular conflict points. These conflict points should be reviewed and revised as necessary to reduce the potential for collisions on-site.

**CED Response: The proposed development has been updated for the circulation concerns that were discussed at the pre-app meetings.**

## Dated May 17, 2023 from Sal Profaci, Zoning Officer, Township of North Brunswick

### "C" or Bulk Variances Requested\*

- Municipal Ordinance 205-79.3 Development Standards B. (2) states as follows: Land within 500 feet of U.S. Route 1 shall only be developed for nonresidential uses permitted in 205-79.2A, excluding theaters, which shall be specifically prohibited. All such nonresidential uses shall comply with the development standards and Schedule of Area, Yard and Building Requirements applicable to the C-2 General Commercial District.

**CED Response: Informational only, the zoning analysis was performed per the C-2 General Commercial District.**

1. Chapter 205-79.3 B (2) Attachment 6:2 Table 2 Schedule of Area, Yard and Building Requirements states as follows: The minimum required side yard setback for a principal building is ten (10) feet. (The applicant proposes 1.5 feet from the internal property line between the subject site and lot 1.04 to the northwest wall associated with Freddy's or the fast food restaurant).

**CED Response: Informational only, a variance has been requested per the above comment.**

2. 205-102.C - Signs and Outdoor Advertising states as follows No sign shall be located closer than twenty (20) feet to any lot line. (The applicant proposes the northwest wall sign associated with the fast food restaurant to be 1.5 feet from the internal property line between subject site and lot 1.04).

**CED Response: Informational only, a variance has been requested per the above comment.**

3. 205-97 H. Off-Street Parking and Loading states as follows: Every building structure having over 5,000 square feet of gross building area erected and occupied for commerce shall have at least one truck loading space on the premises. (The applicant does not propose any truck standing loading and unloading space on the premises).

**CED Response: Informational only, a variance has been requested per the above comment.**

4. The applicant should justify these variances and provide testimony to satisfy the C-1 ("hardship") and / or C-2 ("benefits v. burdens") variance criteria.

**CED Response: Informational only, testimony will be provided for the requested relief.**

### **Parking: Assessment**

The applicant proposes to remove 81 spaces to develop two (2) pad sites, totaling 8,454 square feet. Although the parking is being reduced to 1,460 spaces it still exceeds the Ordinance Requirement of 1,299 spaces. It is noted that two (2) spaces will be designated as electric vehicle parking spots.

**CED Response: Informational only, no response required.**

### **Miscellaneous**

I defer to the Township Engineer regarding Storm Sewer Design. Under existing conditions, there is a 15" RCP storm sewer pipe running through the site that is to be relocated in the proposed design.

**CED Response: Informational only, no response required.**

Please review at your earliest convenience and should you have any questions or require additional information, please do not hesitate to contact me at [vincent.kelly@collierseng.com](mailto:vincent.kelly@collierseng.com) or 732-383-1950.

Sincerely,

Colliers Engineering & Design, Inc.  
(DBA Maser Consulting)



Vincent Kelly, P.E.  
Project Manager

VK/meb

Enclosures

cc: James Watson, PE, PTOE, Township Engineer (w/enc. via UPS)  
Sal Profaci, Zoning Officer (w/enc.)