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MEMO TO: North Brunswick Township Planning Board

FROM: James C. Watson, P.E., PTOE *fcw*
Township Planning Board Engineer's Office

DATE: October 6, 2025

**SUBJECT: Amended Preliminary / Final Site Plan & Major Subdivision
Phase 1H – Main Street North Brunswick
North Brunswick TOD Associates, LLC
2300 US Route 1 – TOMU District
Technical Review No. 1
Block 141, Lots 44.04, 50.04, 63.02, 121, 141.04
Township of North Brunswick, Middlesex County, NJ
Application Number: 2694
Our File No.: 115.NOP0141.P05**

Pursuant to our authorization, we have reviewed the above referenced Amended Preliminary / Final Site Plan & Major Subdivision Phase 1H submission for Block 141, Lots 44.04, 50.04, 63.02, 121, 141.04 located on US Route 1 within North Brunswick Township. The following information has been submitted to this office for review:

- A. Final Site Plan titled, *“Amended Preliminary / Final Site Plan & Major Subdivision Phase 1H, Main Street North Brunswick for Block 141, Lots 44.04, 50.04, 51.01 & Portion of Lot 141.04”*, prepared by F. Mitchel Ardman, P.E., P.P., of the Reynolds Group, Inc., dated June 12, 2025, consisting of twenty-one (21) sheets;
- B. Drawing titled, Phase Plan, undated;
- C. Architectural Plans entitled: *“Townes at Main Street – Phase 2, North Brunswick, New Jersey”*, prepared by Toll Brothers, dated April 23, 2025, consisting of eleven (11) sheets;
- D. Middlesex County Planning Board Approval Letter with conditions, prepared by Alex Zakrewsky, Principal Planner, dated September 11, 2025;



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- E. Traffic Impact Parking Assessment, prepared by John Pesce, PE, Project Manager of Dynamic Traffic, dated June 20, 2025, consisting of five (5) pages;
- F. Appendix A, Site Plan Completeness Checklist;
- G. Appendix C, Preliminary Major Subdivision Completeness Checklist;
- H. Appendix D, Final Subdivision Completeness Checklist;
- I. Certification of Complete Application, prepared by Sal Profaci, North Brunswick Township Zoning Officer, dated September 3, 2025, consisting of two (2) pages;
- J. Cover Letter, prepared by Matt Wanamaker, P.P. of Pennoni, dated June 25, 2025, consisting of ten (10) pages;
- K. Document entitled Phase 1H Residential Building Design Standards Review, undated, consisting of four (4) pages;
- L. Drainage Pipe Conveyance Calculations for MainSt NB Phase 1H, prepared by Adonis Crispo, PE of The Reynolds Group Inc., dated June 2025, consisting of twenty (20) pages;
- M. Stormwater Management report Addendum 3, prepared by Brian Friedlich, PE of One Water Consulting LLC, dated June 27, 2025, consisting of thirty-two (32) pages;
- N. Zoning Officer's Memorandum, prepared by Sal Profaci, North Brunswick Township Zoning Officer, dated July 18, 2025, consisting of six (6) pages;
- O. Phase 1H Water and Sewer Update, prepared by James F. Cosgrove of One Water Consulting, LLC, dated June 17, 2025, consisting of four (4) pages;
- P. Phase 1H Building Signage Chart, undated;
- Q. Township of North Brunswick Site Plan / Conditional Use Application (Form A), dated June 10, 2025, consisting of eight (8) pages;
- R. Township of North Brunswick Subdivision Application (Form B), dated June 19, 2025, consisting of nine (9) pages;



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- S. Tax and Assessment Payment Report, prepared by Nathaniel Welsh, dated June 6, 2025.

I. GENERAL DESCRIPTION

The subject property is identified as Block 141, Lots 44.04, 50.04, 63.02, 121, 141.04 and is located east of US Route 1 Northbound between the signalized intersection of US Route 1 and Aaron Road / Main Street and the signalized intersection of US Route 1 and Commerce Boulevard in the I-2 Industrial Zone. The eastern portion of the overall site is bound by active railroad tracks including the Northeast Corridor Rail Line. The subject property is being developed as transit-oriented mixed-use development under the standards listed in Township Ordinance 205-76.1 for Transit-Oriented Mixed-Use Development (TOMU) Overlay Zone Standards. The tract meets all the standards of a TOMU and therefore is a permitted use. Phase 1H, for which the Applicant is seeking Amended Preliminary / Final Site Plan & Major Subdivision approval, is located adjacent to the previously approved Phase 1F.

It should be noted that between 2010 and 2016 the overall site received General Development Plan approval from the North Brunswick Township Planning Board along with various subdivision and site plan approvals from the Planning Board and the Zoning Board of Adjustment to construct Costco, Target, Courtyard Marriott, the Green Turtle, residential buildings, Panera, Shake Shack, Chipotle, Panda Express, Cava and associated supporting facilities.

Under this application, the Applicant is seeking Amended Preliminary / Final Major Site Plan approval for Phase 1H of the previously approved Phase 1 Development. Phase 1H includes the development of eleven (11) three-story townhouse buildings containing a total of 122 residential units, consisting of 98 market-rate units and 24 affordable units. Associated site improvements include internal roadways, garages, driveways, on-street parking, utilities, stormwater facilities, and grading consistent with the approved TOMU Overlay Zone standards.

In conjunction with the Site Plan, the Applicant is seeking Amended Preliminary / Final Major Subdivision approval for Phase 1H of the previously approved Phase 1 Development to create individual lots for this phase as part of the overall phased development of Block 141 (Lots 44.04, 50.04, 63.02, 121, and 141.04). The subdivision supports implementation of the GDP and accommodates future development phasing consistent with prior Township approvals.



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No variances are requested as part of this application. Any checklist waivers pertain only to administrative completeness items and will be addressed as required by the Township.

Concerning our review of the site plan and associated subdivision documents for compliance with Township zoning and subdivision ordinance requirements, we offer the following comments:

II. ZONING AND CHECKLIST COMMENTS

1. This application is located in the I-2 Industrial Zone, within a Transit-Oriented Mixed-Use Development (TOMU) Overlay Zone. The Township's Zoning Officer has noted that the tract meets all of the standards of a (TOMU) transit-oriented mixed-use development, and therefore, is a permitted use in the zone.
2. The Applicant has indicated no variances or design waivers are sought with this application.
3. The Applicant is requesting a checklist waiver from the requirement to provide existing and proposed contours at one-foot intervals based on the National Geodetic Vertical Datum of 1929. The request is based on the minimal elevation change approximately three (3) feet over roughly 800 linear feet rendering detailed contour lines of limited value. We have no objection to the granting of this waiver subject to the Applicant's Engineer providing sufficient grading information for all relevant areas of the site to depict and evaluate the proposed drainage and grading conditions.

III. MAJOR SUBDIVISION COMMENTS

1. It should be noted that the lots noted in the title block of the Final Major Subdivision Map do not correlate with the lots listed in the map itself or the title sheet of the plan set. This discrepancy shall be reviewed and reconciled accordingly.
2. The Applicant should obtain approved lot numbers from the Township Tax Assessor.
3. The Applicant should provide all outbound monuments for a Major Subdivision in accordance with "Map Filing Law".
4. The Applicant should provide lot closure reports for all existing and proposed lots for comparison.



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IV. SITE PLAN COMMENTS

1. The Applicant shall revise the Site Plan drawings, where necessary, to reflect the proposed lot reconfiguration shown on the Final Major Subdivision Map. The plans currently revise existing Block 141, Lots 44.04, 50.04, 63.02, 121, and 141.04 and create five (5) new lots identified as proposed Block 14, Lots 44.X, 52, 63.03, 121.01, and 141.05. The Phase 1H townhouse development is situated primarily on proposed Lot 52 with Sunset Street / Tenth Avenue North roadways situated primarily on Lot 63.03. All Site Plan sheets should reference the correct new lot numbers, setbacks, and boundary limits consistent with the subdivision map.
2. A Zoning Table is provided on the cover sheet of the Site Plans; however, it only lists the TOMU Overlay Zone standards with a “Complies” notation. The Site Plan shall be revised to include a complete zoning/bulk compliance table showing both the required and proposed values. At a minimum, the table shall identify:
 - Lot area per proposed lot
 - Required and proposed setbacks
 - Maximum building height (required vs. proposed)
 - Lot and/or impervious coverage (required vs. proposed)
 - Residential parking requirements under RSIS/TOMU and the number of spaces provided
 - Residential density (units per acre)
3. The plans do not show setback lines or numerical setbacks to property boundaries. Front, side, and rear yard dimensions shall be added for each building to confirm compliance with the TOMU Overlay standards.
4. No refuse/recycling enclosure locations or individual pickup areas are shown on the site plans. The Applicant shall provide testimony related to collection methods and enclosure details as necessary. It should be noted that Prospect Street is a proposed dead end and a turnaround option for trash collection and emergency service vehicles should be provided.
5. The dimension plan depicts one common mail area for “Mail Kiosk (8) 16 unit CBUs” for the proposed eleven (11) building, 122 unit townhouse development. The Applicant’s Engineer should provide testimony relative to the anticipated mail delivery / pick up



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operations for the proposed development and at a minimum one cluster box unit (CBU) mailbox should be provided near each building.

6. The Applicant should provide testimony relative to the Architectural elements of the proposed buildings and specifically how the design will integrate with the overall site including adjacent existing buildings. In addition, testimony should be provided relative to the proposed buildings / site signage and compliance with the Township's Ordinance.
7. Façade colors for all proposed buildings should be provided to the Planning Board for review. Subject to Sections 205-76.1-I.(4)(b)[6], 205-76.1-K.(3)(b)[7], 205-76.1-L.(3)(b)[7], Exterior building materials shall not include smooth-faced concrete block, unarticulated smooth-faced concrete or non-architectural steel panels not treated with an approved building material. The Applicant's Engineer should provide testimony regarding the proposed materials of the buildings.
8. Subject to Sections 205-76.1-I.(4)(b)[9], Physical samples of all proposed building materials and colors shall be submitted to the Planning Board for review and approval as part of preliminary site plan approval application. The Applicant's Engineer should provide testimony relative to colors and provide samples of materials and colors to the Planning Board for their review upon request.
9. Subject to Sections 205-76.1-I.(6)(i), 205-76.1-K.(4)(h), 205-76.1-L.(4)(h), 205-76.1-O.(4)(h), Roof-mounted equipment shall be placed away from the Required Building Line frontage and be screened from view from the street and from US Route 1. The Applicant's Engineer should provide testimony on this issue.
10. A bollard construction detail is included in the plan set; however, no corresponding bollard locations are identified on the Dimension Plan. The Applicant should indicate where bollards are proposed or remove the unused detail sheet if bollards are not required.
11. The detail sheets include construction details for a block wall with safety fence, a freestanding seating wall, and a 6-foot PVC solid fence. However, no corresponding locations for these elements are shown or labeled on the Dimension Plan. The Applicant should identify the locations of these features on the Site Plan or remove the unused details if they do not apply to this phase.
12. The dimension plan labels 12 townhouses for each of buildings T-2, T-8 and T-9 where it appears that each building as depicted only contains 10 townhouses. The dimension plan notes 14 townhouses for building T-10 where it appears that this building as depicted only



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contains 12 townhouses. While the dimension plan labeling suggests that 122 townhouses are proposed to be constructed, it appears that only 114 townhouse units with associated driveways have been depicted. The Applicant's Engineer should provide testimony to clarify this issue.

13. The dimension plan depicts a gravel path connection adjacent to buildings T-3 and T-5 between two concrete sections of sidewalks. The Applicant's Engineer should convert this proposed path material to concrete if possible.
14. The dimension plan depicts a proposed sidewalk connection directly to the Prospect Street dead end. The Applicant's Engineer should relocate this proposed sidewalk connection to the area in front of the four (4) proposed head-in parking spaces located at the Prospect Street dead end if possible.

V. TRAFFIC CIRCULATION AND PARKING COMMENTS

1. The Applicant's Engineer indicated that the 122 townhouse units proposed for Phase 1H are less than the 273 residential units previously approved for this Phase 1H. The Applicant's Engineer indicated that the traffic generation proposed for Phase 1H is less than the traffic generation for the previously approved development for the AM, PM, and Saturday peak hours. The Applicant's Engineer should provide testimony on this issue.
2. The Applicant's Engineer indicated on the plans that 179 parking spaces are required for the 122 townhouses and that the traffic study has supplemental information. However, the traffic study indicated that 182 parking spaces are required based on the Township requiring 1.5 parking spaces per residential unit. It should be noted that per Township Ordinance § 205-76.1.W.(2) 1.5 parking spaces per residential unit are required, and that our calculations would reveal the requirement to be 183 parking spaces. It should also be noted that Residential Site Improvement Standards has different parking requirements for Townhouses based on bedroom counts, and per RSIS, the 122 townhouses would require $(8 \times 1.8 + 57 \times 2.3 + 57 \times 2.4 = 282.3)$ round down per RSIS) 282 parking spaces. The Applicant's Engineer should provide testimony on this issue and revise the plans accordingly.
3. The Applicant's Engineer indicated on the plans that 309 parking spaces are provided and that the traffic study has supplemental information. However, the traffic study indicated that 310 parking spaces are proposed, inclusive of 121 garage spaces, 122 driveway spaces, and 67 on-street parking spaces for Phase 1H. Our review of the plans indicate 31 parking spaces $(7 + 14 [\text{not } 15 \text{ as mislabeled between T-6 and T-8}] + 10)$ along Market



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Avenue, and 4 parking spaces on Prospect Street for a total of 35 on-street parking spaces for Phase 1H. Our review of the plans indicate that there are 114 driveways shown on the plan, noting that T-2 has 12 townhouses labeled but only 10 driveways shown, T-8 has 12 townhouses labeled but only 10 driveways shown, T-9 has 12 townhouses labeled but only 10 driveways shown, and T-10 has 14 townhouses labeled but only 12 driveways shown. Based on our review, the plans depict 35 on-street parking spaces, 114 garages, and 114 driveways for a total of 263 proposed parking spaces. It should be noted that there are an additional 41 on-street parking spaces currently under construction along Sunset Street / Tenth Avenue (N) and it is unclear if these spaces should be credited to this phase of development or if they were accounted for under previously approved development phases. The Applicant's Engineer should provide testimony to clarify the proposed parking conditions and the plans should be revised as necessary.

4. On Market Avenue between T-6 and T-8, an off-street parking area of 15 parking spaces is labeled, but only 14 parking spaces are depicted. The Applicant's Engineer should revise the plans accordingly.
5. On Building T-1, the driveways are shown to be 19.5 feet long. The Applicant's Engineer depicts driveways that are at least 20 feet in length for the other townhouses. The Applicant's Engineer should consider revising the proposed driveway lengths for T-1.
6. The Applicant's Engineer should comply with the requirements for ADA parking and van accessible ADA parking for the on-street parking areas. The parking area on Market Avenue between Buildings T-7, T-9, T-6, and T-8 contains 21 parking spaces, which would require 2 accessible parking spaces, 1 of which must be van accessible. The Applicant's Engineer's on-street parking layout in this area complies. The Applicant's Engineer proposes 4 parking spaces on Prospect Street but none of them are accessible. At least 1 accessible parking space must be provided and at least 1 of the accessible parking spaces that should be provided here must be van accessible. The Applicant's Engineer should revise the plans to comply. The Applicant's Engineer proposes a parking area of 10 spaces on Market Avenue to the north of Park Avenue, where 2 accessible parking spaces are required and one of the two must be van accessible. The plan shows 1 van accessible ADA parking space as the other accessible sized parking space is an accessible sized EV Parking Space. Per NJ DCA Regulations, an accessible sized EV parking space cannot be used to simultaneously satisfy the requirements for accessible parking spaces. The Applicant's Engineer should revise the plans accordingly.
7. The Applicant's Engineer proposes 5 EVSE (electric vehicle supply equipment) parking spaces, and 1 space is sized to be accessible. Based on our review of the 114 driveways,



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114 garages, the site would require at least 54 on-street parking spaces to meet RSIS ($282 - 228 = 54$), and the state regulations would require at least 9 EVSE parking spaces ($54 \times 15\% = 8.1$, round up). The Applicant's Engineer should revise the plans to provide the required EVSE parking spaces. The Applicant's Engineer should provide testimony on the EV parking.

8. The Applicant's Engineer should provide testimony regarding the anticipated schedule for installing operational electric vehicle parking spaces. Currently, the proposed electric vehicle parking spaces are depicted to have electric charging stations, signs, and markings installed.
9. The Applicant's engineer should provide a site circulation plan showing the travel paths of the design vehicles to verify that the on-site circulation is adequate for service vehicles and the required emergency vehicle access (i.e. delivery trucks, garbage trucks, fire trucks, and other rescue squad/emergency vehicles). Specifically, the current dead end design on Prospect Street should be reviewed and revised as necessary to provide a turn-around for service and emergency vehicles.
10. The Applicant's Engineer should provide sight distance triangles whose lengths 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. The Applicant's Engineer should review the sight triangles to verify that no existing or proposed objects will obstruct the sight triangles. It appears that the Applicant's Engineer has provided sight distance triangles of 200 feet in length to provide sufficient stopping sight distance triangle lengths for 30 mph.
11. 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.
12. 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," published by the U.S. Department of Transportation and adopted by the N.J. Department of Transportation. The Applicant's Engineer included a note with similar language on the Dimension Plan in General Notes #8. We take no exception to this note.



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13. The Applicant's Engineer should provide testimony relative to the expected loading and unloading areas on site, the adequacy of the proposed 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. The proposed loading facilities should meet Section 205-97.
14. The Applicant's Engineer should depict a double yellow centerline on Market Avenue southbound. Currently, a single yellow line is shown.
15. The Applicant's Engineer should depict 24" stop lines. Currently, 18" stop lines are labeled on Prospect Street westbound and Chambers Street westbound.
16. Fire lanes and striping are subject to the approval of the Fire Marshal.
17. All structures, walls, and ADA/Barrier Free Access issues are subject to the review and approval of the Construction Code Official.

VI. UTILITY COMMENTS

Water Comments

1. All water distribution system improvements shall be installed in accordance with the requirements of the water utility and the Plumbing Subcode Official.
2. 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.
3. The design and adequacy of fire suppression systems and are subject to the review of the Fire Subcode Official.
4. Identify hydrant locations on the Profile drawing. Confirm hydrants are located at all high points or eliminate any high points without a hydrant.
5. Provide a cut-in tee with three (3) valves at the proposed water main connection to the existing water main.
6. Provide a valve on each water service approximately 5' from the building.



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Sanitary Comments

1. All sanitary sewer piping and appurtenances shall be installed in accordance with the requirements of the Plumbing Subcode Official.
2. Sanitary laterals to be PVC SDR-35.

VII. GRADING, DRAINAGE AND STORMWATER MANAGEMENT COMMENTS

1. The Applicant's Engineer shall obtain Freehold Soil Conservation District Certification for the subject project and provide proof to the Township upon receipt.
2. We offer the following comments on the Grading Plan:
 - a. Proposed contour lines shall be provided within the disturbed areas;
 - b. Top of curb elevations shall be provided at locations of all proposed type B inlets;
 - c. Additional spot elevations shall be provided along proposed sidewalk areas to demonstrate minimum 1.50% and maximum 2.00% cross slopes towards the roadway;
 - d. Additional spot elevations shall be provided west of proposed building T-3 to demonstrate minimum 2.00% slopes for grassed areas are provided away from same;
 - e. The grading shall be amended to demonstrate minimum 2.00% slopes are provided away from the southwestern corner of proposed building T-1 towards the roadway;
 - f. Grading shall be amended southeast of proposed building T-7 to rectify back-pitched slopes in grassed areas between the building and the roadway;
 - g. The grading shall be amended to demonstrate minimum 2.00% slopes are provided away from the southwestern side of the proposed building T-6 towards the roadway; and
 - h. The grading shall be amended to demonstrate minimum 2.00% slopes are provided away from the northwestern side of proposed building T-10 towards the roadway.
3. We offer the following comments on the Drainage Pipe Conveyance Calculations:
 - a. The 8-inch storm sewer pipe discharging from Lawn INL #3E shall be amended to match crowns with the inlet pipes into same;



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- b. The hydraulic calculations depict a rim elevation of 113.50 for STM BCR-4A and the Utility Plan depicts a rim elevation of 113.65 for same. The Applicant's Engineer shall revise the calculations and plan for consistency;
 - c. The downstream invert of the pipe run between MH BCR-4 and MH BCR-4A shall be amended for consistency with the calculations and plans;
 - d. The Applicant's Engineer shall provide hydraulic computations for all pipe runs between lawn inlets throughout Phase 1H. We note that pipe runs do not have to be provided within the hydraulic computations for the roof leader drains; and
 - e. Any modifications to the Grading Plan shall be incorporated into the Proposed Inlet Tributary Map.
4. The Stormwater Management Report Addendum 3 shall be amended to include detailed hydrograph input data for all nodes associated with Phase 1H corresponding drainage area maps for same.
 5. Concrete encasements, cradles, or support blocks shall be indicated on the plan and profile sheets where vertical clearance between pipes is less than 18-inches.
 6. The Utility Pipe Crossing Table shall be amended for consistency with the plans and profiles as several of the pipe crossings are incorrectly listed in same.
 7. The Utility Plan shall be amended to provide cleanout cap elevations for all roof drainage systems connecting to the proposed stormwater management systems.
 8. The Applicant's Engineer shall clarify which of the Lawn Inlet construction details are to be proposed per the Utility Plan.

VIII. LANDSCAPING COMMENTS

1. The spacing of trees should be revised to ensure there is adequate room for mature growth.
2. Given the solar orientation of the site, the plants on the north side of the townhomes should be revised to be shade tolerant.
3. The plans should be revised to graphically depict mulch bed lines on the plans.



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4. The plans should be revised to graphically depict the sight triangles to ensure there is no obstruction of sight lines.
5. The plans should be revised to ensure plant material is planted at minimum 3 ft. away from curblines.
6. The plans should be revised to ensure that trees are planted at minimum 15 ft. away from underground utilities.
7. The stone strip proposed between the driveways should be specified regarding type and size of stone material.
8. The buffer plantings around the transformers should be adjusted to ensure there are no plantings within 10 ft. of the front of the transformer and 3 ft. on the sides and back.
9. The plant callouts overlap with other linework of the drawing. The callouts should be adjusted to ensure legibility.
10. The plans should be revised to provide a cohesive layout for foundation plantings along the front side of the townhomes. A typical detail should be provided.
11. Note 16 of the planting notes should be revised to provide a guarantee period of two (2) years.
12. The plant schedule should provide caliper sizes for the ornamental trees.
13. The plant callout ZSM is provided on the plan however it is not specified in the plant schedule.
14. The plant schedule should be revised to provide a substitution for the Dark Green Arborvitae species as it is prone to deer browse.
15. The plant schedule should be revised to provide a substitution for the Heritage River Birch as the species grows very large and will conflict with the surrounding area.
16. The plant schedule should be revised to provide supplemental plant material for Big Blue Lily Turf to increase biodiversity.
17. The tree planting detail should be revised to provide plastic open mesh trunk guards to avoid buck rub. A detail of the guards should be provided.



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18. The tree and evergreen tree planting detail should be revised to state that the use of tree stake shall only be used if site conditions merit such as wind or slopes.
19. The tree and evergreen tree planting detail should be revised to note that no mulch, debris, or soil shall come in contact with the root flare.

IX. LIGHTING COMMENTS

1. The plans should be revised to provide a light schedule including quantities, color temperature, ordering information, etc.
2. The cutsheets should be completely filled with all ordering information.
3. The plans should be revised to provide isolux patterns with footcandle labels.
4. The plans should be revised to provide labels for associated light fixtures and their location on the plans.
5. The plans should be revised to ensure lighting fixture do not conflict with landscaping.

X. ENVIRONMENTAL COMMENTS

1. The Applicant's Engineer shall provide testimony to the extent possible regarding existing environmental conditions on the site; identify areas of concern; remediation plans, and a status of the ongoing site clean up. Specific testimony should be provided relative to the large soil pile disturbed by this phase of development.
2. The Applicant's Engineer shall provide NFAs or RAOs for remediated areas of the site prior to issuance of Certificates of Occupancy in the affected areas.

XI. ADA ACCESSIBILITY COMMENTS

1. We defer the review of ADA requirements to the Construction Code Official. All handicap ramps must be designed to demonstrate compliance with current ADA requirements.

XII. CONSTRUCTION COMMENTS

1. Construction Details in conformance with RSIS and/or Township specifications shall be provided for all proposed site improvements.
2. The Applicant shall address the proposed sequence and duration of construction.



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3. Construction on the site is subject to the review and approval of the Township Construction Code Official prior to any site disturbance.

XIII. PERMITTING AND MISCELLANEOUS COMMENTS

1. The Applicant's Engineer should report on the status of compliance with all outstanding conditions of preliminary approvals, including subsequent amended preliminary approvals.
2. The Applicant's Engineer should report on the status of compliance of affordable housing with regard to this application.
3. Documentation should be submitted indicating that the Applicant has submitted for approval, Letters of No Interest, and/or plan certification to all agencies having jurisdiction including the following as applicable:
 - a. Delaware and Raritan Canal Commission
 - b. New Jersey Department of Transportation
 - c. NJDEP Wetlands – Buffers, General Permits etc.
 - d. NJDEP BWSE Water Permit and Treatment Works Approval
 - e. Freehold Soil Conservation District
 - f. Middlesex County Planning Board
 - g. North Brunswick Police Traffic Safety
 - h. North Brunswick Bureau of Fire Safety
 - i. North Brunswick Sewer Department
 - j. North Brunswick Department of Public Works (DPW)
 - k. Veolia Water
4. 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.
5. Final As-Built Plans shall meet the North Brunswick Township As-Built Criteria List and contain the information required in the Township's Final Survey Checklist. The Final As-built Plan shall be provided by the Applicant to the Township Planning Staff as both a hard



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copy (paper or mylar) and as a digital/electronic document(s). The digital data used for such documents shall be in vector format and contain coordinate values for at least (3) identifiable boundary corners (preferably in the 1983 New Jersey State Plane Coordinate System) prior to occupancy.

6. Certification that all taxes are paid as required by the Ordinance shall be submitted to the Board.

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

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

Any approval should be conditioned upon the submission of revised plans and revised reports 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 to the Township in order that performance guarantees and inspection fees can be calculated.

The Amended Preliminary and Final approval, if granted, should be conditioned on all of the requirements contained within the Original General Development Approval and subsequent Amended General Development Plan approvals and subsequent Site Plan / Amended Site Plan Approvals as applicable.

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

JCW

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