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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: March 2, 2026

**SUBJECT: ESH Properties, LLC
2430 & 2440 US Route 130 and 2, 8 & 14 Quarry Lane
Preliminary and Final Major Site Plan and Minor Subdivision
Technical Review No. 1
Block 224, Lots 10, 11, 12, 12.01 & 12.02
C-4 Non-Restricted Commercial Zone
Township of North Brunswick, Middlesex County, NJ
Application No.: 2696
Our File No.: 115.NOP0224.P23**

Pursuant to our authorization, we have reviewed the Preliminary and Final Major Site Plan and Minor Subdivision application for the proposed ESH Properties, LLC - Flex Space Development containing two warehouse / office flex buildings with associated parking areas, drive aisles, and site improvements located at US Route 130 and Quarry Lane, situated on Block 224, Lots 10, 11, 12, 12.01 and 12.02 in the Township of North Brunswick, as submitted by ESH Properties, LLC. The following information has been submitted to this office for review:

- a. Plans entitled: "Block 224, Lots 10,11,12,12.01 & 12.02 North Brunswick Township, Middlesex County, NJ" prepared by William M. Doran & Sons, dated February 7, 2025, revised November 14, 2025, consisting of fourteen (14) sheets;
- b. Existing Drainage Area Map prepared by William M. Doran & Sons, dated February 7, 2025, revised November 14, 2025, consisting of one (1) sheet;
- c. Proposed Drainage Area Map prepared by William M. Doran & Sons, dated February 7, 2025, revised November 14, 2025, consisting of one (1) sheet;
- d. Architectural Plans entitled: "New Warehouses for ESH Properties LLC Block 224 Lots 10,11,12,12.01 & 12.02" prepared by 3D Architecture, dated September 24, 2024, consisting of three (3) sheets;

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NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000 (CME)
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28412500 (ARTHEON)

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- e. Traffic Report entitled: "ESH Properties LLC, Lots 10,11,12,12.01 & 12.02 Block 224 North Brunswick Township, Middlesex County MRA File #25-125", prepared by McDonough & Rea Associates, Inc, dated April 30, 2025;
- f. Report entitled: "Stormwater Management Plan, Esh Properties, LLC, Block 224, Lots 10, 11, 12, 12.01 and 12.02, North Brunswick Twp., Middlesex Cnty., NJ", prepared by William M. Doran and Sons, dated September 17, 2025;
- g. Report entitled: "Stormwater Maintenance Plan, ESH Properties, LLC, Block 224, Lots 10, 11, 12, 12.01 & 12.02, North Brunswick Township, Middlesex County, NJ", prepared by William M. Doran and Sons, dated September 17, 2025;
- h. Request for Certified List of Property Owners, prepared by James E. Stahl, Esq., Attorney for Applicant, dated December 4, 2025;
- i. Declaration, prepared by James E. Stahl. Esq, Attorney for Applicant, not dated, not signed;
- j. Zoning Officer's Memorandum, Esh Properties, LLC, prepared by the Township of North Brunswick Zoning Officer, dated October 14, 2025; revised December 17, 2025;
- k. Certification of Complete Application, ESH Properties LLC, prepared by the Township of North Brunswick Zoning Officer, dated December 17, 2025;
- l. Letter of Transmittal, prepared by Borrus, Goldin, Foley Wignuolo, Hyman & Stahl, dated December 16, 2025.

I. GENERAL DESCRIPTION

The subject property is located along northbound U.S. Route 130 at Quarry Lane within the Township of North Brunswick, Middlesex County, New Jersey, and is identified as Block 224, Lots 10, 11, 12, 12.01, and 12.02. The application proposes a flex industrial / warehouse development consisting of two warehouse / office buildings with associated parking areas, circulation drive aisles, stormwater management facilities, landscaping, and utility improvements. The site is located in the C-4 Non-Restricted Commercial Zone District.

The application also proposes a minor subdivision to consolidate the existing five (5) lots into two (2) proposed lots to be known as lot 9.01 and lot 9.02.

Existing Conditions

The subject tract consists of five (5) existing lots totaling approximately 298,386 square feet (6.85 acres). The property is currently developed with existing commercial / industrial development,



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including buildings and yard / parking areas. The surrounding land uses include the Amaranth senior housing development to the north, the Renaissance housing community to the west, Rastall Oil to the south, and Middlesex County open space / vacant land to the east. The Applicant indicates that five (5) existing buildings are proposed to be demolished, with an existing maintenance building behind the old house on #2440 US Route 130 to remain.

Proposed Conditions

The Applicant proposes to redevelop the site with two (2) warehouse / office flex space buildings (Building "A" and Building "B") intended for multi-tenant contractor / flex space. Building "A" is 26,175 SF and is proposed to contain seven (7) units, and Building "B" is 18,023 SF and is proposed to contain five (5) units.

The application also includes a minor subdivision to consolidate the five (5) existing lots and create two (2) proposed lots, identified as Proposed Lots 9.01 and 9.02.

As part of the overall site plan, the Applicant proposes associated site improvements including site access from Quarry Lane, on-site parking areas, circulation drive aisles, site grading, stormwater facilities including headwall and outfall, water and sanitary services, lighting facilities and landscaping.

The submission indicates the parking demand is based on an assumed office component within the buildings, with parking spaces to be provided on-site accordingly.

The Applicant also proposes to utilize the easterly portion of the site currently situated on Block 224, lot 12 for a total of 61 truck parking/storage spaces limited to the existing Rastall Fuel Delivery Company trucks currently stored in this area.

In addition, the Applicant proposes landscaping with a six (6) foot fence along Quarry Lane and a 1.86-acre preservation area to remain undisturbed on the eastern portion of the site.

The submission identifies that bulk variances are required, including tract boundary setback relief for Buildings "A" and "B", and relief associated with a six (6) foot fence proposed within the front yard along Quarry Lane.

II. ZONING AND CHECKLIST COMMENTS

1. The subject property is located in the C-4 Non-Restricted Commercial Zone District. Warehouses and distribution facilities are permitted in the Zone per the Township Code § 205-68.4 A. (5). The Applicant shall confirm that the proposed warehouse / office flex space use(s) and site layout comply with the applicable C-4 use and bulk standards set forth in Township



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Code Chapter 205, Article XIVA (C-4 District), including § 205-68.4 (Permitted Uses) and 205-68.5 (Development and Design Standards). As the application includes requested variances, the Applicant shall also provide a complete and coordinated zoning schedule on the plan set identifying each applicable ordinance requirement and the corresponding proposed condition and clearly listing all requested variances (required vs. proposed).

2. **Items of Non-Conformance with the Ordinance**

The Applicant has requested the following variances associated with the proposed application.

- §205-68.5 E. – Minimum Tract Boundary Setbacks: 75 feet required; Building “A” – 52.5 ft. from US Route 130 proposed.
 - §205-68.5 E. – Minimum Tract Boundary Setbacks: 75 feet required; Building “A” – 40.9 ft. from Southerly Boundary proposed.
 - §205-68.5 E. – Minimum Tract Boundary Setbacks: 75 feet required; Building “B” – 20.2 ft. from Quarry Lane proposed.
 - §205-68.5 E. – Minimum Tract Boundary Setbacks: 75 feet required; Existing Building – 8.5 ft. from Southerly Boundary.
 - §205-93 A. (1) (a) – Requirement: Open fences not exceeding 4 feet in height when in front yard; Proposed Vinyl Fence 6 ft. high along Quarry Lane.
3. Per Township Code § 205-68.5 (Development and Design Standards), the required minimum track boundary setback is 75 feet for this type of development in the C-4 District. As noted in the Zoning Officer’s memorandum, the Applicant requests tract boundary setback relief including Building “A” at 52.5 feet from US Route 130, Building “A” at 40.9 feet from the southerly boundary, and Building “B” at 20.2 feet from Quarry Lane, as well as an existing building at 8.5 feet from the southerly boundary. The Applicant shall clarify each setback measurement on the plan set and provide a complete zoning schedule/zoning table that is consistent with the referenced property lines and proposed conditions.
4. As noted in the Zoning Officer’s memorandum, the US Route 130 setback for most of Building “A” is stated as 60 feet, with a 7.5-foot architectural bump-out along the front façade, resulting in a reduced setback at the bump-out. The Applicant shall depict and dimension the bump-out on the site plan and zoning exhibit and confirm that all stated US Route 130 setback values (including the minimum) are consistent across the plan set and requested variance relief.



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5. Per Township Code § 205-93 (Fences), open fences not exceeding four (4) feet in height are permitted when located in a front yard. As noted in the Zoning Officer's memorandum, the Applicant proposes a six (6) foot vinyl fence along Quarry Lane within the front yard, which requires variance relief. The Applicant shall provide fence details (height, materials, and limits of installation) and confirm that the proposed fence does not conflict with required sight distance at driveways and/or intersections as per § 205-22.
6. The development sign detail appears to indicate an overall height of approximately 9 feet, and the site plan appears to show the sign located approximately 9 feet from the lot line. The Applicant shall verify and dimension the sign setbacks to all property lines and/or right-of-way lines. Per Township Code § 205-102 C. – No sign shall be located closer than 20 feet to any lot line, except traffic signs and other signs installed by governmental agencies. Accordingly, the proposed sign location would require variance relief unless revised to comply. In addition, the Applicant shall demonstrate that the proposed sign is located outside all required sight triangles, Per Township Code § 205-102 R. – No signs in excess of 3 feet above curb level are permitted in the sight triangle pursuant to § 205-22. Testimony shall be provided regarding these issues.
7. Per Township Ordinances § 205-100.A.(1) the warehouse portion requires one (1) parking space per 2,500 square feet and the office portion requires 3.3 parking spaces per 1,000 square feet. Based on the Applicant's stated program (4,400 SF office and 39,798 SF warehouse), a total of 30 parking spaces are required. The site plans depict 49 parking spaces; however, the parking note indicates 60 spaces. The Applicant's Engineer shall revise the parking calculations and all plan notes / exhibits to be consistent with the applicable ordinance requirements and the actual parking layout shown on the plans and shall provide a finalized parking exhibit identifying total spaces, ADA spaces, and EV/Make-Ready spaces.
8. Per Township Ordinance § 205-68.5.E.(2)(b), the minimum throat length between the intersecting roadway and the first access to off-street parking or an intersecting driveway shall be 100 feet. The Applicant's Engineer should review this issue and revise the plans as necessary to comply with the ordinance or request a waiver from this design standard with sufficient supporting testimony to justify the request.
9. The Applicant shall confirm that the proposed stormwater management system, lighting, landscaping, signage, fencing, and all other site improvements comply with the applicable requirements of the Township Code, including the applicable performance standards and design criteria set forth in Chapter 205.



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10. Considerations and/or Recommendations

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

III. SUBDIVISION COMMENTS

1. Provide Minor Subdivision Map prepared in accordance with current Map Filing Law Requirements and appropriate deed descriptions.
2. The proposed new Lot Numbers must be approved by the Tax Assessor.
3. Add a minimum of three coordinate pairs, distributed around the outbound of the property.
4. Provide a note of horizontal datum used.
5. Provide all monumentation in accordance with the "Map Filing Law".
6. Provide all certifications in accordance with the "Map Filing Law".
7. Provide name of subdivision or name of last property owner/owners.
8. Provide Bulk Requirements Chart.

IV. SITE PLAN COMMENTS

1. All structures, walls, and ADA/Barrier Free Access issues are subject to the review and approval of the Construction Code Official.
2. The Applicant should discuss anticipated staffing, hours of operation, deliveries etc. for the proposed buildings.
3. 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 materials and colors, considering adjacent existing buildings. In addition, testimony should be provided relative to the proposed buildings / site signage and compliance with the Township's Ordinance.
4. The Zoning Officer memorandum identifies Building "A" as 26,175 SF with seven (7) units and Building "B" as 18,023 SF with five (5) units. The plan set and architectural sheets shall be



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coordinated to match these figures (area, unit count, labels, and any tenant demising assumptions).

5. The Applicant should provide testimony concerning the anticipated waste to be generated by the proposed use and the on-site facilities / operations required to manage all waste and recyclables produced.
6. Per Township Ordinance § 205-68.5.E.(2)(b), the minimum throat length between the intersecting roadway and the first access to off-street parking or an intersecting driveway shall be 100 feet. The Applicant's Engineer should review this issue and revise the plans as necessary to comply with the ordinance or request a waiver from this design standard with sufficient supporting testimony to justify the request.
7. All inlets should include bicycle safe grates.
8. The Applicant shall provide a legend on all sheets, including all line types, symbols, abbreviations, pavement markings, utilities, and any other plan-specific symbology used on each drawing.
9. The Applicant shall add a clear project title to the cover sheet and shall provide a complete zoning table schedule / zoning table on the cover sheet, including all applicable ordinance requirements, proposed conditions and all requested variances.
10. The site plan appears to depict an area intended for a trash enclosure; however, it is not labeled. The Applicant shall clearly label the enclosure on the plans. Further it is recommended that the proposed trash enclosure be of masonry construction and match the proposed building façade.
11. The plan set includes a detectable warning surface detail; however, detectable warning panels are not shown or labeled on the site plans. The Applicant shall revise the plans to identify and label all locations where detectable warning surfaces are required, and shall coordinate the curb ramp layout, sidewalk grades, and striping/crosswalk markings accordingly.
12. The development sign detail appears to indicate an overall height of approximately 9 feet, and the site plan appears to show the sign located approximately 9 feet from the lot line. The Applicant shall verify and dimension the sign setbacks to all property lines and/or right-of-way lines. Per Township Code § 205-102 C. – No sign shall be located closer than 20 feet to any lot line, except traffic signs and other signs installed by governmental agencies. Accordingly, the proposed sign location would require variance relief unless revised to comply. In addition, the Applicant shall demonstrate that the proposed sign is located outside all required sight triangles, Per Township Code § 205-102 R. – No signs in excess of 3 feet above curb level



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are permitted in the sight triangle pursuant to § 205-22. Testimony shall be provided regarding these issues.

13. The sign detail depicts a 2' x 8' digital display panel. The Applicant shall identify the ordinance basis for a digital/electronic display sign at this location and provide operating characteristics, including static message only (no animation/flashing), dwell time/message change frequency, hours of operation, and brightness controls, and confirm that the digital display and associated lighting will not create glare or distraction to motorists. Testimony shall be provided regarding these issues.
14. Construction Details:
 - a. Provide construction details for concrete curb.
 - b. Provide construction details for guide rail.

V. TRAFFIC CIRCULATION AND PARKING COMMENTS

1. The Applicant's Engineer shall comply with the requirements set forth by the New Jersey Department of Transportation as outlined in the current New Jersey State Highway Access Management Code, relative to the unsignalized intersection of US Route 130 and Quarry Lane and the proposed / existing site driveways. The Applicant's Engineer shall obtain the necessary access permits as required by the New Jersey Department of Transportation relative to same. The Applicant's Engineer should provide testimony on this issue.
2. For the trip generation, the traffic report cites Building "A" as 25,200 Square Feet and Building "B" as 18,200 Square Feet. The buildings shown on the site plan are Building "A" 26,175 Square Feet and Building "B" 18,023 Square Feet. In addition, we reviewed the trip generation table, and it appears the Applicant's Engineer utilized the average rate for warehouse and office rather than the fitted curve equations. The Applicant's Engineer should review the trip generation and revise any calculations, tables, figures, analyses, and conclusions as necessary.
3. The Applicant's Engineer indicated that they added site generated traffic from Amaranth Phase II to the no-build volumes. Our review of the Figure 4 No-Build Volumes indicates that only the background growth rate traffic was added and that Amaranth volumes were not added. The Applicant's Engineer should review the No-Build Volumes figure and revise calculations, figures, analyses, and conclusions as necessary.
4. The Applicant's Engineer indicated the Quarry Lane Approach is anticipated to operate at a Level of Service C during the AM Peak Hour under the 2027 Build Conditions. However, the analyses depict a Level of Service D, and the Analyses may need to be revised based on the



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trip generation and adjacent Amaranth growth traffic. The Applicant's Engineer should review and revise the Level of Service finding accordingly.

5. The Applicant's Engineer indicated that the Quarry Lane Approach is anticipated to operate at Level of Service F during the PM Peak Hour under the 2027 Build Condition. The Applicant's Engineer indicated that there are mitigating factors for this approach. The Applicant's Engineer should provide testimony on this issue.
6. Per Township Ordinance § 205-68.9.A.(1), the proposed warehouse portion requires 1 parking space per 2,500 square feet (15.92 parking spaces), and the proposed office portion requires 3.3 parking spaces per 1,000 square feet (14.52 parking spaces).
7. Based on Township Ordinances § 205-68.9.A.(1), the proposed 4,400 square feet of office and 39,798 square feet of warehouse would require a total of 30 parking spaces. The site plan depicts 49 parking spaces, however 60 parking spaces are labeled. The Applicant's Engineer should review the plans and revise the parking note to match the parking spaces on the plans. Testimony should be provided to address this issue.
8. Based on 49 parking spaces depicted on the plans, the Applicant's Engineer requires 2 ADA parking spaces, at least one of which must be van accessible, as per ADA Standards. Two van accessible ADA parking spaces are proposed. We take no exception to same.
9. Based on 49 parking spaces depicted on the plans, the Applicant's Engineer requires at least 1 EV / Make-Ready Parking Space. Two EV / Make-Ready parking spaces are proposed. We take no exception to same. It should be noted that the Township recommends the installation of operational EV parking spaces rather than Make-Ready parking spaces.
10. The design and placement of all traffic signs, striping, and markings shall follow the requirements specified in the latest edition of the "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. Note 6 on Sheet 1 of 13 should be revised to include striping and markings.
11. Details of the proposed stop sign and stop line should be provided in the details.
12. 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). The Applicant's Engineer indicated on the plans that the largest vehicle anticipated to occupy the site is an SU-30 Truck (Note 21 on Sheet 4 of 13 of the Plans). The Applicant's Engineer should provide confirming testimony on the SU-30 truck, being the largest truck anticipated for the site.



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13. The delineation of fire lanes with signing and striping are subject to the approval of the Fire Marshall.
14. The Applicant's Engineer should provide intersection sight distance triangles that conforms 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 proposed site driveway along Quarry Lane. The intersection sight distance triangles should provide intersection sight distance for a left turn from the site driveway as the vehicle needs to be able to see the left turn sight distance in both directions, not just from the right side. The Applicant's Engineer should review the sight triangles to verify that no existing or proposed objects will obstruct the sight triangles, including but not limited to the proposed building. Per AASHTO guidelines, the design speed is 5 mph over the posted speed limit.
15. 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.

VI. UTILITY COMMENTS

Water Comments

1. A report prepared by a licensed N.J. Professional Engineer should be provided including calculations of the anticipated residential water demands in accordance with N.J.A.C. 5:21-5.2 and non-residential water demands in accordance with N.J.A.C. 7:10-12.6(b) as applicable.
2. All water distribution system improvements shall be installed in accordance with the requirements of the water utility and the Plumbing Subcode Official.
3. 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.
4. The Applicant is responsible for obtaining a permit from the NJDEP BWSE, if applicable. Testimony shall be provided relative to the need for this permit.
5. Provide test data and calculations demonstrating that the required domestic and fire demands and pressures can be provided from the existing system.



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6. The design and adequacy of fire suppression systems, hydrant locations, FDC locations and the signing and striping associated with the delineation of fire lanes are subject to the review of the Fire Subcode Official and the Fire Marshall. It should be noted that the proposed FDC connections shall not be located on the buildings, and they require a red light in accordance with the Township details. In addition, fire hydrants and FDC connections shall be furnished with 5" Storz connections. The associated construction details shall be revised accordingly.
7. Identify the material of the existing water mains being tied into by the proposed water mains.
8. Identify the proposed connection method for connecting the proposed water mains to the existing water mains.
9. All water mains and water services greater than 3" diameter are to be Class 52 ductile iron pipe.
10. Identify the locations of all valves and curb stops.
11. Provide profiles for the proposed water mains.

Sanitary Comments

1. All sanitary sewer piping and appurtenances shall be installed in accordance with the requirements of the Plumbing Subcode Official.
2. 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 in accordance with N.J.A.C. 7:14A-23.3. The applicant should submit information to confirm the adequacy of the downstream conveyance system to accept the proposed flows and the availability of facilities to accept and treat the flow.
3. The applicant is responsible for obtaining Treatment Works Approval from NJDEP, if applicable. Testimony shall be provided relative to the need for this permit.
4. Provide a profile for the proposed sanitary sewer main.
5. Sanitary laterals to commercial properties are to be minimum 6". Revise the utility plan and lateral detail accordingly.
6. Manholes are to be provided with a white interior epoxy coating. Revise the standard precast manhole accordingly.
7. Confirm a gravity lateral connection from the existing maintenance garage is not possible.



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8. Provide details for the proposed pump tank shown on the utility plan.
9. The 2" PVC force main is to discharge to a proposed manhole.
10. Identify the PVC type of the proposed 2" PVC force main. HDPE pipe may also be considered.

VII. GRADING, DRAINAGE AND STORMWATER MANAGEMENT COMMENTS

1. The Applicant's Engineer shall provide a copy of the Soil Conservation District Plan Certification to the Township upon receipt.
2. The existing and proposed drainage area maps shall clearly show delineated drainage areas and details regarding the time of concentration flow paths in order to verify the hydrograph input data provided in the Stormwater Management Plan.
3. The Applicant's Engineer shall provide justification for the use of the Delmarva Unit Hydrograph, in accordance with NJDA Soil Conservation Committee Technical Bulletin 2018-4. Otherwise, the Standard Unit Hydrograph with a shape factor of 484 shall be utilized for both existing and proposed condition hydrographs.
4. Existing gravel is considered pervious unless the Applicant's Engineer can demonstrate that the material performs as an impervious surface. Accordingly, soil testing as described in Chapter 12 of the NJ Stormwater BMP Manual shall be performed to demonstrate same. Otherwise, material shall be modeled with the appropriate curve number for gravel. Please note that for purposes of assessing conformance with the stormwater runoff quality requirements, pervious surfaces can be viewed as a motor vehicle surface if justified.
5. The split pervious / impervious feature in HydroCAD is acceptable for use when the pervious and impervious land covers have a similar time of concentration; however, based on a visual inspection of the plans that does not seem to be the case for this site. The hydrographs should be amended to separately analyze the pervious and impervious land covers.
6. A cursory desktop evaluation utilizing the NJ-GeoWeb database found that freshwater wetlands may be present within the undisturbed forested area southeast of the project site. Accordingly, the Applicant's Engineer shall demonstrate that the proposed improvements are outside of freshwater wetlands and/or transition areas, if any. Site improvements within same may require approval from the NJDEP. Testimony shall be provided regarding this issue.
7. Inlet details shall indicate minimum 6-inch thick AASHTO No. 57 stone beneath the structure foundations. The Inlet Type B detail shall also be labeled as such.



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8. The plans show a detail for a standard precast manhole; however, a manhole is not explicitly called out on the plans. If no manhole is proposed, the detail should be removed.
9. The plans show an inlet structure that appears to be a Double Type B. If same is proposed, a detail should be provided on the plans.
10. Storm sewer profiles shall be included as part of the plan set. Vertical clearance dimensions should be provided at all utility crossings on the 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. Details for same shall be provided, as required.
11. The plans indicate only two roof leaders that will convey roof runoff to the proposed storm sewer system. All other proposed roof downspouts and leaders shall be shown on the plans. Please note that downspouts, if proposed, shall have an emergency overflow provision and details for same provided in the plans.
12. A proposed condition inlet drainage area map shall be prepared in order to verify the submitted pipe sizing computations. Additionally, hydraulic grade lines should be assessed to verify any surcharging conditions.
13. The report shall include a table breaking down the existing and proposed motor vehicle surfaces in order to demonstrate conformance with the stormwater runoff quality requirements. Areas of gravel utilized as either motor vehicle or non-motor vehicle surfaces shall be detailed in the table.
14. Proposed grading along the south side of the site should be amended in order that surface runoff is not directed towards Lot 9 Block 224.
15. The land cover as modelled in the existing and proposed condition hydrograph routing computations is inconsistent with the hydrologic soil groups for the grassed areas as indicated in the drainage area maps and shall be amended accordingly.
16. The limit of disturbance as indicated on the 'Soil Erosion & Sediment Control' plan shall be amended to include the proposed disturbances from grading activities near the existing metal storage trailers at the southern end of the site.
17. The proposed contour '94' shall be amended to tie into the existing contour at the southern end of the site.
18. The 'Grading Plan' shall provide top of curb and bottom of curb spot elevations at points of tangency and points of curvature.



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19. The following areas shall be amended to demonstrate minimum 2.00% slopes are provided for grassed areas:
 - a. The northern end of the project near contours '103' to '101';
 - b. The eastern area of the project from contour '93' to '92';
 - c. North of the existing maintenance garage from contour '95' to '94';
 - d. The southwestern end of the project from contour '100' to '99'; and
 - e. From the '100.05' spot grade at the western face of proposed building 'A' to the '100' contour.
20. The grading shall be amended in the parking area from the spot grades '100.08' and '100.09' to the '100' contour surrounding inlet '#2' in order to provide minimum 0.50% slopes are provided for pavement areas.
21. Spot grades shall be provided for the section of sidewalk proposed along Buildings "A" and "B" and plans shall specify whether curb is proposed. Top of curb and bottom of curb elevations shall be provided on the plans for same, as necessary.

VIII. LANDSCAPING COMMENTS

1. Per § 205-68.8B(2), five percent of the parking lots shall be landscaped. The landscape plans should be revised to provide additional landscape material and calculations should be provided.
2. Per § 205-68.8A, open areas without landscaping is not permitted. The landscape plans should be revised to provide additional shade trees and shrubs in the following proposed grass areas:
 - a. East of Building 'B'
 - b. West of Building 'A'
 - c. North of the parking lot located near the north corner of the site.
3. The landscape plans should be revised to provide a properly scaled plan. A 1"=30' scale is proposed; however, the plan appears to be using 1"=60'.
4. The landscape plans should be revised to ensure that the plant material symbols depict the mature spread. In addition, ensure that plant material is spaced adequately. Open areas of mulch encircled by landscaping should be avoided to reduce maintenance.



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5. The landscape plans should be revised to ensure that the street trees along Quarry Lane are spaced uniformly with groups of the same species. Our office recommends a street tree spacing of forty (40) feet.
6. The landscape plans should be revised to call out the quantity and species of the proposed plant material per the use of a leader and label, whereas plant symbols are proposed.
7. The landscape plans should be revised to provide native foundation plantings.
8. Our office recommends privacy fences in lieu of chain link to better screen views.
9. The landscape plans should be revised to provide planting notes in accordance with AmeriHort and ANSI standards.
10. The landscape plans should be revised to provide a note that guarantees plant material for two (2) years.
11. The landscape plans should be revised to provide limits of mulch bedlines.
12. The landscape plans should be revised so that no more than two (2) shrubs of the same species are proposed in a continuous line.
13. The landscape schedule, on sheet 8 of 13, should be revised to provide alternatives species for Dwarf Winged Euonymus which is invasive.
14. The plant installation detail, on sheet 13, should have the following revisions made.
 - a. Remove the use of tree wrap.
 - b. Remove the use of antidesiccant spray.
 - c. The use of stakes should only be used if site conditions merit such as wind or planting on a slope.
 - d. The root flares of tree should be exposed, free from mulch, soil, and debris.
 - e. A note should be added that states the central leader shall not be pruned.
 - f. A plastic open mesh trunk guard should be provided around deciduous tree to prevent deer damage. A detail should be provided.

IX. LIGHTING COMMENTS

1. Our office questions the accuracy of the isogrid and its cumulative values, which appear to be low given the overlapping lighting. Review and revise as necessary.



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2. The lighting plan should be revised to provide manufacturers cut sheets for all light fixtures that include complete ordering information.
3. The applicant should provide justification for the purpose of proposing light fixtures for the existing stone area located on the east side of the property.
4. The lighting plans should be revised to relocate the light fixtures proposed within the existing tree line on the east side of the property.
5. The lighting plan should be revised to provide hours of operations for light fixtures.
6. It appears light spillover occurs along the northeast property line. The lighting plan should be revised to provide an isogrid which should extend to the 0.0 footcandle level.
7. The lighting plan should be revised to clarify which light fixtures are wall mounted or pole mounted.
8. The lighting plan should be revised to provide color and finishes for all light fixtures.
9. The lighting plan should be revised to provide color temperature for all light fixtures.
10. A scale bar should be provided for the lighting plan.
11. A light pole detail should be provided.
12. A light pole foundation detail should be provided.
13. The lighting plan should be revised to show conduit and anticipated electric power supply location.

X. 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.

XI. CONSTRUCTION COMMENTS

1. Construction Details in conformance with Township specifications shall be provided for all proposed site improvements.



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2. The Applicant shall address the proposed sequence and duration of construction.
3. Construction on the site is subject to the review and approval of the Township Construction Code Official prior to any site disturbance.

XII. PERMITTING AND MISCELLANEOUS COMMENTS

1. 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
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. 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.



**Consulting & Municipal
ENGINEERS**
A Subsidiary of Artheon, Inc.

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**XIII. 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

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