April 2, 2020

Bignell Planning Consultants, Inc.
Henry Bignell, PP
424 Amboy Avenue – Suite 202
Woodbridge, NJ 07095

RE: 780 Jersey Avenue, Block 598, Lot 3.06 & 2, New Brunswick, NJ
NB Planning Board Application #PB-2020-5
Engineering Department; Plan Review Comment Responses

Dear Mr. Bignell:

Please note our responses to your report dated March 10, 2020

5. Zoning Review: I-2 (General Industrial) Zone

B. Bulk
Minimum Side Yard/Both Setback    25’/50             10’, 5’ / 15’     3 Violations

Applicant will provide testimony on these variances.

8. Landscaping & Buffering
A. Street Trees
   Required: minimum 2½”-3” caliper on 30’-50’ centers (±175’) = 3-4 trees
   Provided: no street trees shown
   More information required.

Applicant will provide four (4) shade trees.

D. Foundation Plantings
   Required: decorative landscaping/ shrubs, 2’ high and 3’ on-center around the base of all sides of a building
   Provided: not provided, industrial building
   Violation.
Applicant requests waiver. River stone will be installed in lieu of foundation plantings as plantings do not have a good survival rate. The Applicant will increase landscaping in other areas.

E. Buffering and Screening
   Required: 5’ deep landscape buffer between parking areas and property lines
   Provided: industrial site, 5’ provided
   Complies.

   Required: 10’ wide buffer and 10’ high screening around loading areas
   Provided: not provided
   Violation.

Applicant will comply.

10. Plan Review Comments

A. The applicant must submit all required approvals or exemptions from the Middlesex County Planning Board, Freehold Soil Conservation District and all outside agencies having jurisdiction.

Applicant will comply.

B. Does the applicant own lot 2? If not, written consent of the property owner should be submitted.

760 Jersey Avenue is the contract purchaser and will provide documentation.

C. The applicant should provide testimony to explain how this facility will operate.

Applicant anticipates the use of general warehousing and the Applicant will provide testimony on proposed uses.

D. Will the any portion of the utility station need to be removed or altered for the construction of the parking lot?

This portion of the PSE&G property is not needed to construct the parking lot. The present PSE&G substation has been abandoned and will be removed in its entirety prior to transfer of title from PSE&G to 760 Jersey Avenue LLC.

E. Will the lots be merged? An easement or cross-access agreement needs to be created with this application.

The lots will not be merged and cross easements will be created.
F. The applicant should provide testimony to address the environmental conditions on this site. The Applicant will provide updated environmental status reports on all lots.

G. The applicant should verify the building will be used for warehousing of goods, not manufacturing. The proposed use will comply with existing zoning. Manufacturing is not anticipated or desired by the owner.

H. The applicant should explain how the rail spur will operate. There is no rail component to this property. All rail shown on the submitted drawings are existing and for the use of adjacent facilities at 986 Jersey Avenue and 760 Jersey Avenue.

I. The site plan should protect the south side of the electrical substation from vehicle impacts, and should also protect the eastern corner of the substation from vehicle “side-swipes.” Bollards, curbing, or other barriers should be proposed.

The substation is to be demolished prior to the time of occupancy of 780 Jersey Avenue.

J. The applicant should provide testimony to address how tractor-trailers will be able to make turns into and out of this facility.

The Applicant’s Engineer will provide this testimony.

K. The landscape plan should provide (3) street trees and should verify no tree removal is proposed. No tree removal is proposed and the three (3) street trees will be provided.

L. The east and west sides of the parking lot should provide 8’ high evergreen tree, not shrub, screening. Shade trees should be integrated into this screening rows. The Applicant will provide 8’ high evergreen tree, not shrub screening as requested.

M. The applicant should explain how trash and recycling will be handled and removed from this facility. The applicant will provide testimony and will provide trash and recycling program.
Very truly yours,

Robert G. Paulus
Robert G. Paulus
President

RGP/cd

cc:  Les Walker, PE
     James DeBarbieri, AIA
     Dan Dominguez, Acting Director, Department of Planning, Community & Economic Development
     Daniel Burke, PE, City Engineer
     Michelle Paige, Senior Clerk Engineering