April 2, 2020

Mr. Charles Carley
Delaware & Raritan Engineering
200 Daniels Way, Suite 230
Freehold, NJ 07728

Re: 780 Jersey Avenue LLC
Block 598, Lots 2 & 3.06
PB-2020-05 D&R First Review

1 Overview / Description

The contains two (2) lots located on the south side of Jersey Avenue. Lot 2 is located on the northern frontage of the tract and contains an existing PSEG substation and outdoor equipment. Lot 3.06 is located on the central and southern portion of the tract and is mostly vacant. The southern property line of Lot 2 abuts the north property line of Lot 3.06. The two lots combine to form a 2.649-acre parcel.

The applicant proposes to construct a 39,500-sf warehouse on the southern portion of the tract. The central portion of the tract would contain a paved parking and loading area for ten (10) passenger vehicles and five (5) loading docks. Two (2) additional potential loading docks are shown on the northern façade of the warehouse. A 900-square feet area within the northeast corner of the warehouse building will be used as office space. The parking lot will connect to Jersey Avenue via a new driveway on the east side of Lot 2. The existing PSEG utility station will remain in its existing location. A new 2-way driveway will be installed on the east side of Lot 2 and will connect the warehouse to the street. The 30' wide driveway will widen to a 76' curb cut as it approaches Jersey Avenue. A 100-square feet monument sign will be located at the Jersey Avenue driveway onto Lot 2. Stone areas and fencing will be modified around the utility station.

The Applicant is under contract with PSE&G for the transfer of ownership of Lot 2 to 760 Jersey Avenue LLC. The substation equipment is currently out of service and will be removed prior to the transfer of ownership.

2 Pedestrian and Vehicular Movement

2.1 The plan should be affixed with the designer’s certification that all proposed site improvements have been designed in accordance with the US Access Boards ADA Accessibility Guide (ADAAG) and Public Rights-of-Way Accessibility Guidelines (PROWAG).

The Applicant will comply.

2.2 The plan should be affixed with a note indicating that all improvements within the property’s tract – stormwater management, curb, pavements, etc. - along the property’s Jersey Avenue frontage will be inspected at the time of construction by the New Jersey Department of Transportation and/or the Middlesex County Director of Public Works and/or the City Engineer and that such improvements will be repaired or removed/replaced as directed by the State and/or Director and/or Engineer.
The Applicant will comply.

2.3 The applicant should describe anticipated operations of the proposed facility.

The anticipated operations of the proposed facility will adhere to the zoning in which the property resides. Anticipated operation is general warehousing.

2.4 The Site Plan should demonstrate provision of adequate sight triangle clearance at the proposed point of egress from the property.

The Applicant will comply.

8 Stormwater Management

8.1 Because disturbance exceeds one-acre and proposed net gain of impervious surfaces exceeds 0.25-acre, the proposal is characterized as a ‘major development’ for purposes of application of the NJ Stormwater Management Rule, found at NJAC 7:8 et seq.

The applicant’s engineer should characterize existing & proposed stormwater management at the site in accordance with NJAC 7:8 et seq. and Section 10.2.2 of the City’s ‘Engineering, Utility and Landscape Standards’ of February 2007. Such may have been done, however; this office has not yet had opportunity to review such reporting.

8.2 A stormwater management facility operations & maintenance manual, prepared in accordance with the NJAC 7:8, is provided. Because the responsible party identified thereon is not a public entity, the O&M Manual (and all subsequent revisions) should be recorded upon the deed of the property.

The Applicant will comply.

9 Sanitary Waste Disposal

9.1 The applicant should provide a Sanitary Sewer Engineer’s Report in accordance with the technical requirements promulgated by Section 10.1 of the City’s “Engineering, Utility and Landscape Standards,” entitled ‘Sanitary Sewers.’

9.2 A closed-circuit video inspection should be performed on the existing sanitary sewer main to verify its condition prior to construction. Results of the inspection should be submitted to the City Engineer for review. If such inspection reveals poor internal condition or leakage (as determined by the City Engineer) the applicant should be responsible for cleaning, repairing, or replacing the main under the direction of the City Engineer.

There is no existing sanitary to be utilized. The proposed sanitary sewer is all new with a connection into an existing sanitary main manhole in Jersey Avenue.

10 Potable Water Supply

10.1 The applicant should provide a Domestic Potable Water Engineer’s Report in accordance with the technical requirements promulgated by Section 10.3 of the City’s “Engineering, Utility and Landscape Standards,” entitled Water Distribution. This should be done as part of the design process.

The Applicant will supply this information.

11 Garbage Disposal
11.1 The applicant should provide a Solid Waste & Recycling Plan which describes proposed solid waste management at the site and demonstrates that the proposal is adequate for serving the entire building in conformance with the standards established by New Brunswick §8.40, “Solid Waste Collection and Disposal.”

The Applicant will generate Solid Waste & Recycling documents for submission.

12 Environmental
12.1 The applicant should aver that the proposal will comply with the performance standards established by New Brunswick City §17-07, particularly as these apply to smoke, odor, and noise.

The Applicant will comply.

12.2 The plans should indicate the proposed location of mechanical unit(s) serving the building.

HVAC will be located on the roof of the proposed building.

13 General
13.1 A Logistics Plan should be provided for the City Engineer’s approval. This should be prepared in accordance with the FHWA’s Manual on Uniform Traffic Control Devices and acceptable to the City Engineer and emergency service providers. Such plan should provide the following information, as necessary:

§ Offsite staging or lay down yards
The Applicant does not anticipate offsite staging of construction materials.

§ Interim parking lots for site workers
Interim parking for site workers will be onsite.

§ Location(s) of temporary generator(s)
No temporary generators are proposed.

§ Location(s) of crane(s) (include location with dimensioned swing limits)
Cranes will be utilized onsite for the construction of the building. A crane logistics plan will be generated and submitted with the crane permit to the Department of Engineering.

§ Road closures or restrictions
Applicant will comply with New Brunswick and NJDOT procedures.

§ Construction-sequence traffic control devices
Applicant does not anticipate traffic control devices. Applicant will comply with New Brunswick and NJDOT procedures.

§ Construction or excavation adjacent to right-of-way or neighboring properties
The Applicant does not anticipate any obstructions.

Any other applicable construction related activities
13.2 A preconstruction meeting should be held with the City Engineer prior to the commencement of any construction.

The following issues may be elements of this meeting:

a) It is the applicant's responsibility to regularly inspect and maintain safety of vehicular traffic across the site. All signs, temporary striping, safety-related devices, etc. should be continuously maintained throughout the duration of the project.

b) It is the applicant's responsibility to have representatives from each applicable utility company present at the meeting. If a representative is unable to attend, it is the applicant's responsibility to contact the absent utility company and to coordinate all necessary aspects of the project.

c) Cut sheets are to be prepared in a format agreeable to the Engineering Division. Cut sheets are to be provided by the contractor to the City Engineer.

d) A progress schedule should be presented by the applicant. The schedule is to clearly show the anticipated time frame for each phase of construction.

e) The applicant should provide all necessary information for each subcontractor on the job site, including emergency phone numbers.

f) Existing stormwater management facility along the property's frontages will be inspected under the supervision of appropriate personnel from the City Engineer and/or the Department of Public Works at the time of construction. The system shall be cleaned and/or repaired and/or replaced as directed by the appropriate agency at that time.

g) Sidewalk and curb along the property's frontage will be inspected at the time of construction by the City Engineer and that such improvements will be repaired or removed/replaced as directed by the City Engineer.

h) A video inspection should be performed on the existing sanitary sewer main into which the project would connect to verify its condition prior to construction. Results of the inspection should be submitted to the City Engineer for review. If such inspection reveals poor internal condition or leakage (as determined by the City Engineer) the applicant shall be responsible for cleaning, repairing, or replacing the main under the direction of the City Engineer.

i) The applicant should provide a cut / fill estimate, providing volumes in cubic yards and truck loads. The builder shall submit proof to the City Engineer for any soil imported onto the property that no contaminants exist in the soil, including but not limited to results of tests for permissible effluent contaminant levels, permissible soil/sediment contaminant levels and NJDEP's Priority Pollutant +40 scans. The applicant should provide a list of major material suppliers and provide NJDEP PP+40 scans for
any soils materials to be imported to the site. All earthwork should be conducted in accordance with the NJ’s Standards for Soil Erosion and Sediment Control.

13.3 Road opening permits should be acquired from the NJDOT, the County of Middlesex Department of Public Works and/or the City of New Brunswick Engineering Department for any work within the public rights-of-way.

13.4 If a pad-mounted electrical transformer or an emergency generator are deemed necessary, such should be shown on the plan.

   Pad mounted transformer is shown on the site plan.

13.5 All details should be in accordance with the City of New Brunswick Engineering, Utility and Landscape Standards of February 2007.

13.6 A copy of any proposed or existing covenants or easements applying to the property – or certification that none exist or are planned – should be submitted.

13.7 As required by New Brunswick §16.24.24, a signed and sealed as-built survey, prepared by a NJ-licensed land surveyor, depicting the proposed improvements should be provided to the City Engineer upon the completion of construction and prior to release of the required performance guarantee.

13.8 The applicant should obtain all necessary permits and pay applicable water and sewer connection fees before obtaining a construction permit.

13.9 The applicant should provide copies of the following permits, documents, reviews, or letters-of-no interest, from the following agencies:

   a. Delaware-Raritan Canal Commission
   b. New Jersey Department of Environmental Protection
   i. Construction Activity Stormwater General Permit (SG3)
   c. New Jersey Department of Transportation
   i. Access Permit
   d. Freehold Soil Conservation District Certification
   e. Middlesex County Planning Board
   f. City of New Brunswick Fire Department
   g. City of New Brunswick Water Utility
   h. City of New Brunswick Sewer Utility
   i. Performance guarantee in accordance with New Brunswick §16.24.150
   j. Inspection fee escrow in accordance with New Brunswick §16.24.160

The Applicant agrees to supply all permits to the Planning and Engineering departments.
Very truly yours,

Robert G. Paulus

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RGP/cd

cc: Hank Bignell, PP
    Dan Dominguez, Acting Director, Department of Planning, Community & Economic Development
    Daniel Burke, PE, City Engineer
    Michelle Paige, Senior Clerk Engineering