



MEMORANDUM

DEPARTMENT OF ENGINEERING

TO: Daniel Dominguez, Director, EDPC
Katie Thielman-Puniello, PP, AICP, Principal Planner

FROM: Daniel Burke, P.E., City Engineer *D. Burke*

DATE: January 15, 2021

RE: 23 Duke Street
Soba College Recovery, LLC
PB- 2020-17
BI 62, Lot 49.01
Our File No. 11058
Application & Minor Site Plan Review

The Engineering Department has reviewed the following documents submitted by your office:

1. Minor Site, Site Plan/ Subdivision Application.
2. Description of Building Encroachment into the ROW narrative, prepared Valery Braginsky, PLS, dated 12/77/17.
3. Deed of Easement, filed with Middlesex County dated 11/8/2018.
4. Site Plan, pages 1-3, prepared by Marc S. Leber, of East Point Engineering dated 12/1/20.
5. Architectural Plan and Elevations - A100, dated 11/09/2020, prepared by Frank Aiello, R.A. of Aiello Assoc. Architects

The applicant proposes to construct a 436 SF roof canopy connected to the NW side of the existing building over a portion of an outside lounge area. The lounge area and various parking area changes were approved under a separate zoning permit during April 2020. Additionally, the applicant proposes to construct a generator to be mounted on the roof canopy.

We offer the following comments:

1. The applicant requests submission waivers for Landscaping, Lighting, Utilities, Traffic Impact. Drainage Calculation and Recycling plans. This office has no objection to the relief.
2. The applicant should provide information on the proposed generator's operation. When will it be used, when will it be tested, what is the intended fuel? The applicant should demonstrate conformity with New Brunswick Code 17.03.250, Outdoor

23 Duke Street
Application & Minor Site Plan Review
Minor Site Meeting of 1/15/21
Page 2

Cont.

Mechanical Equipment. Specifically, the noise pollution mitigation required to meet the requirements of the Noise Control Act, NJSA 13:G-1 et seq and the NJ Noise Control Regulations at NJAC 7:29.

3. Existing Conditions Plan does not reflect the site conditions when compared to recent aerials or current site visit observations.
4. The curbs and sidewalks fronting the site must be brought into conformance with City and ADA accessibility standards.
5. The applicant should provide details of the canopy supports and show how they and the lounge enclosure will be protected from possible vehicle impact along the driveway.
6. The signage, parking configuration, and pavement marking shown on the existing condition plan and approved zoning plan must be installed.
7. The ADA ramp access point from the parking areas is within the enclosed lounge area. The applicants engineer should certify the site improvements are conforming to ADA accessibility standards.
8. The applicant must obtain applicable UCC permits and outside agency approval and may apply.
9. No additional impervious coverage is proposed; thus, no stormwater requirements are triggered. Details on how the canopy runoff is will be handled should be provided.
10. The applicant should provide a performance guarantee in accordance with New Brunswick §16.24.150 and inspection fee escrow in accordance with New Brunswick §16.24.160.

If you have any questions or need any additional information, please contact this office.

DJB:mp

cc:

Michelle Paige, Senior Clerk, Engineering