

MERCER COUNTY PLANNING BOARD

MAY 08, 2024

VIRTUAL MEETING VIA ZOOM

9:00 A.M.

Most up to date meeting links can be found on County Planning Department Site:

<http://www.mercercounty.org/departments/planning/planning-board>

In order to participate by phone, use one of the following phone numbers:

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 880 5029 9996

AGENDA

1. Statement of Adequate Notice

Pursuant to the Sunshine Law, notice of this meeting and all meetings for the 2024 calendar year were sent to the Trenton Times on January 10, 2024, was posted in the County Administration Building on January 22, 2024 and was published in the Trenton Times on January 14, 2024.

2. Attendance Roll Call

Michael Shine	_____	William S. Agress	_____
Kristin L. McLaughlin	_____	Samuel Rubino	_____
Dallas Barr	_____	Marvin Ross	_____
Leslie R. Floyd	_____	Basit Muzaffar	_____

3. Approval of Minutes of April 10, 2024

4. Public Comment

5. Old Business

- New Mercer County Land Development Ordinance Update

5. New Business

1. JDN Enterprises Warehouse Project Update

2. Planning Board Appeals

- I. 24-101 Foundation Academy
 - Applicant is appealing conditions of approval from March 13, 2024 Planning Board meeting.

- II. 24-501 Lawrenceville School Campus Drive West
 - Applicant is appealing conditions of approval from April 10, 2024 Planning Board meeting.

3. Resolution of Support for new Mercer County Land Development Ordinance

4. Mercer County Corridor Improvement Fee & Master Plan Element Update

6. Correspondence

- Letter from Frank J. Petrino appealing condition of approval for Foundation Academy Charter School.
- Letter from Thomas M . Letizia appealing condition of approval for Lawrenceville School project.

7. Adjournment

-Land Development Committee will follow-

Mailing Address:
P.O. Box 5404
Princeton, NJ 08543

File No.: 500134-00001

Frank J. Petrino, Esq.
fpetrino@eckertseamans.com
Direct Dial: 609-989-5029

April 8, 2024

VIA EMAIL AND REGULAR MAIL

Robert N. Ridolfi, Esq.
Robert N. Ridolfi, LLC
26 Harbourton Woodsville Road,
Pennington, New Jersey 08534
rridolfi@verizon.net

**Re: Mercer County Planning Board
Foundation Academy Charter School Conditional Approval
Mercer County File No. MC#24-101**

Dear Mr. Ridolfi:

We are in receipt of the Conditional Approval Letter sent on April 2, 2024. The Conditional Approval alleges under Point 1 of the Stormwater enumerated list that the Mercer County Planning Board possesses jurisdiction over the above referenced site plan project. The Mercer County Planning Board supports this jurisdictional position based on Rules and Regulations adopted in the **1980s and 1990s**. Specifically, Point 1 alleges because the site plan “includes over 1.0 acre of impervious surface (this site is a total of 1.8 acres),” the Mercer County Planning Board would review the application and impose conditions. Unfortunately, the County has apparently not recently performed a review of its Rules and Regulations as the relied upon provision was overturned **twenty-two years ago** by a published New Jersey Appellate Division decision, Builders League of South Jersey, Inc. v. Burlington County Planning Board, 353 N.J. Super. 4 (App. Div. 2002) (a true and correct copy of this case is attached as Exhibit A).

The controlling statutory provision states in pertinent part:

The requirement of adequate drainage facilities and easements when, as determined by the county engineer in accordance with county-wide standards, the proposed site plan **will cause storm water to drain either directly or indirectly to a county road or through any drainage-way, structure, pipe, culvert or facility for which the county is responsible for the construction, maintenance or proper functioning.**

Site plans for land development not along a county road that include less than 1 acre of impervious surfaces are exempt from county site plan review.

[N.J.S.A. 40:27-6.6(e) (emphasis added).]


The Appellate Division in Builders League was tasked with determining whether this clause conferred additional jurisdiction to the County Planning Board under the County Planning Enabling Act, N.J.S.A. 40:27-1 et seq.

As you are aware, a County Planning Board has limited jurisdiction and can only approve or disapprove an application “for land development along county roads or affecting county drainage facilities[.]” N.J.S.A. 40:27-6.6. The impact on county drainage facilities jurisdiction is further circumscribed to be only for storm water that will “drain either directly or indirectly to a county road or through any drainage-way, structure, pipe, culvert or facility for which the county is **responsible for the construction, maintenance or property functions.**” N.J.S.A. 40:27-6.6(e) (emphasis added). The Appellate Division determined in Builders League that this is the extent of a County Planning Board’s jurisdictional authority and that the “less than 1 acre” language in 6.6(e) was an exception rather than an expansion of the jurisdiction. Id. at 12-13. Explicitly, the Appellate Division disagreed that this provision granted “jurisdiction over and impose requirements on all real estate developments that exceed one acre in size, even though the development does not abut a county road or affect county drainage facilities.” Id. at 12. It held “it is clear that site plan jurisdiction exists only for developments that are either along a

county road or affect county drainage facilities in the specified manner, N.J.S.A. 40:27-6.6, with an exception for developments not along a county road that include less than one acre of impervious surfaces[.]” Id. at 13. Stated differently, 6.6(e) exempts property less than 1.0 acre in size from County Planning Board jurisdiction even if the property will impact county drainage facilities.

Here, the project depicted on the site plan does not abut a county road nor impact a county drainage facility. For these reasons, please confirm that the Stormwater Condition 1 in the Conditional Approval Letter dated April 2, 2024, will be removed. Thank you for your consideration on this matter.

Very truly yours,



Frank J. Petrino

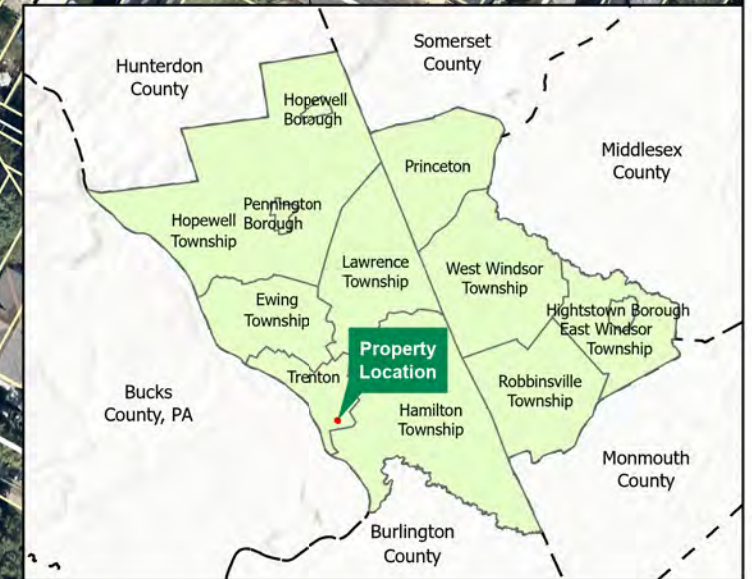
Enclosure

cc: Mark Zeizel, Vice President (w/encl. - Via Email - mzeizel@csdc.org)
Jeffrey S. Haberman, PE, PP (w/encl. – Via Email - jhaberman@dynamicec.com)



Foundation Academy Charter School 350 Grand Street City of Trenton

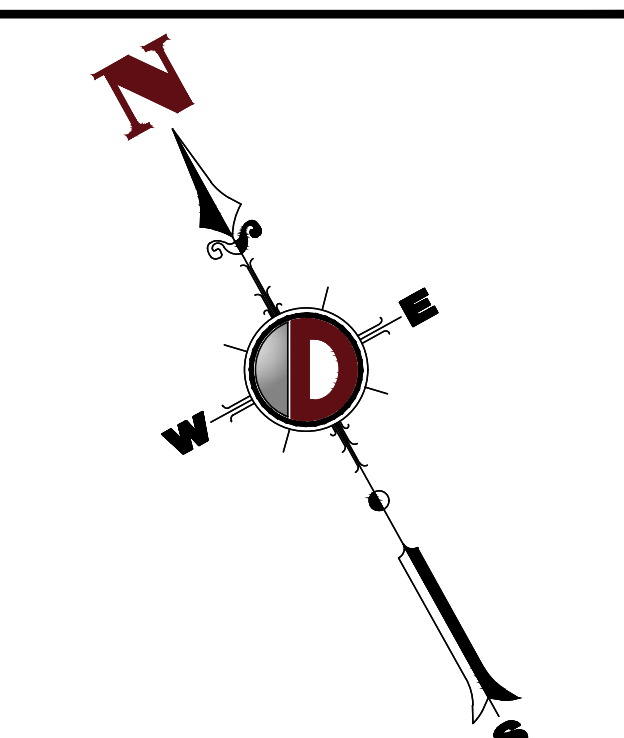
Block 17805, Lot 1



1 inch equals 119 feet

MC#24-101





GENERAL NOTES

- 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
ALTA/NPS LAND TITLE SURVEY
DYNAMIC SURVEY, LLC
1904 MAIN STREET
LAKE CONRO, NJ 07719
DATED 11/06/2023, LAST REVISED 01/09/2024
- 2. APPLICANT: FRIENDS OF FOUNDATION ACADEMIES, INC.
363 WEST STATE STREET
TRENTON, NJ 08618
- 3. OWNER: GRAND STREET ESTATE, LLC
350 GRAND STREET
TRENTON, NJ 08618
- 4. PARCEL DATA:
BLOCK 17805, LOT 1
N/F GRAND STREET
MERCER COUNTY, NJ
- 5. ZONE: ZONE RH-1 (HIGH DENSITY RESIDENTIAL DISTRICT)
- 6. EXISTING USE: INDUSTRIAL FACTORY (NON-PERMITTED USE) (8 TABLE 8-1)
- 7. PROPOSED USE: EDUCATIONAL FACILITY (PERMITTED USE) (8 TABLE 8-1)
- 8. SCHEDULE OF ZONING REQUIREMENTS (8 TABLE 4-1)

ZONE REQUIREMENT	ZONE RH-1	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SF	78,462 SF (1.80 AC)	78,462 SF (1.80 AC)
MINIMUM LOT WIDTH	50 FT	370.5 FT	370.5 FT
MINIMUM LOT FRONTAGE	N/S	209.7 FT	209.7 FT
MINIMUM LOT DEPTH	N/S	208.6 FT	208.6 FT
MINIMUM FRONT YARD SETBACK (GRAND STREET)	20 FT	0.1 FT (E)	0.1 FT (V)
MINIMUM FRONT YARD SETBACK (CHESTNUT AVE)	20 FT	0.3 FT (E)	0.0 FT (V)
MINIMUM FRONT YARD SETBACK (ELM STREET)	20 FT	0.0 FT (E)	0.0 FT (V)
MINIMUM FRONT YARD SETBACK (ADELINE STREET)	20 FT	0.0 FT (E)	0.5 FT (V)
MINIMUM REAR YARD SETBACK (ZONE)	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK (ZONE)	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK (90TH)	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT [1]	40 FT	46.78 FT (E)	45.78 FT (V)
MAXIMUM BUILDING COVERAGE	65%	68.7% (53,860 SF) (E)	43.0% (33,750 SF)
MAXIMUM IMPERVIOUS SURFACE COVERAGE	70%	73.6% (57,772 SF) (E)	78.2% (61,380 SF) (V)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
[1] - MAXIMUM BUILDING HEIGHT IS MEASURED FROM THE MEAN ELEVATION OF THE FINISHED GRADE AT THE FOUNDATION ALONG THE SIDE(S) OF THE BUILDING FACING A STREET. PARAPET WALLS, ROOFTOP ACCESS STRUCTURES, AND NECESSARY MECHANICAL APPURTENANCES, ARE EXEMPT FROM MAXIMUM HEIGHT LIMITATIONS (8 2-30.0)

- 9. SIGHT VISIBILITY: A. ON A CORNER LOT, NO STRUCTURE, FREESTANDING SIGN, ACCESSORY STRUCTURE, OR LANDSCAPE CAN EXCEED A HEIGHT OF THIRTY-SIX (36) INCHES ABOVE THE STREET GRADE WITHIN FIFTEEN (15) FEET AS MEASURED AT THE CURB LINES INTERSECTING STREETS. FENCES WITHIN THE SIGHT VISIBILITY TRIANGLE ARE LIMITED TO THIRTY-SIX (36) FEET UNLESS SUCH FENCE IS AN OPEN FENCE, WHERE IT IS PERMITTED TO A HEIGHT OF FOUR (4) FEET. (8 9.1.C.1) (COMPLIES)
- 10. GREEN SPACE:
A. NONRESIDENTIAL DEVELOPMENTS MUST PROVIDE AN EQUIVALENT OF A MINIMUM OF 10% OF THE LOT AREA IN ON-SITE GREEN SPACE AND/OR CIVIC SPACE. (8 9.2.B.3)

- 11. PARKING REQUIREMENTS:
A. SIZE OF PARKING SPACE: EACH NINETY-DEGREE PARKING SPACE SHALL NOT BE LESS THAN NINE FEET WIDE NOR LESS THAN 18 FEET DEEP WITH A 24" WIDE DRIVE ASLE (TABLE 10-1) (COMPLIES)
B. ALL REQUIRED OFF-STREET PARKING FACILITIES MUST HAVE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM THAT ALLOW FOR SAFE PASSAGES BETWEEN PARKING AREAS AND ANY PUBLIC SIDEWALK IN THE ADJACENT RIGHT-OF-WAY AND THE USE IT SERVES. (8 10.3.B.2) (COMPLIES)
C. THE PROVISION OF OFF-STREET VEHICLE PARKING IS NOT REQUIRED, HOWEVER, A TRANSPORTATION DEMAND MANAGEMENT PLAN IS REQUIRED FOR CERTAIN DEVELOPMENT ACTIONS AND USES, PER SECTION 10.5, WHICH MAY REQUIRE OFF-STREET PARKING TO BE PROVIDED ON-SITE. (8 10.4.A) (COMPLIES)
D. IF THE APPLICANT CHOOSES TO PROVIDE OFF-STREET VEHICLE PARKING, TABLE 10-2, OFF-STREET PARKING MAXIMUMS AND MINIMUM BICYCLE PARKING REQUIREMENTS STATES THE MAXIMUM NUMBER OF OFF-STREET PARKING SPACES TO BE PROVIDED FOR THE DESIGNATED USES. TABLE 10-2 LISTS PARKING MAXIMUMS FOR THE USES LISTED WITHIN THE DISTRICTS. (8 10.4.B.1) (SEE TRAFFIC IMPACT STUDY)

PARKING CALCULATION	REQUIREMENT	PROVIDED
EDUCATIONAL FACILITY (HIGH SCHOOL):	(25 CLASSROOMS) * (10 PARKING SPACES/CLASSROOM) =	250 PARKING SPACES
(8 OFFICES) * (4 PARKING SPACES/OFFICE) =		32 PARKING SPACES
MAXIMUM NUMBER OF PARKING SPACES		= 282 PARKING SPACES
PARKING SPACES PROPOSED		= 49 PARKING SPACES OFF-STREET (COMPLIES)
PARKING SPACES PROPOSED ON-STREET		= 44 ON-STREET

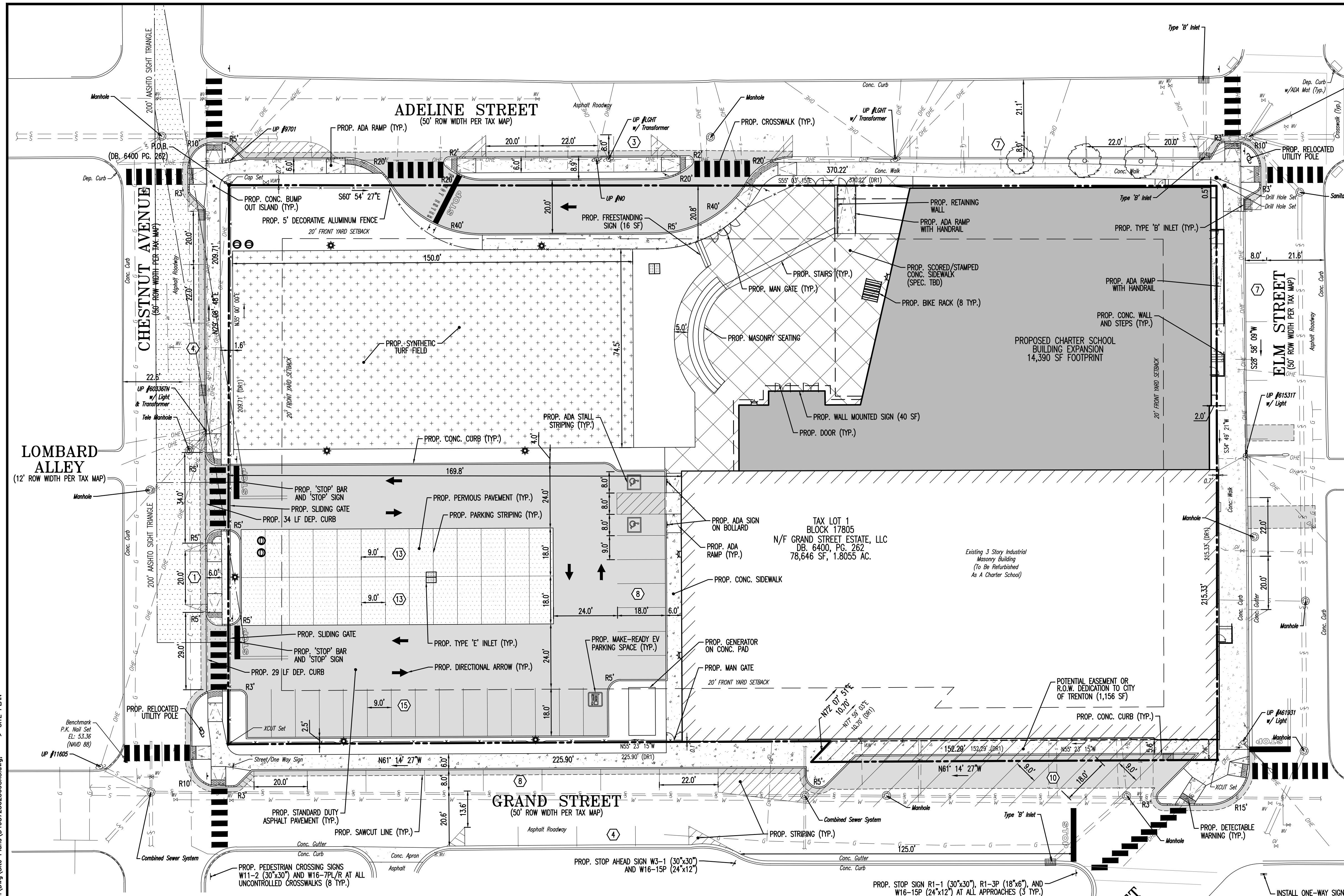
- 12. BICYCLE PARKING REQUIREMENTS:
A. IN ALL CASES WHERE BICYCLE PARKING IS REQUIRED, A MINIMUM OF 2 BICYCLE SPACES AND NO MORE THAN A TOTAL OF 25 REQUIRED BICYCLE SPACES ARE REQUIRED. (8 10.4.1) (COMPLIES)
B. REQUIRED BICYCLE SPACES MUST PROVIDE EACH BIKE SPACE WITHIN A ROW OF BICYCLE PARKING A MINIMUM OF TWO FEET IN WIDTH BY SIX FEET IN LENGTH, WITH A MINIMUM NINE FEET CLEARANCE FROM ADJACENT PARKING AREAS. BICYCLE SPACES MUST BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE. THERE MUST BE AN ASLE AT LEAST FIVE FEET WIDE BETWEEN EACH SET OF BICYCLE PARKING TO ALLOW ROOM FOR BICYCLE MANEUVERING. ADDITIONAL BICYCLE SPACE DESIGNS INDICATED AS "RECOMMENDED" IN THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S "COMPLETE STREETS DESIGN GUIDE" ARE ALSO ACCEPTABLE. (8 10.8.B.1) (COMPLIES)
C. THE AREA DESIGNATED TO BICYCLE PARKING MUST BE SURFACED AS REQUIRED FOR VEHICLE PARKING AREAS (8 10.8.B.2) (COMPLIES)
D. ALL LONG-TERM BICYCLE PARKING SPACES MUST BE LOCATED INDOORS OR FULLY COVERED, SUCH AS BY THE USE OF AN OVERHANG OR COVERED WALKWAY. WEATHERPROOF, OUTDOOR BICYCLE LOCKERS, OR AN INDOOR BICYCLE AREA, WHERE BICYCLE PARKING IS NOT LOCATED WITHIN A BUILDING OR LOCKER, THE COVER DESIGN MUST BE OF PERMANENT CONSTRUCTION DESIGN TO PROTECT BICYCLES FROM RAINFALL, SNOW, AND INCLEMENT WEATHER, AND WITH A MINIMUM VERTICAL CLEARANCE OF SEVEN FEET. (8 10.8.B.3) (COMPLIES)
E. THE BICYCLE PARKING AREA MUST BE CONVENIENT TO BUILDING ENTRANCES AND STREET ACCESS, BUT MAY NOT INTERFERE WITH NORMAL PEDESTRIAN AND VEHICLE TRAFFIC. BICYCLES MUST NOT BE REQUIRED TO TRAVEL OVER STAIRS TO ACCESS PARKING. (8 10.8.C.1) (COMPLIES)
F. SHORT-TERM BICYCLE PARKING SPACES MUST BE CONVENIENTLY LOCATED NO MORE THAN 50 FEET FROM THE PRINCIPAL BUILDING ENTRANCE AND AT THE SAME GRADE AS THE SIDEWALK OR AN ACCESSIBLE ROUTE. (8 10.8.C.2) (COMPLIES)
G. THE PROPERTY OWNER MAY ALSO MAKE ARRANGEMENTS WITH THE DEPARTMENT OF PUBLIC WORKS TO PLACE REQUIRED BICYCLE PARKING SPACES IN THE PUBLIC RIGHT-OF-WAY, WHEN SUCH SPACES ARE LOCATED WITHIN THE RIGHT-OF-WAY THEY MUST BE GROUPED IN CLUSTERS. A MINIMUM DISTANCE OF 300 FEET BETWEEN CLUSTERS IS REQUIRED. (8 10.8.C.3)

EDUCATIONAL FACILITY (HIGH SCHOOL):	REQUIREMENT	PROVIDED
(25 CLASSROOMS) * (1 BICYCLE SPACE/4 CLASSROOMS) =		7 SPACES REQUIRED
TOTAL LONG TERM SPACES REQUIRED (2025)		= 2 SPACES REQUIRED
TOTAL BICYCLE SPACES PROPOSED		= 7 SPACES PROPOSED (COMPLIES)

PAVEMENT LEGEND	
	PROPOSED PERVIOUS PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOCHEMICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING		1904 Main Street Lake Conro, NJ 07719 T: 732.974.3521 F: 732.974.3521 www.dynamiceng.com
PROJECT: FRIENDS OF FOUNDATION ACADEMIES, INC. PROPOSED CHARTER SCHOOL		JOB No: 4987-23-02569 DATE: 01/26/2024
350 GRAND STREET LOT 1 CITY OF TRENTON, MERCER COUNTY, NEW JERSEY		DESIGNED BY: GMZ DRAWN BY: AF CHECKED BY: JH SCALE: (H) 1"=20' (V)
JEFFREY HABERMAN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53560		SHEET No: 4
JACQUELYN GIORDANO PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53558		Rev. # 0



GENERAL NOTES (CONT.)

- 13. LOADING REQUIREMENTS:
A. ALL REQUIRED OFF-STREET LOADING SPACES MUST BE AT LEAST TEN FEET IN WIDTH AND AT LEAST 25 FEET IN LENGTH. EXCLUSIVE OF ASLE AND MANEUVERING SPACE, AND MUST HAVE A MINIMUM VERTICAL CLEARANCE OF AT LEAST 14 FEET. (8 10.9.A.3) (V)
- 14. DRIVEWAY REQUIREMENTS:
A. INTERIOR DRIVEWAYS FOR PARKING LOTS, THE FOLLOWING DRIVEWAY WIDTHS SHALL APPLY: (8 10.3.A.1)
i. FOR ONE-WAY NINETY-DEGREE PARKING: 24 FEET WIDE (COMPLIES)
ii. FOR FORTY-FIVE-DEGREE PARKING: 12.5 FEET WIDE (COMPLIES)
iii. FOR ONE-WAY PARALLEL PARKING 12 FEET WIDE (COMPLIES)
B. DRIVEWAY LOCATION: ANY DRIVEWAY PROVIDING ACCESS FOR MORE THAN FIVE RESIDENTIAL DWELLING UNITS OR FOR ANY COMMERCIAL USE SHALL BE LOCATED NO CLOSER THAN 100 FEET TO THE INTERSECTION OF TWO CURB LINES. (8 10.7.A.2) (WARNING)
- 15. FENCE REQUIREMENTS:
A. FENCES MUST BE WITHIN FIVE FEET OF THE LOT LINE (8 9.4.H.1.C) (COMPLIES)
B. A FOUR FOOT OPEN FENCE IS PERMITTED IN THE FRONT YARD. THIS INCLUDES THE AREA ALONG THE INTERIOR SIDE YARD THAT EXTENDS FROM THE FRONT BUILDING LINE TO THE MINIMUM FRONT SETBACK LINE. FENCES MUST BE LOCATED ON THE LOT LINE OR WITHIN FIVE FEET OF THE LOT LINE. FOUR FOOT OPEN FENCES ARE ALSO PERMITTED ALONG THE EDGES OF A WALKWAY WITHIN THE YARD. (8 9.4.H.2.C) (WARNING)
- 16. THE APPLICANT REQUESTS ANY AND ALL EMBODIMENT WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSIONS WAIVERS.
- 17. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- 18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- 19. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
- 20. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 21. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- 22. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH DISCREPANCY HAS NOT BEEN GIVEN.
- 23. SOLID WASTE TO BE DISPOSAL OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- 24. ALL EXCAVATED UNDESIRABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSEL LOCATION.
- 25. CONTRACTOR IS RESPONSIBLE FOR ALL SHOWING REQUIRED BURIALS, EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

SIGNAGE TABLE

SIGN	REQUIREMENTS	PROPOSED
FREESTANDING	NUMBER OF SIGNS: MINIMUM SIGN AREA: MAXIMUM SIGN HEIGHT: SIGN SETBACK: MINIMUM CLEARANCE:	1 PER FRONTAGE 16 SF 6 FT 20.00 FT 10 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS: MINIMUM FACADE SIGN AREA: MAX. PROJECTION:	N/S [1] 1 SF PER LINEAR FOOT OF BUILDING WALL WHERE WALL SIGN(S) WILL BE MOUNTED OR 40 SF, WHICHEVER IS GREATER 18 IN

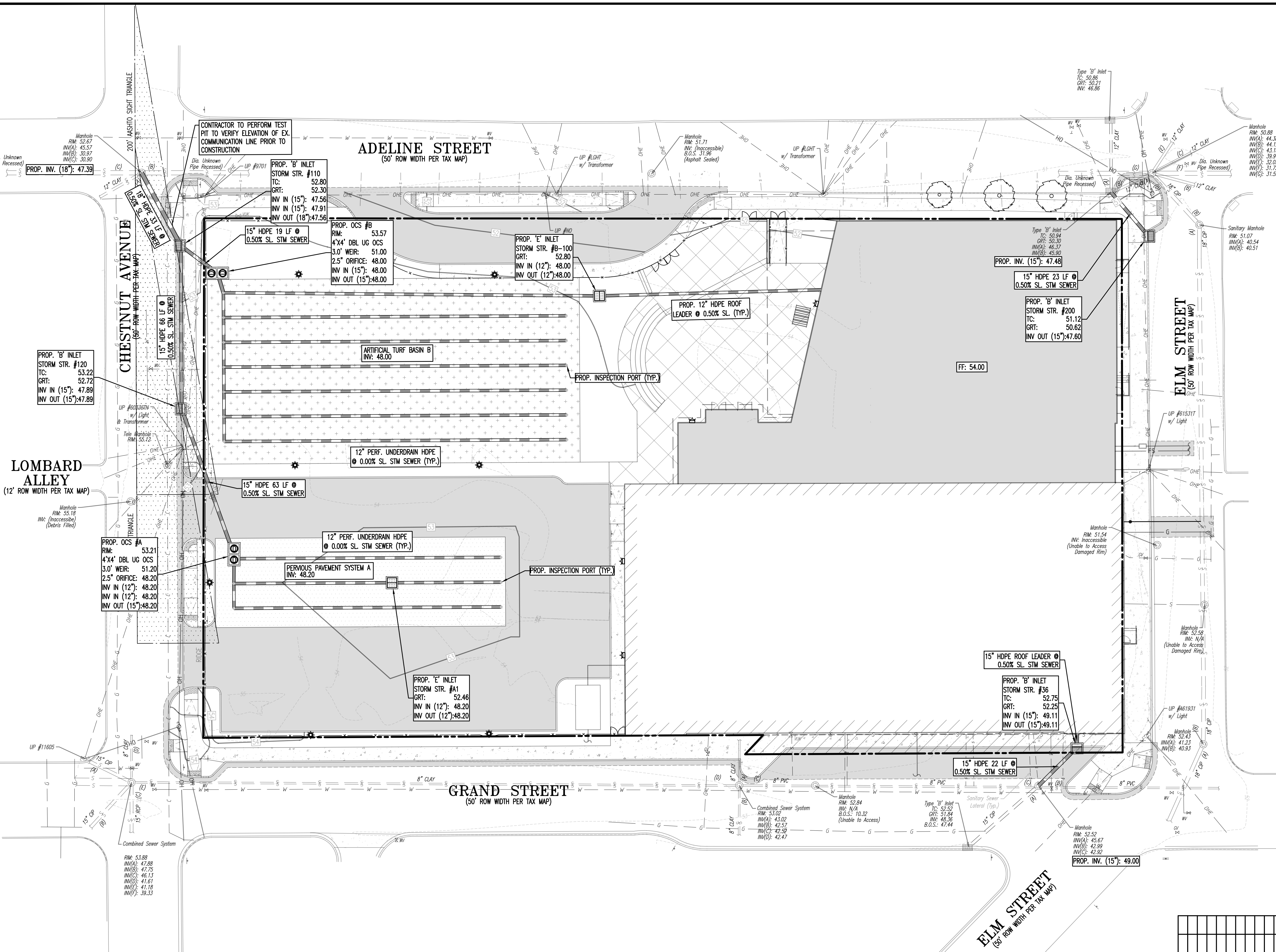
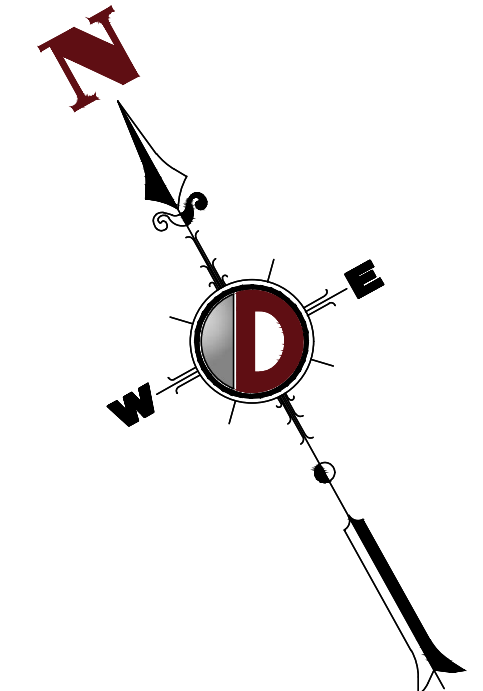
34. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN BASE SOIL PENETRATION AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
35. CONTRACTOR TO BE AWARED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREIN MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECT'S TEAM PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7.7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

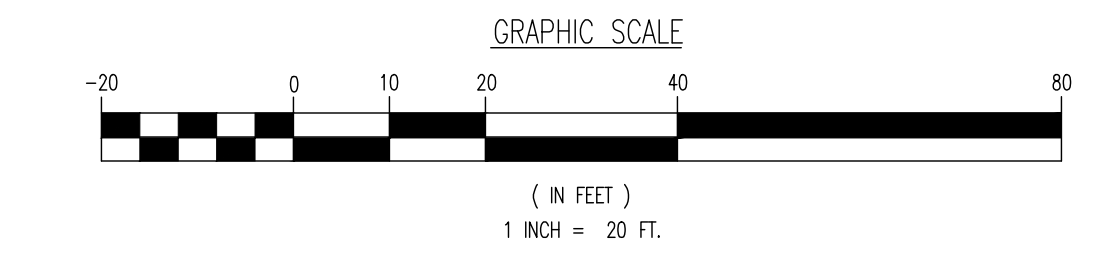
NOTES:
[1] THE NUMBER OF INDIVIDUAL WALL SIGNS ON A FACADE IS NOT LIMITED, HOWEVER THE CUMULATIVE SIGN AREA OF ALL SIGNS ON A FACADE CANNOT EXCEED THE MAXIMUM ALLOWABLE TOTAL WALL SIGN AREA PER FAÇADE (12.7.A.1.2)

GRAPHIC SCALE

Product Ver: 24.3s (LMS Tech)
10:42 AM, By: zimmerman
Trenton, NJ
Site: 1904 Main Street
Site Name: 1904 Main Street
Site ID: 23-02569
Foundation: 23-02569
Foundation: 23-02569



- ### DRAINAGE NOTES
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
 - ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
 - MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MONITOR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SLT-TIGHT JOINT, WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER TIGHT AND CONFORM TO ASTM C-443.
 - HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SLT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
 - HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2316 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
 - PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.



Product Ver: 24.3s (LMS Tech) Foundation academies_23-02569 -> DRAINAGE PLAN
 Ploited: 02/08/24 - 10:43 AM, By: mzinmerman, #17
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GRADING/UTILITY GRAPHIC LEGEND

<p>EXIST. CUY WIRE</p> <p>EXIST. LIGHT POLE</p> <p>EXIST. BUILDING LIGHT</p> <p>EXIST. SHOE BOX LIGHT</p> <p>EXIST. COBRA LIGHT POLE</p> <p>EXIST. TRAFFIC SIGNAL POLE</p> <p>EXIST. MANHOLE</p> <p>EXIST. "A" INLET</p> <p>EXIST. "B" INLET</p> <p>EXIST. "E" INLET</p> <p>EXIST. YARD INLET</p> <p>EXIST. FLARED END SECTION</p> <p>EXIST. HEADWALL</p> <p>EXIST. UTILITY POLE</p>	<p>PROPERTY LINE (PARCEL IN QUESTION)</p> <p>OFF-SITE PROPERTY LINES</p> <p>EXIST. MONITORING WELL</p> <p>APPROX. TEST PIT LOCATION</p> <p>EXIST. FIRE HYDRANT</p> <p>EXIST. GAS VALVE</p> <p>EXIST. GAS METER</p> <p>EXIST. ELECTRIC METER</p> <p>EXIST. CLEAN OUT</p> <p>EXIST. WELL</p> <p>EXIST. WATER SHUT OFF VALVE</p> <p>EXIST. TELEPHONE BOX</p> <p>EXIST. CABLE TV BOX</p> <p>PROP. HEADWALL</p> <p>PROP. WATER VALVE</p> <p>PROP. GAS VALVE</p> <p>PROP. STORM CLEANOUT</p> <p>PROP. SANITARY CLEANOUT</p> <p>PROP. AREA LIGHT</p> <p>PROP. OUTLET CONTROL STRUCTURE</p> <p>PROP. DRAINAGE MANHOLE</p> <p>PROP. SANITARY SEWER MANHOLE</p> <p>PROP. "A" INLET</p> <p>PROP. "B" INLET</p> <p>PROP. "E" INLET</p> <p>PROP. YARD INLET</p> <p>PROP. FLARED END SECTION</p>	<p>EXIST. CABLE LINE</p> <p>PROP. CABLE LINE</p> <p>EXIST. ELECTRIC LINE</p> <p>PROP. ELECTRIC LINE</p> <p>EXIST. FIBER OPTIC LINE</p> <p>PROP. FIBER OPTIC LINE</p> <p>EXIST. GAS LINE</p> <p>PROP. GAS LINE</p> <p>EXIST. OVERHEAD WIRES</p> <p>PROP. OVERHEAD WIRES</p> <p>EXIST. TELEPHONE LINE</p> <p>PROP. TELEPHONE LINE</p> <p>EXIST. WATER LINE</p> <p>PROP. WATER LINE</p> <p>EXIST. FIRE SERVICE</p> <p>PROP. FIRE SERVICE</p>	<p>EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)</p> <p>PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)</p> <p>EXIST. SANITARY SEWER LINE</p> <p>PROP. SANITARY SEWER LINE</p> <p>EXIST. FORCE MAIN</p> <p>PROP. FORCE MAIN</p> <p>EXIST. STORM DRAIN LINE</p> <p>PROP. STORM DRAIN LINE</p> <p>EXIST. MINOR CONTOUR & ELEVATION</p> <p>EXIST. MAJOR CONTOUR & ELEVATION</p> <p>PROP. FINISH GRADE CONTOUR & ELEVATION</p> <p>PROP. DIRECTION OF DRAINAGE FLOW ARROW</p>	<p>EXIST. SPOT ELEVATIONS</p> <p>EXIST. GUTTER ELEV.</p> <p>EXIST. TOP OF CURB ELEV.</p> <p>EXIST. FINISH FLOOR ELEV.</p> <p>EXIST. GARAGE FLOOR ELEV.</p> <p>PROP. GRADE SPOT ELEV.</p> <p>PROP. TOP OF CURB & FINISHED GRADE ELEV.</p> <p>PROP. FINISHED FLOOR ELEV.</p> <p>PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (FACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)</p> <p>PROP. TOP OF EXTENDED CURB, (H) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (L) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB</p>
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NEWPORT NEWS, VIRGINIA T: 572.685.0276 | PHOENIX, ARIZONA T: 215.253.4886 | BETHLEHEM, PENNSYLVANIA T: 610.598.4400 | ANNE ARBOR, MICHIGAN T: 616.547.5000

DATE: 01/26/2024

PROJECT: FRIENDS OF FOUNDATION ACADEMIES, INC.
PROPOSED CHARTER SCHOOL
BLOCK 178705, LOT 1
350 GRAND STREET
CITY OF TRENTON, MERCER COUNTY, NEW JERSEY

JOB No: 4987-23-02569

SCALE: (H) 1"=20'
(V)

SHEET No: 6

DESIGNED BY: GMZ

CHECKED BY: JH

DRAWN BY: AF

CHECKED BY: JH

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

JACQUELYN GIORDANO
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53558

PROTECT YOURSELF
ALL LINES REQUIRE VERIFICATION OF EXISTING RECORDS OR FIELD SURVEY TO OBTAIN THE CORRECT DEPTH AND LOCATION OF ANY SERVICE UTILITIES.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: www.call811.com

Rev. # 0

Foundation Academy Stormwater Mercer County Inlets

- 24_101 Foundation Academy Parcel
-

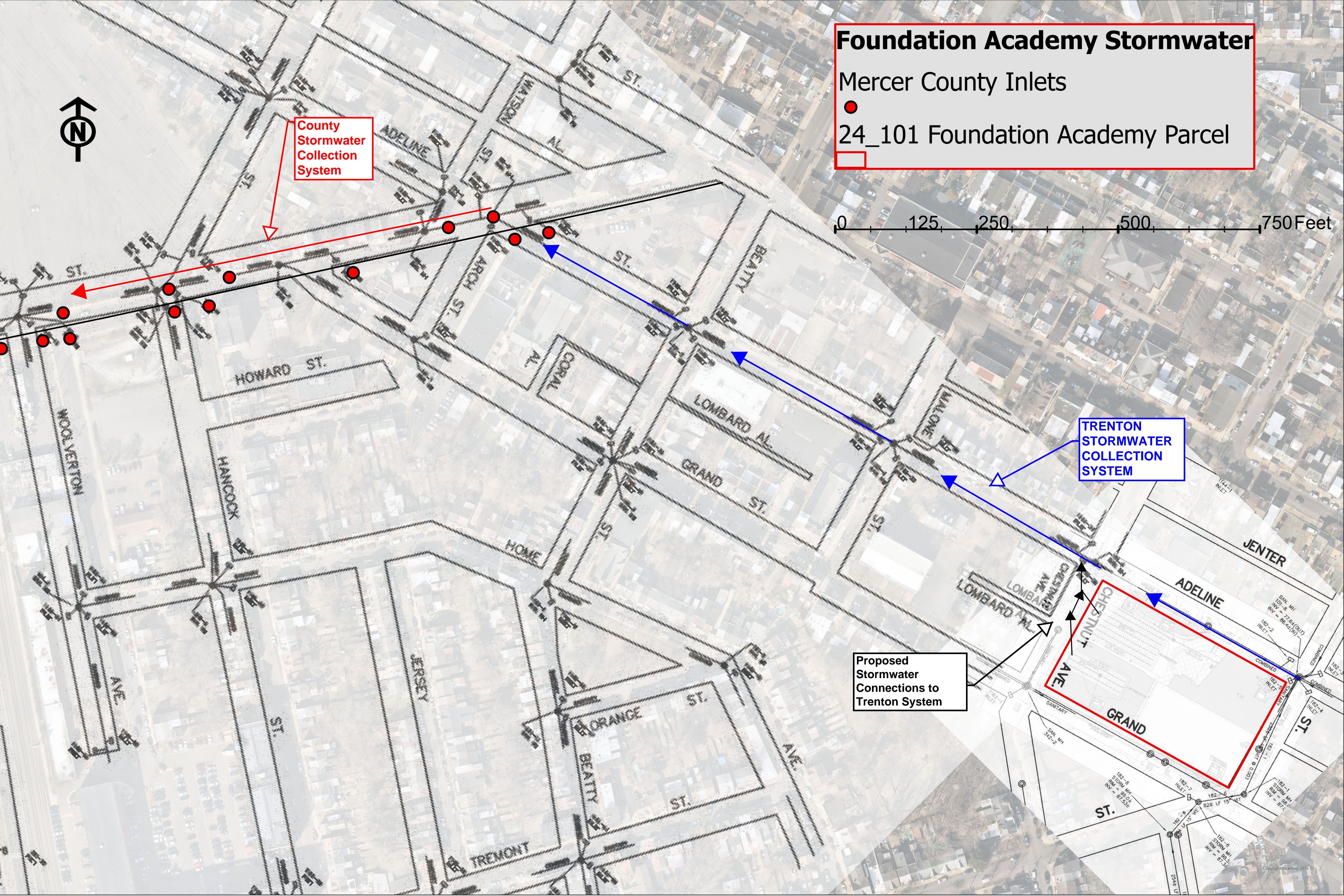


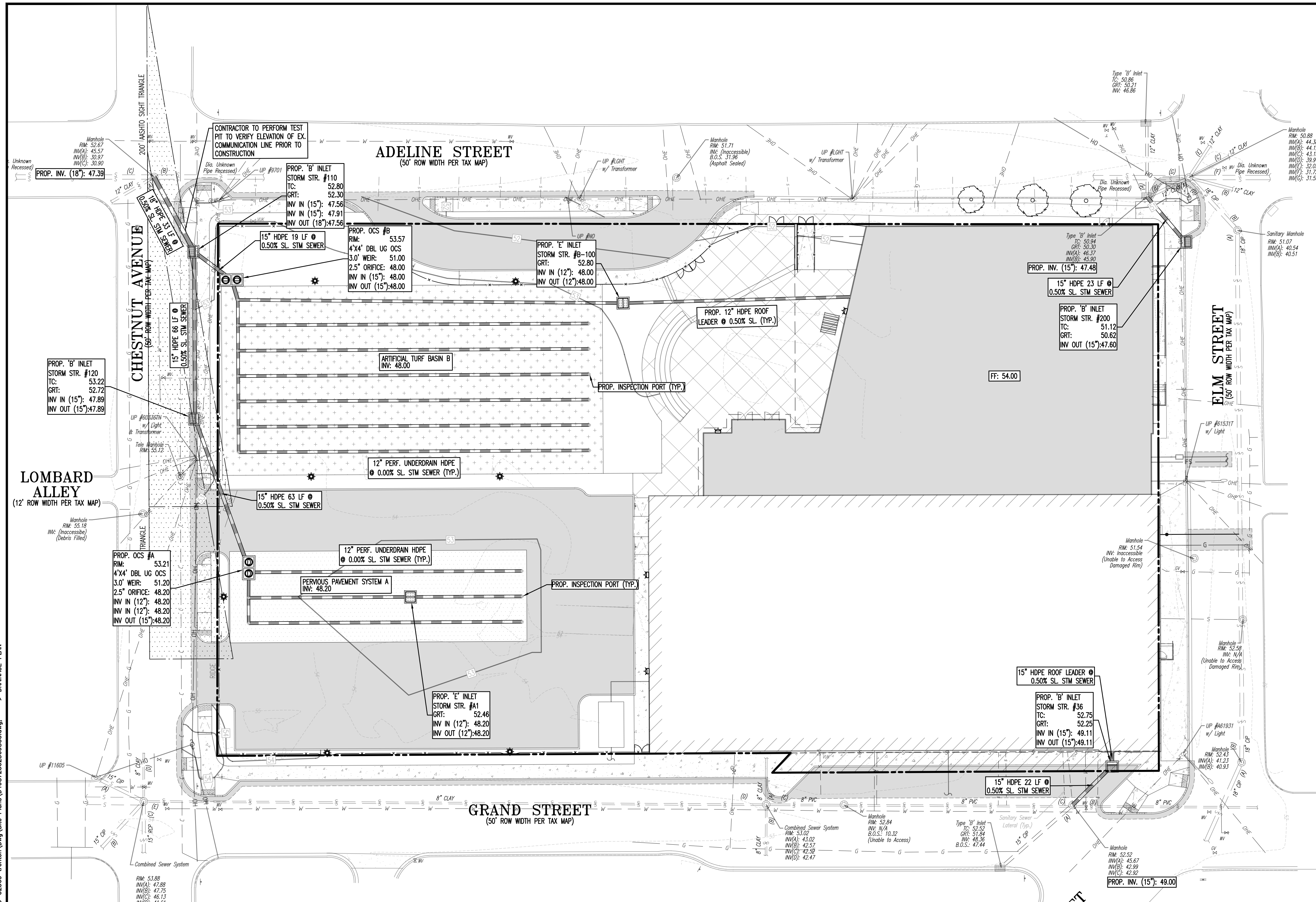
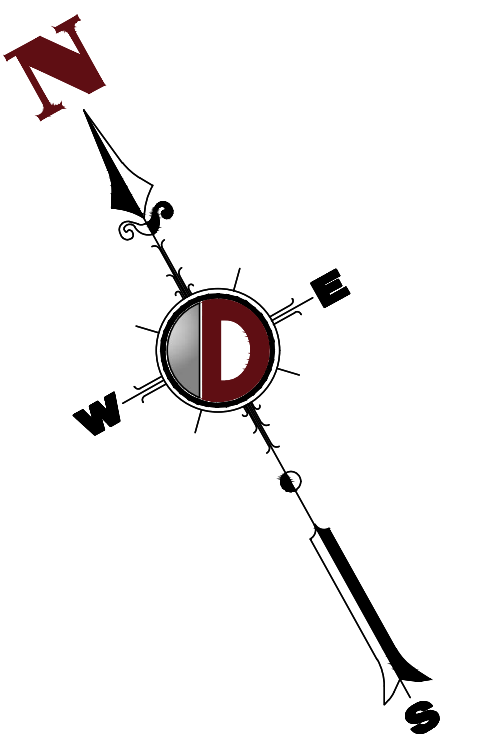
County
Stormwater
Collection
System



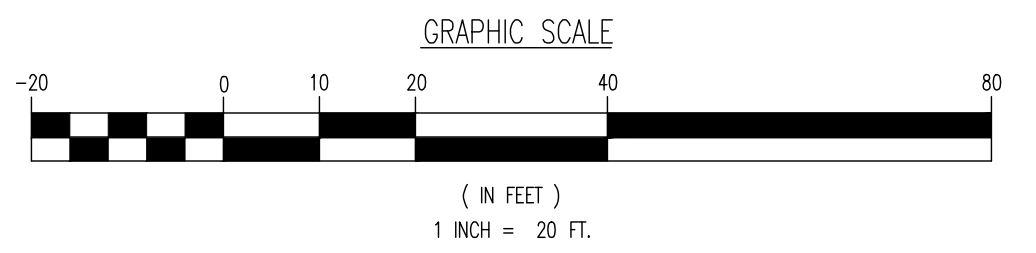
TRENTON
STORMWATER
COLLECTION
SYSTEM

Proposed
Stormwater
Connections to
Trenton System





- DRAINAGE NOTES**
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK-OUT THEIR UTILITIES.
 - ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
 - MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MONITOR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SLT-TIGHT JOINT, WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
 - HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SLT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
 - HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2316 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
 - PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.



GRADING/UTILITY GRAPHIC LEGEND

<p>EXIST. GUY WIRE</p> <p>EXIST. LIGHT POLE</p> <p>EXIST. BUILDING LIGHT</p> <p>EXIST. SHOE BOX LIGHT</p> <p>EXIST. COBRA LIGHT POLE</p> <p>EXIST. TRAFFIC SIGNAL POLE</p> <p>EXIST. MANHOLE</p> <p>EXIST. "A" INLET</p> <p>EXIST. "B" INLET</p> <p>EXIST. "E" INLET</p> <p>EXIST. YARD INLET</p> <p>EXIST. FLARED END SECTION</p> <p>EXIST. HEADWALL</p> <p>EXIST. UTILITY POLE</p>	<p>PROPERTY LINE (PARCEL IN QUESTION)</p> <p>OFF-SITE PROPERTY LINES</p> <p>EXIST. MONITORING WELL</p> <p>APPROX. TEST PIT LOCATION</p> <p>EXIST. FIRE HYDRANT</p> <p>EXIST. WATER VALVE</p> <p>EXIST. GAS VALVE</p> <p>EXIST. GAS METER</p> <p>EXIST. ELECTRIC METER</p> <p>EXIST. ELECTRIC BOX</p> <p>EXIST. CLEAN OUT</p> <p>EXIST. WELL</p> <p>EXIST. WATER SHUT OFF VALVE</p> <p>EXIST. TELEPHONE BOX</p> <p>EXIST. CABLE TV BOX</p> <p>PROP. HEADWALL</p>	<p>PROP. WATER VALVE</p> <p>PROP. GAS VALVE</p> <p>PROP. STORM CLEANOUT</p> <p>PROP. SANITARY CLEANOUT</p> <p>PROP. AREA LIGHT</p> <p>PROP. OUTLET CONTROL STRUCTURE</p> <p>PROP. DRAINAGE MANHOLE</p> <p>PROP. SANITARY SEWER MANHOLE</p> <p>PROP. "A" INLET</p> <p>PROP. "B" INLET</p> <p>PROP. "E" INLET</p> <p>PROP. YARD INLET</p> <p>PROP. FLARED END SECTION</p>	<p>EXIST. CABLE LINE</p> <p>PROP. CABLE LINE</p> <p>EXIST. ELECTRIC LINE</p> <p>PROP. ELECTRIC LINE</p> <p>EXIST. FIBER OPTIC LINE</p> <p>PROP. FIBER OPTIC LINE</p> <p>EXIST. GAS LINE</p> <p>PROP. GAS LINE</p> <p>EXIST. OVERHEAD WIRES</p> <p>PROP. OVERHEAD WIRES</p> <p>EXIST. TELEPHONE LINE</p> <p>PROP. TELEPHONE LINE</p> <p>EXIST. WATER LINE</p> <p>PROP. WATER LINE</p> <p>EXIST. FIRE SERVICE</p> <p>PROP. FIRE SERVICE</p>	<p>EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)</p> <p>PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)</p> <p>EXIST. SANITARY SEWER LINE</p> <p>PROP. SANITARY SEWER LINE</p> <p>EXIST. FORCE MAIN</p> <p>PROP. FORCE MAIN</p> <p>EXIST. STORM DRAIN LINE</p> <p>PROP. STORM DRAIN LINE</p> <p>EXIST. MINOR CONTOUR & ELEVATION</p> <p>PROP. MINOR CONTOUR & ELEVATION</p> <p>EXIST. MAJOR CONTOUR & ELEVATION</p> <p>PROP. MAJOR CONTOUR & ELEVATION</p> <p>EXIST. FINISH GRADE CONTOUR & ELEVATION</p> <p>PROP. FINISH GRADE CONTOUR & ELEVATION</p> <p>EXIST. DIRECTION OF DRAINAGE FLOW ARROW</p>	<p>EXIST. SPOT ELEVATIONS</p> <p>EXIST. GUTTER ELEV.</p> <p>EXIST. TOP OF CURB ELEV.</p> <p>EXIST. FINISH FLOOR ELEV.</p> <p>EXIST. GARAGE FLOOR ELEV.</p> <p>PROP. GRADE SPOT ELEV.</p> <p>PROP. TOP OF CURB & FINISHED GRADE ELEV.</p> <p>PROP. FINISHED FLOOR ELEV.</p> <p>PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (FACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)</p> <p>PROP. TOP OF EXTENDED CURB, (H) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (L) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB</p>
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F: 908.974.3521
www.dynamiceng.com

PROJECT: **FRIENDS OF FOUNDATION ACADEMIES, INC.**
PROPOSED CHARTER SCHOOL
BLOCK 1780'S, LOT 1
350 GRAND STREET
CITY OF TRENTON, MERCER COUNTY, NEW JERSEY

JOB No: 4987-23-02569
DATE: 01/26/2024
DRAWN BY: GMZ
SCALE: (H) 1"=20'
(V)
DESIGNED BY: AF
CHECKED BY: JH
SHEET No: 6
CHECKED BY: -

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

JACQUELYN GIORDANO
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53558

PROTECT YOURSELF
ALL UTILITIES REQUIRE MARKING OF EXISTING UTILITIES. IF ANY UTILITIES ARE NOT MARKED, THE USER IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.

FOR STATE SPECIFICATIONS, VISIT: www.call811.com

Rev. # 0

Product Ver: 24.3s (LMS Tech)
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Plot: 02/08/24 - 10:43 AM, By: mzimmerman, 4987
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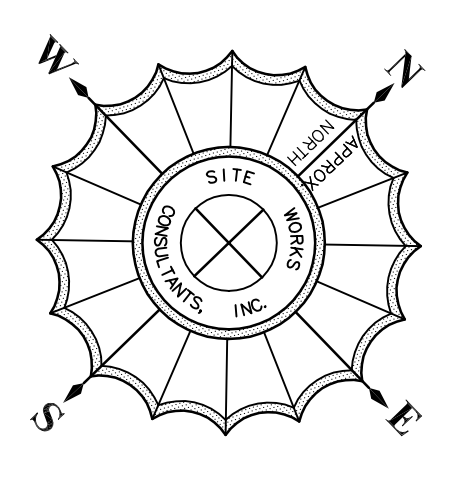
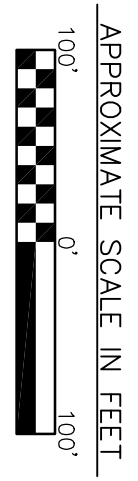
NOTE: STORM DRAIN LOCATIONS SHOWN ON THIS MAP ARE BASED ON REFERENCE PLANS FILED IN THE CITY OF TRENTON ENGINEERING DEPARTMENT. THE CITY ENGINEER HAS REVIEWED THESE PLANS AND HAS DETERMINED THAT THE STORM DRAIN LOCATIONS SHOWN ON THIS MAP ARE CORRECT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

NOTE: BEATTY ST. IS BASED ON REFERENCE PLANS FILED IN THE CITY OF TRENTON ENGINEERING DEPARTMENT. THE CITY ENGINEER HAS REVIEWED THESE PLANS AND HAS DETERMINED THAT THE STORM DRAIN LOCATIONS SHOWN ON THIS MAP ARE CORRECT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

EXISTING STORM DRAINS SYSTEM LOCATION
FOR
INDEX MAP NO. 34
SITUATE IN
CITY OF TRENTON
COUNTY OF MERCER
STATE OF NEW JERSEY

date	OCT. 03 94		
scale	1" = 100±'		
sheet	34 of 46		
by	chk'd		
	RDK JMD		
file name	MAP34		
job no.	5-026		
No.	Date	Revision	By

NOTE: SEWER DATA SHOWN HEREON IS BASED ON REFERENCE PLANS FILED IN THE CITY OF TRENTON ENGINEERING DEPARTMENT. THE CITY ENGINEER HAS REVIEWED THESE PLANS AND HAS DETERMINED THAT THE SEWER LOCATIONS SHOWN ON THIS MAP ARE CORRECT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.



Thomas Letizia
Thomas.Letizia@troutman.com
609.951.4136

April 18, 2024

VIA EMAIL (lfloyd@mercercounty.org) AND CERTIFIED MAIL, RRR

Michael Shine, Chair and Members of the
Mercer County Planning Board
c/o Leslie R. Floyd, Planning Director
Mercer County Administration Building
640 South Broad Street, P.O. Box 8068
Trenton, New Jersey 08650-0068

**RE: MC #24-501 Campus Drive West Site Plan
Trustees of the Lawrenceville School
2500 Main Street
Block 5801, Lot 1.02, Township of Lawrence
Appeal of Land Development Committee Decision**

Dear Chairman Shine:

This firm represents the Trustees of The Lawrenceville School (the "School") in connection with the above-referenced site plan application filed with the Mercer County Planning Board. In accordance with N.J.S.A. 40:27-6.9 of the County Planning Act and Section VI of The Land Development Standards of the County of Mercer, we submit this letter on behalf of the School to appeal the conditional approval of the School's application by the Land Development Committee of the County Planning Board as memorialized in its correspondence of April 12, 2024 (the "LDC Decision"). A copy of the LDC Decision is attached for reference.

Specifically, the School objects to Conditions 7 through 13 of the LDC Decision which require the School to construct sidewalk, curbing, ADA ramps and other improvements (collectively, the "Sidewalk Improvements") within the County right-of-way along the frontage of the School property on Franklin Corner Road (County Route 546) (the "Sidewalk Conditions"). It is our position the Sidewalk Conditions are arbitrary and unreasonable under the circumstances for the reasons set forth below.

The proposed project which is the subject of the current application involves the extension of an internal loop driveway together with some parking on the School's approximate 292 acre campus. The driveway extension will connect to an existing access on Route 206. The project improvements are more than 900 feet away from Franklin Corner Road and have no interconnections with the County road nor do they impact the road in terms of vehicular traffic, pedestrian traffic or drainage. Although the School lot has frontage on Franklin Corner Road, it is not used for access to the campus. There is one driveway connection to the County Road that is used exclusively for emergency and fire access. It is

gated off from daily use by School students and faculty. To put it simply, there is no impact nexus between the proposed School project and Franklin Corner Road.

The Sidewalk Improvements along the School property frontage of Franklin Corner Road will not connect to any other use that would generate the need for a walkway in this area. In other words, it would be a "sidewalk to nowhere." To the extent there is any limited walkway usage along the road it can be safely and conveniently accommodated by the existing sidewalk on the opposite side of the street. Furthermore, placing the Sidewalk Improvements on the School side of the street would have significant negative repercussions upon the environment. The construction would require the removal of numerous mature trees in the County right-of-way. In addition, a major stretch of Franklin Corner Road along the School lot frontage has a large grade change resulting in the Sidewalk Improvements having to be considerably above the road and/or requiring significant earthwork and land disturbance in order to install the Sidewalk Improvements at a lower elevation. Given this factual context, we contend construction of the Sidewalk Improvements required by the LDC Decision are unnecessary and make no sense where the proposed School project is far removed and does not impact Franklin Corner Road in any way.

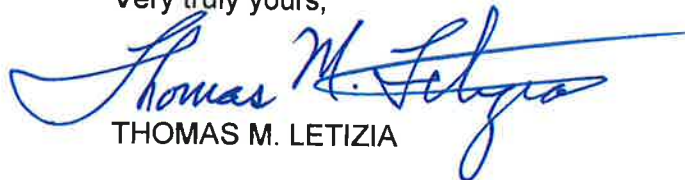
With regard to "complete streets" and the promotion of pedestrian and cycling interconnections, we emphasize that the School has long supported such goals by accommodating a crossing of the Lawrence Hopewell Trail (LHT) through its campus. As part of the current project, the LHT will be continued and realigned as requested by the Lawrence Hopewell Trail Corporation.

Based on all the above, we respectfully request that the Planning Board remove Sidewalk Conditions 7-13 imposed by the LDC. We would appreciate that the Planning Board hold a hearing on this appeal at its next available meeting agenda.

Notwithstanding the filing of this appeal, please know that the School is willing to engage in discussions with the County planning and engineering staff in an effort to reach a mutually acceptable resolution of this matter.

Any questions may be directed to this office. Thank you for the Board's consideration.

Very truly yours,


THOMAS M. LETIZIA

TML:dg
Enclosure

cc: Robert Ridolfi, Esq., Mercer County Planning Board Attorney (w/enc)(via email)
Basit A. Muzaffar, PE, Mercer County Engineer (w/enc)(via email)
The Lawrenceville School (w/enc)(via email)
The Reynolds Group (w/enc)(via email)



MERCER COUNTY PLANNING BOARD

MCDADE ADMINISTRATION BUILDING

PO BOX 8068

TRENTON, NJ 08650-0068

Phone 609-989-6545 Fax 609-278-8154

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County Executive

SHARON SHINKLE-GARDNER
Chief of Staff
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Planning Director
MATTHEW ZOCHOWSKI, PP, AICP
Planning Board Secretary

CHRISTOPHER R. MARION
County Administrator
BASIT A. MUZAFFAR, PE.
County Engineer
ROBERT N. RIDOLFI, ESQ.
Planning Board Counsel

April 12, 2024

Mitch Ardman, PE
The Reynolds Group
575 Route 28, Suite 110
Raritan, NJ 08869

Email: mardman@reynoldsgroup.com & thomas.letizia@troutman.com & pdevine@lawrenceville.org
& jparvesse@lawrencetwp.com

Re: Site Plan
The Lawrenceville School Campus Drive West
2500 Main Street
Block 5801, Lot 1.02
Township of Lawrence
Mercer County File No. MC#24-501

Dear Mr. Ardman:

Please be advised that the above referenced site plan prepared by Mitch Ardman of The Reynolds Group, dated October 27, 2023, was reviewed and approved on April 10, 2024 by the Mercer County Land Development Committee subject to the following conditions:

Right of Ways, Easements & Dedications

1. The Mercer County Master Plan calls for a 92' right-of-way or 46' from center on Franklin Corner Road (County Route 546).
 - a. Please revise the site plan to show the additional required right-of-way dedication. Please include the metes and bounds description and exhibit along with the site plan sheet revision.
2. Following Mercer County's review of the metes and bounds description of the dedication and site plan revision, the applicant will need to submit 3 signed (in blue ink) original copies of the following documents. These documents can be found on the County Planning website:
 - a. Metes and Bounds Description and Exhibit
 - b. Completed Sample Dedication Form
 - c. State of NJ Seller's Residency Certification/ Exemption Form
 - d. State of NJ Affidavit of Consideration for Use by Seller Form
3. Sight Triangle Easements shall be required at all existing and proposed road and street intersections with a County Road and at driveways as determined to be necessary by the County Engineer. Sight Triangle Easements shall be in accordance with current AASHTO standards and be shown on the plans.
 - a. A note shall be added to the plan set that areas within the sight triangle shall be free of all vegetation or obstructions 18" high or higher.
 - b. The Sight Triangle area shall be shown on the site plan and applicant shall submit the metes and bounds description of the easement for County Review.
 - c. Following Mercer County's review of the metes and bounds description of the Sight Triangle Easement and site plan revision, the applicant will need to submit 3 signed (in blue ink) and stamped original copies.
4. Applicant shall have permanent concrete markers set by a licensed land surveyor. These markers shall mark and reference key corner points on the dedication area. Concrete monuments shall be permanently marked or tagged with the certificate number of the land surveyor setting it per applicable State laws and statutes.
5. All metes and bounds description shall be prepared by a licensed surveyor in the State of New Jersey.

Visit Mercer County on the Web at www.mercercounty.org

6. Applicant shall prepare an Indemnification and Maintenance Agreement for any proposed trees proposed in the County right-of-way and record with the deed. Applicant shall maintain and be responsible for these trees. Applicant shall submit draft Indemnification Agreement to County for review and approval prior to recording.

Site Plan

7. Applicant shall construct a 6' wide sidewalk along their frontage, a minimum of 5' from curb. Applicant shall also install ADA compliant curb ramps at all driveway and/or street locations for pedestrians.
 - a. Sidewalk shall be located within the County right-of-way. Handicap ramps in the County right-of-way must meet the standards of the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG). Applicants shall utilize NJDOT approved details.
8. Plans shall include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/ her representative(s).
9. All construction or reconstruction within the County right-of-way shall be performed to County Standards and meet PROWAG standards. All driveways, aprons, curb and sidewalk shall be designed to County standards and meet the satisfaction of the County Engineer.
10. All Concrete in the County right-of-way shall be Class A with 28-day compressive strength of 4500 psi. A note to that effect shall be placed on site plan.
11. If applicant is making utility cuts within County pavement, applicant is required to repave the full width of the County Road extending 30' on either side of the last cut.
12. All road openings and work to be performed in the County Right-Of-Way will require a road opening permit from the Mercer County Highway Division (Phone: 609-530-7500 [ext 122])
 - a. Application for Permit: <https://www.mercercounty.org/home/showpublisheddocument/20475/637686796243900000>
13. Mercer County requires a 6" typical curb reveal and 18" typical roadway box. County details are available online.

Stormwater

14. The applicant is proposing to disturb one or more acres (43,560 SF) of land. The Mercer County Planning Board has therefore reviewed stormwater improvements for compliance with its Standards.
15. The proposed stormwater improvements were found to be out of compliance with the County standard of using Curve Numbers (CN) associated with "poor" conditions for open space in the post-development scenario. However, based on discussions between the applicant and the County Engineer, the project has been found to meet the objectives of County Standards by using updated NOAA Atlas 14 rainfall depths in the "Current" condition, beyond what the applicant was required to do. Moreover, the applicant provided a signed statement attesting that the use of this updated rainfall data achieves an even more conservative approach, and therefore lesser peak rates of runoff, than would be afforded by the use of "poor" condition CNs.
16. In order to receive final approval, the applicant is required to address the following item(s):
 - a. For each approved stormwater management facility, a maintenance plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8, and any future revisions, shall be recorded upon the relevant property deed(s) and filed with the County Clerk. The applicant shall provide proof of recording, and a copy of the maintenance plan(s) to the Mercer County Planning Board.

Administrative

17. The applicant's site plan includes improvements to County facilities. County Engineer or his/ her representative(s) will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the County Engineer or his/ her representative(s). Copy of the final certification shall be furnished to the County Planning Board.
18. Mercer County reserves the right to reduce or close access driveways if they are deemed unsafe. If a left turn in or out of a property is deemed unsafe by the County Engineer, the County will prohibit left turns at that location and provide the necessary signage.
19. Cost of any inspection, outside of regular business hours work, of improvements to County facilities shall be the responsibility of the applicant.
20. Facilities other than those provided by public utilities shall not be located within the County right-of-way.
21. All Mercer County Planning Board approvals are contingent upon the applicant satisfying ALL of the conditions outlined in this letter. A formal written approval from Mercer County will not be issued until such a time in the future that these requirements are satisfied.

Please submit one physical (1) set of revised plans as well as one electric set of plan to this office. The foregoing approval is also subject to the applicant and any successor and/or assigns obtaining all other permits, consents and approvals, for the development and/or subdivision of the project. If there are any subsequent changes as a result of comments from other reviewing agencies, please submit two (2) sets of revised plans for our file. If these changes affect storm water management or any County facility, be advised that further County review and approval will be required.

If you have any questions or comments regarding the aforementioned conditions, please contact Mercer County Engineer Basit Muzaffar at (609) 989-6600. If you have any other questions or comments regarding this application, please contact Matthew Zochowski of my office at (609) 989-6985 or at mzochowski@mercercounty.org .

Sincerely,

Leslie R. Floyd (jkb)

Leslie R. Floyd
Planning Director

LRF: MZ:jkb

cc: Robert Ridolfi, Esq.
Basit A. Muzaffar, PE, Mercer County Engineer
Mercer County Planning Board
Patricia Hendricks Farmer, Mayor of Lawrence Twp.
James F. Parvesse, Lawrence Twp. Eng/PB Secretary

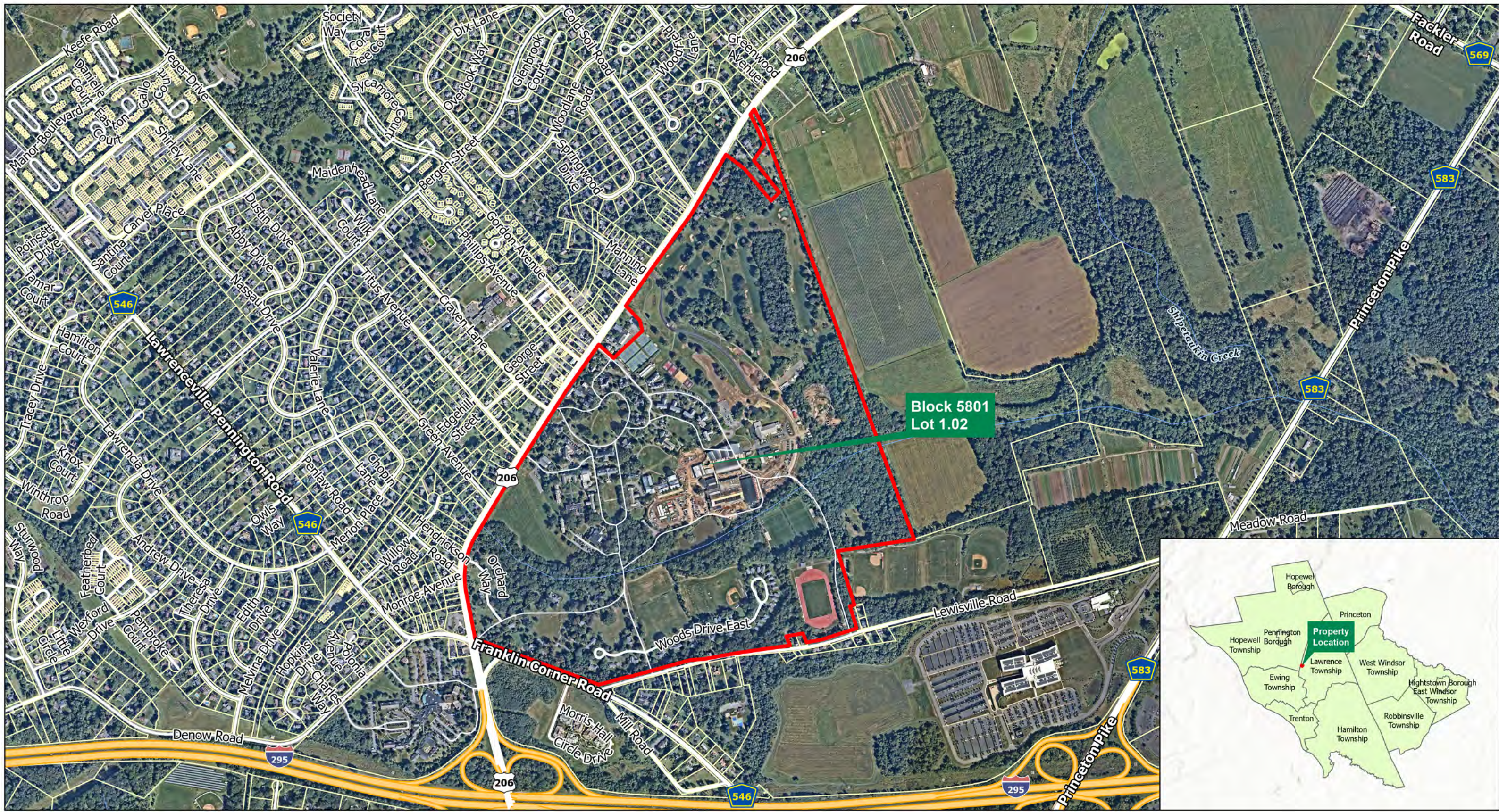


Lawrenceville School Campus Drive West

Campus Drive West

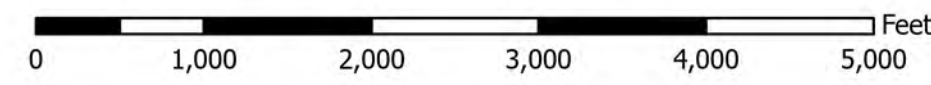
Township of Lawrence

Block 5801, Lot 1.02



1 inch equals 1,146 feet

MC#24-501



Subject: Resolution in support of the adoption of a new Mercer County Land Development Ordinance, Submission Checklist, Planning Board Fee Schedule and a Corridor Improvement Fee

WHEREAS, the current Mercer County Land Development Standards were adopted by the (then) County Freeholders by resolution in 1970 and have since that time only received minor amendments and updates; and,

WHEREAS, the current Mercer County Land Development Standards have been found to be outdated to adequately provide for the promotion of public health, safety, convenience and general welfare of the citizens of Mercer County; and,

WHEREAS, best practices in Planning and Engineering have significantly changed over the past 50 years and a new Land Development Ordinance will allow the County to stay on top of best practices and be aligned with State and Federal regulations; and,

WHEREAS, the Mercer County Planning Board Fee Schedule was adopted in 1986 and last amended on July 28, 1994; and,

WHEREAS, the Mercer County Planning Board Fee Schedule and current fee falls far short of the costs associated with County review, is significantly less than the cost of doing business in neighboring counties, and results in County residents subsidizing developers; and,

WHEREAS, the proposed new Ordinance includes a new proposed Planning Board Submission Checklist and Fee Schedule; and,

WHEREAS, Planning Department staff have also presented the benefits of a potential Corridor Improvement Fee to the Planning Board which would allow the County to collect funds for planning, design and construction projects on County Highway corridors; and,

WHEREAS, following the adoption of the new Land Development Ordinance, the County Planning Board will consider a Master Plan Element that outlines the goals and objectives of the program and outlines the funding structure; now, therefore,

BE IT RESOLVED, it is recommendation of the County Planning Board that the Mercer County Commissioners adopt a new Land Development Ordinance, including a Planning Board Submission Checklist, a new Planning Board Fee Schedule and authorize a Corridor Improvement Fee to be collected by the Planning Board.

Date Approved

County Planning Board Secretary

LAND DEVELOPMENT COMMITTEE

May 8th, 2024

- Present:**
- Michael E. Shine, Chairman, Mercer County Planning Board
 - Bill Agress, Vice Chairman, Mercer County Planning Board
 - Leslie R. Floyd, Planning Director, Mercer County Planning Department
 - Basit A. Muzaffar, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality / Street / Block & Lot</u>
----------------------------	----------------------------	--

- | | | |
|---|------------------------------------|---|
| 1. Site Plan
MC#24-401 | Pennington Road Subdivision | Ewing Township
1894 & 1896 Pennington Road
Block 215, Lot 11,12 & 99 |
|---|------------------------------------|---|

Developer/ Applicant: *PRC Development Group, LLC*
Engineer/ Firm: *Samuel S. Previterra, Taylor, Wiseman & Taylor*
Attorney: *Dino Spadaccini, The Spadaccini Law Firm*

The subject property is located along Pennington Road (aka Route 31) in Ewing Township. Applicant is proposing a lot line redraw in which there will be a transfer of land from existing Lot 11 & 99 to Lot 12. Lot 11 and 99 are currently 0.761 acres and 0.487 acres in size respectively while Lot12 is 0.759 acres in size.

Proposed Lot 11.01 will be approximately 21,256 SF in size and proposed Lot 12.01 will be approximately 66,162 SF in size following the lot line redraw and consolidation.

- | | | |
|---|----------------------------|--|
| 2. Site Plan
MC#24-700 | 400 Steps Site Plan | Township of West Windsor
19 Cranbury Road
Block 5, Lot 19 |
|---|----------------------------|--|

Developer/ Applicant: *400 Steps, LLC*
Engineer/ Firm: *Robert Korkuch, Act Engineers*
Attorney: *Peter G. Licata, Sonneblick, Mehr & Licata*

The subject property is approximately 3.85 acres in size and sits adjacent the Northeast Corridor Rail Line. The site is currently developed with two vacant commercial buildings located along the easterly property line that were built in the 90s and abandoned before completion and never occupied. The site has no frontage and therefore no direct access to a public right-of-way. Access is provided through the Ellsworth Shopping Center site via a full movement driveway onto Cranbury Road.

Applicant has received a prior County Planning Board approval for this site in April of 2021 but is at this time modifying the proposal. The original 2021 approval was for proposal that include 4 individual residential buildings with new parking lots and other improvements. That proposal did not advance and was not constructed.

Applicant is at this time proposing to demolish the buildings and redevelop the site with a single multi-family building that will have a footprint of 53,800 SF and contain 180 units. The building would include one ground level of parking and 4 stories of residential over the parking level. Approximately 36 units would be designated as affordable units. Additional improvements include lighting, landscaping, hardscaping, parking improvements and upgraded stormwater facilities. Access is still proposed to go via the Ellsworth site.

Although the proposed changes result in an increase in impervious area, there will be a net decrease in regulated motor vehicle regulated surface due to a large amount of the proposed parking being on the ground floor of the proposed building. Basin B, the existing basin in the northern corner of the property, will be modified and converted into a largescale infiltration basin with an outlet structure to provide peak rate reductions during larger storm events. Additionally, porous pavement is proposed in the parking spaces on the south side of the building.

The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.

1. Site Plan
MC#24-401

Pennington Road Subdivision

Ewing Township
1894 & 1896 Pennington Road
Block 215, Lot 11,12 & 99

Developer/ Applicant: *PRC Development Group, LLC*
Engineer/ Firm: *Samuel S. Previterra, Taylor, Wiseman & Taylor*
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Mercer County Planning Board
Land Development Meeting
May 2024

Pennington Road Subdivision 1894 & 1896 Pennington Road Township of Ewing

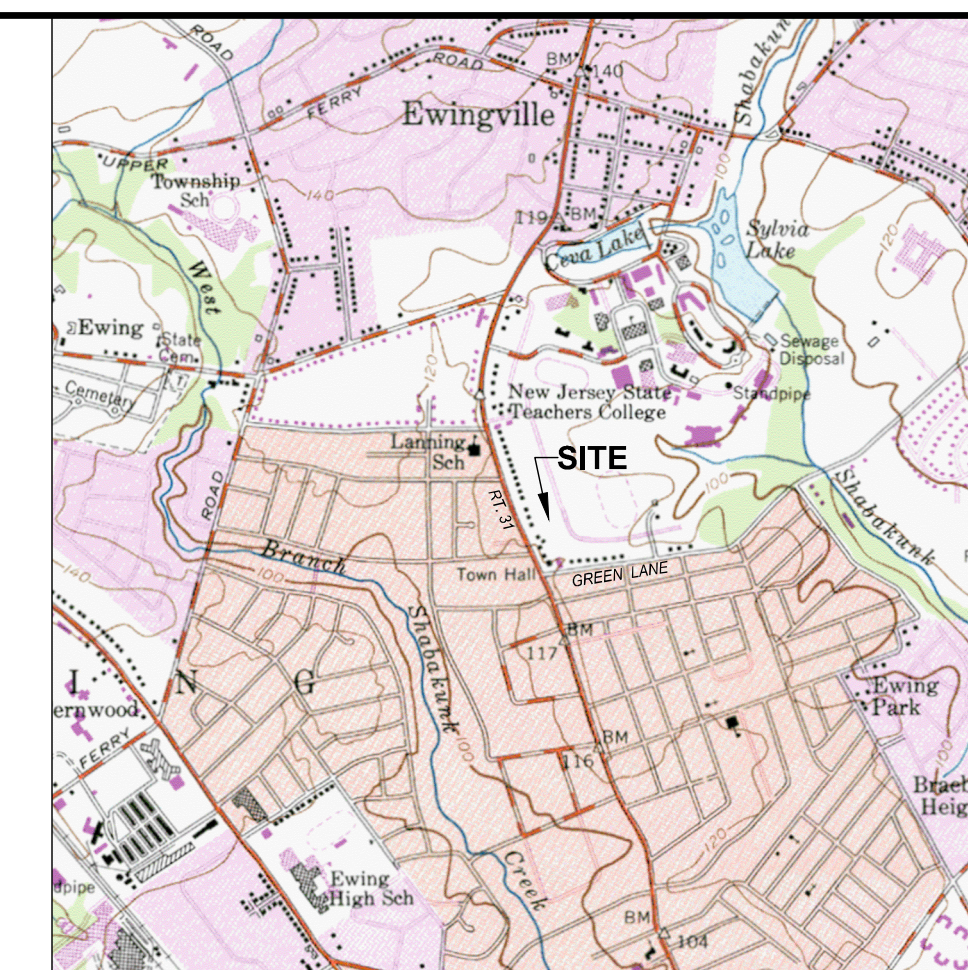
Block 215, Lots 11, 12 & 99



1 inch equals 176 feet

MC#24-401





LOCATION MAP
AS TAKEN FROM THE USGS QUADRANGLE
PENNINGTON QUAD
SCALE: 1" = 2000'

BULK REQUIREMENTS:
R-1 (RESIDENTIAL SINGLE FAMILY)

	REQUIRED	PR LOT 11.01	PR LOT 12.01
MIN. LOT SIZE (INTERIOR LOT)	18,750 S.F.	21,256 S.F.	66,162 S.F.
MIN. LOT SIZE (CORNER LOT)	22,500 S.F.	N/A	N/A
MIN. LOT WIDTH (INTERIOR LOT)	125'	123'*	75'*
MIN. LOT WIDTH (CORNER LOT)	150'	N/A	N/A
LOT FRONTAGE	125'	123'*	75.01'*
LOT DEPTH	125'	173'±	441'±
FRONT YARD SETBACK (PRINCIPAL BLDG.)	50'	75.9'	74.8'
SIDE YARD SETBACK (PRINCIPAL BLDG.)	20'	5.6'*	5.5'*
REAR YARD SETBACK (PRINCIPAL BLDG.)	40'	61.7'	336.0'
SIDE YARD SETBACK (ACCESSORY BLDG.)	10'	N/A	18.2'
REAR YARD SETBACK (ACCESSORY BLDG.)	10'	10'	188.8'
ACCESSORY BLDG. TO PRINCIPAL BLDG.	20'	N/A	67.1'
MAX. BUILDING HEIGHT (PRINCIPAL BLDG.)	2.5 STORIES / 35'	1.5 STORIES / <35'	2 STORIES / <35'
MAX. BUILDING HEIGHT (ACCESSORY BLDG.)	1 STORIES / 15'	N/A	1 STORIES / <15'
BUILDING COVERAGE	15%	6.6%	3.3%
TOTAL LOT COVERAGE	22% / 24% W/ CONDITION	20.0%	9.5%

* - EXISTING NON-CONFORMING CONDITION

MERCER COUNTY PLANNING BOARD

THIS PLAN IS HEREBY APPROVED BY THE MERCER COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE MERCER COUNTY PLANNING BOARD.

DATE: _____ CHAIRMAN: _____

TOWNSHIP ENGINEER CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

DATE: _____ MUNICIPAL ENGINEER: _____

EWING TOWNSHIP PLANNING BOARD

IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND WAS DULY APPROVED BY RESOLUTIONS OF THE EWING TOWNSHIP PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____ IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE MERCER COUNTY RECORDING OFFICER ON OR BEFORE _____

DATE: _____ CHAIRPERSON: _____

DATE: _____ SECRETARY: _____

MUNICIPAL CLERK CERTIFICATION

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, c. 291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE.

DATE: _____ MUNICIPAL CLERK: _____

OWNER'S CERTIFICATION

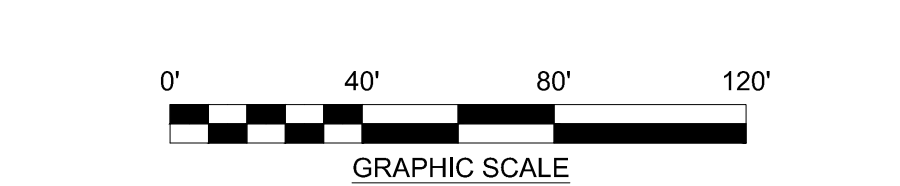
I HEREBY CERTIFY TO BE THE OWNER OF THE LAND DELINEATED ON THIS MAP AND CONSENT TO THE FILING OF THE APPROVED MAP IN THE MERCER COUNTY CLERK'S OFFICE.

DATE: _____ OWNER: _____

DATE: _____ SURVEYOR'S CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 02/05/2024 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

2/5/24 DATE: _____
N.J. PROFESSIONAL LAND SURVEYOR NO. 246303897600
SAMUEL S. PREVITERA



REV: 1 - UPDATED PROPOSED LOT NUMBERS PER EMAIL FORM TAX ASSESSOR RECEIVED ON 2/10/24 - RMR

REVISIONS	NO.	DATE
	1	2/5/2024

PLAN OF SURVEY AND MINOR SUBDIVISION

1894 & 1896 PENNINGTON ROAD
BLOCK 215, LOTS 11, 12 & 99
EWING TOWNSHIP
MERCER COUNTY, NEW JERSEY

Taylor Wiseman & Taylor
ENGINEERS / SURVEYORS / SCIENTISTS
SUBSURFACE UTILITY ENGINEERING
804 EAST GATE DRIVE, SUITE 100, MOUNT LAUREL, NJ 08054
TELEPHONE: (856) 235-7200 FAX: (856) 722-9250
www.taylorwiseman.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24CA28032900

CHECKED: SSP
DRAWN: RMR
CALC'D BY: SSP/RMR
SCALE: 1" = 40'

DATE: 01/04/2024
DRAWING NO.: 2023-07410-SUBD
SHEET: 1 OF 1

PROPERTIES WITHIN 200' PER EWING TOWNSHIP TAX ASSESSOR
(DATED 10/20/2023 - NO OWNERS LISTED PER TOWNSHIP'S "DANIEL'S LAW" POLICY)

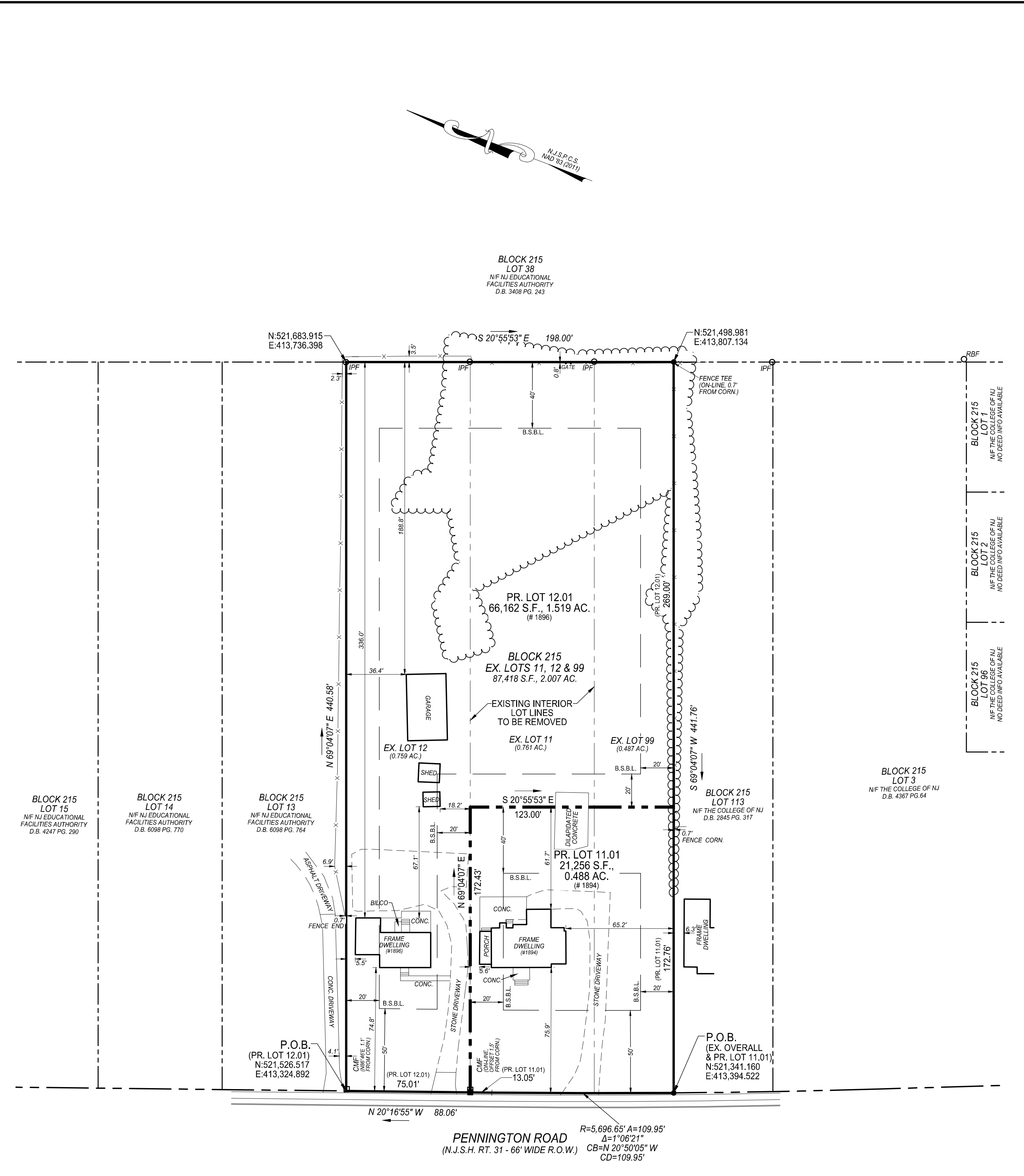
BLOCK / LOT	PROPERTY LOCATION ADDITIONAL LOT	PROPERTY CLASS	OWNER ADDRESS CITY, STATE	ZIP CODE
215 / 1	30 GREEN LA	15B	PO BOX 7718 EWING, NJ	86280718.00
215 / 2	26 GREEN LA	15B	PO BOX 7718 EWING, NJ	86280718.00
215 / 3	1880 PENNINGTON RD	15B	PO BOX 7718 EWING, NJ	086280718
215 / 13	1898 PENNINGTON RD	15C	103 COLLEGE ROAD EAST PRINCETON, NJ	08540
215 / 14	1900 PENNINGTON RD	15C	103 COLLEGE ROAD EAST PRINCETON, NJ	08540
215 / 38	TRENTON STATE COLLEGE LIBRARY, PHELPS AND	15B	PO BOX 7718 EWING, NJ	08628
215 / 96	20 GREEN LA	15B	TRENTON STATE COLLEGE EWING, NJ	086280718
215 / 113	1884 PENNINGTON RD	15B	PO BOX 7718 EWING, NJ	086280718
215 / 138	68 GREEN LA	15B	PO BOX 7718 EWING, NJ	086280718
246 / 5	1897 PENNINGTON RD	4C	500 NEW YORK BLVD SEA GIRT, NJ	08750
246 / 6	1895 PENNINGTON RD	4C	5435 BROOKSIDE COURT DOYLESTOWN, PA	18902
246 / 7	1891 PENNINGTON RD	2.00	376 ROCK ROAD EAST LAMBERTVILLE, NJ	08530
246 / 8	1889 PENNINGTON RD	2.00	1889 PENNINGTON ROAD EWING, NJ	08618
246 / 9	1901 PENNINGTON RD	2.00	5435 BROOKSIDE COURT DOYLESTOWN, PA	18902

SURVEY NOTES:

- OWNER / APPLICANT: LEE PANFILI THE PRC GROUP 141 WEST FRONT ST., SUITE 410 RED BANK, NJ 07701
- THIS SURVEY IS BASED IN PART ON A COMMITMENT FOR TITLE INSURANCE BY (A) FIRST AMERICAN TITLE INSURANCE COMPANY, AND (B) OLD REPUBLIC TITLE INSURANCE COMPANY, LISTED BELOW ALONG WITH ANY RECORD INSTRUMENTS CONTAINED THEREIN THAT AFFECT THE SUBJECT PROPERTIES.
TITLE COMMITMENT 'A' - BLOCK 215 LOTS 11 & 99 COMMITMENT NO. 160761CD-01 - EFFECTIVE DATE: 9/10/2023 VESTING CREED DEED BOOK 3962 PAGE 01
- SUBJECT TO THE COVENANTS AND RESTRICTIONS AS SET FORTH IN DEED BOOK 823, PAGE 360. (RESTRICTIONS ARE REGARDING PLACEMENT AND COST OF ANY BUILDINGS TO BE ERRECTED ON SITE ABOVE AND BEYOND ANY TOWNSHIP ZONING REQUIREMENTS).
TITLE COMMITMENT 'B' - BLOCK 215 LOT 12 COMMITMENT NO. TA-131779 - EFFECTIVE DATE: 12/30/2015 SCHEDULE B SECTION 2 CONTAINS NO RECORD INSTRUMENTS THAT ENCUMBER SUBJECT PROPERTY
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING SOURCES OF INFORMATION:
A - DEEDS OF RECORD
B - AN ACTUAL FIELD SURVEY PERFORMED BY TAYLOR, WISEMAN & TAYLOR
C - PLAN ENTITLED "TRENTON-PENNINGTON ROAD, GENERAL PROPERTY KEY MAP SHOWING PROPERTIES TO BE ACQUIRED BETWEEN TRENTON AND PENNINGTON, TOWNSHIPS OF EWING-HOPEWELL & BORO OF PENNINGTON, MERCER COUNTY," PREPARED BY NJDOT, DATED JUNE 1929, MAP NO. 36-26
D - PLAN SET ENTITLED "AS BUILT PLANS OF ROUTE 31(1966), SECTION 2E, FROM PARKWAY AVENUE TO EWINGVILLE ROAD AND ROUTE 96, SECTION 3L, RAMP "N" FROM I-95 SOUTHBOUND TO ROUTE 31, RESURFACING, TOWNSHIPS OF EWING AND HOPEWELL, MERCER COUNTY," PREPARED BY NJDOT, DATED MARCH 1997
E - PLAN ENTITLED "PLAN OF SURVEY OF LOT 13 BLOCK 215," PREPARED BY VAN NOTE-HARVEY ASSOCIATES, PC, DATED 3/12/2010, ORDER NO. 38643-110-11
- BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY, PLATE # 22.
- PLANIMETRIC FEATURES SHOWN ARE TAKEN FROM AN ACTUAL FIELD SURVEY PERFORMED BY TAYLOR WISEMAN & TAYLOR IN OCTOBER, 2023.
- THIS SURVEY IS NOT INTENDED TO GUARANTEE OWNERSHIP.
- SURVEY BASED ON N.J.S.P.C.S. NAD '83 (2011). VERTICAL DATUM: NAVD 1988
- IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF ANY REGULATED ENVIRONMENTAL CONDITION OR NEAR THE SUBJECT PARCELS. UNDERGROUND EXPLORATIONS WERE NOT CONDUCTED OR UTILIZED DURING THE PREPARATION OF THIS SURVEY. CONCERNED PARTIES SHOULD PURSUE ANY ENVIRONMENTAL MATTERS SEPARATE AND APART FROM THIS SURVEY.
- IT SHOULD NOT BE ASSUMED THAT ANY COPY OF THIS PLAN WITHOUT A RAISED IMPRESSION OF THE SURVEYOR'S STAMP SEAL IS A TRUE COPY OF THE ORIGINAL PLAN AS ISSUED BY THE SURVEYOR.
- IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE LOCATION AND / OR EXISTENCE OF UNDERGROUND UTILITIES. THE STATE OF NEW JERSEY REQUIRES NOTIFICATION PRIOR TO ANY EXCAVATION BY UTILIZING THE NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000).
- TRACT ZONING DISTRICT: R-1 (RESIDENTIAL SINGLE FAMILY) PER EWING ZONING MAP. SEE SITE DATA CHART.
- INDICATES OUTBOUND CORNER MARKER TO BE SET
- INDICATES CONCRETE MONUMENT TO BE SET

LEGEND

- These standard abbreviations, acronyms, symbols & linetypes will be found in the drawing.
- BOUNDARY LINE - OVERALL SUBJECT PROPERTY
 - INTERIOR PROPERTY LINES TO BE REMOVED
 - PROPOSED SUBDIVISION LINES
 - ADJACENT PROPERTY LINES
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED BUILDING SETBACK LINE
 - FENCELINE - CHAIN LINK
 - CONC. CONCRETE
 - EX. EXISTING
 - PR. PROPOSED
 - CMF CONCRETE MONUMENT FOUND
 - IPF IRON PIPE FOUND
 - RBF REBAR FOUND



2. Site Plan
MC#24-700

400 Steps Site Plan

Township of West Windsor
19 Cranbury Road
Block 5, Lot 19

Developer/ Applicant: *400 Steps, LLC*
Engineer/ Firm: *Robert Korkuch, Act Engineers*
Attorney: *Peter G. Licata, Sonneblick, Mehr & Licata*

The subject property is approximately 3.85 acres in size and sits adjacent the Northeast Corridor Rail Line. The site is currently developed with two vacant commercial buildings located along the easterly property line that were built in the 90s and abandoned before completion and never occupied. The site has no frontage and therefore no direct access to a public right-of-way. Access is provided through the Ellsworth Shopping Center site via a full movement driveway onto Cranbury Road.

Applicant has received a prior County Planning Board approval for this site in April of 2021 but is at this time modifying the proposal. The original 2021 approval was for proposal that include 4 individual residential buildings with new parking lots and other improvements. That proposal did not advance and was not constructed.

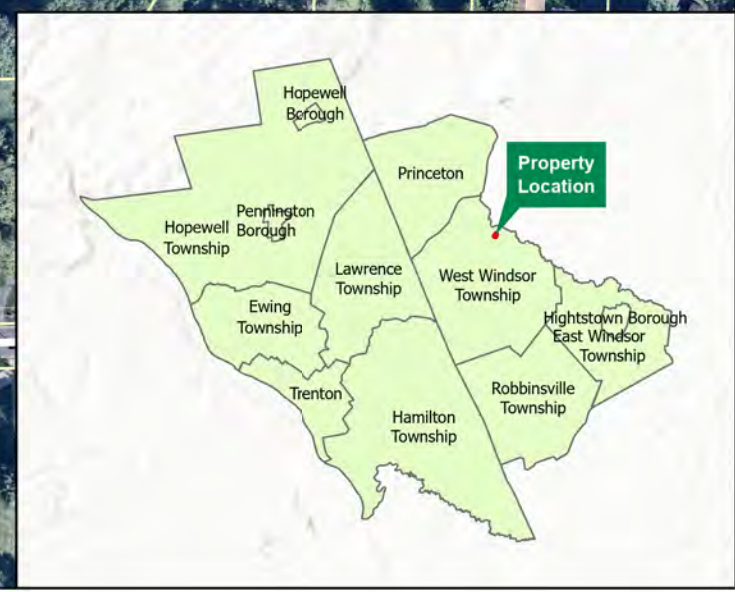
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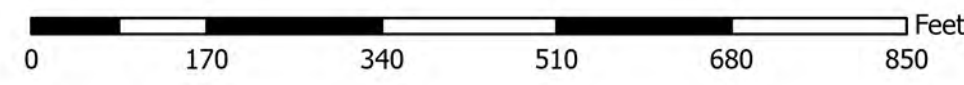
400 Steps 19 Cranbury Road Township of West Windsor

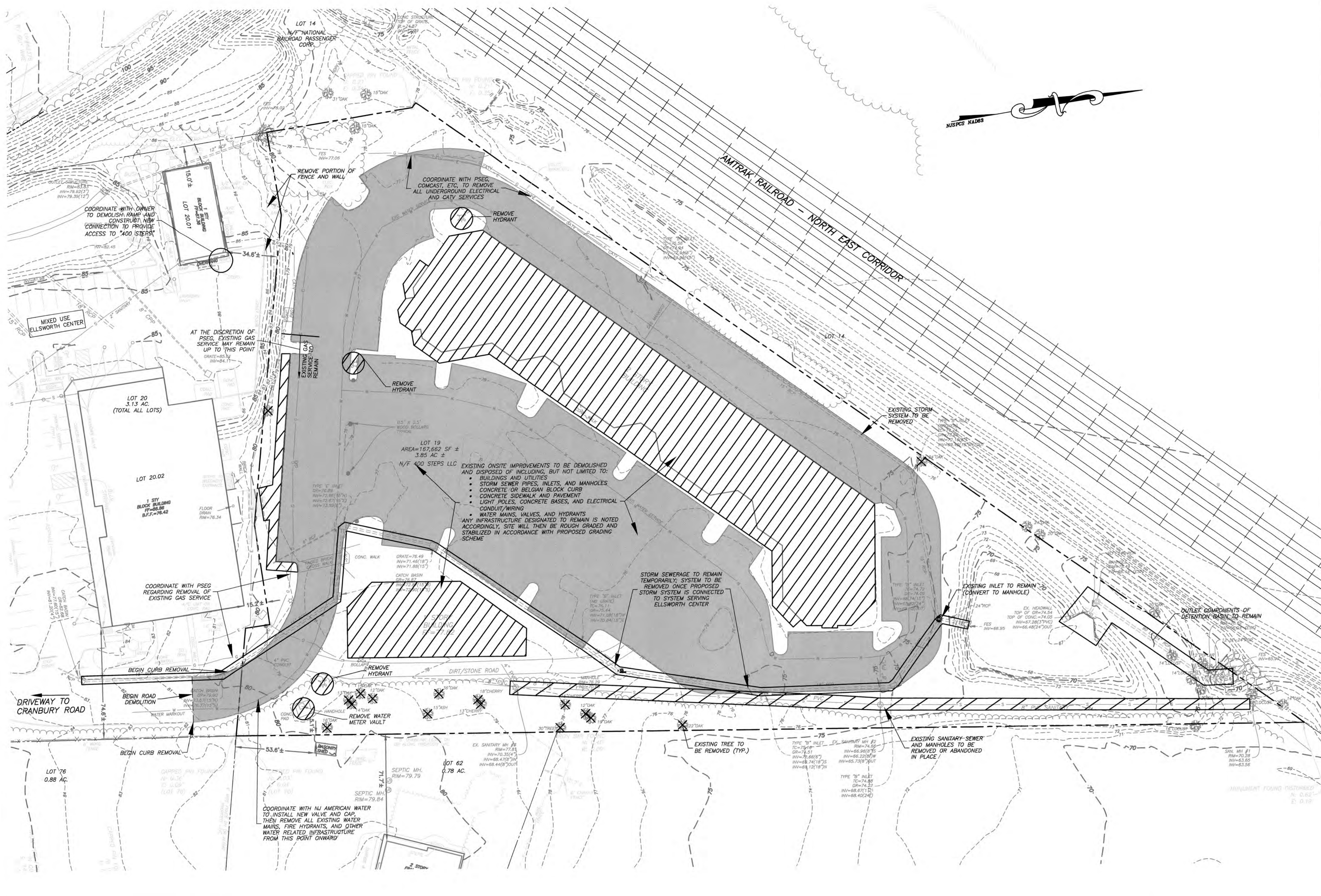
Block 5, Lot 19



↑ 1 inch equals 186 feet

MC#24-700





LEGEND

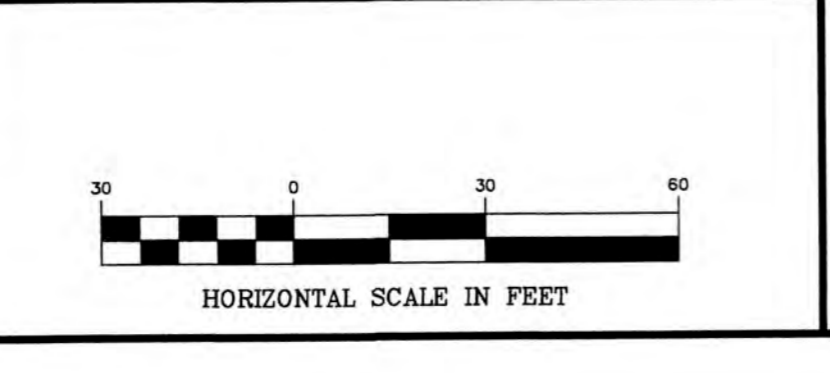
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
R.O.W. LINE	---
EASEMENT LINE	---
DEED TRACT LINE	---
CENTER LINE	---
TREE LINE	---
EDGE OF PAVEMENT LINE	---
FENCE LINE	---
ELECTRIC LINE	---
GAS LINE	---
WATER LINE	---
CABLE LINE	---
STORM SEWER LINE	---
SANITARY SEWER LINE	---
CONTOUR LINE	---
GUIDE RAIL	---
MONUMENT FND.	---
IRON PIPE FND.	---
CAPPED PIN FND.	---
CAPPED PIN SET	---
REBAR FND.	---
UTILITY POLE	---
UTILITY POLE W/LIGHT	---
FIRE HYDRANT	---
WATER VALVE	---
CATCH BASIN	---
STORM MANHOLE	---
SANITARY MANHOLE	---
SIGN	---
TREE	---
AREA TO BE DEMOLISHED	---
ROAD TO BE DEMOLISHED	---
TREE TO BE REMOVED	---

- DEMOLITION NOTES:**
1. REMOVAL OF ALL DEBRIS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR WASTE REMOVAL.
 2. ANY WORK INVOLVING THE ABANDONMENT, REMOVAL, OR RELOCATION OF ANY UTILITY IS TO BE COORDINATED BY THE CONTRACTOR WITH APPROPRIATE UTILITY COMPANY AND REMOVED ACCORDING TO THE REGULATIONS OF THE RESPECTIVE UTILITY COMPANIES.
 3. IF THE EXISTING SEWER SYSTEM IS TO BE ABANDONED IN PLACE, IT SHALL BE DONE UNDER THE REQUIREMENTS AND SUPERVISION OF THE TOWNSHIP DEPARTMENT OF PUBLIC WORKS.
 4. ALL EXISTING IMPROVEMENTS NOTED TO BE REMOVED ARE TO BE REMOVED ENTIRELY AND PROPERLY DISPOSED OF OR RECYCLED UNLESS OTHERWISE INDICATED.
 5. BUILDING DEMOLITION INCLUDES BUILDING FOUNDATIONS AND BASEMENTS BELOW GRADE AND THE REMOVAL OF ANCILLARY MECHANICAL EQUIPMENT INTERNAL OR EXTERNAL TO THE BUILDING.
 6. PAVEMENT DEMOLITION INCLUDES ALL PAVEMENT LAYERS.
 7. ALL EXISTING LIGHT POLES, FIXTURES, CONDUIT AND WIRING TO BE REMOVED.

Made: 6/14/23 10:58 AM P:\Projects\2023\170201-07\170201-07-Demo.dwg
 Layout: 170201-07-Demo.dwg
 Plot: 170201-07-Demo.dwg
 User: Robert E. Korkuch
 Date: 7/10/23 1:45 PM
 Plotter: HPGL
 Plot Size: 36x48
 Scale: 1"=30'
 Date: 3/22/23
 Sheet: 4 OF 20

NO.	DATE	REVISION	BY	CHK	REL
1	7/10/23	REVISED PER TWP. STAFF REPORTS DATED 6/8/23	IK	RK	
			DRAWN	CHK	REL

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ROBERT E. KORKUCH
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 SUITE 3
 ROBBINSVILLE, NJ 088691
 Voice (609) 918-0200
 www.actengineers.com
 A SMALL BUSINESS ENTERPRISE

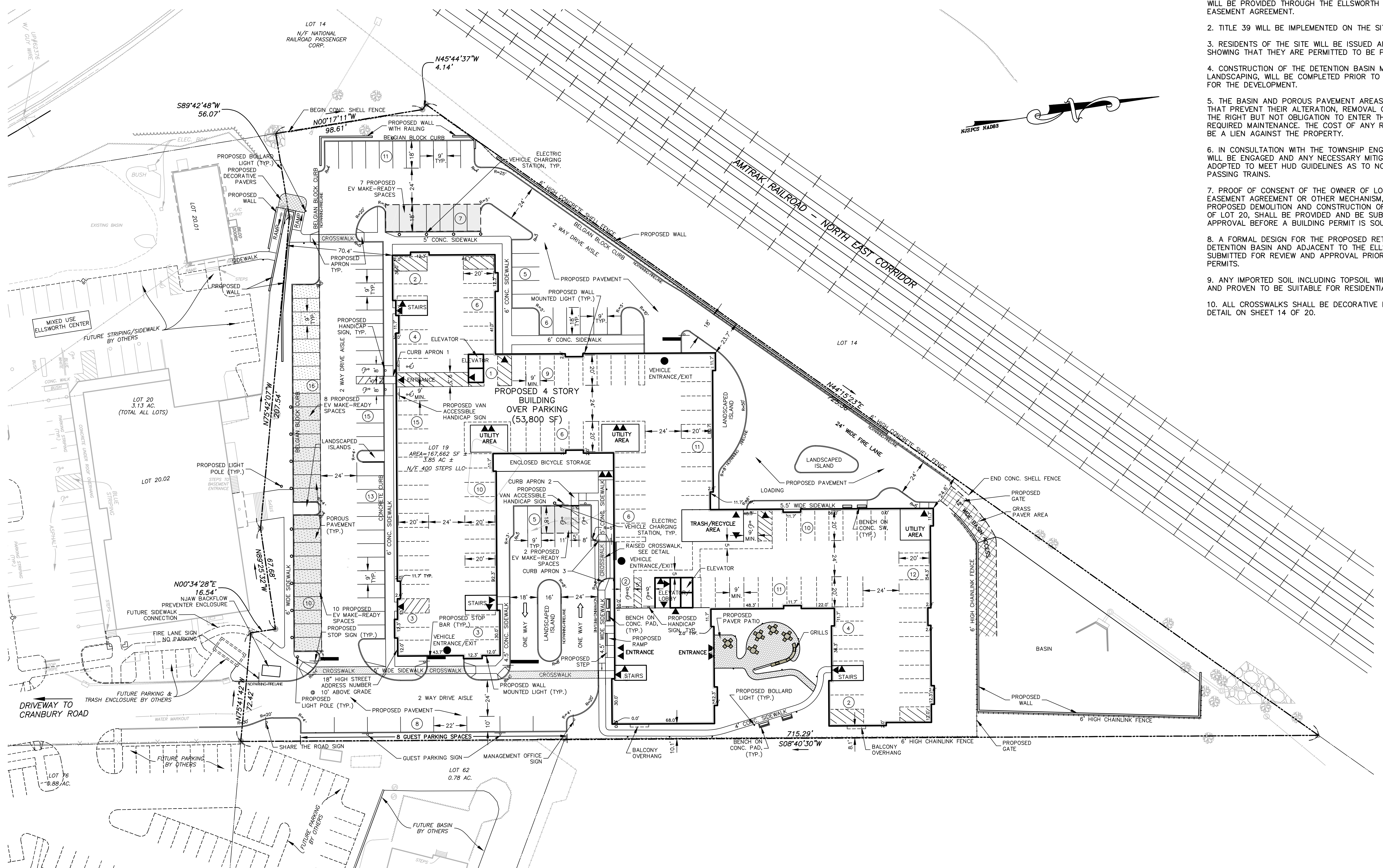
ACT ENGINEERS, INC.

CIVIL ENGINEERING □ LAND SURVEYING □ ENVIRONMENTAL PERMITTING
 WEST WINDSOR TOWNSHIP NEW JERSEY

DEMOLITION PLAN
 FOR
400 STEPS
LOT 19 BLOCK 5
 SITUATED IN
 MERCER COUNTY
 NEW JERSEY

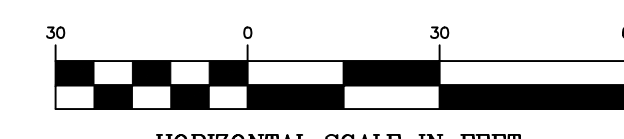
CADD FILE	F--DEMO	PROJECT NO.	170201-07
DRAWN BY	JR	CHECKED BY	REK
SCALE	1"=30'	DATE	3/22/23
ACT ENGINEERS, INC.		SHEET	
4 OF 20			

- NOTES:**
1. A PEDESTRIAN ACCESS ROUTE CONNECTING THE SITE TO CRANBURY ROAD WILL BE PROVIDED THROUGH THE ELLSWORTH CENTER PROPERTY VIA AN EASEMENT AGREEMENT.
 2. TITLE 39 WILL BE IMPLEMENTED ON THE SITE.
 3. RESIDENTS OF THE SITE WILL BE ISSUED AN IDENTIFICATION FOR CARS SHOWING THAT THEY ARE PERMITTED TO BE PARKED ON SITE.
 4. CONSTRUCTION OF THE DETENTION BASIN MODIFICATIONS, EXCEPT FOR FINAL LANDSCAPING, WILL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THE DEVELOPMENT.
 5. THE BASIN AND POROUS PAVEMENT AREAS WILL BE PLACED IN EASEMENTS THAT PREVENT THEIR ALTERATION, REMOVAL OR NEGLECT. THE TOWNSHIP HAS THE RIGHT BUT NOT OBLIGATION TO ENTER THE SITE TO PERFORM ANY REQUIRED MAINTENANCE. THE COST OF ANY REPAIRS BY THE TOWNSHIP WILL BE A LIEN AGAINST THE PROPERTY.
 6. IN CONSULTATION WITH THE TOWNSHIP ENGINEER, AN ACOUSTICAL ENGINEER WILL BE ENGAGED AND ANY NECESSARY MITIGATION MEASURES WILL BE ADOPTED TO MEET HUD GUIDELINES AS TO NOISE AND VIBRATIONS FROM PASSING TRAINS.
 7. PROOF OF CONSENT OF THE OWNER OF LOT 20 AND A COPY OF THE EASEMENT AGREEMENT OR OTHER MECHANISM, WITH RESPECT TO THE PROPOSED DEMOLITION AND CONSTRUCTION OF IMPROVEMENTS ON PORTIONS OF LOT 20, SHALL BE PROVIDED AND BE SUBJECT TO TOWNSHIP STAFF APPROVAL BEFORE A BUILDING PERMIT IS SOUGHT.
 8. A FORMAL DESIGN FOR THE PROPOSED RETAINING WALLS IN THE MODIFIED DETENTION BASIN AND ADJACENT TO THE ELLSWORTH PROPERTY LINE, WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 9. ANY IMPORTED SOIL INCLUDING TOPSOIL WILL BE TESTED FOR CONTAMINANTS AND PROVEN TO BE SUITABLE FOR RESIDENTIAL USE.
 10. ALL CROSSWALKS SHALL BE DECORATIVE PATTERNED CROSSWALKS, SEE DETAIL ON SHEET 14 OF 20.



X:\15 - R-ELLSWORTH\15-01 - SITE\15-01 - SITE.dwg: R-ROAD.dwg: R-STW.dwg
 12/28/23 11:17:10 AM 12/28/23 11:17:10 AM 12/28/23 11:17:10 AM 12/28/23 11:17:10 AM
 12/28/23 11:17:10 AM 12/28/23 11:17:10 AM 12/28/23 11:17:10 AM 12/28/23 11:17:10 AM

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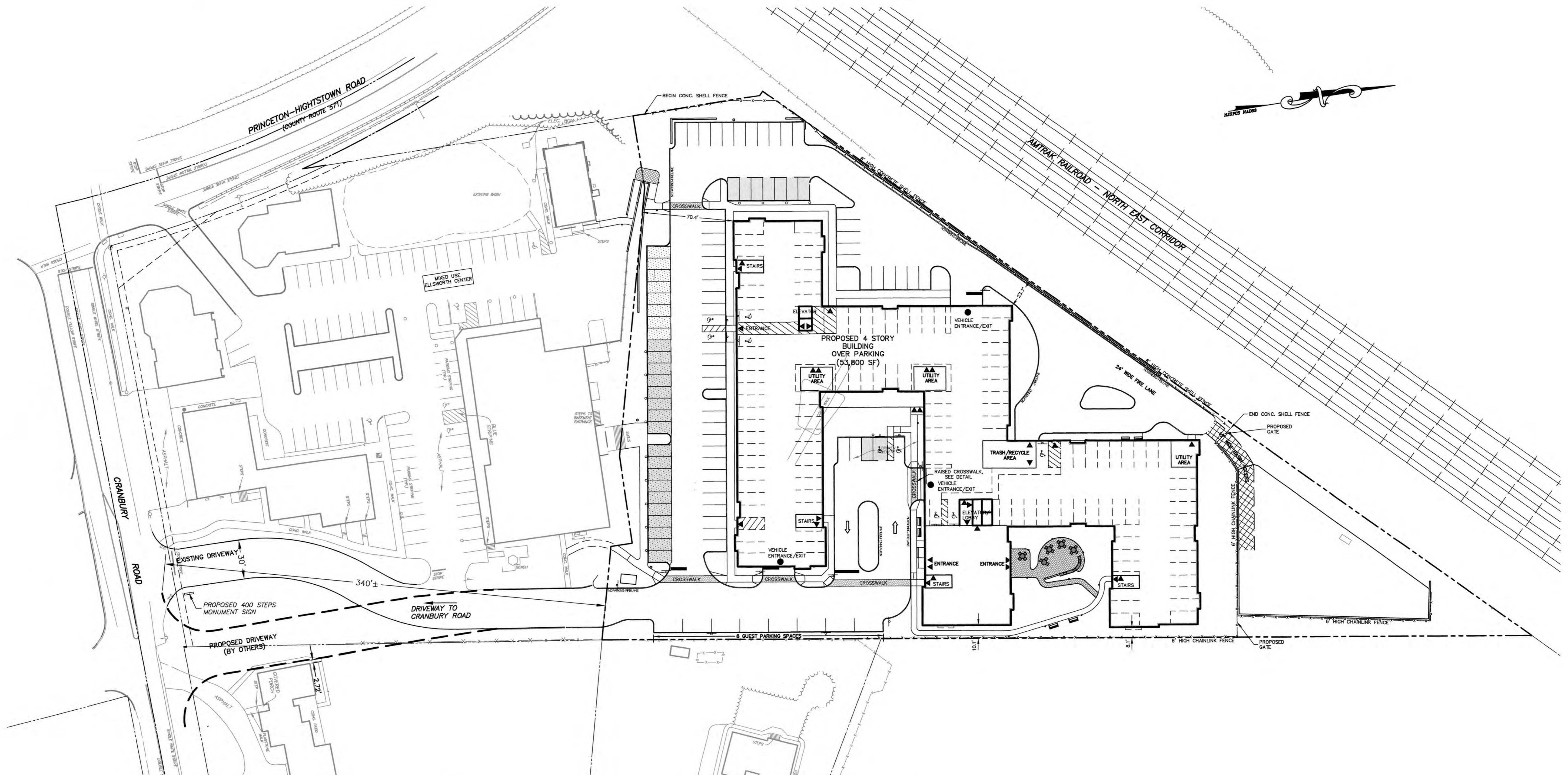



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 CIVIL ENGINEERING ■ LAND SURVEYING ■ ENVIRONMENTAL PERMITTING
 NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24CA2936890

SITE LAYOUT, STRIPING & SIGNAGE PLAN
 FOR
400 STEPS
LOT 19 BLOCK 5
 SITUATED IN
 MERCER COUNTY
 WEST WINDSOR TOWNSHIP
 NEW JERSEY

PROJECT NO. 170201-07
 F-SITE
 DRAWN BY JR
 CHECKED BY REK
 DATE 3/22/23
 SCALE 1"=30'
ACT ENGINEERS, INC.
 SHEET
5 OF 20

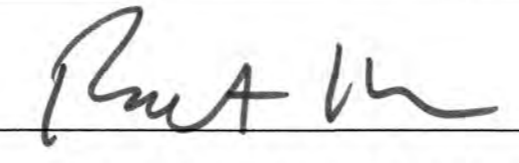


EXISTING DRIVEWAY CONNECTION TO CRANBURY ROAD

Xref: R-BASE.dwg, R-SITE.dwg, R-ELLSWORTH.dwg
 3/20/2023 11:02:01 AM - 07/08/2023 10:48:00 AM
 8/20/2023 2:33 PM Printed By: kshah@actengineers.com

NO.	DATE	REVISION	DRAWN	CHK	REL
1	7/10/23	REVISED PER TWP. STAFF REPORTS DATED 6/8/23	NH	IK	

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CIVIL ENGINEERING □ LAND SURVEYING □ ENVIRONMENTAL PERMITTING
 NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA27956900

EXISTING DRIVEWAY CONNECTION PLAN
 FOR
400 STEPS
LOT 19 BLOCK 5
 SITUATED IN
 MERCER COUNTY
 WEST WINDSOR TOWNSHIP
 NEW JERSEY

CADD FILE	F-SITE	PROJECT NO.
DRAWN BY	JR	170201-07
SCALE	1"=40'	CHECKED BY
		REX
		DATE
		3/22/23
ACT ENGINEERS, INC.		
SHEET		
6 OF 20		