

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
 DAVID J. SAMUEL, PE, PP, CME
 JOHN J. STEFANI, PE, LS, PP, CME
 JAY B. CORNELL, PE, PP, CME
 MICHAEL J. McCLELLAND, PE, PP, CME
 GREGORY R. VALES, PE, PP, CME



TIMOTHY W. GILLEN, PE, PP, CME
 BRUCE M. KOCH, PE, PP, CME
 LOUIS J. PLOSKONKA, PE, CME
 TREVOR J. TAYLOR, PE, PP, CME
 BEHRAM TURAN, PE, LSRP
 LAURA J. NEUMANN, PE, PP
 DOUGLAS ROHMEYER, PE, CFM, CME
 ROBERT J. RUSSO, PE, PP, CME

MEMO TO: Borough of Milltown Planning Board

FROM: Louis Ploskonka, P.E.
 Board Engineer's Office

DATE: August 28, 2020

SUBJECT: **Heritage of Milltown
 Minor Subdivision Application
 Block 76, Lots 1, 2.02 and 4
 Our File No.: PMIP0076.02**

In accordance with our authorization, we have reviewed the following materials for the above referenced project and are reporting herein:

- Plan entitled: "Minor Subdivision Plan, Lots 1, 2.02 & 4, Block 76, Borough of Milltown, Middlesex County, New Jersey, T.M. Sheet #41" prepared by Ameritech Engineering, Inc., dated January 17, 2020, containing one (1) sheet.

The three existing lots in question, totaling 52,591 square feet (S.F.), or 1.207 acres, are located in the R-8 Single Family Residential Zone and the B-3 Limited Commercial Zone. The properties have frontage on both Christopher Street (unimproved) and South Main Street.

The Applicant proposes to subdivide the three existing lots to create three new lots. Proposed Lot 1.01 will be 33,042 S.F., and will be partially situated within the B-3 and R-8 zones. Proposed Lot 2.03 will be 5,000 S.F., and will be partially situated within the B-3 and R-8 zones. Proposed Lot 4.01 will be 14,550 S.F., and appears to be located entirely within the B-3 zone.

A. Zoning Issues

1. Zoning is subject to the review of the Borough Planner.

B. Minor Subdivision Issues – The following items are required by the Comprehensive Development Section (34-16.1 through 34-16.4) of the Borough Code. The following information should be provided by the applicant as applicable, or waivers for same should be requested from the Board:

1. A key map at a scale of one (1) inch equals five hundred (500) feet showing the location of the tract to be subdivided and its relationship to surrounding areas within one thousand (1,000) feet of its boundaries. The key map provided on the plans does not entirely conform.



Borough of Milltown
Planning Board
Re: Heritage of Milltown
Minor Subdivision Application

August 28, 2020
Our File No. PMIP0076.02
Page 2

2. The location and dimensions of surface or subsurface structures proposed for demolition should be provided, if any.
3. Elevations to be based upon U.S. Coast and Geodetic Survey showing existing contours with interval of one (1) foot where slopes are ten (10%) percent or less, two (2) feet where slopes are more than ten (10%) percent but less than twenty (20%) percent, and five (5) feet where slopes are twenty (20%) percent or more. Where changes in grade are proposed, finished grades shall be indicated. Topographic data shall be provided for the entire site as well as a one hundred (100) foot overlap into adjacent properties as deemed necessary to determine the existing drainage and grading patterns.
4. Existing spot elevations on structures, pavements, walks, or other physical features with sufficient detail to determine existing conditions.
5. Existing and proposed grading should be shown on the plan. The proposed grading of the site should incorporate the following standards:
 - a. Positive drainage away from all buildings and structures with minimum slopes on grass and swales of 2%.
 - b. Minimum parking/driveway grades of not less than 0.5% or more than 6% with 1% minimum preferred. The proposed driveway slope should be added to the plans.
 - c. Spot elevations should be provided at all corners of buildings, lot corners and at changes in grade. Finished first floor and garage floor elevations should also be shown for all buildings.
 - d. All lot grading should direct surface runoff along the rear and side property lines and away from adjacent properties.
6. A drainage plan based on U.S.G.S. Quadrangle Map with the drainage area delineated, contributory areas given in acres, the anticipated existing and proposed runoff based on a 25-year storm, and the upstream drainage area being fully developed. The size, location and capacity of existing downstream drainage facilities shall be shown. The applicant's engineer should discuss how stormwater for the anticipated site improvements will be managed.
7. A design report for the water, sewer and drainage facilities, and plans of proposed water, sewer (gas and electricity, if ordered) and storm sewers designed in



Borough of Milltown
Planning Board
Re: Heritage of Milltown
Minor Subdivision Application

August 28, 2020
Our File No. PMIP0076.02
Page 3

accordance with Borough standards, showing all adjacent existing and proposed facilities, connections, proposed method of connection, pipe sizes, types and slopes, structures, hydrants, fittings, individual service connections and other facilities as necessary for satisfactory operation. Plans, profiles and details are required for all water, sewer and drainage facilities. The Location of the existing utilities should be added to the plan. The applicant's engineer should discuss the availability of essential utilities for the anticipated development.

8. Plans and profiles of all existing and proposed roadways, including improvements in accordance with Borough requirements for pavement width, thickness, centerline radius, grade, transitions, curbs, sidewalks, driveway aprons, pipelines, manholes, catch basins, inverts, rim elevations, grate elevations and the clearances of all crossing utilities. The applicant should indicate if any improvements to Christopher Street are anticipated, and if Christopher Street will be utilized for access to lot 1.01.
9. A soil erosion and sediment control plan indicating the proposed methods of preventing erosion, and situation of property in question as well as downstream properties or watercourses.
10. A landscaping plan which shall locate, detail, quantify and indicate the proposed vegetation and landscaping of the site and the scheduling of placement of same.
11. Environmental Impact Statement.
12. Traffic Impact Analysis.
13. The titles and dates of all filed maps for lands abutting the tract.
14. The location, size and use of all existing structures, wooded areas, water courses and drainage facilities on the site and within two hundred (200) feet of the property in question.
15. A copy of covenants, deed restrictions or exceptions that are intended to cover all or part of the tract.
16. The subdivision plan should indicate the following improvements: curb, sidewalk, site grading, paved driveway, concrete driveway apron, improved roadway pavement or pavement repairs along frontage of all adjoining streets, proposed dwellings and all other improvements required for the development of the proposed subdivision. The applicant should repair all damaged or deteriorated curb, sidewalk and pavement along the frontage of the site.



Borough of Milltown
Planning Board
Re: Heritage of Milltown
Minor Subdivision Application

August 28, 2020
Our File No. PMIP0076.02
Page 4

17. Construction details should be provided on the plans, and certified by a Professional Engineer licensed in the State of New Jersey.

In addition to the aforementioned items required by the Borough Code, we offer the following comments regarding the Minor Subdivision Plan submitted with this application;

1. The applicant should demonstrate that the proposed subdivision will not negatively impact the function of the existing uses on the lots. The existing parking areas and supply, utilities and septic systems (if any) should be clarified.
2. The applicant should clarify if it is their intention for proposed lot 4.01 to be situated entirely within the B-3 zone.
3. The applicant should provide a copy of the Survey for the property signed and sealed by the Licensed Land Surveyor.
4. Confirm proposed Tax Lot numbers with the Borough of Milltown Tax Assessor.
5. Provide closure reports for all proposed lots for Map comparison.
6. Provide a minimum of 3 coordinate pairs around the entire tract boundary.
7. If the subdivision is to be perfected by deed, the applicant should submit deeds clearly describing the approved subdivision lots, suitable for recording at the County Clerk's Office. The deeds should be submitted to the Planning Board Attorney for review and the metes and bounds descriptions should be submitted to our office for review. When approved, they are to be signed by the Chairman and Secretary of the Planning Board prior to filing.
8. A proposed lot grading plan should be submitted for review and approval prior to the issuance of a building permit.
9. An as-built grading plan should be submitted by the builder for review prior to the issuance of a certificate of occupancy.
10. Provide the following note on the plans:

"Where basements are to be provided, the developer shall, by boring or by test pit, determine the depth to groundwater at the location of the proposed dwellings. Where groundwater is encountered in the basement area, basements will not be



Borough of Milltown
Planning Board
Re: Heritage of Milltown
Minor Subdivision Application

August 28, 2020
Our File No. PMIP0076.02
Page 5

installed unless special construction methods are utilized, to be reviewed and approved by the Borough Construction Code Official. If and where sump pumps are installed, all discharges shall be connected to the storm sewer when available. A clean out shall be provided to the connection to the storm drain in order that blockages can be addressed”.

11. Structures are subject to the review of the Borough Construction Code Official.
12. The roof drains should be installed in accordance with the requirements of the Borough Plumbing Subcode Official.
13. A note should be added to the plans that a strap on saddle shall be used for all sanitary sewer lateral connections to the main.
14. Applications to the Borough are required for water, sewer and electric service connections.
15. A tree removal, preservation and planting plan shall be submitted in accordance with Chapter 19 of the Borough Code. Trees proposed to be saved should be located and tree save details should be provided. Limit of disturbance line should be shown.

C. OTHER AGENCY APPROVALS

1. The applicant should discuss approvals by all other agencies having jurisdiction including the following:
 - a. Freehold Soil Conservation District
 - b. Middlesex County Planning Board
 - c. All other agencies having jurisdiction.
2. Copies of applications and approval permits, waivers, certifications or letters of no interest, as may be required, should be provided as a condition of final approval and prior to the site disturbance.



Borough of Milltown
Planning Board
Re: Heritage of Milltown
Minor Subdivision Application

August 28, 2020
Our File No. PMIP0076.02
Page 6

D. SUMMARY

Any approval by the Board should be conditioned upon the above comments; the applicant's payment of all outstanding professional review fees of the Board and the Borough, the posting of any fair share contributions deemed necessary by the Borough, the posting of any fair share contribution for affordable housing requirements, as may be currently mandated by COAH or the Borough, the posting of all required performance guarantees and inspection escrows and the applicant's engineer providing an itemized cost estimate for the improvements to the Borough Engineer in order that the performance guarantee and inspection escrow amounts can be calculated, if required.

LP/jll

cc: Board Attorney
Board Planner
Board Secretary
Environmental Commission
Shade Tree Committee
Applicant
Applicant's Professionals