

APPLICANT: TICES DEVELOPERS,LLC

APPLICATION #: 19-000017

DESCRIPTION: Preliminary and Final Site Plan and Subdivision of 32.42 acres for mixed use development and townhomes and apartments.

SUBDIVISION: Minor: Preliminary: **X** Final: **X**
SITE PLAN: Minor: Major:
CAPITAL PROJECT REVIEW:
CONDITIONAL USE:
VARIANCE: Use: Bulk: **X**

SCHEDULED HEARING DATE: 6/24/2020

CONTINUED TO: 1st: 2nd:
3rd: 4th:
5th: 6th:

REVIEW AGENCIES

DATE COMMENTS/REVISIONS RECEIVED

A:	<input type="checkbox"/>	Board of Education	
B:	<input checked="" type="checkbox"/>	Code Enforcement	June 17, 2020 No Comment
C:	<input checked="" type="checkbox"/>	Collector of Revenue	January 2, 2020 Taxes Current
D:	<input checked="" type="checkbox"/>	Construction Official	June 17, 2020
E:	<input checked="" type="checkbox"/>	Environmental Commission	
F:	<input checked="" type="checkbox"/>	Fire District	December 30, 2019
G:	<input type="checkbox"/>	Fire Inspection	
H:	<input type="checkbox"/>	Health/Environment	
I:	<input type="checkbox"/>	Middlesex County Planning Board	
J:	<input type="checkbox"/>	N.J.D.O.T.	
K:	<input type="checkbox"/>	Planning & Engineering	
L:	<input checked="" type="checkbox"/>	Public Safety	June 16, 2020
M:	<input checked="" type="checkbox"/>	Public Works	January 21, 2020
N:	<input type="checkbox"/>	Recycling & Solid Waste	January 21, 2020
O:	<input type="checkbox"/>	Recreation & Parks	
P:	<input checked="" type="checkbox"/>	Sewerage & Water Resources	January 21, 2020
Q:	<input type="checkbox"/>	Turnpike Authority	
R:	<input type="checkbox"/>	Other	



Township of East Brunswick

DEPARTMENT OF PLANNING AND ENGINEERING
KEITH T. KIPP
DIRECTOR

MEMORANDUM

June 16, 2019

TO: East Brunswick Planning Board

FROM: Department of Planning & Engineering

RE: Application #19- 17 Tices Developers Urban Renewal, LLC.

Plans Reviewed

Minno & Wasko Architects & Planners, Architectural Drawings for Preliminary and Final Site Plan and Subdivision Approval, Legacy Place, Block 32 – Lot 1.33, 17 Sheets, Dated July 17th, 2019 and revised site plans by Meridian Engineering Group, Inc., Tices Developers Urban Renewal, LLC., Legacy Place Lot 1.33 – Block 32, 35 Sheets, Dated June 10, 2020. Plans titled Tices Lane Improvements submitted by Langan Engineering dated January 8, 2020 and received June 12, 2020 were submitted.

1. Description:

- A. Applicant's Proposal – The applicant is requesting a Preliminary and Final Site Plan approval with Bulk Variances for 520 mixed residential units including 376 mixed use apartments, 80 two over two units, 16 townhouse units, and 100 apartments with 20% COAH units, 15,000 sf of commercial, one central park containing 37,589 sf and three pocket parks and a 5,000 sf clubhouse.
- B. Redevelopment Plan: The following description indicates the requirements for the Redevelopment Area as per Ordinance 18-45 which was adopted by the Township Council on November 26, 2018 and Amended on February 2020:

Min Tract Size required is 30 acres; Proposed is 32.94
Max number of dwelling units is 520; Proposed is 520 (including affordable units)
Max number of mixed used multi-family apts is 380; Proposed 376;
Max number of townhomes permitted is 80; Proposed is 80
At least 20% of proposed townhomes must be unit over unit; Proposed is 16 (20%)
Max of 100 apartments permitted; 100 is proposed
Affordable units must be scattered; No more than two units are adjacent
Max number of Phases permitted is five; Four are proposed;
Min required retail/commercial square footage is 15,000; Proposed is 15,000
Max number of stories permitted is 6; Proposed is 5



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Max building height permitted is 85'; Proposed is 54.5'
Percentage of affordable units required is 20% of total units; Proposed is 104 (20%)
Building setback to track boundary is 50'; Proposed is 25.34' for southwest Townhome B
Variance required
Min building setback required along retail uses is 16'; Proposed is 16.5'
Min building setback required to interior streets is 10'; Proposed is 11.5'
Min building setback required to parking lot is 10'; Proposed is 11.5'
Max building coverage is 20% (205,813 sf); Proposed is 22.9% (236,422 sf); **Variance required**
Max impervious coverage is 70% (608,099 sf); Proposed is 64.9% (667,852 sf)
Required open space and/or recreation is 25%; Proposed is 25%
Min distance between buildings is 20'; Proposed is 32'
Max length of building is 450'; Proposed is 439.78'
Max number of units per building is 240; Proposed is 188
Required landscaped buffer is 50'; Proposed is 25.34' **Variance required**
Required setback of stormwater in landscaped buffer is 25'; Proposed is 1' **Variance required**
Min clubhouse size is 5,000 sf; Proposed is 5,000 sf
Min common green area size is 2/3 of 1 acre (29,040 sf); Proposed is 37,589 sf
Min size of pocket parks is 14,000 sf; Proposed is a total of 74,041 sf (3 parks)
Min number of pocket parks is 3; Proposed is 3
Of the three pocket parks one must be a dog park; Proposed is one dog park
Additional requirements include construction of the Loop Road, elements of the Loop Road: 6' sidewalk on the east side; street lighting with dual heads in the landscape median and GFI boxes mounted to the top of each pole; street trees on both sides of landscape median; Minimum 10' landscape median; new traffic signal. The developer is to provide grading, drainage, stormwater, lighting and parking for a maximum of 200 parking spaces within an 8 acre parcel which the developer is deeding to the Township on the south side of the loop road. The parcel is intended to be utilized for future recreational purposes.

2. Findings

A. Property In Question

The property is located at the intersection of Tices Lane and Highland Street Extension, Block 32 Lot 1.33 and is located in a Redevelopment Area known as 6A. The lot is 32.924 acres and contains two one-story commercial buildings and a two-story commercial building, all are to be demolished. The property is located at the intersection of Tices Lane and Highland Street Extension.

B. Applicant's Proposal

The applicant is proposing to construct two mixed use buildings containing commercial/retail and parking on the first floor and residential units on the second thru fifth floors, 12 townhome



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buildings, two stacked townhome buildings, two four-story apartment buildings, a community building with a pool, a main park, and three pocket parks one of which is a dog park.

The applicant is proposing to subdivide the property and dedicate 8.152 acres to the Township.

3. The plans have been revised as follows:

- Five bulk variances have been eliminated either by changes to the plans or through amending the Redevelopment Plan.
- The mixed use multi-family apartments allowable maximum was increased from 360 to 380 as per the amended Redevelopment Plan.
- The market rate three-bedroom variance has been eliminated since the amended Redevelopment Plan now permits three bedroom market rate units.
- The number of phases has been decreased from 6 to 4 and this has eliminated a variance.
- The community facility is now part of Phase 1 which has eliminated a variance.
- The allowable building length has been increased from 400' to 450' in the amended Redevelopment Plan therefore the variance has been eliminated.
- The bike racks (page 33 not 32) and bench locations and details now shown on the plans. The lighting plan has been revised and now complies.
- The proposed landscaping now properly screens the dumpsters for Buildings "D".

4. Bulk Variances:

- a. Building Setback – The required building setback is 50 whereas the applicant has proposed 25.34' for one of the Building B townhomes. The building would be located on the southwest corner of the property. Per Ordinance Section 3.4(7)
- b. Maximum Building Coverage – The maximum allowable building coverage is 20% whereas the applicant has proposed 22.9%. The applicant should consider providing additional greenery to mitigate this additional coverage. Per Ordinance Section 3.4(11)
- c. Landscaped Buffer – The minimum required buffer is 50 whereas the applicant has proposed 25.34' due to the location of Building style B which contains the townhouse units. The applicant should provide testimony justifying this variance since there are opportunities to reduce or eliminate the variance. Per Ordinance Section 3.4(17)
- d. Stormwater Setback – Stormwater management structures may be located within the landscape buffer but no closer than 25' to the property line whereas the applicant has proposed 1'. The plans incorrectly state 13.21'. The proposed bioretention basin 4E would be approximately 1' from the property line, 4D would be approximately 5' from the proposed property line adjacent to the proposed loop road, detention basin 2F would be approximately 3' and bioretention basin 2d would be approximately 5' from the property line. This is a serious deviation from the ordinance. The applicant should justify this variance request. Per ordinance section 3.4(17)(a)



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- e. Electric Vehicle Charging Stations – The applicant is proposing 1,100 parking stalls therefore 22 electric charging stations would be required whereas only 8 are provided.

An alternative to providing the full number of stalls would be to provide a dedicated circuit for the interior garages so residents can have the ability to charge an electric vehicle without a charging station unit. Per ordinance 3.5(1)(e)

5. Design Waivers:

- a. Several bike racks are now provided at Buildings A and the pool house. We still recommend additional bike racks throughout the property. The detail does not appear on either page 22 or 32.
 - b. Lighting – The minimum footcandle of 0.50 is not being met at Buildings B but only a small area of the parking lot is at 0.4. The lighting at Buildings C and D is now adequate at 0.5 or above. The lighting at the property line has been reduced to not exceed 0.5.
6. Phasing: The phasing has been reduced from 6 to 4 phases which now complies. The first phase consists of the demolition of all existing structures and construction of the loop road, the community facility and Building A2 the mixed use building. Phase 2 consists of Building A1, the mixed use building containing retail, 143 parking stalls, 188 units and rooftop amenities. Phase B consists of Building A2 which is the same as Building A1. Phase 3 consists of the four buildings containing residential apartments, two buildings (building style C) which would have stacked townhomes and two buildings (building style D) which would have apartment units. Phase 4 consists of twelve townhome buildings (building style B).

Also required as part of each phase is remediation of the site as necessary, as per DEP regulations, and any necessary grading and stormwater management as per Township Planning and Engineering professionals.

7. Affordable Housing: The applicant has proposed a total of 104 affordable housing units which will consist of 26 one bedrooms, 58 two bedrooms and 20 three bedrooms. The breakdown of the proposed units are as follows: Buildings A1 and A2 would each contain 9 three bedroom units, 21 two bedroom units and 12 one bedroom units for a total of 84 affordable units. Buildings D1 and D2 would each contain 1 three bedroom units, 8 two bedroom units and 1 one bedroom units for a total of 24 units. The required 20% set aside is being met.
8. Landscaping: A total of 264 shade trees are required throughout the project whereas 481 shade trees are being provided. All of the specific landscaped island requirements are also being met. The new landscaping, skyrocket juniper, around the dumpster will provide more than adequate screening side of the dumpster pad on the southeastern side of the property and big blue lilyturf at the dumpster adjacent to the community center both of which have mature heights of 2'.
The applicant should provide testimony regarding any drought tolerant plants that are being provided.



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Exterior medians should be consistent with internal medians and have similar landscaping.

9. **Lighting:** The applicant is no longer proposing Lumark light fixtures for the loop roadway which was a much different aesthetic from the interior lighting. For site continuity and a better aesthetic, the roadway lighting should be similar to the site lighting. The applicant's letter states that they are working with PSE&G to find a suitable substitute for the recommended "Epic Large" which is no longer manufactured.
10. **Signage:** A proposed monument sign for the commercial businesses would consist of 90 sf with a height of 7.58'.
11. **Architecture:** Building A consists of five stories and a mean height of 54.5' with a variety of architectural features, materials and colors including brick, manufactured cast stone, cementitious board and trim, a composite metal panel, canopy and trim. The building length is 439.78' which exceeds the allowable length in the Redevelopment Plan. The applicant has proposed some features which may mitigate the variance and improve the overall appearance. These features include multiple breaks in the façade, landscaping, a variety of materials and colors and also balconettes. However, the balconettes are only shown on one side of the buildings and the breaks are only shown on three sides of the buildings. The applicant should address the western façade of Building A2 and the eastern façade of Building A1. Buildings B, C and D are similar and would consist of manufactured stone veneer and cast stone, cementitious siding and trim, an asphalt roof with metal seam. Buildings B would also consist of a brick façade and additional colors. Buildings B would consist of three stories and a mean height of 39'-5 11/16" and Building C would consist of three stories and a mean height of 41'-8 3/4" and Building D would consist of four stories with a mean height of 52.5'.

The plans should indicate the size of the balconettes.

Any metal elements should not exceed 10% as per the ordinance (4.0(2)(c)).

The applicant should provide color renderings for the Board's review. Of special interest is how the first story would be distinguished from the upper floors for the mixed use buildings and the multi-family buildings. The applicant's architect should provide testimony regarding the features of the first floors with special attention to the proposed windows. Recessed windows and operable windows are preferred.

12. **Green Elements:** The redevelopment plan recommends a variety of sustainable design standards including rain gardens, drought tolerant plants, and cool roofs. No rain gardens or cool roofs are shown on the plans. It does not appear that any drought tolerant plantings are proposed. Additional elements could include green roofs, solar panels, bioswales, and a community garden with composting. The applicant should provide testimony regarding adding more of these elements to the project. The applicant should especially consider utilizing green infrastructure to capture stormwater runoff.



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13. **Subdivision:** The applicant has proposed to subdivide a portion of the property, 8.152 acres, which will be dedicated to the Township for a future recreational use. The proposed development would consist of the remaining 23.624 acres.
14. **Traffic and Circulation:** The applicant is responsible for a new traffic signal at the entrance to this project on Tices lane. The plans indicate that the two existing traffic signals will be relocated. Plans submitted by Langan Engineering show two proposed traffic signals at the intersection of Renee Road and Tices Lane. Per ordinance 3.4(19)(a)

The applicant is also responsible for reconstruction of Tices Lane 100' east of Harts Lane and 200' west of State Route 18. Plans submitted by Langan Engineering show road improvements at the intersection of Renee Road and Tices Lane. I defer to the Township Engineer for further comments.

A R.O.W. dedication to the Township is required for 2.565 acres along the western portion of the property. This area will be the location for the new Loop Road (Renee Road). An additional R.O.W. dedication from the Township to the applicant will be the area known as the Highland Street Extension.

15. **Design Standards:** The applicant should provide testimony regarding the following design standard requirements: Provide full cut-off lighting in primary parking areas, provide energy efficient HVAC units and low flow toilets.

Additional standards that are encouraged: Drought tolerant plants, rain gardens, waste management practices during construction, provide cool roofs and whenever possible building materials should be manufactured within 500 miles of site.

16. **Streetscape** – As part of the recommended placemaking efforts, the proposed streetscape will include street trees, sidewalk landscaping, benches and street lighting. Additional elements could include artwork and water features such as fountains.
17. **Land Dedication** – The applicant has agreed to dedicate 8.152 acres of land to the Township for the purposes of public recreation. As part of this site plan application, this land will be subdivided into two lots to be known as Lots 32.01 and 32.02.



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18. **Recommendations:** Should the Planning Board consider granting the approval, staff recommends the following:

The applicant should investigate ways to incorporate green infrastructure.

A detail of the roof amenities should be provided.

A sidewalk detail for the expanded 16' sidewalk for the retail and amenities areas should be provided.

Will noise reducing mats be placed beneath the dumpster or dumpster dampening be provided?

The applicant should provide testimony regarding security and access to the parking garage.

East Brunswick is promoting multi modal transportation and this would include bicycles. Therefore, it would be beneficial to modify the 6' sidewalk to a 10-12' wide multipurpose path along the new loop road. This could also continue and tie into the next phase of redevelopment along Renee Road.

The applicant should discuss the possibility of a shuttle service to the Transportation Center.

The applicant should assume responsibility of the maintenance of the center median along the loop road.

The applicant should agree to the provisions of Title 39.

Colleen McGurk, PP/AICP
Planner/Zoning Officer

Keith Kipp
Director of Planning and Zoning

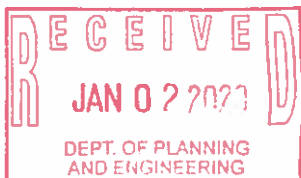
MEMORANDUM



To: Chairman Taylor
From: Kristi Sacktig, Code Enforcement Officer
Date: June 17, 2020
Re: 110 Tices Lane
Application # 19-17

No comments at this time, demolition in progress.

cc: Keith T. Kipp, Director, Planning & Engineering
Memos.20/04



EAST BRUNSWICK TOWNSHIP
DEPARTMENT OF PLANNING AND ENGINEERING
TAX AND ASSESSMENT PAYMENT REPORT

APPLICATION # #19-17 DESCRIPTION

Under provisions of East Brunswick Land Use Procedures Ordinance, Chapter 132, an applicant for all development must submit proof that no taxes or assessments for local improvements are due or delinquent on the property.

Applicant will complete Section I of this form and submit them with the application. The Department of Planning and Engineering will forward the form to the Collector of Revenue Office for verification that no delinquent taxes or assessments are due.

Section I (to be completed by Applicant)

I Tices Developers, LLC of c/o Wilentz, Goldman & Spitzer
90 Woodbridge Center Drive, Woodbridge, NJ 07095
(name) (address)

am making application to the (Planning Board) (Zoning Board) for Development

of Lot(s) 1.33 in Block(s) 32 in

the Zone, located at 110 Tices Lane Street(s)

whose owner of record is Tices Developers, LLC of 820 Morris Turnpike, Suite 301
Short Hills, NJ 07078
(name) (address)

I request the Collector of Revenue determine whether there are any delinquent taxes and/or assessments due.

BY: [Signature] Donna M. Jennings, Esq.
12/26/19
(Date)

Section II (To be completed by Collector of Revenue)

I find that:
[X] All taxes due have been paid.
() All assessments due have been paid.
() The following are delinquent and past due.

[Signature] MICHELLE A. O'HARA
ASSISTANT FINANCE DIRECTOR/TAX COLLECTOR

12/31/19
(Date)



MEMORANDUM

June 17, 2020

TO: Keith Kipp, Director
Planning & Engineering

FROM: Richard A. Vigliotti, Construction Official

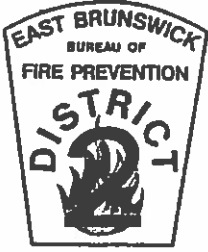
A handwritten signature in black ink, appearing to read "R. Vigliotti".

RE: Application No. 19-000017
Tices Developers Urban Renewal, LLC
110 Tices Lane
Zone: MXD2 Block: 32 Lot (s): 1.33

Comments to revised plans:

1. Supply location of fire department connections.
2. Supply plans for fire hydrants.

****Provide sheet # and cloud locations****



**EAST BRUNSWICK BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 2**

216 Joseph Street, East Brunswick NJ 08816

OFFICE (732) 210-4582 FAX (732) 651-1944

Township of East Brunswick
Attn: Loren Morace, Planning Board Secretary
1 Civic Center Dr.
East Brunswick, NJ 08816

December 30, 2019

Subject: Application 19-000017
Tices Developers Urban Renewal, LLC
110 Tices Ln.


Loren,

I have received the plans for the above application and have comments from myself as well as the Fire chief.

1. The sprinkler system to be used should be a full NFPA 13 system
2. Hydrants added as noted on the plans
3. Remove islands in roadways
4. All roadways should be at least 20' wide to accommodate the Ladder truck
5. Roundabouts must be able to be driven over
6. Roadway turns must be able to accommodate the largest fire truck in the district which is 42.67' in length
7. Fire lanes must be shown on plans
8. Add fire apparatus access at dead ends
9. A Knox Box located on the community building

If you have any questions feel free to contact me. I will bring the plans to your office on Thursday Jan. 2, 2020 for you to review.

Regards,


Sean J. Verdi
Fire Marshal
East Brunswick District 2



**EAST BRUNSWICK POLICE DEPARTMENT
INTER-OFFICE MEMORANDUM**



SUBJECT: 110 Tices Lane		NUMBER: NA
EFFECTIVE DATE: June 16, 2020	DISTRIBUTION TO: Planning and Engineering	ISSUED BY: Sgt. Anthony DeSantis
CANCELLATION DATE: June 16, 2020		APPROVED BY: Sgt. Anthony DeSantis

The Department of Public Safety has the following comments after reviewing the documents received:

1. The center aisle exit leading to Tices Lane needs to be more restrictive to left turns.
 - a. A center median or small curb is requested on Tices Lane in order to avoid inevitable left turns which will result in traffic crashes out of the new complex despite any posted signage or curved curbing.
 - i. This will also restrict motorists from making left turns into the complex from Tices Lane
 - ii. Additionally, this will restrict motorists from crossing Tices Lane from the Crosspointe Complex in order to enter the 110 Tices Lane development.
2. The Tices Lane/Renee Road light must receive a full ADA standards compliant upgrade.
3. The exit from Crosspointe on to Tices Lane must be labeled "No Left Turn."
4. The width of Tices Lane shall be upgraded and made wider to include two lanes in both directions (East and West) through the Harts Lane traffic signal. (total of 4 lanes)



Township of East Brunswick

Department of Public Works - Water & Sewer Utility Division

To: Colleen McGurk, Planning and Engineering
From: Dan Losik, Director, Public Works & Water and Sewer Utility
George Smith, Water Production Coordinator, Water and Sewer Utility
Matt Dolinski, Water Distribution, Water and Sewer Utility
cc: Keith Kipp, Director, Planning & Engineering
Date: January 21, 2020
Re: **Application # 19-000017**
Tices Developers Urban Renewal, LLC
Location: 110 Tices Lane
Block: 32; Lots: 1.33
Township of East Brunswick

All State and County permits are the responsibility of the Applicant.

WATER SERVICE

We have reviewed the above referenced Application and have the following comments for the existing & proposed water services:

Item 1. Proposed New and existing Water Connections

Temporary disconnections of all water services must be performed at the feed stop prior to the start of demolition. The permanent termination of all abandon water lines on the property must be performed at the connection point on the water main prior to the issuance of Certificates of Occupancy. The East Brunswick Water & Sewer Utility must witness all temporary disconnections and permanent terminations.

The Utility Plan shall be modified to incorporate the following design changes or comments for the existing & proposed water services:

- a. All water lines shall be the responsibility of the property owner to the wet cut valve on the water main.
- b. Private valves shall be installed at each domestic and fire line to the building.
- c. Proposed irrigation meter locations shall be shown and situations where a domestic meter is utilized must be stated in the water riser diagram.
- d. A professional engineer shall determine the adequacy of the static line pressure and flow to meet the demands of the building for domestic consumption and fire protection.
- e. Materials and construction methods shall conform to East Brunswick Water & Sewer Utility standard specifications.
- f. The domestic water meters must be located inside the building.
- g. The water lines shall be labeled with the proposed type of material.
- h. The water mains supplying water to the 'B' Units should be looped to improve hydraulic

flow and water quality.

- i. Provide service line size and material.
- j. Provide additional valves at the Right Of Way on both 8" water lines entering the site to avoid the operation of the wet cut valves and control flows on the property.
- k. Provide a hydrant detail showing 8"x6" tee and 6" shut off valve (typical).
- l. Detail the adjoining hydrant.
- m. Configure 8" main line valves to isolate each fire hydrant and tee connection.
- n. The water main on Tices Lane is a 20" concrete pipe. The Township requests that a 20" x 8" cross be installed to provide flow to the existing main at Renee Road and the proposed site. Additionally, a 20" butterfly valve must be repaired near Route 18 to achieve positive control over the installation area.

Item 2. Water for Construction Purposes

The need for water during construction for mobile equipment/tanks shall conform to Township Ordinance 218-3. The contractor must obtain a Water Usage Permit from the East Brunswick Water and Sewer Utility for access to the hydrant located at the Tices Lane Pump Station. If the contractor needs water at the construction site, they must obtain a Hydrant Usage Permit from the East Brunswick Water and Sewer Utility. Permits may be obtained at the Tices Lane Pump Station. Failure to obtain the appropriate permits is in violation of the Township Ordinance and shall result in fines.

Item 3. Fees

Any changes to the water service that are proposed, all appropriate water connection, construction and meter fees must be paid to the East Brunswick Office of Revenue **prior to the issuance** of construction permits. An Application for Connection with the fee schedule shall be completed by the Utility office after all requested information is submitted. The application permit will then be sent to the Office of Revenue for payment when the Applicant is ready for permit release.

Escrow in the amount of \$1,000 shall be placed in an account to cover engineering reviews and inspections. **Please provide a W-9 and check.**

SANITARY SEWER SERVICE

We have reviewed the above referenced Application and have the following comments for the existing and proposed sewer services:

Item 1. Proposed and existing Sewer Connections

Temporary disconnections of all sanitary sewer services must be performed at the clean out prior to the start of demolition. The permanent termination of all abandon sanitary sewer lines on the property must be performed at the connection point on the sanitary sewer main prior to the issuance of Certificates of Occupancy. The East Brunswick Water & Sewer Utility must witness all temporary disconnections and permanent terminations.

The Utility Plan shall be modified to incorporate the following design changes or comments for the proposed sewer services:

- a. The entire existing sewer lateral to the connection into the existing manholes on the

- existing sanitary sewer main shall be the responsibility of the property owner to maintain.
- b. All existing and proposed laterals including materials and sizes shall be shown on the plans.
 - c. All proposed clean outs and floor drains shall be shown on the plans.
 - d. All materials and connections must comply with East Brunswick Water & Sewer Utility standard specifications.
 - e. Clean outs shall be provided outside of each residential and commercial unit.
 - f. The location of the proposed force main should be reconsidered as it is currently under solid waste & recycling containment areas.
 - g. Provide a detail of the connection to the pool.
 - h. Consider obtaining an easement at the adjacent property (Block 32, Lot 2.11) to minimize the length of the force main to discharge into an existing manhole.

Item 2. Fees

All appropriate sewer connection, and filing fees must be paid to the East Brunswick Office of Revenue prior to the issuance of certificate of occupancy. The fess shall be calculated based on commercial tenant information. An Application for Connection with the fee schedule shall be completed by the Utility Office and sent to the Office of Revenue for payment when the Applicant is ready for permit release. These fees shall be paid prior to the issuance of a Certificate of Occupancy.

STORMWATER

We have reviewed the above referenced Application and have the following comments for the Stormwater:

Item 1. Proposed and existing Stormwater Connections

The Utility Plan shall be modified to incorporate the following design changes or comments for the proposed stormwater services:

- a. All storm inlets, pipes, structures, and basins outside of the Township Right of Way shall be the responsibility of the property owner.

ROADS

We have reviewed the above referenced Application and have the following comments for the roads:

The Township will only be responsible for issues within the Township Right of Way.

SOLID WASTE & RECYCLING

We have reviewed the above referenced Application and have the following comments for the Solid Waste & Recycling:

The Utility Plan shall be modified to incorporate the following design changes or comments for the proposed solid waste and recycling facilities:

- a. Please provide additional details for a solid waste and recycling plan for residential units.
- b. All removal from the containment areas for commercial solid waste and recycling are to be performed by the owner.
- c. The owner shall provide a yearly recycling tonnage report to the Township.
- d. The design of the containment areas should take into consideration room for bulk items generated by turnover of tenants.
- e. The recycling dumpsters should consider adding recycling pictographs to educate the residents or employees on the accepted recyclable materials.
- f. The detail for the containment areas are not consistent with Township design standards.