

APPLICANT: 8 JOANNA COURT LLC

APPLICATION #: 20-000009

DESCRIPTION: 5,000 sf addition to an existing industrial pharmaceutical manufacturing use on 10.5 acres

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

SCHEDULED HEARING DATE: 12/9/2020

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

REVIEW AGENCIES

DATE COMMENTS/REVISIONS RECEIVED

A:	—	Board of Education	
B:	X	Code Enforcement	October 2, 2020
C:	X	Collector of Revenue	October 8, 2020 Taxes Current
D:	X	Construction Official	September 9, 2020 No Comment
E:	—	Environmental Commission	
F:	X	Fire District	October 2, 2020
G:	—	Fire Inspection	
H:	—	Health/Environment	
I:	—	Middlesex County Planning Board	
J:	—	N.J.D.O.T.	
K:	—	Planning & Engineering	
L:	X	Public Safety	September 4, 2020 No Comment
M:	X	Public Works	October 5, 2020
N:	X	Recycling & Solid Waste	October 5, 2020
O:	—	Recreation & Parks	
P:	X	Sewerage & Water Resources	October 5, 2020
Q:	—	Turnpike Authority	
R:	—	Other	

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



TIM W. GILLEN, PE, PP, CME (1991-2019)
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
JOHN J. HESS, PE, PP, CME

MEMO TO: East Brunswick Planning Board

FROM: John D. Kriskowski, P.E. *JK*
Township Planning Board-Engineer's Office

DATE: October 7, 2020, Revised November 20, 2020

RE: Raritan Pharmaceuticals - Warehouse Expansion
Preliminary & Final Major Site Plan
Block 31.01, Lot 12
8 Joanna Court
Township of East Brunswick, Middlesex County, New Jersey
Application No. 20-09
Our File: PEBP0031.03

Pursuant to our authorization, we have reviewed the above referenced Site Plan Application in East Brunswick Township, as submitted by 8 Joanna Court, LLC. The following information has been submitted to this office for review:

- a. Plans entitled "Addition to the Raritan Pharmaceutical Facility, 8 Joanna Court, East Brunswick, New Jersey" prepared by AA Architectural, Inc., dated June 22, 2020, (6 Sheets); **Sheets AS.1 through AS.4 revised October 20, 2020;**
- b. Plan entitled "Topographic Survey of Property, 8 Joanna Court, Tax Lot 31.01, Block 12, Township of East Brunswick, Middlesex County, New Jersey" prepared by Lakeland Surveying dated November 18, 2019 (1 sheet)
- c. Letter of Intent from AA Architectural, Inc. dated June 22, 2020;
- d. Application for Major Site Plan stamped received by East Brunswick Township on September 3, 2020;
- e. Certification Letter from Freehold Soil Conservation District dated July 13, 2020;
- f. Report entitled "Hydrologic & Hydraulic Calculations to Support the Design of a Detention System for the Expansion of Existing Facilities on Lot 12, Block 31.01 located in East Brunswick Township, Middlesex County, New Jersey" prepared by David E. Fantina, PE, dated June 2020, **revised October 24, 2020.**
- g. Report entitled "Maintenance Plan for Proposed Stormwater Management Facilities, Lot 12 Block 31.01 Located in Township of East Brunswick, Middlesex County, New Jersey" dated June 3, 2020.
- h. Response letter from AA Architectural, Inc. dated October 20, 2020 in response to CME letter report dated October 7, 2020;



East Brunswick Planning Board
Raritan Pharmaceuticals - Warehouse Expansion

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I. GENERAL DESCRIPTION

The subject property is located at the easterly end of Joanna Court in the I/M (Industrial/Manufacturing) Zoning District. Currently the site contains an existing 168,000 SF one-story concrete and steel frame building that is used for manufacturing, processing and packaging pharmaceutical products. The Applicant is proposing to construct a 5,776 SF expansion for processing and storage of those same products, which are ancillary uses for what currently exists on site.

EXISTING CONDITIONS

The existing site is identified as Block 31.01, Lot 12 in East Brunswick Township. The subject parcel is surrounded by other industrial zoned properties and uses to the North, East and West, and residential properties to the South. Conrail ROW abuts the property immediately to the South and to the East. The site is currently accessed by a single driveway at the end of the Joanna Court cul-de-sac.

Existing stormwater on site appears to be collected by a series of storm drains and catch basins and discharges via a 36" RCP into Saw Mill Brook via a headwall in the vicinity of Joanna Court. There is no existing stormwater management basin indicated on the site.

Utilities are shown to service the existing building via connections to Joanna Court.

The Site Plans indicate that the new addition reflects a Finished Floor Elevation at 95.00 with a note to "match existing".

PROPOSED CONDITIONS

The Applicant is proposing to construct a 5,776 SF addition on the west side of the existing building, at a height of 31 feet above finished floor. The Plans indicate that the proposed addition will match the existing building in both height and construction materials.

The expansion is proposed to displace an area that is primarily impervious surface, which contains twelve (12) existing parking spaces. The Parking Table on Sheet AS.1 indicates that 141 parking spaces (including 6 handicapped accessible spaces) will remain on site after construction while 134 spaces are required in accordance with East Brunswick Code.

Other proposed improvements include a new seepage pit for the additional roof area runoff, two new wall-mounted light fixtures, four (4) new Electric Vehicle Charging Stations and some additional landscaping (shrubs) to be planted along the northerly foundation wall of the proposed addition.

No new utilities or utility connections are indicated on the Site Plan. Utilities are existing to remain, and intended to service the proposed addition.

The Application requires no Bulk Variances as indicated on the Plans.



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II. ZONING COMMENTS

A. Items of Non-Conformance with Ordinance

- a. The Applicant has indicated on the application form that he is not seeking any Variances with this application for Major Site Plan Approval.

III. SITE PLAN COMMENTS

A. Considerations and/or Recommendations

1. Applicant should provide Testimony that the size and number of existing loading bays are sufficient for the proposed building.
2. During a recent site visit, areas of pavement in need of repair were noted. The Applicant should provide Testimony regarding the pavement repairs and any plans for pavement maintenance proposed during the construction.
3. An existing chain link fence is indicated on the Topographic Survey on the east side of the building. The Applicant should provide Testimony regarding the height and condition of this fence.
4. There are numerous unidentified rectangles indicated on the Site Plan inside the chain link fence on the east side (rear) of the existing building. The Applicant should provide Testimony regarding the existing and proposed use for these facilities.
5. The Applicant should provide Testimony regarding the proposed hours of operation, truck receiving, staffing, etc. for the existing facility with the proposed building expansion.
6. The Applicant should provide Testimony regarding the condition of the existing refuse enclosure, adequacy of the facilities to serve the proposed addition and whether supplemental screening is proposed.
7. The Applicant should clarify if any new signage is proposed as part of this application.
8. The Applicant is proposing two ADA parking spaces across the main truck access driveway to the site from Joanna Court. The Applicant should provide Testimony regarding the accessible route from these spaces to the building entrance and adequacy of this location. The Applicant should explain why these two spaces can't be relocated closer to a main building entrance.
9. Proposed Roof-Top Air Conditioning units should be screened from view from adjacent properties, as applicable.



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10. The Architectural Plans indicated stairs to a platform and removable railings for access to the new addition while the Site Plans indicate a ramp. The Applicant should clarify this apparent discrepancy, revise the plans accordingly for consistency and provide Testimony regarding pedestrian access to the addition.

IV. GRADING, DRAINAGE AND STORMWATER MANAGEMENT COMMENTS

A. Considerations and/or Recommendations

1. It appears that the majority of existing stormwater is collected on-site and discharged directly to Saw Mill Brook via a headwall adjacent to Joanna Court. The Applicant should provide Testimony regarding the adequacy of the existing drainage system to handle the existing and proposed stormwater flows.
2. Provide a Hydrologic Soil Analysis and a percolation test to ensure adequate infiltration for the design and proper function (recharge) of the proposed drywell/seepage pit.
3. One 6" PVC pipe is shown on the Plan from a downspout for the addition to the proposed drywell/seepage pit. The Applicant should provide Testimony to confirm that the roof slope of the proposed addition directs all of the roof runoff to this downspout.
4. The Applicant should verify by computation that a 6" Diameter PVC storm sewer pipe has adequate capacity to convey the roof water as shown on Sheet AS.2. The Applicant should remove the reference to 4" PVC in the note on Site Plan Detail Hydrology, sheet AS.2.

V. UTILITY COMMENTS

A. Considerations and/or Recommendations

1. The Applicant should provide Testimony regarding the anticipated volume of water and pressure necessary in order to provide adequate fire protection for the expanded building in accordance with NFPA and all appropriate Fire Code requirements. Documentation and/or calculations including recent fire hydrant flow test results demonstrating compliance should be provided, if applicable.
2. No modifications are indicated for the water system on site. The Applicant should provide Testimony that no increase in potable water demand is anticipated.
3. The Applicant should clarify which existing utilities are underground and which are overhead. Any proposed utility connections should be installed underground.



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4. The adequacy and location of all existing (and proposed) fire hydrants and Fire Department Connection (FDC) are subject to review and approval by the Fire Marshal/Fire Safety Official.
5. No modifications are indicated for the existing sanitary sewer system. The Applicant should provide Testimony that no increase in sanitary sewage effluent is anticipated, and that the existing connections and downstream conveyance system is adequate to accept existing and future sanitary sewage flows.

VI. TRAFFIC, CIRCULATION AND PARKING COMMENTS

A. Considerations and/or Recommendations

1. The Application indicates that the proposed use for the addition is an ancillary use for the existing building. Consequently, it is anticipated that very little (if any) new traffic is expected to be generated. The Applicant's Engineer should provide Testimony regarding what (if any) additional personnel will be hired for the proposed building addition and how many additional trips will be generated.
2. Required parking is indicated at 134 parking spaces in the Zoning Table on Sheet AS.1. 141 parking spaces are proposed on the Plan, including 6 handicapped spaces. Four (4) EVCS are also proposed on the Site, including one EVCS at an ADA parking space. We take no exception to this calculated parking demand and number of spaces provided.
3. The design and placement of all traffic signs and striping shall follow the requirements specified in "Manual on Uniform Traffic Control Devices for Streets and Highways," published by the U.S. Department of Transportation and adopted by the N.J. Department of Transportation.
4. The Applicant should design the proposed curb ramps, sidewalks, and crosswalks to meet current ADA requirements. The Applicant should provide turning spaces before and after proposed ramps as necessary at the required slopes and the locations of proposed detectable warning surfaces should be clearly indicated. ADA compliance and barrier free design issue(s) should be reviewed and approved by the Township Construction Official.
5. Fire lanes and striping are subject to the approval of the Fire Marshal.

VII. LANDSCAPING COMMENTS

A. Considerations and/or Recommendations

Previous Landscape comments have been addressed.



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VIII. LIGHTING COMMENTS

A. Considerations and/or Recommendations

1. The Applicant should provide Testimony to confirm that all new site lighting will be LED.
2. The Applicant is proposing Wall-mounted light fixtures which are prohibited by Ordinance. Should the Board waive this requirement, the Applicant should provide Testimony to confirm that proposed wall-mounted light fixtures will match existing wall-mounted fixtures, including color, finish and lighting temperature.
3. The Applicant should indicate on the Plans existing & proposed timers and hours of operation.

IX. OTHER AGENCY APPROVALS & MISCELLANEOUS COMMENTS

A. Considerations and/or Recommendations

1. The Applicant should discuss the status of Letters of No Interest and/or Approvals by all other Agencies:
 - a. Freehold Soil Conservation District – **Received July 13, 2020**
 - b. Middlesex County Planning Board – **Pending**
 - c. East Brunswick Township Water & Sewer Utility – **Received September 14, 2020**
 - d. Bureau of Fire Safety – **Received October 5, 2020**
 - e. Bureau of Traffic Safety – **Received September 4, 2020**
2. Copies of applications and Approvals or Certifications by other agencies, as may be required, should be provided as a Condition of Final Approval and prior to the site disturbance.
3. All Details shall be in accordance with Township Standards and consistent with the Plans and required Details should be added to the Plans where necessary.

We reserve the right to present additional comments pending the Testimony of the Applicant before the Board and the receipt of revised Plans.

X. RECOMMENDED CONDITIONS OF APPROVAL, FAIR SHARE CONTRIBUTIONS, IF ANY AND PERFORMANCE GUARANTEES

Any approval by the Board should be conditioned upon the submission of revised Engineer's Reports and Plans in accordance with the above comments, proof of approval or waivers from all other agencies having jurisdiction, the construction of off-tract improvements if deemed necessary by the Mayor and Council, the payment of any mandatory development fees and outstanding



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escrow fees and the Applicant's Engineer providing an estimate for the cost of public and private improvements in order that performance guarantees and inspection fees can be calculated.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

JK/jll

cc: Planning Board Members
Planning Board Attorney
Applicant
Applicant's Engineer
Applicant's Attorney

MEMORANDUM



To: Chairman Taylor
From: Kristi Sacktig, Code Enforcement Officer
Date: October 2, 2020
Re: 8 Joanna Court
Application # 20-09

A recent inspection of the above referenced property was made and the following was observed:

- A) The parking lot was observed to have uneven surfaces throughout certain sections.
- B) There are several items stored outside in the loading area of the parking lot (tires, barrels, pallets) as well as overflowing dumpsters

cc: Keith T. Kipp, Director, Planning & Engineering
Memos.20/10

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

APPLICATION # 20-09 DESCRIPTION Major Site Plan - Addition

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 Sultan Reshamwala of Raritan Pharmaceuticals
(name) (address)

am making application to the (Planning Board) (Zoning Board) for Development
of Lot(s) 12 in Block(s) 3101 in
the IM Zone, located at 8 Joanna Court Street(s)
whose owner of record is Raritan Pharmaceuticals of 8 Joanna Court
(name) (address)

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

[Signature]
(Applicant's Signature) Attorney for Applicant
10/06/2020
(Date)

Section II (To be completed by Collector of Revenue)

I find that:

()
 ()
 ()

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

10/8/20
(Date)



MEMORANDUM

September 9, 2020

TO: Keith Kipp, Director
Planning & Engineering

FROM: Richard A. Vigliotti, Construction Official

A handwritten signature in black ink, appearing to read "RAV", positioned to the right of the "FROM:" line.

RE: Application No. 20-000009
8 Joanna Court, LLC
8 Joanna Court
Zone: IM Block: 31.01 Lot (s): 12

No Comments

Loren Morace

From: Sean Verdi <firemarshal@ebfd2.org>
Sent: Friday, October 2, 2020 4:12 PM
To: Loren Morace
Subject: 8 Joanna Ct.

Loren,

Everything looks good. I am just requesting that they ADD a red light above the Fire Dept. Connection. If you need any other information or have any questions let me know.

Thanks,

Sean Verdi
Fire Marshal East Brunswick
Bureau of Fire Prevention District 2
216 Joseph St.
East Brunswick, NJ 08816
732-210-4582(O)
732-921-6665(C)
firemarshal@ebfd2.org

Loren Morace

From: Albert Albu <albertalbu@icloud.com>
Sent: Monday, October 5, 2020 1:28 PM
To: Sean Verdi
Cc: Loren Morace
Subject: Re: 8 Joanna Ct.

OK will request conditioning the approval on adding *A RED LIGHT JELLY JAR AT THE FIRE DEPARTMENT CONNECTION.*

Albert Albu

AA Architectural, Inc.
1019 Bloomfield Avenue, Suite 2A
West Caldwell NJ 07006
Phone (973) 808-1977

www.architecturalinc.com


On Oct 2, 2020, at 4:12 PM, Sean Verdi <firemarshal@ebfd2.org> wrote:

Loren,

Everything looks good. I am just requesting that they ADD a red light above the Fire Dept. Connection. If you need any other information or have any questions let me know.

Thanks,

Sean Verdi
Fire Marshal East Brunswick
Bureau of Fire Prevention District 2
216 Joseph St.
East Brunswick, NJ 08816
732-210-4582(O)
732-921-6665(C)
firemarshal@ebfd2.org

EAST BRUNSWICK POLICE DEPARTMENT INTER-OFFICE MEMORANDUM		
SUBJECT: 8 Joanna Court (20-000009)	NUMBER: NA	
EFFECTIVE DATE: September 4, 2020	DISTRIBUTION TO: Planning and Engineering	ISSUED BY: Sgt. Anthony DeSantis
CANCELLATION DATE: NA		APPROVED BY: Sgt. Anthony DeSantis

The Department of Public Safety, Special Operations, does not have any comments regarding the above mentioned application.





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
Cc: Keith T. Kipp Director, Planning & Engineering
Michael Dixon, Project Manager
George Smith, Water Production Coordinator
Matt Dolinski, Water Maintenance Coordinator
Tim Mullane, Sewer Maintenance Coordinator

Date: September 14, 2020

Re: Application #20-00000-9
8 Joanna Court, LLC
Location: 8 Joanna Court
Zone: IM Block: 31.01; Lots: 12
Township of East Brunswick

WATER SERVICE

We have reviewed the above referenced Application for the Site Plan Modification and Bulk Use Variance and have the following comments for the existing & proposed water services:

Item 1. Proposed New and existing Water Connections

Prior to the start of demolition, all water service connections to existing structures slated for demolition must be disconnected and sealed at their respective feed stops. This shall be a temporary disconnection for demolition purposes only. All existing water lines on the property to be abandoned must ultimately be terminated at their respective main connection points prior to the issuance of Certificates of Occupancy. All temporary disconnections and permanent terminations must be witnessed and approved by the East Brunswick Water and Sewer Utility.

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 Township water main.
- b. Revise plans to include the material, and location of all existing mains, valves, services, and hydrants.
- c. Private valves shall be installed at each domestic and fire line to the building.
- d. Valves shall be shown to ensure a positive shut-off of each building.

- e. Show proposed irrigation system, location of connection, type of connection and meter location.
- f. A professional engineer shall determine the adequacy of the static line pressure to meet the demands of the building for domestic consumption and fire protection.
- g. Materials and construction methods shall conform to East Brunswick Water & Sewer Utility standard specifications.
- h. Provide indoor location and size of water meter(s).
- i. Provide a valve near the Right of Way to limit the use of the wet cut valve.

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 for the Site Plan Modification and Bulk Use Variance and have the following comments for the existing and proposed sewer services:

Item 1. Proposed and existing Sewer Connections

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 Township sanitary sewer main shall be the responsibility of the property owner to maintain.
- b. All materials and connections must comply with East Brunswick Water & Sewer Utility standard specifications.
- c. Provide locations, size, and material for all existing and proposed laterals.
- d. Provide locations, size, and materials for any proposed clean outs or floor drains.
- e. Provide an adequately sized grease interceptor to handle potential Industrial-Manufacturing effluent.
- f. Provide an excess loading sample point.

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 for the Site Plan Modification and Bulk Use Variance and have the following comments for the Stormwater:

- a. All storm inlets, pipes, structures, and basins shall be the responsibility of the property owner.
- b. Detail inverts for seepage pit do not match plan elevations.

ROADS

We have reviewed the above referenced Application for the Site Plan Modification and Bulk Use Variance and have the following comments for the roads:

N/A

SOLID WASTE & RECYCLING

We have reviewed the above referenced Application for the Site Plan Modification and Bulk Use Variance and have the following comments for the Solid Waste:

All recycling and solid waste services are to be the responsibility of the owner.

- a. The collection services for all solid waste and recycling materials shall be performed by a private hauler.
- b. Resulting tonnage from recyclable material must be reported to the Township at the beginning of the following year and annually thereafter.

Loren Morace

From: Adalbert Albu <aa@architecturalinc.com>
Sent: Monday, October 5, 2020 6:05 PM
To: Loren Morace
Cc: pdubal@duballaw.com; Keith Kipp; Colleen Mcgurk; Kriskowski, John
Subject: Re: Application #20-09 - 8 Joanna Court LLC
Attachments: 8 Joanna Court-20-000009 Joanna Court LLC.pdf; ATT00001.htm

Dear Ms. Morace,

Regarding the attached DPW review please be advised of the following comments:

Variances - The applications does not entail any variance therefore please advise and remove any reference to variances.

Water service - There are no changed to the existing water service, no new connections and no projected changed to the existing demand.

Sanitary Sewer Service - There are no changes to the existing sewer connection there is no new connection and the addition does not create any new sewer load. Please be advised that a new grease interceptor was recently installed and the preposed addition has no sewer load increase.

Storm Water - we will review and address any referenced elevation inconsistency,

We look forward of working with the Township to address any reasonable request.

Thank you,

Albert Albu

AA Architectural, Inc.
1019 Bloomfield Avenue, Suite 2A
West Caldwell, NJ 07006
Phone (973) 808-1977

www.architecturalinc.com

On Oct 5, 2020, at 2:48 PM, Loren Morace <LMorace@eastbrunswick.org> wrote:

Attached please find the comments from the Public Works Department.

Thank you,

Loren Morace

Board Secretary
Department of Planning & Engineering
Township of East Brunswick
1 Civic Center Drive



FREEHOLD SOIL CONSERVATION DISTRICT

(Serving Middlesex and Monmouth Counties)

4000 Kozloski Road, P.O. Box 5033

Freehold, New Jersey 07728-5033

Tel: (732) 683-8500

Fax: (732) 683-9140

E-mail: info@freeholdscd.org

Website: www.freeholdsoil.org

7/13/20



8 JOANNA COURT, LLC
26 FOUR COLUMNS DRIVE
MORGANVILLE NJ 07751

Ref.#: 2020-0428

Proj.: RARITAN PHARMACEUTICALS FACILITY ADDITION

Twp. : EAST BRUNSWICK

Block: 31.01

Lots : 12

CERTIFICATION LETTER

Pursuant to the New Jersey Soil Erosion and Sediment Control Act; N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975 and as amended by C. 264, P.L. 77 and C. 459, P.L. 79, the Freehold Soil Conservation District hereby grants certification of the soil erosion and sediment control plan for the above referenced project, subject to the following:

1. That the applicant carries out all land disturbance activities in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey, promulgated by the State Soil Conservation Committee.
2. The owner/applicant must obtain a District issued Report of Compliance prior to the issuance of any Certificates of Occupancy by the municipality.
3. Changes in the certified plan relating to, or that will affect land disturbance on the site, must be submitted to the District office for certification.
4. The owner / applicant must notify the District forty-eight (48) hours prior to any land disturbing activity.

A copy of the certified plan must be kept on the job site at all times.

This plan certification is valid for 3 ½ years (valid until 01/13/2024), and is limited to the controls specified in this plan. It is not authorization to engage in proposed land use unless the municipality or other controlling agency has previously approved such use. Failure to comply with the above conditions may result in the issuance of a **STOP CONSTRUCTION ORDER**.

Sincerely,


Ines M. Zimmerman
District Manager

cc: Planning Board
Construction Official
Municipal Engineer
Applicant's Engineer