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May 27, 2020

Carol Guttschall, Chair
Bedminster Township Land Use Board
1 Miller Lane
Bedminster, New Jersey 07921

Re: Rylocat Preliminary and Final Major Site Plan/Variance Application
Block 34, Lots 1, 2, 3 and 4
280-312 Main Street
Our Project No. 19BD213

Dear Ms. Guttschall:

The above referenced application requests subdivision, preliminary and final major site plan and variance approval for the redevelopment of the properties at 280, 300, 308 and 312 Main Street. The following documents have been submitted in support of the application:

1. Zoning Board Application, dated October 28, 2019, revised May 14, 2020 prepared by Brian Fahey, Esq.
2. Cover letter and project description, dated October 28, 2019, prepared by Paul D. Fox, PE.
3. Checklist dated October 11, 2019, prepared by Paul Fox, PE.
4. Certificate of Paid Taxes, dated October 30, 2019.
5. Ownership Disclosure Statement, dated October 30, 2019.
6. Environmental Review Scoping Checklist, dated October 11, 2019, prepared by Brian Fahey, Esq.
7. Historic Preservation Commission Certificate of Appropriateness, dated March 21, 2019.
8. Somerset County Planning Board Application, dated October 11, 2019.
9. Somerset County Planning Board review, dated November 25, 2019.
10. Somerset-Union Soil Conservation District Application, dated October 11, 2019.
11. Site Plans, consisting of eight sheets revised through May 14, 2020, prepared by Paul Fox, PE.
12. Architectural Plans, consisting of three sheets dated March 13, 2019, prepared by Jonathon E. Booth, Architect.
13. Survey, revised April 7, 2020, prepared by Wayne F. Holman, PLS.

A review of these documents results in the following comments for the Board's review:

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■ 180 Main Street • P.O. Box 571 • Chester, NJ 07930 • 908-879-6209 • Fax: 908-879-6597
□ 17 Model Avenue • P.O. Box 577 • Hopewell, NJ 08525 • 609-466-0002 • Fax: 609-466-2008
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I. Site Plans/Subdivision

A. Sheet 1 – Title Sheet

1. The plan needs to be signed by the applicant.

B. Sheet 2 – Preliminary and Final Site Plan and Major Subdivision

1. As noted on the plan, the application includes major subdivision approval. A filed map will need to be prepared for the subdivision. This map must be submitted for review.
2. A demolition plan should be provided. It is recommended that excavation required for the structures to be removed be backfilled with suitable fill under the supervision of a geotechnical engineer. The demolition plan should note there will be no burial of any construction debris.
3. The plan lists a number of design waivers. The first one relates to stormwater management. The project is a minor development and since there is no increase in impervious surface, no storage is required and there is no need for a design waiver.
4. A design waiver is being requested from Section 13-508.3d which specifies “All parking and loading areas and access drives serving nonresidential and multiple-family developments shall be curbed throughout.” The plans indicate a portion of the parking lot will be gravel and curbing is not proposed along the rear parking area. It is recommended that the parking lot be paved for maintenance and traffic/parking control.
5. A design waiver is being requested from Section 13-508.6c (noted on the plan as being from Section 13-508.4) for providing 18’ long parking spaces where 20’ long spaces are required. The plans note that a 2’ overhang is provided beyond the proposed curbing. The proposed landscaping adjacent to the front spaces on Lot 3 are within two feet of the curb line and would obstruct vehicle overhang. The chain link fence along the rear of Lot 3 will also not allow for the 2’ overhang. The reduced parking stall depth should be accompanied by curb in this area. The fence will easily be damaged by vehicles and snow removal.
6. Cross easements for access will need to be provided across lots 1 and 3.
7. Curb radii should be identified on the plans. Dimensions also need to be added to the plan for driveway and aisle width, parking stall width and depth in the rear lot, etc.

C. Sheet 3 – Existing Conditions – No comments

D. Sheet 4 – Lot Grading, Soil Erosion and Sediment Control Plan

1. Additional spot grades should be provided in the front parking/pergola area to ensure proper drainage. Additional grades are required along the curb at the pergola.

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2. The 170.0 elevation at the new entrance does not appear to be high enough to allow for proper drainage away from the building. The parking lot grade of 170 is approximately 10 feet away and no slope is provided.
3. The plans depict a new drainage inlet and pipe connecting to the existing offsite drainage inlet that is located within a utility easement. The engineer should confirm that the easement permits this connection.
4. The engineer should review whether additional drainage control (curbing, inlets, stone trench and pipe, etc.) is necessary along the lower edge of the paved driveway/gravel parking area. It appears the gutter flow from the proposed paved driveway will concentrate and discharge over the proposed 3:1 graded slope just off the property line.
5. Soil erosion and sediment control measures (tracking pad, inlet filters, silt fence) need to be shown on this plan.
6. The plan will need to be certified by the Somerset-Union Soil Conservation District.

E. Sheet 5 – Driveway Plan and Profile – No comments

F. Sheet 6 – Lighting Plan

1. Additional clarification is necessary as to where the various fixtures are to be located. All lighting in the front parking lots and the first one on the access drive should be the Township standard fixture.
2. The detail for the parking lot pole mounted lights indicates the mounting height will be 10' to the centerline of the light source while the individual notes adjoining each fixture on the plan indicate a 16' mounting height. The 15' dimension on the footing detail is unclear.
3. Some of the lighting text on the plan is overwritten by other information. The information should be more clearly depicted.
4. The calculation summary table on the lighting plan references the phased portions of the project which have since been eliminated. The table should be updated.

G. Sheet 7 – Landscape Plan and Details

1. The landscape plan should be reviewed by the Landscape Advisory Committee.
2. The phasing note under the plant list should be eliminated.

H. Sheet 8 – Construction Details

1. The sequence of construction should be expanded to include the demolition of the existing improvements, as applicable, and the construction of the proposed addition.

II. Architectural Plans

1. The architectural plan indicates that the addition could be dining. If the site is to be restaurant use, the parking needs to be calculated accordingly and a grease trap must be

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installed in accordance with the Board of Health requirements. Additional sanitary sewer allocation may also be required for a restaurant use.

I trust the above comments are useful to the Board in its consideration of the application.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul W. Ferriero", with a stylized flourish at the end.

Paul W. Ferriero, PE, CME
Township Engineer

cc: Board Members
Thomas Collins, Esq.
Frank Banisch, PP/AICP
Paul Fox, PE