

December 13, 2022
Via FedEx

Town of Clinton Construction & Zoning
47 Leigh Street
Clinton, NJ 08809

Attn: Ms. Allison Witt
Zoning Officer

**RE: Old 22 Urban Renewal Associates, LLC
49 NJSH Route 173 (Old Highway 22)
Block 21, Lots 29, 30.01, 31-33
Town of Clinton
Hunterdon County, NJ
DEC #2362-99-007**

Dear Ms. Witt,

As requested, enclosed please find three (3) signed and sealed sets of Preliminary and Final Site Plans prepared by our office, dated August 13, 2020, last revised December 8, 2022. Our office last submitted Site Plans (Revision #6) on June 18, 2021 to the Town Engineer for the Town's review & approval. Since then, the site plans have been subsequently revised multiple times per discussions with the Applicant and JCP&L. See below summary outlining the extent of all plan revisions subsequent to the approved Revision #6:

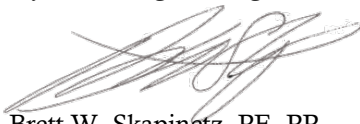
- **Cover Sheet** – no changes;
- **Aerial Map** – no changes;
- **Demolition Plan** – no changes;
- **Site Plan:**
 - Stairs proposed along the southerly building entrance adjacent to the ADA ramp w/ handrails;
 - The level 2 charging stations relocated and repositioned between parking spaces to allow for dual charging capabilities. This resulted in the increase of one (1) EV space while reducing in the total number of charging units from five (5) to three (3);
 - Transformer & concrete pad relocated from the southwestern building corner to the northwest corner of the site as requested by JCP&L. Additional requirements by JCP&L include the following:
 - Proposed on-site utility pole to service the new transformer location;
 - Proposed 16'W JCP&L easement (1,186 SF);
 - Proposed 6'H chain link fence w/ privacy slats for screening adjacent to the proposed relocated transformer from the northerly residential properties;
 - Revised courtyard area and pool layout per the J&J Aquatics Pool Area Plans;
 - Revised associated sidewalk connections / access to the courtyard area;
 - Impervious coverage within the Schedule of Zoning Requirements updated accordingly.
- **Grading Plan:**
 - Minor regrading around newly proposed building entrance stairs;
 - Revised grading surrounding the type 'A' inlet (Storm Str. #207), located in the grass area between the sidewalk and the western building façade;
 - Pool deck & courtyard grading design to provide ADA compliance and positive drainage to the surrounding building footprint and entrances.

- **Drainage Plan:**
 - The proposed Up-Flow Filter Water Quality Unit #1 was slightly shifted to avoid conflict with the 16'W JCP&L easement;
 - The 30" HPDE storm sewer pipe connecting WQ Unit #1 and the underground stormwater detention basin was shortened, which increased the pipe slope by maintaining the structure inverts.
 - Two (2) newly proposed yard inlets within the courtyard area located within the grass area between the pool deck & building and at the southeast corner of the proposed pool deck.
- **Utility Plan:**
 - Water service lines including the 6" DIP service to the stand-alone FDC, 4" DIP domestic, and 6" DIP fire lines were rerouted into the trash/utility room;
 - The proposed underground electric & telephone service line was rerouted per the new transformer & proposed utility pole locations. In addition, proposed overhead electric & telephone service was extended from the nearby off-site utility pole to service the proposed on-site utility pole per JCP&L's request.
- **Sanitary Sewer Profile** – no changes;
- **Water Profiles (Sheets 9-10)** – no changes;
- **Landscape Plan:**
 - Proposed landscaping was removed & relocated out of the 16'W JCP&L easement;
 - Plantings relocated from the pool/courtyard area to the adjacent parking area to eliminate conflicts.
- **Lighting Plan:**
 - All light fixtures ('A'-'E') were updated to 'Generation 3' from the previously proposed 'Generation 2,' which has been discontinued;
 - Updated light fixtures resulted in an updated lamination calculation grid. Although this impacts the maximum and minimum values proposed, the design is still compliant per Town code.
- **Soil Erosion & Sediment Control Plan** – no changes;
- **Soil Erosion & Sediment Control Notes & Details** – no changes;
- **Construction Details (Sheet 15)** - Chain Link Fence Detail w/ black privacy slats added;
- **Construction Details (Sheets 16-17)** – no changes;
- **Construction Details (Sheet 18):**
 - Level 2 Charging Station Detail added;
 - Area Light Details updated accordingly to reflect selection of new generation;
- **Construction Details (Sheet 19)** – Trench Drain Detail added;
- **Fire Truck Circulation Plan** – no changes;
- **Refuse Truck Circulation Plan** – no changes;
- **Roof Leader Plan** – no changes.

Please review at your earliest convenience, and feel free to contact our office should you require any additional information.

Sincerely,

Dynamic Engineering Consultants, PC



Brett W. Skapinetz, PE, PP



Sameh Wali, PE

Enclosures

Cc: Geoffrey Long (w/ enclosures electronically)
Katharine Coffey, Esq. (w/ enclosures electronically)
Katie Razin (w/ enclosures)
Robert Clerico (w/ enclosures)
Jim Kyle (w/ enclosures)