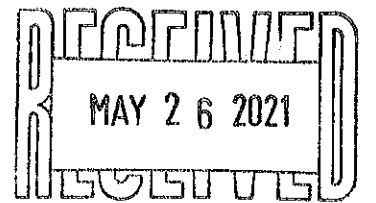


May 24, 2021

Van Cleef Engineering Associates, LLC
1128 Route 31
Lebanon, NJ 08833

Attn: Mr. Robert J. Clerico, PE

Re: Major Preliminary Subdivision & Variance Application
Block 14 Lot 32
Clinton Commons – 65 ½ Center Street
Town of Clinton, Hunterdon County, NJ



CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

5548083

Dear Mr. Clerico:

This letter is in response to comments provided within a comment letter in regard to the above referenced application. Responses to the comments referring to the Plans and reports prepared by E&LP are provided below.

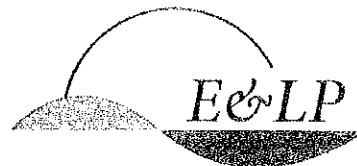
Comments provided by Robert J. Clerico, PE dated May 1, 2021

1. **Site Layout & Land Use Issues** – I defer any detailed description and assessment of the performance standards from the Town's Zoning & Land Use requirements to Jim Kyle's report dated April 30, 2021. I am offering the following comments under this section to supplement and in some cases expand upon Jim's comments as follows:

- A. **Buildings** – The proposed commercial buildings on Lots B & C will have direct egress/ingress access to/from southbound Rt. 31. The proposed commercial building on Lot C will have restricted access to the boulevard that also provides egress/ingress access to/from southbound Rt. 31 for the residential townhomes (Lot A). The site slopes from the east to the west and drains into the South Branch of Raritan River. The Board granted permanent waiver for providing Architectural Plans for Lots A, C, and D. The layout of the proposed buildings for Preliminary Site Plan approval as depicted on the site plans consists of the following:
1. Lot A – 56 townhomes of approximately +/- 1,800 s.f., all containing a two- car garage and a basement.
 2. Lot B – A +/- 2,000 s.f. proposed fast-food chain restaurant (tenant to be Taco Bell). Draft architectural plans (ref. J) provided indicate the store to be around 2,087 s.f. with indoor seating, drive-thru area, and office space. The Site Plans depict a 2,558 s.f. building with a drive-thru area which is not consistent with the submitted Architectural Plan
 3. Lot C – A 5,694 s.f. gas convenience store is proposed with a 13'x90' designated loading zone area and a 50'x120' gas station pump area.
 4. Lot D – A 21,998 s.f. food market containing a 105'x25' loading area at the back of the building.

Response: Acknowledged.

- B. **Site Circulation/Parking** – Currently, there is no access point for egress/ingress onto the existing site from Rt. 31 or Central Ave. The applicant is proposing
1. **NJDOT RT 31 Access.** The applicant is showing various access driveways on to Rt. 31 however they have not provided a copy of any NJDOT Highway Access Permits or a specific Traffic Report



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confirming the feasibility/likelihood that NJDOT would allow what is being proposed which includes:

- a. Residential/Commercial Boulevard – allowing ingress/egress access from/to Southbound Rt. 31 that serves the entire development

Response: Acknowledged.

- b. Commercial Driveway – allowing ingress/egress access from/to Southbound Rt. 31 serving the commercial development on Lots B & C.

Response: Acknowledged.

- c. Phase 2 Highway modifications- noted as subject to NJDOT approval and easement acquisition from Block 18, Lot 2.03. The Phase 2 improvements consist of a

1 A separate ingress (jug-handle) access from Southbound Rt 31 to the Boulevard. This would require dedication of additional ROW from Lot D (Food market) thereby reducing the size of that parcel

2 Removal of the Rt 31 center barrier and installation of traffic lights allowing for Boulevard egress to Northbound Rt. 31. This would also line up with the Marriott/Ansuya access drive on the opposite side of Rt 31 (Bk 18 Lot 2.03) allowing for that property's egress/ingress access to/from Southbound Rt. 31

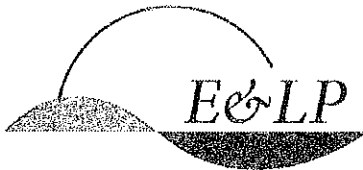
3 Easement acquisition from the Marriott/Ansuya property on the opposite side of Rt 31 (Bk18, Lot 2.03) which would provide the Moebus project with ingress from Northbound Rt. 31

Since the proposed Phase 2 element of highway access requires acquisition of easements from other properties on the east side of Rt 31 and since detail plans depicting impact on those properties have not been submitted the Board cannot evaluate or consider that aspect of the proposal as part of the current application.

Response: Jug handle has been eliminated.

2. Emergency Access. The applicant must address the intended design standards, ownership, operation and maintenance of the EA driveway to the property off of Central Ave... The Board should obtain input from the Town Emergency Services (Fire, Rescue) regarding the design of this access. The Board should also obtain input from the Town Emergency Services and DPW in order to determine if an extension of the EA driveway further to the west should be constructed to allow for restricted access to Open Space Parcel (Lot E) for Rescue and/or Property Maintenance vehicles.

Response: Vehicle tracking plan for Clinton fire Vehicle provided. WB-62 Semi-Trailer tracking plan



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also provided for commercial area. All other vehicles will be smaller than the fire truck and will be able to travel the site without any issue.

3. **Parking Layout.** The applicant has provided more than the required amount of parking spaces for all proposed lots. The breakdown of the proposed parking count is as follows:

a. **Lot A** – Each townhome is designed to include a 2-car garage and a driveway. According to NJAC 5:21-4.14, this combination shall count for 3.5 parking spaces. The applicant is proposing 196-parking spaces for the residential use and an additional 54 off street parking spaces, creating a total of 250-parking spaces.

Response : Applicant has proposed to bank some residential parking as shown on plans. If the HOA needs additional parking in future they can build it as necessary. Most of the townhome developments have issues with parking and client wanted to make sure site has adequate parking.

b. **Lot B** – Per the Town Code, a restaurant use shall designate 1 parking space for every 50 s.f. of floor area devoted to patron use. The draft architectural plans for the Taco Bell note an FOH area of 860 s.f. this would require 17 parking spaces. The applicant is proposing 24 parking space.

Response : The site is designed to meet franchise requirement. The Architectural Plan provided was just to show the exterior elevation of Taco bell. Taco bell has two prototype designs. The subject site will have larger building.

c. **Lot C** – Retail stores required a parking space for every 180 s.f. of retail merchandising/commercial floor area, this would require 32 parking spaces for the convenience store. The applicant is proposing 73 parking spaces on Lot C.

Response : The site is designed to meet franchise requirement.

d. **Lot D** – Food market is a retail store, therefore, the same requirements as Lot C apply. The required amount of parking is 122 spaces where the applicant is proposing 129 parking spaces.

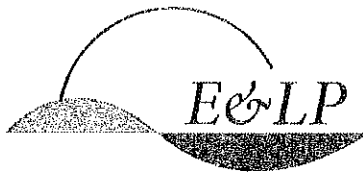
Response: Food market parking has been reduced to 97 spaces as per franchise requirement.

e. The proposed food market (Lot D) has the refuse enclosure on the loading area. Size for this enclosure is not noted as it is on the other lots.

Response : The plan shows a standard dumpster 7'x7'.

Given the location of the property within the watershed of a C-1 Stream and considering the provisions of the Town's Stormwater Control regulations there is no justification to allow for excess parking and the associated additional impervious coverage, especially in this situation where specific tenants for the commercial uses have not yet been established. (Ref comments under 3A 1a)

Response: The site has been designed based on the client's discussion with perspective tenants. If tenant changes prior to final site plan application, site design will be modified as necessary. We have reduced the pavement width to 24 ft for the residential portion of the project to minimize the impervious coverage. If needed all residential parking could be changed to Bank parking.



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4. **Site Circulation.** The plans need to include vehicle turning templates to confirm the adequacy of the road and parking layouts to accommodate vehicle access on all of the proposed lots including fire apparatus, garbage trucks, tractor trailer delivery vehicles (to commercial properties), moving vans (to residential units) and service vehicles for road/utility (water, sewer, power, stormwater etc.) maintenance access.

Response : See response to Item 1-B(2)

5. **Pedestrian Access-** The applicant should present testimony regarding the proposed pedestrian access for the Boards consideration. As a result of that presentation the Board should determine if any additional pedestrian paths should be considered as part of this project. Once pedestrian paths have been established then the plan will need to be modified to depict individual details for all handicap ramps and road crossing in order to document compliance with the ADA and/or PROWAG standards as applicable.

Response: Acknowledged.

- C. **Zoning** – I defer to Jim Kyle’s report for all required variance relief being requested however the applicant will also need to include a specific chart documenting compliance with RSIS criteria. The applicant will need to identify any deviations from RISI requirements and offer justification for any requested relief.

2. Site Grading & Carbonic Rock

- A. **Earthwork** – Since the applicant is proposing only one stormwater management facility, the site will require some grading to flow water towards the detention basin to the west of the property.

Issues/comments regarding grading are as follows:

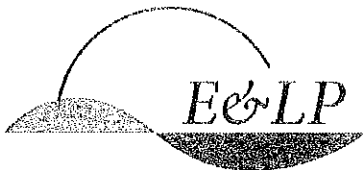
1. The applicant must provide a Cut/Fill balance calculation along with a detailed outline of the method of excavation.

Response: As the Designs may change thru the preliminary approval, we will provide the cut and fill calculations prior to final approval.

2. The applicant is proposing two Grading Easements that will encumber the designated Open Space Parcel (Lot E). These result from an unnecessary extension of proposed filling from commercial Lot D (Food Market) and the positioning of the proposed earthmen embankment from the projects SWM basin. The project needs to be redesigned so that these elements of the developed portion of the project do not intrude into the open space parcel.

Response: The grading easements have been eliminated. Property boundary adjusted as necessary.

- B. **Soil Erosion & Sediment Control** – The applicant has provided a copy of their SESC application, however, proof of filing has not been provided. The Board cannot act on the Preliminary Site Plan application until/unless they have input from the HCSCD.



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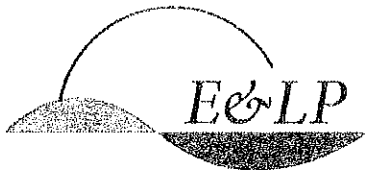
Response: A copy of letter sent to HCSCD attached with this reply.

- C. **Wall Design** – the applicant is proposing several modular block retaining walls on all proposed lots. Various retaining walls at the east, south and west side of the property have a maximum height ranging from 8 to 11 ft. Detailed construction plans for the wall including structural design will need to be prepared by a Professional Engineer and be incorporated into the site plan. Design issues relating to impacts on adjoining elements of the project and safety fencing must be taken into consideration and incorporated into the design of the project. *As currently presented there is not sufficient information that would allow me offer any detailed comments regarding this aspect of the project.*

Response: A 4 ft high post and rail fence with gate is provided around the basin. We have provided a note on plan that requires a structural design to be submitted prior to construction.

- D. **Phase 1 Carbonate Area District** – The applicant has submitted (ref: G-1) a Phase 1 Geology Review of the underlying conditions prepared by E&LP. The Document was in part-based E&LP's review of their previous soil boring investigation completed in 2009 and test pit investigation completed in 2020. The documentation provided does not address the requirements of the Town's Ordinance in regards to the following:

- In regards the addressing the specific Phase 1 Checklist requirements I note the following:
 1. US Geological Survey 7 1/2-minute topographic quadrangle maps with the parcel identified. *Addressed*
Response: Acknowledged.
 2. USDA Soil Conservation Service soil survey map indicating soils present on parcel. *Addressed*
Response: Acknowledged.
 3. Information from any special reports completed by NJ State Geological Survey, US Geological Survey, or NJ Department of Environmental Protection. *Addressed*
Response: Acknowledged.
 4. Site plan map at a scale of 1" = 1,000' identifying proposed development site and boundaries of site that are within the CRA and/or CDA as designated on the municipal CAD map. *Addressed*
Response: Acknowledged.
 5. Aerial photograph print for the proposed site and surrounding area (taken at a minimum scale of 1" = 1,000' obtained during periods of little or no foliage cover). *Addressed*
Response: Acknowledged.
 6. Location of all known water production wells and well log information within one-half mile of the project. Information sources shall include, at a minimum, the County Health Department and the New Jersey



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Department of Environmental Protection. *Incomplete- Not Addressed. Locations of surrounding wells and well logs not provided and not addressed in the report.*

Response: A well location map has been provided with all known water production wells and well log information within one-half mile of the site (refer to Figure 10).

7. A project sketch plat at a minimum scale of 1" = 200' with existing surface water bodies location of any existing water production wells, faults, outcrops, springs, sinkholes, disappearing streams, and surface water flows. *Incomplete- Not Addressed. Required documentation not included in report. Project sketches showing proposed site development with structure locations were not provided. Karstic Feature Map is missing several key elements (water bodies, water wells, and proposed structures and proposed site grading).*

Response: A proposed site development map with the location of all proposed structures, improvements, grading and general features has been added to the Karstic geology investigation report in Appendix D – Preliminary & Final Site Plans. A Karstic supplementary map has been provided that includes existing surface water bodies location, faults, outcrops, and topography (refer to Figure 9). All Well locations can be found in Figure 10.

8. Written narrative of proposed activity. *Incomplete-Not Addressed. The narrative contains numerous inaccurate statements that conflict with the documentation shown on the plans. The submission does not adequately address the proposed activity including the significant changes in grade, depths of proposed excavations and impacts of proposed infiltration basin on underlying karst formations.*

Response: Section 1.1 – the project description has been revised to accurately detail the construction activities involved in the proposed development.

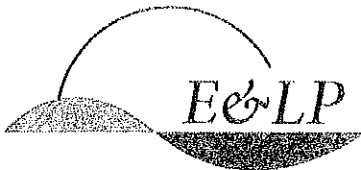
9. Does the proposed project include the use, storage or manufacturing of toxic or hazardous materials? no yes. If yes, attach and explanation of the type of activity. *Incomplete – Not Addressed- Obvious issues with proposed Gas Storage not mentioned.*

Response: The proposed gas station will have underground storage tanks that will be designed with appropriate measures to combat any potential issues in accordance with all local and state regulations.

10. Other published geologic information which applicant deems pertinent. (Information from other geologic investigation programs is on file with the municipal clerk.) Please specify: *Addressed previous on-site investigations discussed.*

Response: Acknowledged.

3. Stormwater Management – It should be noted that this submission and analysis is based upon the Town's prior



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Stormwater Control Ordinance (SCO). The Town of Clinton's updated SCO was approved by the Hunterdon County Planning Board on February 4, 2021. Under the provision of N.J.A.C. 7:8-1.6, any application submitted to the municipality for approval of the Board shall comply with the Stormwater regulations that are **effective at the time of filing** with the stipulation that the submission included an Application Form (Subdivision or Site Plan) with all of its accompanying documents required by the Ordinance. Additionally, the same provision, N.J.A.C. 7:8-1.6, states that any application which requires permits from NJDEP (Flood Hazard Area and Wetlands in this specific application) must have provided a technically complete permit application to the Department prior to March 2, 2021. The applicant has provided documentation of applying with DEP prior to March 2, 2021, therefore, it can be concluded that the requirements from N.J.A.C. 7:8-1.6 have been satisfied and the analysis used for the Stormwater Management Report from the Town's old SCO is appropriate.

- A. Design Methodology** – The existing 28.06-acre property is made up of mostly open farm field land with a small wooded area near the South Branch stream. According to the Stormwater Management Report (ref. G-3), the proposed improvements will disturb 14.95-acres of land and will create an additional 8.5-acres of impervious surface. Under the Town's Stormwater Control Ordinance and NJAC 7:8, this application is considered a major development. This requires compliance with stormwater quantity runoff, quality and groundwater recharge. Our comments on that aspect of the application are as follows:
- **Nonstructural Stormwater Management Strategies**
 1. Applicant has identified the nine (9) nonstructural stormwater management strategies in accordance with the NJAC 7:8-5.3 regulations will be used throughout the entire project. Strategy #2 (requires that impervious coverage be minimized) has not been met. (Ref 1B-3).
 2. Additionally, a Low Impact Development Checklist from NJDEP has been provided as a separate component of the SWM Report. The document clearly identifies that the project will involve *excessive impervious coverage and excessive parking. Both of those conditions must be addressed in a redesign of the project.*
Response: See reply to item (1B-3(e))
 - **Groundwater Recharge**
 3. The proposed development will utilize an infiltration basin to satisfy the groundwater recharge standard to meet the Town's SCO and NJAC 7:8. The applicant has provided NJDEP's Annual Groundwater Recharge Analysis spreadsheet in Appendix J. The proposed improvements and changes in the site land will create post-development annual recharge deficit of 465,612 cubic feet. The applicant has designed the infiltration basin to infiltrate the deficit amount of recharge that the post-development will produce.
 4. Both the Town's SCO and NJAC 7:8 state that the following should not be recharged, "Stormwater runoff from areas of high pollutant loading. High pollutant loading areas are: 1) areas in industrial and commercial developments where solvents and/or petroleum products are



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loaded/unloaded, stored, or applied." NJDEP's Annual Groundwater Recharge spreadsheet that was provided for the calculation of the deficit produced from the post-development improvements does not exclude the area of proposed Lot C that will be used for the gas station and will produce high pollutant loading.

Response: In accordance with NJAC 7:8, the runoff from the Gas station pump area is directed to a sand filter. The outflow from sand filter is connected directly to the outlet structure of the infiltration basin. This design avoids recharging the runoff from pump area to ground. The NJAC 7:8 still requires you to meet the ground water recharge deficit for gas station area as well. Therefore, we include that impervious area in our GSR-32 spreadsheet.

5. Under Section 2.1 of the Stormwater Management Report, the applicant makes the following statement, "The site has Karst formation where infiltration is not advisable." Since the applicant is using an Infiltration Basin (IB) for groundwater recharge and quality control, the SWM Report must be coordinated with the Phase 1 Geology Review and sufficient documentation provided to determine that the proposed Infiltration Basin is positioned in a location and designed to insure that there is no potential adverse impact caused by any underlying karst formations.

The current submission is incomplete in that this aspect of the assessment has not been provided The Board should not vote on the application until this documentation has been submitted and evaluated as part of hearing process.

Response: The updated Karst formation report is provided with this reply. The O & M manual requires periodic inspections of the infiltration basin which can address any issue related to Kart formation.

- **Stormwater Runoff Quantity**

6. The post-development peak runoff rates for the 2-, 10-, and 100-year storms have been designed to be 50%, 75%, and 80%, respectively, of the disturbed pre- development peak runoff rates. The applicant has designed the post-development peak runoff rates to be less than the max allowable peak flow from the site, in conformance with NJAC 7:8-5.4 and §88-92.B(1)(c) of the Town's SCO.

7. In our initial review of this aspect of the submission we noted the following:

- a) The proposed drainage areas for PDA #1 do not sum to the number total listed on the Stormwater Management Report. Additionally, the PDA #2 is noted to be 13.89 acres in the report but on the Post-Development Drainage Plan is shown to be 13.75 acres. *The Project Engineer must reassess and check the accuracy of all defined drainage areas and the corresponding incorporation of that information into the SWM Report. Other noted changes to the layout will also require the submission of an updated Report*

Response: The drainage areas are updated as requested.

- b) The Runoff Curve Number calculations for the pre-development conditions were calculated using TR-55 method for each of the drainage areas: 1) to stream and 2) disturbed area. The



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runoff curve numbers ended up being 62 to the drainage area to stream and 61 for the disturbed drainage area. However, the hydrograph report for the 2-, 10-, 25-, and 100-year storms only utilize the runoff curve number calculated for the disturbed area – 61.

Response: The area draining to stream includes some offsite impervious area and because of it the weighted Runoff curve number is calculated to be 62. The disturbed area is located on site and it is farm field , therefore the runoff curve number is 61. The calculation of Weighted Runoff Curve Number is provided in stormwater report.

- c) The Runoff Curve Number calculation sheet labels the “Area” column to be a percentage; however, it appears that the numbers they are using are acres not percentages.

Response: The Runoff Curve Number calculation sheet updated to check mark “area” instead of “%” as requested.

The Board should not vote on this application until revised SWM documentation has been provided that correctly assess the impact and management of the runoff.

8. The proposed SWM- Infiltration Basin has numerous design issues that must be addressed:

- a) The west side of the basin must be relocated so that it does not encroach on the open space (Lot E) parcel. This will require a redesign of the entire basin.

Response: The encroachments into the open space lot have been eliminated.

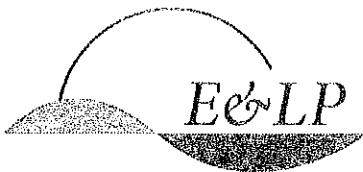
- b) The earthen embankment creating the impoundment for the IB has a height of approximately 20 ft. and as such will be classified as a Dam. Detail design for the embankment along with the outlet control structure and the spillway must be provided. The design must include an assessment of any potential adverse impact from an overflow of the basin on the Open Space Parcel (Lot E) Ultimately the dam must be classified and designed in accordance with the NJDEP criteria.

Response: The earthen embankment will be classified as low hazard class III Dam. We can discuss what exact details you are looking for and we will provide them prior to final approval for your review.

- c) The safety aspects of the basin impoundment must be addressed. A protective fencing with gated vehicular access must be documented on the plan

Response: A safety fence with gate is provided as requested.

- d) The basin as designed is intended to service the entire project including the 3 commercial properties and the residential development and its location extends into both the southwest corner of Lot D (Food Market) and the northwest corner of the residential project. Input needs to be provide as to the “entity” that will end up with the ownership and maintenance responsibilities for the basin. The applicant has not yet identified how the overall maintenance responsibilities of the various shared elements (access, utilities, storm drainage conveyance etc.) are being handled for this project. While addressing the noted elements are important, the



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maintenance of the SWM aspects of the project under the provisions of the Town SCO and MS-4 Permit are critical and need to be identified prior to the Board voting on the application.

Response: The plan is revised to provide an easement for the proposed basin located on commercial property. The basin will be maintained by HOA. There will be an agreement between the HOA and owner of commercial property about the maintenance of the basin.

- **Stormwater Runoff Quality**

9. As previously mentioned, the post-development conditions will utilize an infiltration basin in order to satisfy the quality and recharge standards from the Town's SCO and NJAC 7:8. The proposed infiltration basin is designed for an 80% TSS reduction of post-development runoff.

10. In our initial review of this aspect of the submission we noted the following:

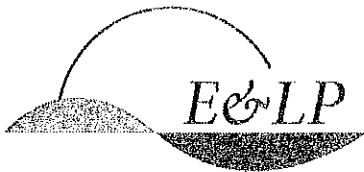
a) Sheet 9 on the Site Plans have a label stating, "Soil to be removed and replaced with permeable soil of K4 permeability to elevation 216.79." Sheet 23 includes an Infiltration Basin Detail which shows the basin to have a K5 soil layer at the bottom. The infiltration basin detail shall be revised to show the proposed K4 soil replacement from the bottom of the 6" thick K5 sand layer to the SHWT @ elevation 216.79. The detail shall also be revised to show the minimum 2 feet separation to the SHWT from the bottom of the K5 layer, rather than from the top.

Response: The detail has been revised to provide 2 ft from bottom of the sand later to top of SHWT. A note has been added to detail as requested above.

b) Along with the infiltration basin, two (2) Up-Flo Filters will be utilized for quality control with a TSS Removal Rate of 80%. Filter #1 to be located at the gas station parking area is proposed to be 8'x10' precast concrete vault with 31 filter cartridges. Filter #2 will be located at the basin outlet and it is sized according to the drainage area. The size for filter #2 is proposed to be 8'x15' which is adequate for a max drainage area of 6.7 acres, as shown in Table 2: Up-Flo Filter EMC Typical Vault Arrangements of the letter prepared by NJDEP (Gabriel Mahon) dated February 10, 2020 (ref. G-3 – Supplement to Stormwater Management Report). However, it is not clear how this 6.7-acre drainage area was determined. The total pervious area from the hydrographs report to the basin is 10.67-acres and the impervious area to the basin is 8.81- acres, both of these numbers exceed the maximum drainage area of 6.7-acres for the 8'x15' filter. The project engineer must provide calculations for the drainage area of filter #2, to determine the adequacy of the size of the filter.

Response: The detail of the proposed Up-Flo filter is provided on detail sheet. The size of the Up-flo filter is corrected based on the impervious area draining to basin. The capacity chart of Up-Flo filter is included in Storm water report.

c) Document titled "Supplement to Stormwater Management Report" contains information regarding the Up-Flo Filters, however, the Stormwater Management Report does not mention



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these filters to be used for water quality. *The Board should not vote on this application until revised SWM documentation has been provided that correctly assess the water quality aspect of the project.*

Response: The Stormwater report is updated to discuss the Up-Flo Filters.

B. Technical Details

• Plan Details

1. The Up-Flo Filters to be utilized as part of the quality control should be incorporated into the Site Plan details.

Response: Up-Flo Filter detail provided.

2. The grate elevation for the outlet control structure differs in sheet 9 and 21.

Response: The grate elevation corrected in the detail

3. The detail of the OCS on sheet 21 is not in agreement with the plan element on sheet 21.

Given the numerous issues associated with the details of this project I will defer offering any additional comments at this time

C. Stormwater Management Facility Operations and Maintenance Manual

• Responsibility of the SWM Facility

1. The infiltration basin as proposed will to be located in between proposed Lots A and D. The applicant must address the issues outlined above (Ref. 3A-8d) and further address conflicting information noted as follows:

- a) Currently, the Stormwater Management Maintenance Manual (ref. G-4) lists Clinton Moebus, LLC as the responsible party for the maintenance of the basin. NJAC 7:8-5.8(b) states "if the maintenance plan identifies a person other than the developer (for example, a public agency or homeowner's association) as having the responsibility for maintenance, the plan shall include documentation of such a person's agreement to assume this responsibility, or of the developer's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation."

Response: The responsible party will be applicant who is the developer of this project. The Manual is updated to reflect correct name of the company.

- b) Sheet 3 of the site plan notes that the open space easements within proposed Lot A will be owned and maintained by an HOA, from this I am assuming the entire residential lot will be owned and maintained by the same HOA. The Stormwater Management Maintenance Manual must include a document with an agreement stating how the responsibility for portion of the detention basin will be transferred to an HOA. Additionally, the Applicant should provide a separate agreement for the portion of the basin that falls on proposed Lot D.



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Response: We don't have HOA formed. This will happen sometime in future which will require a filing with DCA which can include all necessary agreements between Commercial property owner and HOA.

2. *An alternate suggestion that should be considered is the creation two (2) separate basins to independently accommodate the runoff from the commercial properties (Lots B, C & D) and the Residential Property (Lot A)*

Response: Acknowledged.

- The following required components must be added to the manual:

3. The maintenance and inspection logs for both Up-Flo Filters must be incorporated into the Operations and Maintenance Manual.

Response: Up-Flo maintenance and inspection log included in the O & M Manual.

4. Complete Permit Attachment D – Major Development Stormwater Summary form completed for the facilities.

Response: Attachment D- Included with this reply.

5. The proposed infiltration basin must be encumbered by designated Stormwater Easement described by Metes and Bounds description and recorded along with the Operations and Maintenance Manual.

Response: To be completed prior to final approval.

6. The Basin Design Information in the Surface Infiltration Basin Field Manual (ref. G-4) does not match the runoff volume and drain time calculated in the Stormwater Management Report (ref. G-3).

Response: Drain time calculation updated

3. Utilities

A. Public Water

1. The proposed water service is shown to connect to the existing utilities on NJSH Route 31 and Center Street. I assume this is intended to become a public water line owned by the Town. If so then easements will need to be dedicated to allow for this line to existing within the privately held properties.

Response: An easement provided along the water line.

2. The applicant needs to provide copies of communication with the Town of Clinton Water Department determining how the Town will serve the project.

Response: We don't have any response from Town

3. Comments from Jack Daniels, Fire Official, (ref. C-4.i) in regard to the water service must be addressed.

Response: Fire officials comments are addressed in the revised plans.



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B. Sanitary Sewer

1. The applicant is proposing a sanitary sewer connection to the Town Sanitary Sewer system on Center Street. The connection will run along Central Ave. (Paper Street) and then the north through the open space parcel (Lot E) and into the residential property (Lot A) along the main access road (Clinton Commons Drive) up to Plymouth Drive where it will connect all of the Commercial Parcels (Lots B, C & D).
2. The applicant needs to provide copies of communication with the Town of Clinton Sewer Department regarding this installation.

Response: We don't have any response from Town

3. The line running down the middle of Central Ave. will be at a depth in excess of 14 ft. Given that this paper street serves as the sole access to three (3) existing private residents the plan will need to include details of how access to those private residents will be accommodated during the construction of this line.

Response: Details to be provided prior to final approval.

C. Gas & Electric

1. Underground gas service is shown as connection to existing facility on NJSH Route 31.
2. Copies of communication with gas and electric companies need to be provided to this office.

Response: We have not received any reply from Gas or Electric Company.

4. Landscape – I will defer to Jim Kyle's report for his comments regarding the proposed landscaping and lighting improvements.

5. Lighting –

- A.** §88-44B(g-2) requires a maximum height of 15 feet for lights. The applicant is proposing 36 lights at a height of 25 feet.

Response: The height of the light reduced to 15 ft.

- B.** §88-44B(g-5) requires a light intensity not to exceed 0.5 fc along any property line or 0.3 fc if a residential property line. The south portion of the property near existing lot 22 and lot 34 (R-2 Zone), the foot-candles on the edge of Clinton Commons Drive and Lancaster Drive are very high 4.4+ fc. The applicant should depict the average foot-candles near existing lot 22 and lot 34 to ensure that it does not exceed 0.3 fc as required by the ordinance.

Response: The lighting plan revised to address this item.

- C.** Details of the lights must be shown on the plans to ensure compliance with §88- 44B(g-1,3,8).



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Response: Detail included on lighting plan.

6. **Impact Statement Report** – The applicant has provided an Environmental Impact Statement (EIS). The Board and Town Environmental Commission should review this document and provide any questions/concerns to the applicant.
7. **Construction Details & File Map** – I am reserving comments on this aspect of the application until the design items noted above have been addressed.

Attached please find following revised documents.

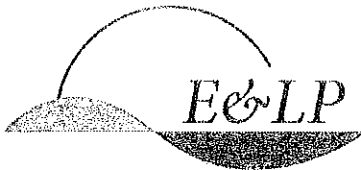
1. Major Subdivision plan
2. Preliminary Site Plan
3. Stormwater Management Report
4. Stormwater Management Maintenance Manual
5. Signed Major Subdivision application
6. Copy of Submission Cover letter to HCSCD
7. Karstic Geology Investigation Report
8. Vehicle Tracking Plan – WB-62 Semi- Trailer
9. Vehicle Tracking Plan – Clinton Fire Department Ladder Truck.
10. Attachment D – Major Development Stormwater Summary form

At this point in time, we are of the understanding that we have addressed all of the comments. If you have any questions regarding this letter or the project in general, please feel free to call me at (908) 238-0544.

Sincerely,
Engineering & Land Planning Associates, Inc.



Wayne J. Ingram, P.E., P.L.S., P.P., C.M.E.
Vice President



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