

Plainsboro Township

Prelim./Final Subdivision

Prelim./Final Site Plan

Application: P22-03

Memo Date: 6/30/2022

Meeting Date: 7/18/2022

Planning Board Review Memo

Name of Applicant: K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC

Property Owner: Township of Plainsboro

Type of Application: Preliminary/Final Subdivision and Preliminary/Final Site Plan with deviations

Name of Project: *Serenity Walk* Age-Restricted Single-Family Development

Property Location: Block 1304, Lots 1.02 and 1.03

Zone: Dey Road Redevelopment Area

Present Use of Property: Undeveloped. Previously used for farmland.

Adjacent Land Uses:

North:	Single-Family Residential
South:	Single-Family Residential (Princeton Crossing)
East:	PSE&G Electric Substation and Transmission Line Corridor
West:	Multi-Family Residential (Place at Plainsboro)

BACKGROUND

In accordance with a purchase and sale agreement between the Township of Plainsboro and K. Hovnanian NJ Operations, LLC dated June 16, 2021, the applicant proposes to construct an age-restricted residential community of 52 single-family detached homes and recreation amenities pursuant to the requirements set forth in the Dey Road Redevelopment Area Plan (Plan), adopted by the Township in August 2020. A Redevelopment Agreement between the Township and the applicant was executed on January 2, 2022, allowing the applicant to proceed with this application.

PROJECT DESCRIPTION

The applicant is seeking Preliminary and Final Major Subdivision and Site Plan approval to subdivide the existing 20+ acre Township property for the proposed development. The development, to be known as *Serenity Walk*, has been designed for an active-adult population, with homes ranging in size from 1,986 to 2,680 square feet, containing 2 or 3 bedrooms, including a master suite on the ground floor. All homes will have two-car garages.

The plan will feature interior streets with sidewalks on both sides connecting to a paved walking/jogging pathway that extends around the perimeter of the community. The major recreation focal point will include a recreation center building and outdoor pool, plus a pickleball court. There will be a homeowners' association formed to manage the common elements of the development, which include all private street right-of-way improvements, including roadways, sidewalks, and signage; recreation amenities, including clubhouse, pool area, and pickleball court; all improvements in designated open space areas, including perimeter walking paths, dog park, fencing, and landscaping; and all stormwater management facilities.

WAIVER OF SITE PLAN CHECK LIST SUBMISSION ITEMS

The applicant has submitted the required preliminary and final subdivision checklists (Forms 12 and 13), as well as the required site plan review checklist (Form 14). A total of eleven subdivision checklist waivers have been requested (ten preliminary and one final subdivision), along with ten site plan review checklist waivers, with a brief description and justification provided for each. The DRC and staff have reviewed the requested waivers and are of the opinion that such waivers are reasonable and recommend that they be granted.

CONSISTENCY WITH DEY ROAD REDEVELOPMENT PLAN

The proposed development substantially complies with the adopted Dey Road Redevelopment Plan (Plan). The applicant has requested the following deviations which shall be recognized as being equivalent to C-Type residential bulk variances under the NJ Municipal Land Use Law (MLUL).

Section 3.5.A.iv (PSE&G Buffer)

This deviation pertains to the minimum width of the buffer required from the proposed residential lots to the existing PSE&G right-of-way, which is best characterized as a 100 feet wide open area where two PSE&G lattice towers and overhead wires currently exist. The Plan requires a minimum buffer (width) of 30 feet. The applicant proposes a 22 feet wide buffer measured from the edge of the PSE&G right-of-way to the rear of the closest residential lots. The applicant explains that while the buffer proposed is 22 feet wide, if you include the required 20 foot rear yard setbacks of the adjoining lots, the buffer is 42 feet, or nearly 50 feet if you measure it to the rear of the proposed homes.

Section 3.5.A.vii (Recreation Facilities)

This deviation pertains to the minimum floor area required for a clubhouse serving the proposed development. The Plan requires a clubhouse that has a minimum floor area of 2,500 square feet. The applicant proposes a clubhouse that contains 2,019 square feet. The applicant explains that while the clubhouse is smaller than the minimum required by the Plan, the Plan permits a residential density that is more than twice what the applicant is proposing (112 units permitted, 52 proposed); hence the proposed clubhouse will be more than adequate to serve the recreational needs of the proposed homes.

Section 3.5.D.3. (General Standards – Split Entrance Boulevard)

Section 3.5D.3 of the Plan indicates that access to the community shall be by way of an entrance drive off Dey Road that shall be a “split” boulevard configuration consisting of two 15 feet wide lanes and an 8 feet island between the lanes. The applicant’s plan deviates from this standard in that the plan shows a sixty feet long teardrop shaped median starting at the point where the entrance drive meets Dey Road. Beyond the median, the entrance drive becomes a two-way undivided 28 feet wide roadway. The applicant explains that, while the Plan does specify a “split boulevard” entrance drive off Dey Road, the Plan does not indicate a particular length for this split boulevard condition. The proposed entrance drive is otherwise fully consistent with the internal roadway circulation provisions contained in the Plan. The applicant explains further that the median configuration proposed is similar to that which has been approved and constructed elsewhere in the township, including the nearby intersection of Dey Road and Wyndhurst Drive serving the Princeton Crossing development.

Sections 3.5.D.4. & 3.5.D.5. (General Standards – Cartway Width/Sidewalks and Guest Parking)

The applicant’s Site Layout Plan provides roadways that are 28 feet wide with on-street guest parking on one side, and 5-foot wide sidewalks on both sides. Section 3.5D.4 of the Plan, however, calls for roadway widths of 24 feet with a 5-foot wide sidewalk on one side, and no on-street guest parking; but instead requires peripheral “guest parking bays” throughout the community and at the clubhouse. The applicant explains that the issue of providing on-street guest parking versus the off-street guest parking per the Plan was previously discussed during the preliminary planning stage of this project and it was determined that such off-street guest parking requirement was meant for multifamily residential and not single-family residential as is currently proposed. Also, the proposed on-street parking, as well as the width of the roadways, and the placement of sidewalks on both sides of the roads fully comply with the New Jersey Residential Site Improvement Standards (RSIS).

The DRC and staff support the deviations referenced above involving sections 3.5.A.iv, 3.5.A.vii, 3.5.D.3, 3.5.D.4, and 3.5.D.5 of the Plan as being substantially consistent with the purpose and intent of the Plan, and will not result in any adverse conditions to the adjoining properties or the proposed development.

DRC/STAFF SUBDIVISION COMMENTS AND RECOMMENDATIONS

A. PRELIMINARY AND FINAL SUBDIVISION PLAN

1. The proposed Lot and Block numbers, and the assignment of street addresses are subject to the review and approval of the Township Tax Assessor.
2. The applicant’s plan identifies three separate streets in the development (Road A, Road B, and Road C). The names selected for such streets shall consider the remaining names on the Township street name list, which was based on early township settlers, prominent citizens, and statesmen. In addition, the Township Code (§85-20.1G) requires that no street names shall be duplicative or duplicative sounding, with the Planning Board reserving the right to approve or name a street. Staff will work with the applicant to consider the above matters in the naming of the proposed streets.

3. All easements and rights in favor of the Township shall be expressed in deeds and grants suitable for recording at the County Clerk's Office, the form of which shall be approved by the Township Attorney. Written descriptions shall be provided for all required onsite and offsite easements and dedications in favor of the Township.

DRC/STAFF SITE PLAN COMMENTS AND RECOMMENDATIONS

A. RESIDENTIAL SITE IMPROVEMENT STANDARDS ISSUES

1. The applicant has provided a table on the plan demonstrating compliance with applicable Residential Site Improvement Standards (RSIS). No exceptions are being requested.

B. PEDESTRIAN CIRCULATION ISSUES

1. The proposed development provides a generous pedestrian pathway system, including five feet wide concrete sidewalks along both sides of the proposed street system, as well as along the site Dey Road frontage, in addition to a six feet wide bituminous walking path that extends from the residential sidewalks around the perimeter of the development, connecting all the homes to the recreational amenities (clubhouse, pool, pickleball court) and dog park. Staff believes the proposed development fully complies with the Site Standards for pedestrian circulation in the Redevelopment Plan.
2. The barrier-free accessibility requirements, both for the temporary sales trailer facility and the future clubhouse, shall be as determined by the Township Construction Official.

C. LANDSCAPING AND LIGHTING ISSUES

Landscaping

1. The landscaping plans are in general conformance with the Redevelopment Plan, however, there are minor technical comments within the appendix of this report that shall be addressed.

Lighting

1. The lighting plans are in general conformance with the Redevelopment Plan however there are minor technical comments within the appendix of this report that shall be addressed.

D. PARKING, STREETS, AND TRAFFIC ISSUES

1. Fire lanes and striping are subject to the approval of the Fire Subcode Official. In addition, a Fire Apparatus Access Plan for the site shall be provided and is subject to the review and approval of the Plainsboro Fire Official.

2. The applicant's engineer submitted the Traffic Signal Warrant Report that indicates the warrants are not met for the installation of a traffic signal and staff takes no exception to the report. Additionally, staff understands that the applicant is agreeable to providing Rapid Rectangular Flashing Beacons (RRFB) and marked cross walks for the intersection subject to Middlesex County approval. The applicant shall discuss the other improvements that are proposed on Dey Road, including the roadway widening and provisions for turning movements into and out of the proposed development and the Estates at Plainsboro Development. All improvements to Dey Road are subject to the review and approval of Middlesex County.

E. SIGNAGE ISSUES

1. The applicant has proposed a monument entrance sign that measures three feet by four feet in compliance with the applicable zoning (sign) regulations. The proposed sign will be illuminated with ground mounted LED fixtures that are black in color, adjustable, and shielded to prevent visible glare.

F. ACCESSORY STRUCTURES (FENCES AND SHEDS)

1. Sheet CE-3 of the applicant's plan identifies the location of proposed non-residential lot fences in the project, including:
 - a. Six feet high white PVC privacy fence along west property line of development site.
 - b. Four feet high three rail white PVC fence with black vinyl coated wire mesh around the detention basin.
 - c. Four feet high black metal ornamental fence around the dog park.
 - d. Ten feet high black vinyl coated chain link fence around the pickleball court.
 - e. Four feet high black metal ornamental fence around the swimming pool and patio area at the clubhouse.
2. The applicant is proposing to install 620 linear feet of six feet high white PVC privacy fence along the western boundary of the site with the Place at Plainsboro development. Given the color and length of this fence, and the tendency of such fences overtime to visibly show algae growth on the fence, staff recommended at the DRC that the applicant consider installing a neutral darker colored fence instead, which could be coordinated with the anticipated color of the exterior of the clubhouse and homes. The applicant is now proposing to install a Clay or Dark Gray colored vinyl fence instead of the white fence originally proposed.
3. Section 3.5B.8. (Accessory structures) of the Plan indicates that fences are permitted on residential lots subject to regulations promulgated by the community (HOA), and shall be limited to the rear yard areas and not to exceed five feet in height. The applicant has indicated that no fences are permitted on the individual residential lots. If such fences were to be allowed in the future by the community HOA, staff recommends that they be of a high quality, easily maintained, uniform in appearance, and coordinated in color with other fences in the development.

4. At the DRC meeting, the applicant was asked to clarify whether garden sheds for individual lots were contemplated. While the Plan (Sections 3.4B and 3.5B.8) does not prohibit such structures, the applicant has indicated that garden sheds on residential lots will not be permitted.

G. GRADING, DRAINAGE, AND STORMWATER MANAGEMENT ISSUES

1. The applicant shall provide a Drainage, Conservation, Maintenance and Access Agreement in favor of Plainsboro Township and the County of Middlesex for the stormwater management system. The agreement shall be subject to the review and approval of the Township Attorney and Township Engineer.
2. The O&M Manual and Stormwater Management BMP's and any future revisions to same shall be recorded upon the deed of record for the property on which the maintenance described in the maintenance plan must be undertaken. The form of which shall be approved by the Township Attorney and Township Engineer prior to recording the same with the Middlesex County Clerk's Office. A copy of the recorded manual shall be furnished to the Department of Planning and Zoning and the Planning Board Engineer's office.

H. SANITARY SEWER AND SOLID WASTE DISPOSAL ISSUES

1. Relative to Section 3.5D.6. of the Redevelopment Plan, the applicant shall discuss how solid waste storage and disposal will be handled for the clubhouse and the individual homes. The applicant has indicated that solid waste and recyclable materials storage for both the clubhouse and individual homes will be stored using totes that can be stored in the garage and wheeled to the street curb for collection by private waste haulers.
2. The applicant shall clarify whether the HOA or the individual homeowners determine who the waste haulers will be in the community.
3. A Treatment Works Approval will be required from the NJDEP for this project.
4. The applicant shall discuss any agreement's necessary for the conveyance of flows through the adjacent development.

I. POTABLE WATER AND FIRE PROTECTION ISSUES

1. All water mains, services and appurtenances shall be installed and looped subject to the requirements of New Jersey American Water.
2. The Township Fire Official shall meet with representatives with the Plainsboro Fire District to discuss fire safety issues, including the location of the hydrants, any FDC connections, and fire lanes. These issues will be addressed to the satisfaction of the Township Construction Official based on discussions with the Fire District personnel.
3. In recent developments, the New Jersey American Water Company has been requiring a structure called a "hotbox" near their meter pit for the property, which

structure would house the reduced pressure zone device for the site. At this time, we do not know if they will be requiring a hotbox for this development, and if they do, we do not know where it will be located or how large a hotbox they will require. If a hotbox is required, a detail for the hotbox shall be added to the plans and staff will work with the applicant to develop the plans for the landscape screening of both the hotbox and related meter pit consistent with the design standard for hot boxes in the Redevelopment Plan (see “Site Standards/Utility Structures” in Section 3.7 of the Plan). All hotboxes shall be painted with Sherwin Williams Rock Garden Green Paint (SW6195) or equivalent.

J. OTHER UTILITIES ISSUES

1. The applicant shall discuss the availability of essential gas and electrical service to the site. Intent to service letters from the respective utility companies shall be provided.

K. COMPLIANCE WITH DESIGN STANDARDS

1. All site and building improvements within the Redevelopment Area shall comply with the “Design Standards” set forth in Section 3.7 of the Redevelopment Plan (Site Standards, Architectural Design Standards, and Landscaping Design Guidelines). Prior to the release of the final site plan, the applicant shall document compliance with each such standard by providing a detailed annotated response to each of the Design Standards in the Plan, supplemented by plan details as appropriate, subject to the review and acceptance by Planning Board staff.
2. The Architectural Design Standards in the Plan articulate the specific design treatments for all exterior building walls, roofs, windows, exterior building materials and colors, residential and site lighting, and prohibited materials in the development. Unless a design exception is requested from specific standards in the Plan pursuant to the standards for granting such exceptions set forth in the Plan, it is expected that all such standards, as applicable, shall be satisfied by the applicant’s detailed architectural design plans.
3. The applicant has proposed three distinct house models (Stanwyk, Poitier, and Kerr), with three variants of each model available (Colonial, Craftsman, and Farmhouse). As has been done in other residential developments in Plainsboro, and in order to ensure a degree of architectural diversity among the homes built in the development, staff recommends that no variant of a specific model shall be permitted along the same street frontage next to that same model variant (i.e., Stanwyk Colonial next door to a Stanwyk Colonial). The applicant has agreed to comply with this requirement.
4. Sheet CE-14 identifies a plan detail for typical utility connections for single-family homes. Given the increased popularity of whole-house generators and given staff’s experience in dealing with this issue in a similar development in town (Cranbury Brook), the applicant is encouraged to identify the location of such generators on individual lots based on applicable code requirements for same. Additionally, per the design standard in the Plan (see Architectural Design Standards/Physical Plant), all generators shall be placed outside the front yard area. Generators in side yard areas shall be allowed only where such equipment

is screened by a three foot high decorative fence enclosure. The applicant has amended the plan to show where such generators would be allowed in side yard areas.

L. MISCELLANEOUS COMMENTS

1. The applicant has prepared a detailed environment impact assessment pursuant to §20-10 of the Township Code. Based on the various environmental factors considered in this assessment, the report concludes that the project will have negligible adverse impact to the environment and the surrounding community and is well suited for the development site.
2. This subdivision requires the establishment of a homeowners' association (HOA) to own and/or maintain all private street right-of-way improvements, including roadways, sidewalks, and signage; recreation amenities, including clubhouse, pool area, and pickleball court; all improvements in designated open space areas (Lot 53, Block 1304), including perimeter walking paths, dog park, fencing, and landscaping; and all stormwater management facilities, including the proposed bioretention basin and the other proposed bioretention systems. All stormwater management facilities located on individual residential unit lots shall be placed within an easement to ensure access and maintenance of the facilities by the HOA. The HOA documents shall include landscape maintenance and stormwater management facilities maintenance manuals, which shall be reviewed and approved by the Planning Board Engineer's office. All proposed HOA documents shall be reviewed and approved by the Planning Board Attorney prior to filing with the New Jersey Department of Community Affairs (DCA).
3. A "plain language disclosure statement" shall be prepared by the applicant to the satisfaction of the Planning Board Attorney, and shall at a minimum contain the following:
 - a. Information on the prior use of the site for farming activities, as well as information on existing conditions/uses in the vicinity of the proposed subdivision, including the PSE&G overhead power lines easement located along the southern portion of the subject property, and the PSE&G substation facility and high voltage power lines located on land immediately to the east of the subject property.
 - b. Information on the proposed development, including:
 - i. Prominent notification of mandatory membership in a homeowners' association (HOA) exclusively serving this development and the HOA's perpetual responsibility to maintain all required stormwater management facilities (including those that exist within easements on individual residential unit lots), and all common area open space landscaping within Lot 53, Block 1304 of the proposed subdivision;
 - ii. Prominent notification that failure on the part of the HOA to maintain the required stormwater management facilities and common area open space and related landscaping may result in the Township entering the affected properties and performing the maintenance in

accordance with the procedures set forth at N.J.S.A. 40:55D-43b and charging the costs of such maintenance pro rata against each of the residential lots in the development pursuant to N.J.S.A. 40:55D-43c.

- iii. Information on the presence of easements (stormwater management related) on some of the single-family lots and that such easements will limit the types, location, and extent of improvements allowed on such lots, and may in some instances have the effect of prohibiting some types of improvements.
 - iv. Information on the developer's responsibility to install and thereafter maintain for a period of two (2) years from the date of such installation all required landscaping in the development, including tree plantings on individual single-family lots; and that the homeowners shall be aware that a representative for the developer may need to enter their property to satisfy this requirement, including replacing dead or dying trees as required by the Township, and that presumptive permission to do so has been granted by each of the homeowners in order to allow the developer to fulfill this requirement.
 - v. Information not referenced above, but otherwise required for adequate disclosure notification by state law, including any requirements of the New Jersey DCA and common law, as applicable.
- c. A copy of the approved "plain language disclosure statement" shall be provided to and signed-off and dated by contract purchasers prior to closing. A copy of same shall be provided to Township staff when applying for the certificate of occupancy for the property involved, as evidence of having satisfied this requirement.
 - d. The deed of conveyance for each of the newly created lots shall contain a deed restriction setting forth the same information required to be contained in the disclosure statement, outlined in subsection a. above.
 - e. Until the final lot is sold, the developer will be solely responsible for maintaining and repairing all stormwater management related facilities.
 - f. The applicant shall discuss ownership and maintenance responsibilities for all development infrastructure.
 - g. The applicant shall confirm that a Licensed Site Remediation Professional has or will be retained for the project.
4. Unless otherwise required by state law, the applicant is encouraged to equip each home with an electric vehicle charging station (defined as "Electrical Vehicle Supply/Service Equipment or EVSE in the state model ordinance). The applicant has agreed to equip each home accordingly.

M. CONSTRUCTION ISSUES

1. The applicant shall discuss the anticipated timing of the construction of the proposed development.
2. The applicant has proposed a temporary sales facility that includes a model home, a sales office trailer, temporary parking, and sales related signage. According to the applicant, the temporary sales facility will be installed when the stabilized base course of paving for the entrance road is completed up to where the facility is proposed to be located. After the model home is completed and receives an occupancy permit, the sales operation will be moved into the garage of the model unit. The anticipated hours of operation for the sales facility will be 10:00 AM to 6:00 PM.
3. The temporary sales trailer and all associated improvements are subject to Township review and approval including all permits necessary for utility hookups and connections.
4. All structures, EV charging station electrical improvements, pool improvements, and chemical storage are subject to review by the Township Construction Official.
5. At the request of staff, the following construction notes have been added to the plan:
 - a. Note 16 of General Notes on Sheet CE-13 has been revised to state the following: "Prior to the commencement of construction, a detailed sequence of construction and contractor's staging plan shall be provided to separate and manage construction traffic and public traffic. This will further establish contractor's work and staging areas for each phase of construction, and shall include but not limited to items related to the placement of construction office and/or construction trailers, outdoor equipment and materials storage, safety and security fencing, vehicular and pedestrian circulation, installation of underground utilities, parking area construction and construction related signage."
 - b. Note 13 of General Notes on Sheet CE-13 has been revised to state the following: "Prior to the commencement of work, including initial site clearance and grading, a hauling plan shall be submitted to the Township for review and approval for the movement of any construction materials or demolition debris on roadways leading from the Township border and vice versa."

N. AGENCY APPROVALS AND OTHER REQUIREMENTS

1. The applicant shall discuss the need for approvals from outside agencies, including the following:
 - a. NJDEP (TWA approval)
 - b. Freehold Soil Conversation District

- c. New Jersey American Water (NJAW)
 - d. Veolia North America, Inc. (formerly Suez/Princeton Meadows)
 - e. Middlesex County Planning Board
 - f. Middlesex County Health Department (pool and kitchen facilities, if any)
 - f. All other agencies having jurisdiction
2. Copies of applications and approvals, certifications, permits or letters of no interest, waivers or exemptions, as may be required, shall be provided as a condition of final approval and prior to release of the approved site plan and site disturbance.
 3. Township offices and staff that may have review jurisdiction involving this application or improvements related thereto, include:
 - Planning and Zoning Dept.:
Contact Ron Yake, Planner and Zoning Officer at 799-0909, ext. 1503.
 - Planning Board Engineer's Office:
Contact Louis Ploskonka, CME Associates at 732-727-8000.
 - Code Enforcement/Building Division:
Contact Brian Miller, Construction Official at 799-0909, ext. 1203;
and Keith Thedinga, Fire Official at 799-0909, ext. 1208.
 - Middlesex County Health Dept.:
Contact Natalie Bujalski, Health Inspector at 799-0909, ext. 1219.

Any approval shall be conditioned upon: A) the submission of revised plans in accordance with the above comments, as well as additional detailed comments to be provided based upon a review of the various reports and plans prior to final site plan approval; B) proof of approval, waiver or exemption from all agencies having jurisdiction; C) the construction of off-site improvements if deemed necessary by the Township Committee; D) the payment of any outstanding escrow fees and property taxes; and E) the applicant's engineer providing the Township with an estimate for the cost of improvements in order that the performance guarantee and inspection fee can be calculated.

MLUL Clock:

Application Completeness:	May 15, 2022
Planning Board Action:	September 12, 2022

APPENDIX TO

APPLICATION P22-03

PLANNING BOARD REVIEW MEMO

FOR

**PRELIMINARY/FINAL MAJOR SITE PLAN
AND SUBDIVISION**

**Serenity Walk Age-Restricted Single-Family Development by K. Hovnanian
Block 1304 Lots 1.02 & 1.03
Dey Road Redevelopment Area**

June 30, 2022

A. Subdivision Plan Comments

1. The Subdivision Plan shall meet all map filing law requirements.
 2. Metes and Bounds descriptions for the proposed easements shall be provided for review.
 3. The adjoining four (4) existing single family houses that front Dey Road currently include lot numbers 2 through 5 within Block 1304. On sheet CE-1 of the plan (Preliminary/Final Subdivision Plat), four lots on the west side of the new entrance drive use these same lot numbers within Block 1304. The lot numbering for the development will have to be adjusted accordingly.
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1. The Applicant's Engineer shall verify all driveways will be constructed with a 20 foot width and 20 foot depth. It appears some driveways are not 20 feet by 20 feet.
2. The Applicant shall consider adding 50 foot double yellow striping at each stop bar at non-median approaches to intersections.
3. The Applicant's Engineer shall design the proposed curb ramps, sidewalks, and crosswalks, to meet the latest ADA requirements. The Applicant's Engineer shall provide turning spaces before and after proposed ramps as necessary at the required slopes and the locations of proposed detectable warning surfaces shall be clearly indicated. This ADA compliance issue shall be reviewed relative to all curb ramps, sidewalks, and crosswalks currently proposed under this project.

D. Grading, Drainage and Stormwater Management Issues

1. The Applicant shall provide a copy of the Soil Conservation District Plan Certification upon approval to the Township.
2. The proposed basin bottom elevation for Basin #6 shown on the Site Grading Plan is inconsistent with the basin routing calculation in the Engineering Report, as well as with the Proposed Drainage Plan, and shall be amended accordingly.
3. The grate elevations for 'OCS 6', 'OCS 7', 'OCS 6A' modeled in the runoff hydrographs are inconsistent with the elevations shown on the Site Drainage Plan, and shall be amended accordingly.
4. The runoff hydrographs and plans shall be modified so that the overflow grate elevation for 'OCS-11' is set to the 100-year water surface elevation. The OCS-11 overflow grate is set to elevation 80.90 in the basin routing calculations.

5. The runoff hydrographs and plans shall be modified so that the lowest control device (i.e. orifice or weir) for 'OCS-5' is set to the Water Quality Design Storm water surface elevation.
6. In accordance with the NJ Stormwater BMP Manual, additional testing is required for each of the proposed BMP's. A minimum of two borings are required for each green infrastructure BMP. Where a test pit has already been taken within a proposed BMP footprint, one additional boring would be needed.
7. The 'Kh' value in the groundwater mounding calculation for Basin #6 shall be 5x the value of 'R.'
8. The recharge rate ('R') and subsequent 'Kh' value utilized in the Basin #1 groundwater mounding calculation are inconsistent with the results from the permeability testing, and shall be amended accordingly. The subsurface investigation report indicates that B-2 within the footprint of Basin 1 has a permeability rate >10.00 in/hr. The mounding analysis shall be amended accordingly.
9. The bioretention basin detail shall be amended as follows:
 - a. The minimum distance from bottom of media to the seasonal high-water table shall be two feet;
 - b. Under the Bioretention Soil Planting Bed Mix section, the lift depth shall not exceed six inches as described in the NJ Stormwater BMP Manual;
 - c. All notes related to underdrains shall be removed as the Site Drainage Plan does not depict, or call out underdrains;
 - d. Design parameters for Basin #6A shall be added to the table;
 - e. The top of berm elevations for Basin #1 and #12 shown in the table shall be modified to reflect the elevations shown on the Site Grading Plan.
10. Outlet Control Structures (OCS) 1, 3 - 9, and 12 shown in the table for the Basin Outlet Structures Detail have at least one parameter that is inconsistent with the Site Drainage Plan. In addition, a majority of the structures are shown to have an underdrain in the table; however, no underdrains are proposed on the Site Drainage Plan. The detail and Site Drainage Plan shall be amended for consistency.
11. The Maintenance Plan & Field Manuals shall be amended as follows:
 - a. A copy of the Site Drainage Plan shall be included as part of the Maintenance Plan for reference purposes.

12. The Site Grading Plan shall be amended as follows:
 - a. Provide proposed TC/BC spot grades where proposed curb meets existing curb;
 - b. Provide proposed spot grades at all sidewalk PC's, PT's, HP's, and corners. Spot grades shall be added to the sidewalk near the proposed pickleball court and swimming pool;
 - c. Provide additional proposed spot grades for the enclosed area around the swimming pool, as well as for the tennis court in order to verify drainage patterns;
 - d. The grate elevations for Drain Basins 'DB-11A' and 'DB-6A' as well as 'MH-10' shall be modified to provide minimum 2.00% slope towards same; and
 - e. There is an area without proposed spot grades across the roadway from Basin #2 where the drainage patterns are unclear. Additional spot grades shall be added at this location. The additional spot grades shall demonstrate that minimum 0.50% slope for impervious and 2.00% slope for pervious surfaces are provided.

E. Sanitary Sewer and Solid Waste Disposal Issues

1. All sanitary sewer piping and appurtenances shall be installed in accordance with the requirements of Veolia North America and the Township of Plainsboro Plumbing Subcode Official.
2. All easements required by Veolia North America that are necessary for construction and maintenance of the sanitary system shall be shown on the plans.

F. Potable Water and Fire Protection Issues

1. All easements required by the New Jersey American Water Company that are necessary for construction and maintenance of the water system shall be shown on the plans.

Provide a report prepared by a professional engineer licensed in the State of New Jersey including

G. Lighting Issues

1. Revise the plans to clarify the quantity of proposed Fixture B. Sheet L4.0.00 indicates both a quantity of 19 and 20 between the two (2) provided schedules.

H. Landscaping Issues

1. Revise the plans to clarify proposed CF noted within the landscape schedule, sheet L2.1.01. The common name indicates a Redbud; however, the botanical name and description are for a Flowering Dogwood.

I. Construction Issues

1. As-built grading plans are required to be submitted by the developer to the Township Engineer's Office prior to occupying the site. As a minimum the following shall be provided:
 - a. Storm System
 - i. Provide as-built pipe sizes, types and classes; manhole and inlet rims, grates, and inverts; and detention basin, subsurface piping, grading, flow channel, and outlet structures.
 - ii. A certification shall be provided from the stormwater management system design engineer indicating the entire system has been constructed in accordance with the final plans and specifications and that the system will function as originally designed prior to site occupancy.
 - b. Roadway Systems
 - i. Provide as-built of access drive and aisles relative to the top of curb, gutter, and centerline elevations at 50' intervals and all returns, high points and low points prior to occupancy.
 - c. Water distribution system
 - i. Provide copies of the as-built plans as required by the operating utility company providing the water service but no less than the location and size of a water main, valves, and fire hydrants.
 - d. Sanitary Sewer System
 - i. Provide as-built location, size, slope, material and inverts of all pipes, manholes and pumping stations or as may be required by the operating utility company providing such service.