July 16, 2020

Office of Community Development
Township of Bordentown
1 Municipal Drive
Bordentown, New Jersey 08505-9193
Attn: Mike Theokas, Administrator  
   Director of Community Development

Re: Rising Sun Meadows, LLC
   Rising Sun Road & NJSH RT 130 North
   Block 138.01, Lots 41, 42 & 43
   Twp. File - PB-2018-05
   SAG File – 20A010-16
   Amended Preliminary & Final Site Plan

Dear Board Members:

This office has received an Amended Preliminary & Final Site Plan for Rising Sun Meadows, LLC on 7-11-20. The Amended Site Plans entail the installation of a pump station which is an accessory use to provide sanitary sewer for the approved 227 units and clubhouse. The previously approved Site Plans entail the development of 59 townhomes and 168 apartments for a total of 227 units, including 36 affordable units, on a 25.12-acre parcel. A 3,000 sq. ft. clubhouse, pool and children’s recreation amenities are also included.

The Amended Final Site Plans were prepared by Walter Joseph Hopkin, PE of WJH Engineering of Manasquan, NJ and dated 6-30-20. The plans include the sheets related to the construction of the pump station. The applicant has indicated that previously approved Site Plans will be updated to incorporate the pump station information and resubmitted pending approval of the sanitary sewer pump station.

I. Completeness Review
   The application has been reviewed for completeness, as per Ordinance Section 25:804. The required information has been provided as per the Land Development Checklist and was previously deemed complete. The applicant has requested waivers from submitting the Traffic Report, EIS, CIS, Stormwater Report and related information. Our office does not have any objections to this request. The Planning Board should review the proposed waivers and consider completeness.
I. Maximum connected townhouses – The maximum number of connected townhouses are 9 units. The plan conforms.
m. Maximum number of apartment units within a single structure – The maximum number of apartment units within a single structure is 24. The plan conforms.

Accessory Building/Structures, Garages to Side and Rear Setback:
Ten (10) feet unless tract buffer requires more – The plan indicates a 24.3-foot setback from the southern property line. The plan conforms.

Buffers
1. A 15-foot minimum planted buffer along the Meadow Run development lot line shall be provided. The previously approved plan proposed the preservation of the wooded area between the proposed pump station and Meadow Run development. One Holly evergreen tree has been proposed. In the event that any or all of the trees in this area cannot be preserved as part of the pump station construction, additional evergreen trees shall be planted.
2. The plan indicates planting 15 Skip Laurel evergreen shrubs along the perimeter of the northside fence. This is acceptable.

III. Planning Board Resolution
Planning Board Resolution PB-2019-04 indicates that “if it is determined that there is a need for a pump station, the Applicant will be required to provide a modified design for inclusion of that feature.” An Amended Site Plan has been submitted. The applicant is in conformance.

IV. Amended Site Plan Review
A. Site Plan
1. The Amended Site Plans indicate the creation of a new lot, Block 138.13, Lot 19, for the sanitary sewer pump station.
2. The Phasing Plan (Sheet 2 of 5) indicates that the pump station will be installed as part of the Phase 1 improvements. The plan also indicates a proposed forced main connection to Rising Sun Road as part of the Phase 1 improvements.
3. The previous plan connected the concrete sidewalk along the pump station to the sidewalk along the road. The Affordable Housing Zone (AH-1) requires that walk paths shall connect areas of housing/recreation to create a loop system to other housing areas of sidewalk or walk paths” (K.2). The plan should be revised to show the connection.
4. The proposed concrete sidewalk now connects to the asphalt pump station drive and becomes an asphalt walk. Our office recommends a continuous concrete sidewalk. The plan should be revised to incorporate the concrete sidewalk into the pump station driveway in order for residents to walk on a continuous concrete sidewalk.
September 18, 2020

Township of Bordentown
Planning Board
1 Municipal Drive
Bordentown, NJ 08505

Attention: Mr. Michael Theokas, Community Development Director

Re: Township of Bordentown
Amended Preliminary and Final Site Plan & Major Subdivision
for Pump Station Addition - Review
Rising Sun Meadows
Block 138.01, Lot 41, 42 & 43

Dear Board Members:

Our office has reviewed the “Amended Preliminary and Final Site Plan & Sewer Pump Station” submission for the above referenced project, receive on July 13, 2020, consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Title</th>
<th>Date</th>
<th>Last Revised</th>
</tr>
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<tbody>
<tr>
<td>1 of 5</td>
<td>Cover Sheet</td>
<td>06/30/20</td>
<td>12/14/18</td>
</tr>
<tr>
<td>2 of 5</td>
<td>Overall Site Plan &amp; Phasing Plan</td>
<td>06/30/20</td>
<td>12/14/18</td>
</tr>
<tr>
<td>3 of 5</td>
<td>Grading, Drainage, Utility &amp; Landscaping Plan</td>
<td>06/30/20</td>
<td>12/14/18</td>
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<tr>
<td>4 of 5</td>
<td>Water Main Extension Plan</td>
<td>06/30/20</td>
<td>12/14/18</td>
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<tr>
<td>5 of 5</td>
<td>Pump Station Details</td>
<td>06/30/20</td>
<td>12/14/18</td>
</tr>
<tr>
<td>1 of 1</td>
<td>Final Plat</td>
<td>06/30/20</td>
<td>06/30/20</td>
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</tbody>
</table>

Sheets 1 through 5 of 5 were prepared by Walter Joseph Hopkin, P.E.; WJH Engineering, 2571 State Hwy 35, Bldg B, Suite 301, Manasquan, NJ 08736, (732) 223-1313.

The Amended Preliminary Site Plan & Major Subdivision Plan was prepared by Peter P. Bennett, III, PLS; WJH Engineering, 2571 State Hwy 35, Bldg B, Suite 301, Manasquan, NJ 08736, (732) 223-1313.

I. GENERAL INFORMATION

Owner: Lot 41 – Zeiger Enterprises, Inc.
       Lot 42 – ZB Properties, LLC
       Lot 43 – Bordentown Development
       1 West Walnut Avenue
       Moorestown, NJ 08057

Engineering, Planning and Municipal Services
II. SUBMISSION INFORMATION

The applicant has satisfied the requirements for completeness in accordance with Section 25:804 of the Revised General Ordinances of the Township of Bordentown and this project was previously deemed complete by the Planning Board at their Meeting of November 29, 2018. Our office finds that sufficient information has been submitted, or exists within our files, supporting the “Amended” plan modifications to allow a proper review. Therefore, we can recommend that this application be deemed complete by the Board.

III. ZONING REQUIREMENTS

Use: The applicant's proposed use of townhouses and apartments are in conformance with the permitted principal uses of the AH-1, Affordable Housing Overlay Zone.

IV. PERFORMANCE STANDARDS

General Comments

1. Given the construction of the pump station driveway, the concrete sidewalk originally proposed to be installed toward Meadow Run Road has been interrupted. Our office recommends that the
sidewalk be extended toward Marion Avenue to eliminate the need for walking on the driveway. The sidewalk should extend across the driveway, similar to the residential driveways. We also question if an easement is required for this sidewalk on Lot 19. Testimony should be provided.

2. The sidewalk should be extended to the property line adjacent to Meadow Run Road. Currently the sidewalk is noted to stop four (4) feet from the property line. Testimony should be provided.

3. Testimony should be provided regarding the elimination of three (3) parking spaces at the terminus of Marion Avenue.

4. The Grading, Drainage, Utility & Landscape plan should reflect storm sewer elevations.

5. We question the placement of street trees and other landscaping atop the proposed gravity sanitary sewer and forcemain pipes. Trees should be relocated a minimum distance of 10 feet from the centerline of the utility. Testimony should be provided.

6. The proposed lighting at the pump station should be discussed.

7. We question if low level bollard style lights are still being proposed along the sidewalk toward Meadow Run Road. Testimony should be provided.

8. Testimony should be provided regarding licensed operators for these private sanitary sewer and water utilities. HOA documents should address the need for these licensed operators in accordance with NJDEP. Testimony should be provided.

9. We recommend that a vehicle turn- around area be provided for the pump station driveway.

10. Fencing and gate details are to be provided on the plans.

11. The access driveway detail is to be provided on the plans and should reflect a heavy-duty cross-section.

12. Should an approval be granted, the overall set of plans for the Rising Sun Meadow Development should be revised to incorporate the amendments to create an inclusive record document.

13. The applicant should obtain the review and approval of the Township Fire Official regarding access to the pump station in the event of an emergency.

14. The proposed modifications resulting from the “Private Pump Station” should be reflected on the Homeowner Association Documents for the townhome development and submitted to the Board Solicitor for review and approval. The documents should clearly identify that the private access drive and private sanitary pump station will not be dedicated to the Township or Bordentown Sewerage Authority in the future.

Engineering, Planning and Municipal Services
15. The proposed modifications resulting from the "Private Pump Station" should be reflected on the Homeowner Association Documents and rental agreements should be submitted to the Township's Affordable Housing Administrator for review and comments.

V. APPROVAL PROCESS

If the Land Use Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the plan pursuant to the Planning Board action and provide proof of any/all outside agency approvals where applicable.

2. Ten (10) copies of the final plan sets (complete, full set) should be submitted to our office for review, approval and signature after resolution compliance is complete.

3. The applicant is notified that an inspection escrow and performance bond is required for this application and an estimate for all on/off site improvements (excluding structures) must be reviewed and approved by the Planning Board Engineer. The inspection escrow must be posted prior to the issuance of any building permits.

4. The applicant should post an escrow with the Township for tax map revisions as deemed necessary as a result of this development in conformance with the Township Ordinances.

5. The applicant should contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

VI. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals should be submitted to the Township and this office prior to the final signature of plans or issuance of building permits:

1. New Jersey Department of Transportation (watermain extension)
2. New Jersey Department of Environmental Protection
3. City of Bordentown Water Company
4. Bordentown Sewerage Authority
5. Bordentown Township Fire Official
6. Any others as may be necessary.
When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items of this review letter.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

TUREK CONSULTING, LLC

Frederick J. Turek II, P.E., P.P. C.M.E.
NJ Professional Engineer #42279

FJT/Int

cc: Marcie Maute, Community Development; Cindy Dziura, Deputy Clerk; Jack Carmen, R.L.A., F.A.S.L.A., P.P.; Brian Carlin, Esq.; Andrew Werbler, Regal Homes; WJH Engineering; Ronald Shimanowitz, Esq.