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May 6, 2022

TOHLB 22225

Township of Hillsborough  
Planning Board  
379 South Branch Road  
Hillsborough, NJ 08844

**RE:     Engineering Review #1  
          Homestead Rd. LLC  
          189 & 203 Homestead Road  
          Hillsborough, NJ  
          Block 20.10, Lots 32 &33  
          Application #: 21-PB-25-MS/MSP**

Dear Board Members:

Pennoni Associates (Pennoni) is in receipt of the following documents concerning the above referenced application:

- Hillsborough Township Development Application dated 12/15/2021 including project narrative, memorandum of consent, and permission for site walk form.
- Preliminary & Final Major Site Plan and Subdivision Plan entitled "Block 200.10, Lots 32 & 33, situated in Hillsborough Township, Somerset County, New Jersey", prepared by Michael K. Ford, PE, of Van Cleef Engineering Associates, LLC, consisting of thirty-three (33) sheets, dated February 2, 2022, last revised April 4, 2022.
- Existing Features Plan prepared by Michael K. Ford, PE, of Van Cleef Engineering Associates, LLC, consisting of one (1) sheet, dated December 21, 2021, last revised 3/2/22.
- Architectural Plans entitled "Hillsborough WHSE #1 & #2", prepared by Lawrence Valenza, of Mitchell and Hugeback Architects, Inc., consisting of eight (8) total sheets, dated December 20, 2021.
- Drainage Report for Block 200.10, Lots 32 & 33, Hillsborough Township, Somerset County, New Jersey, prepared by Van Cleef Engineering Associates, LLC, dated April 21, 2021, last revised April 4, 2022.
- Stormwater Management Measures Operation and Maintenance Manual for Homestead Road, LLC, Block 200.10, Lots 32 and 33, Hillsborough Township, Somerset County, New Jersey, dated December 21, 2021.
- Traffic Impact Analysis for 201 Homestead Road entitled for Block 200.10, Lots 32 & 33, Township of Hillsborough, Somerset County, New Jersey, prepared by Gary W. Dean, P.E., P.P. and Rianna S. Kirchhoff, P.E., dated December 22, 2021.
- Delaware and Raritan Canal Commission Report dated February 1, 2022.
- Ecological Resources Inventory and Impact Assessment Report, prepared by Environmental Associates Inc, dated December 10, 2021.

- Fire Safety Memo prepared by Hillsborough Township Board of Fire Commissioners, dated March 28, 2022.
- Fiscal Impact Analysis Report entitled “Proposed Industrial and Office Development Block 200.10, Lots 32 & 33 Homestead Road”, prepared by Art Bernard, P.P., of Art Bernard & Associates, LLC, dated December 15, 2021.
- New Jersey Department of Agriculture Hydrologic Modeling Database – Data Entry form.
- Riprap Apron Data Sheet for Block 200.10, Lots 32 & 33, Hillsborough Township, Somerset County, New Jersey, dated November 17, 2021.

## **INTRODUCTION**

The subject site consists of two parcels identified as Lot 32 and 33 in Block 200.10 in the Township of Hillsborough. The site is located north of Homestead Road and comprises approximately 88.45 acres. The site contains five existing buildings near the east side of the property. A majority of the remaining area consists of vacant undeveloped land. The applicant proposes to demolish the existing buildings to construct two (2) warehouse buildings consisting of 368,995 and 168,304 square feet each. Additional improvements include on-site parking, landscaping and lighting, utilities, and a stormwater management system. The site is located in the Transitional Economic Development Zone (TECD) zone.

## **PLANNING AND ZONING**

We defer comments regarding the project’s compliance with the applicable zoning requirements to the Township Planning Director.

We offer the following comments:

## **GENERAL COMMENTS**

- 1) The architectural plans shall show the elevation for the proposed loading docks. A minimum of 15 feet of vertical clearance is required in accordance with Section 188-68(E)2 of the Township Ordinance.
- 2) Testimony should be provided regarding the number of employees, vehicles to be stored on-site, any expected customers/visitors, and hours of operation for the proposed warehouse buildings.
- 3) The applicant shall address the requirements of Section 188-52 Grading and Soil Protection. Specifically, topsoil protection and subsoil protection.
- 4) Proposed water and sewer demand calculations shall be provided. Approval shall be obtained from Hillsborough MUA for the proposed sanitary sewer connection.
- 5) The plans indicate that the watermain along Homestead Road will be extended by NJAW. A letter confirming the same from NJAW shall be provided as a condition of approval.
- 6) The applicant shall provide testimony regarding the handling and collection of refuse and recyclable waste from the project site.

- 7) In accordance with S-3223 NJ P.L. 2021, c.171 for building #1, the applicant shall provide 4% make-ready EV parking spaces at least 5% of which shall be accessible for people with disabilities. For building #2, the applicant shall provide at least three (3) make-ready EV parking spaces. In lieu of installing make-ready parking spaces, electric vehicle supply/service equipment (EVSE) spaces may be provided.
- 8) New Jersey recently passed into law bill A3352 which requires all new warehouses in the state to be built as solar-ready buildings. Each warehouse must reserve a section of a roof or building overhang for the future installation of a photovoltaic or solar thermal system which is at least 40% of the roof area. The applicant shall address this requirement.
- 9) The lighting plan shall be revised to provide the minimum 0.3 footcandle and average maximum of 0.5 footcandle illumination for the parking lot area and driveways in accordance with Section 188-57 of the township ordinance.
- 10) Homestead Road is classified as a primary local road in the township's master plan. Currently, the right of way along block 200.10, lot 32 is 60' wide and the right of way along block 200.10, lot 33 is 55' wide. The applicant shall provide additional dedication of right of way on block 200.10, lot 33 to provide a minimum 60' right of way along the frontage of the site.
- 11) The current pavement width of Homestead Road varies from 22' to 26' along the frontage of the site. This is inadequate to accommodate the anticipated increase in traffic volume from the proposed project. We recommend that Homestead Road be widened to provide an 18' half width along the frontage of the site with appropriate pavement transitions at the eastern end and western end up to the Route 206 Bypass overpass. No parking would be permitted on either side of Homestead Road. A no-parking ordinance must be adopted as part of the approval process in accordance with Section 188-89P(6). The applicant may submit a conceptual widening plan for approval by this office prior to proceeding with final design.

### **STORMWATER MANAGEMENT**

The total limit of disturbance for the proposed development is approximately 17.38 acres and is a major development in accordance with NJAC 7:8. The proposed development will increase the overall existing impervious coverage and will thus increase the existing peak runoff rates. The Applicant has incorporated green infrastructure measures for water quality and quantity treatment in accordance with NJAC 7:8. The Applicant has proposed two bioretention basins, one infiltration basin, various sections of pervious pavement within the site and manufactured treatment devices for addressing these requirements.

We have reviewed the Drainage Report prepared by Van Cleef Engineering Associates, last revised December 26, 2021, and offer the following comments:

- 1) The total increase in impervious area shall be specified in the report.

- 2) All requirements regarding the stream corridor requirements set forth in the review letter prepared by the Delaware and Raritan Canal Commission, dated February 01, 2021, shall be addressed.
- 3) The applicant shall comply with the requirements listed in the BMP manual for pervious pavement regarding pervious pavement system with underdrains.
- 4) Maximum treatment flow rate (MTFR) calculations shall be provided for the design size of the proposed manufactured treatment device.
- 5) Inlet drainage area map shall be provided for proposed inlets.
- 6) A separate drainage area map shall be provided indicating the drainage area for each manufactured treatment units to ensure all motor vehicular surfaces are treated for water quality.
- 7) The Major Development Stormwater Summary form shall be completed by the Applicant and submitted for review. The form can be accessed online through the following link:  
  
[https://www.nj.gov/dep/dwg/pdf/Tier\\_A/Tier\\_A\\_Attachment\\_D\\_Major\\_Development\\_Summary\\_Fill\\_In.pdf](https://www.nj.gov/dep/dwg/pdf/Tier_A/Tier_A_Attachment_D_Major_Development_Summary_Fill_In.pdf)
- 8) A cost estimate for maintenance of the porous pavement, infiltration basin, bioretention basins and the manufactured treatment device shall be included in the manual as per the NJDEP requirements.
- 9) NJDEP groundwater recharge analysis sheet was provided that confirms that groundwater recharge requirements have been met for this application.
- 10) Test pits shall be performed prior to construction to determine the depth of groundwater and soil permeability. Results of test pits shall be forwarded to the Township for review.
- 11) Minimum vertical clearance as required for infiltration basin and bioretention basin shall be provided as recommended in the best management practices manual prepared by NJDEP.

#### **TRAFFIC**

- 1) The off-street parking and loading spaces on the proposed site conform to the Township minimum requirements (§188-68).
- 2) The TIA was prepared for two warehouses (168,304 SF and 368,995 SF) and a 6,000 SF office building. The office building has been eliminated from the plans and application. Revise the TIA to reflect the removal of the office building from the application.
- 3) The TIA indicates that the warehouses will generate 112 trips (102 cars, 10 trucks) during the AM peak period and 118 trips (102 cars, 16 trucks) during the PM peak period. The site includes 289 parking spaces, 90 loading docks spaces and 137 trailer spaces. These parking space numbers

differ slightly from the amount of spaces shown on the site plans, and should be reconciled as needed in the report. The applicant shall provide testimony regarding the anticipated operation of the buildings and anticipated utilization of the provided parking spaces, loading docks and employee parking.

- 4) The applicant shall supply the Synchro files and timings directives for the signal at Homestead Road and Route 206 for review.
- 5) The TIA indicates that the westbound left/through lane of Homestead Road at the Rt 206 signal operates at a LOS F during the existing and no-build condition and that, without mitigation, the introduction of the proposed site traffic will increase the delay on the lane group. The TIA mitigates the increased delay caused by the site trips through the shifting of 2 seconds of green time to the westbound Homestead Road phase. The Applicant shall initiate discussions with NJDOT regarding the implementation of optimized signal timings at Rt 206 and Homestead Road to mitigate the LOS issue on the westbound approach of Homestead Road.
- 6) The applicants traffic engineer shall provide testimony regarding the anticipated tenant, operation of the site, and impact on the surrounding roadway network.
- 7) The warehouse development will generate approximately 322 truck trips per day (161 in/161 out) per ITE trip generation. Based on this increased truck traffic we recommend that the applicant submit an engineering assessment of whether the existing roadway pavement section is adequate for the anticipated heavy truck traffic from this project.

#### **ECOLOGICAL RESOURCES INVENTORY AND IMPACT ASSESSMENT REPORT**

- 1) The report concludes that the geology of the project site is suitable for the proposed development based on the bedrock geology (Brunswick Formation) and results of Geotechnical testing. The applicant shall provide testimony regarding the geotechnical testing results, if any, on the site.
- 2) The report concludes that a majority of the project site consists of Mid-Late Succession Field habitat (SF) vegetation. Disturbance to the SF habitat will occur in the western region of the project site, but a substantial area will remain on the project site in a contiguous manner so as to provide the function of this natural habitat. The proposed development avoids disturbance to the wooded stream and tributary corridors throughout the project site with the exception of an access road crossing of a small tributary.
- 3) The report concludes that the proposed development will disturb the wetlands. A Freshwater Wetlands General Permit (FWGP) shall be obtained prior to any proposed wetland disturbances during construction. In accordance with the Township of Hillsborough Code, Chapter 160 Environmental Impact Statement, Section 5 (160-5), testimony shall be provided regarding the potential adverse impacts to the wetland areas that are being disturbed and necessary environmental protective measures to minimize danger. Any proposed improvements within the wetlands or buffer area will be subject to approval from NJDEP.

- 4) The report concludes that habitats that exist throughout the project site do provide sufficient amenities to wildlife utilization potential. The proposed development will result in the removal of wildlife habitat in certain regions of the project site.
- 5) The report concludes that habitats that exist throughout the project site provide amenities for threatened and endangered species utilization potential. The proposed development will result in the elimination of habitats in certain regions of the project site.
- 6) The report concludes that no features of documented or potential unique significance were determined to exist on the project site. The proposed development will not result in any impact to this resource. The steep slopes associated with the Royce Brook tributary are determined to be a critical natural feature and the proposed development avoids any disturbance to this feature.
- 7) The report concludes that the air quality of the project site and surrounding areas is generally in good condition given its close proximity to the Route 206 Bypass. Overall, the proposed development should have an insignificant impact on the air quality of the project site. The applicant should provide air quality/pollution evaluation data in accordance with section 160-5.
- 8) The report concludes that the Route 206 Bypass constitutes the most significant point source of elevated ambient noise associated with the project site. An increase in noise levels is anticipated during the proposed development and during routine operation of the project site, but this will be insignificant to the noise levels generated by the Route 206 Bypass. During construction, construction equipment is required to comply with the Federal Noise Control Standards.
- 9) In accordance with Section 160-5, the applicant shall provide information regarding the proposed development's aesthetic values, employment and property tax, and the health, safety, and well-being of the public.
- 10) In accordance with Section 160-5, the applicant shall provide data for the project site's sewerage facilities, water supply, and solid waste disposal.

#### **MISCELLANEOUS**

- 1) The applicant has submitted an application to NJDEP for an LOI. Any proposed improvements within the buffer area may be subject to approval from NJDEP.
- 2) Soil Erosion and sediment control plan certification shall be obtained from the Somerset-Union Soil Conservation District and a copy of the approved permit shall be provided.
- 3) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fees shall be submitted.
- 4) The development is subject to the comments listed in the letter prepared by the Delaware & Raritan Canal Commission, dated February 01, 2022.

- 5) The development is subject to the comments listed in the letter prepared by Chief Fire Marshal of the Township of Hillsborough, dated March 28, 2022. An approval letter shall be provided upon receipt.
- 6) Will serve letters shall be obtained from the utility companies serving the subject site. All other outside agency approvals shall be provided for the board's file.

The Applicant shall respond to this letter with a point-by-point response addressing the comments listed above. We reserve the right to make additional comments pertaining to this application during the review process.

Please contact this office with any questions or comments.

Very truly yours,

**PENNONI ASSOCIATES, INC.**



Drew M. Di Sessa, P.E., P.P., C.M.E  
Board Engineer

DD/dr

cc: David K. Maski, PP, AICP, Township Planning Director  
Debora Padgett – Planning Board Clerk