



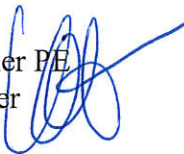
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Memorandum

To: Borough of Rocky Hill
Planning Board

From: William C. Tanner PE
Borough Engineer 

Date: August 10, 2017

Reference: 38 Washington Avenue
Block 1 Lot 8
Preliminary & Final Subdivision

I have reviewed the following documents:

1. A Plan entitled "Preliminary and Final Major Subdivision 38 Washington Street Block 1 Lot 3 Situated in Borough of Rocky Hill Somerset County, New Jersey prepared for Antoine and Gaud Yver 38 Washington Street Rocky Hill new Jersey" by Carroll Engineering dated 6-29-17.

And have the following comments and questions.

1. The plan is for the creation of four (4) lots with the majority of the existing improvements located on one 6.2+/- acre lot with the remainder of the lot divided into three (3) lots of 0.3674 acres, 0.5135 acres and 0.5232 acres. The three (3) smaller lots are located in the northeast rear of the original lot and are to be accessed by a stone driveway that begins approximately thirty five (35') feet from Washington Street on the existing property Driveway. The road/ driveway then travels parallel to Washington street turning north to parallel the property line adjacent to Block 1 Lot 4. All utilities to service the new lots will be located in the driveway adjacent to the eastern property line. The driveway is shown to fork after crossing the Proposed Lot 3.03 servicing the remaining two lots. The Applicant's Engineer shall provide testimony regarding any discussions held with the Borough Fire Department as to any concerns they might have with this configuration.
2. The proposed access for the lots will be shall be contained within an easement on the larger remaining lot. The Applicant shall provide testimony on the nature of the maintenance/snow removal agreement. If a formal agreement is to be created, which is recommended, the terms and conditions should be reviewed by the Board's Attorney and the document filed with the deeds. The deeds for the four (4) lots shall also be reviewed by the Board's Attorney and a specific reference should be included referencing the above agreement.

Please Reply To:

- CENTRAL NJ OFFICE • 339 Amwell Road, Bldg. B, PO Box 5877 • Hillsborough, NJ 08844-5877 • 908.359.8291 • Fax: 908.359.1580
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Block 1 Lot 8
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3. Since the driveway will act as the only access for the three new lots a complete design with a profile and grading shall be prepared and provided for the Board Engineer to review. I am specifically concerned its impact on the adjacent property and associated vegetation.
4. The sanitary sewer proposed MH #2 shall be constructed as a drop manhole.
5. Proposed grading plans for the new lots shall be presented for review as part of this submission.
6. The applicant shall provide drainage calculations and testimony regarding the proposed methods to remediate the increase in runoff from the site. These plans and calculations should be provided and reviewed prior to any final action of the board as the location and type of remediation may be of interest to the Board.
7. Details for all the proposed improvements shall be provided for review and approval prior to the signing of the plans for filing. Including but not limited to:
 - a. Sanitary Sewer Details, specifically the drop manhole.
 - b. Detail of the proposed connection to the manhole in the street
 - c. Pipe Bedding Details
 - d. Road Opening and Repair Details
 - e. Sidewalk Repair Details
 - f. Curb Repair details
 - g. Driveway (gravel) Details
 - h. Driveway (GrassPavers) Details
8. Any approval granted should be subject to the following:
 - a. Comments from the Rocky Hill Fire Department regarding this project.
 - b. Approval from Somerset Union Soil Conservation District.
 - c. Approval from Somerset County Planning Board.
 - d. Approval or Letter of No Interest from the Delaware Raritan Canal Commission.
 - e. Posting of a Performance Bond to cover the costs of improvements in the Public Right of Way (this may be a requirement of the County however if the County does not require it, the posting shall be with the Borough)
 - f. Posting of inspection fees to the Borough. The amount shall be calculated by the Borough Engineer.

Additional comments may be necessary after reviews from other agencies are received or additional information is received from the applicant.