



Revised June 17, 2024

Bold Text is Updated

April 23, 2024

Ms. Joanna Roberts
Planning Board Secretary
Borough of Metuchen
500 Main Street
Metuchen, New Jersey 08840

**Re: Preliminary/Final Major Site Plan and Major Subdivision Approval
Applicant: Suburban Sportsland, LLC
909 and 913 Middlesex Avenue
Block 130.01, Lots 47.01, 47.02, 48 and 60.01
Borough of Metuchen
Harbor Consultants, Inc. Project Number 2023167**

Dear Ms. Roberts:

Our office has reviewed the referenced documents for an application for a Preliminary and Final Major Site Plan and Major Subdivision approval for the above referenced properties located at Block 130.01, Lots 47.01, 47.02, 48, and 60.01 and to consolidate these lots into three lots for a proposed Wawa store with six (6) fueling stations, and accessory parking and site improvements such as redesigning the ingress and egress access road to access these properties from Route 27. We offer the following project review report for the Planning Board's consideration:

A. Documents Reviewed

The following materials were received and reviewed:

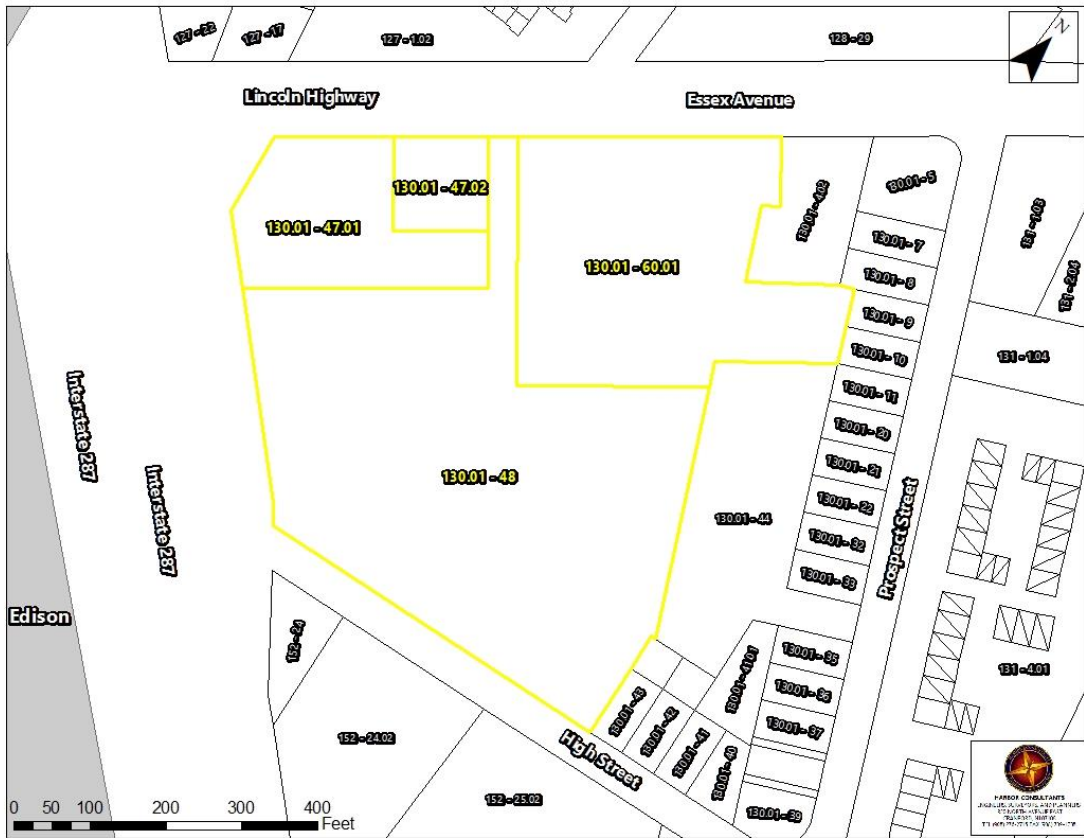
1. Borough of Metuchen Application for Development dated September 7, 2023;
2. Borough of Metuchen Zoning Permit Application dated October 13, 2023;
3. Borough of Metuchen Green Development Checklist dated September 19, 2023;
4. Preliminary and Final Site and Subdivision Plans prepared by Dynamic Engineering consisting of forty-three (43) sheets, with a revision date of January 9, 2024;
5. Preliminary and Final Subdivision Plan prepared by Dynamic Engineering consisting of two (2) sheets with a revision date of December 20, 2023;
6. Boundary and Partial Topographic Survey prepared by Dynamic Survey with a revision date of January 8, 2024;
7. Stormwater Management, Groundwater Recharge and Water Quality Analysis prepared by Dynamic Engineering, dated August 2023;
8. Geotechnical and Stormwater Basin Area Investigation prepared by Dynamic Earth, dated June 28, 2023;

9. Sewer Capacity Analysis prepared by Dynamic Engineering dated January 2024;
10. Traffic Study prepared by Dynamic Traffic dated August 28, 2023;
11. Response letter prepared by Dynamic Engineering dated January 16, 2024;
12. Use and operations statement prepared by Dynamic Engineering with a revision date of January 8, 2024;
13. Response letter prepared by Dynamic Engineering dated January 16, 2024;
14. Tenant Map Exhibit prepared by Dynamic Engineering dated January 5, 2024;
15. Photo Exhibits prepared by Dynamic Engineering dated January 5, 2024;
16. Environmental Analysis Map prepared by Dynamic Engineering dated January 8, 2024;
17. Architectural Plans prepared by HFA, undated;
18. Building and Sustainable Design requirements memo prepared by HFA, dated December 19, 2023.

The following **REVISED** materials were received and reviewed:

- 1. Correspondence from Thomas DiMartino Zoning Office of the Borough of Metuchen, dated April 25, 2024;**
- 2. Redevelopment Agreement, Exhibit C, dated December 5, 2023;**
- 3. Zoning Permit Application, Borough of Metuchen, dated May 18, 2024;**
- 4. Existing and Proposed Conditions Narrative prepared by Dynamic Engineering, dated May 20, 2024;**
- 5. Anticipated Variance and Waivers List – Parcels B & C, prepared by Dynamic Engineering, dated May 2024;**
- 6. Disclosure of Partnership – Honda;**
- 7. Disclosure of Partnership – Suburban Sportsland;**
- 8. Major Subdivision Checklist;**
- 9. Major Site Plan Checklist;**
- 10. Submission Requirement Waiver Narrative, prepared by Dynamic Engineering, dated May 2024;**
- 11. Use and Operations Statement, prepared by Dynamic Engineering, revised May 20, 2024;**
- 12. Tenant Map consisting of one (1) sheet, prepared by Dynamic Engineering, dated May 20, 2024;**
- 13. Existing Overall Drainage Area consisting of one (1) sheet, prepared by Dynamic Engineering, dated May 15, 2024;**
- 14. Pedestrian Pathway and Driveway Paving, consisting of one (1) sheet, prepared by Dynamic Engineering, dated May 17, 2024;**
- 15. NJ DOT Location Survey, consisting of one (1) sheet, prepared by Dynamic Engineering dated June 23, 2022;**
- 16. Preliminary and Final Subdivision Plan, consisting of two (2) sheets, prepared by Dynamic Engineering with a revision dated May 21, 2024.**

B. Tax Map, Aerial Map





C. Project Description

The Applicant Suburban Sportsland, LLC, has submitted a Preliminary and Final Site Plan and Major Subdivision Plan for the properties identified as Block 130.01, Lots 47.01, 47.02, 48, and 60.01 necessary for a new Wawa and associated site improvements. Lots 47.01, 47.02, and 60.01 have frontage on Route 27, whereas Lot 48 is accessed via a driveway from Route 27. To the west of the subject properties is Route 287. The proposed subdivision is to consolidate the four (4) lots into three (3) lots, identified on the subdivision plan as Parcel A, B, and C, along with a right of way dedication to Metuchen for the Bridge Street Extension and a portion of the property to be dedicated to the NJ DOT. Parcel A is currently vacant and, according to satellite photos from 2024, has motor vehicles parked on the property. Existing on Parcel B are various light industrial and auto-oriented uses. Existing on Parcel C is the Honda Cross County Power Sports, an automotive and motorcycle dealership. Proposed for Parcel A is a new Wawa consisting of 5,915 square feet, with a 5,280 square foot canopy and six (6) fueling stations. The existing buildings and current operations on Parcel B are to remain. Improvements on Parcel B will be limited to utility trenching for Parcel A's development. The existing use of Parcel C is to remain. Improvements on Parcel C will be limited to modifications to the existing driveways on Route 27, the creation of an additional driveway along the Bridge Street Extension, a landscape island and pavement improvements, and the relocation of the freestanding sign along Route 27. Parcel A is proposed to be 74,518 square feet, Parcel B 210,996 square feet, and Parcel C 113,307 square feet. The properties are located in the Southwest Gateway Redevelopment Plan.

D. Variances / Waivers

Parcel A

- There are no variances required for the proposed site plan and subdivision.

Parcel B

- **Buffer of five feet of all sides of a parking lot exposed to view. – Section 110-175.B – Buffer less than 5 feet.**

Parcel C

- **The maximum width of a two-way driveway for non-residential use is 24 feet. – Section 110-151.D. – Two-way driveway > 24 feet.**
- **Provide a driveway apron. – Section 110-151.F. – No driveway apron proposed.**
- **No vision obstructing object with a height of greater than 2.5 feet shall be located within site triangle. – Section 110-151.H – Existing fence adjacent to the proposed driveway (along the Bridge Street extension) is within the sight triangle.**
- **Buffer of a minimum of ten feet surrounding all sides of a loading area exposed to view. – Section 110-175.C – No 10 foot buffer proposed.**
- **Maximum size of signboard shall be 16 square feet in area. – Section 110-186.B(1) – Sign > 16 SF.**
- **Sign height. Maximum height from ground level to uppermost portion of sign, including any posts, brackets, and other supporting elements, shall not exceed 5 feet. Section 110-186.B(2)– Sign exceeds 5 feet in height.**
- **Maximum height of signboard shall not exceed 4 feet. – Section 110-186.B(3). – Signboard exceeds 4 feet.**
- **Maximum height of letters, numbers or other characters shall not exceed 1.5 feet on signboard. – Section 110-186.B(5). – Sign letter height exceeds 1.5 feet.**
- **Sidewalks shall be provided in the right-of-way of all public street. – Section 110-148. – Sidewalk not proposed on the east side of the Bridge Street extension along the frontage of Parcel C.**

E. Site Photos from Google Street View March 2022



Image 1: Existing vacant property on Lots 47.01 and 47.02 proposed to be Parcel A for a Wawa with fueling stations

F. Engineering Review Comments

General Comments Per DRC Meeting

1. Sheet #10, Site Plan A. The island at the entrance to the site only depicts a sidewalk. This area should have its own site plan for landscaping and lighting. This area should contain an identification sign such as example “Metuchen Business Park”. There are approximately 8-10 uses and leases on Parcel B. If a customer/visitor is seeking to enter Parcel B they need wayfinding signage. The volume of traffic that will be utilizing the slip lane from the exit of Route 287 onto the site will increase dramatically and vehicles stopping in this lane seeking traffic directions could be a future issue. Identification signage is vital because of the amount of uses on Parcel B. **Continuing Comment. Applicant indicated that NJDOT will not permit the identification sign in the entrance island. The identification sign can be added onsite.**
2. Sheets #10 & 12, Site Plans A & B. A pedestrian crossing from Parcel C to the Wawa must be considered. Sports Honda of Metuchen has a very large staff and many patrons. I believe much of the staff will walk to Wawa for lunch etc. A simple crosswalk should be depicted. **Partially Addressed. A Continental crosswalk should be provided.**
3. Sheet #11, Site Plan B. A complete parking analysis should be provided for Parcel B. The Site Plan is silent as to the uses and their parking requirements. An analysis must be provided to assure compliance with the municipal ordinance. If variances are needed from the Redevelopment Plan or Municipal Ordinance these plans must reflect said. **Continuing Comment.**
4. Sheet #12, Site Plan C. The driveway from the new access roadway to Sports Honda is shown as 45' wide. This is beyond what is permitted in the municipal ordinance. This is a very wide

driveway and the applicant's engineer should provide a turning radius template depicting why this is so wide. This driveway should be reduced in width to meet the ordinance and acceptable turning radius. **Based on the Tractor trailer circulation on Sheet 39, it appears that the width of the driveway can be reduced.**

5. Sheet #17, Drainage Plan B. The plan depicts the entire proposed storm sewer system discharging into an unidentified pipe. Notwithstanding the pre- vs post-stormwater calculations and hydrographs, this information is for sheet flow of stormwater to an open water body and detention area. It cannot be utilized for point discharge. This stormwater network should be evaluated for its hydraulic characteristics all the way to the closest municipal roadway. This pipe must be inspected for blockage and/or obstructions. What type of material is this pipe made of and what is the condition? **Partially Addressed. The plan was revised to show an existing 36" HDPE storm sewer pipe. However, the downstream location where this pipe discharges is unknown. The discharge pipe should be engineered at least to the closest municipal roadway. Additionally, applicant is to provide the inspection report provided to the review engineer and DPW.**
6. Sheet #19, Utility Plan A. The existing sanitary sewer system should be evaluated for flow characteristics and condition of pipe. A TV inspection of this network should be considered. **Continuing Comment. Additionally, applicant is to provide the inspection report provided to the review engineer and DPW.**
7. Sheets #19 & 20, Utility Plan A & B. The plans Depict a proposed watermain. No additional fire hydrants are depicted. The engineer must prepare a fire flow plan depicting fire hydrants which meet current fire codes. A water pressure analysis is also necessary to assure no fire pumps are required on site. **Continuing Comment.**
8. Sheet #19, Utility Plan A. All future electrical services onsite should be underground. **A note should be added to the plans.**
9. Sheet #22, Lighting Plan. This plan only addresses the Wawa site. Lighting along the entrance road must be considered. There is no lighting proposed along the entrance roadway. **Continuing Comment.**
10. The Applicant must supply the Borough with the information pertaining to the NFA "No Further Action". This report is necessary since it will describe and limitations associated with Parcel B. **Continuing comment.**

General Comments

1. A copy of the NJDOT plans should be provided. A copy of NJDOT approval should also be submitted when obtained. **Continuing Comment.**
2. Sheet #10, Site Plan A. The Applicant shall provide the curb opening dimensions for the proposed access driveways on Route 27. **Continuing Comment.**
3. Sheet #10, Site Plan A. The width of the proposed crosswalks shown does not agree with the construction detail on Sheet 31. **Continuing Comment.**

4. Sheet #10, Site Plan A. One typical label was provided indicating 4" yellow pavement striping for the standard parking spaces. Clarify if any white striping is proposed for the parking spaces. **Addressed. Yellow striping is proposed for all parking spaces on Wawa parcel.**
5. Sheets #10, 11 & 12, Site Plans A, B & C. All Metes and bounds should be shown on the Site Plans. **Continuing Comment.**
6. Sheets #10, 11 & 12, Site Plans A, B & C. Clarify if any a new fence and /or gate will be proposed, and provide the location and construction details. **Continuing Comment.**
7. Sheets #10, 11 & 12, Site Plans A, B & C. Stop signs should be added adjacent to all stop bars. Construction details of the proposed stop signs should also be provided. **Continuing Comment.**
8. The location of no parking zones for firefighting equipment should be provided. Construction details for the proposed no parking zones and signages should also be added to the plans and approved by the Fire Official. **Continuing Comment.**
9. Section 5-8 of the geotechnical report indicates that permanent retaining walls are not proposed for the project. However, a retaining wall is proposed along the south property line. **Continuing Comment.**
10. Calculations should be provided for the proposed retaining wall. A portion of the retaining wall is higher than 4 feet. **Continuing Comment.**
11. The existing and proposed motor vehicle surface area plans should be submitted. The plans should clearly delineate the motor vehicle surface areas and provide the areas in square feet and acres. **Continuing Comment.**

Grading, Drainage & Utilities

1. Sheet #13, Grading Plan A. The grading plan should include directional arrows with the proposed slopes within the handicap parking spaces, ramps and overall grading areas in order to facilitate the review. **Continuing Comment.**
2. Sheet #13, Grading Plan A. Clarify how proposed contour 121 located near inlet #18 will tie to the existing contour from the proposed retaining wall. **Continuing Comment.**
3. Sheets #13, 14 & 15, Grading Plans A, B & C. The grading plan should be expanded to include the work (road, utilities and storm sewer) on Parcel B and C. The proposed contours and spot elevations along the proposed driveways should be added. Additional existing topography is also required. **Continuing Comment.**
4. Sheet #16, Drainage Plan A. The length of the proposed roof drain collection system should be provided. **Continuing Comment.**
5. Sheet #16, Drainage Plan A. The minimum storm sewer pipe diameter should be 15 inches, except for the roof drains. The storm sewer pipe that connects into manhole #23 should be revised accordingly. **Continuing Comment. The 86 LF +/- of the storm pipe that extends**

upstream of storm MH #23 along the main driveway should be 15". A storm MH should be added at the 90 degrees angle with the proposed 8" roof drain.

6. Sheet #16, Drainage Plan A. The roof runoff must be pretreated by leaf screen, first flush diverted or roof washers before discharging into the drainage system. A note should be added to the drainage plans and construction details should be provided. **Continuing Comment.**
7. Sheet #16, Drainage Plan A. The location of access points for maintenance and inspections of the underground ACO STORMBRIX infiltration systems should be provided. **Continuing Comment.**
8. Sheets #17 & 18, Drainage Plans B & C. Existing and proposed topography should be added to the drainage plans in order to verify the proposed elevations. **Continuing Comment.**
9. Sheet #19, Utility Plan A. The proposed sanitary sewer laterals from the grease trap to the sewer connection have not been labeled. The proposed lengths, slopes and the invert connection to the existing sanitary sewer should be provided. **Continuing Comment.**
10. Sheets #19, 20 & 21, Utility Plans B & C. Existing and proposed topography should be added to the utility plans in order to verify the proposed elevations. **Continuing Comment.**
11. Sheet #20, Utility Plan B. The Applicant is proposing to connect a proposed 2" water service into an unidentified water line. What is the size of this pipe? No water valves have been shown. The Applicant should contact NJAW to verify that this water line is not a private line. Also, the location of the proposed hot box may need to be relocated closer to the service connection. Applicant should contact NJAW for clarifications. **Partially Addressed. The Applicant indicated that Middlesex Water Company confirmed that the existing water main along High Street is a 12" cast iron main and that the existing main along Route 26 is a 6" cast iron main. The Applicant is also coordinating with the water company for the location of the Hot box and connections. The plans should be revised accordingly.**
12. The location of all proposed storm and sanitary sewer cleanouts, including rim elevations and inverts, should be provided and the drainage plans and utility plans. **Continuing Comment.**
13. Profiles of the proposed storm and sanitary sewer systems should be provided. All utility crossings should be included in the profiles. **Continuing Comment.**
14. Clarify how the 0.5% slope for the existing 10" PVC sanitary sewer used in the sewer capacity analysis was obtained. The site plans and topography survey don't show the downstream inverts. Additional information for the existing sanitary sewer should be provided. **Continuing Comment.**
15. The average sewer demand calculations for automobile service station/filling position should be based on 125 GPD as per NJAC 7:14A-23. The existing and proposed average daily sewer demand calculations should be revised. Also, clarify why the sanitary sewer demand for various warehouse establishments are based on one (1) employee only. The site plans should include the establishment areas used in the sewer demand calculations of Parcel B and C. **Continuing Comment.**

16. An engineer report for the domestic/fire water demand calculations should be provided. **Continuing Comment.**

Stormwater Management Report

1. The drainages areas should be added to the existing and proposed drainage areas maps and the inlet area map. The point of analysis should also be labeled. **Continuing Comment.**
2. The proposed driveways and improvements to parcel B & C should be included in the calculations of the stormwater quantity and quality control. **Continuing Comment.**
3. The drainage report does not include the improvements to Parcels B and C as part of the overall project, which is a major development. Parcels B and C have been considered as minor development and have not been included in the calculations. These two parcels will disturb 0.41 acres, and should be part of the overall drainage calculations for the overall proposed major development. **Continuing Comment.**
4. The stormwater analysis for the improvements within the right-of-way should be included in the drainage report as part of the major development project. **Continuing Comment.**
5. The proposed kraken manufactured treatment devices are not green infrastructure devices as required by NJDEP. **Continuing Comment.**
6. In accordance with the BMP manual, when determining the design soil hydraulic conductivity at the level of infiltration, the slowest of the test replicate results shall be used for design purposes. The permeability tests results for the soil samples located within the underground basins are <0.2 in/hr for SPP-2 and 0.9 in/hr for SPP-5. The minimum tested permeability rate shall be 1 in/hr, in accordance with the BMP manual. **Continuing Comment. The infiltration rate used in the drain time and groundwater mounding analysis do not agree with the required minimum tested infiltration rate and design infiltration rate.**
7. The infiltration rate used in the groundwater mounding analysis and drain time calculations do not agree with the infiltration rates shown in the geotechnical report for SPP-2 and SPP-5. **Continuing Comment. See comment 6 above.**
8. The runoff curve number (CN) for the existing woods/grass combination for the drainage areas EX DOT and EX SE shown in the HydroCad area listing should be 72 and assumed in good conditions. **Continuing Comment.**
9. In order to verify the storage capacity used in the drainage calculations for the ACO StormBrixx SD basins A and B, additional construction details should be added to the plans, including the proposed dimensions of the structures and stone areas. The net volumes of the ACO modules shown on the construction detail on Sheet 33 do not agree with the volumes used in the calculations. **Continuing Comment.**
10. The stormwater conduit calculations should be revised to use a manning runoff coefficient of 0.99 for all impervious areas. **Continuing Comment.**
11. The roof drain system should be included in the conduit calculations. The design velocities should also be provided in the spreadsheet. **Continuing Comment.**

12. The tributary offsite drainage areas should be included in the calculations. Additional topography and spot elevations should be provided to verify the limit of offsite drainage areas. **Continuing Comment.**
13. In accordance with the BMP manual, the flow path of sheet flow of time of concentration (Tc) must be computed by the McCuen-Speiss limitation Criterion. **Continuing Comment. The McCuen-Speiss calculations should be added to the stormwater management report.**
14. The two-year precipitation depth value used in the time of concentration (Tc) calculations for the future precipitation must be the future 2-year storm precipitation depth value. **Continuing Comment.**
15. The Stormwater Operation & Maintenance Manual for the project should be submitted. **Continuing Comment.**

Construction Details

1. The handicap parking space detail on Sheet 29 does not agree with the proposed handicap parking spaces on Sheet 10. **Continuing Comment.**
2. Provide location of joints for the sidewalk detail on Sheet 29. **Continuing Comment.**
3. The proposed sanitary grease trap detail should be expanded to include the plan view and front elevation detail. **Continuing Comment.**
4. The following construction details should be added to the site plans: **Continuing Comment.**
 - a. The proposed electric vehicle charging stations details.
 - b. Construction details of all proposed pavement marking letters, yellow lines, etc.
 - c. Stop sign detail. Are other traffic signs proposed?
 - d. Construction detail for connection to the existing storm sewer.
 - e. Construction detail of the proposed WAWA kiosk should be added on Sheet 30.
 - f. The section details for the proposed trash enclosure should be added on Sheet 29.
 - g. Construction detail of the proposed sanitary sewer discharge connection.
 - h. Ladder rung details for storm and sanitary structures.
 - i. Storm sewer trench detail.
 - j. Swing gate details for the interior access to Honda's southwest parking area.
 - k. Construction details of the proposed monument sign.

G. Regulatory Agency Approvals

The Applicant is required to obtain all required regulatory approvals prior to the issuance of building permits for this project.

We reserve the right to further comment based upon the testimony at the public hearing and/or the submission of any additional documentation. Please contact our office should you have any questions or comments.

Very Truly Yours,

Harbor Consultants, Inc.

A handwritten signature in black ink, appearing to read "V. Vinegra". The signature is written in a cursive style with a large initial "V" and a smaller "E" and "Vinegra" following.

Victor E. Vinegra, PE, PP, PLS

cc: Robert F. Renaud, Esq., Board Attorney
Chris S. Cosenza, AICP, PP, LEED AP, Board Planner