



Architects | Designers | Planners

1218 Chestnut Street,
5th Floor
Philadelphia, PA 19107
267.804.7040

June 5, 2024

TO: Joanna Roberts, Board Secretary
Borough of Metuchen Planning Board

FROM: Chris S. Cosenza, AICP, PP, LEED AP, **LRK**
Borough Planner's Office

A handwritten signature in blue ink, appearing to read 'Chris Cosenza', is written over the 'FROM:' line.

RE: Review Memorandum

Preliminary & Final Major Subdivision, Preliminary & Final Major Site Plan, Exceptions, and Request for Waive of Submission Requirements for Suburban Sportsland, LLC – Applicant & Property Owner (of Lots 47.02, 47.02 & 48) Bridge & Middlesex, LLC – Property Owner (of Lot 60.01)
909 & 913 Middlesex Avenue
Metuchen, NJ 08840
Block 130.01, Lots 47.01, 47.02 & 48 (913 Middlesex Avenue) & Lot 60.01 (909 Middlesex Avenue)
Southwest Gateway Redevelopment Plan Area
Metuchen Application No. 23-1366 E
LRK Project No. 03.23001.20

Dear Ms. Roberts,

As requested, this office has reviewed the above-referenced application submitted by Suburban Sportsland, LLC (“Applicant”) with property owner’s consent (as to Lot 60.01) to the Metuchen Planning Board (“Board”). The documents submitted by Applicant are listed in the Appendix. The following report has been prepared for the Board’s consideration:

1.0 Summary

Applicant proposes to consolidate and re-subdivide the subject properties to create three (3) new Parcels A, B, and C, as well as extend the Bridge Street right-of-way, and to redevelop Parcel A into a fueling station and convenience store (“Wawa”), together with various site improvements (“Project”). Applicant seeks preliminary and final major subdivision, preliminary and final major site plan, “c” variance, exceptions, and a request for waiver of submission requirements.

Applicant should be prepared to provide testimony in support of the Project and discuss its relationship within the context of the Metuchen Master Plan (“Master Plan”), Southwest Gateway Redevelopment Plan (“Redevelopment Plan”), applicable provisions of the Metuchen Land Development Ordinance (“Ordinance”) and the surrounding area.



2.0 Background

By way of background, the Borough of Metuchen ("Borough") is authorized pursuant to the Local Redevelopment and Housing Law ("LRHL") at N.J.S.A. 40A:12A-1 et seq. to determine whether a delineated area constitutes an area in need of rehabilitation and/or redevelopment and may adopt rehabilitation programs and/or redevelopment plans for such designated areas.

For several decades, the Mayor and Borough Council (the "Borough Council") have sought to improve the visual quality / image and traffic conditions along the Route 27 corridor, and to provide specific development strategies for vacant and underutilized land in accordance with an overall urban design plan, particularly for the "Southwest Gateway" area.

Despite several successful infill and redevelopment projects throughout the Southwest Gateway, the frontage of the subject properties remains vacant and underutilized, in part due to the delay of the proposed reconfiguration of the Interstate 287 / Route 27 interchange.

Meanwhile, in 2020, the Borough Council adopted a resolution designating the entirety of the Borough, including the subject properties, as an "area in need of rehabilitation" and adopted an ordinance, formally adopting a Borough-wide redevelopment plan which incorporated by reference the underlying zoning and any redevelopment plans in effect at that time.

Over the past year, the Borough has continued to advance its planning efforts and has engaged in negotiations with the Applicant regarding a concept plan for a fueling station and convenience store, together with various on-site and off-site improvements, while still accommodating for the future reconfiguration of the Interstate 287 / Route 27 interchange.

To that end, this office prepared the Southwest Gateway Redevelopment Plan, which was previously reviewed by the Board for consistency review and subsequently adopted by Borough Council by Ordinance 2023-23 on July 10, 2023.

3.0 Completeness Review

The Redevelopment Plan requires that any redeveloper seeking to utilize the zoning established by the Redevelopment Plan for Parcel A and the Bridge Street extension to prepare a concept plan for review and approval by the Director of Economic Development, submit the concept plan for review by the Development Review Committee, and enter into a redevelopment agreement with the Borough Council serving as the Redevelopment Entity. Additionally, any application for development "shall not be deemed complete ... until proof of an executed redevelopment agreement has been submitted as part of the application." These prerequisites have been met.

In accordance with Article 3 of the Ordinance and Section 8 of the Redevelopment Plan, this office previously reviewed the documents as referenced herein for the purposes of completeness review and found the application to be complete on May 22, 2024.



4.0 Existing Property

The subject properties are located in the Southwest Gateway Redevelopment Plan Area. Taken together, the properties are irregular in shape, comprises approximately 9.48 acres of land, and is bounded by Middlesex Avenue (New Jersey State Route 27) to the northwest, Interstate 287 to the southwest, commercial and residential properties that front Prospect Street to the northeast, and High Street to the southeast.

Presently, the properties can be characterized by vacant land at the northwest corner along Middlesex Avenue and Interstate 287, surrounded by a variety of light industrial, auto-oriented, and indoor recreation uses. Lots 47.01 and 47.02 are currently vacant. Lot 48 presently contains several one-story buildings and yards housing auto-oriented uses (including automotive leasing with ancillary sales, automotive repair, and motorcycle repair), offices, warehousing, and a truck parking area. At the rear of the property, fronting on High Street, is the Metuchen Sports Center. Lot 60.01 contains a Cross Country Powersports facility, along with a smaller Sport Honda building and a surface parking area at the rear of the property.

As to the surrounding context, the properties are located across Middlesex Avenue from Bridge Pointe, containing professional offices such as speech therapy, physical therapy, dental care, and financial services, along with the Brown Stone Bar & Grill, and Extra Space Storage. Adjacent to the Cross Country Powersports facility are the Cross Country Cycle building, a warehouse / parking area accessible from Prospect Street, and single-family detached dwellings fronting Prospect Street and High Street. Across High Street are several light industrial and warehouse uses. Across Interstate 287 to the southwest, in the Township of Edison, is Vineyard Square, a large shopping center containing a Walmart store and a Costco Wholesale warehouse store, along with other pad and in-line retail stores.



Screen Capture from Google Maps looking north; Property outlined in yellow, fronting Middlesex Avenue (top) and High Street (bottom).



5.0 Applicant's Proposal

Applicant has submitted an application seeking preliminary and final major subdivision, preliminary and final major site plan, "c" variance, exceptions, and request for waiver of submission requirements for the property designated as Block 130.01, Lots 47.01, 47.02 & 48 and Block 130.01, Lot 60.01 as shown on the official Tax Map of the Borough of Metuchen and more commonly known as 913 Middlesex Avenue and 909 Middlesex Avenue, respectively, in the Borough of Metuchen, County of Middlesex and the State of New Jersey.

More specifically, Applicant seeks approval to consolidate and re-subdivide the subject properties to create three (3) new Parcels A, B, and C, as well as extend the Bridge Street right-of-way. Upon completion, the new right-of-way will be offered for dedication to the Borough.

Within Parcel A, Applicant proposes to construct a fueling station and convenience store ("Wawa") fronting on Middlesex Avenue. The proposed store will consist of 5,915 square feet of floor area with a 5,280-square-foot canopy structure over six (6) fueling dispensers. The store will be situated closer to Interstate 287, with the canopy structure situated closer to the Bridge Street extension. The parking area surrounds the store and canopy structure, including along Middlesex Avenue and the Bridge Street extension, will consist of 50 parking spaces, and will be accessible from the Bridge Street extension. Other site improvements include a 20-foot-tall free-standing sign near the Middlesex Avenue / Bridge Street intersection, sidewalks, landscaping, lighting, stormwater management facilities, and other site amenities.

Parcel B will maintain the existing uses as already described herein, with improvements limited to utility trenching to support the development within Parcel A and a striped walkway connecting the Metuchen Sports Center and the development within Parcel A.

Parcel C will maintain the existing uses as already described herein, with modifications to the existing driveway along Middlesex Avenue, relocate the existing free-standing sign because of said modification, and construct a new driveway near the Bridge Street extension.

6.0 Zoning Review

6.1 Use Classification. In accordance with the Redevelopment Plan, a fuel station and convenience store is a permitted use within Parcel A, and several uses (including sports and athletic facilities, existing automotive leasing with ancillary sales, existing truck parking area, existing warehouses, etc.) are permitted on Parcel B and an automotive and motorcycle dealership is permitted on Parcel C.

6.2 Area & Bulk Regulations. In accordance with the Redevelopment Plan, and based on the plans submitted, the application (both the subdivision and site plan) does not require relief from such provisions of the Redevelopment Plan.



6.3 Supplementary Regulations. In accordance with the Redevelopment Plan and applicable provisions of Part III “Zoning,” Article 23 “Supplementary Regulations” of the Ordinance, and based on the plans submitted, the application requires relief from the following:

- a. Parcel C:
 - o §110-112.2.B.(3)(a): Fences. On corner lots, permitted fences not exceeding a height of six (6) feet above grade shall be permitted to be located in the front yard along the secondary street (Bridge Street extension), provided that such fence shall be no closer than 10 feet to any such front lot line. The existing board-on-board fence varies in setback, from approximately 1’-2” to approximately 7’-6”.

In accordance with §110-60 of the Ordinance, any such relief shall require a variance pursuant to N.J.S.A. 40:55D-70c.

6.4 Development & Design Standards. In accordance with the Redevelopment Plan and applicable provisions of Part IV “Development and Design Standards” of the Ordinance, and based on the plans submitted, the application requires relief from the following:

- a. Parcel A:
 - o Section 6.5.1.: Partial waiver of tree removal and replacement.
- b. Parcel B:
 - o §110-175.B.: Lack of sufficient buffering and screening of parking area.
- c. Parcel C:
 - o §110-148: Lack of public sidewalks along east side of the Bridge Street extension;
 - o §110-151.D.: Proposed driveway along Middlesex Avenue exceeds the maximum permitted driveway width of a two-way driveway;
 - o §110-151.D.: Proposed driveway along the Bridge Street Extension exceeds the maximum driveway width of a two-way driveway;
 - o §110-151.F.: Proposed driveway along Middlesex Avenue lacks an apron;
 - o §110-151.F.: Proposed driveway along the Bridge Street extension lacks an apron;
 - o §110-151.H.: Existing fence is in the clear sight triangle associated with the proposed driveway along the Bridge Street extension;
 - o §110-175.C.: Lack of sufficient buffering and screening of loading area;
 - o §110-186.B.(1): Existing/relocated sign exceeds 16 square feet in area;
 - o §110-186.B.(2): Existing/relocated sign exceeds five (5) feet above grade;
 - o §110-186.B.(3): Existing/relocated sign exceeds four (4) feet in height; and,
 - o §110-186.B.(5): Existing/relocated sign logo exceeds 18 inches in height.

In accordance with Section 6.5 of the Redevelopment Plan and §110-126 of the Ordinance, any such relief shall require an exception pursuant to N.J.S.A. 40:55D-51.



7.0 Planning Review

7.1 “c” Variance. The Board must determine whether Applicant has provided sufficient testimony to justify the granting of variance relief by satisfying the positive criteria, based on either the “c(1)” or “c(2)” criteria as well as the negative criteria, as follows:

Positive Criteria. Applicant shall provide testimony that satisfies the positive criteria based on *either* the “c(1)” or “c(2)” criteria:

- (1) In the case of a “c(1)” variance, which is often referred to as the “hardship” variance, Applicants must meet the physical features test, as provided by N.J.S.A. 40:55D-70.c(1). Applicants must prove hardship where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
- (2) In the case of a “c(2)” variance, which is often referred to as the “flexible-c” variance, Applicants need not prove hardship; however, Applicants must meet the public benefits test, as provided N.J.S.A. 40:55D-70.c(2). Applicants must show that in an application or appeal relating to a specific piece of property: (a) the purposes of the Municipal Land Use Law (“MLUL”) at N.J.S.A. 40:55D-2 would be advanced by a deviation from the Ordinance, and (b) the (public) benefits of the deviation would substantially outweigh any detriment.

Negative Criteria. In addition, Applicant shall provide testimony that satisfies the negative criteria in two (2) parts; such testimony shall demonstrate that the variance or other relief:

- (1) can be granted without substantial detriment to the public good and
- (2) will not substantially impair the intent and purpose of the Master Plan and the Ordinance.

7.2 Exception(s). Applicant shall provide sufficient testimony to allow for the Board to grant exceptions from applicable provisions of the Ordinance for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval, if the literal enforcement of one or more provisions of the Ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

8.0 Plan Review

8.1 Future Interchange Realignment. In accordance with Section 6.5.1. of the Redevelopment Plan, “Any development that occurs within the Project Area shall provide an overall concept plan for the entire Project Area. The concept plan shall be prepared as a diagram that illustrates that no proposed permanent structure or site improvement will be placed in a location that would preclude or reduce the likelihood for the dedication or acquisition of rights-of-way for interchange improvements at the intersection of Middlesex Avenue (New Jersey State Route 27) and Interstate 287, as shown on conceptual studies prepared by the Borough and/or the New



Jersey Department of Transportation.” Additionally, Applicant should provide testimony regarding the status of the interchange realignment and/or coordination with the State.

8.2 Bridge Street Extension / New Traffic Signal. Applicant should provide testimony regarding the status of traffic signal design and development, including anticipated timing of construction and what improvements there will be as part of the upgraded traffic signal (such as signal timing improvements, phasing sequences, installation of highly reflective backplates, pedestrian walk signals, pedestrian push button activators, addition and/or removal of other signage, etc.).

8.3 Changes in Traffic Patterns. Applicant should provide testimony regarding how traffic demand and traffic patterns will change because of the construction of the Bridge Street extension and new traffic signal, and the proposed Wawa, and whether there will be any negative impacts to the residential neighborhood.

Efforts should be made to ensure that there will be no through traffic from Middlesex Avenue to High Street / Prospect Street as well as to ensure that all users within Parcel B and Parcel C will utilize the new traffic signal and not High Street / Prospect Street. As such, “No thru traffic” or “Local traffic only” signs and/or other traffic calming solutions should be considered for southbound traffic beyond proposed Bridge Street public right-of-way.

8.4 Business Operations. Applicant should provide testimony regarding the operations of the proposed Wawa, including days and hours of operation, number of employees at any given time and in total, days and hours of store deliveries, fuel deliveries, and solid waste and recycling. It is understood that there will be no diesel fuel, and therefore, there should be no tractor trailers accessing the site and no overnight parking of the same.

Additionally, Applicant should summarize the nature of the existing uses on Parcel B and Parcel C, their parking needs, their respective parking areas, deliveries, solid waste and recycling, as well as any changes to their business operations. It is requested that the following be addressed:

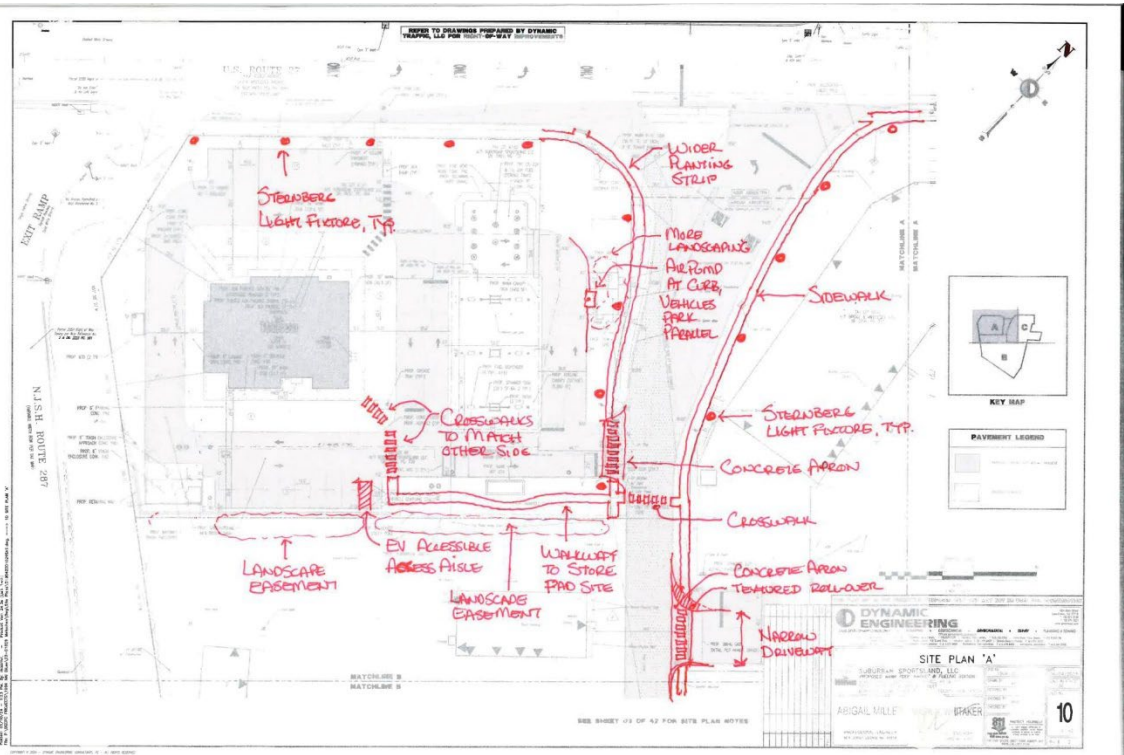
- a. Any pole-mounted site lighting along Interstate 287 should be removed;
- b. Any parking areas on Parcel B should be limited to the edge of pavement depicted on the plans; it is noted that vehicles are parked beyond the edge of pavement and toward Interstate 287, and the chain-link fence has already been removed;
- c. Any outdoor storage areas should be removed and/or relocated inside buildings;
- d. Any building-mounted lighting associated with the rear Sport Honda building be shielded;
- e. The apparent driveway between the Sport Honda parking area and 55 Prospect Street should be closed, and the fence reinstalled;
- f. It is understood that there were parking issues associated with the Metuchen Sports Center, which have been addressed through additional signage and enforcement; additional parking spaces may be needed at the rear of the building; and,
- g. It is understood that an outdoor field was installed behind the Metuchen Sports Center during the pandemic; if this field is to be actively used, this will require approvals.



8.5 Site Plan Enhancements. Applicant should enhance the site plan as follows:

- a. Shift the proposed sidewalk along the west side of the Bridge Street extension (along the frontage of Parcel A) to maintain a wider planting strip throughout;
- b. Add a sidewalk along the east side of the Bridge Street extension (along the frontage of Parcel C), which should continue up to, through, and beyond the proposed driveway;
- c. Add concrete driveway aprons for the proposed driveways on Parcel A and Parcel C;
- d. It is anticipated that users from Cross Country Powersports, Metuchen Sports Center, and residents in the residential neighborhood will bike and walk to Wawa from the south; to ensure public safety and minimize conflict with motor vehicles, add a crosswalk across the south side of the Bridge Street extension, provide a walkway along the south side of Parcel A, and add a crosswalk to the southeast corner of Wawa;
- e. It is anticipated the number of EV parking spaces will be expanded; to accommodate this expansion, it is recommended that the EV parking space be designed as accessible;
- f. It is recommended that the two (2) parking spaces associated with the air pump station be eliminated and substituted with additional landscaping; the air pump station can be accessible from the curb side via parallel parking, as it is at other Wawas; and,
- g. Add Sternberg light fixtures along Middlesex Avenue and both sides of the Bridge Street extension, matching all other sites in the Southwest Gateway.

See sketch below for reference:

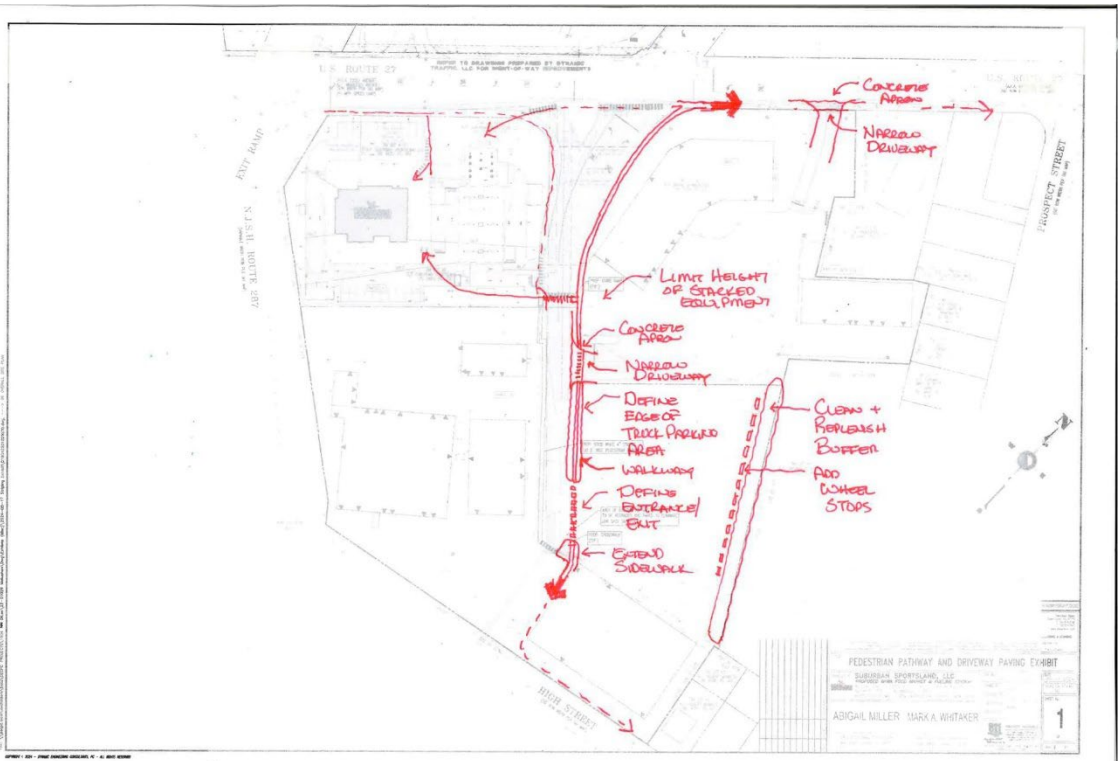




8.6 Additional Site Plan Enhancements. Taking a step back to look at the entire project limits, Applicant should further enhance the site plan as follows:

- a. Extend the pedestrian network such that it creates a fully connected segment between Middlesex Avenue and High Street, generally located along the east side of the Bridge Street extension and private driveway, and connected with the sidewalk associated with the Metuchen Sports Center; this alignment will avoid conflicts that may occur along the west side of the roadway as a result of traffic, particularly truck traffic, merging into the slip lane and into the project limits, likely at a high rate of speed; additionally, this alignment will avoid numerous conflicts for the head-in parking spaces on Parcel B;
- b. The walkway between the private driveway and the truck parking area can be enhanced with a landscape liner (as opposed to concrete curbing), walkway striping (as opposed to a concrete sidewalk), and modest landscaping; this will better define the limits of and “driveway” to the truck parking area, and screen the trucks from view; and,
- c. The existing landscape buffer along the east side of the truck parking area should be maintained, and provided with heavy-duty wheel stops to prevent tractor trailers from parking across and damaging the landscape buffer; this will also help better screen the trucks from view of the residents on High Street and Prospect Street.

See sketch below for reference:

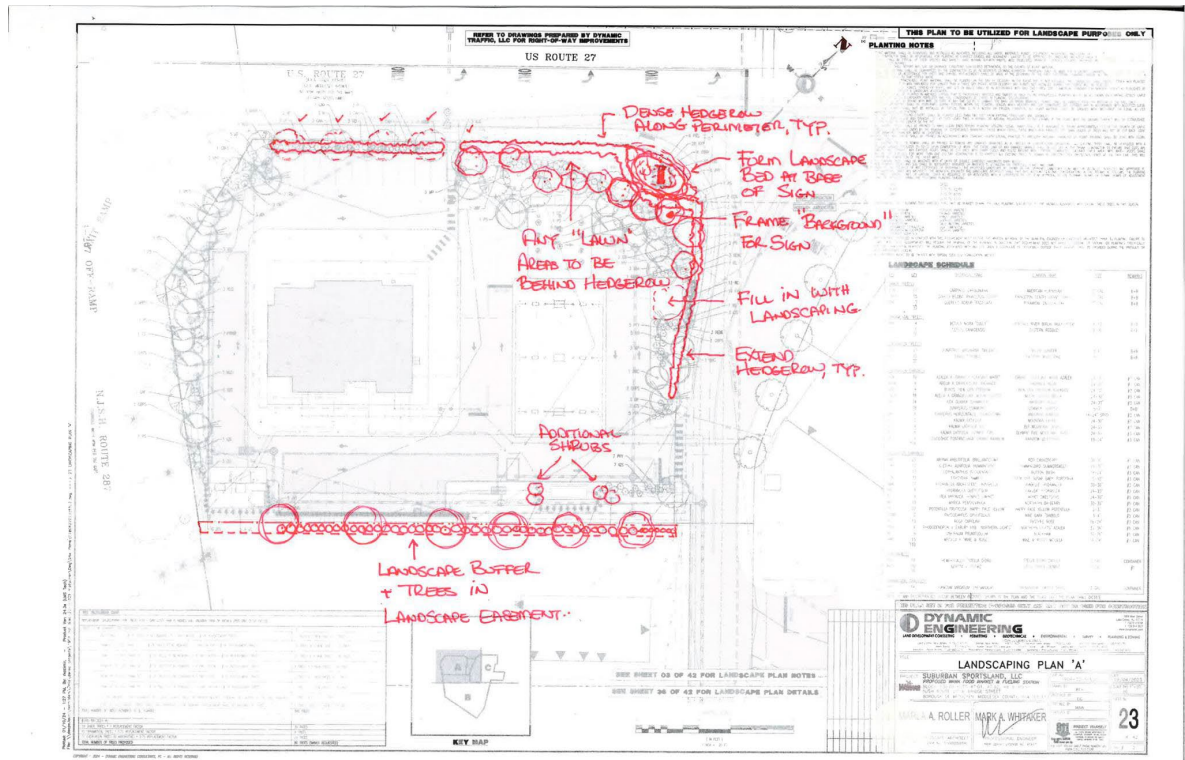




8.7 Landscape Plan Enhancements. Applicant should enhance the landscape plan as follows:

- a. Provide a dense hedgerow along Middlesex Avenue and the Bridge Street extension, which may pull back and wrap behind the proposed free-standing sign;
- b. Provide additional low-level landscaping at the base of the proposed free-standing sign;
- c. Relocate street and shade trees, where possible, closer to Middlesex Avenue to better frame the “yard” treatment along Middlesex Avenue but still provide reasonable visibility of the proposed free-standing sign;
- d. As a result, any open “lawn” area will be relocated in between the dense hedgerow and parking area; this will help avoid the exposure of the non-descript “lawn” area as it will essentially be hidden from view; additionally, grassy plants, rain garden, and/or pollinator garden can be considered in lieu of the “lawn” area so as to limit the need for mowing;
- e. Provide buffer landscaping and regular pattern of tree plantings within a five-foot-wide landscape easement on Parcel B, to suitably buffer and screen the existing parking area on Parcel B from view; and,
- f. Add additional landscaping, to suitably buffer and screen the hot box from view.

See sketch below for reference:





8.8 EV Parking. Given the highly accessible location (at the interchange of Interstate 287 and Route 27), consideration should be given to additional EV parking spaces and/or Supercharging stations.

8.9 Bicycle Parking. The bike rack should be relocated to the other side of the store, closer to the pedestrian network, and the wave rack should be substituted with three (3) inverted-U racks.

8.10 Driveways for Parcel C. The existing divided driveway on Parcel C is 18 feet wide, for both ingress and egress. Notwithstanding the truck movement diagrams, it is not clear why the existing driveway along Middlesex Avenue needs to be 37.5 feet wide, and the new driveway along the Bridge Street extension needs to be 45.1 feet wide (nearly double the maximum permitted width).

The driveways should be narrowed to 24 feet wide, as it is apparent that 18 feet is sufficient today and has been for 20+ years. It is not unusual for trucks to temporarily occupy a portion of the opposing travel lane to make a “wide turn.” If necessary, a texture-paved truck apron / mountable curb can be provided, while maintaining a 24-foot-wide driveway for other vehicles.

By narrowing the proposed driveway (that is, by shifting the northerly curb to the south), the exception associated with the existing board-on-board fence violating the clear sight triangle will be eliminated, thus improving visibility and public safety.

8.11 Exposed Loading Area on Parcel C. It will be necessary to reconfigure the loading area and consider limiting the height of stacked materials (for example, the Sea-Doo containers) to prevent visual intrusion along the Bridge Street extension. A supplemental site plan detail should be submitted for review and approval.

8.12 Solid Waste & Recycling. Details of the proposed trash enclosure should be provided and be designed and constructed in accordance with Section 6.5.6. of the Redevelopment Plan.

8.13 Tree Removal & Replacement. The plans indicate that 245 replacement trees are required, whereas a value of 80 replacement trees are provided, representing a balance of 165 replacement trees. The plans indicate a waiver is requested; however, there is no information regarding the nature of the waiver request.

In accordance with Section 6.5.9. of the Redevelopment Plan, referring to 110-181.2.B. of the Ordinance, replacement trees that cannot be accommodated on or along the front of the properties shall require a payment to the Shade Tree Commission the sum of \$500 per replacement tree required, for a total of \$82,500, to be used by the Shade Tree Commission for the planting of trees on public lands in the Borough.

8.14 Landscaping. In addition to the comments already provided, it is requested that:

- a. Final landscaping design be subject to the review and approval of this office with input from the Shade Tree Commission; and,
- b. Final inspection be made by this office prior to the issuance of any COs.



8.15 Lighting. In addition to the comments already provided, it is requested that:

- a. Lighting levels associated with the canopy structure be as low as possible;
- b. All lighting be Dark Sky compliant, diffused and shielded as necessary to reduce glare, and not exceed a color temperature of 3,300 K (along frontages) and 4,000 K (other areas);
- c. Any correspondence with the State include this office to ensure that the Sternberg light fixtures are part of the State's review and approval process;
- d. Final lighting design be subject to the review and approval of this office; and,
- e. Final inspection be made by this office prior to the issuance of any COs.

8.16 Signage. Applicant should address the following:

- a. A larger scale drawing of the proposed free-standing sign for Wawa and the relocated free-standing sign for Cross Country Powersports should be presented;
- b. It is requested that a ground-level perspective rendering be provided, depicting the proposed free-standing sign for Wawa in context with the streetscape; and,
- c. It is requested that a typical temporary signage package for Wawa be provided, depicting the number, size, and location of temporary wall panels and temporary window signage; while not in a downtown location, reasonable controls should be offered to prevent visual clutter and maintain an attractive design.

8.17 Building / Canopy Design. Applicant should address the following:

- a. Wawa is proposing its "next generation" store design that was unveiled in 2023; this office has no objection to the concept design as it is in keeping with and is generally compatible with the contemporary design of other existing buildings found throughout the area;
- b. Given the brick material proposed, a darker red brick color could be considered;
- c. Additional panels for mural / public art should be considered;
- d. Solar panels should be considered on the building roof and canopy structure roof;
- e. Solar canopy roof should be considered along the south side of the parking area; and,
- f. Applicant should summarize what green building and sustainable design features have been incorporated into the building.

8.18 Affordable Housing. It is anticipated that the project will be subject to the State of New Jersey Non-Residential Development Fee, pursuant to [N.J.S.A. 40:55D-8.1 et seq.](#)

This office defers to the Board Engineer regarding stormwater regulations, grading, drainage, access, and utilities. Additionally, this office defers to the Borough's Affordable Housing Planner regarding affordable housing regulations.

This office reserves the opportunity for further review and comment in response to any testimony and exhibits presented at the hearing. Please feel free to contact me should there be any questions regarding the above.



Please feel free to contact me should there be any questions regarding the above.

pc: Suburban Sportsland, LLC, Applicant (via email)
John F. Wiley, Jr., Esq., Applicant's Attorney (via email)
Holly Sour (via email)
Mark A. Whitaker, PE, Applicant's Engineer (via email)
Justin Taylor, PE, PTOE, Applicant's Engineer (via email)
Abigail Miller, PE, Applicant's Engineer (via email)
HFA-AE, Lt., Applicant's Architect (via email)
Christine Nazzaro-Cofone, PP, Applicant's Planner (via email)
Linda Koskoski, Borough Director of Economic Development (via email)
Tom DiMartino, Borough Zoning Official (via email)
Jim Maley Jr., Esq., Borough Redevelopment Attorney (via email)
Emily K. Givens, Esq., Borough Redevelopment Attorney (via email)
Erin E. Simone, Esq., Borough Redevelopment Attorney (via email)
Katherine Sarmad, PP, Borough Affordable Housing Planner (via email)
Robert F. Renaud, Esq., Board Attorney (via email)
Adam J. Colicchio, Esq., Board Attorney (via email)
Victor Vinegra, PE, Conflict Board Engineer (via email)
Jim Constantine, PP, Borough Planner (via email)

<csc>

n:\municipal\metuchen\applications\23-1366_pb_wawa\23-1366_909-913middlesexave_240605_reviewmemorandum.docx



Appendix

The relevant supplemental documents submitted by Applicant on May 22, 2024 are listed below:

1. Anticipated Variance & Waiver List – Parcels B & C, prepared by Dynamic Engineering, dated May 20, 2024, last revised May 22, 2024, and consisting of two (2) pages.

The relevant supplemental documents submitted by Applicant on May 21, 2024 are listed below:

1. Redevelopment Agreement, dated December 5, 2023, and consisting of 26 pages;
2. Concept Plan Approval Letter, dated April 25, 2024, and consisting of one (1) page;
3. Zoning Permit Application (signed by Jeff Josell), dated May 18, 2024, and consisting of one (1) page;
4. Zoning Permit Application (signed by Dan Notte), dated May 18, 2024, and consisting of one (1) page;
5. Application for Development, dated May 18, 2024, and consisting of six (6) pages, together with supplementary information, undated, and consisting of 18 pages;
6. Planning Board Resolution No. 02-600, dated July 17, 2003, and consisting of 32 pages;
7. Planning Board Resolution No. 02-600, dated May 20, 2004, and consisting of four (4) pages;
8. Planning Board Resolution No. 12-954, dated December 6, 2012, and consisting of 12 pages;
9. Planning Board Resolution No. 15-1059, dated April 16, 2015, and consisting of 14 pages;
10. Corporate Disclosure of Suburban Sportsland, undated, and consisting of one (1) page;
11. Corporate Disclosure of Honda, undated, and consisting of one (1) page;
12. Major Subdivision Checklist, dated May 17, 2024, and consisting of six (6) pages;
13. Major Site Plan Checklist, dated September 11, 2023, last revised May 2024, and consisting of eight (8) pages;
14. Submission Requirement Waiver Narrative, dated May 2024, and consisting of two (2) pages;
15. Green Development Checklist, dated September 19, 2023, and consisting of six (6) pages;
16. Green Development Narrative Letter, dated September 2023, and consisting of eight (8) pages;
17. Photo Location Map, dated May 21, 2024, and consisting of nine (9) pages;
18. Existing and Proposed Conditions Narrative, dated May 20, 2024, and consisting of two (2) pages;
19. Use and Operations Statement, August 11, 2024, last revised May 20, 2024, and consisting of four (4) pages;
20. Tenant Map, prepared by Dynamic Engineering, LLC, under seal of Abigail Miller, PE, NJPE License No. 59518 and Mark A. Whitaker, PE, NJPE License No. 41417, dated May 20, 2024, and consisting of one (1) sheet;
21. Existing Overall Drainage Area, prepared by Dynamic Engineering, under seal of Matthew Sharo, PE, NJPE License No. 52989 and Mark A. Whitaker, PE, NJPE License No. 41417, dated May 15, 2024, and consisting of one (1) sheet; and,
22. Pedestrian Pathway and Driveway Paving Exhibit, prepared by Dynamic Engineering, under seal of Abigail Miller, PE, NJPE License No. 59518 and Mark A. Whitaker, PE, NJPE License No. 41417, dated May 17, 2024, and consisting of one (1) sheet.

The documents previously submitted by Applicant in February 2024 are listed below:

1. Redevelopment Agreement, dated December 5, 2023, and consisting of 26 pages;
2. E-mail of Concept Plan Approval, dated December 11, 2023, and consisting of one (1) page;
3. Zoning Permit Application, dated January 29, 2024, and consisting of one (1) page;
4. Application for Development, undated, and consisting of six (6) pages, together with supplementary information, dated January 10, 2024, and consisting of three (3) pages;
5. Planning Board Resolution No. 02-600, dated July 17, 2003, and consisting of 32 pages;
6. Planning Board Resolution No. 02-600, dated May 20, 2004, and consisting of four (4) pages;



7. Planning Board Resolution No. 12-954, dated December 6, 2012, and consisting of 12 pages;
8. Planning Board Resolution No. 15-1059, dated April 16, 2015, and consisting of 14 pages;
9. Corporate Disclosure of Suburban Sportsland, undated, and consisting of one (1) page;
10. Corporate Disclosure of Honda, undated, and consisting of one (1) page;
11. Major Subdivision Checklist, undated, and consisting of six (6) pages;
12. Major Site Plan Checklist, dated September 11, 2023, last revised January 2024, and consisting of eight (8) pages;
13. Use and Operations Statement, dated August 11, 2023, last revised January 8, 2024, and consisting of two (2) pages;
14. Existing and Proposed Conditions Narrative, undated, and consisting of two (2) pages;
15. Subdivision plans entitled "Preliminary and Final Subdivision Plan for Suburban Sportsland, LLC, Proposed Wawa Food Market & Fueling Station, Block 130.01, Lots 47.01, 47.02, 48 & 60.01; Tax Map Sheet #42 – Dated: 1918 – Latest Rev. Dated 06-01-1985, NJSH Route 27 & NJSH Route 287 & Bridge Street, Borough of Metuchen, Middlesex County, New Jersey," prepared by Dynamic Survey, LLC, under seal of Craig Black, dated September 7, 2023, last revised December 20, 2023, and consisting of two (2) sheets;
16. Site plans entitled "Preliminary and Final Site & Subdivision Plan for Suburban Sportsland, LLC, Proposed Wawa Food Market & Fueling Station, Block 130.01, Lots 47.01, 47.02, 48 & 60.01; Tax Map Sheet #42 – Dated: 1918 – Latest Rev. Dated 06-01-1985, NJSH Route 27 & NJSH Route 287 & Bridge Street, Borough of Metuchen, Middlesex County, New Jersey," prepared by Dynamic Engineering, under seal of Mark A. Whitaker, PE, NJPE License No. 41417, dated August 8, 2023, last revised January 9, 2024, and consisting of 42 sheets;
17. Architectural plans entitled "Wawa U59FB-R, (RT27) Middlesex Avenue & Bridge Street, Metuchen, NJ," prepared by HFA, undated, and consisting of one (1) sheet; and,
18. Architectural plans entitled "Wawa Stacked 6 Fuel Canopy, (RT27) Middlesex Avenue & Bridge Street, Metuchen, NJ," prepared by HFA, undated, and consisting of one (1) sheet.

The documents previously submitted by Applicant in October 2023 are listed below:

1. Zoning Permit Application, dated October 13, 2023, and consisting of one (1) page;
2. Application for Development, dated September 7, 2023, and consisting of six (6) pages;
3. Major Site Plan Checklist, dated September 11, 2023, and consisting of eight (8) pages;
4. Major Subdivision Checklist, undated, and consisting of six (6) pages;
5. Green Development Checklist, dated September 19, 2023, and consisting of six (6) pages;
6. Green Development Narrative Letter, dated September 2023, and consisting of eight (8) pages;
7. Use and Operations Statement, dated August 11, 2023, and consisting of two (2) pages;
8. Report entitled "Report Geotechnical & Stormwater Basin Area Investigation for Proposed Wawa Food Market and Fueling Station, N.J.S.H. Route 27 & Bridge Street, Block 130.01, Lots 47.01, 47.02, 48, & 60.01, Borough of Metuchen, Middlesex County, New Jersey," prepared by Dynamic Earth, under seal of Patrick J. Granitzki, PE, NJPE License No. 24GE05355900 and Francis Van Cleve, PE, NJPE License No. 24GE05534500, dated June 28, 2023, and consisting of 97 pages;
9. Report entitled "Stormwater Management, Groundwater Recharge and Water Quality Analysis for Suburban Sportsland, LLC, Proposed Wawa Food Market & Fueling Station, NJSH Route 27 & Bridge Street, Block 130.01, Lots 47.01, 47.02, 48 & 60.01, Borough of Metuchen, Middlesex County, NJ," prepared by Dynamic Engineering, under seal of Mark Whitaker, PE, NJPE License No. 41417, dated August 2023, and consisting of 283 pages;



Review Memorandum | 909 & 913 Middlesex Avenue

June 5, 2024

Appendix

10. Report entitled "Traffic Study for Major Access Application with Planning Review for Proposed Wawa Food Market & Fueling Station, Property Located at: NJ Route 27 & Bridge Street, Block 130.01 – Lots 47.01, 47.02, 48 & 60.01, Borough of Metuchen, Middlesex County NJ," prepared by Dynamic Traffic, under seal of Justin Taylor, PE, PTOE, NJPE License No. 45988 and Andy Jafolla, PE, NJPE License No. 50094, dated August 28, 2023, and consisting of 129 pages;
11. Surveys entitled "Boundary and Partial Topographic Survey," prepared by Dynamic Survey, LLC, under seal of Craig Black, PE, PLS, NJ License No. 24GB04257400 dated June 23, 2022, and consisting of two (2) sheets;
12. Subdivision plans entitled "Preliminary and Final Subdivision Plan for Suburban Sportsland, LLC, Proposed Wawa Food Market & Fueling Station, Block 130.01, Lots 47.01, 47.02, 48 & 60.01; Tax Map Sheet #42 – Dated: 1918 – Latest Rev. Dated 06-01-1985, NJSH Route 27 & NJSH Route 287 & Bridge Street, Borough of Metuchen, Middlesex County, New Jersey," prepared by Dynamic Survey, LLC, under seal of Craig Black, dated September 7, 2023, and consisting of two (2) sheets;
13. Site plans entitled "Preliminary and Final Site & Subdivision Plan for Suburban Sportsland, LLC, Proposed Wawa Food Market & Fueling Station, Block 130.01, Lots 47.01, 47.02, 48 & 60.01; Tax Map Sheet #42 – Dated: 1918 – Latest Rev. Dated 06-01-1985, NJSH Route 27 & NJSH Route 287 & Bridge Street, Borough of Metuchen, Middlesex County, New Jersey," prepared by Dynamic Engineering, under seal of Mark A. Whitaker, PE, NJPE License No. 41417, dated August 8, 2023, and consisting of 42 sheets; and,
14. Architectural plans entitled "Wawa U59FB-R, (RT27) Middlesex Avenue & Bridge Street, Metuchen, NJ," prepared by HFA, undated, and consisting of one (1) sheet.