

31 January 2020

Mr. Dennis Contois, Supervisor  
New Jersey Department of Environmental Protection  
Division of Land Use Regulation  
Mail Code 501-02A  
501 East State Street, 2<sup>nd</sup> Floor  
Trenton, New Jersey 08625

**Re: Response to NJDEP 11.26.19 Comment Letter  
DLUR File No. 1200-14-0004.3 LUP 190001  
Applicant: RG Middlesex, LLC  
Middlesex Borough Warehouse Project  
Middlesex Borough, Middlesex County, New Jersey  
Langan Project No.: 100594413**

Dear Mr. Contois:

On behalf of RG Middlesex, LLC, Langan submits this letter in response to comments received from the NJDEP's Division of Land Use Regulation (DLUR) on the pending Individual Flood Hazard Area Permit and Verification by letter dated 26 November 2019.

Based on discussions with Mr. Damian Friebe on 10 December 2019 regarding these comments, the Applicant is herein requesting a Hardship Exception pursuant to NJAC 7:13-15.1 for the construction of various project improvements proposed within the floodway mapped on and adjacent to the site by FEMA. Although NJDEP recognized that this floodway limit shown on the FEMA map is incorrect when comparing actual topography of the project area to the 100-year floodplain elevation mapped by FEMA, NJDEP stated that either a formal Hardship Exception request or a Letter of Map Revision from FEMA was required to proceed with the pending Flood Hazard Area Individual Permit.

The following summarizes each comment from the 26 November 2019 DLUR letter in bold followed by our responses in italics.

**Comment 1: The floodway for the Raritan River, referenced on the FEMA effective FIRM map, extends onto this site. Per N.J.A.C. 7:13-3.2(c)1., the highest flood hazard area design flood elevation and widest floodway limits shall be selected between the Department delineation and all available FEMA flood mapping. Therefore, the flood hazard area design flood elevation shall be based on the Department delineation and the floodway limits shall be based on the effective FEMA flood mapping. Please revise all affected plan sheets;**

**Response 1:** *The Flood Hazard Verification Plan – Existing Conditions (Drawing WF100), the Flood Hazard Verification Plan – Proposed Conditions (Drawing WF101), and the Flood Hazard Area Impact Plan (Drawing WF200) have been revised to show and note the floodway is taken from the FEMA flood mapping and not the NJDEP Department Delineation Maps.*

**Comment 2:** **The development plan includes fill and above ground structures within the floodway of the Raritan River. N.J.A.C. 7:13-11.3(b) prohibits the Department from issuing an individual permit for these activities. Therefore, this application must be revised to demonstrate compliance with the applicable requirements within N.J.A.C. 7:13, the Flood Hazard Area Control Act rules; and**

**Response 2:** *As stated above, the Applicant is herein requesting a Hardship Exception pursuant to NJAC 7:13-15.1 for the construction of various project improvements proposed within the floodway mapped on and adjacent to the site by FEMA. These proposed improvements include the construction of offsite public roadway improvements along River Road, public access improvements (new sidewalk) along River Road, and the relocation of an existing site driveway for safety concerns. Please see Attachment A.*

*It is important to note that the stormwater basin that was previously proposed in the FEMA mapped floodway have been relocated and redesigned so that it is no longer proposed in the floodway. A revised Stormwater Management Report is provided that reflects this redesign of the proposed stormwater management system.*

**Comment 3:** **Our records indicate that a different property owner owns this property than the one listed on the LURP form. Please provide legal documentation supporting that the property owner is indeed RG Middlesex LLC or submit written and signed consent from the property owner.**

**Response 3:** *A copy of the deed is enclosed (Attachment C).*

**In addition to the above comments we understand that the following comments below must be must be addressed before the Division can approve this project.**

**Comment 1:** **The applicant shall remove all exfiltration accounted for within the two, 10, and 100-year storm event routings of each proposed bio-retention basin when demonstrating compliance with the specific runoff quantity standards listed at N.J.A.C. 7:8-5.4(a)3;**

**Response 1:** *The Stormwater Management Report has been revised accordingly.*

**Comment 2:** **The applicant shall provide 80 percent (%) total suspended solids (TSS) removal for all new pavement areas and 50% TSS removal for all redeveloped pavement areas. To meet this requirement, the applicant is proposing to construct two bio-retention basins credited with providing 90% TSS removal. However, the bio-retention basins are designed to achieve 80% TSS removal. Please note, only a bio-retention basin designed with a soil planting bed of at least 24 inches and planted with terrestrial**

**forested vegetation will achieve 90% TSS removal. Therefore, the applicant shall revise the proposed bio-retention detail or provide additional water quality measures to meet the requirement;**

**Response 2:** *The bioretention detail has been revised accordingly.*

**Comment 3:** **The applicant shall verify that the time of concentration calculations have been prepared via the velocity method as specified in the May 2010 update of Chapter 15 of the National Engineering Handbook. This includes utilizing a maximum sheet flow length based on the McCuen-Spiess criteria listed therein as well as utilizing a revised velocity calculation for shallow concentrated flow;**  
**<https://directives.sc.egov.usdavn/OpenNonWebContent.aspx?content=27002.wba>**

**Response 3:** *The time of concentration calculations conform.*

**Comment 4:** **As per 7:8-5.3 Nonstructural stormwater management strategies, all lawn areas should be planted to the maximum extent feasible with low-maintenance, native trees and shrubs. Where this is not feasible, these areas should be planted with a low-maintenance, native seed mix of grass/herbaceous/wildflower species appropriate for the area (examples milkweed, native asters, oxeye daisy, mountain mint, patridge pea, etc).**

**Low-maintenance plants**

**Black eyed Susans (Rudbeckia hirta)**  
**Eastern purple coneflowers (Echinacea purpurea)**  
**Eastern red cedar (Juniperus virginiana)**  
**Northern Red Oak (Quercus rubra)**  
**Eastern White pine (Pinus strobus)**

**Response 4:** *Stormwater management facilities have been planted with low maintenance, native seed mixes and native trees and shrubs that are specially selected to stabilize side slopes and basin bottoms and thrive in those conditions.*

**Comment 5:** **Our records indicate that a different property owner owns this property than the one listed on the LURP form. Please provide legal documentation supporting that the property owner is indeed RG Middlesex LLC or submit written and signed consent from the property owner.**

**Response 5:** *A copy of the deed is enclosed (Attachment C).*

Response to NJDEP 11.26.19 Comment Letter  
DLUR File No. 1200-14-0004.3 LUP 190001  
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Middlesex Borough, Middlesex County, New Jersey  
Langan Project No.: 100594413

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31 January 2020  
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We trust this response addresses the comments provided in your 26 November 2019 comment letter. Should you have any questions or require any additional information please do not hesitate to call.

Sincerely,  
**Langan Engineering and Environmental Services, Inc.**



Matthew R. Welch, P.E., PP, PTOE  
Senior Project Manager



Richard Burrow, P.E.  
Managing Principal

Attachment A – Hardship Exception Request  
Attachment B – Documentation of Certified Mail Notice for Hardship Exception  
Attachment C – Deed indicating “RG Middlesex LLC” as the property owner  
Check - \$4,000, made payable to the Treasurer, State of New Jersey for the Hardship  
Exception Request  
Revised Stormwater Management Report  
Revised Plan Set (Excluding Roadway Plans as there are no changes to those sheets)

CC: Municipal Clerk  
Heath Abramsohn, RG Middlesex  
Kelly McCormick, Langan

NJ Certificate of Authorization No. 24GA27996400  
\\langan.com\data\PAR\data4\100594413\Project Data\Discipline\Natural Resources\Response to NJDEP FHA App  
Comments\2020-01-30 Response to NJDEP Comment Letter.doc

**LANGAN**

8 April 2020

Karen Wick – Planning Board Clerk  
Middlesex Borough Planning Board  
1200 Mountain Avenue  
Middlesex, NJ 08846  
*sent via email*

**Re: Responses to Engineering Comments  
Middlesex Borough Warehouse Project  
Block 353, Lots 1.01 & 1.02  
Borough of Middlesex  
Middlesex County, New Jersey  
Langan Project No. 100594413**

Dear Ms. Wick

This letter is in response to comments received from Najarian Associates dated 21 February 2020. The comments are identified in italics and Langan's responses are in bold.

#### General Comments

1. *The floodway line does not reflect the Effective FEMA Map. The Applicant shall indicate what method was used to determine the Flood Hazard Area (FHA) and Floodway. The Applicant shall also provide the FHA Verification approval from NJDEP along with the approved map.*

*CONTINUING COMMENT – The Applicant has indicated that there were inconsistencies with the flood hazard elevation of FEMA Flood Insurance Maps and the NJDEP Flood Hazard Area Maps and that discussions were held with NJDEP, Land Use Regulation (LUR) that NJDEP LUR agreed that the FEMA floodway was not accurate. The applicant submitted additional information to NJDEP for a Hardship Exception to the Flood Hazard Area Individual Permit application to allow construction in the mapped floodway. The NJDEP FHA Individual Permit should be provided when obtained.*

**Response: To determine the flood hazard area, both the FEMA Flood Insurance Rate Map and the NJDEP Flood Hazard Area Map and Profile were referenced. As the NJDEP Flood Hazard Area Map identifies a higher flood hazard elevation at the project site (33.82' to 34.07' NAVD88) than the Effective FEMA Map (31.5' to 32.5' NAVD88), the NJDEP FHA elevation was used to determine the FHA on-site. A Flood Hazard Area Verification and Individual Flood Hazard Area Permit Application is under NJDEP review and will be provided to the Borough upon receipt.**

**During NJDEP's review of the application, it was recognized that the floodway limit shown on the Effective FEMA Map is incorrectly mapped when comparing the actual topography of the project area to the 100-year floodplain elevation mapped by FEMA. Nevertheless, NJDEP is requiring the stormwater management basins to be located outside of the FEMA mapped floodway limit. As such, the stormwater management system has been revised to remove the detention basins from the FEMA mapped**

**floodway. As shown on the enclosed plans and revised Stormwater Management Report, this required an additional basin area proximate to the intersection of River Road with Baekeland Avenue.**

**RESPONSE CONTINUED – The NJDEP FHA Individual Permit will be provided upon receipt.**

2. *Building Heights shall be labeled on the Architectural Plan Elevations Views.*  
*NOT ADDRESSED – The Applicant has indicated that they will provide the revised Architectural Plans under a separate cover.*

**Response: The building heights have been added to the Architectural Plan Elevations (to be submitted under separate cover).**

**RESPONSE CONTINUED – The revised Architectural Plans are provided as part of this package.**

6. *Baekeland Ave is in poor condition and shows signs of sever base failure and shall be repaired and repaved as a part of this project.*  
*PARTIALLY ADDRESSED – The Applicant noted that these improvements are being planned by Piscataway Township and are shown on the plans for reference only. The Applicant should contribute its proportional share of the roadway improvements along their street frontage of Baekeland Avenue.*

**Response: Improvements to Baekeland Avenue are planned as a separate project by Piscataway Township. These improvements are shown on the plans for reference only.**

**RESPONSE CONTINUED – The applicant has agreed to improve River Road from the Piscataway/Middlesex municipal boundary to the intersection of Baekeland Avenue as part of the redevelopment efforts. These improvements include the addition of a sidewalk and bike lane to coincide with the recent improvements immediately south of this project. Plans have been submitted to the County and minor comments are being addressed currently. Negotiations associated with the financial agreement are in progress and the planned improvements along Baekeland Avenue are being discussed as part of this effort. Updates will be forthcoming within the next several weeks.**

7. *The plans indicate that the south side of Baekeland Ave will have new sidewalk and curb. The proposed curb shall be concrete curb and gutter.*  
*PARTIALLY ADDRESSED – The Applicant noted that these improvements are being planned by Piscataway Township and are shown on the plans for reference only. The Applicant should contribute its proportional share of the roadway improvements along their street frontage of Baekeland Avenue.*

**Response: Improvements to Baekeland Avenue are planned as a separate project by Piscataway Township. These improvements are shown on the plans for reference only.**

**RESPONSE CONTINUED – Any comments associated with the Baekeland Avenue Improvement Plans should be directed to Remington, Vernick & Vena.**

8. *There is a note on the Site Plan that proposed Baekeland Avenue improvements, including curb and sidewalk by others, and references a plan by Vernick & Vena dated May 2016. These improvements and improvements to River Road shall be constructed as part of this project and schedule.*

*PARTIALLY ADDRESSED – The Applicant noted that these improvements are being planned by Piscataway Township and are shown on the plans for reference only. The Applicant should contribute its proportional share of the roadway improvements along their street frontage of Baekeland Avenue.*

**Response: Improvements to Baekeland Avenue are planned as a separate project by Piscataway Township. These improvements are shown on the plans for reference only.**

**RESPONSE CONTINUED – See response to General Comments No. 6 above.**

9. *All existing roadways shall be stationing for the purpose of identifying location along the roads.*

*NOT ADDRESSED – Stationing has not been provided on the Site Plans.*

**Response: Stationing has been incorporated on Baekeland Avenue for purposes of identifying the driveway locations relative to the Baekeland Avenue/River Road intersection.**

**RESPONSE CONTINUED – Stationing has been provided for Baekeland Avenue and River Road on the Site Plan.**

10. *All proposed driveways shall also be stationing.*

*NOT ADDRESSED – Stationing has not been provided on the Site Plans.*

**Response: Stationing has been incorporated on Baekeland Avenue for purposes of identifying the driveway locations relative to the Baekeland Avenue/River Road intersection.**

**RESPONSE CONTINUED – Stationing has been provided at the proposed driveways on the Site Plan.**

12. *There are a number of structures shown on the survey just south of Baekeland Ave that appear to be some sort of vaults. Please identify these objects.*

*NOT ADDRESSED – The Applicant has indicated that these structures are groundwater monitoring wells. However, groundwater monitoring wells are already called out on the survey. Please confirm the identity of these objects.*

**Response:** The vaults shown south of Baekeland Ave are groundwater monitoring wells.

**RESPONSE CONTINUED** – These vaults shown south of Baekeland Ave are groundwater monitoring wells. We acknowledge that the survey identifies groundwater monitoring wells, however these structures that appear as vaults are also groundwater monitoring wells. Refer to the enclosed Groundwater Treatment System Recovery Well Piping Plan.

13. A site visit on September 26, 2019 revealed that there is a large soil stockpile on site. Please provide the Freehold Soil Conservation District permit for the soil stockpile.  
*CONTINUING COMMENT* – Approval from the Freehold Soil Conservation District (FSCD) has been provided. Due to changes in the Grading, Drainage, and Soil Erosion & Sediment Control Plans, the Applicant may be required to resubmit this project to the FSCD for approval.

**Response:** A copy of the Freehold Soil Conservation District approval is enclosed.  
**RESPONSE CONTINUED** – The proposed project will be resubmitted to FSCD for recertification as a condition of approval.

15. The Applicant shall provide a Cut and Fill Report indicating the total amount of material that will have to be removed from the site or the amount of material that will have to be brought into the site. The report shall also indicate the number of trucks that will be accessing the site each day and the time frame that they will be operating. The report's calculations shall include swell and shrinkage of the soils that will be trucked into or out of the site.  
*NOT ADDRESSED* – The applicant has indicated that no significant export of material is anticipated and that the existing stockpile will be used to raise the site elevations with any excess to be placed within a berm along Baekeland Avenue. We still request that a Cut & Fill Report be provided to confirm if the existing stockpile is sufficient for these elevation raises and if any material will be removed from or brought to the site.

**Response:** The site elevations will be raised using the existing stockpile and excess material will be placed within a berm along Baekeland Avenue. No significant export of material is anticipated at this time.

**RESPONSE CONTINUED** – The site elevations will be raised using the existing stockpile and excess material from the excavation of stormwater basins. No significant export of material is anticipated at this time. A Cut & Fill Report is enclosed.

Zoning Statistics and Notes (Sheet CS002)

4. UTILITY NOTES:

- a. General -
- i. Note three (3) shall be modified to indicate all current applicable standards.
  - ii. Note four (4) states "Sanitary and water laterals shall have a minimum horizontal spacing of 10 feet". This note shall be modified to read "Sanitary and

water lines shall have a minimum horizontal spacing of ten (10) feet". It should also state the lines shall have a minimum vertical separation of eighteen (18) inches.

iii. Note six (6) references the City of Bayonne. This note shall be modified to state the correct Municipality.

b. Water Supply -

i. Note seven (7) shall also indicate that the location of all hydrants shall be approved by the Fire Marshall.

ii. Note thirteen (13) references the City of Bayonne. This note shall be modified to state the correct Municipality.

ADDRESSED – This information has revised accordingly.

iii. Note 3, now removed, had indicated that all water mains are to be class 52, cement-lined ductile iron pipe. Water mains proposed on the Utility Plan now show C900 pipe. Please include a note of this pipe material within the utility notes and provide brief testimony for this change.

**Response: These notes have been revised accordingly.**

**RESPONSE CONTINUED – The pipe material has been added back as Note 3.**

#### Site Plan (Sheet CS101)

3. Location of existing rock outcrops, high points, watercourses, depressions, ponds, marshes, wooded areas and other significant existing features, including flood hazard boundaries as defined by Chapter 244, Flood Damage Prevention, of the Borough of Middlesex.

The FHA Line shown on the plans do not reflect the Effective FEMA Map. It appears the NJDEP mapping and FEMA mapping conflict. An NJDEP FHA Verification approval and map must be provided and referenced on the plans.

CONTINUING COMMENT – The Applicant has provided a copy of the Hardship Exception request submitted to NJDEP. The FHA approvals shall be provided prior to final approval.

**Response: The NJDEP FHA Verification will be provided as condition of approval.**

**RESPONSE CONTINUED – The NJDEP FHA approvals will be provided upon receipt.**

#### Engineering Comments

6. There are a number of structures shown on the plan just south of Baekeland Avenue that appear to be some sort of vaults. Please identify these objects.

NOT ADDRESSED – The Applicant indicated that these structures are groundwater monitoring wells. However, groundwater monitoring wells are already called out on the survey. Please confirm the identity of these objects.

**Response: The vaults that appear south of Baekeland Ave are groundwater monitoring wells.**

**RESPONSE CONTINUED** – These vaults shown south of Baekeland Ave are groundwater monitoring wells. We acknowledge that the survey identifies groundwater monitoring wells, however these structures that appear as vaults are groundwater recovery wells which also serve as groundwater monitoring wells. Groundwater recovery and groundwater monitoring are currently conducted at seven of these wells (RWS-202, RWI-701, RWS-203, RWS-204, RWI-703, RWS-205, and RWS-206). Five of these wells (RWS-201, RWI-702, RWI-704, RWS-207, and RWS-208) have been converted to conventional groundwater monitoring wells, and groundwater recovery is not conducted at these wells. Refer to the enclosed Groundwater Treatment System Recovery Well Piping Plan.

7. *It was observed on a site visit September 26, 2019 there is a protected conduit on the site that has a sign stating "Emergency Shut Off for Propylene and Hexane Facility". Please explain, in writing, exactly what this was for.*  
*NOT ADDRESSED* – The Applicant has indicated that this was a previous use which has since been demolished. Please provide written documentation about this facility, its function and status, and any potential safety hazard risks.

**Response:** This sign was for a previous use that has since been demolished.

**RESPONSE CONTINUED** – An e-mail from the demolition contractor (Frank V. Radomski & Sons, Inc.) regarding these facilities has been attached for your reference. The applicant has no knowledge of the original purpose of these facilities, however, the piping and components have been removed and no safety hazard risk is present.

9. *There is a manhole labeled "steam manhole". Please provide a document describing the site's original utilities and their status.*  
*PARTIALLY ADDRESSED* – See Engineering Comment 7 above.

**Response:** This manhole was associated with the previous use on the property. All previous utilities have been or will be removed.

**RESPONSE CONTINUED** – A plan of the former utility services has been included for reference (see Utilities Air Gapping Details Map). All utilities have been removed or air gapped as shown on the plan with the exception of several stormwater pipes and manholes which were left in place to promote positive drainage.

Grading Plan (Sheet CG101)

13. *A barrier shall be provided in the truck parking to the south of the building to prevent the trucks from leaving the pavement and rolling into the basins.*  
*PARTIALLY ADDRESSED* – This area is to be 12 inch high slotted curb which will act as a truck-stopping barrier. The Applicant shall revise the 12" Curb detail to provide a minimum 18" concrete depth into the subgrade. Assurance should also be provided showing that this curb will stop a tractor trailer.

**Response: This area is to be slotted curb, as called out on Sheet CS101 and detailed on Sheet CS501.**

**RESPONSE CONTINUED – The 12" Curb detail on Sheet CS501 has been revised to provide a minimum 18" concrete depth into the subgrade. This area is where trailers will be parked. The trucks will be moving slowly and the 12" curb will act the same as a parking block.**

16. *Existing and proposed top of curb and bottom of curb spot grades shall be provided along the existing roadways at proposed driveway locations in order to assure a smooth transition into the existing roadways.*

*NOT ADDRESSED – Additional spot grades have not been provided at the requested locations.*

**Response: Additional grading details have been provided.**

**RESPONSE CONTINUED – Additional spot grades have been provided at locations where the proposed driveways tie into existing roadways.**

17. *Please show spot grades at all building corners and doors.*

*NOT ADDRESSED – Please provide exterior spot grades at all building corners.*

**Response: All corners and doors have been designed at 49.0.**

**RESPONSE CONTINUED – All building corners have been revised to be 3" to 6" below FFE; additional spot grades have been provided for clarity.**

18. *The Applicant shall provide a Cut and Fill Report indicating the total amount of material that will have to be removed from the site or the amount of material that will have to be brought into the site. The report shall also indicate the number of trucks that will be accessing the site each day and the time frame that they will be operating. The report's calculations shall include swell and shrinkage of the soils that will be trucked into or out of the site.*

*NOT ADDRESSED – The applicant has indicated that no significant export of material is anticipated and that the existing stockpile will be used to raise the site elevations with any excess to be placed within a berm along Baekeland Avenue. We still request that a Cut & Fill Report be provided to confirm if the existing stockpile is sufficient for these elevation raises and if any material will be removed from or brought to the site.*

**Response: The site elevations will be raised using the existing stockpile and excess material will be placed within a berm along Baekeland Avenue. No significant export of material is anticipated at this time.**

**RESPONSE CONTINUED – See response to General Comments No. 15 above.**

19. *The additional spot grades which have been provided on the revised Grading Plan call out the elevations near door locations along the perimeter of the building with BC (Bottom of Curb), even where there does not appear to be any additional curb. Please clarify and revise accordingly.*

**Response: The additional spot grades have been revised to no longer denote BC (Bottom of Curb).**

Storm Water Management:

1. *The applicant is increasing impervious coverage by more than ¼ acre and disturbing more than an acre; therefore the project is considered a MAJOR DEVELOPMENT pursuant to NJDEP's regulations and is therefore subject to the stormwater regulations for Attenuation, Water Quality and Groundwater Recharge.*

*The applicant shall provide the following information for a major development:*

- a. *5G3- Construction stormwater permit authorization number*  
*NOT ADDRESSED – The Applicant will supply under separate cover prior to construction.*
- c. *If a NJDEP land use permit is required*  
*NOT ADDRESSED – The Applicant shall provide a NJDEP Flood Hazard Area individual Permit.*

**Response: The 5G3 Construction Stormwater Permit Authorization Number will be provided under separate cover. The total area of disturbance is approximately 31.1 acres. An NJDEP Flood Hazard Area Individual Permit is required for work within the Flood Hazard Area and will be provided upon receipt.**

**RESPONSE CONTINUED – The 5G3 Construction Stormwater Permit is enclosed.**

3. *Due to the presence of a flood hazard line on the property, the applicant shall request a jurisdictional determination from NJDEP.*  
*NOT ADDRESSED – The Applicant has indicated that a Flood Hazard Area Verification and Individual Flood Hazard Area Permit Application with a request for a hardship exception is under NJDEP review and will be provided as prior to final approval.*

**Response: An Application for FHA verification and individual permit is under review by NJDEP and will be provided to the Borough upon approval.**

**RESPONSE CONTINUED – The NJDEP FHA Individual Permit will be provided upon receipt.**

5. *From review of the Existing Watershed Map, it appears that runoff from south of the property line comes into the site. Please provide enough topography to show the extent of off-site drainage onto the property and revise the Existing and Proposed Watershed Maps accordingly. In addition the existing and proposed hydrologic models should take this flow into account.*  
*NOT ADDRESSED – The Applicant' engineer has stated that the topography has been provided to the ridgeline, which is the curb of the adjacent lot. However, the pre- and post-development models must take into account any flow coming from the adjacent property.*

*From review of the plans it is clear that there is flow coming into the site from adjacent properties.*

**Response: Topography is provided up to ridgeline (curb of adjacent lot).**

**RESPONSE CONTINUED – The stormwater design and report has been revised accordingly.**

6. *On the Existing and Proposed Watershed Maps, please provide segment markers on the TC paths.*

*PARTIALLY ADDRESSED – Segment markers have been added to the Proposed Watershed Map; however they are still missing on the Existing Watershed Map.*

**Response: Segment markers have been incorporated.**

**RESPONSE CONTINUED – Segment markers have been added to the Existing Watershed Map.**

10. *In a bioretention basin, the system must have sufficient storage volume to contain the Water Quality Design Storm, without consideration to outflows.*

*PARTIALLY ADDRESSED – The applicant's engineer has stated that the bioretention basin has been designed in accordance with NJDEP requirements. We agree provided a permit is acquired from NJDEP for the bioretention basins.*

**Response: The bioretention basin has been designed in accordance with NJDEP requirements.**

**RESPONSE CONTINUED – The NJDEP permit will be provided upon receipt.**

11. *The volume calculations for bioretention basin 2, start at elevation 36.7, however the Grading and Drainage Plans show the bottom at elevation 37.*

*NOT ADDRESSED – The Applicant's engineer has stated that the bottom of the basin is at elevation 36.7. A note should be added to the grading and drainage plan accordingly. Additionally, the outfall grate for this basin shall be revised to the grate elevation of 37.4, as shown in the Stormwater report.*

**Response: The bottom of the basin is el 36.7; el 37 is the lowest visible contour.**

**RESPONSE CONTINUED – A note has been added to the grading and drainage plans identifying the bottom elevation for Bioretention Basin 2 and the outfall grate elevation has been corrected.**

14. *Test pits showing depth to the seasonal high groundwater table shall be provided within the 2 bioretention basins and the detention basin. The test pit shall be included in the stormwater report with the location of the test pit shown on the post-development drainage area map.*

*PARTIALLY ADDRESSED – The Applicant's engineer has stated that the basins have an impermeable liner to prevent infiltration, which would also prevent groundwater from*

*impacting the detention design. We therefore agree that test pits are not required as long as they are not required by NJDEP.*

**Response: Impermeable liners are proposed under all bioretention and detention basins to prevent infiltration. These liners would also prevent groundwater, if any, from impacting the drainage design.**  
**RESPONSE CONTINUED – Noted.**

15. *All soil testing should be done in accordance with Appendix "E" of the New Jersey Stormwater Best Management Practices Manual.*  
*PARTIALLY ADDRESSED – The Applicant's engineer has stated that the basins have an impermeable liner to prevent infiltration, which would also prevent groundwater from impacting the detention design. We therefore agree that test pits are not required as long as they are not required by NJDEP.*

**Response: See response above.**  
**RESPONSE CONTINUED – Noted.**

18. *Emergency spillway calculations have been provided, which show spillways of 78ft, 67ft and 95ft respectively for the three basins. The Grading and Drainage Plans should show the locations of the spillways with widths and elevations. A minimum freeboard should also be accounted for.*  
*PARTIALLY ADDRESSED – The locations for the spillways have been shown; however the elevations of the spillways should also be shown.*

**Response: The locations have been noted on the Grading Plan and freeboard accounted for.**  
**RESPONSE CONTINUED – Spot elevations are located at the spillways, however the spillway elevations have also been added to the labels for clarity.**

25. *Details shall be provided for the following:*

*a. Trash Rack, - Provided. Please rename this detail to Trash Rack Detail.*

**Response: The requested details have been provided.**  
**RESPONSE CONTINUED – The detail has been renamed to Trash Rack Detail.**

33. *The Stormwater Management Plan is subject to the review and approval from other agencies such as Middlesex County and the Freehold Soil Conservation District. Their independent review may find additional items that need to be addressed, which may require additional plan revisions.*  
*CONTINUING COMMENT – Approval from the Freehold Soil Conservation District (FSCD) has been provided. Due to changes in the Grading, Drainage, and Soil Erosion & Sediment Control plans, the Applicant may be required to resubmit this project to the FSCD for approval.*

**Response: Comment is noted. Please note Freehold Soil Conservation District has previously reviewed and approved the plan set; a copy of the approval is enclosed. RESPONSE CONTINUED – The proposed project will be resubmitted to FSCD for recertification as a condition of approval.**

35. *Review of the Hydrograph Summary Report seems to show that the proposed model is adding a hydrograph from the existing model.*

**Response: The proposed model design has been revised to no longer add a hydrograph from the existing model.**

36. *The grate elevation for the detention basin outlet structures should be raised so that the grate does not interfere with the flow through the weirs up to the elevation of the 100-yr storm.*

**Response: The grate elevations for the detention basin outlet structures have been revised.**

37. *The grate elevation for the Bioretention Basin 2 outfall structure, shown on the Drainage Plan, shall be raised to 37.4, as detailed in the Stormwater report.*

**Response: The outfall grate elevation for Bioretention Basin 2 has been corrected.**

Utility Plan (Sheet CU101)

6. *The Applicant should consider placing a fire hydrant near the east end of the eastern truck paring area. We defer to the Fire Marshall for the final locations of all fire hydrants and additional concerns.*  
*CONTINUING COMMENT – We defer to the Fire Marshall for the final locations of all fire hydrants and additional concerns.*

**Response: The comment is noted.**  
**RESPONSE CONTINUED – Noted.**

8. *All potential utility crossings shall be detailed with encasements as necessary.*  
*NOT ADDRESSED – Utility crossings have been provided with exterior elevations of each pipe at the crossings. These crossing have been reviewed and it appears encasements may be required at the south east corner of the building, where the water main crosses the sanitary sewer and has less than 10 foot separation from the storm sewer. The Applicant shall review these crossing for conformance*

**Response: All sanitary sewer inverts are shown on the Utility Plan. No encasements are required.**

**RESPONSE CONTINUED – Although water mains and storm sewers do not require a 10-foot separation, the water main along the east side of the building has been**

**shifted to provide at least 10-feet of separation from the storm sewer. Callouts have been added identifying that encasements will be required at the utility crossings of water mains and sanitary sewers at the south west and south east corners of the building.**

9. *There are a number of structures (vaults, manholes, lines, etc....) shown on the survey along the south side of the property that appear to be some sort of Utilities. Please identify these objects and provide a detailed map of all the objects and utilities. This is needed in order to determine the structures and utilities to be removed.*  
*NOT ADDRESSED – The Applicant has indicated that these structures are groundwater monitoring wells. However, groundwater monitoring wells are already called out on the survey. Please confirm the identity of these objects.*

**Response: All utilities will be removed with the exception of the existing sanitary sewer that runs through an easement along the southerly and westerly property lines.**

**RESPONSE CONTINUED – These vaults shown south of Baekeland Ave are groundwater monitoring wells. We acknowledge that the survey identifies groundwater monitoring wells, however these structures that appear as vaults are groundwater recovery wells which also serve as also groundwater monitoring wells. Groundwater recovery and groundwater monitoring are currently conducted at seven of these wells (RWS-202, RWI-701, RWS-203, RWS-204, RWI-703, RWS-205, and RWS-206). Five of these wells (RWS-201, RWI-702, RWI-704, RWS-207, and RWS-208) have been converted to conventional groundwater monitoring wells, and groundwater recovery is not conducted at these wells. Refer to the enclosed Groundwater Treatment System Recovery Well Piping Plan.**

10. *We defer to the Borough Sanitary Sewer Consultant, Jerome Sheehan, for further comments on the sanitary sewer.*  
*CONTINUING COMMENT – We defer to the Borough Sanitary Sewer Consultant, Jerome Sheehan, for further comments on the sanitary sewer.*

**Response: Comment is noted and plans have been provided to Mr. Sheehan for review.**

**RESPONSE CONTINUED – Noted.**

Soil Erosion & Sediment Control Plan (Sheet CE101)

1. *The Soil Erosion & Sediment Control Plans have been approved by the Freehold Soil Conservation District (FSCD); therefore Najarian forgoes its previous comment. Due to the change in the Grading, Drainage and Soil Erosion and Sediment Control Plans, the Applicant may be required to resubmit this project to the FSCD for approval.*

**Response –The proposed project will be resubmitted to FSCD for recertification as a condition of approval.**

Tree Removal Plan (Sheet TR-101)

4. *Per Section §395-15 (G) 2. The Plan states that 670 trees are required to be planted at 2.5" caliper, but only 534 are proposed. Similarly, the plan indicates that 371 trees are required to be planted at 4" caliper, but none are proposed. Applicant should clarify if they are seeking relief from this requirement, planting these trees on public property per the Ordinance or contributing to the Borough Tree Replacement Fund.*

*ADDRESSED – The Applicant has indicated that they will be contributing to the Borough Tree Replacement fund. Using the proposed trees shown on the current drawings as credit counted towards replacement of the trees being removed, the remaining required contribution to be made for the nonreplaced trees per §395-18 shall be \$23,400.*

**Response: Applicant will contribute to the Borough Tree Replacement Fund.  
RESPONSE CONTINUED – Rock will contribute to the Borough's Tree Replacement Fund as required by ordinance in accordance with The Tree Replacement Plan (Sheet TR101) last revised March 27, 2020.**

Landscape Plan (Sheet LP-101)

6. *Plantings proposed near the entrances to the site are very large and should be revised with regards to sight triangles, (if required). Using plant material that allows for clear sight lines from a height of three to six (3-6) feet would help to ensure safe vehicular circulation in these areas and on adjoining public roads.*

*PARTIALLY ADDRESSED – All plantings have been proposed outside of sight triangles. However, the proposed Scarlet Oaks which abut the sight triangles may still pose a clear sight conflict after time for growth. We recommend that these trees be moved or a note provided that states to periodically limb all branches less than 6 feet above grade to maintain a clear line of sight at all access points.*

**Response: All plantings have been located out of the sight triangles.  
RESPONSE CONTINUED – A note has been added to LP101 stating to periodically limb all branches less than 6 feet above grade to maintain a clear line of sight at all access points.**

7. *We would like to note that changes have been made to the Landscaping Plan which we find acceptable. Alterations to the rear yard landscaping buffer abutting Route 287 have been reviewed and we offer the following comments to this buffer:*

- a. Plan species are all full-sized evergreens trees.*
- b. Proposed planting size is listed as min 8' ht., which really means 8-10'.*
- c. Tree spacing appears to be about 10 feet on center.*
- d. Proposed plantings are continuous along the buffer.*
- e. Width of planting for 8-10' ht evergreens should be 4-5 feet .*
- f. Evergreens are generally pyramidal in shape and overage at the bottom will fill in ahead of the upper portions of the evergreen screen.*

- g. *The plantings in front of the evergreens are ornamental mid-sized deciduous trees that offer color, bloom, and other desirable characteristics.*
- h. *Ornamental trees are wide at the top and have only trunks at the bottom. The screen will be effective by blocking lower sight lines with evergreens and blocking upper sight lines with ornamental deciduous trees. At planting, the effectiveness of blocking off site view will be approximately 40-50% and will reach 100% within 7-10 years (assuming good health, watering, disease control, fertilization and standard rates of growth).*

**Response: Comment is noted. Note there appears to be a typo referencing Route 287.**

Lighting Plan (Sheet LL-101)

1. *We ask that the Engineer please ensure that site be properly illuminated for internal circulation and minimize any external conflict from light spilling over onto the adjacent roadway(s) or properties. The Applicant should provide lighting on the site which meets the requirements for a facility of this type; we note the Applicant's reference to the Borough Ordinance.*  
*CONTINUING COMMENT – The Applicant shall address all lighting comments below and provide testimony.*

**Response: The lighting design is appropriate for this use. Additional testimony will be provided.**

**RESPONSE CONTINUED – Langan will provide testimony.**

6. *We observe that the Applicant utilizes a Light Loss Factor (LLF) of 0.90 in their calculation. Please provide some justification for this figure, through either brief testimony or calculations. Does this account for environmental factors?*  
*CONTINUING COMMENT – The Applicant shall provide testimony.*

**Response: Langan will provide testimony. (LLF information shown on the light fixture cutsheet)**

**RESPONSE CONTINUED – Langan will provide testimony.**

7. *The intensities for any all existing and proposed street lighting shall be shown on the plans.*  
*NOT ADDRESSED – The Applicant shall provide the existing street light intensities. No street lights are currently proposed.*

**Response: No street lighting is proposed. Any existing street lighting was designed by others and was not factored into the site lighting design as they are beyond the control of the Applicant.**

**RESPONSE CONTINUED – Langan will provide testimony.**

8. *The lighting intensities are too low at the proposed driveways. Please revise accordingly. NOT ADDRESSED – The Applicant shall provide the minimum 1.0 fc lighting intensity for the driveways on Baekeland Avenue up to the right of way.*

**Response: Lighting intensities at proposed driveways meet both ordinance and IESNA requirement, see statistics table and ordinance compliance chart on LL101. They have been increased to a minimum of 1.0 fc.**  
**RESPONSE CONTINUED – Testimony regarding the light levels will be provided.**

Construction Details I (Sheet CS-501)

2. *The rear exposure of the "12-Inch High Concrete Curb" shall be indicated. NOT ADDRESSED – This note information been provided. However, if this curb is to be used as stopping protection for trucks accessing the site, we recommend that the Applicant provide a minimum of 18 inches of depth into subgrade.*

**Response: The exposure has been dimensioned.**  
**RESPONSE CONTINUED – The 12" Curb detail on Sheet CS501 has been revised to provide a minimum 18" concrete depth into the subgrade.**

Construction Details IV (Sheet CS-504)

1. *We defer to the Fire Marshal for the fire protection stand pipes and hydrants review.*

**Response: Noted.**

Truck Circulation Plan (Sheet CS201)

1. *Turning area four and five (4 & 5) shows the trucks having to drive into oncoming traffic in order to ingress and egress the driveways. This is not acceptable. The plans calls for 56 Loading docks and 52 Trailer parking spaces with 341 car parking spaces. This will be a very busy facility and will experience many opportunities for regular vehicle conflicts if the site remains as designed. This layout shall be redesigned to avoid any and all potential vehicle conflicts. CONTINUING COMMENT – The revised turning templates still display these circulation issues. The Applicant shall provide testimony regarding truck circulation concerns.*

**Response: These driveways are designed to accommodate the occasional box truck; predominant truck activity will occur in the rear. Additional testimony regarding truck circulation will be provided.**  
**RESPONSE CONTINUED – Langan will provide testimony.**

Utility Removal and Easement Modification Exhibit (Sheet CD101)

1. This plan only shows the removal of PSE&G easements, pipe lines, stormwater and sanitary lines, however there appears to be numerous other structures (pipes, manholes, vaults, etc....) that are not labeled and may be associated with utilities. Please show and label all utilities and their structures.

*CONTINUING COMMENT* – The Applicant has noted that many on-site utilities have been or are scheduled to be removed. The Applicant shall provide documentation supporting this and provide testimony regarding all previous on-site utilities.

**Response: Testimony regarding the previous on-site utilities, many which have already been or are schedule to be removed, will be provided.**

**RESPONSE CONTINUED – See response to Engineering Comments No. 9 above.**

Site Plan & Circulation Comments

5. The appropriate design standards and permitting should be met for any roadway construction along adjacent to the site, which may include but isn't limited to:
- County/Municipal Design Standards;
  - MUTCD Standards;
  - American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets;
  - ADA and/or Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG); and
  - Motor Vehicle and Traffic Laws – Title 39.

*CONTINUING COMMENT* – A note should be added to the plans stating the design criteria.

**Response: Noted.**

**RESPONSE CONTINUED – The note has been added to the Site Plan.**

Environmental Issues

Due to the nature and size of the project and the potential for environmental contamination, freshwater wetlands and flood plain and floodway impacts, the Applicant shall provide a full Environmental Impact Statement for the project.

*CONTINUING COMMENT* – The applicant has not provided a full Environmental Impact Statement but has addressed many of the environmental issues. The applicant has provided a copy of the Hardship Exception submitted to NJDEP, but not of the freshwater wetlands application for the subject property. A copy of that application should be provided. In addition, the NJDEP permits should be provided when obtained. The applicant is transforming vegetated area to warehouse. A minimal number of trees are proposed and the applicant is indicating that

a contribution to the tree replacement fund will be provided. Testimony should be provided as to why additional trees cannot be saved or planted on the subject property.

**Response: Please see responses below to each environmental issue identified.  
RESPONSE CONTINUED – The NJDEP approvals will be provided upon receipt and testimony will be provided.**

a. Hazardous Materials

1. The NJDEP Geo-Web Site indicates that the entire site is impacted by ground water contamination.  
NOT ADDRESSED – The Applicant has indicated that the contamination is the responsibility of Union Carbide Corporation and is being monitor/remediated via on-site monitoring and recovering wells. Please provide documentation addressing the groundwater contamination concerns in the comments below.

**Response: The groundwater contamination is the responsibility of the Union Carbide Corporation and is being monitored/remediated via on-site monitoring and recovering wells.  
RESPONSE CONTINUED – See response to Hazardous Materials No. 3 below.**

2. During a site visit on September 26, 2019 the following was observed;
  - i. There is an emergency shut-off switch for a “Propylene and Hexane Facility” near the center of the site. Typically emergency shut-off switches are in close proximity to the facility. The Applicant shall provide written documentation about this facility and its function and status.
  - ii. An existing steam manhole is in close proximity to the previously demolished buildings. Typically, for industrial facilities of that era there was a single heating plant to heat all the buildings in the area with a large oil tank to fuel the plant. The Applicant shall provide documentation discussing this issue.  
NOT ADDRESSED – The Applicant has indicated that this was a previous use which has since been demolished. Please provide written documentation about this facility, its function and status, and any potential safety hazard risks.

**Response: To the Applicant’s knowledge, all existing facilities were demolished by the previous owner prior to closing on the property with the exception of a portion of the stormwater system (pipes, manholes, and inlets). Additional testimony will be provided.  
RESPONSE CONTINUED – See response to Engineering Comments 7 and 9 above.**

3. Based on NJDEP information, the former Union Carbide Corporation plant was located in both Piscataway Township and Middlesex Borough. Site operations resulted in soil and groundwater contamination. The most impacted areas appear to

be located on the portions of the site located in Piscataway Township, and capping has been employed to address the soil contamination on these lots. Groundwater contamination appears to extend beneath the Middlesex Borough lots, while it does not appear the soil on the Middlesex Borough lots is contaminated. The Applicant shall provide documentation on the pump and treat system for the groundwater contamination that is/was in operation.

NOT ADDRESSED – While this may be discussed during testimony, the Applicant shall provide documentation providing details of the treatment system and how the system may affect the groundwater table beneath the Site.

**Response: Testimony regarding the station of remediation and treatment will be provided.**

**RESPONSE CONTINUED – Based on the previous Remedial Investigation (RI) work, groundwater at the site is impacted with volatile and semivolatile organic compounds (VOCs, SVOCs), and metals. The VOCs include hydrocarbon compounds and chlorinated organics which originated from spills on the adjacent UCC Main Plant site to the south of the subject property. Existing institutional controls for groundwater include a Classification Exception Area (CEA) which was initiated in 2002 as part of the UCC Main Plant remediation. The remediation of the impacted groundwater plume which flows under the subject property is currently being addressed by UCC's operation of a groundwater pump and treatment system. The current system configuration includes seven recovery wells located along the northern border of the site which intercept the impacted groundwater plume and prevent further off-site migration. The recovered groundwater is transferred via an underground piping network to a treatment system which is located on the adjacent former UCC Main Plant site. Groundwater quality is periodically monitored by UCC at 12 on-site monitoring wells as part of the CEA requirements. The water table in the immediate vicinities of the recovery wells is drawn down only to the minimum amount sufficient to capture and prevent off-site migration of the impacted groundwater plume.**

4. *The report that that was provided is the Remedial Action Protectiveness Biennial Certification – Prepared by the LSRP for Union Carbide. The report documents the capping in the contaminated areas of the property, and discusses the site redevelopment operations, where the new buildings constructed in contaminated areas will serve as the cap. The Middlesex Borough lots are not specifically discussed in this report.*

NOT ADDRESSED – The Applicant has indicated that, due to a presence of historic fill, a proposed capping plan will be provided under a separate cover.

**Response: The Union Carbide Corporation did not initially plan on capping the Middlesex properties since this portion of the former plan was predominantly utilized for research and development. However, the Applicant's evaluation**

**has determined that the site will be capped due to the presence of historic fill. The proposed capping plan will be provided under separate cover.**

**RESPONSE CONTINUED – A Capping Plan Exhibit is enclosed (see Building 6 Engineering Controls, Rockefeller Logistic Park).**

5. *The report provided documents the investigation performed in Piscataway and discusses the soils contamination. The Applicant shall provide all information available on the soil/groundwater contamination, the contaminants of concern, and contaminant concentrations for just the lots located in Middlesex Borough.*  
*NOT ADDRESSED – While this may be discussed during testimony, the Applicant shall provide all available documentation on the soil/groundwater contamination on the lots located in Middlesex Borough.*

**Response: Testimony regarding the station of remediation and treatment will be provided.**

**RESPONSE CONTINUED – The most recent soil quality data are shown in the enclosed Soil Contaminants Overlay figure. The most recent groundwater quality data are tabulated in the enclosed Table 3 – Groundwater Analytical Results.**

6. *The Applicant shall provide a figure depicting delineation of the soil and groundwater contamination. The Applicant shall also provide an overlay of the proposed project on the delineation figure.*  
*NOT ADDRESSED – The Applicant has indicated that they will provide this information under a separate cover.*

**Response: Additionally information regarding the extents of soil and groundwater contamination will be provided under a separate cover.**

**RESPONSE CONTINUED – The most recent soil and groundwater are provided in the enclosed Table 3 – Groundwater Analytical Results.**

7. *The Applicant shall provide documentation that they will not interfere with the remediation actions of the Union Carbide Corporation, and that Union Carbide Corporation is aware of the proposed work.*  
*NOT ADDRESSED – The Applicant has indicated that they will provide the above documentation under a separate cover.*

**Response: Documentation will be provided under a separate cover.**

**RESPONSE CONTINUED – The Applicant has coordinated closely with Union Carbide Corporation regarding the proposed site redevelopment. Specifically, the Applicant has developed the Groundwater Treatment System Recovery Well Piping Plan enclosed. The Applicant has developed plans for retrofitting the recovery wells with road rated manholes to match the proposed grade surfaces and plans to raise or lower the existing groundwater monitoring wells**

**as necessary to match the final grades. Union Carbide Corporation has reviewed these plans, and the plans are in the process of being finalized.**

c. Wetlands and Water

1. The NJ Geo-Web site indicated that there are wetlands in close proximity to the project site.  
*CONTINUING COMMENT – See Wetlands and Water comment G.c.2 below.*

**Response: Noted.**

2. The Applicant has submitted the following;
  - o A Letter of Interpretation (LOI) and map for the property, but not for the area outside of the property boundary that may result in a buffer on the site.
  - o An LOI from NJDEP dated November 20, 2018 is provided for lots in Block 363. The map associated with this includes a portion of Lot 3, which is across River Road from the site in question. This map appears to be the area within 150 feet of Lot 2 and does not appear to include the southern portion of this lot or Lot 3A, which are across from the site. The extent of the delineation should be clarified and the remainder of Lot 3 and Lot 3A delineated or no work shall be proposed within 150 feet of the property line.
  - o Flood Hazard area permit for lots in Block 363 but not for the project site. The plans show an FHA line, but no FHA verification was provided. Note that the FEMA maps show the floodway extending onto the site. The method used to map the FHA line for the site and the approval from NJDEP shall be provided.
  - o Freshwater General Permit (GP) 6 and GP 6A for Block 363  
The above permits are for lots on Block 363 and the project under review involves lots in Block 353. If the project proposes any impacts to wetlands or wetland buffer, the Applicant would be required to obtain Freshwater Wetlands and Flood Hazard area permits for the subject property in Block 353.  
*CONTINUING COMMENT – The Applicant has indicated that a “multi-application” has been submitted to NJDEP, which will include an updated LOI. A copy of the application was not provided. The applicant shall provide a copy of the LOI & FHA permits for Block 353, Lot 1 & Lot 2, from NJDEP upon receipt.*

**Response: The submitted NJDEP Multi-Permit Application included an updated LOI. A copy of the LOI from DEP will be provided upon receipt.  
RESPONSE CONTINUED – We will provide a copy of the NJDEP approval and LOI upon receipt.**

A. ARCHITECTURAL PLANS

1. The Applicant shall provide building heights on the Elevations sheet.  
*NOT ADDRESSED – The Applicant has indicated that they will provide the revised Architectural Plans under a separate cover.*

**Response: The building heights have been added on the Elevations sheet and will be provided under separate cover.**  
**RESPONSE CONTINUED – The revised Architectural Plans are provided as part of this package.**

3. *The Applicant shall show all building entrances and indicate the entrances which are handicap accessible.*  
*NOT ADDRESSED – The Applicant has indicated that they will provide the revised Architectural Plans under a separate cover.*

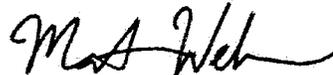
**Response: The doors designated as an Accessible Means of Egress are shown on the Architectural Floor Plan (to be provided under separate cover).**  
**RESPONSE CONTINUED – The revised Architectural Plans are provided as part of this package.**

4. *The Applicant shall indicate the percent building coverage and the total percent lot coverage on the plans.*  
*NOT ADDRESSED – The Applicant has indicated that they will provide revised Architectural Plans under a separate cover.*

**Response: The building and lot coverage have been added to the Architectural Floor Plan (to be provided under separate cover).**  
**RESPONSE CONTINUED – The revised Architectural Plans are provided as part of this package.**

Should you have any questions, or should you require additional information, please do not hesitate to contact me at (973) 560-4812.

Sincerely,  
**Langan Engineering and Environmental Services, Inc.**



Matthew R. Welch, P.E., PP, PTOE  
Senior Project Manager

Enclosures: Revised Site Plan Set dated 27 March 2020  
Revised Stormwater Report dated 27 March 2020  
5G3 Construction Stormwater Permit  
Revised Architectural Plans dated 27 February 2020  
Groundwater Treatment System Recovery Well Piping Plan  
AGTEK Cut-Fill Report dated 2 February 2020  
Email from Frank V. Radomski & Sons, Inc. dated 16 January 2020  
Utilities Air Gapping Details Map

Building 6 Engineering Controls, Rockefeller Logistic Park  
Soil Contaminants Overlay (Drawing No. B-1)  
Table 3 – Groundwater Analytical Results

cc: Robert Bucco – Najarian Associates (*via email*)  
Heath Abramsohn, Jonathan Gerardo – Rockefeller Group (*via email*)  
Richard Goldman – Drinker Biddle & Reath LLP (*via email*)  
Richard Burrow, Ken Tyson, Alan Lothian – Langan (*via email*)

NJ Certificate of Authorization No: 24GA27996400  
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