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September 30, 2022

Jane Davis
Planning Board Secretary
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 8520

Re: Amended Site Plan Review No. 5
Applicant: Americana Hospitality Group
Development: Americana Center
359 US Route 130 North
Block 7, Lots 40.02 and 41
Borough of Hightstown, Mercer County, New Jersey
Our File No.: HPB202102

Dear Ms. Davis:

This application requests Amended Site Plan approval for Block 7, Lots 40.02 and 41. The site, known as Americana Center, is in both the Borough of Hightstown and the Township of East Windsor. The property fronts on Route 130 in East Windsor. Currently on site within the Borough on Lot 40.02 is a parking lot servicing the Americana Kitchen & Bar, formerly the Americana Diner. The Americana Kitchen & Bar itself is located on Block 57, Lot 11 in East Windsor Township.

The Applicant has previously entered into a lease agreement with the Borough to occupy a 35,650 square foot portion of Lot 41, Block 7 in Hightstown Borough. The existing ten-year lease per Council Resolution 2014-108 was set to expire on February 5, 2022. The lease has automatically renewed for a ten-year term.

The applicant was previously approved per Planning Board Resolution 2011-16 to construct a parking lot and driveways on the leased land and connect to an existing parking area located on the adjoining Lot 40.02, Block 7, which is owned by the Applicant.

A parking lot with driveways and associated improvements were recently constructed on the leased lot and Lot 40.02 with modifications to the approved plans of Planning Board Resolution 2011-16. The applicant is seeking approval for the modified version of the approved plans.

Health and safety issues had been found within the new parking lot and were needed to be corrected immediately for the public welfare and to satisfy the lease agreement and renewal with the Borough of Hightstown. The construction official was addressing the safety issues.

We have reviewed the following documents submitted in support of the above referenced application:

1. Copy of a response letter addressed to Jane Davis, Planning Board Secretary, from Gregory Oman, P.E., of Menlo Engineering Associates, Inc., dated September 19, 2022. Response to items discussed on the September 12, 2022, Planning Board meeting. Response letter also includes a listing of submitted documents.
2. Copy of a 24" X 36" plan set entitled, "Americana Center Americana Diner, Parking Lot Improvements, Block 57, Lots 9, 10 & 11 – Township of East Windsor; Block 7, Lots 40.02 & 41 – Borough of Hightstown", 10 Sheets, prepared by Menlo Engineering Associates, Inc, signed and sealed by Gregory S. Oman, PE, dated of issue February 11, 2022, plans revised through September 15, 2022.

Two (2) plans in the set are entitled "Previously Approved Overall Site Plan" and "Previously Approved Grading and Drainage Plan" with a last revision date of April 25, 2019. Apparently, these two (2) plans represent what East Windsor Planning Board approved in 2019.

3. Copy of a 11" X 17" plan set (reduced).
4. Copy of "Americana Center-Proposed Variances being requested" list.

The Applicant has satisfied many of the comments as outlined within our previous review letter dated, August 31, 2022; however, the following comments are offered, and items requested to be completed:

1. The Applicant was previously granted a variance for the maximum impervious coverage of 76.4% under Resolution 2011-16 from Subsection 28-3-7 B.10.

An additional variance was required because the impervious coverage was increased to 77.1% for the construction of a new concrete pad for a dumpster and compactors and an increased aisle width to 24 feet under the previous review.

The proposed concrete pad has since been reduced in size to accommodate a new configuration for the compactors and dumpsters. The new impervious coverage of 76.62% exceeds the granted variance.

The new impervious coverage requires a variance and has been noted in the provided "Americana Center-Proposed Variances being requested" list and with the Zone Data chart found on Sheet 4.

The listing of impervious areas shown below the Zone Data chart needs to be updated to correspond to the new impervious coverage.

2. A design waiver was granted in 2011 from Section 28-10-11.F which requires parking spaces to be 9 feet by 20 feet. Parking spaces of 9 feet by 18 feet are provided in the leased area.

A design waiver is required for these spaces and has been noted in the provided "Americana Center-Proposed Variances being requested" list and with the Zone Data chart found on Sheet 4

Please note, an incorrect ordinance section number is provided on the list.

3. Please confirm the address for Block 7, Lot 41 on the application and Cover Sheet as noted under Checklist Item No. 3
4. The approved 2011 Plan indicates six (6) handicapped parking spaces in East Windsor at the rear of the building and no handicap parking spaces in the leased area. The 2022 plan submitted indicates four (4) handicap spaces and a ramp in the leased area. The site also appears to have additional handicap parking at the front, but this is not shown on the drawings.

The submitted plans for this application indicate two proposed handicapped spaces in the rear of the restaurant which are located in the Township of East Windsor. Six handicapped spaces have been provided for the restaurant of which four are located in the leased area of Lot 41.

The Applicant is requested to confirm the total overall number of handicapped spaces for the restaurant and provide their location on the plans. Please show all handicapped signage.

5. In the previous submission, the existing concrete pad located in Lot 40.02 and the leased area of Lot 41 was proposed to be expanded to accommodate 2 compactors and a dumpster. This expansion had removed one parking space and limited the accessibility of two or more existing spaces. Additionally, the dumpster was not permitted in the leased area per lease agreement.

A portion of the existing pad in Lot 41 has been removed and the pad expanded in Lot 40.02 to accommodate the relocated dumpster and two compactors. An additional existing space has been removed for this configuration.

Please confirm the number of reduced overall parking spaces.

The concrete pad expansion and removal, the decreased number of parking spaces, and the compactor and dumpster locations require Borough approval.

6. The Applicant has provided three spaces designated as "Employee Only" parking with signage and indicated that the spaces will allow control over the access to the compactor area.

We are agreeable to these designated spaces; however, the space adjacent to the compactor is undersized. A vehicle parked in this undersized space could be potentially damaged by the compactors' gate, if not secured.

Please modify the space for use or reduce the overall parking count for Planning Board approval.

7. The proposed location of the compactors and dumpsters is at the rear of the site and adjacent to residential properties in the Borough. Please provide testimony as to why the compactors and dumpsters need to be placed at this location.

The location could have a negative impact to the residents. A location closer to the building on the south/west side of the rear parking area and farther away from the residential properties would be a more favorable location by providing less of an impact to the residents.

8. An eight (8) foot high board-on-board fence is provided for the compactors and dumpster areas for screening.

Please update the fence detail to indicate this height and the footings' associated with the concrete pad. Please indicate the concrete pad detail.

A variance is required for exceeding the maximum fence height of 6 ft, Section 28-10-5c, and has been noted in the provided "Americana Center-Proposed Variances being requested" list and with the Zone Data chart found on Sheet 4.

Please note, an incorrect ordinance section number is provided on the list.

9. Please revise the title of Sheet 4 to indicate that the plan represents existing conditions and the proposed demolition on site.

10. Please provide a current revision date on the Cover Sheet.

11. The following approvals remain outstanding:

- a. Mercer County Soil Conservation District
- b. Mercer County Planning Board
- c. Borough of Hightstown Fire Department
- d. Borough of Hightstown Construction Official

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Our File No.: HPB202102
Page 4 of 4

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Carmela Roberts, P.E., C.M.E.
Borough Engineer

cc: Scott Miccio, Associate, Parker McCay, Planning Board Attorney
Brian Slauch, PP, AICP, Clark, Caton, Hintz, Planning Board Planner
George Chin, Borough Construction Official
Mark S. Shane, Esq., Shane and White, LLC, Applicant's Attorney
Gregory Oman, P.E., Menlo Engineering Associates, LLC, Applicant's Engineer
GS-Bachman, E.I.T., Roberts Engineering Group, LLC