

July 14, 2022

Borough of Hightstown
Planning Board
156 Bank Street
Hightstown, NJ 08520

Attention: Jane Davis, Administrative Assistant

Re: Americana Diner
Block 57 Lot 9.01
MEA #2005109.02

Dear Ms. Davis,

Attached please find the following:

- Six (6) Full sets of revised Engineering Plans
- Six (6) copies of the revised Site Plan Application
- Six (6) copies of the Variance Request List
- Six (6) copies of the Waiver Request List
- Six (6) copies of the Stormwater Management Report
- Fifteen (15) reduced set of Engineering Plans (11x17)

RECEIVED

JUL 21 2022

Borough of
Hightstown

The following items contained within the June 7, 2022 letter received from Roberts Engineering Group, LLC have been addressed as follows:

II. Checklist Waivers

- Item 3: The Cover Sheet and application have been revised to be consistent regarding the Applicant information.
- Item 7: A list of waivers is enclosed. The waiver is also noted within the zoning table on Sheet 4.
- Item 8: A list of variances is enclosed. The variance is also noted within the zoning table on Sheet 4.
- Item 9: All sheets have been revised to include the lot line, along with the lease area label.
- Item 32: A Landscape Plan has been added to the set of plans.

III. Design Waivers

1. A list of waivers is enclosed. The waiver is also noted within the zoning table on Sheet 4.
2. Sheet 5 of the plans has been revised to show the curb modification to allow a 24 foot drive aisle width.

IV. Completeness

1. The plans have been revised to include the concrete pad and compactors which are currently located onsite. One parking stall was eliminated for the additional compactor. Three (3) parking stalls have been designed as "employee only" parking with signage to allow control over accessibility to the area.

VI. Parking and Driveway Comments

1. Testimony will be provided to the Planning Board.
2. A waiver for the parking stall size is being requested.
3. Sheet 5 of the plans has been revised to show the curb modification to allow a 24 foot drive aisle width.
4. Two additional ADA stalls that previously existed in the rear of the diner were removed by the applicant. Sheet 5 has been revised to show these stalls to be reconstructed/restriped to what previously existed to provide 6 ADA parking stalls for the restaurant.
5. The plans have been revised to include the concrete pad and compactors which are currently located onsite.
6. The previous request for a farm shed is no longer valid nor proposed onsite.

VII. Grading and Stormwater Management Comments

1. Testimony will be provided to the Planning Board.
2. Additional information has been provided on page 4 and Appendix F of the enclosed Stormwater Management Report.
3. The Stormwater Management Report has been revised.

VIII. Approvals

1. The applicant will obtain the necessary Borough and outside agency approvals.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,



Gregory Oman, PE
President

GSO

Enclosures

ec: Constantine Katsifis
Mark Shane
Krista Ruh