

Robbinsville

BE AT THE CENTER OF IT ALL

GENERAL LAND USE APPLICATION

1. Applicant's Name:	SHARBELL BUILDING CO., LLC
Contact Person:	MARK CANNUCCI
Address:	ONE UNION STREET, SUITE 208 ROBBINSVILLE, NJ 08691
Telephone:	609-918-2400
Email:	mcannucci@sharbell.com
Relationship to Owner:	(SUBSIDIARY)

2. Property Address:	2370 ROUTE 33, ROBBINSVILLE, NJ 08691			
Development Name:	DOWNTOWN ROBBINSVILLE			
Zoning District:	TC-3			
Tax Map Page:	Block:	SS	Lot(s):	1/18

3. Property Owner:	SHARBELL WASHINGTON, INC.
Contact Person:	MARK CANNUCCI
Address:	ONE UNION STREET, SUITE 208 ROBBINSVILLE, NJ 08691
Telephone:	609-918-2400
Email:	mcannucci@sharbell.com

4. Name of Attorney:	FRANK PETRINO, ESQ.
Firm:	ECLERT SEAMONS, CHERIN & MELLOTT, LLC
Address:	BRICKEN RILE CORP. CENTER SUITE 2000 LENNOX DRIVE, LAWRENCE, NJ 08648
Telephone:	609-989-5029
Email:	FPETRINO@ECLERTSEAMONS.COM

5. Name of Engineer:	JEFFREY HABERMAN
Firm:	DYNAMIC ENGINEERING
Address:	1904 MAIN STREET LAKE COMO, NJ 07919
Telephone:	732-974-0198
Email:	JHABERMAN@

6. Name of Architect:	JACK RAKER
Firm:	MINNO-WASKO - ARCHITECTS AND PLANNERS
Address:	204 N. UNION STREET LAMBERTVILLE, NJ 08530
Telephone:	609-397-9009 ext. 115
Email:	jraker@minnowasko.com

6A. Name of Architect: WILLIAM FEINBERG
FEINBERG AND ASSOCIATES
1010 HADDONFIELD-BELLIN ROAD, SUITE 411
Voorhees, NJ 08043

7. Application Type:

(Check all applicable - a completed Checklist is required for each)

☐	Appeal
☐	Certificate of Nonconformity Request
☐	Conceptual/Informal Review
☐	Extension of Prior Approvals
☐	Home Occupation Permit
☒	Interpretation of the Zoning Map or Ordinance
☒	Site Plan - Preliminary Major, Residential. No. of Units proposed:
☒	Site Plan - Final Major, Residential. No. of Units proposed:
☒	Site Plan - Preliminary Major, Non-Residential. Total GFA proposed:
☒	Site Plan - Final Major, Non-Residential. Total GFA proposed:
☐	Site Plan - Minor Site Plan
☐	Site Plan - Administrative Site Plan Review (☐ check if related to a pool or sports court)
☐	Site Plan - Waiver of Site Plan
☐	Subdivision - Preliminary Major. Total No. of Lots proposed:
☐	Subdivision - Final Major. Total No. of Lots proposed:
☒	Subdivision - Minor. Total No. of Lots proposed:
☐	Variances - Residential Bulk. No. of Bulk Variances:
☒	Variances - Residential 'D'. No. of 'D' Variances: No. of Units: ☒
☐	Variances - Non-Residential 'D'. No. of 'D' Variances: Total GFA:
☐	Other

* Check all applicable and submit appropriate Checklist for each application type

8. Is the property served by public sewer or septic system? ☒ YES

9. Is the property served by public water system or private well? ☒ YES

10. Has there been a previous appeal or approval for this property? ☒ YES

If so, please describe:

(SEE ATTACHED COVER LETTER)

11. Provide a brief history of the site, its location and description of current use(s) of property:

(SEE ATTACHED COVER LETTER)

12. Provide written narrative of proposal, be specific (include proposed development, use and/or description of operations):

(SEE ATTACHED COVER LETTER)

Copies of any applicable Checklists and the required submission items, including administrative forms, fees and digital copies, must be provided as one comprehensive submission at time of filing.

I have reviewed the By-Laws of the Planning and Zoning Boards, the general instructions to applicants, the application and accompanying documentation and consent to filing of the same with the Township of Robbinsville Planning Board/Zoning Board. I certify that all statements contained herein, any documents and plans filed herewith are true and correct to the best of my knowledge, information and belief. By signing as the applicant, I also certify that I am an authorized signatory and have full authority to execute this application.

Applicant's Signature

Date

Thomas F. Troy, President
Applicant's Name & Title, printed

I do hereby accept the responsibilities as agent for this application (if different from applicant).

Agent's Signature

Date

FRANK PETRUSO
Agent's Name & Title, printed

TOWNSHIP USE ONLY BELOW THIS LINE

Application No: _____

Fees Paid: _____

Date Received: _____

Escrow Paid: _____

Referred To: _____
(Planning Board or Zoning Board)

12. Provide written narrative of proposal, be specific (include proposed development, use and/or description of operations: (SEE ATTACHED COVER LETTER))

Copies of any applicable Checklists and the required submission items, including administrative forms, fees and digital copies, must be provided as one comprehensive submission at time of filing.

I have reviewed the By-Laws of the Planning and Zoning Boards, the general instructions to applicants, the application and accompanying documentation and consent to filing of the same with the Township of Robbinsville Planning Board/Zoning Board. I certify that all statements contained herein, any documents and plans filed herewith are true and correct to the best of my knowledge, information and belief. By signing as the applicant, I also certify that I am an authorized signatory and have full authority to execute this application.

[Signature]
Applicant's Signature

1/27/2026
Date

THOMAS F. TROY, PRESIDENT
Applicant's Name & Title, printed

I do hereby accept the responsibilities as agent for this application (if different from applicant).

[Signature]
Agent's Signature

1/27/2026
Date

FRANK PETRUSO
Agent's Name & Title, printed

TOWNSHIP USE ONLY BELOW THIS LINE

Application No: _____

Fees Paid: _____

Date Received: _____

Escrow Paid: _____

Referred To: _____

(Planning Board or Zoning Board)

Robbinsville

BE AT THE CENTER OF IT ALL

Planning and Zoning Office
2298 Route 33, Robbinsville, NJ 08691
Phone (609) 259-3600 Fax (609) 259-2128

ESCROW AGREEMENT

This agreement made this 29th day of JANUARY 20 26 between:

NAME: SHARPELL BUILDING CO., LLC

ADDRESS: ONE UNION STREET, SUITE 208, ROBBINSVILLE, NJ 08691

TYPE OF APPLICATION: PRELIMINARY/FINAL
SITE PLAN, USE VARIANCE BLOCK 8 LOT 1.18
MINOR SUBDIVISION

Hereinafter called "Applicant"

and:

The Township of Robbinsville, in the County of Mercer, a municipal corporation of the State of New Jersey; Hereinafter called "Township"

WITNESSETH:

THAT the Applicant has submitted a development application to the Township's Planning Board/Zoning Board for consideration in accordance with the New Jersey Municipal Land Use Law and the Township of Robbinsville Land Use and Development Ordinance and Applicant hereby covenants and agrees as follows:

1. Applicant agrees to pay all costs related to the Township's review and administration of the proposed application with said costs including but not limited to:
 - A. Conceptual review by the Technical Review Committee (TRC), Planning Board Work session, which entails professional consultant services as may be required by the Township;
 - B. Full application professional review by the Township's TRC and Planning Board/Zoning Board, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
 - C. In house application review of the application by the Township's Department of Health and any other extraordinary review by any other department, office or municipal employee as may be required by the Township.
 - D. Administration and handling of the application by the Township's Planning Office/Zoning Office and/or Office of the Township Clerk with said costs including but not limited to: secretarial and clerical administrative handling, escrow account bookkeeping, accounts receivable and payable, TRC and Board meeting secretarial/recording services.
 - E. All tax map plotting services required to reflect approved conditions on the official Tax Maps of Robbinsville.

2. Applicant understands and agrees to pay all costs as set forth above from the date of initial application submission through the Township's signature of approved plans which shall include any costs for extensions and revalidations.
3. Applicant understands and agrees to deposit with the Township's Planning Office/Zoning Office an initial application filing fee in accordance with fees and permits section of the Ordinance upon submission of the application.
4. Applicant understands and agrees that the Township will draw down from said deposit to cover costs as set forth in Section 1 above.
5. Applicant understands and agrees to pay WITHIN TEN BUSINESS DAYS of receipt of the Township's statement/billing all additional costs as may be incurred and billed to the applicant by the township relative to the review and administration of the application even if the costs of said review and administration exceed the initial filing fee deposit.
6. Applicant understands and agrees that in the event Applicant fails to pay a billed amount, the Township may discontinue Planning Board/Zoning Board review and consideration on said application or if Planning Board/Zoning Board approval has been previously granted, the Township may deny issuance of a construction permit and/or certificate of occupancy or if permit has been previously issued Township may initiate a Stop Work Order.
7. Township agrees to refund to applicant any sum deposited with Township for review and administration of the application not spent nor needed by the Township.
8. Applicant agrees and understands that it is incumbent on the applicant to periodically monitor the status of said escrow account. Applicant should verify the escrow account balance one week prior to any public hearing. If an escrow account is deficient, the application may not be heard by the Board.
9. Applicant agrees and understands that it is the responsibility of the applicant to pay all escrow charges even if the applicant sells or conveys said property cited above to another party. An applicant may enter into an assignment agreement with any new developer, which would be reviewed by the Township Attorney for approvals.
10. Applicant will complete the attached Escrow Account Contact Information form. Applicant agrees and understands that if there is any change in Applicant/Developer or any change in the Applicant's/Developer's address or contact information, the Applicant is responsible to notify the Township of Robbinsville Finance Department and the Administrative Officer and will amend any necessary documents.

Thomas F. Tray
Applicant's Name

[Signature]
Applicant's Signature

1/28/20
Date

Administrative Officer

Date

ESCROW ACCOUNT CONTACT INFORMATION

Name of Applicant: SHARBELL BUILDING CO., LLC
Project Address: 2370 ROUTE 33, ROBBINSVILLE, NJ 08691
Project Block: 8 Lot(s): 1.18

Person or firm responsible for receiving and discussing financial/escrow account information (this would include receiving copies of any vouchers/invoices, account statements, requests to replenish the escrow account-per the escrow agreement, etc.):

Name: MARK CANNOLI
E-mail address: mcannoli@sharbell.com
Address: SHARBELL BUILDING CO., LLC
ONE UNION STREET, SUITE 208, ROBBINSVILLE, NJ 08691
Phone number: 609-206-0823

Robbinsville Township will send all escrow documents via email and will request the Board's professionals do the same.

All correspondence concerning escrow accounts shall be directed to the Township of Robbinsville Finance Department. I understand that if there is any change in Applicant/Developer or any change in the Applicant's/Developer's address or contact information, I am responsible to notify the Township of Robbinsville Finance Department and the Administrative Officer and will amend any necessary documents.

By signing this form, I certify that I am an authorized signatory and have full authority to have/grant access to this escrow account information.

SIGNATURE

DATE

NAME, TITLE

For Dept. Use:

- ☐ Save to Server
☐ Copy to Finance
☐ Add to Escrow Sheet



Planning and Zoning Office
2298 Route 33, Robbinsville, NJ 08691
Phone (609) 259-3600 Fax (609) 259-2128

TAX & UTILITY ASSESSMENT CERTIFICATION

Taxes and Utility Assessments must be certified as current when filing a General Land Use application and at time of hearing.

Include all affected lots.

Block 8 Lot 1.18
Block _____ Lot _____
Block _____ Lot _____
Block _____ Lot _____

Property Address: 2370 ROUTE 33, Robbinsville, NJ 08691

Owner's Name: SHARBELL WASHINGTON, INC.

Applicant's Name: SHARBELL BUILDING CO. LLC

(SEE ATTACHED)

FOR TAX OFFICE USE ONLY:

☐ Taxes are Current

☐ Taxes are Delinquent

☐ No Sewer Connection

☐ Sewer is Current

☐ Sewer is Delinquent

Taxes for the next quarter are due _____
(Date)

CERTIFIED THAT TAXES AND UTILITY ASSESSMENTS HAVE BEEN PAID AND ARE CURRENT BY:

Office of the Tax Collector

Date



Block/Lot/Qual:	8. 1.18	Tax Account Id:	6178
Property Location:	2370 ROUTE 33	Property Class:	4A - Commercial
Owner Name/Address:	SHARBELL WASHINGTON INC	Land Value:	600,000
	1 UNION ST STE 208	Improvement Value:	1,900,000
	ROBBINSVILLE NJ 08691	Exempt Value:	0
		Total Assessed Value:	2,500,000
		Additional Lots:	None
Special Taxing Districts:	FIRE DIST 1 UNUSED	Deductions:	

Taxes Utilities

Make a Payment View Tax Rates View Current Bill Project Interest PAS-1 Form Info							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2026	02/01/2026	Tax	21,800.00	21,800.00	0.00	21,800.00	OPEN
2026	05/01/2026	Tax	21,800.00	21,800.00	0.00	21,800.00	OPEN
Total 2026			43,600.00	43,600.00	0.00	43,600.00	
2025	02/01/2025	Tax	20,887.50	0.00	0.00	0.00	PAID
2025	05/01/2025	Tax	20,887.50	0.00	0.00	0.00	PAID
2025	08/01/2025	Tax	22,712.50	0.00	0.00	0.00	PAID
2025	11/01/2025	Tax	22,712.50	0.00	0.00	0.00	PAID
Total 2025			87,200.00	0.00	0.00	0.00	
2024	02/01/2024	Tax	19,493.75	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	19,493.75	0.00	0.00	0.00	PAID
2024	08/01/2024	Tax	22,281.25	0.00	0.00	0.00	PAID
2024	11/01/2024	Tax	22,281.25	0.00	0.00	0.00	PAID
Total 2024			83,550.00	0.00	0.00	0.00	
2023	02/01/2023	Tax	18,737.50	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	18,737.50	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	20,250.00	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	20,250.00	0.00	0.00	0.00	PAID
Total 2023			77,975.00	0.00	0.00	0.00	
Last Payment: 11/05/25							

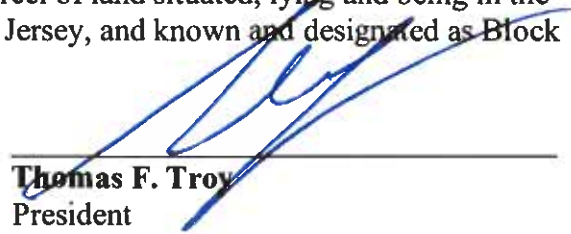
[Return to Home](#)

PLANNING/ZONING BOARDS

AFFIDAVIT OF OWNERSHIP

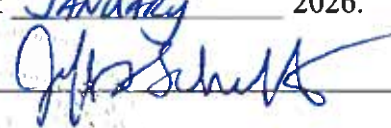
STATE OF NEW JERSEY, COUNTY OF MERCER, SS.:

Thomas F. Troy, of full age, being duly sworn according to law on oath deposes and says that the deponent is a President of Sharbell Building Company, LLC. and that Sharbell Washington, Inc. is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of Robbinsville, County of Mercer, New Jersey, and known and designated as Block 8, Lot 1.18.



Thomas F. Troy
President

Sworn and subscribed
before me this 29th day
of JANUARY 2026.

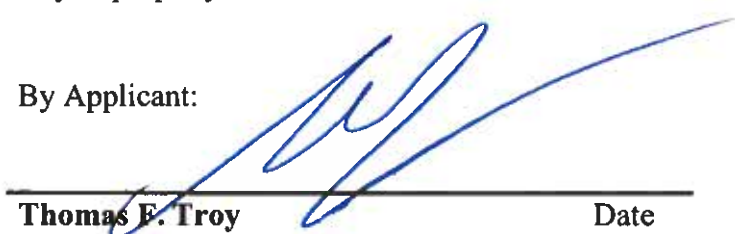


Jeffrey Schectel
Notary Public, State of New Jersey
Comm. # 2355895
My Commission Expires 2/20/2027

CONSENT TO ENTRY

The undersigned hereby consents to the entry onto the property known as: Block 8, Lot 1.18, on the Tax Map of the Township of Robbinsville by members of the Robbinsville Township Planning Board or Zoning Board and/or the Township of Robbinsville Environmental Commission to perform an inspection of the subject property in connection with the land use application which is submitted herewith.

By Applicant:



Thomas F. Troy Date
President. – Sharbell Building Company, LLC

**DISCLOSURE OF OWNERSHIP – SHARBELL WASHINGTON, INC.,
SHARBELL BUILDING COMPANY, LLC. AND
SHARBELL DEVELOPMENT CORP.**

Sharbell Washington, INC. is a New Jersey Limited Liability Company with an address at One Union Street, Suite #208, Robbinsville, New Jersey 08691

Sharbell Building Company, LLC. is a New Jersey Limited Liability Company with an address at One Union Street, Suite #208, Robbinsville, New Jersey 08691;

The Sole Member of Sharbell Washington, INC. and Sharbell Building Company, LLC. is Sharbell Development Corp., a New Jersey Corporation with an address at One Union Street, Suite #208, Robbinsville, New Jersey 08691;

Sharbell Development Corp. is wholly-owned by Glenside Holdings, Ltd., with an address at 1 FL, La Chasse Chambres, Ten La Chasse, St. Helier, Jersey, JE2 UE4.

Glenside Holdings, Ltd. is wholly-owned by the M. D. S. Trust – an Irrevocable Discretionary trust, with an address at: Heiligkreuz 6, Vaduz 9490, Liechtenstein.

Corporate Officers of Sharbell Development Corp. and all subsidiaries and Limited Liability Companies are:

Thomas F. Troy, President

Peter A. Weathers, Senior Vice President / Secretary

The registered agent for Sharbell Development Corp. and all subsidiaries is:

Thomas F. Troy, President

One Union Street, Suite #208

Robbinsville, New Jersey 08691

Telephone: (609) 918-2400

Facsimile: (609) 448-2715

E-mail: ttroy@sharbell.com



Application:	
Date Rcvd.:	
Received by:	

PRELIMINARY SITE PLAN CHECKLIST

1. Applicant's Name:	Sharbell Building Company, LLC
Contact Person:	Mark Cannuli
Address:	1 Union Street, Suite 208, Robbinsville, NJ 08691
Telephone:	609-918-2400 ext. 133
Email:	mcannuli@sharbell.com
Relationship to Owner:	Owner

2. Property Address:	NJSH Route 33 & Robbinsville-Edinburg Road, Robbinsville, NJ
Development Name:	Proposed Stacked Townhomes
Zoning District:	TC-3 Zone of the TC - Town Center District
Block(s):	8
Lot(s):	1.18

3. Property Owner:	Sharbell Washington, Inc.
Contact Person:	Mark Cannuli
Address:	1 Union Street, Suite 208, Robbinsville, NJ 08691
Telephone:	609-918-2400 ext. 133
Email:	mcannuli@sharbell.com

4. Name of Attorney:	Frank Petrino
Firm:	Eckert Seamans
Address:	Princeton Pike Corporate Center, 2000 Lenox Drive, Suite 203, Lawrenceville, NJ 08648
Telephone:	609-989-5029
Email:	fpetrino@eckertseamans.com

5. Has this property ever been subject of a previous application to the Planning or Zoning Board?
If so, please describe (incl. Resolution #):
The Rite Aid building was previously approved on this lot (Resolution #: 2014-06)

6. Description of Property, brief history of the site, its location and description of current use(s) (may attach addendum):
The subject site is located with frontage on NJSH Route 33 and Robbinsville-Edinburg Road. The total lot area is 2.53 acres. The subject site is currently developed, consisting of a 14,875 SF Rite Aid building and a parking lot. There are proposed tenant improvements for the Rite Aid building that have been submitted under a separate application.

7. Provide Detail of the Exact Nature of the Application (may attach addendum):
The scope of the project includes Stacked Townhomes (8 Units) consisting of a 6,815 SF footprint. Additionally, there is a proposed subdivision line to separate the existing Rite Aid building and proposed Stacked Townhomes. The proposed project will also include associated site improvements including driveways, landscaping, lighting, stormwater management facilities, and utilities.

8. Description of Relief Requested, including Section(s) of Ordinance variance is requested (may attach addendum):

INSTRUCTIONS:

1. This checklist shall be completed by the applicant or its authorized representative and submitted with the application. This checklist shall be used in determining completeness or incompleteness of the application pursuant to Robbinsville Township's Land Use and Development Ordinance(s). The applicant is advised that failure to provide all data required on this checklist or failure to apply for the appropriated waivers will render the application incomplete. Applications will not be placed on an agenda until it has been deemed complete by the Administrative Officer.
2. Applicant to complete checklist column with an "X" in the appropriate column. A waiver should be requested for all checklist item you may consider "not applicable" ("n/a") and reason(s) you would consider it "not applicable." **** All waivers requested should be explained in detail on the Waiver/Variance Request Form.** Failure to provide a reason for the request will render the application incomplete.
3. The Technical Review Committee (TRC) will determine if any item where a waiver is requested shall be required to be provided and the application shall be considered incomplete if not provided.
4. The applicant shall submit three (3) collated copies of all correspondence (including cover and response letters) and administrative forms. The applicant shall submit three (3) signed and sealed copies of all maps, plans or reports and all additional submission item(s). All submissions must include a digital copy in pdf. format of all submission items (email to BoardSecretary@robbinsville.net, dropbox, thumb drive or disk). All re-submissions must include a point-by-point response letter addressing all comments from the Board's professionals or from the Technical Review Committee (TRC) Meeting. All submissions must be made as one comprehensive submission, not under separate cover.

I. ADMINISTRATIVE			
Township Use Only		Provided per Checklist	**Waiver Requested
☐	1. Completed General Land Use Application Form.	X	
☐	2. Completed Fee Schedule Form.	X	
☐	3. Payment of Required Fees (two separate checks).	X	
☐	4. Completed Escrow Agreement Form with Escrow Contact Sheet.	X	
☐	5. Completed W-9 Form (for Escrow Account).	X	
☐	6. Tax & Utility Assessment Certification Form (Applicant part complete).	X	
☐	7. Completed Waiver/Variance Request Form.	X	
☐	8. Completed Affidavit of Ownership Form (notarized).	X	
☐	9. Completed Disclosure Statement Form.	X	
☐	10. Completed Consent of Entry Form.	X	
☐	11. Completed Checklist(s) for All Applicable Requests.	X	
☐	12. "Zoning Permit Denial" or "Notice of Violation" (N.O.V.) from Zoning, Code or Construction Official.		X
☐	13. Resolution(s) for all previous Planning/Zoning Board approvals.	X	
☐	14. Proposed Operations Statement, including details of existing and proposed use(s), hours of operation, number of employees, provisions for maintenance, etc., signed by Applicant and notarized.		X
☐	15. Certification by the Applicants Engineer that proposal is consistent with Wastewater Management Plan of the Township of Robbinsville.	X	
☐	16. Boundary and Topographic Survey of the total tract, certified to the Applicant, signed and sealed by the preparing N.J. Licensed Land Surveyor in accordance with current statute. Current-no greater than two (2) years old, to scale, accurately showing all existing conditions (including fencing, pavement, pools, all buildings and structures), with accurate distances from property lines shown.	X	
☐	17. "Will Serve" letters for all Applicable Utilities	X	

☐	18. Preliminary Site Plan, designed, drawn, signed and sealed by N.J.P.E., L.S. or A.I.A. as appropriate, to scale, sheets numbered consecutively, folded, collated, bound, signed and sealed with a common preparation and/or revision date(s).	X	
☐	19. Architectural Floor Plans and Elevations, signed and sealed by the preparing N.J. licensed Architect, sheets numbered consecutively, folded, collated, bound, with a common preparation and/or revision date(s) with the site plan, with the uses of each area clearly defined on plan.	X	
☐	20. Rendered Elevations for site.	X	
☐	21. Sign Inventory Plan and Details, sheets numbered consecutively, folded, collated, with a common preparation and/or revision date(s).	X	
☐	22. List of all necessary Outside Agency Approvals indicating status of approvals, including copies of each approval (NJDOT, NJDEP, etc.).	X	
☐	23. List of any anticipated developer contributions, fees, fair-share payments, anticipated payments in lieu for waivers requested, etc. to be paid to the Township, per current Codes or Ordinance.		X
☐	24. Community Impact Statement/Study, signed.		X
☐	25. Environmental Impact Statement/Study, signed and sealed.	X	
☐	26. Traffic Impact Assessment/Study, signed and sealed.	X	
☐	27. Soil Test Reports, collated, signed and sealed.	X	
☐	28. Water Quality Test Reports by NJDEPE certified laboratory for existing on-site wells.		X
☐	29. Stormwater management calculations collated, bound, signed and sealed with common preparation and/or revision dates.	X	
☐	30. Stormwater Management Facility Operations & Maintenance Manual (if approved, shall be filed with the County Clerk's office).		X
☐	31. Sanitary Sewer Engineer's Report, signed and sealed, bearing a common date of issue or revision with the plans and specifications; projected flow calculations; specifications and details on any equipment or structure to be installed which may have an effect on the sanitary sewer flows.	X	
☐	32. Proof of submission of a request for a wetlands letter of interpretation to the New Jersey Department of Environmental Protection a minimum of 60 days prior to submitting this application. Proof shall include acknowledgement of receipt by the New Jersey Department of Environmental Protection.		X
☐	33. Submission of a wetlands report and wetlands delineation.		X
☐	34. Photographs of property views from street and all other off-site area(s) visible to proposed improvement(s), aerial photos of site.	X	
☐	35. Complete application, filed as one submission, with quantities and digital copies as noted in the Instructions, #4.	X	

II. HEALTH			
Township Use Only		Provided per Checklist	**Waiver Requested
☐	36. Plan shall show location of all existing sewage disposal systems on the site in question and within 200 feet of the total tract boundary of the site plan pursuant to current Codes and Statutes.		X
☐	37. Provide certification by a New Jersey Licensed Professional Engineer regarding adequacy of any and all existing on-site sewage disposal systems. Potential reserve areas for modification of existing systems shall be shown on the plan. Application will be declared incomplete		X

	should failing or unsatisfactory conditions be noted, certified, or found to exist.		
☐	38. Submission of groundwater quality test report for all existing on-site wells or potable water supplies. Application will be declared incomplete should failing or unsatisfactory conditions be noted, certified, or found to exist.		X
☐	39. Soils Tests shall be provided for primary and reserve septic areas. Test results submitted which are invalid because of expiration dates or do not comply with all provisions of the current Codes and Statutes shall render the application incomplete.		X
☐	40. The Location and results of all complete, incomplete, unacceptable and unwitnessed profile pits, permeability tests, basin, floods and percolation tests. All results shall be shown on a separate plan(s) entitled "Sewage Disposal and Water Supply Plan". All dimensioned to all proposed and existing: lot lines, watercourses, easements, wetland limits, sewage disposal and water supply systems within 200 feet of the tests.		X
☐	41. Submission of individual soil test reports by soil log or test number for each test location in numerical ascending order shall be provided. Each report shall be signed and sealed by a NJPE and coordinated with each lot number shown on the plan.	X	
☐	42. Submission of Treatment Works or NJPDES permits for sewage systems not in compliance with current Statutes.		X

III. ENGINEERING/PLANNING			
Township Use Only		Provided per Checklist	**Waiver Requested
☐	43. Site Plan designed, drawn, signed and sealed by N.J.P.E., L.S. or A.I.A., as appropriate.	X	
☐	44. Site Plan shall show the proposed use and site improvements including but not limited to: existing topography; location of all proposed structures with dimensions to boundaries; location of all existing structures to remain or to be removed; proposed access aisles with curb-to-curb dimensions for width; curb radii dimensions; automobile parking stalls with dimensions for width and depth; truck loading and parking aisle and stall with dimensions for stall length and width; type of truck to use loading area; typical truck radii detail; loading dock locations; all sidewalk locations and dimensions; provisions for handicapped; location of trash enclosure or accessory structures; location of bench mark; flood hazard areas; wetlands boundaries; stream corridor areas; and easement areas; any other details deemed necessary by the Township/Board Engineer.	X	
☐	45. All scales shall be written and graphically identified. Minimum scales for plan preparation shall be as follows: preparation shall be as follows: a. Key Maps: 1" = 1000' b. Boundary and Topographic Survey: 1" = 100' c. Environmental Inventory Maps: 1" = 200' d. Site Plan, Subdivision, Grading, and Drainage Plans: 1" = 50' e. Plans and Profiles: 1" = 50' – Horizontal; 1" = 50' – Vertical, Horizontal to Vertical portion of scales being no more than 10 f. Sewage Disposal and Water Supply Plan: 1" = 50' g. Landscaping Plan: 1" = 50' with individual unit, berm, island, or other detailed landscaping being provided at minimum 1" = 20'	X	

☐	46. Site Plan shall be blackline reproduction on standard sized sheets: 30" x 42", 24" x 36", 11" x 17", 8 ½" x 13".	X	
☐	47. Title block shall contain minimum data per current Statutes.	X	
☐	48. A north arrow with reference meridian shall be provided.	X	
☐	49. Signature lines for the Township Engineer, Board Chairperson for appropriate Board and Board Secretary on cover sheet.	X	
☐	50. A legend identifying symbols and drafting techniques used. The standard Legend identified in the Robbinsville Township Site Improvement Standards is preferred.	X	
☐	51. A key map showing the tract in question; north arrow; zoning; tax lot numbers, tax block numbers, tax sheet numbers, owners names as identified on certified list provided by Township for tract in question and all lots within 200 feet of tract; Municipal Boundaries; Existing or proposed "Master Plan" features or facilities on the site or within 500 feet of total tract; signature and seal of licensed professional; names and address of owner, applicant and professional preparing the map; owners certification, zoning data for each zone with all proposed data and deficiencies listed, number of proposed lots, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of road and within other municipalities.		X
☐	52. Boundary and topographic survey of the total tract, certified to the Applicant, shall be signed and sealed by the preparing N.J. Licensed Land Surveyor in accordance with current Statutes. Topography within 200 feet from the property boundary shall be shown. All topography shall be based on NAVD 88 datum with two bench marks established within 500 feet of the subdivision boundary and shown with appropriate references.		X
☐	53. An environmental inventory plan identifying the following existing on-site features and offsite features within 50 feet of the site: a. Soils Classifications in accordance with Mercer County Soils Survey. b. Existing topography. c. Physical features including watercourses, stream corridors, culverts or bridges. d. Delineate wetlands along with notation identifying professionals who delineated the wetlands and include N.J.D.E.P. LOI data. e. Existing easements. f. Critical areas as defined in the Land Use & Development Ordinance. g. Gross density calc. pursuant to the current Land Use Ordinance. h. A summary to nearest one tenth of an acre of all critical areas, wetlands, easements, soil types and different zoning classifications.	X	
☐	54. Bulk Requirements Schedule/Table indicating Zoning District shall be tabulated to show all bulk requirements of the zone or zones in which the site is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas. Density shall be shown as defined by the Land Use and Development Ordinance. Bulk Requirements Schedule/Table shall identify permitted, existing and proposed improvement conditions. Any relief previously granted shall be indicated and referenced on the plan. All requested variances and waiver shall be noted on the plan.	X	
☐	55. All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections, natural gas, and underground electric and phone service.	X	

☐	56. Drainage and grading plan duplicating all data shown on the site plan (dimensions not required to determine slopes should not be shown). Existing and proposed contours with intervals of one foot where slopes are less than two percent; with intervals of two feet where slopes are between two percent and ten percent; and with intervals of five feet where slopes exceed ten percent; spot elevations at bottom of curb for every point of curvature or tangency, breaks in grade, and handicapped ramps, elevations of drainage inlet grates or manhole rims; storm and sanitary sewer pipe invert elevations; elevations at corners of proposed structures; finished first floor elevations; and elevations at loading ramps. Contours must be based on NAVD 88 elevations and bench marks must be shown. Where drainage swales are proposed, the elevation, percent longitudinal slope and typical cross section of the swales shall be shown. Proposed grading should be designed to provide a balanced cut /fill condition, as much as practical.	X	
☐	57. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit not shown on roadway plan and profile sheets shall be provided. These profiles may be shown on a separate sheet entitled "Drainage Profiles", the detention basin plan or construction detail plans and the following minimum details shall be shown: Existing elevations shall be shown at 100-foot intervals. Proposed elevations for appurtenances shall be shown at 100-foot intervals, concrete structure elevations shall be shown at 50-foot intervals; invert elevations; elevations at grade changes. Proposed slopes shall be written.		X
☐	58. A Detention/Retention basin plan showing; all existing and proposed grades and contours, outlet structure details, conduit outlet protection details; all inverts; low flow channel with proposed longitudinal slope(s) and typical cross section; trash rack details; emergency spillway cross sections and profiles to point of discharge; construction details. Slopes and items required by this section shall provide the minimums required by the Design Standards of Robbinsville Twp.		X
☐	59. Hydraulic calculations for stormwater detention/retention showing no reduction in conformance with Mercer County Soil Conservation District and N.J.D.E.P. a. Pre-development conditions shall be considered as "good". b. Post development conditions shall be considered as "poor" with maximum impervious coverages permitted by ordinance being used in developing post development curve numbers. c. Calculations shall include a drainage area map showing pre and post development conditions with soil types, soil uses and flow patterns, time of concentration flow paths and flow lengths and slopes. d. Routing of pre and post development flows through each basin using the mass storage equation and "Urban Hydrology for Small Watersheds TR-55". e. Emergency spillways shall be provided. The cross sections shall be designed to pass the 100-year post development inflow plus 50%. The invert shall be set at the crest of the 100-year storage elevation in the basin. f. All detention basins shall be designed to serve as a sediment basin during and after construction in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey References. g. Computations showing Compliance with the Regulations of the Mercer County Planning Board and Mercer County Soil Conservation District.		X

☐	60. Hydraulic calculations for stormwater runoff collection system shall be submitted. Calculations may use the rational method or Soil Conservation Service method.		X
☐	61. Plans and centerline profiles shall be provided for widening of all existing roadways.		X
☐	62. Half cross sections, 50 feet on center, shall be provided along the side of all widened existing roadways. Each section shall include the location and NAVD 88 elevation of all existing and proposed physical centerline; right-of-way centerline; edge of pavements, right-of-way lines, sidewalk centerlines, sidewalk widths. In addition, the existing and proposed contours 25 feet from the proposed right-of-way line shall be shown.		X
☐	63. Typical construction details shall be provided on drawings designated as "Construction Details". Details to be shown shall include: typical roadway cross section; storm/sanitary sewer inlets and manholes (each type); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; curb; curb end treatment, depressed curb; sidewalk, handicap ramp, street signs; warning and regulatory signs; sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; all retaining wall details; sanitary sewer trench details, sanitary cleanout details; and other details deemed appropriate by the Township/Board Engineer.	X	
☐	64. Landscaping plan shall show the site, all existing and proposed topography, existing onsite tree groupings and offsite tree groupings within 200 feet; typical planting details; landscaping notations and details containing minimum data required in the "Site Improvement Standards"; detailed locations of proposed plant materials; enlarged details for individual multi-family units, landscaped islands, and landscaped berms; and all intermittent and perennial streams, lakes and other water bodies. All trees and tree groups shown shall be classified as to general size and species.		X
☐	65. Location and details of all proposed outdoor lighting including site lighting stanchion locations including the 0.5 footcandle boundary limit in plan form, details showing type of light(s), height of light(s), style of light(s), typical footing detail; typical illumination pattern (to scale); color and wattage of lights; all lighting details may be included on the landscaping plan.	X	
☐	66. Location and details of all proposed signage, including free-standing (show setbacks) and building mounted (façade) signage; details may be included on the landscaping plan.	X	
☐	67. Plan shall provide location and details of all proposed Electric Vehicle charging stations or "Make-Ready" parking spaces.	X	
☐	68. Architectural Floor Plans shall not conflict with the Site Plan.	X	
☐	69. All on-site wetlands shall be field identified by a qualified expert in accordance with NJDEPE standards, and surveyed, and located on the plan by the applicant's New Jersey licensed land surveyor. A wetland report identifying all observations and findings of the wetlands expert shall accompany the major subdivision application. If the lands remaining are 50 acres or larger and not to be built upon, wetlands will only be required to be identified within 150 feet of the proposed lots or any other on-site or off tract improvements. The applicant shall certify in writing that no construction shall occur upon the remaining lands until all on-site wetlands are identified. Any buffer areas shall be shown on the plan.		X

☐	70. Plan shall provide cultural features, historic sites, and critical view sheds, as mapped by the Township.		X
☐	71. Plan shall show location and construction details for pedestrian and bicycle circulation systems (including width and materials) and site furnishings.	X	
☐	72. Site Plan shall provide location(s) and details of any proposed fence.	X	
☐	73. Site Plan shall show location(s) and detail of loading areas and any screening provided.		X
☐	74. Community Impact Statement/Study shall be prepared in accordance with the current Code Requirements.		X
☐	75. Environmental Impact Statement/Study shall be prepared in accordance with the current Code requirements.	X	
☐	76. Traffic Impact Analysis/Study shall include, but not limited to, existing and background peak hour traffic volumes and distribution patterns; peak hour on-site generated traffic volumes and distribution patterns; existing and proposed traffic composition; analysis of adequacy of proposed on-site circulation patterns including adequacy of truck and automobile turning radii; analysis of need for number of loading bays; existing and proposed levels of service and volume/capacity ratios; adequacy of proposed sight distances; analysis of need for acceleration/deceleration lanes; analysis of need for roadway striping, signage of reflectorization; need for signalization and a summary recommendation and conclusions for the analysis. The study area shall include the site as proposed by this application; the site as proposed by a master development plan; the existing and proposed roadway frontages of the site, and the nearest intersection of public roadways as measured away from the site in opposite directions. The roadways approaching the site shall be generally reviewed for adequacy to support site generated traffic. The capacity of off-street parking shall be provided and compared to the parking demands for the proposed use(s) for the overall site. Traffic and pedestrian safety shall be addressed. This report shall be prepared by a N.J. Licensed Professional Engineer qualified to make the analysis as required.	X	
☐	77. Plan shall provide a data table of existing, required and proposed parking spaces, Electric Vehicle charging stations and loading areas.	X	
☐	78. Compliance with all Design Standards of the Land Use and Development Ordinance, or a waiver/variance requested on Waiver/Variance Request Form.	X	

IV. ARCHITECTURE & LANDSCAPING			
Township Use Only		Provided per Checklist	**Waiver Requested
☐	79. Architectural Floor Plans and Elevations shall include title block, including Title, author of the drawing, drawing number and property reference. Sheets shall be scaled, numbered consecutively, folded, collated, bound, signed and sealed by a NJ licensed Architect with a common date of issue and revision date(s) with the Site Plan.	X	
☐	80. Architectural drawings shall be clearly labeled and shall include: a. Drawing Title. b. North arrow on plans. c. Floor Plans of each floor level. d. Room labels on plans to clearly define each use e. Overall dimensions on plans. f. Elevations of each façade of each building noting all façade	X	

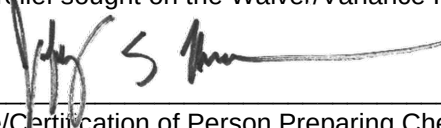
	material types, colors, grills, storefronts, roof screens, building mounted lighting, signage, and any other appurtenances g. All building heights and dimensions. h. Clear and detailed reference to screening of ground mounted and/or roof mounted equipment. i. Clear indication of the requested variances and waivers.		
☐	81. Site Plan shall show location and detail of trash enclosures and any screening provided.	X	
☐	82. Site Plan shall provide clear reference or delineation of any sustainable design features.	X	
☐	83. Site Plan shall provide location(s) of all proposed lighting, and/or all relocation of existing lighting and specifications of all lighting type(s) proposed for the project, including details and design for site lighting and building mounted lighting.	X	
☐	84. Rendered Elevations shall show elevations of each façade and include any building mounted or façade signage and lighting.	X	
☐	85. Sign Inventory Plan shall detail inventory and sign locations for all signage proposed on site and/or building mounted signage. Plans shall include proposed graphics, dimensions, colors, lighting and general construction and mounting details. Ground or free-standing signs must include dimensions, height and setbacks.		X
☐	86. Tree Save/Tree Clear Plan indicating the area to be cleared, including trees with a trunk diameter of eight (8") inches or greater, measured four and a half (4.5') feet above ground level. Plan should include species, size and general health conditions of any trees to be cleared. Area of disturbance shall be indicated.		X
☐	87. Aerial extent of forest and tree cover, which includes the outside perimeter of individual trees and with a depiction of trees to remain, be removed, or relocated.	X	
☐	88. Plan shall show existing and proposed geography, screened.	X	
☐	89. Surveyed location of all trees located within 25 feet of the limit of disturbance.		X
☐	90. Plan shall provide location of proposed landscaping, including trees, shrubs, groundcovers, vegetative plants with keys.	X	
☐	91. Plan shall contain a chart showing the following: a. Proposed plant names, both common and scientific. b. Proposed plant sizes in caliper, height, and/or width at the time of installation. c. Type of nursery stock, i.e., balled and burlapped or container and size of container. d. Proposed plant spacing and other comments. e. Planting notes, including a specification that the plants must conform to the American Standard for Nursery Stock, latest edition. f. Delineation showing which areas to be irrigated. g. Maintenance specifications (including irrigation). h. Planting details conforming to current cultural horticultural practices.	X	
☐	92. Outdoor pedestrian spaces with landscape architectural elements shall be labeled.	X	
☐	93. Plantings, buffer areas, re-forestation areas shown to meet the Township Code (contributions may apply to waivers granted).	X	

V. PRIOR TO PUBLIC HEARING		Acknowledged by Preparer (initial)
☐	94. The notice of publication and the notice of service on the affected owners must be accomplished at least ten (10) days prior to the hearing date scheduled by the Administrative Officer in accordance with the M.L.U.L and Township Ordinance. Proof of Service Package must be filed with the Administrative Officer before the application will be considered complete and the hearing can proceed.	JH
☐	95. Witness/Exhibit List shall be provided five (5) days prior to hearing: Exhibit A-1: Complete Application Package (current version of all submission items). Exhibit A-2: Board's Professional's Review Memos. Exhibit A-3: Affidavit of Proof of Service Package. Exhibit A-4: (continue with any additional exhibits to be introduced, if any).	JH
☐	96. Tax & Utility Assessment Certification Form, to be re-certified, if necessary.	JH
☐	97. Escrow Account must be current prior to hearing.	JH

Person Preparing Checklist:	Jeffrey Haberman, PE, PP
Firm:	Dynamic Engineering Consultants
Address:	1904 Main Street, Lake Como, New Jersey 07719
Telephone:	732-974-0198
Email:	Jhaberman@dynamiccec.com

CERTIFICATION:

I have prepared this checklist and confirm that I have provided a response to all waivers being requested and listed all variance relief sought on the Waiver/Variance Form. I certify that the checklist is complete and accurate.



 Signature/Certification of Person Preparing Checklist

December 29, 2025

 Date

TOWNSHIP USE ONLY BELOW THIS LINE

Application No: _____ Fees Paid: _____
 Date(s) Received: _____ Escrow Paid: _____
 Referred To (Planning Board or Zoning Board): _____



MINOR SUBDIVISION CHECKLIST

Application:	
Date Rcvd.:	
Received by:	

1. Applicant's Name:	Sharbell Building Company, LLC
Contact Person:	Mark Cannuli
Address:	1 Union Street, Suite 208, Robbinsville, NJ 08691
Telephone:	609-918-2400 ext. 133
Email:	mcannuli@sharbell.com
Relationship to Owner:	Owner

2. Property Address:	NJSH Route 33 & Robbinsville-Edinburg Road, Robbinsville, NJ
Development Name:	Proposed Stacked Townhomes
Zoning District:	TC-3 Zone of the TC - Town Center District
Block(s):	8
Lot(s):	1.18

3. Property Owner:	Sharbell Washington, Inc.
Contact Person:	Mark Cannuli
Address:	1 Union Street, Suite 208, Robbinsville, NJ 08691
Telephone:	609-918-2400 ext. 133
Email:	mcannuli@sharbell.com

4. Name of Attorney:	Frank Petrino
Firm:	Eckert Seamans
Address:	Princeton Pike Corporate Center, 2000 Lenox Drive, Suite 203, Lawrenceville, NJ 08648
Telephone:	609-989-5029
Email:	fpetrino@eckertseamans.com

5. Has this property ever been subject of a previous application to the Planning or Zoning Board?
If so, please describe (incl. Resolution #):
The Rite Aid building was previously approved on this lot (Resolution #: 2014-06)

6. Description of Property, brief history of the site, its location and description of current use(s) (may attach addendum):
The subject site is located with frontage on NJSH Route 33 and Robbinsville-Edinburg Road. The total lot area is 2.53 acres. The subject site is currently developed, consisting of a 14,875 SF Rite Aid building and a parking lot. There are proposed tenant improvements for the Rite Aid building that have been submitted under a separate application.

7. Provide Detail of the Exact Nature of the Application (may attach addendum):
The scope of the project includes Stacked Townhomes (8 Units) consisting of a 6,815 SF footprint. Additionally, there is a proposed subdivision line to separate the existing Rite Aid building and proposed Stacked Townhomes. The proposed project will also include associated site improvements including driveways, landscaping, lighting, stormwater management facilities, and utilities.

8. Description of Relief Requested, including Section(s) of Ordinance variance is requested (may attach addendum):

INSTRUCTIONS:

1. This checklist shall be completed by the applicant or its authorized representative and submitted with the application. This checklist shall be used in determining completeness or incompleteness of the application pursuant to Robbinsville Township's Land Use and Development Ordinance(s). The applicant is advised that failure to provide all data required on this checklist or failure to apply for the appropriated waivers will render the application incomplete. Applications will not be placed on an agenda until it has been deemed complete by the Administrative Officer.
2. Applicant to complete checklist column with an "X" in the appropriate column. A waiver should be requested for all checklist item you may consider "not applicable" ("n/a") and reason(s) you would consider it "not applicable." **** All waivers requested should be explained in detail on the Waiver/Variance Request Form.** Failure to provide a reason for the request will render the application incomplete.
3. The Technical Review Committee (TRC) will determine if any item where a waiver is requested shall be required to be provided and the application shall be considered incomplete if not provided.
4. The applicant shall submit three (3) collated copies of all correspondence (including cover and response letters) and administrative forms. The applicant shall submit three (3) signed and sealed copies of all maps, plans or reports and all additional submission item(s). All submissions must include a digital copy in pdf. format of all submission items (email to BoardSecretary@robbinsville.net, dropbox, thumb drive or disk). All re-submissions must include a point-by-point response letter addressing all comments from the Board's professionals or from the Technical Review Committee (TRC) Meeting. All submissions must be made as one comprehensive submission, not under separate cover.

I. ADMINISTRATIVE			
Township Use Only		Provided per Checklist	**Waiver Requested
☐	1. Completed General Land Use Application Form.	X	
☐	2. Completed Fee Schedule Form.	X	
☐	3. Payment of Required Fees (two separate checks).	X	
☐	4. Completed Escrow Agreement Form with Escrow Contact Sheet.	X	
☐	5. Completed W-9 Form (for Escrow Account).	X	
☐	6. Tax & Utility Assessment Certification Form (Applicant part complete).	X	
☐	7. Completed Waiver/Variance Request Form.	X	
☐	8. Completed Affidavit of Ownership Form (notarized).	X	
☐	9. Completed Disclosure Statement Form.	X	
☐	10. Completed Consent of Entry Form.	X	
☐	11. Completed Checklist(s) for All Applicable Requests.	X	
☐	12. "Zoning Permit Denial" or "Notice of Violation" (N.O.V.) from Zoning, Code or Construction Official.		X
☐	13. Resolution(s) for all previous Planning/Zoning Board approvals.	X	
☐	14. List of all necessary Outside Agency Approvals indicating status of approvals, including copies of each approval (NJDOT, NJDEP, Mercer County Planning Board, etc.).	X	
☐	15. Proposed Operations Statement, including details of proposed use(s), hours of operation, number of employees, provisions for maintenance, etc., signed by Applicant and notarized.		X
☐	16. Survey of the total tract certified to the Applicant, signed and sealed by the preparing N.J. Licensed Land Surveyor in accordance with current statute. Current-no greater than two (2) years old, to scale, accurately showing all existing conditions (including fencing, pavement, pools, all buildings and structures), with accurate distances from property lines shown.	X	

☐	17. Minor Subdivision Plan designed, drawn, signed and sealed by N.J.P.E., L.S. or A.I.A. as appropriate, to scale, sheets numbered consecutively, folded, collated, bound, signed and sealed with a common preparation and/or revision date(s).	X	
☐	18. Existing Septic System Certification – signed and sealed.		X
☐	19. Water Quality Test Report and professional certifications for existing on-site wells.		X
☐	20. Soil Test Reports, collated bound, signed and sealed.	X	
☐	21. Certification from Applicant's Engineer that proposal is consistent with Wastewater Management Plan of the Township of Robbinsville.		X
☐	22. Aerial photograph(s) of site.	X	
☐	23. Complete application, filed as one submission, with quantities and digital copies as noted in the Instructions, #4.	X	

II. HEALTH			
Township Use Only		Provided per Checklist	**Waiver Requested
☐	24. Location of all existing sewage disposal systems on the site in question and within 200 feet of the total tract boundary.		X
☐	25. Certification by a New Jersey Licensed Professional Engineer regarding adequacy of any and all existing on-site sewage disposal systems. Potential reserve areas for modification of existing systems shall be shown on the plan. Application will be declared incomplete should failing or unsatisfactory conditions be noted, certified, or found to exist.	X	
☐	26. Submission of groundwater quality test report for all existing on-site wells or potable water supplies. Application will be declared incomplete should failing or unsatisfactory conditions be noted, certified, or found to exist.		X
☐	27. Soils Tests shall be provided for primary and reserve septic areas. Test results submitted which are invalid because of expiration dates or do not comply with all provisions of Chapter 199 shall render the application incomplete.		X
☐	28. The Location and results of all complete, incomplete, unacceptable and unwitnessed profile pits, permeability tests, basin floods and percolation tests. All results shall be shown on a separate plan(s) entitled "Sewage Disposal and Water Supply Plan". All dimensioned to all proposed and existing: lot lines, watercourses, easements, wetland limits, sewage disposal and water supply systems within 200 feet of the tests.		X
☐	29. Submission of individual soil test reports by soil log or test number for each test location in numerical ascending order shall be provided. Each report shall be signed and sealed by a NJPE and coordinated with each lot number shown on the plan.	X	
☐	30. Submission of Treatment works or NJPDES permits for sewage systems not in compliance with NJDEPE 7:9A.		X
☐	31. Location of all existing sewage disposal systems on the site in question and within 200 feet of the total tract boundary.		X

III. ENGINEERING			
Township Use Only		Provided per Checklist	**Waiver Requested
☐	32. Minor Subdivision Plan shall be to scale, showing existing conditions and proposed structures, additions, driveways, parking spaces, loading areas, other buildings or structures on site, north arrow reference, including proposed dimensions, with proposed distances from property lines shown, legend identifying symbols and drafting techniques used, and any details deemed necessary by the Township/Board Engineer.	X	
☐	33. Title block containing minimum data per current statutes.	X	
☐	34. Subdivision Plan shall be blackline reproduction on standard sized sheets: 30" x 42", 24" x 36", 11" x 17", 8 ½" x 13".	X	
☐	35. A key map showing the tract in question; north arrow; zoning; tax lot numbers, tax block numbers, tax sheet numbers, owners names as identified on certified list provided by Township for tract in question and all lots within 500 feet of tract; existing or proposed "Master Plan" facilities within 500 feet; streams and waterways with identifying names extrapolated from tax maps or USGS quadrangle maps; and public roadways within 500 feet. The key map shall be at a scale of not less than 1" = 1000 feet. Municipal Boundaries; names and address of owner, applicant and professional preparing the map; owner's certification, proposed lots, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of road and within other municipalities.	X	
☐	36. Signature lines for the Township Engineer, Board Chairperson for appropriate Board and Board Secretary, on cover sheet.	X	
☐	37. Bulk Requirements Schedule/Table indicating Zoning District shall be tabulated to show all bulk requirements of the zone or zones in which the site is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas. Density shall be shown as defined by the Land Use and Development Ordinance. Bulk Requirements Schedule/Table shall identify permitted, existing and proposed improvement conditions. Any relief previously granted shall be indicated and referenced.	X	
☐	38. A boundary survey of the total tract signed and sealed by the preparing N.J. Licensed Land Surveyor in accordance with N.J.S.A. 13:40-5. Where the total tract is greater than 50 acres and no new on-site roadways are proposed the survey may be limited to the area of subdivision.	X	
☐	39. Plan of existing and proposed lot lines showing bearings and dimensions of all lots including the lands remaining to nearest 1/100 th foot and areas to nearest 1/100 th acre; all setbacks with typical dimensions; and dimensions to all existing structures; wetlands boundaries; stream corridor boundaries.	X	
☐	40. Identification of tax block, lot, and sheet number of tracts being subdivided and total proposed number of lots including the lands remaining and number of lots or units for lower income housing.	X	
☐	41. Identification of existing on-site physical features including soils, geology, stream and water courses, rock out-crops, stream corridors and flood hazard area. Where the site is predominantly underlain, occupied, or otherwise characterized by one specific feature, a notation may be provided in lieu of a graphical representation.	X	

	Stream corridors and flood hazard areas must be graphically identified. All sources used for the purpose must be referenced by document title, author, date of publication, and section or page number.		
☐	42. All rights-of-way, easements, wetlands (conservation, buffer, transition areas, etc.), public right-of-ways, and lands to be dedicated to the municipality or reserved for specific uses shall be shown and dimensioned with areas to the nearest 1/100 th acre.	X	
☐	43. For adjoining properties, distance from structures to nearest property line of subject property (shown on plan).	X	
☐	44. Provisions for collecting and discharging stormwater runoff. A composite grading and drainage plan of the entire development shall accompany each submission. This plan shall identify all high and low points and breaks in grade and tentative elevation at the corners of house locations on each lot.	X	
☐	45. All existing and proposed utility service lines and laterals on site and along the frontage of the site. This shall include storm drainage, water mains, sanitary mains, sump pump connections and underground electric and phone service.	X	
☐	46. Typical construction details shall be provided on drawings designated as "Construction Details".	X	
☐	47. Location and details of all proposed Electric Vehicle charging stations or "Make-Ready" parking spaces.	X	
☐	48. Grading and drainage information as determined by the Township/Board Engineer.	X	
☐	49. List of any anticipated developer contributions, fees, fair-share payments, anticipated payments in lieu for waivers requested, etc. to be paid to the Township, per current Codes or Ordinance.	X	
☐	50. Plan shall show any new proposed lot number(s) and address(es).	X	
☐	51. Compliance with all Design Standards of the Land Use and Development Ordinance, or a waiver/variance requested on Waiver/Variance Request Form.	X	

IV. ARCHITECTURE & LANDSCAPING			
Township Use Only		Provided per Checklist	**Waiver Requested
☐	52. Plan shall provide clear reference or delineation of any sustainable design features.	X	
☐	53. Location and general specific classification of all existing on-site tree masses.	X	
☐	54. Plan shall indicate area to be cleared, including trees with a trunk diameter of eight (8") inches or greater, measured four and a half (4.5') feet above ground level. Plan should include species, size and general health conditions of any trees to be cleared. Area of disturbance shall be indicated.	X	
☐	55. Plan shall provide location of proposed landscaping, including trees, shrubs, groundcovers, and vegetative plants with keys.	X	
☐	56. Plan shall contain a chart showing the following: a. Proposed plant names, both common and scientific. b. Plant sizes in caliper, height, and/or width at time of installation. c. Type of nursery stock, i.e., balled and burlapped or container and size of container. d. Proposed plant spacing and other comments.	X	

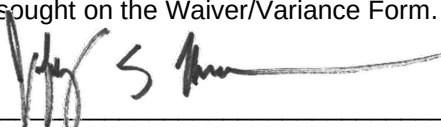
	e. Planting notes, incl. specification that the plants must conform to the American Standard for Nursery Stock, latest edition. f. Delineation showing which areas to be irrigated. g. Maintenance specifications (including irrigation). h. Planting details conforming to current cultural horticultural practices.	X	
☐	57. Plantings, buffer areas, re-forestation areas shown to meet the Township Code (contributions may apply to waivers granted).	X	

V. PRIOR TO PUBLIC HEARING		Acknowledged by Preparer (initial)
☐	58. If required, the notice of publication and the notice of service on the affected owners must be accomplished at least ten (10) days prior to the hearing date scheduled by the Administrative Officer in accordance with the M.L.U.L and Township Ordinance. Proof of Service Package must be filed with the Administrative Officer before the application will be considered complete and the hearing can proceed.	JH
☐	59. Witness/Exhibit List shall be provided five (5) days prior to hearing: Exhibit A-1: Complete Application Package (current version of all submission items). Exhibit A-2: Board's Professional's Review Memos. Exhibit A-3: Affidavit of Proof of Service Package. Exhibit A-4: (continue with any additional exhibits to be introduced, if any).	JH
☐	60. Tax & Utility Assessment Certification Form, to be re-certified, if necessary.	JH
☐	61. Escrow Account must be current prior to hearing.	JH

Person Preparing Checklist:	Jeffrey Haberman, PE, PP
Firm:	Dynamic Engineering Consultants
Address:	1904 Main Street, Lake Como, New Jersey 07719
Telephone:	732-974-0198
Email:	Jhaberman@dynamiccec.com

CERTIFICATION:

I have prepared this checklist and confirm that I have provided a response to all waivers being requested and listed all variance relief sought on the Waiver/Variance Form. I certify that the checklist is complete and accurate.



Signature/Certification of Person Preparing Checklist

December 29, 2025

Date

TOWNSHIP USE ONLY BELOW THIS LINE

Application No: _____ Fees Paid: _____
Date(s) Received: _____ Escrow Paid: _____
Referred To (Planning Board or Zoning Board): _____



'D' (USE) VARIANCE CHECKLIST

Application:	
Date Rcvd.:	
Received by:	

1. Applicant's Name:	Sharbell Building Company, LLC
Contact Person:	Mark Cannuli
Address:	1 Union Street, Suite 208, Robbinsville, NJ 08691
Telephone:	609-918-2400 ext. 133
Email:	mcannuli@sharbell.com
Relationship to Owner:	Owner

2. Property Address:	NJSH Route 33 & Robbinsville-Edinburg Road, Robbinsville, NJ
Development Name:	Proposed Stacked Townhomes
Zoning District:	TC-3 Zone of the TC - Town Center District
Block(s):	8
Lot(s):	1.18

3. Property Owner:	Sharbell Washington, Inc.
Contact Person:	Mark Cannuli
Address:	1 Union Street, Suite 208, Robbinsville, NJ 08691
Telephone:	609-918-2400 ext. 133
Email:	mcannuli@sharbell.com

4. Name of Attorney:	Frank Petrino
Firm:	Eckert Seamans
Address:	Princeton Pike Corporate Center, 2000 Lenox Drive, Suite 203, Lawrenceville, NJ 08648
Telephone:	609-989-5029
Email:	fpetrino@eckertseamans.com

5. Has this property ever been subject of a previous application to the Planning or Zoning Board?
If so, please describe (incl. Resolution #):
The Rite Aid building was previously approved on this lot (Resolution #: 2014-06)

6. Description of Property, brief history of the site, its location and description of current use(s) (may attach addendum):
The subject site is located with frontage on NJSH Route 33 and Robbinsville-Edinburg Road. The total lot area is 2.53 acres. The subject site is currently developed, consisting of a 14,875 SF Rite Aid building and a parking lot. There are proposed tenant improvements for the Rite Aid building that have been submitted under a separate application.

7. Provide Detail of the Exact Nature of the Application (may attach addendum):
The scope of the project includes Stacked Townhomes (8 Units) consisting of a 6,815 SF footprint. Additionally, there is a proposed subdivision line to separate the existing Rite Aid building and proposed Stacked Townhomes. The proposed project will also include associated site improvements including driveways, landscaping, lighting, stormwater management facilities, and utilities.

8. Description of Relief Requested, including Section(s) of Ordinance variance is requested (may attach addendum):
D Variance (§142-19.F) - proposed stacked townhomes (non-permitted use)

INSTRUCTIONS:

1. This checklist shall be completed by the applicant or its authorized representative and submitted with the application. This checklist shall be used in determining completeness or incompleteness of the application pursuant to Robbinsville Township's Land Use and Development Ordinance(s). The applicant is advised that failure to provide all data required on this checklist or failure to apply for the appropriated waivers will render the application incomplete. Applications will not be placed on an agenda until it has been deemed complete by the Administrative Officer.
2. Applicant to complete checklist column with an "X" in the appropriate column. A waiver should be requested for all checklist item you may consider "not applicable" ("n/a") and reason(s) you would consider it "not applicable." **** All waivers requested should be explained in detail on the Waiver/Variance Request Form.** Failure to provide a reason for the request will render the application incomplete.
3. The Technical Review Committee (TRC) will determine if any item where a waiver is requested shall be required to be provided and the application shall be considered incomplete if not provided.
4. The applicant shall submit three (3) collated copies of all correspondence (including cover and response letters) and administrative forms. The applicant shall submit three (3) signed and sealed copies of all maps, plans or reports and all additional submission item(s). All submissions must include a digital copy in pdf. format of all submission items (email to BoardSecretary@robbinsville.net, dropbox, thumb drive or disk). All re-submissions must include a point-by-point response letter addressing all comments from the Board's professionals or from the Technical Review Committee (TRC) Meeting. All submissions must be made as one comprehensive submission, not under separate cover.

I. ADMINISTRATIVE			
Township Use Only		Provided per Checklist	**Waiver Requested
☐	1. Completed General Land Use Application Form.	X	
☐	2. Completed Fee Schedule Form.	X	
☐	3. Payment of Required Fees (two separate checks).	X	
☐	4. Completed Escrow Agreement Form with Escrow Contact Sheet.	X	
☐	5. Completed W-9 Form (for Escrow Account).	X	
☐	6. Tax & Utility Assessment Certification Form (Applicant part complete)	X	
☐	7. Completed Waiver/Variance Request Form.	X	
☐	8. Completed Affidavit of Ownership Form (notarized).	X	
☐	9. Completed Disclosure Statement Form.	X	
☐	10. Completed Consent of Entry Form.	X	
☐	11. Completed Checklist(s) for All Applicable Requests. <u>Site Plan</u> (Major, Minor or Waiver) submission/checklist is required for all 'd' variance applications, with the exception of a bifurcated variance application.	X	
☐	12. "Zoning Permit Denial" or "Notice of Violation" (N.O.V.) from Zoning, Code or Construction Official.		X
☐	13. Resolution(s) for all previous Planning/Zoning Board approvals.	X	
☐	14. Proposed Operations Statement, including details of proposed use(s), hours of operation, number of employees, provisions for maintenance, etc., signed by Applicant and notarized.		X
☐	15. Current Survey (< 2 years old), to scale, accurately showing all existing conditions (including fencing, pavement, sheds, all buildings and structures), with accurate distances from property lines shown.	X	
☐	16. Plan based on Current Survey, to scale, showing existing conditions and proposed structures, additions, driveways, accessory structures, other buildings or structures, including proposed dimensions, with proposed distances from property lines shown.	X	

☐	17. Completed Bulk Requirements Schedule/Table, indicating the Zoning District, showing Permitted, Existing and Proposed improvement conditions (shown on plan).	X	
☐	18. For adjoining properties, distance from structures to nearest property line of subject property (shown on plan).	X	
☐	19. Location of existing and/or proposed septic systems and wells on property (shown on plan).		X
☐	20. Location of all easements (including conservation, buffer, etc.), public right-of-ways, etc. (shown on plan).	X	
☐	21. Location of all proposed landscaping, and/or all relocation of existing landscaping (shown on plan).	X	
☐	22. Spec sheets, brochures, and/or architectural elevations showing details of proposal, including size, height, materials, design, color, etc.	X	
☐	23. Photographs of property views from street and all other off-site area(s) visible to proposed improvement(s), aerial photos of site.	X	
☐	24. List of all necessary Outside Agency Approvals, with copies of each.	X	
☐	25. Complete application, filed as one submission, with quantities and digital copies as noted in the Instructions, #4.	X	

II. HEALTH

Township Use Only		Provided per Checklist	**Waiver Requested
☐	26. Approximate location of any existing on-site or on adjacent lots within 200 feet, dwellings or buildings, septic systems and wells.		X
☐	27. Identification of on-site soils pursuant to the "Mercer County Soil Survey".	X	
☐	28. Identification of underlying geologic formation pursuant to the "Environmental Resources Inventory" of the Township of Robbinsville	X	
☐	29. The results of any preliminary percolation test and soil log, if available.		X

III. ENGINEERING

Township Use Only		Provided per Checklist	**Waiver Requested
☐	30. Plan shall be to scale, showing existing conditions and proposed structures, additions, driveways, parking spaces, loading areas, other buildings or structures on site, north arrow reference, including proposed dimensions, with proposed distances from property lines shown, legend identifying symbols and drafting techniques used, and any details deemed necessary by the Township/Board Engineer.	X	
☐	31. Title block containing minimum data per current statutes. Include tract name, block & lot and written & graphical scale.	X	
☐	32. Plan shall be blackline reproduction on standard sized sheets: 30" x 42", 24" x 36", 11" x 17", 8 ½" x 13".	X	
☐	33. A key map showing the tract in question; north arrow; zoning; tax lot numbers, tax block numbers, tax sheet numbers, owners names as identified on certified list provided by Township for tract in question and all lots within 200 feet of tract; Municipal Boundaries; names and address of owner, applicant and professional preparing the map; owners certification, proposed lots, and index of sheets (where applicable). All measurements specified herein shall be measured radially from the boundary and shall include all lots, zones, etc. on opposite sides of road and within other municipalities.	X	

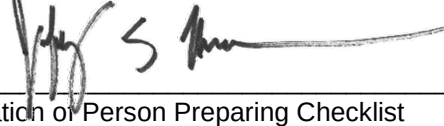
☐	34. Signature lines for the Township Engineer, Board Chairperson for appropriate Board and Board Secretary on cover sheet.	X	
☐	35. Bulk Requirements Schedule/Table indicating Zoning District shall be tabulated to show all bulk requirements of the zone or zones in which the site is located and the bulk data proposed by the application. This tabulation shall also identify compliance or noncompliance for all existing structures. All lot areas shown shall be identified as gross and net areas. Density shall be shown as defined by the Land Use and Development Ordinance. Bulk Requirements Schedule/Table shall identify permitted, existing and proposed improvement conditions. Any relief previously granted shall be indicated and referenced.	X	
☐	36. Anticipated bulk variances or design waivers shall be indicated on the plan.	X	
☐	37. Plan shall show existing or proposed "Master Plan Features or facilities on the site or within 500 feet of total tract.		X
☐	38. Plan shall show location of all easements (including wetlands, conservation, buffer, transition areas, etc.), public right-of-ways, etc..	X	
☐	39. Provide a summary to nearest one tenth of an acre of allots with critical areas, wetlands, easements, soil types and different zoning classifications.		X
☐	40. Provide a summary of gross lot areas and net buildable lot areas.	X	
☐	41. Plan shall show all existing and proposed setback distances to property lines. Proposed and existing lot lines to be dimensioned.	X	
☐	42. Plan shall show existing and proposed utilities.	X	
☐	43. Plan shall show location and size of any proposed nonresidential structures, parking areas, access drives, pedestrian and vehicular traffic circulation patterns.	X	
☐	44. Plan shall provide approximate area reserved for stormwater retention.		X
☐	45. Plan shall show location of all existing and proposed stoned and paved areas, including delineation of existing and proposed parking stalls.	X	
☐	46. Plan shall provide a data table of existing, required and proposed parking spaces, Electric Vehicle charging stations and loading areas.	X	
	47. Plan shall provide a general location of landscape buffers.	X	

IV. PRIOR TO PUBLIC HEARING		Acknowledged by Preparer (initial)
☐	48. The notice of publication and the notice of service on the affected owners must be accomplished at least ten (10) days prior to the hearing date scheduled by the Administrative Officer. Affidavit of Proof of Service on all property owners and entities noted on a Certified Property Owners List (include a copy), a copy of the notice provided, certified mailing slips and proof of publication in the designated newspaper, must be filed with the Administrative Officer before the application will be considered complete and the hearing can proceed.	JH
☐	49. Witness/Exhibit List shall be provided five (5) days prior to hearing: Exhibit A-1: Complete Application Package (current version of all submission items). Exhibit A-2: Board's Professional's Review Memos. Exhibit A-3: Affidavit of Proof of Service Package. Exhibit A-4: (continue with any additional exhibits to be introduced, if any).	JH
☐	50. Tax & Utility Assessment Certification Form, to be re-certified, if necessary.	JH
☐	51. Escrow Account must be current prior to hearing.	JH

Person Preparing Checklist:	Jeffrey Haberman, PE, PP
Firm:	Dynamic Engineering Consultants
Address:	1904 Main Street, Lake Como, New Jersey 07719
Telephone:	732-974-0198
Email:	Jhaberman@dynamiccec.com

CERTIFICATION:

I have prepared this checklist and confirm that I have provided a response to all waivers being requested and listed all variance relief sought on the Waiver/Variance Form. I certify that the checklist is complete and accurate.



 Signature/Certification of Person Preparing Checklist

December 29, 2025

 Date

TOWNSHIP USE ONLY BELOW THIS LINE

Application No: _____ *Fees Paid:* _____
Date(s) Received: _____ *Escrow Paid:* _____
Referred To (Planning Board or Zoning Board): _____



FINAL SITE PLAN CHECKLIST

Application:	
Date Rcvd.:	
Received by:	

1. Applicant's Name:	Sharbell Building Company, LLC
Contact Person:	Mark Cannuli
Address:	1 Union Street, Suite 208, Robbinsville, NJ 08691
Telephone:	609-918-2400 ext. 133
Email:	mcannuli@sharbell.com
Relationship to Owner:	Owner

2. Property Address:	NJSH Route 33 & Robbinsville-Edinburg Road, Robbinsville, NJ
Development Name:	Proposed Stacked Townhomes
Zoning District:	TC-3 Zone of the TC - Town Center District
Block(s):	8
Lot(s):	1.18

3. Property Owner:	Sharbell Washington, Inc.
Contact Person:	Mark Cannuli
Address:	1 Union Street, Suite 208, Robbinsville, NJ 08691
Telephone:	609-918-2400 ext. 133
Email:	mcannuli@sharbell.com

4. Name of Attorney:	Frank Petrino
Firm:	Eckert Seamans
Address:	Princeton Pike Corporate Center, 2000 Lenox Drive, Suite 203, Lawrenceville, NJ 08648
Telephone:	609-989-5029
Email:	fpetrino@eckertseamans.com

5. Has this property ever been subject of a previous application to the Planning or Zoning Board?
If so, please describe (incl. Resolution #):
The Rite Aid building was previously approved on this lot (Resolution #: 2014-06)

6. Description of Property, brief history of the site, its location and description of current use(s) (may attach addendum):
The subject site is located with frontage on NJSH Route 33 and Robbinsville-Edinburg Road. The total lot area is 2.53 acres.
The subject site is currently developed, consisting of a 14,875 SF Rite Aid building and a parking lot. There are proposed tenant improvements for the Rite Aid building that have been submitted under a separate application.

7. Provide Detail of the Exact Nature of the Application (may attach addendum):
The scope of the project includes Stacked Townhomes (8 Units) consisting of a 6,815 SF footprint. Additionally, there is a proposed subdivision line to separate the existing Rite Aid building and proposed Stacked Townhomes.
The proposed project will also include associated site improvements including driveways, landscaping, lighting, stormwater management facilities, and utilities.

8. Description of Relief Requested, including Section(s) of Ordinance variance is requested (may attach addendum):

INSTRUCTIONS:

1. This checklist shall be completed by the applicant or its authorized representative and submitted with the application. This checklist shall be used in determining completeness or incompleteness of the application pursuant to Robbinsville Township's Land Use and Development Ordinance(s). The applicant is advised that failure to provide all data required on this checklist or failure to apply for the appropriated waivers will render the application incomplete. Applications will not be placed on an agenda until it has been deemed complete by the Administrative Officer.
2. Applicant to complete checklist column with an "X" in the appropriate column. A waiver should be requested for all checklist item you may consider "not applicable" ("n/a") and reason(s) you would consider it "not applicable." **** All waivers requested should be explained in detail on the Waiver/Variance Request Form.** Failure to provide a reason for the request will render the application incomplete.
3. The Technical Review Committee (TRC) will determine if any item where a waiver is requested shall be required to be provided and the application shall be considered incomplete if not provided.
4. The applicant shall submit three (3) collated copies of all correspondence (including cover and response letters) and administrative forms. The applicant shall submit three (3) signed and sealed copies of all maps, plans or reports and all additional submission item(s). All submissions must include a digital copy in pdf. format of all submission items (email to BoardSecretary@robbinsville.net, dropbox, thumb drive or disk). All re-submissions must include a point-by-point response letter addressing all comments from the Board's professionals or from the Technical Review Committee (TRC) Meeting. All submissions must be made as one comprehensive submission, not under separate cover.

I. ADMINISTRATIVE			
Township Use Only		Provided per Checklist	**Waiver Requested
☐	1. Completed General Land Use Application Form.	X	
☐	2. Completed Fee Schedule Form.	X	
☐	3. Payment of Required Fees (two separate checks).	X	
☐	4. Completed Escrow Agreement Form with Escrow Contact Sheet.	X	
☐	5. Completed W-9 Form (for Escrow Account).	X	
☐	6. Tax & Utility Assessment Certification Form (Applicant part complete)	X	
☐	7. Completed Waiver/Variance Request Form.	X	
☐	8. Completed Affidavit of Ownership Form (notarized).	X	
☐	9. Completed Disclosure Statement Form.	X	
☐	10. Completed Consent of Entry Form.	X	
☐	11. Completed Checklist(s) for All Applicable Requests.	X	
☐	12. "Zoning Permit Denial" or "Notice of Violation" (N.O.V.) from Zoning, Code or Construction Official.		X
☐	13. Resolution(s) for Preliminary Site Plan and any other Approvals.		X
☐	14. Copy of Signed Preliminary Site Plan and Affidavit that all Conditions of the Preliminary Site Plan Resolution of Approval have been met.		X
☐	15. Proposed Operations Statement, including details of existing and proposed use(s), hours of operation, number of employees, provisions for maintenance, etc., signed by Applicant and notarized.		X
☐	16. Final Site Plan, designed, drawn, signed and sealed by N.J.P.E., L.S. or A.I.A. as appropriate, to scale, sheets numbered consecutively, folded, collated, bound, signed and sealed with a common preparation and/or revision date(s).	X	
☐	17. Architectural Floor Plans and Elevations, signed and sealed by the preparing N.J. licensed Architect, sheets numbered consecutively, folded, collated, bound, with a common preparation and/or revision date(s) with the site plan, with the uses of each area clearly defined.	X	

☐	18. Rendered Elevations for site.	X	
☐	19. Sign Inventory Plan and Details, sheets numbered consecutively, folded, collated, with a common preparation and/or revision date(s).		X
☐	20. "Will Serve" letters for all Applicable Utilities	X	
☐	21. List of all necessary Outside Agency Approvals indicating status of approvals, including copies of each approval (NJDOT, NJDEP, etc.).	X	
☐	22. Photographs of property views from street and all other off-site area(s) visible to proposed improvement(s), aerial photos of site.	X	
☐	23. Complete application, filed as one submission, with quantities and digital copies as noted in the Instructions, #4.	X	

II. HEALTH

Township Use Only		Provided per Checklist	**Waiver Requested
☐	24. Compliance with any and all conditions of Preliminary Site Plan approval and the Preliminary Site Plan Checklist.		X
☐	25. Final septic system design criteria and grading shown on "Sewage Disposal and Water Supply Plan".		X
☐	26. Copies of any NJDEPE permits for sewage disposal systems and water supplies not in conformance with current code and statutes.		X

III. ENGINEERING/PLANNING

Township Use Only		Provided per Checklist	**Waiver Requested
☐	27. Final Site Plan designed, drawn, signed and sealed by N.J.P.E., L.S. or A.I.A. as appropriate, based on Preliminary Site Plan & Checklist.	X	
☐	28. Compliance with any and all conditions of Preliminary Site Plan Approval and the Preliminary Site Plan Checklist. All documents submitted for Preliminary Site Plan Approval shall be appropriately revised, re-titled, dated, and submitted for Final Major Site Plan Approval. All documents submitted shall bear the same date.		X
☐	29. An estimate of all construction quantities for all on-site and off-tract improvements. This estimate shall include all construction quantities for all site improvements shown on the approved Preliminary Site Plan and shall be signed, sealed and dated by a New Jersey Professional Engineer.		X
☐	30. List of any anticipated developer contributions, fees, Fair-Share payments, etc.		X
☐	31. Metes and bounds descriptions for all right-of-way dedications, sight triangle easements; drainage; detention; or conservation easement; and common driveway easements.		X
☐	32. Detailed project phasing plan including proposed construction sequences, routes to and from site, construction methods, hours of operations, construction traffic control plans, temporary construction office locations and any other construction-related plans.		X
☐	33. A developer's agreement approved and executed by the Robbinsville Township Committee when improvements to public property or improvements shall be dedicated to the public or a Homeowners Association.		X
☐	34. Compliance with all Design Standards of the Land Use and Development Ordinance, or a waiver/variance requested on Waiver/Variance Request Form.	X	

IV. ARCHITECTURE & LANDSCAPING

Township Use Only		Provided per Checklist	**Waiver Requested
☐	35. Architectural Floor Plans and Elevations shall include title block, including Title, author of the drawing, drawing number and property reference. Sheets shall be scaled, numbered consecutively, folded, collated, bound, signed and sealed by a NJ licensed Architect with a common date of issue and revision date(s) with the Final Site Plan and based on the Preliminary Site Plan and Checklist.	X	
☐	36. Rendered Elevations shall show elevations of each façade and include any building mounted or façade signage and lighting.	X	
☐	37. Sign Inventory Plan shall detail inventory and sign locations for all signage proposed on site and/or building mounted signage. Plans shall include proposed graphics, dimensions, colors, lighting and general construction and mounting details. Ground or free-standing signs must include dimensions, height and setbacks.		X
☐	38. Plantings, buffer areas, re-forestation areas shown to meet the Township Code (contributions may apply to waivers granted).	X	

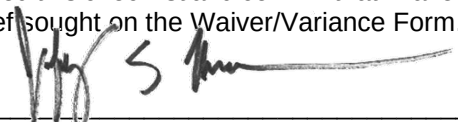
V. PRIOR TO PUBLIC HEARING

	Acknowledged by Preparer (initial)
☐ 39. If required, notice of publication and the notice of service on the affected owners must be accomplished at least ten (10) days prior to the hearing date scheduled by the Administrative Officer in accordance with M.L.U.L and Twp. Ordinance. Proof of Service Package must be filed with the Administrative Officer before the application will be considered complete and the hearing can proceed.	JH
☐ 40. Witness/Exhibit List shall be provided five (5) days prior to hearing: Exhibit A-1: Complete Application Package (current version of all submission items). Exhibit A-2: Board's Professional's Review Memos. Exhibit A-3: Affidavit of Proof of Service Package. Exhibit A-4: (continue with any additional exhibits to be introduced, if any).	JH
☐ 41. Tax & Utility Assessment Certification Form, to be re-certified, if necessary.	JH
☐ 42. Escrow Account must be current prior to hearing.	JH

Person Preparing Checklist:	Jeffrey Haberman, PE, PP
Firm:	Dynamic Engineering Consultants
Address:	1904 Main Street, Lake Como, New Jersey 07719
Telephone:	732-974-0198
Email:	Jhaberman@dynamicec.com

CERTIFICATION:

I have prepared this checklist and confirm that I have provided a response to all waivers being requested and listed all variance relief sought on the Waiver/Variance Form. I certify that the checklist is complete and accurate.



 Signature/Certification of Person Preparing Checklist

December 29, 2025

 Date

TOWNSHIP USE ONLY BELOW THIS LINE

Application No: _____ Fees Paid: _____
 Date(s) Received: _____ Escrow Paid: _____
 Referred To (Planning Board or Zoning Board): _____

ENVIRONMENTAL IMPACT ASSESSMENT

For

Sharbell Building Company, LLC

Proposed Stacked Townhomes

**NJSH Route 33 & Robbinsville-Edinburg Road
Block 8, Lot 1.18
Township of Robbinsville
Mercer County, NJ**

Prepared by:



1904 Main Street
Lake Como, NJ 07719
(732) 974-0198

A handwritten signature in black ink, appearing to read 'Jeffrey S. Haberman', is written over a horizontal line.

Jeffrey S. Haberman, PE, PP
NJ Professional Engineer License #53560

December 2025
DEC # 0043-25-00798

TABLE OF CONTENTS

	<u>Page</u>
A. Environmental Impact Assessment	1
a.) Project Data	1
b.) Environmental Features	1
[1] Topography	1
[2] Surface Water Bodies	2
[3] Energy	2
[4] Air Quality	2
[5] Noise	2
[6] Surface Water Quality	2
[7] Subsurface Water	3
[8] Aquatic Biota	3
[9] Soils	3
[10] Geology	3
[11] Vegetation	3
[12] Wildlife	4
[13] Scenic, historical, and archeological features	4
c.) Critical Impacts	4
d.) Required Approvals	5

APPENDIX

- Location Map
- USGS Map
- NRCS Soil Survey
- NJDEP Geoweb Geology Map
- NJDEP Geoweb State Planning Area Map
- NJDEP Geoweb Wetlands Map
- NJDEP Geoweb Streams & Water Bodies Map
- NJDEP Air Quality Monitoring Report
- Tax Map
- Zoning Map
- Qualifications of Jeffrey S. Haberman, PE, PP
- Traffic Impact and Parking Assessment, prepared by Dynamic Traffic, LLC (under separate cover)

A. ENVIRONMENTAL IMPACT ASSESSMENT

This Environmental Impact Assessment was prepared in accordance with the requirements of the Township of Robbinsville Land Use Ordinance, in support of the Preliminary and Final Major Site Plan and Subdivision application for the Proposed Stacked Townhomes located at NJSH Route 33 and Robbinsville-Edinburg Road, Block 8, Lot 1.18 in the Township of Robbinsville, Mercer County, New Jersey. The scope of the project includes Stacked Townhomes (8 Units) consisting of a 6,815 SF footprint. Additionally, there is a proposed subdivision line to separate the existing Rite Aid building and proposed Stacked Townhomes. The proposed project will also include associated site improvements including driveways, landscaping, lighting, stormwater management facilities, and utilities. Retail improvements to the existing Rite Aid have been submitted under a separate administrative application.

The purpose of this statement is to summarize, highlight, or otherwise qualify, the extent of the effects the proposed development will have on the ecological systems and the environment of the subject property and the lands of the Township of Robbinsville.

The “Preliminary and Final Major Site Plan and Minor Subdivision,” associated Traffic Impact Analysis, and supplemental documents have been submitted as part of the Land Use Board application to the Township.

a) Project Data:

Block 8, Lot 1.18 encompasses approximately 2.53 acres and is located along NJSH Route 33 and Robbinsville-Edinburg Road. The site is presently developed as a 14,875 SF Rite Aid building and parking lot.

The site is located in the TC-3 Zone within the underlying TC (Town Center) District. As noted above, the Applicant is proposing retail improvements to the existing Rite Aid consisting of a 9,141 SF Italian market and 7,679 SF office space. Additionally, the project includes constructing Stacked Townhomes (8 Units) consisting of a 6,815 SF footprint to the east of the site, replacing the current parking lot. The proposed project also proposes lighting, landscaping, driveways, utilities, stormwater management, and associated site improvements.

b) Environmental Features

1) Topography

The existing topography of the site consists of a high elevation in the front (southern) and low elevation in the rear (northeastern) portions of the site. Due to these conditions, stormwater runoff sheet flows across the paved areas in the northeast direction toward rear existing B-Inlets and is tributary to the stormwater conveyance system within the Alley. The proposed topography of the site will be

designed to follow the existing drainage patterns to maximum extent feasible. Due to the consistent finish floor elevation across the Stacked Townhomes, the project proposes retaining walls to meet existing grade.

2) Surface Water Bodies

According to the NJDEP GeoWeb Mapping System and our initial site investigation, the subject parcel is not located within the vicinity of watercourses or water bodies.

3) Energy

The Applicant is proposing the use of energy efficient LED lighting for the Stacked Townhomes. Additionally, all proposed buildings will take part in recycling of those materials accepted for recycling in Robbinsville Township.

4) Air Quality

Existing air quality surrounding the site is typical of a New Jersey urban/suburban setting. There are existing hazardous air pollutants (HAP's) which come from cars, heavy duty trucks, buses and other highway vehicles. These vehicles produce diesel particulate matter, diesel exhaust and/or carbon monoxide. There are known health standards associated with these pollutants. The subject parcel is located along NJSH Route 33 and Robbinsville-Edinburg Road, which attracts the majority of automobile traffic in the surrounding area. Therefore, it is anticipated that the proposed development will not significantly change the amount of traffic on NJSH Route 33 and therefore, shall have a negligible impact on air quality.

5) Noise

Most noise in the immediate vicinity of the subject parcel emanates from passenger vehicles and delivery traffic along NJSH Route 33 at peak times.

In comparison to the existing development along Route 33 and pass-by vehicles, any impacts on ambient noise levels due to the proposed improvements would be negligible. Furthermore, it is not anticipated that this facility will exceed the daytime or nighttime usage allowances as stated in the Township Ordinance. Therefore, in our estimation, the noise generated by the proposed development will not adversely impact the quality of life on the site or in close proximity thereof.

6) Surface Water Quality

According to the NJDEP GeoWeb Mapping System and our initial site investigation, the proposed development is not located near any watercourses or water bodies.

The proposed improvements to the site will disturb less than one (1) acre of land, decrease the overall impervious coverage, and decrease motor vehicle surfaces. Therefore, this project does not qualify as a "major development", and the proposed project will not be required to meet the stormwater runoff quantity, quality, and

groundwater recharge standards outlined in the Township of Robbinsville Land Use Ordinance and NJAC 7:8.

7) Subsurface Water

This project does not qualify as a “major development” and therefore will not be required to meet the stormwater runoff quantity, quality, and groundwater recharge standards outlined in the Township of Robbinsville Land Use Ordinance and NJAC 7:8.

It appears that there are no wells located on or within the vicinity of the subject parcel. The site is designed to connect to the public water supply, thereby having no impact on the aquifer.

8) Aquatic Biota

According to the NJDEP GeoWeb Mapping System and our initial site investigation, the subject parcel is not located near any watercourses.

9) Soils

Based on the Mercer County Soil Survey, the soil types native to the site include:

SOIL TYPE	SOIL TYPE NAME	HYDROLOGIC SOIL GROUP
SacB	Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	B
SacC	Sassafras sandy loam, 5 to 10 percent slopes, Northern Coastal Plain	B
SagC3	Sassafras sandy clay loam, 5 to 10 percent slopes, severely eroded	B

10) Geology

According to the NJDEP GeoWeb Mapping System, the site is underlain by the Merchantville Formation. These lands can be characterized as “typical” of central New Jersey geology with minor surface undulations. This formation consists of glauconite sand to quart-glauconite sand, clayey and silty. The Merchantville Formation also has the potential to form acid producing soils. However, these soils will have no effect on the surrounding environment as there are no watercourses in the vicinity of the subject parcel.

11) Vegetation

The subject parcel is currently developed, featuring an existing Rite Aid and parking facilities. A majority of the proposed development is located within cleared/open space areas. The proposed development proposes a variety of trees and shrubs with the site to provide aesthetic value. The design also meets the intent of the

afforestation/reforestation requirements set forth in the Robbinsville Land Use Ordinance.

12) Wildlife

The wildlife found on-site would again be typical of New Jersey suburban areas and could include species such as squirrels, opossums, skunks, rabbits and the like, as well as numerous bird species. According to NJ GeoWeb, there is no threatened or endangered wildlife in the immediate vicinity of the subject parcel.

13) Scenic, historical and archaeological features

According to the NJDEP GeoWeb Mapping System, no scenic, historical, or archaeological features are present on the site. The proposed development will have no impact on historic properties within Robbinsville.

c) Critical Impacts

It appears the proposed development will have negligible impacts on the site and its surrounding areas. There are no estuaries, streams or stream corridors, critical slopes, or archaeologically sensitive areas, and aquifer recharge areas on or within the vicinity of the subject parcel.

The proposed development will have no impact on historic properties within Robbinsville.

The subject parcel is located within the Merchantville Formation which has the potential to form acid producing soils. However, these soils will have no effect on the surrounding environment as there are no watercourses in the vicinity of the subject parcel. Furthermore, construction is anticipated to occur relatively close to the surface and keep proposed grade elevations as close to existing as feasibly possible. A formal grading and stormwater design has been filed with the preliminary and final site plan application.

The site's access will remain as it is in existing conditions. There is an existing right in/right out driveway connecting to NJSH Route 33 (south of the site) and a full movement in/right out driveway connecting to Robbinsville-Edinburg Road (west of the site). Given the low traffic volumes typically associated with residential townhomes, the development is not projected to cause any measurable increase in local traffic. See Traffic Impact and Parking Assessment, prepared by Dynamic Traffic, LLC (under separate cover).

The following steps will be taken to avoid/minimize adverse environmental impacts during construction and operation:

- Effective implementation of soil erosion and sediment control measures, including tree preservation, haybales, silt fencing, and inlet filters, as well as utilization of stormwater best management practices should successfully minimize the site development's impact on existing natural resources.

- Strict adherence to the limits of disturbance parameters and stabilizing the construction entrance within the site's parking lot to reduce the amount of soil being brought off-site.
- Every reasonable effort will be made to protect the existing natural environment with the ultimate goal of providing for minimal disruption throughout the course of construction and after completion.

In light of the geographic location and the intended proposed use of the site, it is the opinion of this firm that the proposed development will have negligible impacts to the existing natural resources of the subject properties and the Township of Robbinsville. The proposed development will serve as a suitable addition to the existing development along NJSH Route 33, as well as the local community. The subject parcel shall be successfully incorporated into the indigenous environment without detriment to public or private natural resources.

d) Required Approvals

The following represents a list of anticipated approvals required:

- **Robbinsville Township** – Preliminary and Final Major Site Plan Approval & Minor Subdivision Approval
- **Mercer County Planning Board** – Site Plan Approval
- **Mercer County SCD** – Soil Erosion & Sediment Control Certification
- **Aqua New Jersey, Inc.** – Water Service Connection
- **Robbinsville Township** – Sewer Service Connection

Miscellaneous utility companies, Robbinsville Township, and Fire Commission concerns will be addressed as required.

APPENDIX

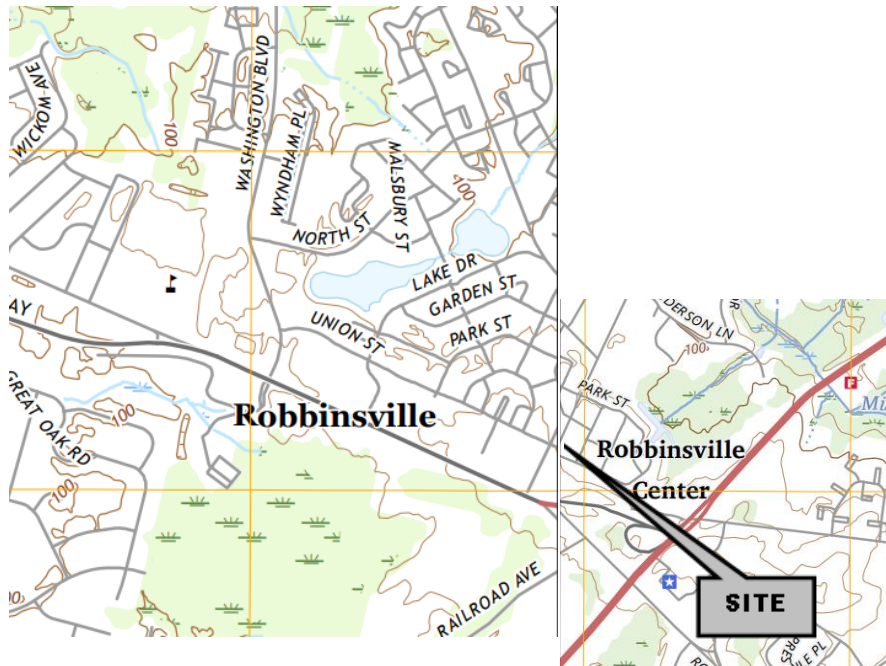
LOCATION MAP

Location Map



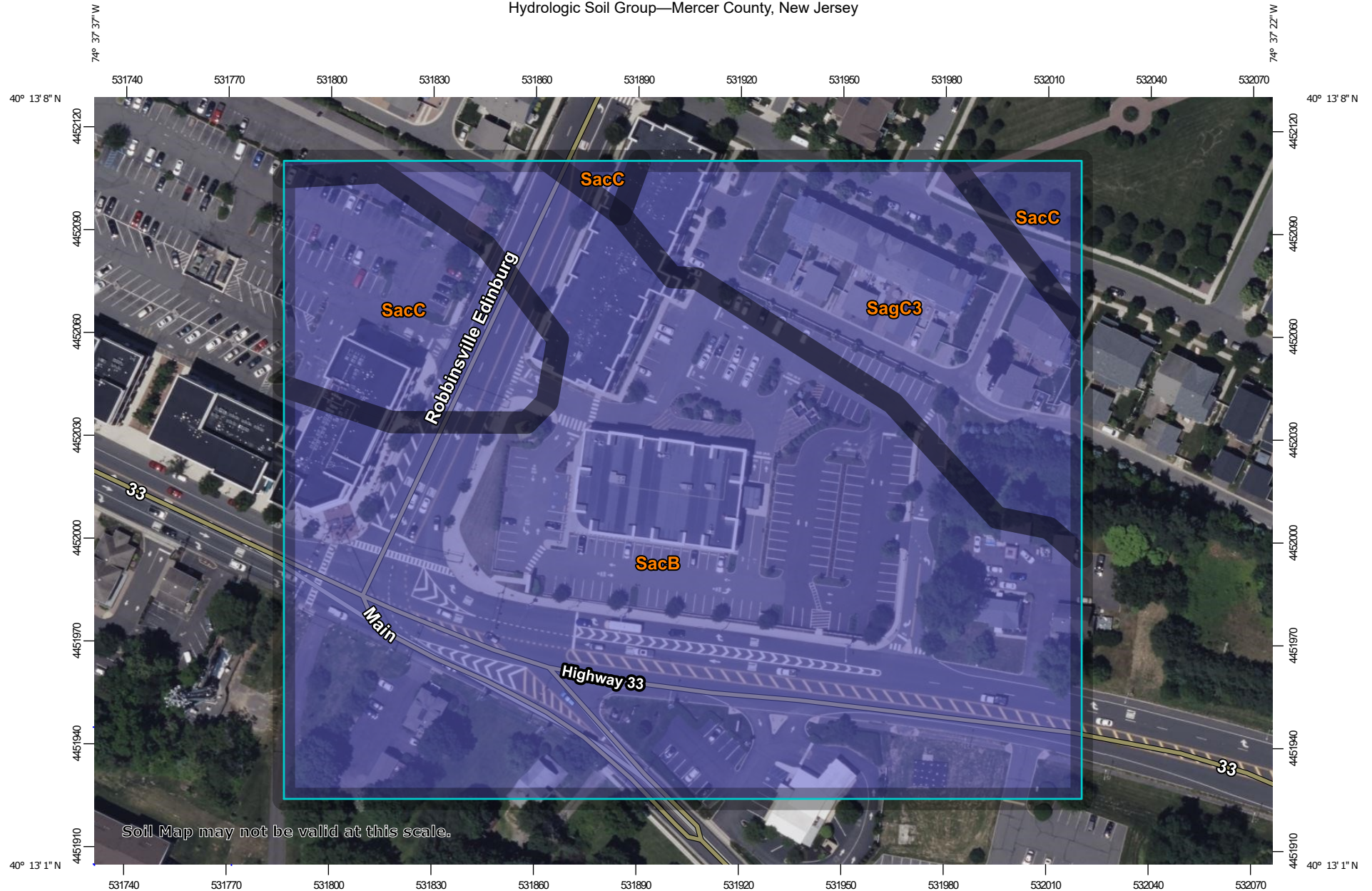
USGS MAP

USGS Map Allentown Quadrangle



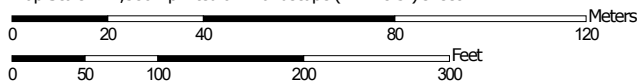
NRCS SOIL SURVEY

Hydrologic Soil Group—Mercer County, New Jersey



Soil Map may not be valid at this scale.

Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/25/2025
Page 1 of 4

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mercer County, New Jersey
Survey Area Data: Version 20, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 4, 2022—Jul 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
SacB	Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	B	7.4	68.6%
SacC	Sassafras sandy loam, 5 to 10 percent slopes, Northern Coastal Plain	B	1.4	13.1%
SagC3	Sassafras sandy clay loam, 5 to 10 percent slopes, severely eroded	B	2.0	18.4%
Totals for Area of Interest			10.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

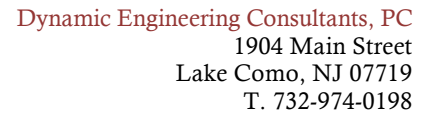
Tie-break Rule: Higher

NJDEP GEOWEB GEOLOGY MAP

Bedrock Geology Map



NJDEP GEOWEB STATE PLANNING AREA MAP



The screenshot displays a web-based map interface. The map background is a light purple/pink color, overlaid with a grid of yellow lines representing property boundaries. Numerous zoning codes are scattered across the map, such as "B: 3.41 L: 1", "B: 8 L: 1.18", and "B: 2 L: 1". A specific area is highlighted with a thick yellow border and labeled "SITE" in a black box. A pop-up window titled "(2 of 4)" is open, showing details for "splan2_polygon". The window contains the following information:

splan2_polygon	
Planning Area	2
Detail	SUBURBAN
Detail 2	SUBURBAN
ALTPA	2
Acres	29,750.40

At the bottom of the pop-up window, there is a "Zoom to" button and three small square icons.

Lake Como, NJ • Chester, NJ • Toms River, NJ • Newark, NJ • Newtown, PA • Philadelphia, PA
Bethlehem, PA • Allen, TX • Houston, TX • Austin, TX • Delray Beach, FL • Annapolis, MD

NJDEP GEOWEB WETLANDS MAP

NJDEP GEOWEB Wetlands Map



NJDEP GEOWEB STREAMS & WATER BODIES MAP

NJDEP GEOWEB Streams and Water Bodies Map

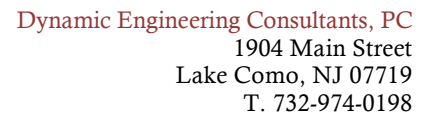


**NJDEP GEOWEB
AIR QUALITY MONITORING REPORT**

NJDEP Air Quality Monitoring Report



TAX MAP

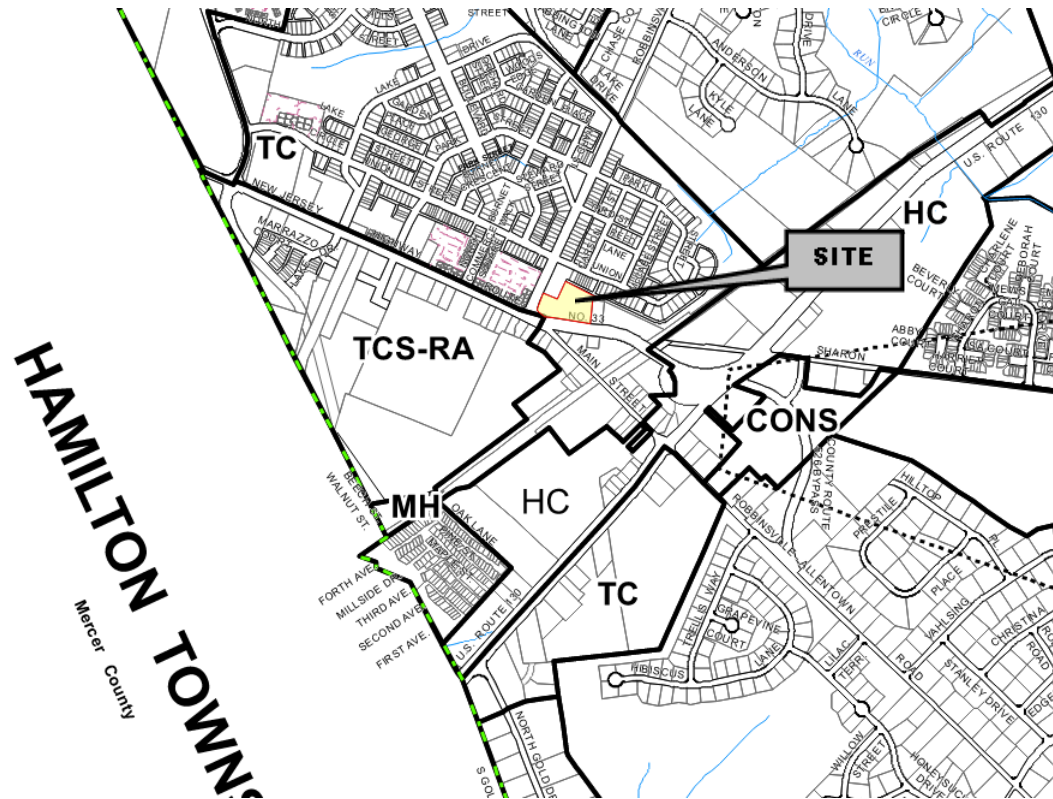


REVISIONS

NO.	DATE	BY	REVISION
1	10-1-2019	ME	1.01
2	10-1-2019	ME	1.02
3	10-1-2019	ME	1.03
4	10-1-2019	ME	1.04
5	10-1-2019	ME	1.05
6	10-1-2019	ME	1.06
7	10-1-2019	ME	1.07
8	10-1-2019	ME	1.08
9	10-1-2019	ME	1.09
10	10-1-2019	ME	1.10
11	10-1-2019	ME	1.11
12	10-1-2019	ME	1.12
13	10-1-2019	ME	1.13
14	10-1-2019	ME	1.14
15	10-1-2019	ME	1.15
16	10-1-2019	ME	1.16
17	10-1-2019	ME	1.17
18	10-1-2019	ME	1.18
19	10-1-2019	ME	1.19
20	10-1-2019	ME	1.20
21	10-1-2019	ME	1.21
22	10-1-2019	ME	1.22
23	10-1-2019	ME	1.23
24	10-1-2019	ME	1.24
25	10-1-2019	ME	1.25
26	10-1-2019	ME	1.26
27	10-1-2019	ME	1.27
28	10-1-2019	ME	1.28
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30	10-1-2019	ME	1.30
31	10-1-2019	ME	1.31
32	10-1-2019	ME	1.32
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82	10-1-2019	ME	1.82
83	10-1-2019	ME	

ZONING MAP

Zoning Map TC-3 (Town Center)



QUALIFICATIONS OF JEFFREY S. HABERMAN, PE, PP

Jeffrey S. Haberman, P.E., P.P. Principal



Jeffrey Haberman is a Principal with Dynamic Engineering Consultants, PC. Mr. Haberman joined the firm as a Junior Design Engineer and has successfully developed himself into a Principal at the firm. He is a licensed Professional Engineer with practical experience in the design and management of commercial, residential, institutional, and

industrial land development projects throughout the Northeast.

Included within his areas of expertise is a wide variety of disciplines including site feasibility analysis, project management, land subdivision and development, grading and storm water management, lighting/photometric studies and design, water/sewer and general utility designs, roadway design and construction, among others.

Mr. Haberman is dedicated to ensuring that clients are satisfied with the management of their projects by maintaining open communication on project milestones, providing timely responsiveness, and by tailoring each project to his clients' needs and goals. Mr. Haberman believes that it is important to inform clients about the land development regulatory process so that they can make knowledgeable decisions at each stage of their projects.

During his career, Mr. Haberman has provided consulting services for numerous corporate and developer-driven clients including Wawa, Sharbell Development Corp., Dunkin' Brands, Hilco Redevelopment Partners, CVS Pharmacy, Dollar General, Seagis, Aurolife Pharma, 7-Eleven, The Malvern School, Kimco Realty, and many more.

Licenses:

- New Jersey Professional Engineering License
- New Jersey Professional Planner License

Education:

- Rutgers University, Bachelor of Science in Civil Engineering, 2012

Agency Experience:

- NJDEP Flood Hazard Areas
- NJDEP Freshwater Wetlands
- NJDEP Waterfront Development
- NJDEP Treatment Works Approval
- NJDEP Coastal Area Facilities Review (CAFRA)
- Residential Site Improvement Standards (RSIS)
- New Jersey Meadowlands Commission
- NJDOT Department of Transportation
- New Jersey Pinelands Commission
- New Jersey Soil Conservation Districts
- New Jersey County Planning Boards
- Delaware & Raritan Canal Commission
- County and Local Health Departments
- County and Local Environmental Commission
- United States Army Corps of Engineers

Expert Testimony:

Mr. Haberman has been accepted as an expert in the field of engineering before numerous Municipal Planning and Zoning Boards in the State of New Jersey.

Employment History:

- 2021 – Present – Dynamic Engineering – Principal
- 2018 – 2020 – Dynamic Engineering – Project Manager
- 2015 – 2018 – Dynamic Engineering – Senior Design Engineer
- 2013 – 2015 – Dynamic Engineering – Design Engineer
- 2012 – 2013 – Dynamic Engineering – Junior Design Engineer

Professional Affiliations:

- American Society of Civil Engineers (ASCE)
- National Society of Professional Engineers (NSPE)
- NAIOP – Commercial Real Estate Development Association

Drainage Statement

For

Sharbell Building Company, LLC

Proposed Stacked Townhomes

**NJSH Route 33 & Robbinsville-Edinburg Road
Block 8, Lot 1.18
Township of Robbinsville
Mercer County, NJ**

Prepared by:



**1904 Main Street
Lake Como, NJ 07719
(732) 974-0198**

A handwritten signature in black ink, appearing to read 'Jeffrey S. Haberman', with a long horizontal flourish extending to the right.

Jeffrey S. Haberman, PE, PP
NJ Professional Engineer License #53560

**December 2025
DEC# 0043-25-00798**

TABLE OF CONTENTS

A.	SITE DESCRIPTION	1
B.	DESIGN OVERVIEW	1
C.	EXISTING DRAINAGE CONDITIONS	1
D.	PROPOSED DRAINAGE CONDITIONS	1
E.	CONCLUSION	2

APPENDIX

- Proposed Inlet Area Map
- Stormwater Collection System Calculations (Pipe Sizing)

A. SITE DESCRIPTION

The subject site is located with frontage on NJSH Route 33 and Robbinsville-Edinburg Road, in the Township of Robbinsville, Mercer County, New Jersey. The site is identified as Block 8, Lot 1.18 on the Township of Robbinsville Tax Map Sheet #1.18. The subject site is currently developed, consisting of the Rite Aid building and a parking lot. There are proposed tenant improvements for the Rite Aid building that have been submitted under a separate application.

The total lot area contains 2.53 acres consisting of the 14,875 SF Rite Aid building and a parking lot. The existing conditions include the following: impervious ground coverage that encompasses 83.9% of the total lot area, comprising of building, drive aisles, and parking area. The scope of the project includes Stacked Townhomes (8 Units) consisting of a 6,815 SF footprint. Additionally, there is a proposed subdivision line to separate the existing Rite Aid building and proposed Stacked Townhomes. The proposed project will also include associated site improvements including driveways, landscaping, lighting, stormwater management facilities, and utilities.

The existing conditions of the tract have been verified by the Boundary & Topographic Survey, prepared by Dynamic Survey, LLC dated 07/17/2025.

B. DESIGN OVERVIEW

This Drainage Statement analyzes the stormwater drainage conditions resulting from the development of the Stacked Townhomes.

The proposed improvements to the site will disturb less than one (1) acre of land, decrease the overall impervious coverage, and decrease motor vehicle surfaces. Therefore, this project does not qualify as a “major development”, and the proposed project will not be required to meet the stormwater runoff quantity, quality, and groundwater recharge standards outlined in the Township of Robbinsville Land Use Ordinance and NJAC 7:8.

C. EXISTING DRAINAGE CONDITIONS

The existing topography of the site consists of a high elevation in the front (southern) and low elevation in the rear (northeastern) portions of the site. Due to these conditions, stormwater runoff sheet flows across the paved areas in the northeast direction toward existing B-Inlets and is tributary to the stormwater conveyance system within the rear Alley.

D. PROPOSED DRAINAGE CONDITIONS

The proposed topography of the site follows the existing conditions with a high elevation in the front (southern) and low elevation in the rear (northeastern) portions of the site. Due to the consistent finish floor elevation across the Stacked Townhomes, the design proposes retaining walls to meet existing grade. The proposed stormwater conveyance system consists of the

construction of B-Inlets, Yard Inlets, Nyloplast drains, and associated pipe network that connect to the existing stormwater conveyance system.

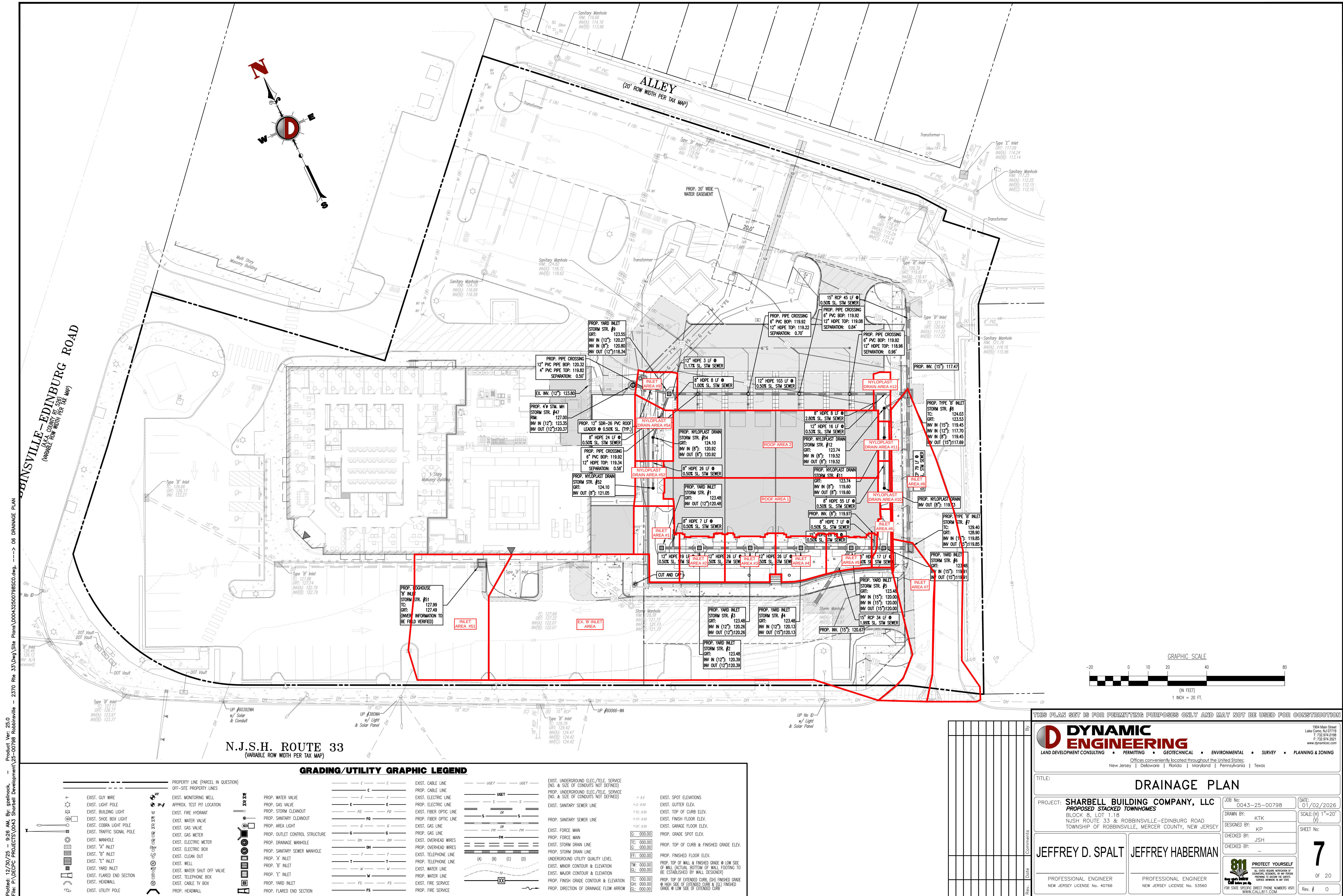
This project does not qualify as a “major development” and therefore will not be required to meet the stormwater runoff quantity, quality, and groundwater recharge standards outlined in the Township of Robbinsville Land Use Ordinance and NJAC 7:8.

E. CONCLUSION

The proposed improvements will reduce impervious surface area and enhance existing drainage patterns. The installation of various inlets will efficiently capture stormwater runoff and improve stormwater conveyance on-site. Additionally, this development has been designed to ensure minimal impact on existing drainage patterns, adjacent roadways, or neighboring parcels.

APPENDIX

PROPOSED INLET AREA MAP



STORMWATER COLLECTION SYSTEM CALCULATIONS (PIPE SIZING)



Stormwater Collection System Calculations

Project: Prop. Stacked Townhomes
 Job #: 0043 25-00798
 Location: Township of Robbinsville
 Design Storm: 25 YR

Computed By: PJR
 Checked By: KP
 Date: 1/5/2026
 Revised:

NOTES:
 1) Design method used is Rational Method
 2) Refer to Weighted Runoff Coefficient table for calculation of incremental areas and C value

PIPE SECTION		SUBCATCHMENT AREA	INCREMENTAL		CUMULATIVE	TIME OF CONCENTRATION			I	PEAK RUNOFF		PIPING INPUT			PIPING DATA			
FROM	TO	Area (Acres)	"C"	A x C Ac	A x C (acres)	Tc to Inlet (min)	Tc in Pipe (min.)	Final Tc (min)	(In/Hr)	Q to Inlet (CFS)	Q cum. for Pipe (CFS)	Dia. (In)	Length (Ft)	Man. "n"	Slope (ft/ft)	Pipe Capacity (cfs)	Full Pipe Velocity (fps)	Actual Pipe Velocity (fps)
INLET 51	EX 'B' INLET	0.06	0.91	0.05	0.05	10.00	0.20	10.00	6.80	0.34	0.34	15	45.0	0.013	0.0050	4.57	3.73	1.19
EX 'B' INLET	YARD INLET 5	0.28	0.87	0.24	0.29	10.00	0.37	10.20	6.80	1.63	1.97	15	166.0	0.013	0.0200	9.13	7.44	4.86
YARD INLET 1	YARD INLET 2	0.02	0.48	0.01	0.01	10.00	0.09	10.00	6.80	0.07	0.07	12	19.0	0.012	0.0050	2.73	3.48	0.64
YARD INLET 2	YARD INLET 3	0.01	0.60	0.01	0.02	10.00	0.12	10.09	6.80	0.07	0.14	12	26.0	0.012	0.0050	2.73	3.48	0.90
YARD INLET 3	YARD INLET 4	0.02	0.67	0.01	0.03	10.00	0.12	10.21	6.80	0.07	0.20	12	26.0	0.012	0.0050	2.73	3.48	1.11
YARD INLET 4	YARD INLET 5	0.01	0.64	0.01	0.04	10.00	0.12	10.33	6.80	0.07	0.27	12	26.0	0.012	0.0050	2.73	3.48	1.40
YARD INLET 5	YARD INLET 6	0.01	0.69	0.01	0.34	10.00	0.07	10.57	6.68	0.07	2.27	15	17.0	0.012	0.0050	4.95	4.04	3.90
ROOF 1	YARD INLET 6	0.07	0.95	0.07	0.07	10.00	0.04	10.00	6.80	0.48	0.48	8	7.0	0.012	0.0050	0.93	2.67	2.70
YARD INLET 6	INLET 7	0.01	0.47	0.00	0.41	10.00	0.05	10.64	6.68	0.00	2.74	15	13.0	0.012	0.0050	4.95	4.04	4.20
INLET 7	INLET 8	0.03	0.94	0.03	0.44	10.00	0.35	10.69	6.68	0.20	2.94	15	79.0	0.013	0.0050	4.57	3.73	4.08
YARD INLET 9	INLET 8	0.01	0.44	0.00	0.01	10.00	0.53	10.31	6.80	0.00	0.07	12	103.0	0.013	0.0050	2.52	3.21	0.59
ROOF 2	INLET 8	0.08	0.95	0.08	0.08	10.00	0.05	10.00	6.80	0.54	0.54	8	8.0	0.012	0.0050	0.93	2.67	2.82
INLET 8	EX NETWORK	0.07	0.87	0.06	0.59	10.00	0.20	11.04	6.56	0.39	3.87	15	45.0	0.013	0.0050	4.57	3.73	4.30

REPORT OF GEOTECHNICAL INVESTIGATION

PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT

2370 Route 33

Block 8, Lot 1.18

Township of Robbinsville, Mercer County, New Jersey

Prepared for:

**SHARBELL BUILDING COMPANY, LLC
c/o SHARBELL DEVELOPMENT CORP.**

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Project #0043-25-02403
September 5, 2025

REPORT OF INVESTIGATION
Proposed Residential & Commercial Development
2370 Route 33,
Block 8, Lot 1.18
Township of Robbinsville, Mercer County, New Jersey

TABLE OF CONTENTS

1.0	SUMMARY OF FINDINGS	1
2.0	INTRODUCTION	3
2.1	Authorization.....	3
2.2	Purpose.....	3
2.3	Scope	3
2.3.1	Field Exploration	3
2.3.2	Laboratory Testing Program.....	4
3.0	SITE DESCRIPTION	5
3.1	Location and Description.....	5
3.2	Existing Conditions	5
3.3	Proposed Construction.....	6
4.0	SUBSURFACE CONDITIONS	7
4.1	Site Geology.....	7
4.2	Subsurface Soil Profile	7
4.3	Groundwater.....	8
5.0	CONCLUSIONS AND RECOMMENDATIONS	9
5.1	General.....	9
5.2	Site Preparation and Earthwork.....	9
5.3	Structural Fill and Backfill	11
5.4	Groundwater Control	12
5.5	Foundation Recommendations	12
5.6	Floor Slab	14
5.7	Pavement Design Criteria	14
5.8	Retaining Walls and Lateral Earth Pressures.....	16
5.9	Seismic and Liquefaction Considerations.....	18
5.10	Temporary Excavations	18
5.11	Supplemental Post-Investigation Services.....	18

REPORT OF GEOTECHNICAL INVESTIGATION

Proposed Residential & Commercial Development

2370 Route 33

Block 8, Lot 1.18

Township of Robbinsville, Mercer County, New Jersey

TABLE OF CONTENTS

(continued)

6.0	GENERAL COMMENTS	18
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APPENDICES

Boring Location Plan
Records of Subsurface Exploration
Laboratory Results
Geotechnical Terms and Symbols
USCS Standard Classification System

1.0 SUMMARY OF FINDINGS

Dynamic Earth, LLC (Dynamic Earth) has completed an exploration and evaluation for the proposed site development to be located at 2370 Route 33 in the Township of Robbinsville, Mercer County, New Jersey. The project site is further identified as Block 8, Lot 1.18, and is shown on the attached *Boring Location Plan* included in the appendix of this report.

At the time of Dynamic Earth's investigation, the western portion of the site was developed with a single-story pharmacy building with associated pavements, utilities, and landscaped areas. The northern, southern, and eastern portions of the site consisted of existing asphalt paved parking lot areas. Based on a July 29, 2025 *Site Plan* and *Grading Plan* prepared by Dynamic Engineering Consultants, P.C. (Dynamic), the proposed site improvements will include the construction of a stacked townhome building housing eight units with associated pavements and utilities. The proposed building will occupy a footprint area of approximately 6,815 square feet and will have a finished floor elevation of 124.48 feet. Additional site improvements will include interior renovations and conversion of the existing structure into a commercial building; however, the commercial development was not included within the scope of this geotechnical investigation. Two earth retaining walls are proposed within the western, eastern, and southern portions of the site. Based on the grading plan, typical earth cuts on the order of one to four feet are anticipated to achieve design subgrade elevations.

The subsurface exploration included reconnaissance of the project site, drilling soil borings, performing laboratory testing, and evaluating the geotechnical conditions relevant to the proposed construction details provided. A summary of Dynamic Earth's findings and recommendations is presented below:

- **Generalized Subsurface Conditions:** The soil borings were performed within existing pavement areas and encountered approximately six inches of asphaltic concrete pavement with no apparent subbase at the surface. Beneath the surficial cover, existing fill materials were encountered that generally consisted of sand with variable amounts of gravel, silt, and debris (wood parts). The existing fill material extended to depths ranging between approximately two feet and four feet below the ground surface (elevations ranging between 120.3 feet and 124.8 feet). Beneath the existing fill material, natural coastal plain deposits were encountered that generally consisted of sand (USCS: SP, SP-SM, SM) with variable amounts of gravel and silt. Portions of the natural coastal plain deposits were encountered at variable depths throughout the soil profile. The natural coastal plain deposits were encountered to termination depths ranging between approximately ten feet and 30.0 feet below the ground surface (elevations ranging between 114.3 feet and 96.8 feet). Groundwater was encountered at depths of approximately 18 feet below the ground surface (elevations ranging between 108.8 and 108.0 feet). Groundwater levels are expected to fluctuate seasonally and following significant periods of precipitation.

- **Overexcavation of Existing Fill Material and Loose Natural Deposits:** Existing fill material and loose natural coastal plain deposits were encountered that are not suitable for direct foundation support without the risk of excessive settlement. As such, these materials will need to be overexcavated and replaced with structural fill material and/or re-compacted below the proposed foundation influence zones. Suitable portions of these materials may remain below the proposed floor slabs and pavements, provided that they are properly prepared and evaluated during construction, as detailed herein.
- **Foundations:** Following overexcavation and replacement of existing fill material and overexcavation or re-compaction of relatively loose natural deposits (where encountered), the proposed building may be supported on conventional shallow foundations bearing within newly placed structural fill material and/or approved portions of the natural on-site soils. Foundations bearing within approved natural soils may be designed to exert a maximum allowable net bearing pressure of 3,000 pounds per square foot (psf). Foundations designed to bear within imported compacted structural fill material (such as dense-graded aggregate) may be designed to exert a maximum allowable net bearing pressure of 4,000 psf.
- **Floor Slabs and Pavement:** The majority of the on-site soils are preliminarily expected to be suitable for support of proposed floor slabs and pavements, provided these materials are properly evaluated and inspected during construction as detailed herein. **Due to the existing fill material and relatively loose natural soils encountered partial overexcavation and replacement, re-compaction, and/or subgrade stabilization should be expected below proposed floor slabs and pavements.**
- **Use of Site Soils as Structural Fill:** Granular portions of the on-site soils are preliminarily expected to be suitable for reuse as structural fill material provided moisture contents are within tolerable limits for compaction and objectionable debris is segregated. Portions of the on-site soils are considered moisture sensitive, as such, moisture conditioning during a period of favorable weather should be anticipated and/or portions of the on-site soils may become impractical to reuse if exposed to moisture. Reuse of on-site soils will be contingent on supplemental evaluation during construction.
- **Groundwater Control:** Groundwater levels are expected to be deeper than proposed excavations and the need for extensive dewatering or permanent groundwater control is not anticipated for this project. However, the contractor should anticipate temporary groundwater control to mitigate trapped/infiltrating water, particularly following periods of precipitation.
- **Construction Monitoring and Testing:** Construction phase evaluation by means of proofroll testing, soil probes, and dynamic cone penetrometer (DCP) testing will be critical during the construction phase to confirm adequate design bearing capacity for the proposed structure and identify unsuitable soils that need to be removed and replaced.

Detailed design criteria and construction recommendations for proposed foundations, floor slabs, pavements and related earthwork are discussed in the following report. Dynamic Earth should remain involved to provide consultation and review during final design.

2.0 INTRODUCTION

2.1 Authorization

Dynamic Earth was authorized to conduct a geotechnical investigation in accordance with our May 22, 2025 proposal to Mr. Mark Cannuli of Sharbell Building Company, LLC.

2.2 Purpose

The purpose of this subsurface exploration and analysis was to:

- ascertain the various soil profile components at test locations;
- estimate the engineering characteristics of the proposed foundation bearing and subgrade materials;
- provide geotechnical criteria for use by the design engineers in preparing the foundations, floor slab, and pavement designs;
- provide recommendations for required earthwork and subgrade preparation;
- record groundwater levels at the time of the investigation and discuss the potential impact on the proposed construction;
- evaluate the potential seasonal high groundwater within soil profile pit excavations and perform laboratory permeability testing; and
- recommend additional investigation, if warranted.

2.3 Scope

The scope of the exploration and analysis included site geologic research and evaluation, subsurface exploration, field testing and sampling, laboratory testing, utility location, and geotechnical engineering analysis and evaluation of the subsurface materials. This *Report of Geotechnical Investigation* is limited to addressing the site conditions as they relate to the physical support of the proposed construction.

2.3.1 Field Exploration

The field exploration was conducted by means of five soil borings (identified as B-1 through B-5). The borings were drilled using hollow stem augers techniques with a truck-mounted drill rig and the locations were backfilled with excavated soils at the completion of testing. Test locations performed within existing asphalt areas were restored with cold-patch at the surface. Prior to performing the test locations, ground penetrating radar (GPR) was utilized in an attempt to avoid

potential subsurface utilities and/or anomalies. Test locations are summarized in the following table and are shown on the accompanying *Boring Location Plan*.

TEST LOCATION SUMMARY TABLE		
Number	Proposed Location	Final Depth (feet)
B-1	Proposed Building – Eastern portion	25.0
B-2	Proposed Building – Central portion	30.0
B-3	Proposed Building – Western portion	25.0
B-4	Pavement – Western portion	10.0
B-5	Pavement– Eastern portion	10.0

The soil borings were completed in the presence of a Dynamic Earth engineer who recorded visual classifications of the various soil samples collected. The test locations were located in the field using conventional taping procedures with estimated right angles and are presumed to be accurate within several feet of the location plotted on the plans.

Soil borings and standard penetration tests (SPTs) were conducted in general accordance with ASTM D6151 (*Standard Practice for Using Hollow-Stem Augers for Geotechnical Exploration and Soil Sampling*) and ASTM D1586 (*Standard Test Method for Standard Penetration Test and Split Barrel Sampling of Soils*). The SPT resistance value (N) for various soil types can be correlated to engineering behavior of soils to develop foundation and earthwork recommendations.

Groundwater level observations were recorded during and at the completion of field operations prior to backfilling the borings. Seasonal variations, temperature, anthropogenic, seasonality, soil permeability, and precipitation will influence the actual and observed groundwater levels. Groundwater elevations derived from sources other than seasonally observed groundwater monitoring wells may not be representative of true groundwater levels.

2.3.2 Laboratory Testing Program

Physical/Textural Analysis: Each sample was visually classified in general accordance with ASTM D-2488 (visual-manual procedure). In addition, representative samples of selected strata encountered were subjected to a laboratory testing program which included moisture content determinations (ASTM D-2216), particle size distribution (ASTM D-6913), Atterberg Limits (ASTM D-4318), and washed gradation analyses (ASTM D-1140) in order to perform supplementary engineering soil classifications in general accordance with ASTM D-2487. The soil strata tested were classified by the Unified Soil Classification System (USCS) and results of the laboratory testing are summarized in the following table:

SUMMARY OF LABORATORY TEST RESULTS							
Boring	Sample No.	Depth (feet)	Natural Moisture Content (%)	Liquid Limit (%)	Plastic Index (%)	Percent Passing No. 200 (%)	USCS Classification
B-1	S-2	2-4	14.6	--	--	28.4	SM
B-2	S-3	4-6	15.9	--	--	21.5	SM
B-3	S-5	8-10	12.9	--	--	16.9	SM
B-4	S-3	4-6	12.7	--	--	18.6	SM

The engineering classifications are useful when considered in conjunction with the additional site data to estimate other properties of the soil types encountered and to predict the soil's behavior under construction and service loads.

3.0 SITE DESCRIPTION

3.1 Location and Description

The subject property is located at 2370 Route 33 in the Township of Robbinsville, Mercer County, New Jersey and is further identified as Block 8, Lot 1.18. The subject site is bound to the north by residential property with Union Street Park beyond; to the south by Route 33 with commercial property beyond; to the east by residential property with undeveloped property beyond; and to the west by Robbinsville Edinburg Road with Multi-Use property beyond. The site of the proposed construction is shown on the attached *Boring Location Plan* in the Appendix of this report.

3.2 Existing Conditions

Surface Cover/Development: At the time of Dynamic Earth's investigation, the western portion of the site was developed with an existing pharmacy building with associated asphalt paved parking and lawn/landscaped areas. The area of the proposed improvements consists of an asphalt paved parking lot to the east of the existing building.

Topography: Based on a July 17, 2025, *Boundary & Topographic Survey* prepared by Dynamic Survey, LLC, topography across the project site slopes downward toward the north from a high elevation of approximately 133 feet in the southern corner of the site to a low elevation of approximately 119 feet within the northern portion of the property. The elevations referenced in the survey and provided in this report are given in 1988 North American Vertical Datum (NAVD 88).

Site Drainage: Surface runoff generally appears to follow existing site topography toward relatively

lower lying areas and inlet structures located along the adjacent roadways. The terminus of the pipes was not determined.

3.3 Proposed Construction

The proposed site modifications will include the construction of a stacked townhome building within the eastern portion of the site with associated pavements, utilities and landscaped areas. The proposed building will occupy a footprint area of approximately 6,815 square feet and will have a finished floor elevation of 124.48 feet. Additional site improvements will include interior renovations and conversion of the existing structure to a commercial building. Two earth retaining walls are proposed within the western, eastern, and southern portions of the site. Based on the grading plan, earth cuts on the order of one to four feet are anticipated to achieve design subgrade elevations. Site development plans were provided on a July 29, 2025 *Site Plan* and *Grading Plan* prepared by Dynamic Engineering Consultants, PC (Dynamic).

Based on the grading plan, earth cuts on the order of one to four feet are anticipated to achieve design subgrade elevations. Two earth retaining walls are proposed within the western, eastern, and southern portions of the site. The retaining wall within the western and southern portions of the site will have a linear length of approximately 142 feet with a maximum exposed vertical height of 4.6 feet. The retaining wall within the eastern and southern portions of the site will have a linear length of approximately 127 feet with a maximum exposed vertical height of five feet.

Structural information was provided on a July 25, 2024 *Foundation and First Floor Plan* prepared by Minno Wasko. The proposed buildings are expected to be conventional concrete and wood-framed construction with a concrete slab-on-grade and no basement/below-grade levels. The maximum anticipated column, wall, floor slab, and pavement loads were preliminarily assumed based on our experience with similar projects and are expected to be as follows:

- column loads – 50 kips;
- wall loads – 2.0 kips per linear foot;
- floor slab loads – 125 pounds per square foot; and
- pavement loads – 60,000 (18-kip) equivalent single axle loads (ESAL).

The scope of Dynamic Earth's investigation and the professional advice contained in this report were generated based on the project details and loading noted herein. Any revisions or additions to the design details enumerated in this report should be brought to the attention of Dynamic Earth for additional evaluation as warranted.

4.0 SUBSURFACE CONDITIONS

4.1 Site Geology

The area encompassing the subject site is situated within the Merchantville Formation of New Jersey. Specifically, the site is underlain by the Upper Cretaceous, Lower Campanian Aged, Merchantville Formation. The Merchantville Formation reportedly consists of grayish-olive-green to dark-greenish-gray coarse-grained sand, weathers moderate brown or moderate yellow brown, with local interbedding of silt and clay deposits.

Surficial geology mapped for the site includes the Pennsauken Formation (Tp), which generally consist of yellow, reddish yellow, and white sand, clayey sand, pebble gravel, and minor silt, clay, and cobbles. Overburden material also include manmade fill.

4.2 Subsurface Soil Profile

Details of the subsurface materials encountered are presented on the *Records of Subsurface Exploration* presented in the Appendix of this report. The subsurface soil conditions encountered in the soil borings consisted of the following generalized strata in order of increasing depth.

Surface Cover Material: The soil borings were performed within existing pavement areas and encountered approximately six inches of asphaltic concrete pavement with no apparent subbase at the surface.

Existing Fill Material: Beneath the surficial cover, existing fill materials were encountered that generally consisted of sand with variable amounts of gravel, silt, and debris. The debris encountered included wood. The existing fill material extended to depths ranging between approximately two feet and four feet below the ground surface, corresponding to elevations ranging between 120.3 feet and 124.8 feet. Standard Penetration Test (SPT) N-values recorded within stratum ranged between six blows per foot (bpf) and 22 bpf.

Natural Coastal Plain Deposits: Beneath the existing fill material, natural coastal plain deposits were encountered that generally consisted of sand (USCS: SP, SP-SM, SM) with variable amounts of gravel and silt. Portions of the natural coastal plain deposits were encountered in a relatively loose condition at variable depths ranging between approximately two feet and 20 feet below the ground surface. The natural coastal plain deposits were encountered to termination depths ranging between approximately ten feet and 30.0 feet below the ground surface; corresponding to elevations ranging between 114.3 feet and 96.8 feet. SPT N-values recorded within the coarse-grained portions of this stratum ranged between approximately six bpf and 15 bpf, and averaged approximately nine bpf; generally indicating a relatively loose condition.

4.3 Groundwater

Groundwater was encountered at depths of approximately 18 feet below the ground surface; corresponding to elevations ranging between 108.8 and 108.0 feet. Groundwater levels are expected to fluctuate seasonally and following significant periods of precipitation.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 General

Proposed foundations are expected to bear within the existing fill material and relatively loose/very loose upper coastal plain deposits. **As detailed throughout this report, these materials are not suitable for direct support without the risk of excessive settlement and will need to be overexcavated and replaced and/or re-compacted beneath foundation influence zones.** Following overexcavation and replacement of the unsuitable materials and proper subgrade preparation, the proposed building may be supported on conventional shallow foundations and ground supported floor slabs bearing within approved onsite soils and/or compacted structural fill, provided these materials are properly evaluated and inspected as outlined herein.

Portions of the on-site soils are expected to be suitable for support of proposed floor slabs and pavements; however, due to the variability of the existing fill material, relatively loose natural soils, and moisture sensitive soils encountered, at least partial overexcavation should be anticipated beneath the proposed floor slab and pavements.

Unsuitable materials should be removed prior to placing new fill material where site grades are to be raised. Furthermore, the proposed building footprint/interior column foundation locations should be located by a professional surveyor prior to performing overexcavation operations.

The recommendations presented herein are sufficient to support the initial design and planning phase. These recommendations are contingent on the assumption that Dynamic Earth will remain involved in the final design process and that Dynamic Earth will be engaged to conduct the necessary construction phase geotechnical testing and inspection to ensure these recommendations are properly implemented.

5.2 Site Preparation and Earthwork

Demolition/Surface Cover Stripping: Prior to the start of construction, all utilities should be identified and secured. Existing structural elements, such as concrete foundations, slabs and remnant basement walls (if encountered), should be removed entirely from below proposed foundations and slabs and excavated to at least two feet below pavement subgrades. Remnant structural elements may remain in-place below these depths, beneath proposed pavements, provided they do not interfere with future construction. Any slabs left in-place should be thoroughly fractured to promote vertical drainage in the presence of a qualified Geotechnical Engineer. Any excavations resulting from demolition activities should be backfilled with structural fill in accordance with the recommendations of Section 5.3.

The surface cover materials, including asphalt, should be removed from within, and at least five feet beyond, the limits of the proposed building and new pavement areas, as well as any other area which will require fill placement.

Surface Preparation/Proofrolling: Prior to placing any fill or subbase materials to raise or restore grades to the desired building pad or pavement subgrade elevations, the existing exposed soils should be overexcavated as directed by the on-site geotechnical engineer and compacted to a firm and unyielding surface with several passes in two perpendicular directions with a minimum 20-ton vibratory, smooth drum roller during favorable moisture conditions. The drum roller should be operated in the static mode or a kneading “sheepsfoot” roller should be used where fine-grained soils are encountered. The surface then should be proofrolled with a loaded tandem axle truck in the presence of Dynamic Earth to help identify soft or loose pockets which may require removal and replacement or further investigation. Dynamic Earth anticipates at least partial overexcavation if the subgrade is wetted or subjected to repeated construction traffic. Any fill or backfill should be placed and compacted in accordance with Section 5.3.

Subgrade Stabilization and Inspection: Portions of the onsite materials include increased silt/clay content. These materials are considered extremely moisture sensitive and every effort should be made to minimize disturbance of the on-site soils by construction traffic and surface runoff. The on-site soils will likely become unsuitable if exposed to moisture and/or construction traffic. If these materials become overly wetted, the on-site soils will likely require increased handling such as discing and drying during extended periods of favorable weather and/or partial overexcavation and stabilization. Stabilization methods that can be evaluated for the site include the use of a triaxial geogrid such as Tensar TX-5 or TX-7, or cement/lime mixing as directed by the geotechnical engineer. Therefore, the subgrades and soil stockpiles should be sealed daily and construction traffic be minimized to designated non-structural areas and following periods of precipitation as an attempt to minimize deterioration of otherwise suitable subgrade soils. Dynamic Earth should be retained as the Geotechnical Engineer of Record to inspect soil conditions during construction and verify the suitability of prepared foundation, floor slab and pavement subgrades for support of design loads.

Earthwork during Freezing Weather: When temperatures fall below freezing for prolonged periods of time, the moisture within the soil matrix will freeze. Fine-grained soils have a higher susceptibility to frost than well drained granular soils and could freeze at faster rates. Frost susceptible soils will often become unstable once they thaw, even if the material is properly placed and compacted. As such, special construction methods, additional handling and/or construction sequencing should be planned when weather forecasts predict periods of freezing ambient air temperatures. **Fill and subbase material should not be placed on water, snow, ice, or frozen soil.** Subgrade materials that freeze will need to be removed and replaced with suitable structural fill material prior to placement of subsequent fill layers, subbase material and/or surficial cover

material as detailed throughout this report. Frozen soils are not suitable for placement as structural fill material and generally need to be exported from the site, unless construction schedules allow for stockpiling and drying of these materials during warmer weather. The contractor should be responsible for including budgetary rates for earthwork during periods of potential freezing weather and for protection against freezing subgrades.

5.3 Structural Fill and Backfill

Import/On-site Structural Fill Material: Soils placed as structural fill material should consist of well graded sand or gravel with a maximum particle size of three inches in diameter and less than 15 percent of material passing the number 200 sieve. These materials should be free of objectionable debris (clay clumps, organic and/or deleterious material, etc.) and within moisture contents suitable for compaction. Alternative soil types with higher percentages of silt and clay may be considered, provided that the contractor is able to achieve proper compaction and maintain suitable subgrade once the material is placed. Fine-grained soils and/or granular soils with higher percentages of silt and clay are extremely moisture sensitive and will only be suitable for reuse as structural fill material during ideal weather conditions. Materials wetted beyond the optimum moisture content and/or materials containing objectionable debris will not be suitable for reuse as structural fill material without special handling. As such, the contractor should be responsible for importing structural fill material and/or processing on-site soils as required so that these materials are suitable for structural fill placement.

If encountered, cobbles/boulders and debris greater than three inches in diameter will need to be separated from on-site soils to be placed as structural fill. Approved material between three to 12 inches in diameter may be crushed or individually placed in fill layers deeper than two feet below proposed subgrade levels. Care must be taken to individually seat any large particles and to compact soil around large particles with hand operated equipment to minimize the risk of void formation.

The on-site soils included existing fill materials and natural coastal plain deposits. Granular portions of the on-site soils (above zones of saturation) are preliminarily expected to be suitable for reuse as structural fill material, provided moisture contents are within tolerable limits to achieve compaction and deleterious and oversized debris is separated from the existing fill materials. Portions of the on-site soils include increased fines content and fine-grained soils that are considered moisture sensitive, and will require moisture conditioning during periods of favorable weather if exposed to moisture and/or may become impractical for reuse. Reuse of the on-site soils will be contingent on further evaluation during construction.

Compaction and Placement Requirements: Structural fill and backfill should be placed in maximum 12-inch loose lifts and compacted to 95 percent of the maximum dry density within a

targeted two percent of the optimum moisture content as determined by ASTM D 1557 (Modified Proctor). Variations in moisture content may be acceptable subject to Dynamic Earth's on-site Geotechnical Engineer's approval if the contractor is able to achieve the necessary compaction. Dynamic Earth recommends using a smooth drum roller or sheepsfoot roller to compact subgrade soils beneath larger areas such as pavements or slabs. Hand operated vibratory jumping jacks and plate compactors should be used in confined excavations for foundations or utilities. Fill material compacted with relatively light weight equipment or in the static mode may require additional passes and/or the material may need to be placed in thinner, loose lifts.

Structural Fill Testing: Before filling operations begin, representative samples of each proposed fill material (on-site and imported) should be collected. The samples should be tested to determine the maximum dry density, optimum moisture content, natural moisture content, gradation, and plasticity of the soil. These tests are needed for quality control during compaction and also to determine if the fill material is acceptable. The placement of all fill and backfill should be monitored by Dynamic Earth's geotechnical engineer or technician to ensure that the specified material and lift thicknesses are properly installed. A sufficient number of in-place density tests should be performed during fill placement to ensure that the specified compaction is achieved throughout the height of the fill or backfill.

Asphalt Milling Reuse: We anticipate that at least a portion of existing asphaltic concrete may be reused within the subbase layer of the proposed pavement section as detailed in Section 5.7, provided that environmental concerns do not preclude reuse. The millings should be processed to a maximum particle size of 1.5 inches and blended (less than 50 percent) with approved dense graded aggregate (DGA) in accordance with the NJDOT DGA Gradation requirements. The approved DGA material shall not contain with asphaltic millings prior to blending.

5.4 Groundwater Control

Groundwater levels are expected to be deeper than proposed excavations and the need for extensive dewatering or permanent groundwater control is not anticipated for this project.

While means of groundwater control will be determined by the contractor, the contractor should anticipate the use of gravity fed sump pumps for construction phase dewatering of surface runoff, perched and infiltrating water, especially following wet weather periods. Surface water runoff must be controlled and diverted away from construction areas by grading and limiting the exposure of excavations to rainfall.

5.5 Foundation Recommendations

Anticipated Bearing Strata: The proposed foundations are expected to bear partially within the existing fill materials and partially within natural soils. As detailed throughout this report, the

existing fill material and relatively loose/very loose upper natural soils are not suitable for direct foundation support and will need to be overexcavated and replaced with structural fill material, where encountered. Properly prepared and inspected approved onsite soils are expected to be suitable for foundation support.

Shallow Foundation Design Criteria: Following overexcavation and replacement of existing fill material and overexcavation or re-compaction of relatively loose natural deposits, the proposed building may be supported on conventional shallow foundations bearing within newly placed structural fill material or approved portions of the natural on-site soils. **Foundations bearing within approved natural soils may be designed to exert a maximum allowable net bearing pressure of 3,000 psf. Foundations designed to bear within imported compacted structural fill material (such as dense-graded aggregate) may be designed to exert a maximum allowable net bearing pressure of 4,000 psf.**

Any footings subject to tension loads should be designed so that the maximum toe pressure due to the combined effect of vertical loads and overturning moment does not exceed the recommended maximum allowable net bearing pressure recommended above. In addition, positive contact pressure should be maintained throughout the base of the footings such that no uplift or tension exists between the base of the footings and the supporting soil. Uplift loads should be resisted by the weight of the concrete, side friction (vertical along the footer) should be neglected.

Regardless of loading conditions, proposed foundations should be sized no less than minimum dimensions of 24 inches for continuous wall footings and 36 inches for isolated column footings.

Lateral resistance should be provided by friction on the base of the footing with a recommended coefficient of friction against sliding:

- Formed concrete on gravel subbase material – 0.40;
- Mass concrete on gravel subbase material – 0.50; and
- Mass concrete on on-site natural soils – 0.30.

Inspection/Overexcavation Criteria: The suitability of the bearing soils along and below the footing bottoms must be verified by Dynamic Earth's geotechnical engineer prior to placing concrete, to confirm any unsuitable materials are removed and replaced. Any overexcavation to be restored with structural fill (on-site or imported) will need to extend at least one foot laterally beyond footing edges for each vertical foot of overexcavation. The bottom of overexcavations should be compacted with smooth drum rollers, walk-behind compactors, vibrating plates, or plate tampers ("jumping jacks") to compact locally disturbed materials and densify underlying natural soil zones. Alternatively, lean concrete/controlled low-strength material (CLSM) or light-weight flowable fill material may be used if lateral overexcavation or compacting the bottom of the

excavation is not possible or practical due to property boundary limitations and/or adjacent structures.

Settlement: Dynamic Earth estimates post construction settlements of proposed foundations on the order of one inch if the recommendations outlined in this report are properly implemented. Differential settlements of building foundations should be less than one-half inch. Settlement estimates should be confirmed following final site plans and loading conditions.

Frost Coverage: Footings subject to frost action should be placed at least 36 inches below adjacent exterior grades or as required by the local building code to provide protection from frost penetration. Interior footings not subject to frost action (including during the period of construction) may be placed at a minimum depth of 18 inches below the slab subgrade.

5.6 Floor Slab

Dynamic Earth anticipates that approved on-site soils and/or compacted structural fill material placed over approved subgrades will be suitable for support of the proposed floor slabs, provided these materials are properly evaluated, compacted and proofrolled in accordance with Sections 5.2 and 5.3 of this report. **Due to the deleterious debris encountered within the existing fill material, relatively loose upper natural soils, and moisture sensitivity of the on-site soils, partial overexcavation and replacement and/or moisture conditioning of these materials should be anticipated below proposed floor slabs.** Depending on construction phase evaluation, overexcavation depths may potentially be limited with the use of geogrid reinforcement, as directed by the on-site geotechnical engineer of record. Any areas that become softened or disturbed as a result of wetting and/or repeated exposure to construction traffic should be removed and replaced with compacted structural fill. The properly prepared on-site soils are expected to yield a minimum subgrade modulus (k) of 125 psi/in.

A minimum four-inch layer of stone should be installed below the floor slab to provide a capillary break. A vapor barrier beneath the floor slab is recommended. Total and post-construction settlements of floor slabs installed in accordance with the recommendations outlined in this report are estimated to be less than one-quarter inch.

5.7 Pavement Design Criteria

General: Dynamic Earth anticipates that the on-site soils will be suitable for support of proposed pavements provided these materials are properly evaluated, compacted and proofrolled in accordance with Sections 5.2 and 5.3 of this report. **Due to the variability of the existing fill material, relatively loose/very loose natural coastal plain deposits, and moisture sensitive on-site soils, partial overexcavation and replacement with structural fill material and/or subgrade**

stabilization should be anticipated below proposed pavements. Pavement life may benefit from a tri-axial geogrid (such as a Tensar TX-5 or TX-7 as directed by Dynamic Earth during repair) to provide additional subgrade reinforcement to attempt to stabilize marginally suitable subgrade soils.

Design Criteria: A design California Bearing Ratio (CBR) value of five has been assigned to the anticipated properly prepared fill soils for pavement design purposes. This value was correlated with pertinent soil support values and assumed traffic loads to prepare flexible and rigid pavement designs per the AASHTO *Guide for the Design of Pavement Structures*.

Pavement Sections: The recommended flexible pavement section is presented below in tabular format:

RECOMMENDED FLEXIBLE PAVEMENT SECTION		
Layer	Material ¹	Thickness (Inches)
Surface	NJDOT HMA 9.5 PG 64 (L or M) (Section 902.02.01) ²	1.5
Base	NJDOT HMA 19.0 PG 64 (L or M) (Section 902.02.01) ²	3.0
Subbase	NJDOT DGA (Section 901.10) ²	6.0

¹ Per New Jersey Department of Transportation *Standard Specification for Road and Bridge Construction* 2019

² Per the designation compaction level shall be "L" or Low for Standard Duty Pavement and "M" or Medium for Heavy Duty Pavement.

A rigid concrete pavement should be used to provide suitable support at areas of high traffic or severe turns (such as dumpster area pads and driveway aprons). The recommended rigid pavement is presented below in tabular format:

RECOMMENDED RIGID PAVEMENT SECTION		
Layer	Material	Thickness
Surface	4,000 psi air-entrained concrete	5.0
Base	NJDOT BASE COURSE	6.0

Additional Design Considerations: The pavement section thickness designs presented in this report are based on the design parameters detailed herein and are contingent on proper construction, inspection, and maintenance. The designs are contingent on achieving the minimum soil support value in the field. To accomplish this requirement, all subgrade soil and supporting fill or backfill must be placed, prepared, and evaluated as detailed in Sections 5.2 and 5.3 of this report. Proper drainage must be provided for the pavement structure including appropriate grading

and surface water control, as well as measures to drain water from the subgrade such as bleeder drains at inlets.

The performance of the pavement also will depend on the quality of materials and workmanship. Dynamic Earth recommends that New Jersey Department of Transportation (NJDOT) standards for materials, workmanship, and maintenance be applied to this site. Project specifications should include verifying that the installed asphaltic concrete material composition is within tolerance for the specified materials and that the percentage of air voids of the installed pavement is within specified ranges for the respective materials. All rigid concrete pavements should be suitably air-entrained, jointed, and reinforced.

5.8 Retaining Walls and Lateral Earth Pressures

General: Two earth retaining walls are proposed within the western, eastern, and southern portions of the site. The retaining wall within the western and southern portions of the site will have a linear length of approximately 142 feet with a maximum exposed vertical height of 4.6 feet. The retaining wall within the eastern and southern portions of the site will have a linear length of approximately 127 feet with a maximum exposed vertical height of five feet. While the retaining wall types have not been defined, Dynamic Earth presents the following preliminary design recommendations for proposed earth retaining structures.

Soil Parameters and Design Considerations: Proposed retaining walls that are free to rotate generally can be designed to resist active earth pressures. Restrained walls and retaining wall corners need to be designed to resist at-rest earth pressures. Backfill soils adjacent to these structures should consist of freely draining materials composed primarily of sand and gravel. The soil parameters provided below apply to properly compacted granular fill and backfill placed in a well-drained, level condition and may be used for preliminary design of retaining structures. Based on the subgrade soils encountered during this investigation, we preliminarily anticipate that only limited portions of these materials will be suitable for reuse as structural fill material behind proposed retaining walls.

SUMMARY OF LATERAL EARTH PRESSURE PARAMETERS						
Stratum	Moist Density, γ_{moist} (pcf)	Internal Friction Angle, Φ (degrees)	Coefficient of Active Earth Pressure (K_a)	Coefficient of Passive Earth Pressure (K_p)	Coefficient of At-Rest Earth Pressure (K_o)	Cohesion (psf)
Existing Fill Materials*	120	27	0.38	2.66	0.55	0
Coastal Plain Deposits (coarse-grained)	125	30	0.33	3.00	0.50	0

SUMMARY OF LATERAL EARTH PRESSURE PARAMETERS						
Stratum	Moist Density, γ_{moist} (pcf)	Internal Friction Angle, Φ (degrees)	Coefficient of Active Earth Pressure (K_a)	Coefficient of Passive Earth Pressure (K_p)	Coefficient of At-Rest Earth Pressure (K_o)	Cohesion (psf)
Import/ Compacted Granular Soils	140	32	0.31	3.23	0.47	0

*Existing fill material and fine-grained materials should not be utilized within the reinforced zone of the walls.

The effect of any surcharge loads including construction equipment, traffic, proposed structures and temporary and permanent stockpiles also will need to be included in earth pressure calculations. Dynamic Earth would be pleased to assist with the calculation of lateral earth pressures based on the soil parameters presented herein during the structural design phase.

Retaining walls should be designed so that the combined effect of vertical and horizontal resultant loads and overturning moment does not exceed the maximum allowable soil bearing capacity recommended in this report.

Adequate drainage of water which may collect on the backfill side of the retaining walls should be incorporated into the design and/or hydrostatic pressures should be added to the pressure calculations. A system of perforated drain pipes should be used at the base of the backfill side of the wall structure to collect and remove the water and relieve hydrostatic pressure.

Dynamic Earth recommends that granular soils be used to backfill the proposed subgrade and retaining walls. Clays and silts or soils with a fine fraction with a liquid limit exceeding 40 or a plastic index exceeding 20 should not be used as backfill. Acceptable backfill should be placed in maximum nine-inch loose lifts and compacted to 95 percent of the maximum dry density, within two percent of the optimum moisture content, as determined by ASTM D 1557 (Modified Proctor). A maximum density of 140 pounds per cubic foot should not be exceeded in order to avoid creating excessive lateral pressure on the walls during compaction operations.

Dynamic Earth recommends that backfill directly behind the walls be compacted with light, hand-held compactors. Heavy compactors and grading equipment should not be allowed to operate within a zone measured at a 45-degree angle from the base of the walls during backfilling to avoid developing excessive temporary or long-term lateral soil pressures.

Resistance to sliding should be provided by friction resistance at the base of the retaining structure foundation. For mass concrete on the natural on-site soils, a coefficient of friction against sliding of 0.35 should be used in the design of the retaining structures. Passive earth pressures at the toe of the retaining structure should be neglected in the design.

5.9 Seismic and Liquefaction Considerations

The soils are most consistent with a Site Class E defined by the *International Building Code*. Based on the seismic zone and soil profile, liquefaction considerations are not expected to have a substantial impact on design. A higher site class rating may be justified based on a seismic hazard analysis.

5.10 Temporary Excavations

The natural granular soils encountered during the investigation are consistent with Type C Soil Conditions as defined by 29 CFR Part 1926 (OSHA) which require a maximum unbraced excavation angle of 1.5:1 (horizontal: vertical). Actual conditions encountered during construction should be evaluated by a competent person (as defined by OSHA) to ensure that safe excavation methods and/or shoring and bracing requirements are implemented.

5.11 Supplemental Post-Investigation Services

Construction Monitoring and Testing: The recommendations presented herein are contingent on the owner retaining Dynamic Earth to perform inspection, testing and consultation during construction as described in previous sections of this report. **Construction phase evaluation by means of proofroll inspections, soil probes, and/or dynamic cone penetrometer (DCP) testing should be performed on the foundation subgrade soils in order to confirm design bearing capacities for the proposed structure, and that all unsuitable material is overexcavated and replaced.** Monitoring and testing should also be performed to verify that suitable materials are used for controlled fill, and that they are properly placed and compacted over suitable subgrade soils. Testing of fill placement will also be critical to limiting differential settlement.

6.0 GENERAL COMMENTS

Supplemental recommendations may be required upon finalization of construction plans or if significant changes are made in the characteristics or location of the proposed structure. Dynamic Earth should be included as a consultant to the design team and should be provided final plans for review to confirm these criteria apply or to modify recommendations as necessary.

The recommendations presented herein should be utilized by a qualified engineer in preparing the project plans and specifications. The engineer should consider these recommendations as minimum physical standards that may be superseded by local and regional building codes and structural considerations. These recommendations are prepared for the use of the client for the specific project detailed and should not be used by any third party. These recommendations are relevant to the design phase and should not be substituted for construction specifications.

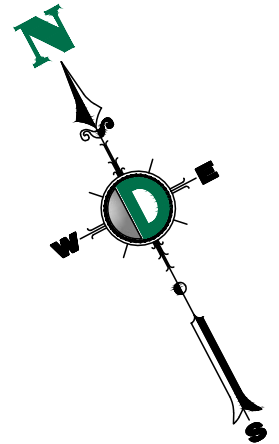
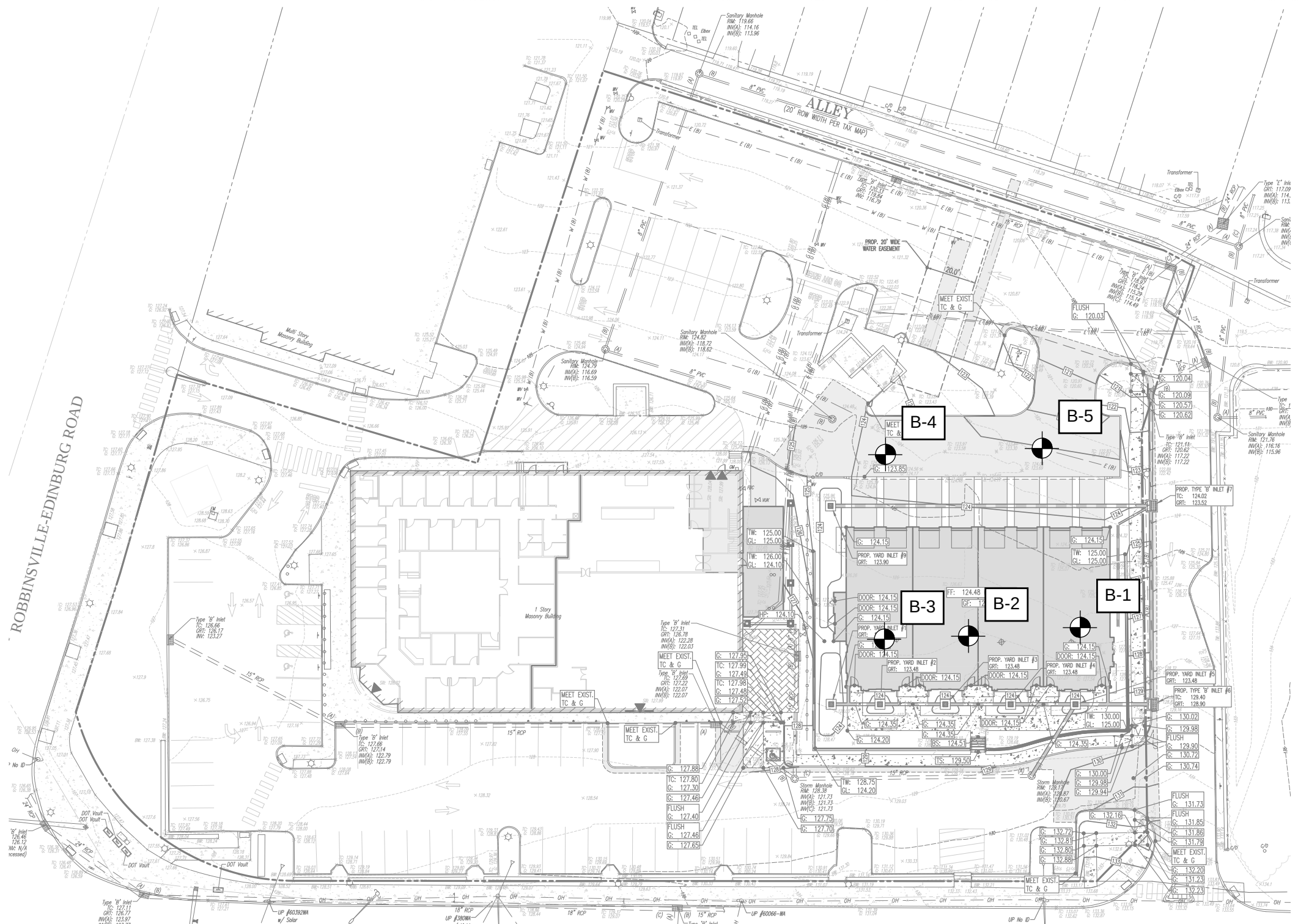
The possibility exists that conditions between borings may differ from those at specific boring locations, and conditions may not be as anticipated by the designers or contractors. In addition, the construction process may itself alter soil conditions. Therefore, Dynamic Earth's Geotechnical Engineers or their representatives should observe and document the construction procedures used and the conditions encountered, as well as conduct testing and inspection to ensure the design criteria are met or recommendations to address deviations are implemented.

Dynamic Earth assumes that a qualified contractor will be employed to perform the construction work, and that the contractor will be required to exercise care to ensure all excavations are performed in accordance with applicable regulations and good practice. Particular attention should be paid to avoiding damaging or undermining adjacent properties and maintaining slope stability.

The exploration and analysis of the foundation conditions reported herein are presented to form a reasonable basis for foundation design. The recommendations submitted for the proposed construction are based on the available soil information and the preliminary design details furnished or assumed. Deviations from the noted subsurface conditions encountered during construction should be brought to the attention of the geotechnical engineer.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been promulgated after being prepared in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology. No other warranties are implied or expressed.

Boring Location Plan



SCALE: N.T.S.	JOB No: 0043 25-02403
SHEET No: 1 OF 1	DRAWN BY: MS DESIGNED BY: -- CHECKED BY: FVC DATE: 9/2/2025

TITLE: BORING LOCATION PLAN	
PROJECT: SHARBELL DEVELOPMENT CORP. PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT 2370 Route 33 Block 8, Lot 1.18 Robbinsville Township, Mercer County, New Jersey	
Rev. #	0
DEC Client Code:	0043

LEGEND:

B-X
 APPROXIMATE LOCATION OF BORING

NOTES:

- THIS PLAN IS NOT FOR CONSTRUCTION AND WAS PREPARED TO ILLUSTRATE TEST LOCATIONS ONLY AND MAY NOT REFLECT THE MOST CURRENT REVISION OF THE BASE PLAN.
- BASE PLAN OBTAINED FROM A JULY 29, 2025 GRADING PLAN PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, P.C.



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Records of Subsurface Exploration



BOREHOLE LOG

Boring No : B-1

Page 1 of 1

Project: Proposed Residential Development										Proj. No.: 0043 25-02403									
Location: 2370 Route 33, Robbinsville, Mercer County, New Jersey										Client: Sharbell Development Corp.									
Surface Elevation: 126.0 feet					Date Started: 06-25-2025					Groundwater Data		Depth	El.	Additional Groundwater Data	Depth	El.			
Termination Depth: 25.0 feet					Date Completed: 06-25-2025							(ft)	(ft)		(ft)	(ft)			
Proposed Location: Proposed Building					Logged by: B. McNally					While Drilling: ▽		18.0	108.0						
Drill/Test Method: HSA/SPT					Contractor: Beachwood Drilling					At Completion: ▼		18.0	108.0						
Hammer Type: Auto					Rig Type: CME 55														

Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)	Remarks
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (mm:ss)	N				
0.5-2.0	S-1	SS	17	--	6 8 12 --	20	5	Surface Cover	6 inches of asphalt with no apparent subbase	
								FILL	Reddish brown coarse to fine sand, little medium to fine gravel, little silt, moist (FILL)	
2.0-4.0	S-2	SS	16	--	6 8 7 5	15			Reddish brown medium to fine sand, some silt, trace fine gravel, moist, medium dense (SM)	
4.0-6.0	S-3	SS	20	--	4 4 4 3	8			Reddish brown medium to fine sand, trace silt, moist, loose (SM)	
6.0-8.0	S-4	SS	16	--	3 4 5 5	9			Reddish brown medium to fine sand, trace silt, moist, loose (SP)	
8.0-10.0	S-5	SS	19	--	4 5 5 5	10			Yellowish brown fine sand, trace silt, moist, medium dense (SP)	
13.0-15.0	S-6	SS	18	--	3 3 4 4	7		Coastal Plain Deposits	Yellowish brown medium to fine sand, trace silt, moist, loose (SP)	
18.0-20.0	S-7	SS	24	--	4 3 4 5	7			Yellowish brown coarse to fine sand, trace fine gravel, trace silt, wet, loose (SP)	
23.0-25.0	S-8	SS	24	--	3 5 6 8	11		Yellowish brown coarse to fine sand, little silt, trace medium to fine gravel, wet, medium dense (SM)		
Boring B-1 was terminated at approximately 25 feet below the ground surface.										



BOREHOLE LOG

Boring No : B-2

Page 1 of 2

Project: Proposed Residential Development										Proj. No.: 0043 25-02403									
Location: 2370 Route 33, Robbinsville, Mercer County, New Jersey										Client: Sharbell Development Corp.									
Surface Elevation: 126.8 feet					Date Started: 06-25-2025					Groundwater Data		Depth	El.	Additional Groundwater Data	Depth	El.			
Termination Depth: 30.0 feet					Date Completed: 06-25-2025							(ft)	(ft)		(ft)	(ft)			
Proposed Location: Proposed Building					Logged by: B. McNally					While Drilling: ▽		18.0	108.8						
Drill/Test Method: HSA/SPT					Contractor: Beachwood Drilling					At Completion: ▼		18.0	108.8						
Hammer Type: Auto					Rig Type: CME 55														
Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)		Remarks								
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (mm:ss)	N													
								Surface Cover	6 inches of asphalt with no apparent subbase										
0.5-2.0	S-1	SS	12	--	-- 3	8		FILL	Reddish brown coarse to fine sand, some silt, little coarse to fine gravel, moist (FILL)										
					5 6														
2.0-4.0	S-2	SS	14	--	3 5	8			Reddish brown medium to fine sand, trace fine gravel, trace silt, moist, loose (SP-SM)										
					3 4														
4.0-6.0	S-3	SS	17	--	3 3	6	5		Reddish brown coarse to fine sand, some silt, moist, loose (SM)										
					3 4														
6.0-8.0	S-4	SS	18	--	4 4	8			Brownish yellow medium to fine sand, trace silt, moist, loose (SP)										
					4 5														
8.0-10.0	S-5	SS	18	--	4 4	7			As above (SP)										
					3 5		10												
13.0-15.0	S-6	SS	18	--	4 4	8		Coastal Plain Deposits	Yellowish brown medium to fine sand, trace silt, moist, loose (SP)										
					4 5		15												
18.0-20.0	S-7	SS	24	--	3 4	8			Yellowish brown coarse to fine sand, trace silt, wet, loose (SP)										
					4 6		20												
23.0-25.0	S-8	SS	24	--	4 4	10			Yellowish brown coarse to fine sand, little silt, wet, medium dense (SM)										
					6 6														

Project: Proposed Residential Development							Proj. No.: 0043 25-02403															
Location: 2370 Route 33, Robbinsville, Mercer County, New Jersey							Client: Sharbell Development Corp.															
Surface Elevation:		126.8 feet					Date Started:		06-25-2025		Groundwater Data		Depth		EI.		Additional Groundwater Data		Depth		EI.	
Termination Depth:		30.0 feet					Date Completed:		06-25-2025				(ft)		(ft)				(ft)		(ft)	
Proposed Location:		Proposed Building					Logged by:		B. McNally		While Drilling: ▽		18.0		108.8							
Drill/Test Method:		HSA/SPT					Contractor:		Beachwood Drilling		At Completion: ▼		18.0		108.8							
Hammer Type:		Auto					Rig Type:		CME 55													
Sample Information							Depth (ft)	Strata			DESCRIPTION OF MATERIALS (Classification)									Remarks		
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (mm:ss)																	N
28.0-30.0	S-9	SS	24	--	4	4	10	30	Coastal Plain Deposits			As above (SM)										
					6	8																
												Boring B-2 was terminated at approximately 30 feet below the ground surface.										



BOREHOLE LOG

Boring No : B-3

Page 1 of 1

Project: Proposed Residential Development										Proj. No.: 0043 25-02403									
Location: 2370 Route 33, Robbinsville, Mercer County, New Jersey										Client: Sharbell Development Corp.									
Surface Elevation: 126.6 feet					Date Started: 06-25-2025					Groundwater Data		Depth	El.	Additional Groundwater Data	Depth	El.			
Termination Depth: 25.0 feet					Date Completed: 06-25-2025							(ft)	(ft)		(ft)	(ft)			
Proposed Location: Proposed Building					Logged by: B. McNally					While Drilling: ▽		18.0	108.6						
Drill/Test Method: HSA/SPT					Contractor: Beachwood Drilling					At Completion: ▼		18.0	108.6						
Hammer Type: Auto					Rig Type: CME 55														
Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)		Remarks								
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (mm:ss)	N													
								Surface Cover	6 inches of asphalt with no apparent subbase										
0.5-2.0	S-1	SS	12	--	-- 7	13		FILL	Reddish brown coarse to fine sand, little coarse to fine gravel, trace silt, moist, medium dense (FILL)										
2.0-4.0	S-2	SS	15	--	5 4	8			Reddish brown coarse to fine sand, trace coarse to fine gravel, trace silt, moist, loose (SP)										
4.0-6.0	S-3	SS	13	--	4 3	6	5		Reddish brown fine medium to sand, trace silt, moist, loose (SP-SM)										
6.0-8.0	S-4	SS	18	--	3 3	7			Yellowish brown medium to fine sand, trace silt, moist, loose (SP)										
8.0-10.0	S-5	SS	18	--	4 4	8			As above, little silt (SM)										
10.0-12.0	S-6	SS	13	--	4 4	8	10		As above, trace silt (SP)										
13.0-15.0	S-7	SS	18	--	5 4	8	15	Coastal Plain Deposits	Yellowish brown medium to fine sand, trace silt, moist, loose (SP)										
18.0-20.0	S-8	SS	24	--	4 4	8	20		Bronwish yellow to yellowish brown coarse to fine sand, trace fine gravel, trace silt, wet, loose (SP)										
23.0-25.0	S-9	SS	24	--	4 4	10			Yellowish brown and medium brown coarse to fine sand, little silt, wet, medium dense (SM)										
Boring B-3 was terminated at approximately 25 feet below the ground surface.																			

Project:		Proposed Residential Development										Proj. No.:		0043 25-02403											
Location:		2370 Route 33, Robbinsville, Mercer County, New Jersey										Client:		Sharbell Development Corp.											
Surface Elevation:		124.3 feet					Date Started:		06-25-2025					Groundwater Data		Depth		El.		Additional Groundwater Data		Depth		El.	
Termination Depth:		10.0 feet					Date Completed:		06-25-2025							(ft)		(ft)				(ft)		(ft)	
Proposed Location:		Pavement					Logged by:		B. McNally					While Drilling:		NE		-							
Drill/Test Method:		HSA/SPT					Contractor:		Beachwood Drilling					At Completion:		NE		-							
Hammer Type:		Auto					Rig Type:		CME 55																
Sample Information							Depth (ft)	Strata		DESCRIPTION OF MATERIALS (Classification)						Remarks									
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (mm:ss)													N							
										Surface Cover															
0.5-2.0	S-1	SS	8	--	--	4	9																		
					5	10																			
2.0-4.0	S-2	SS	12	--	10	11	22																		
					11	9																			
4.0-6.0	S-3	SS	13	--	9	7	13																		
					6	7																			
6.0-8.0	S-4	SS	14	--	6	5	9																		
					4	4																			
8.0-10.0	S-5	SS	14	--	4	4	10																		
					6	6																			
										Coastal Plain Deposits															
										Brownish yellow coarse to fine sand, trace fine gravel, little silt, moist, medium dense (SM)															
										Yellowish brown fine sand, little silt, moist, loose (SM)															
										As above, medium dense (SM)															
										Boring B-4 was terminated at approximately 10 feet below the ground surface.															



BOREHOLE LOG

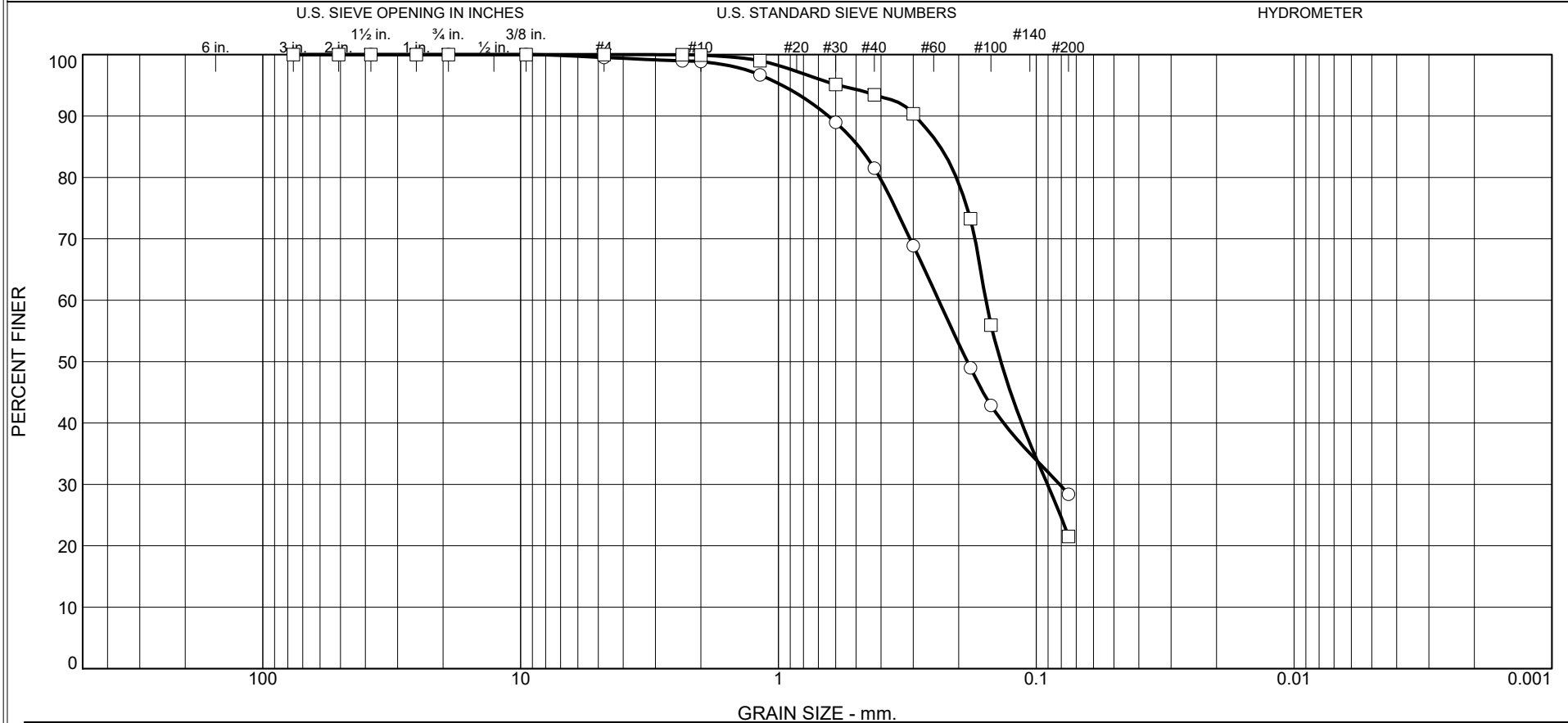
Boring No : B-5

Page 1 of 1

Project: Proposed Residential Development										Proj. No.: 0043 25-02403									
Location: 2370 Route 33, Robbinsville, Mercer County, New Jersey										Client: Sharbell Development Corp.									
Surface Elevation: 122.6 feet					Date Started: 06-25-2025					Groundwater Data		Depth	El.	Additional Groundwater Data		Depth	El.		
Termination Depth: 10.0 feet					Date Completed: 06-25-2025							(ft)	(ft)			(ft)	(ft)		
Proposed Location: Pavement					Logged by: B. McNally					While Drilling: ▽		NE	-						
Drill/Test Method: HSA/SPT					Contractor: Beachwood Drilling					At Completion: ▼		NE	-						
Hammer Type: Auto					Rig Type: CME 55														
Sample Information							Depth (ft)	Strata	DESCRIPTION OF MATERIALS (Classification)		Remarks								
Depth (Feet)	Number	Type	Rec (in)	RQD %	Blows per 6" or drill time (mm:ss)	N													
								Surface Cover	6 inches of asphalt with no apparent subbase										
0.5-2.0	S-1	SS	10	--	-- 3	3	6	FILL	Yellowish brown and medium brown coarse to fine sand, some silt, trace coarse to fine gravel, moist, loose (FILL)										
2.0-4.0	S-2	SS	10	--	3 4	4	8	Coastal Plain Deposits	Reddish brown medium to fine sand, trace fine gravel, trace silt, moist, loose (SP-SM)										
4.0-6.0	S-3	SS	12	--	4 4	4	8		Yellowish brown medium to fine sand, trace silt, moist, loose (SP)										
6.0-8.0	S-4	SS	15	--	4 4	4	8		As above (SP)										
8.0-10.0	S-5	SS	23	--	4 4	4	9		As above (SP)										
					5 5	5	9												
							10		Boring B-5 was terminated at approximately 10 feet below the ground surface.										
							15												
							20												

Laboratory Test Results

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.5	0.6	17.4	53.1	28.4	
□	0.0	0.0	0.0	0.1	6.4	72.0	21.5	

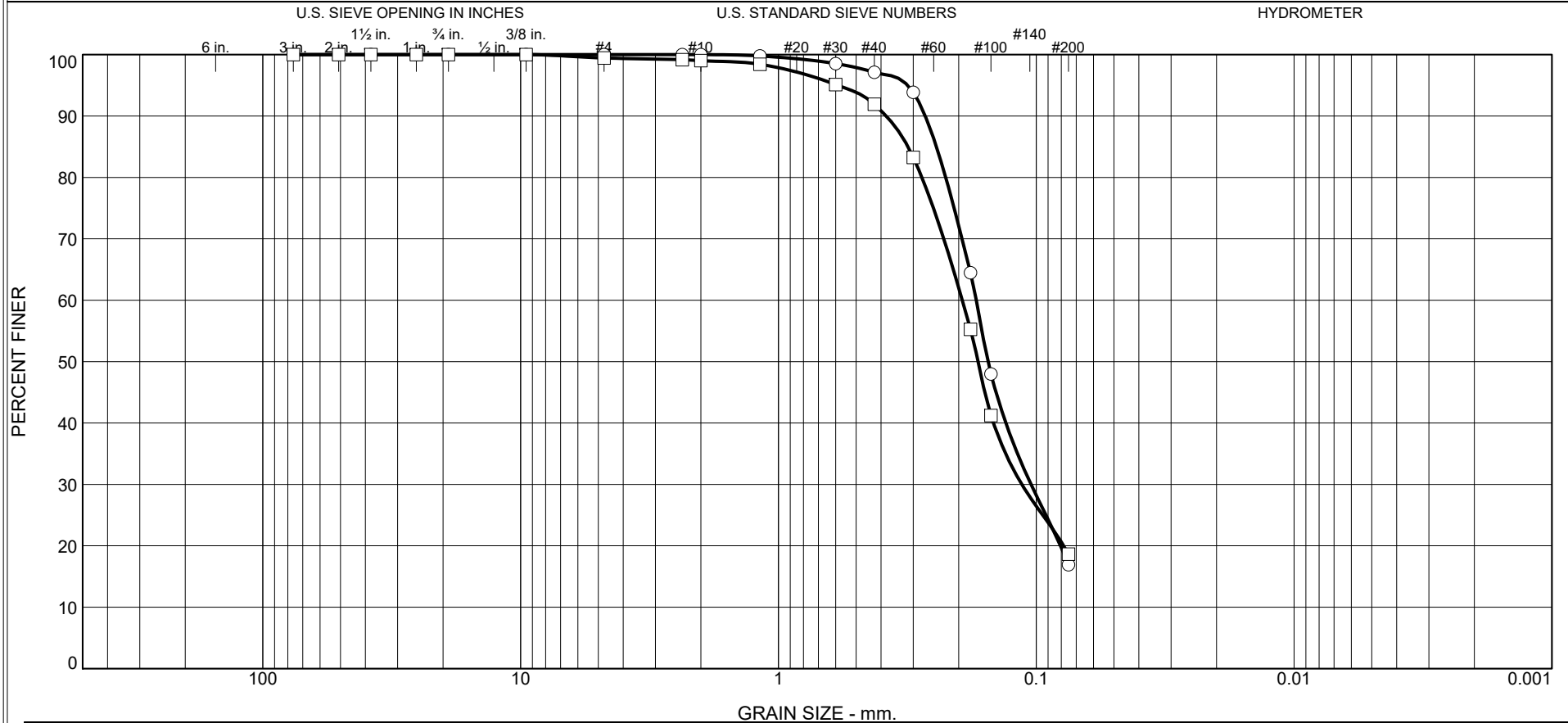
	Source	Sample #	Depth/Elev.	Date Sampled	USCS	Material Description	NM %	LL	PL
○	B-1	S-2	2-4	06/25/2025	SM	Yellowish brown c-f sand, some silt, trace f gravel	14.6		
□	B-2	S-3	4-6	06/25/2025	SM	Yellowish brown c-f sand, some silt	15.9		

Client Sharbell Development Corp.
 Project Commercial & Residential Development
 2370 Route 33, Robbinsville, Mercer County, NJ
 Project No. 0043 25-02403

Figure 1



Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.0	0.0	2.9	80.2	16.9	
□	0.0	0.0	0.5	0.5	7.1	73.3	18.6	

	Source	Sample #	Depth/Elev.	Date Sampled	USCS	Material Description	NM %	LL	PL
○	B-3	S-5	8-10	06/25/2025	SM	Light brownish yellow m-f sand, little silt	12.9		
□	B-4	S-3	4-6	06/25/2025	SM	Brownish yellow c-f sand, little silt, trace f gravel	12.7		

Client Sharbell Development Corp.

Project Commercial & Residential Development

2370 Route 33, Robbinsville, Mercer County, NJ

Project No. 0043 25-02403 Figure 2



Geotechnical Terms and Symbols



DYNAMIC EARTH

245 Main Street; Suite 110
Chester, NJ 07930
908-879-9229: Fax 908-879-0222

GEOTECHNICAL TERMS AND SYMBOLS

SAMPLE IDENTIFICATION

The Unified Soil Classification System is used to identify the soil unless otherwise noted.

SOIL PROPERTY SYMBOLS

N: Standard Penetration Value: Blows per ft. or a 140 lb. hammer falling 30" on a 2" O.D. split-spoon.
Qu: Unconfined compressive strength, TSF.
Qp: Penetrometer value, unconfined compressive strength, TSF.
Mc: Moisture content, %
LL: Liquid limit, %
PI: Plasticity index, %
 δd : Natural dry density, PCF.
▼: Apparent groundwater level at time noted after completion of boring.
=

DRILLING AND SAMPLING SYMBOLS

NE: Not Encountered (Groundwater was not encountered)
SS: Split-Spoon – 1½" I.D., 2" O.D., except where noted
ST: Shelby Tube – 3" O.D., except where noted
AU: Auger Sample
OB: Diamond Bit
CB: Carbide Bit
WS: Washed Sample

RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

<u>Term (Non-Cohesive Soils)</u>	<u>Standard Penetration Resistance</u>
Very Loose	0-4
Loose	4-10
Medium Dense	10-30
Dense	30-50
Very Dense	Over 50

<u>Term (Cohesive Soils)</u>	<u>Qu (TSF)</u>
Very Soft	0-0.25
Soft	0.25-0.50
Firm (Medium)	0.50-1.00
Stiff	1.00-2.00
Very Stiff	2.00-4.00
Hard	4.00 +

PARTICLE SIZE

Boulders	8 in. +	Coarse Sand	5mm-0.6mm	Silt	0.074mm-0.005mm
Cobbles	8 in. – 3 in.	Medium Sand	0.6mm-0.2mm	Clay	- 0.005mm
Gravel	3 in. – 5mm	Fine Sand	0.2mm – 0.074mm		

USCS Standard Classification System

UNIFIED SOIL CLASSIFICATION SYSTEM - ASTM D2488

MAJOR DIVISION			GROUP SYMBOL	LETTER SYMBOL	GROUP NAME
COARSE GRAINED SOILS CONTAINS MORE THAN 50% FINES	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	GRAVEL WITH * 5% FINES		GW	Well-graded GRAVEL
				GP	Poorly graded GRAVEL
		GRAVEL WITH BETWEEN 5% AND 15% FINES		GW-GM	Well-graded GRAVEL with silt
				GW-GC	Well-graded GRAVEL with clay
				GP-GM	Poorly graded GRAVEL with silt
				GP-GC	Poorly graded GRAVEL with clay
		GRAVEL WITH ≥ 15% FINES		GM	Silty GRAVEL
				GC	Clayey GRAVEL
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	SAND WITH * 5% FINES		SW	Well-graded SAND
				SP	Poorly graded SAND
		SAND WITH BETWEEN 5% AND 15% FINES		SW-SM	Well-graded SAND with silt
				SW-SC	Well-graded SAND with clay
				SP-SM	Poorly graded SAND with silt
				SP-SC	Poorly graded SAND with clay
		SAND WITH ≥ 15% FINES		SM	Silty SAND
				SC	Clayey SAND
FINE GRAINED SOILS CONTAINS MORE THAN 50% FINES	SILT AND CLAY	LIQUID LIMIT LESS THAN 50		ML	Inorganic SILT with low plasticity
				CL	Lean inorganic CLAY with low plasticity
				OL	Organic SILT with low plasticity
		LIQUID LIMIT GREATER THAN 50		MH	Elastic inorganic SILT with moderate to high plasticity
				CH	Fat inorganic CLAY with moderate to high plasticity
				OH	Organic SILT or CLAY with moderate to high plasticity
			HIGHLY ORGANIC SOILS		

NOTES:

- 1) Sample descriptions are based on visual field and laboratory observations using classification methods of ASTM D2488. Where laboratory data are available, classifications are in accordance with ASTM D2487.
- 2) Solid lines between soil descriptions indicate change in interpreted geologic unit. Dashed lines indicate stratigraphic change within the unit.
- 3) Fines are material passing the U.S. Std. #200 Sieve.

Potable Water and Sanitary Sewer Engineer's Report

For

Sharbell Building Company, LLC

Proposed Stacked Townhomes

NJSH Route 33 & Robbinsville-Edinburg Road
Block 8, Lot 1.18
Township of Robbinsville
Mercer County, NJ

Prepared By:



1904 Main Street
Lake Como, NJ 07719
Tel. 732-974-0198



Jeffrey S. Haberman, PE, PP
NJ Professional Engineer License #53560

December 2025
DEC #0043-25-00798

TABLE OF CONTENTS

I.	INTRODUCTION.....	- 1 -
II.	PROPOSED SANITARY SEWERAGE FACILITIES	- 1 -
a)	SANITARY SEWER DEMANDS.....	- 1 -
III.	PROPOSED WATER SYSTEM FACILITIES.....	- 3 -
b)	DOMESTIC WATER DEMANDS	- 3 -
b)	PROPOSED FIRE PROTECTION.....	- 4 -
IV.	CONCLUSION	- 4 -

APPENDIX

- Capacity of Circular Pipe Flowing $\frac{1}{2}$ Full

I. INTRODUCTION

The subject site is located with frontage on NJSH Route 33 and Robbinsville-Edinburg Road, in the Township of Robbinsville, Mercer County, New Jersey. The site is identified as Block 8, Lot 1.18 on the Township of Robbinsville Tax Map Sheet #1.18. The subject site is currently developed, consisting of the Rite Aid building and a parking lot. There are proposed tenant improvements for the Rite Aid building that have been submitted under a separate application.

The total lot area contains 2.53 acres consisting of the 14,875 SF Rite Aid building and a parking lot. The existing conditions include the following: impervious ground coverage that encompasses 83.9% of the total lot area, comprising of building, drive aisles, and parking area. The scope of the project includes Stacked Townhomes (8 Units) consisting of a 6,815 SF footprint. Additionally, there is a proposed subdivision line to separate the existing Rite Aid building and proposed Stacked Townhomes. The proposed project will also include associated site improvements including driveways, landscaping, lighting, stormwater management facilities, and utilities.

The existing conditions of the tract have been verified by the Boundary & Topographic Survey, prepared by Dynamic Survey, LLC dated 07/17/2025.

II. PROPOSED SANITARY SEWERAGE FACILITIES

There is an existing 8" PVC sanitary line in the parking lot drive aisle to the north of the existing Rite Aid building which is ultimately tributary to the existing sanitary main located within the rear Alley to the north of the property.

Retail Improvements (Proposed Lot A)

In existing conditions, the Rite Aid is serviced by a 4" SDR-26 PVC lateral which connects to the 8" PVC sewer main. The existing sewer lateral will be utilized and remain in place.

Stacked Townhomes (Proposed Lot B)

The proposed townhomes will be serviced by a proposed 6" SDR-35 PVC sanitary sewer main extension from the existing sanitary manhole. This connection will be verified in the field. The 6" main extension will provide service to the townhomes via lateral connections.

a) SANITARY SEWER DEMANDS

In accordance with N.J.A.C. 7:14A-23.3(a), the existing and proposed sanitary sewer demands for the project are estimated as follows:

Office Building – 0.100 GPD per SF

Stores – 0.100 GPD per SF
 Mini Market – 0.100 GPD per SF
 Residential Dwellings (2 Bedroom Unit) – 225 Gallons per day
 Residential Dwellings (3 Bedroom Unit) – 300 Gallons per day

Average Daily Sanitary Sewer Demand – Existing

14,462 SF Store x 0.100 gal/SF = 1,446.2 GPD

Total Existing Demand = 1,446.2 GPD

Average Daily Sanitary Sewer Demand – Proposed

7,679 SF Office x 0.100 gal/SF = 767.9 GPD

9,141 SF Store x 0.100 gal/SF = 914.1 GPD

4 2-Bedroom Unit x 225 GPD = 900 GPD

4 3-Bedroom Unit x 300 GPD = 1,200 GPD

Total Proposed Demand = 3,782 GPD

Net Increase in Sewer Demand = 2,335.8 GPD

b) PROPOSED SANITARY SEWER DESIGN

Per NJDEP regulations, the criteria for establishing the size of sanitary sewer gravity pipes is to convey two times the average flow with the pipe flowing half full. Utilizing Manning's equation with a roughness coefficient of 0.010 for a PVC pipe, the following is the minimum capacity of the proposed gravity sewer main and lateral.

Pipe Size	Minimum Slope	Roughness (n)	Capacity at ½ Full	ADF	2 X ADF
6"	1.04%	0.010	241,040 GPD	2,100 GPD	4,200 GPD
4"	2.08%	0.010	115,618 GPD	1,682 GPD	3,364 GPD

The proposed sanitary sewer design can efficiently convey two times the proposed average daily flow at minimum required pipe slope while flowing half full while utilizing approximately 1.7% of the 6" line's total capacity for the stacked townhomes and 2.9% of the 4" line's total capacity for the retail improvements.

III. PROPOSED WATER SYSTEM FACILITIES

Retail Improvements (Proposed Lot A)

In existing conditions, the Rite Aid is serviced by a 1 ½" Copper Type 'K' domestic water service and a 6" DIP fire service. These existing water lines will be utilized.

Stacked Townhomes (Proposed Lot B)

In existing conditions, a water service stub was previously constructed/tapped from the existing 8" water main in the existing easement at the north end of the site. The proposed domestic and fire water services for the Stacked Townhomes consist of a 4" DIP fire protection service and 2" Copper Type 'K' domestic water line which will connect to the existing water service stub. A domestic water meter pit is proposed behind the rear curb of the Stacked Townhomes.

b) DOMESTIC WATER DEMANDS

In accordance with N.J.A.C. 5:21-5.2 – Table 5.1, the RSIS Standard for Water Demand and NJAC 7:10-12.6(2)2 – Table 1, the NJDEP Standard for Domestic Water Demand for the existing and proposed water demands for the project are estimated as follows:

Store, Office Building – 0.125 gal/SF
Townhouse (2 Bedroom) – 140 Gallons per day
Townhouse (3 Bedroom) – 200 Gallons per day

Average Daily Water Demand – Existing

14,875 SF Store x 0.125 gal/SF = 1,859.4 GPD

Total Existing Demand = 1,859.4 GPD

Average Daily Water Demand – Proposed

7,679 SF Office x 0.125 gal/SF = 959.9 GPD
9,141 SF Store x 0.125 gal/SF = 1,142.6 GPD
4 2-Bedroom Townhome x 140 GPD = 560 GPD
4 3-Bedroom Townhome x 200 GPD = 800 GPD

Total Proposed Demand = 3,462.5 GPD

Net Increase in Water Demand = 1,603.1 GPD

b) PROPOSED FIRE PROTECTION

The proposed stacked townhomes will be designed with an internal sprinkler system that shall be designed in accordance with the International Fire Code. A Fire Sprinkler Contractor has not yet been determined; however, the proposed fire services shall be designed to provide sufficient water capacity for the proposed sprinkler system within the building. Calculations will be provided by the sprinkler designer upon application for building permits.

IV. CONCLUSION

In summary, this report has been prepared to further expand on the water and sanitary sewer designs for the proposed development as seen within the accompanying site plans for the Proposed Stacked Townhomes for Sharbell Building Company, LLC. It is the intention of this report that the water and sewer demand generated from this final build out will not exceed the approved demands and allocated flows based on the actual usages. It does not appear the proposed development will have a negative impact on the existing infrastructure.

APPENDIX

CAPACITY OF CIRCULAR PIPE FLOWING AT $\frac{1}{2}$ FULL



Capacity of Circular Pipe Flowing 1/2 Full

Project: Proposed Stacked Townhomes
 Job #: 0043-25-00798
 Location: Township of Robbinsville

Computed By: KP
 Checked By: JSH
 Date: 11/6/2025

PIPE DESCRIPTION	SLOPE (%)	SIZE (IN)	MANNING'S COEFFICIENT (n)	VELOCITY (FT/S)	CAPACITY (CFS)	CAPACITY (GPD)	CAPACITY (MGD)
SDR-35 PVC	1.04%	6	0.010	3.80	0.37	241,040	0.24
SDR-26 PVC	2.08%	4	0.010	4.10	0.18	115,618	0.12

Variables Defined

Q=Capacity of Pipe (CFS)
 V=Velocity in Pipe Section (FT/S)
 R=Hydraulic Radius of Pipe Section
 S=Slope of Pipe Section (FT/FT)
 D=Diameter of Pipe (FT)
 d=Depth of Flow in Pipe (FT)
 n=Manning's Coefficient
 Wp=Wetted Perimeter (FT)

Typical Values for Manning's Coefficient (n)

n(RCP)= 0.013
 n(HDPE-Smooth Interior)= 0.012 *Varies with Manufacturer
 n(DIP)= 0.013
 n(PVC)= 0.010
 n(CMP)= 0.024

Equations used:

Q=VA
 $V = (1.49/n) \cdot R^{2/3} \cdot S^{1/2}$
 $Q = (1.49/n) \cdot R^{2/3} \cdot S^{1/2} \cdot A$

Utilizing Appendix 16.A from the Civil Engineering Reference Manual-Seventh Edition, by Micheal Lindeburg, Copyright 1999

The following equations were utilized to calculate the Hydraulic Radius and Area of a Circular Pipe Section flowing 1/2 full

$A = (\pi \cdot D^2 / 4) \cdot 0.5 = 0.3927 \cdot D^2$

$R = A / Wp = 0.3927 \cdot D^2 / ((2 \cdot \pi \cdot D / 2) \cdot 0.5) = 0.25 \cdot D$

Therefore:

$Q = (1.49/n) \cdot (0.25 \cdot D)^{2/3} \cdot S^{1/2} \cdot (0.3927 \cdot D^2)$

$V = (1.49/n) \cdot (0.25 \cdot D)^{2/3} \cdot S^{1/2}$

Unit Conversion Equations

1 Cubic Foot=7.4805 Gallons

1 Day = 86,400 Seconds

Therefore:

$\frac{\text{Cubic Foot}}{\text{Second}}$	X	$\frac{86,400 \text{ Seconds}}{1 \text{ Day}}$	X	$\frac{7.4805 \text{ Gallons}}{1 \text{ Cubic Foot}}$	=	$\frac{\text{Gallon}}{\text{Day}}$
$\frac{\text{Gallon}}{\text{Day}}$	X	$\frac{1 \text{ Million Gallons}}{1,000,000 \text{ Gallons}}$	=	$\frac{\text{Million Gallons}}{\text{Day}}$		

Photograph Location Report



Legend:  = Photo Location/Direction



Photo #1



Photo #2



Photo #3



Photo #4



Photo #5



Photo #6



Photo #7



Photo #8



Photo #9



Photo #10



Photo #11



Photo #12

DOWNTOWN ROBBINSVILLE

PROPOSED CONDO BUILDINGS

ROBBINSVILLE, MERCER COUNTY, NEW JERSEY



ILLUSTRATIVE PERSPECTIVE

PROJECT UNIT MIX:

TOTAL PROJECT	
2 -BEDROOM	4 DU
3-BEDROOM	4 DU
TOTAL	8 DU



LOCATION MAP
NTS

PROJECT DATA

BLOCK / LOT:	
ZONING DISTRICT:	
LOT AREA:	24,085 SF (0.55ACRES)
BUILDING HEIGHT:	3 STORIES
BUILDING FOOTPRINT:	
DWELLING UNITS:	8 DU
GARAGE PARKING:	8 SP

SHEET INDEX

C-01	COVER SHEET
A-02	SITE PLAN
A-03	GROUND FLOOR PLAN
A-04	SECOND FLOOR PLAN
A-05	THIRD FLOOR PLAN
A-06	BUILDING ELEVATIONS
A-07	BUILDING ELEVATIONS
A-08	TYPICAL UNIT PLANS
A-09	TYPICAL UNIT PLANS

PLANNING BD. APPROVAL

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS
HEREBY GRANTED TO THIS SITE PLAN BY THE
PLANNING BOARD OF THE CITY OF XXXX,
NEW JERSEY, THIS __ DAY OF _____ 2023.

Board Chairman

Board Secretary

Board Engineer

PREPARED BY:

MINNO WASKO

ARCHITECTS AND PLANNERS

204 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530
GATEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102

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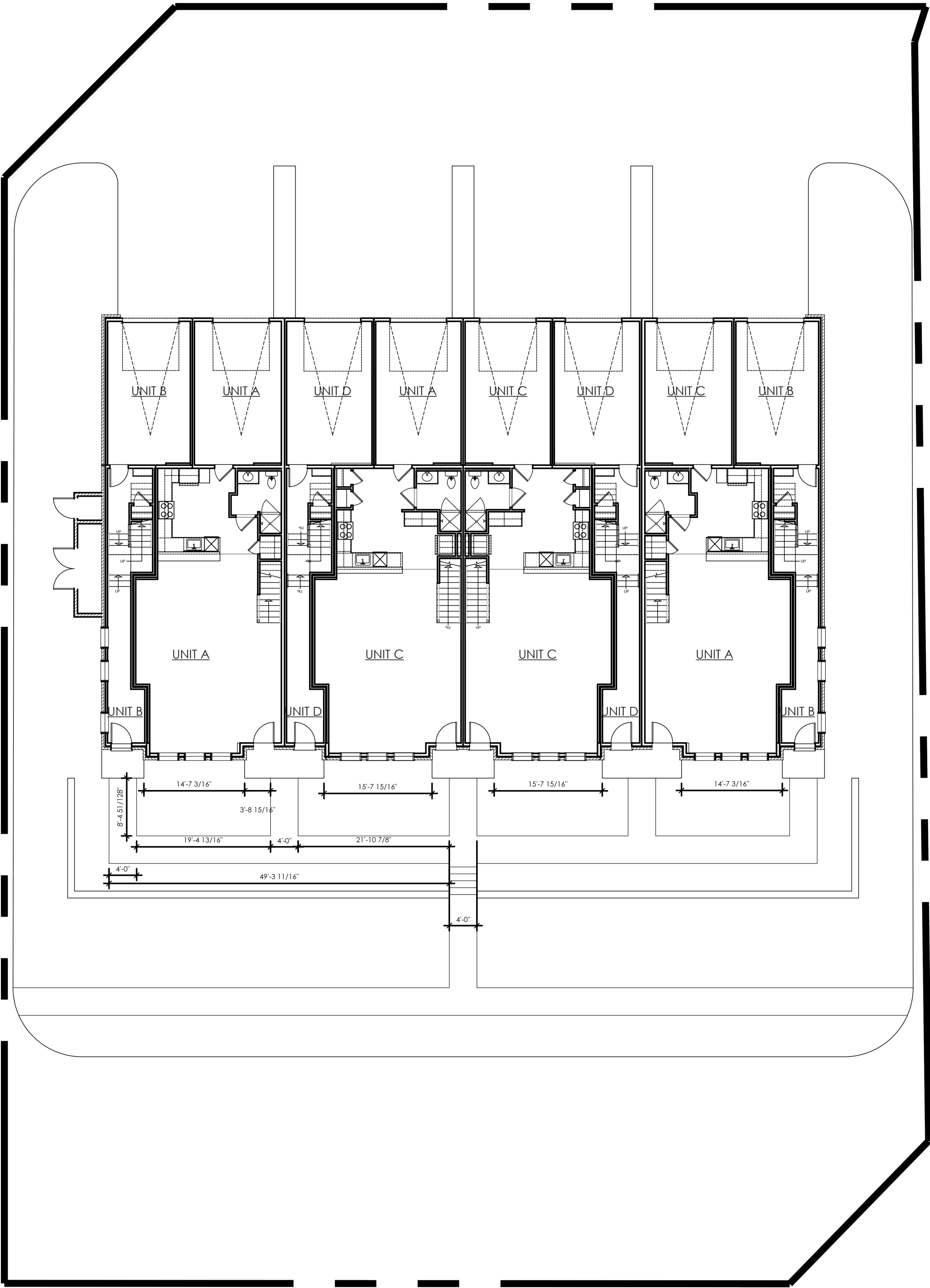
DOWNTOWN ROBBINSVILLE
ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

PREPARED FOR:

 SHARBELL

ISSUE:	
DATE:	FOR:
12-16-2025	PRELIM & FINAL SITE PLAN

C-01
COVER SHEET



01 GROUND FLOOR SITE PLAN
SCALE: 3/32" = 1'-0"



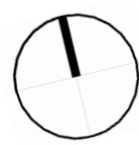
UNITS		
RESIDENTIAL		
2 BEDROOM:	4 DU	50%
3 BEDROOM:	4 DU	50%
TOTAL:	8 DU	
PARKING		
GARAGE	8 SP	
DRIVEWAY	8 SP	
TOTAL:	16 SP	

PREPARED BY:
MINNO WASKO
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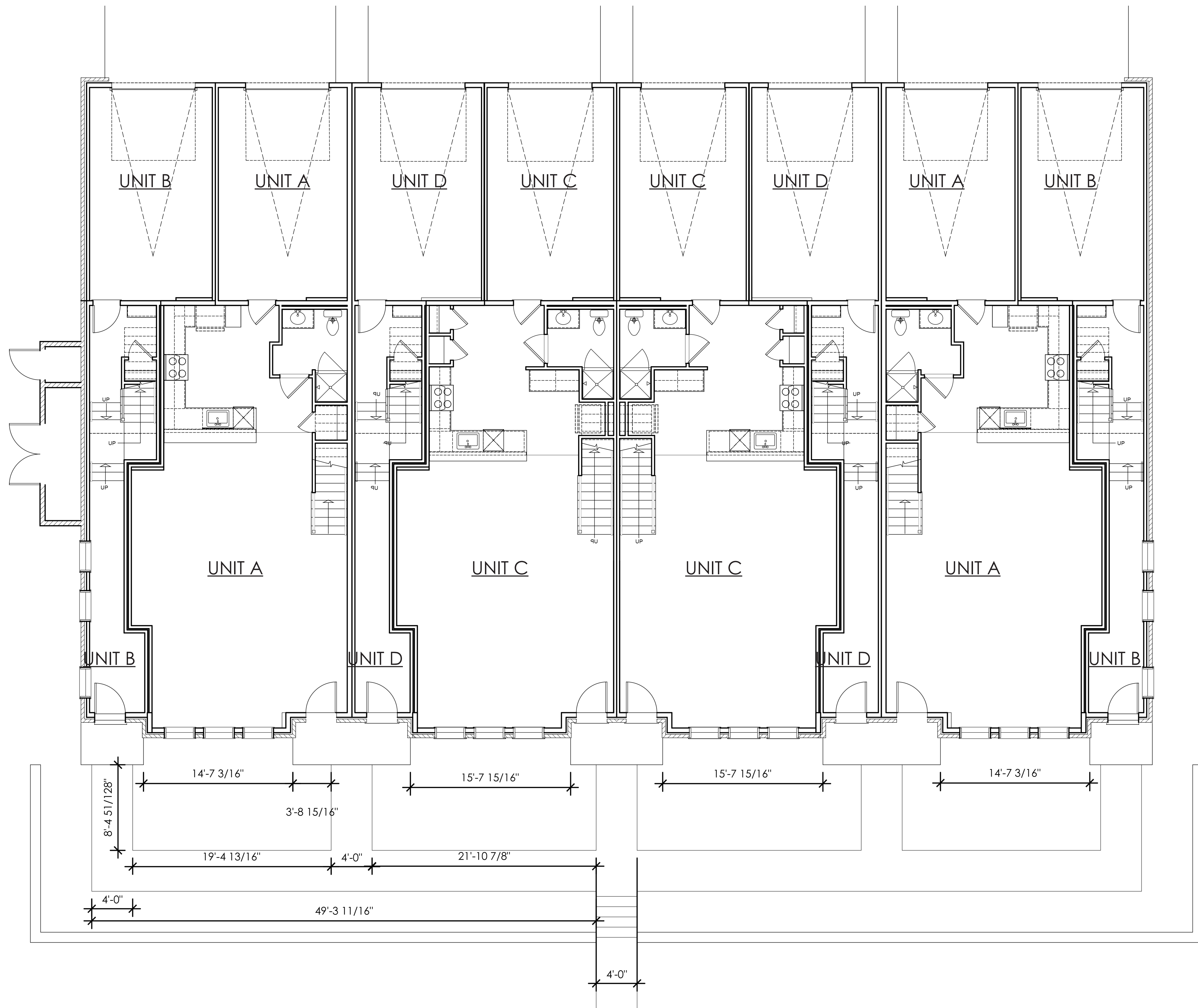
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ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

PREPARED FOR:
SHARBELL

ISSUE:	
DATE:	FOR:
12-16-2025	PRELIM & FINAL SITE PLAN



A-02
BUILDING PLAN



01 GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PREPARED BY:
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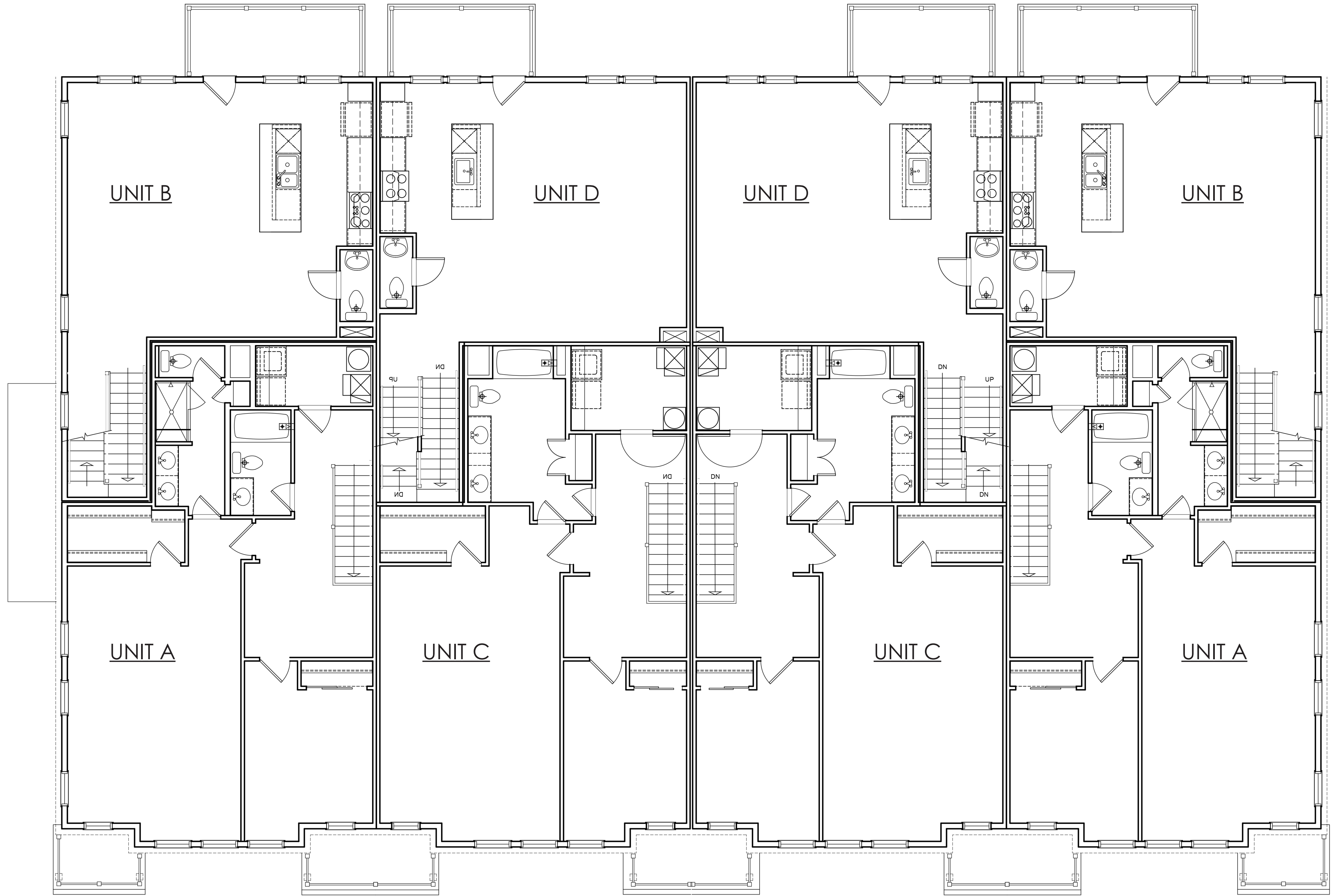
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PREPARED FOR:
SHARBELL

ISSUE: _____
DATE: _____ FOR: _____
12-16-2025 PRELIM & FINAL SITE PLAN



A-03
BUILDING PLAN



01 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

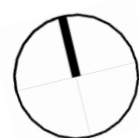


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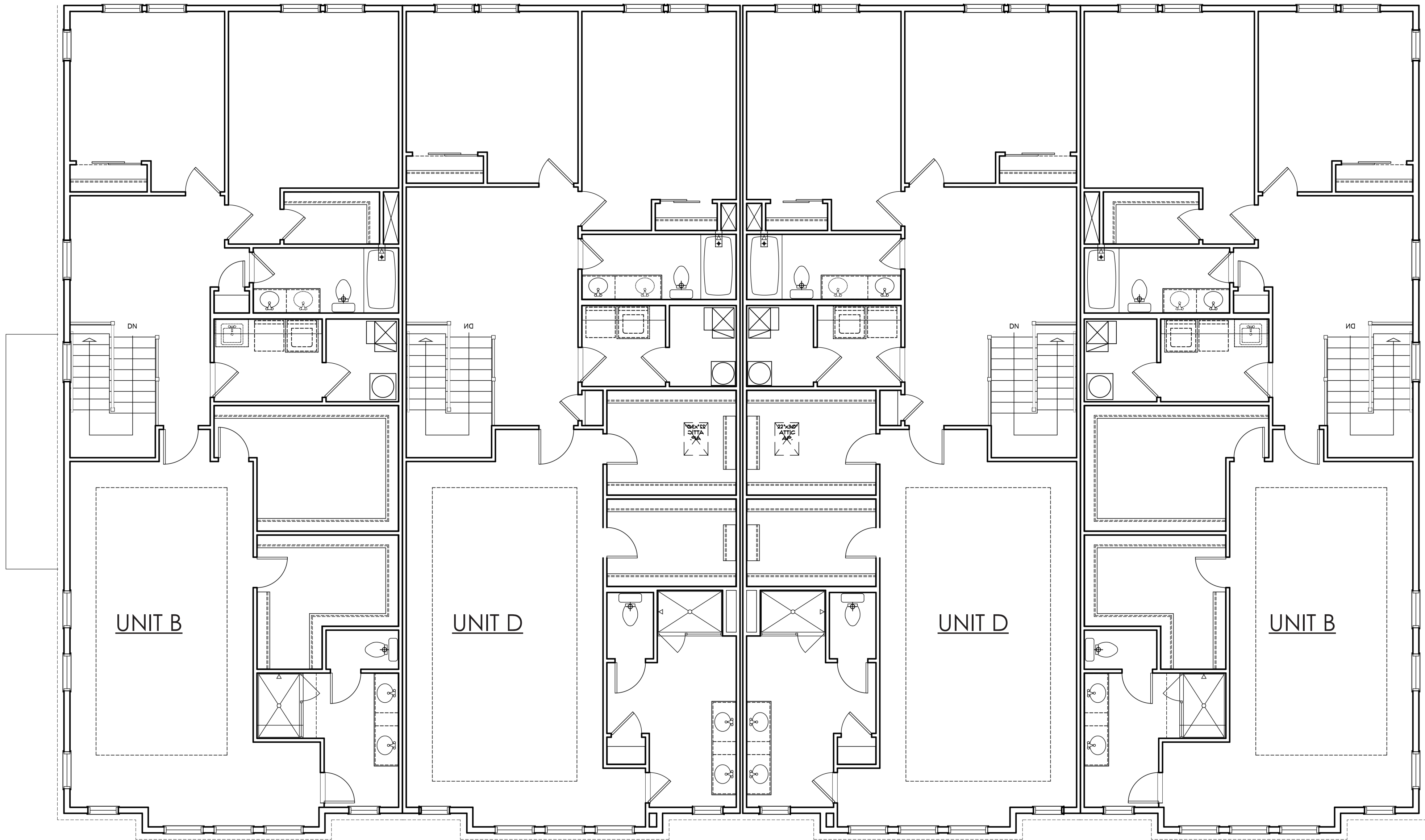
DOWNTOWN ROBBINSVILLE
ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

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DATE: _____ FOR: _____
12-16-2025 PRELIM & FINAL SITE PLAN



A-04
BUILDING PLAN



01 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

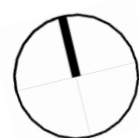


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DOWNTOWN ROBBINSVILLE
ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

PREPARED FOR:
SHARBELL

ISSUE:	
DATE:	FOR:
12-16-2025	PRELIM & FINAL SITE PLAN



A-05
BUILDING PLAN



02 EAST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



01 SOUTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 FIBER CEMENT LAP SIDING
- 06 WOOD PANEL
- 07 ARCHITECTURAL VINYL WINDOW
- 08 ARCHITECTURAL METAL RAILING
- 09 ARCHITECTURAL METAL CANOPY
- 10 ARCHITECTURAL GARAGE DOOR

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
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DOWNTOWN ROBBINSVILLE
ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

PREPARED FOR:
SHARBELL

ISSUE: _____
DATE: _____ FOR: _____
12-16-2025 PRELIM & FINAL SITE PLAN

A-06
BUILDING ELEVATIONS



02 WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



01 NORTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



KEY PLAN:



MATERIALS KEY:

- 01 BRICK VENEER
- 02 FIBER CEMENT PANEL 01
- 03 FIBER CEMENT PANEL 02
- 04 FIBER CEMENT PANEL 03
- 05 FIBER CEMENT LAP SIDING
- 06 WOOD PANEL
- 07 ARCHITECTURAL VINYL WINDOW
- 08 ARCHITECTURAL METAL RAILING
- 09 ARCHITECTURAL METAL CANOPY
- 10 ARCHITECTURAL GARAGE DOOR

NOTES:

PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.

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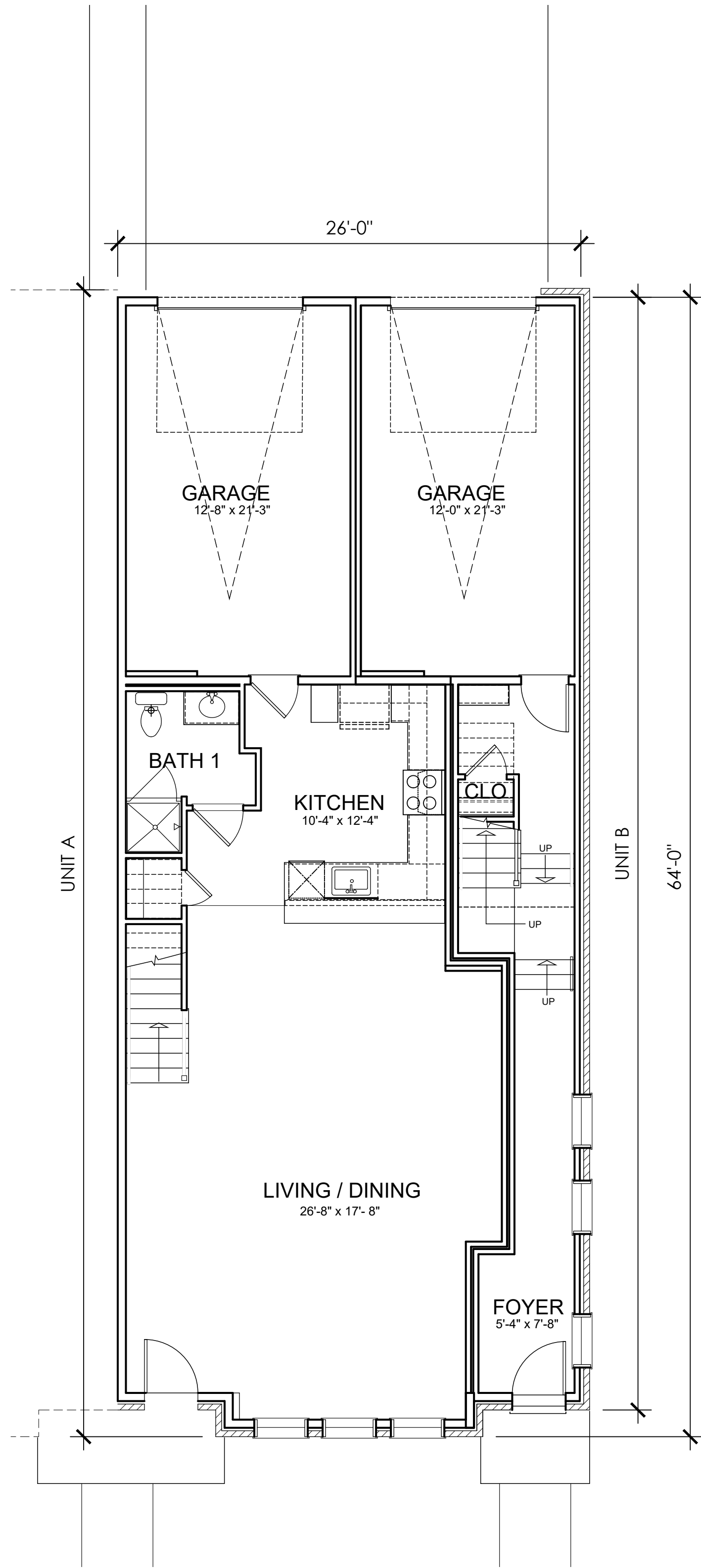
DOWNTOWN ROBBINSVILLE
ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

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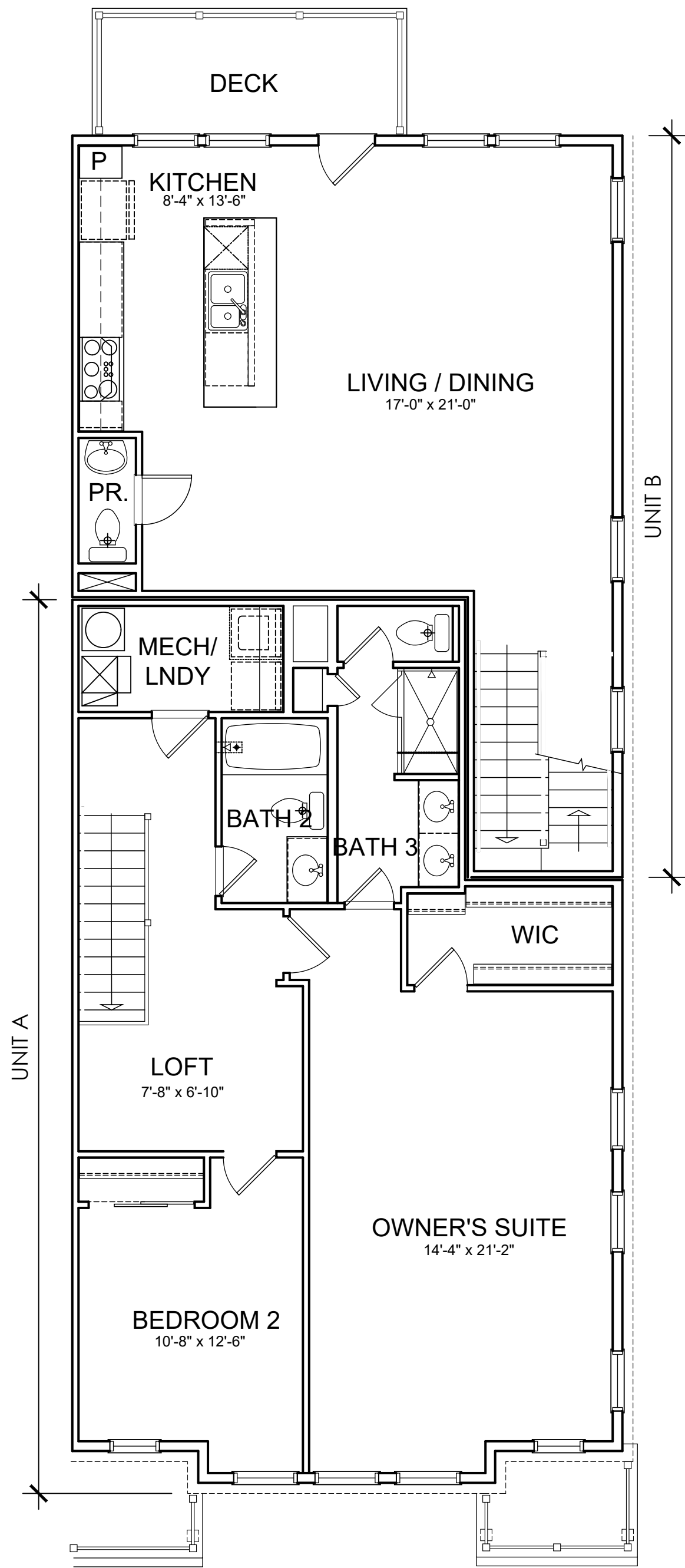
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DATE: 12-16-2025 PRELIM & FINAL SITE PLAN

A-07

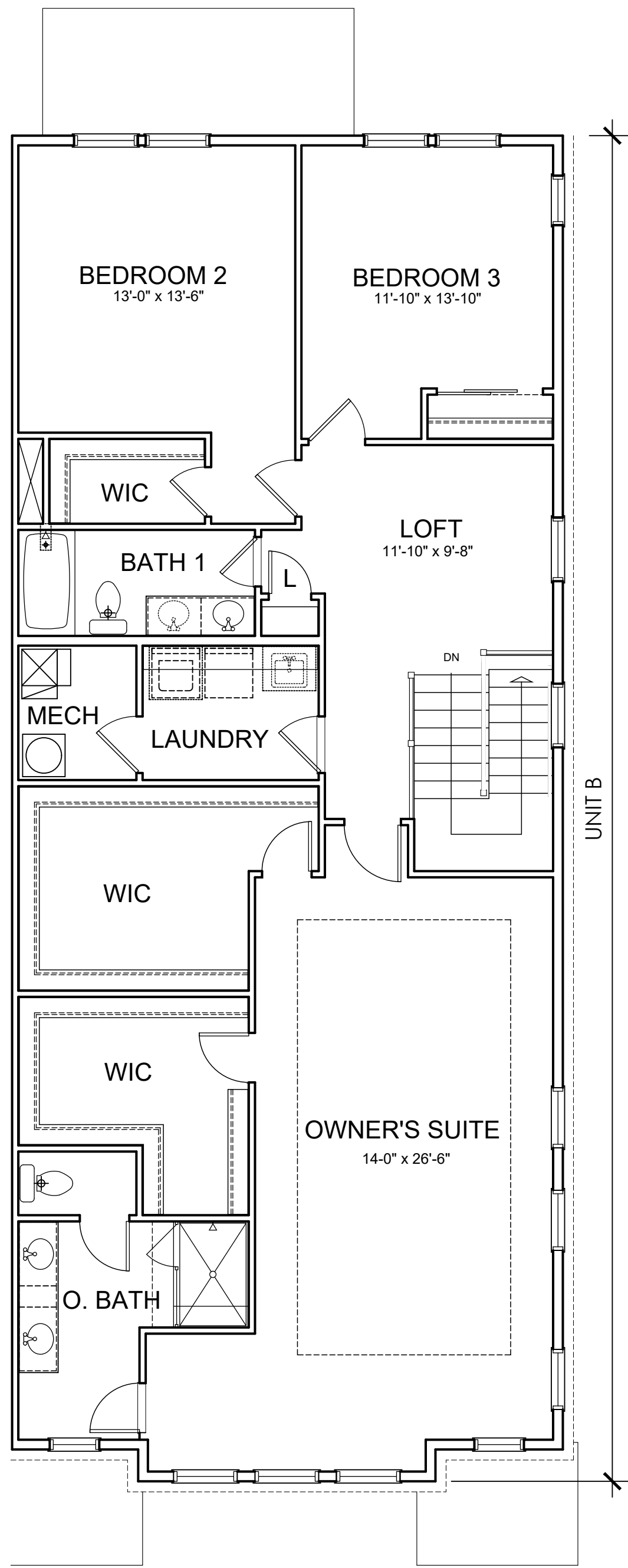
BUILDING ELEVATIONS



01 GROUND FLOOR PLAN - A&B
SCALE: 3/16" = 1'-0"



02 SECOND FLOOR PLAN - A&B
SCALE: 3/16" = 1'-0"



03 THIRD FLOOR PLAN - A&B
SCALE: 3/16" = 1'-0"



UNIT A
(1,775 SF)

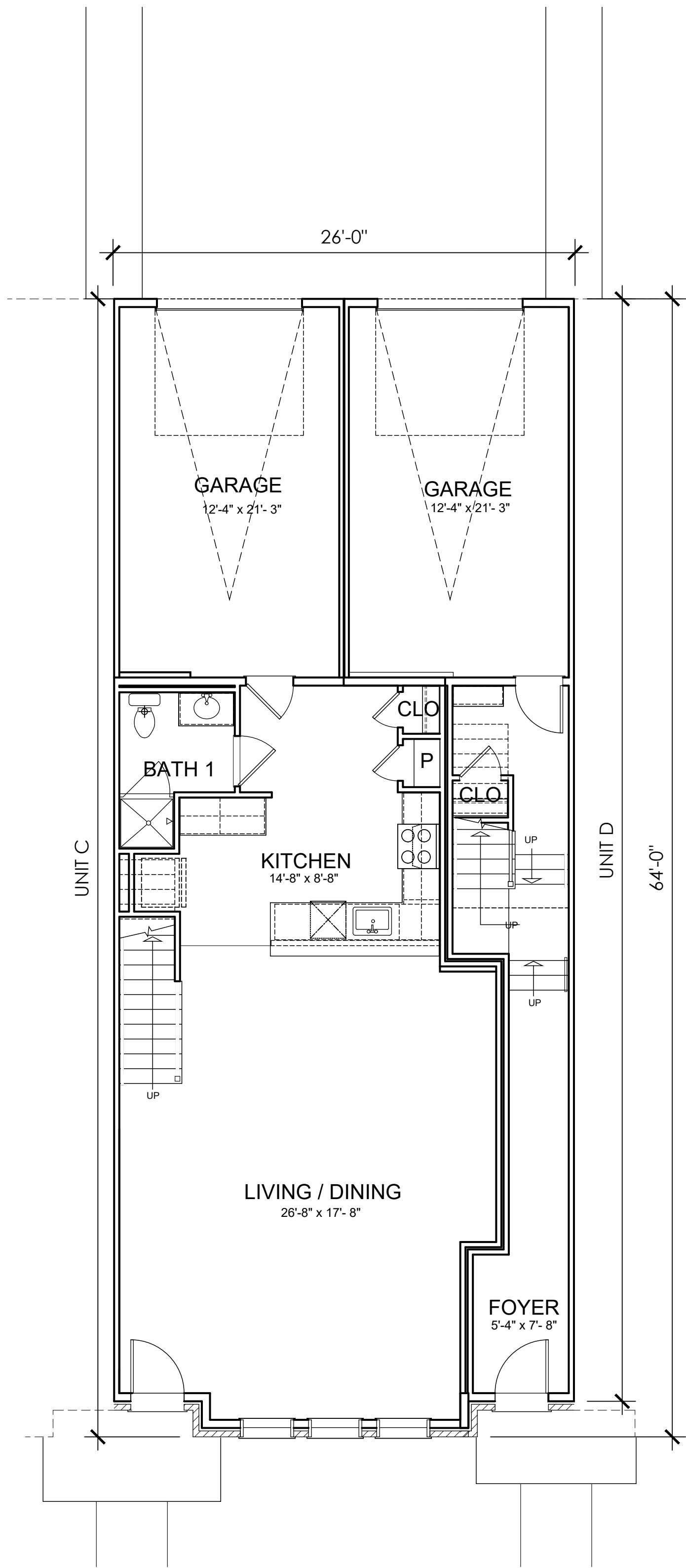
UNIT B
(2,390 SF)

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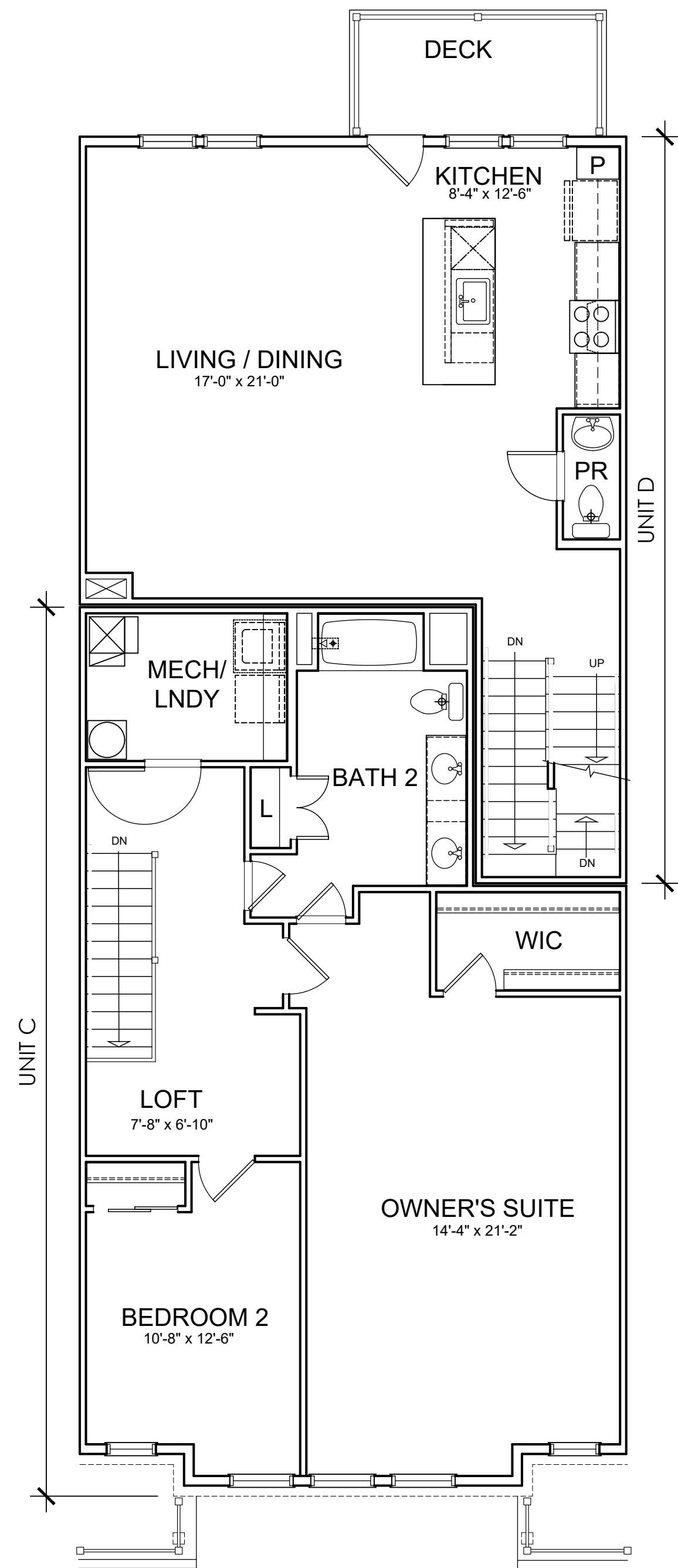
DOWNTOWN ROBBINSVILLE
ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

PREPARED FOR:
SHARBELL

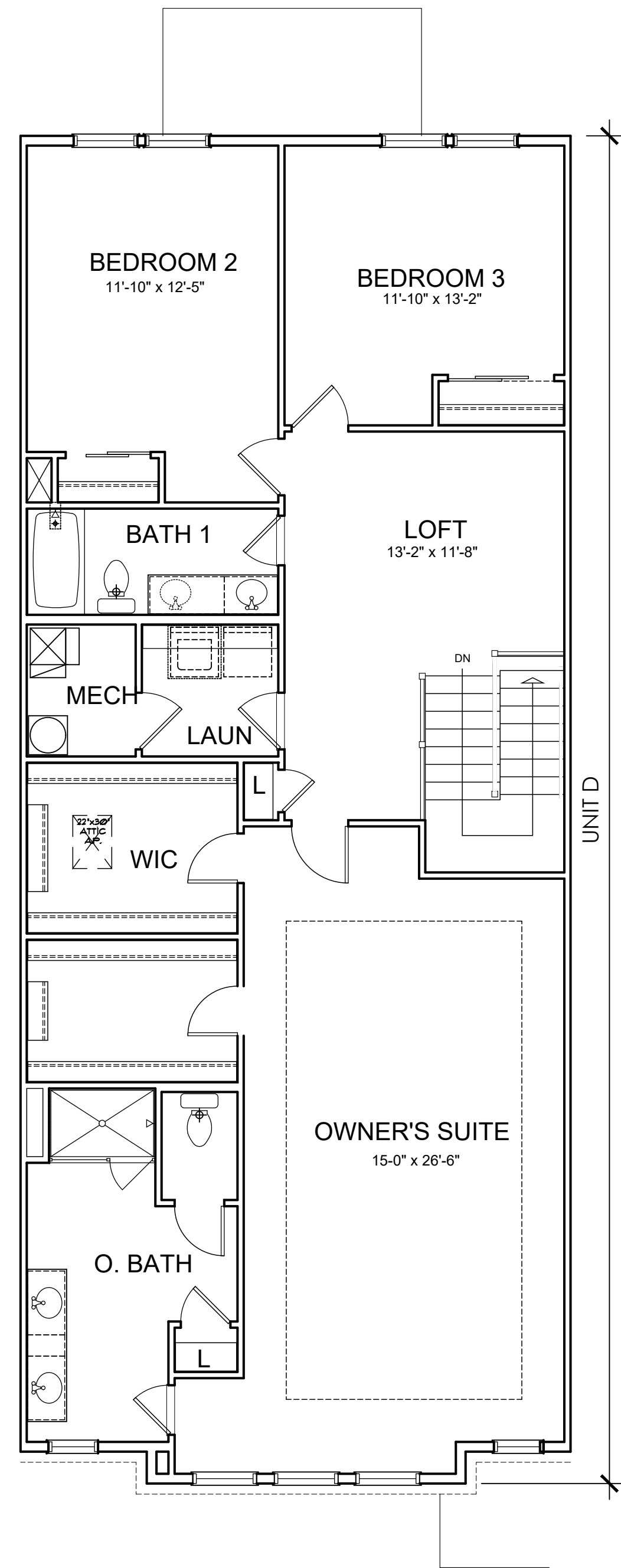
ISSUE: _____
DATE: _____ FOR: _____
12-16-2025 PRELIM & FINAL SITE PLAN



01 GROUND FLOOR PLAN - C&D
SCALE: 3/16" = 1'-0"



02 SECOND FLOOR PLAN - C&D
SCALE: 3/16" = 1'-0"



03 THIRD FLOOR PLAN - C&D
SCALE: 3/16" = 1'-0"



UNIT C
(1,775 SF)

UNIT D
(2,390 SF)

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
204 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530
GATEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102
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ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

PREPARED FOR:
SHARBELL

ISSUE: _____
DATE: _____ FOR: _____
12-16-2025 PRELIM & FINAL SITE PLAN

A-09
TYPICAL UNIT PLANS

USE VARIANCE & PRELIMINARY AND FINAL SITE PLAN

FOR

SHARBELL BUILDING COMPANY, LLC

PROPOSED STACKED TOWNHOMES

BLOCK 8, LOT 1.18 TAX MAP SHEET #1.18 - LATEST REV. DATED 2/29/2016

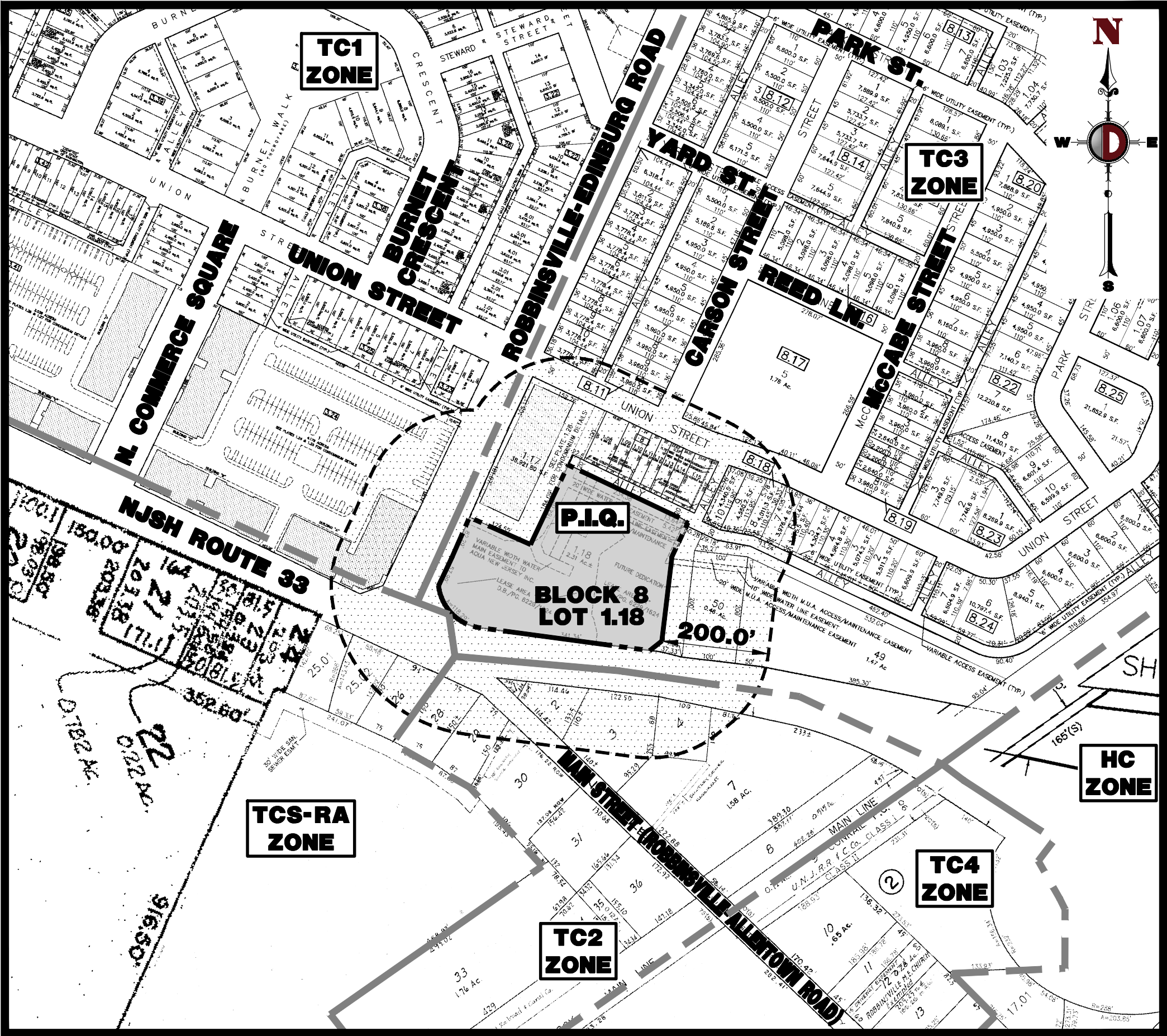
NJSH ROUTE 33 & ROBBINSVILLE-EDINBURG ROAD

TOWNSHIP OF ROBBINSVILLE

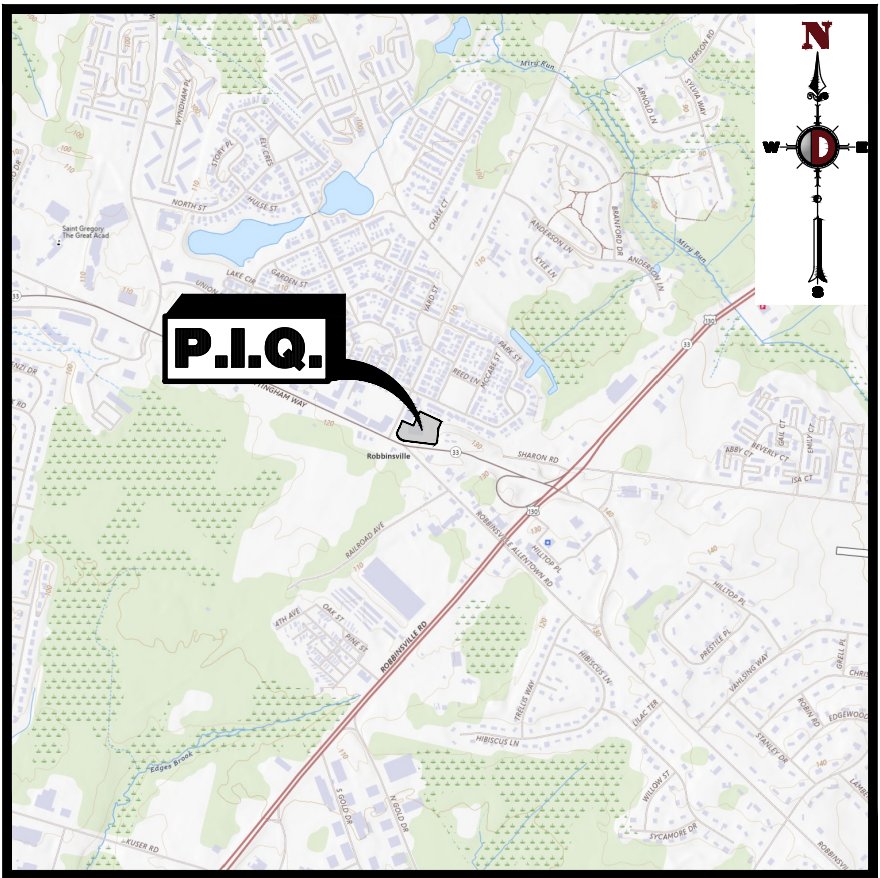
MERCER COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT
UNIVERSAL GROUP 2371 MAIN HOLDINGS 1130 BERSHIRE BLVD WYOMISSING, PA 19610	2	2	AGRAWAL, AMITKUMAR & BHAVITA H/W 208 UNION ST ROBBINSVILLE, NJ 08691	8.18	7
UNIVERSAL GROUP 2371 MAIN HOLDINGS 10960 BUSTLETON AVE PHILADELPHIA, PA 19116	2	3	TOWNSHIP OF ROBBINSVILLE 2238 ROUTE 33 ROBBINSVILLE, NJ 08691	2	1
THAKKAR, SUNNY & BRINDA 192 UNION STREET ROBBINSVILLE, NJ 08691	8	1.11	MERUVA BALAJI & HARITA 188 UNION STREET ROBBINSVILLE, NJ 08691	8	1.09
ANANEY SRINIVAS & NAMRATA KUMAR 186 UNION ST ROBBINSVILLE, NJ 08691	8	1.08	COSTANZA VINCENT & ALICIA 200 UNION STREET ROBBINSVILLE, NJ 08691	8	1.15
62 USA LLC 532 MILSTONE RD CLARKSBURG, NJ 08510	2	4	5 MAIN ST ROBBINSVILLE, LLC 30 NORWOOD PLACE EDISON, NJ 08817	1	30
KUNIS SETH N & ALISON R 198 UNION ST ROBBINSVILLE, NJ 08691	8	1.14	TOWNSHIP OF ROBBINSVILLE 1117 ROUTE 120 ROBBINSVILLE, NJ 08691	8	1.02
ALLA, NAGA B & SWAPNA DEVIREDDY 204 UNION ST ROBBINSVILLE, NJ 08691	8.18	9	BAVLOG, JEFFREY D 94 UNION ST ROBBINSVILLE, NJ 08691	3.23	2
SEMITZ, JULY WY O. & CRISTINA 198 UNION STREET ROBBINSVILLE, NJ 08691	8	1.13	SAGAR SUNILKUMAR D & REENA S 194 UNION STREET ROBBINSVILLE, NJ 08691	8	1.12
BODICEHERLA R & AVARU V 1 CARSON ST ROBBINSVILLE, NJ 08691	8.11	10	SHARBELL WASHINGTON INC 1 UNION ST STE 208 ROBBINSVILLE, NJ 08691	8	1.18
TOWNSHIP OF ROBBINSVILLE 1117 US ROUTE 120 ROBBINSVILLE, NJ 08691	8.17	5	KOTAGIRI, PRABHAKAR & SWAPNA 212 UNION STREET ROBBINSVILLE, NJ 08691	8.18	5
ADVANTAGE FINANCIAL PROPERTIES 2365 ROUTE 33 ROBBINSVILLE, NJ 08691	1	26	TOWNSHIP OF ROBBINSVILLE 2238 ROUTE 33 ROBBINSVILLE, NJ 08691	2	1
AMRATHAL DEEPAK KUMAR & SAPNA 210 UNION STREET ROBBINSVILLE, NJ 08691	8.18	6	ALSO TO BE NOTIFIED: MERCER COUNTY PLANNING BOARD 640 S. BROAD STREET, ROOM 420 TRENTON, NJ 08650		
KUBISA, LOUIS & JERI SHANNON P H/W 972 ROBINS-EDINBURG RD ROBBINSVILLE, NJ 08691	8.10	11	RANDY N. GOOD OUTSIDE PLANT SUPERVISOR MANAGER CABLEVISION 2137 HAMILTON AVENUE HAMILTON, NJ 08618		
TKO HOLDINGS, LLC 284 MORNING GLORY DR MONROE, NJ 08831	8	49	JAMES BARBATO, PE REGIONAL MANAGER AQUA NJ, INC 10 BLACK FOREST ROAD HAMILTON, NJ 08691		
POLEBA JAMES 202 UNION ST ROBBINSVILLE, NJ 08691	8.18	10	VERZON WILLIAM HIGGINS, SENIOR RIGHT-OF WAY AGENT 175 WEST MAIN STREET FREEHOLD, NJ 07728		
KASIREDDY, ANIL K. & THANUJA REDDY 206 UNION STREET ROBBINSVILLE, NJ 08691	8.18	8	TOWNSHIP OF ROBBINSVILLE DIVISION OF UTILITIES 56 ROBBINSVILLE-ALLEN TOWN RD. ROBBINSVILLE, NJ 08691		
GLOBAL SIGNAL ACQUISITION N PMG 353 4017 WASHINGTON R MONROE, PA 15117	1	25.01	NADOT PO BOX 600 TRENTON, NJ 08625		
TKO HOLDINGS LLC 284 MORNING GLORY DR MONROE, NJ 08831	8	50	PUBLIC SERVICE ELECTRIC & GAS MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA T88 NEWARK, NJ 07102		
SURANA PULIA 868 ROBBINS-EDIN RD ST 103 ROBBINSVILLE, NJ 08691	8	1.17	ROBERT R. ERIKSEN, PE, CCM AT&T ONE AT&T WAY ROOM 30216C BEDMINSTER, NJ 07921		
DAN, SEUNG & KIM, YONHO 190 UNION ST ROBBINSVILLE, NJ 08691	8	1.10	DONALD OLIVO, REAL ESTATE DEPT. JERSEY CENTRAL POWER & LIGHT 300 MADISON AVE, PO BOX 1911 MORRISTOWN, NJ 07962		
ADVANTAGE FINANCIAL PROPERTIES LLC 2365 ROUTE 33 ROBBINSVILLE, NJ 08691	1	28			
ADVANTAGE FINANCIAL PROPERTIES LLC 2365 ROUTE 33 ROBBINSVILLE, NJ 08691	1	29			
12 MAIN ROBBINSVILLE LLC 150 SILVERSIDE AVE LITTLE SILVER, NJ 07739	2	7			



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX	
COVER SHEET	1 of 20
AERIAL MAP	2 of 20
GENERAL NOTES	3 of 20
DEMOLITION PLAN	4 of 20
SITE PLAN	5 of 20
GRADING PLAN	6 of 20
DRAINAGE PLAN	7 of 20
UTILITY PLAN	8 of 20
LANDSCAPE PLAN	9 of 20
LANDSCAPE NOTES AND DETAILS	10 of 20
LIGHTING PLAN	11 of 20
SOIL EROSION & SEDIMENT CONTROL PLAN	12 of 20
SOIL MANAGEMENT AND PREPARATION PLAN	13 of 20
SOIL EROSION & SEDIMENT CONTROL NOTES	14 of 20
SOIL EROSION & SEDIMENT CONTROL DETAILS	15 of 20
CONSTRUCTION DETAILS	16 of 20
TOWNSHIP OF ROBBINSVILLE CONSTRUCTION DETAILS	17 of 20
VEHICLE CIRCULATION PLAN (FIRE TRUCK)	18 of 20
VEHICLE CIRCULATION PLAN (GARBAGE TRUCK)	19 of 20
	20 of 20

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TITLE: COVER SHEET	
PROJECT: SHARBELL BUILDING COMPANY, LLC PROPOSED STACKED TOWNHOMES BLOCK 8, LOT 1.18 NJSH ROUTE 33 & ROBBINSVILLE-EDINBURG ROAD TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY	JOB No: 0043-25-00798 DATE: 01/02/2026 DRAWN BY: KTK DESIGNED BY: KP CHECKED BY: JSH CHECKED BY: -
JEFFREY D. SPALT PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 40766	JEFFREY HABERMAN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53560
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SHEET No: 1 OF 20 Rev. # 0	

LAND USE BOARD APPROVAL

APPROVED BY THE LAND USE BOARD OF THE TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY	
CHAIRPERSON	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

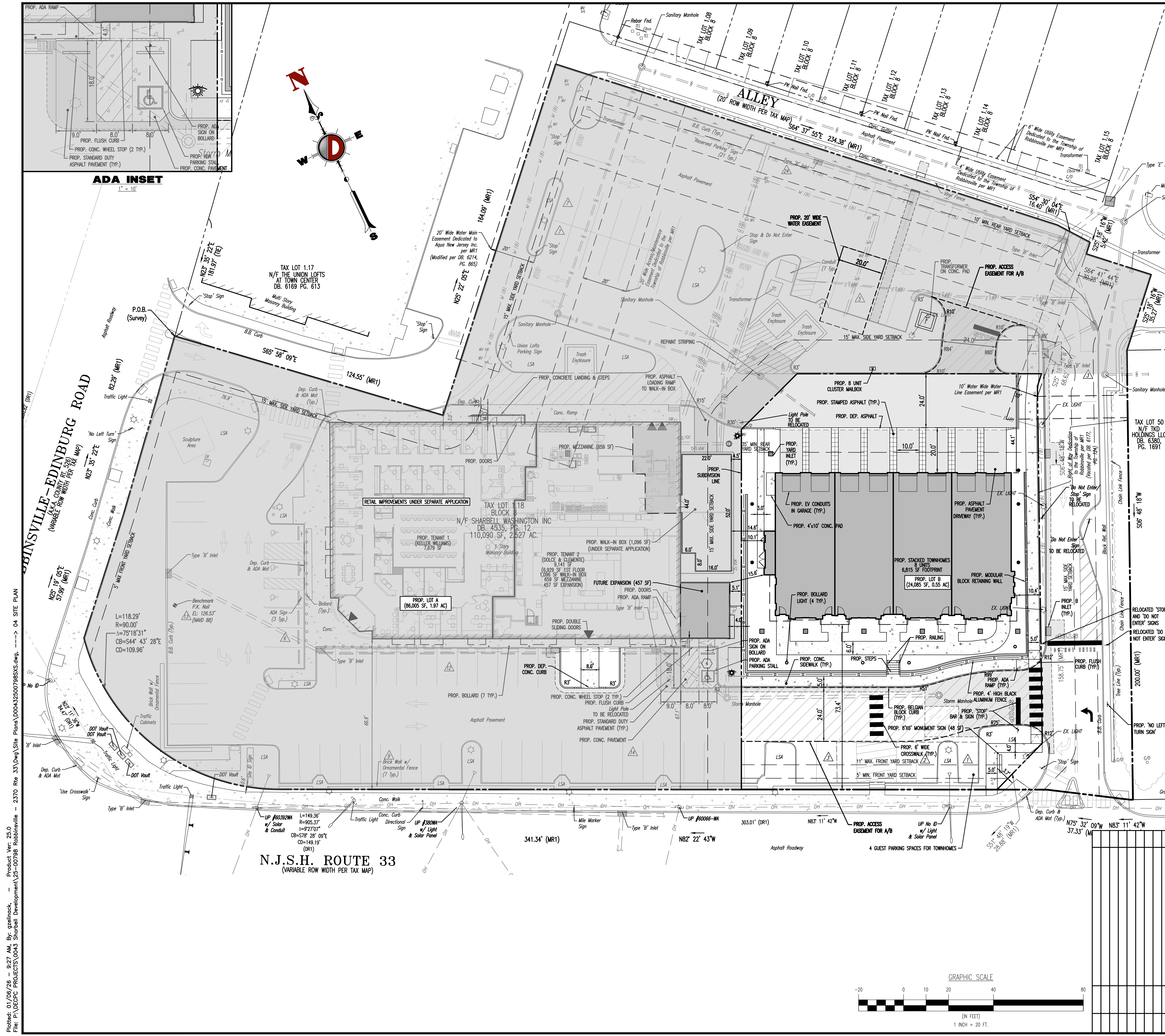
PREPARED BY

DYNAMIC ENGINEERING CONSULTANTS, P.C.

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Plotted: 01/06/26 - 9:26 AM, By: graelinck, - Product Ver: 25.0
File: P:\VEPC PROJECTS\0043 Sharbell Development\25-00798 Robbinsville - 2370 Rte 33\Draw\Site Plans\00432500798S40.dwg, ---> 02 AERIAL MAP





GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

- AS-BUILT SURVEY VAN NOTE-HARVEY ASSOCIATES, PC PRINCETON, NJ DATED: 12/27/2015
- ADMINISTRATIVE SITE PLAN REVIEW PROPOSED TEMPORARY PARKING IMPROVEMENT PLAN PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, PC DATED: 10/15/2020 LAST REVISED: 06/04/2020
- BOUNDARY & TOPOGRAPHIC SURVEY AND MINOR SUBDIVISION PLANS DYNAMIC SURVEY, LLC 1004 MAIN STREET LAKE COMPO, NJ 07719 SURVEY FILE NO. 0043-25-02366

2. APPLICANT: SHARBELLE BUILDING COMPANY, LLC

3. OWNER: SHARBELLE WASHINGTON INC. 1 UNION STREET, SUITE 208 ROBINSVILLE, NJ 08069

4. PARCEL DATA: BLOCK 8, LOT 1-18 NUSH ROUTE 33 & ROBINSVILLE-EDINBURG ROAD TOWNSHIP OF ROBINSVILLE, MERCER COUNTY, NEW JERSEY

5. ZONE: TC-3 ZONE OF THE TC-TOWN CENTER DISTRICT

6. EXISTING USE: RETAIL & PARKING LOT (NON-PERMITTED USE) (§ 142 5-3.1)

7. PROPOSED USE: STACKED TOWNHOMES (NON-PERMITTED USE) (§ 142 5-3.1)

8. SCHEDULE OF ZONING REQUIREMENTS (§ 142 5-3.26 & 5-3.35)

ZONE REQUIREMENT	ZONE TC-3		EXISTING	PROPOSED	
	COMMERCIAL	TOWNHOUSE (FOR REFERENCE ONLY)		PROF. LOT A (COMMERCIAL)	PROF. LOT B (STACKED TOWNHOMES)
MINIMUM LOT AREA	N/A	2,300 SF (0.05 AC)	110,090 SF (2.53 AC)	86,005 SF (1.97 AC)	24,085 SF (0.55 AC)
LOT WIDTH	20 FT (MIN)	23 FT (MIN)	496.9 FT (E)	323.8 FT (M)	118.6 FT (M)
LOT DEPTH	N/A	N/A	557.9 FT	464.1 FT	113.8 FT
MINIMUM LOT FRONTAGE	N/A	N/A	286.9 FT (E)	286.9 FT (M)	185.0 FT (M)
LOT DEPTH	54 FT (MIN)	100 FT (MIN)	98.4 FT (E)	98.4 FT (E)	67.6 FT
BUILDING DEPTH	36 FT (MIN)	N/A	98.4 FT (E)	98.4 FT (E)	67.6 FT
MINIMUM FRONT YARD SETBACK (NUSH ROUTE 33)	5 FT (MIN)	5 FT (MIN)	66.9 FT (E)	66.9 FT (E)	73.4 FT
MINIMUM FRONT YARD SETBACK (ROBINSVILLE - EDINBURG ROAD)	0 FT (MIN)	0 FT (MIN)	76.9 FT (E)	76.9 FT (E)	N/A
MINIMUM REAR YARD SETBACK [1]	5 FT (MAX) [ON AVENUE]	11 FT (MIN)	134.6 FT	134.6 FT	44.1 FT
MINIMUM SIDE YARD SETBACK	0 FT (MIN)	5 FT (MIN) [3]	3.0 FT	3.0 FT	10.1 FT
MINIMUM BUILDING HEIGHT	15 FT (MAX) [2]	5 FT (MIN) [3]	1.5 STORIES	1.5 STORIES	3 STORIES
MAXIMUM BUILDING COVERAGE (BY BUILDINGS & CANOPIES)	N/A	N/A	68%	13.5% (14,875 SF)	19.1% (16,428 SF)
MINIMUM PRIVATE YARD/PATIO	N/A	N/A	400 SF	N/A	761 SF
MINIMUM IMPERVIOUS COVERAGE	N/A	N/A	80%	83.9% (92,380 SF) (E)	81.9% (70,459 SF)
N/A: NO STANDARD	N/A: NOT APPLICABLE	(E): EXISTING NON-CONFORMANCE	(V): VARIANCE		

SIGNAGE TABLE

SIGN	REQUIREMENTS	EXISTING (RITE AID)	PROPOSED
FREESTANDING [4]	NUMBER OF SIGNS: ONE (1) MAXIMUM SIGN AREA: 20 SF SIGN HEIGHT: 8 FT MINIMUM SIGN SETBACK: 5 FT	NUMBER OF SIGNS: ONE (1) SIGN AREA: 96.72 SF (E) SIGN SETBACK: 1' (E)	NUMBER OF SIGNS: ZERO (0) SIGN AREA: SIGN SETBACK:
MONUMENT	NUMBER OF SIGNS: ONE (1) SIGN AREA: 20 SF MAXIMUM SIGN HEIGHT: 6 FT MINIMUM SIGN SETBACK: N/A	NUMBER OF SIGNS: ZERO (0) SIGN AREA: SIGN HEIGHT: SIGN SETBACK:	NUMBER OF SIGNS: ONE (1) SIGN AREA: 48 SF (M) SIGN HEIGHT: 6 FT SIGN SETBACK: 3.7 FT
WALL MOUNTED OR PAINTED [1] [2] [3]	NUMBER OF FACADE SIGNS: ONE (1) MAXIMUM FACADE SIGN AREA: 30 SF MAX. PROJECTION: 12 INCHES	NUMBER OF SIGNS: SEVEN (7) (E) SIGN AREA (TOTAL): 303.95 SF (E) PROJECTION: 8"	NUMBER OF SIGNS: ZERO (0) SIGN AREA: PROJECTION:

N/A: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
[1] LIMITED TO ONE SIGN PER BUSINESS PER BUILDING SIDE OF TENANT AREA OR SPACE
[2] ONE WALL-MOUNTED SIGN, NOT EXCEEDING 30 SQUARE FEET IN AREA, SHALL BE PERMITTED ON ANY SIDE OR REAR ENTRANCE WHICH IS OPEN TO THE PUBLIC.
[3] APPLIED LETTERS MAY SUBSTITUTE FOR WALL-MOUNTED SIGNS, IF CONSTRUCTED OF PAINTED WOOD, PAINTED CAST METAL, BRASS, OR BLACK ANODIZED ALUMINUM. APPLIED PLASTIC LETTERS SHALL NOT BE PERMITTED.
[4] THE BUILDING, WHERE THE BUSINESS TO WHICH THE SIGN REFERS IS LOCATED, SHALL BE SET BACK A MINIMUM OF FIVE FEET FROM THE LOT LINE.

PAVEMENT LEGEND

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED MILL & OVERLAY
	PROPOSED STAMPED ASPHALT

SEE SHEET 03 OF 20 FOR SITE PLAN NOTES

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TITLE: SITE PLAN

PROJECT: SHARBELLE BUILDING COMPANY, LLC
PROPOSED STACKED TOWNHOMES
BLOCK 8, LOT 1-18
NUSH ROUTE 33 & ROBINSVILLE-EDINBURG ROAD
TOWNSHIP OF ROBINSVILLE, MERCER COUNTY, NEW JERSEY

JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 40766

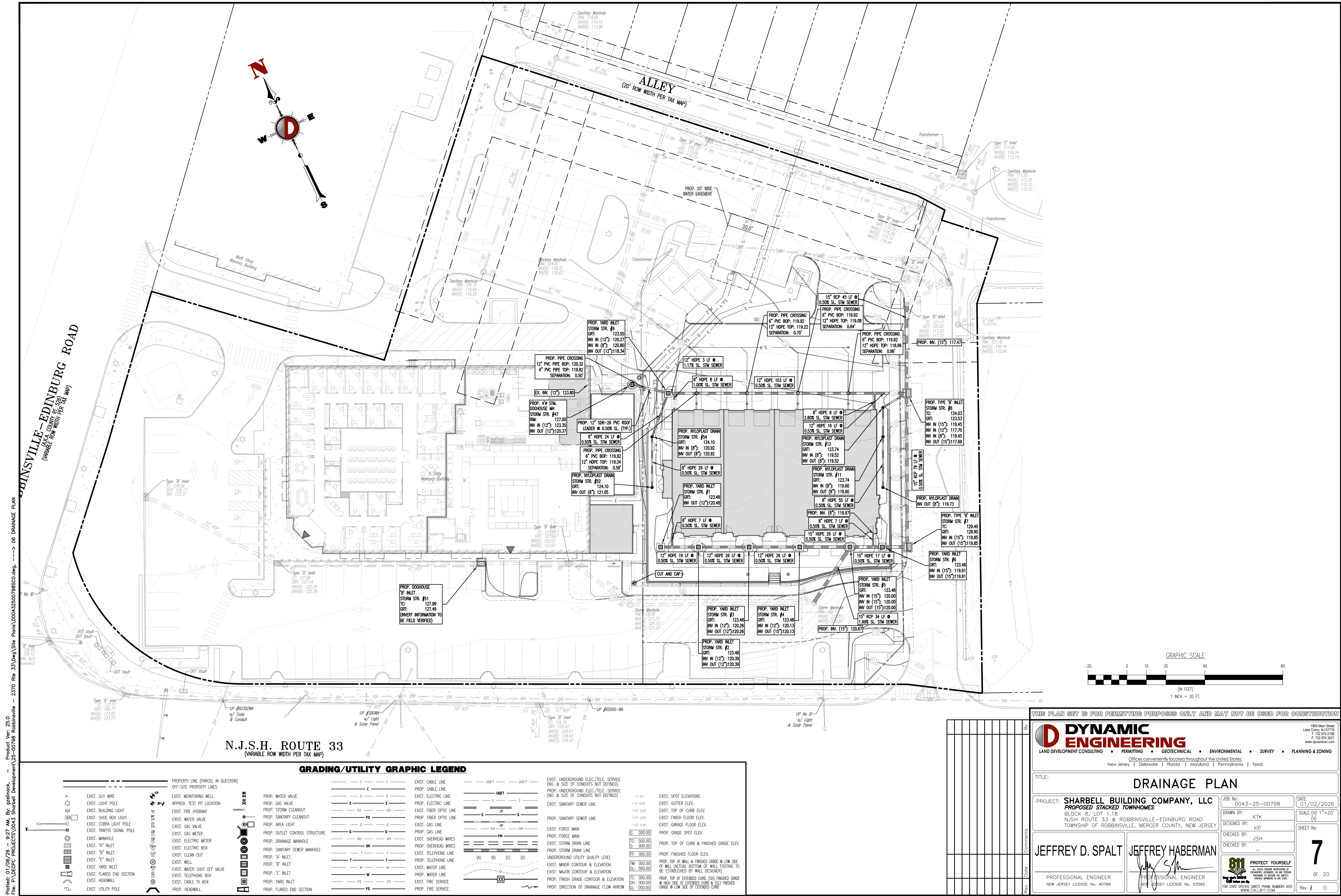
JEFFREY HABERMAN
PROFESSIONAL ENGINEER
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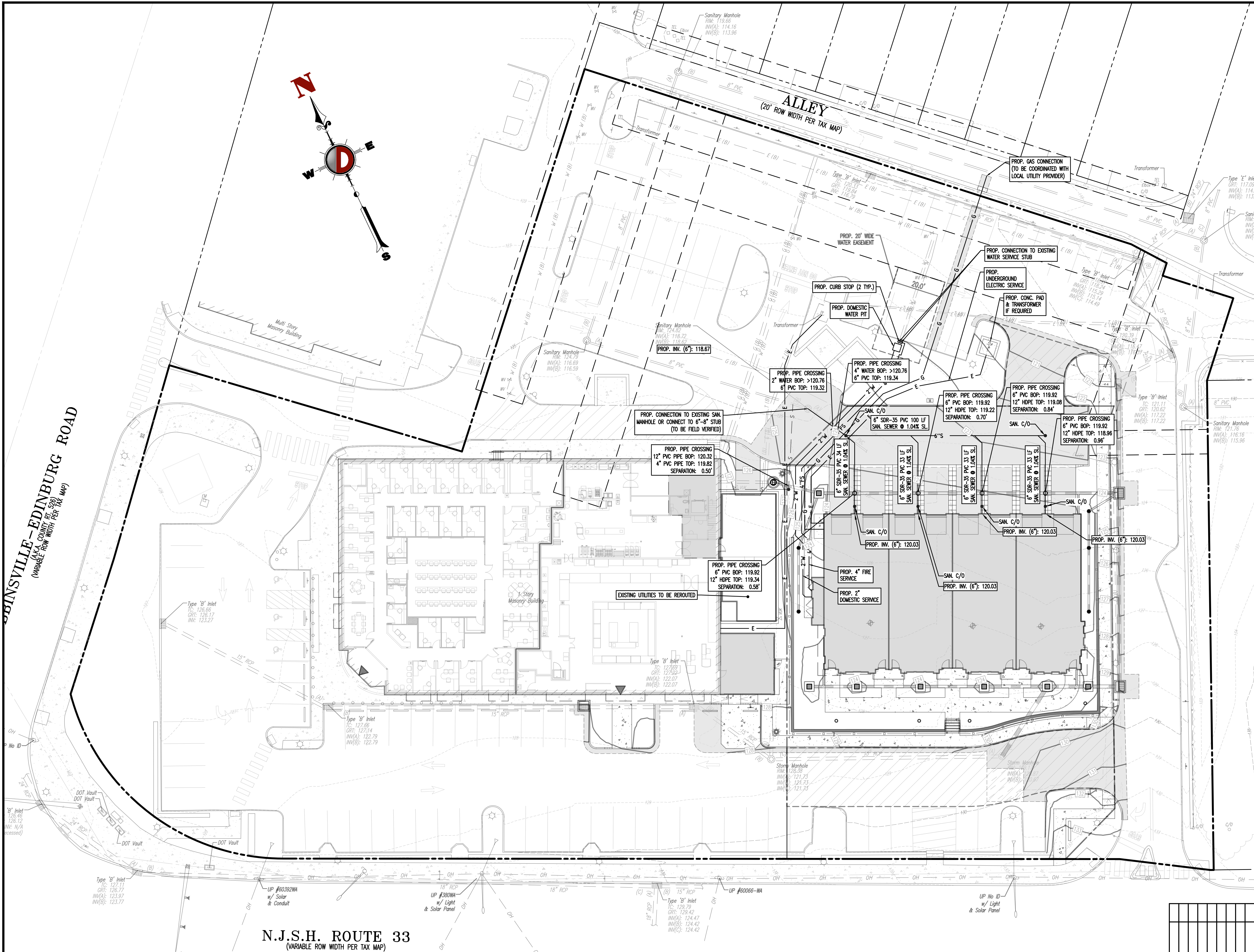
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DATE: 01/02/2026
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DESIGNED BY: KP
CHECKED BY: JSH
CHECKED BY: -

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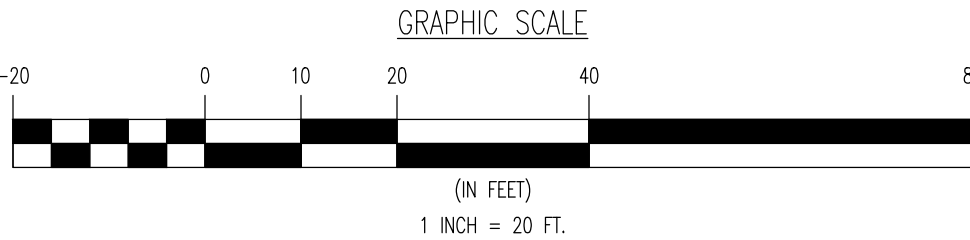
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SEE SHEET 03 OF 20 FOR UTILITY PLAN NOTES



N.J.S.H. ROUTE 33
(VARIABLE ROW WIDTH PER TAX MAP)

GRADING/UTILITY GRAPHIC LEGEND

- EXIST. GUY WIRE
- EXIST. LIGHT POLE
- EXIST. BUILDING LIGHT
- EXIST. SHOE BOX LIGHT
- EXIST. COBRA LIGHT POLE
- EXIST. TRAFFIC SIGNAL POLE
- EXIST. MANHOLE
- EXIST. "A" INLET
- EXIST. "B" INLET
- EXIST. "C" INLET
- EXIST. YARD INLET
- EXIST. FLARED END SECTION
- EXIST. HEADWALL
- EXIST. UTILITY POLE

- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- EXIST. MONITORING WELL
- APPROX. TEST PIT LOCATION
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. GAS METER
- EXIST. ELECTRIC METER
- EXIST. ELECTRIC BOX
- EXIST. CLEAN OUT
- EXIST. WELL
- EXIST. WATER SHUT OFF VALVE
- EXIST. TELEPHONE BOX
- EXIST. CABLE TV BOX
- PROP. HEADWALL

- PROP. WATER VALVE
- PROP. GAS VALVE
- PROP. STORM CLEANOUT
- PROP. SANITARY CLEANOUT
- PROP. AREA LIGHT
- PROP. OUTLET CONTROL STRUCTURE
- PROP. DRAINAGE MANHOLE
- PROP. SANITARY SEWER MANHOLE
- PROP. "A" INLET
- PROP. "B" INLET
- PROP. "C" INLET
- PROP. "E" INLET
- PROP. YARD INLET
- PROP. FLARED END SECTION

- EXIST. CABLE LINE
- PROP. CABLE LINE
- EXIST. ELECTRIC LINE
- PROP. ELECTRIC LINE
- EXIST. FIBER OPTIC LINE
- PROP. FIBER OPTIC LINE
- EXIST. GAS LINE
- PROP. GAS LINE
- EXIST. OVERHEAD WIRES
- PROP. OVERHEAD WIRES
- EXIST. TELEPHONE LINE
- PROP. TELEPHONE LINE
- EXIST. WATER LINE
- PROP. WATER LINE
- EXIST. FIRE SERVICE
- PROP. FIRE SERVICE

- EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- EXIST. SANITARY SEWER LINE
- PROP. SANITARY SEWER LINE
- EXIST. FORCE MAIN
- PROP. FORCE MAIN
- EXIST. STORM DRAIN LINE
- PROP. STORM DRAIN LINE
- UNDERGROUND UTILITY QUALITY LEVEL
- EXIST. MINOR CONTOUR & ELEVATION
- EXIST. MAJOR CONTOUR & ELEVATION
- PROP. FINISH GRADE CONTOUR & ELEVATION
- PROP. DIRECTION OF DRAINAGE FLOW ARROW

- EXIST. SPOT ELEVATIONS
- EXIST. GUTTER ELEV.
- EXIST. TOP OF CURB ELEV.
- EXIST. FINISH FLOOR ELEV.
- EXIST. GARAGE FLOOR ELEV.
- PROP. GRADE SPOT ELEV.
- PROP. TOP OF CURB & FINISHED GRADE ELEV.
- PROP. FINISHED FLOOR ELEV.
- PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL
- PROP. TOP OF WALL & FINISHED GRADE @ HIGH SIDE OF WALL
- PROP. TOP OF EXTENDED CURB @ FINISHED GRADE @ LOW SIDE OF EXTENDED CURB

- EXIST. SPOT ELEVATIONS
- EXIST. GUTTER ELEV.
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TITLE: **UTILITY PLAN**

PROJECT: **SHARBELL BUILDING COMPANY, LLC
PROPOSED STACKED TOWNHOMES**
BLOCK 8, LOT 1-18
NJSH ROUTE 33 & ROBBINSVILLE-EDINBURG ROAD
TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

DESIGNED BY: KTK
CHECKED BY: JSH
DATE: 01/02/2026
SCALE: (H) 1"=20'
(V) 1"=20'
SHEET No: **8**
OF 20

JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

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KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
AROC	1	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL	B+B
TAB	3	TIKA AMERICANA "BOULEVARD"	BOULEVARD LINDEN	2 1/2-3" CAL	B+B
ORNAMENTAL TREES(S)					
WV	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10"	B+B
PCP	2	PRUNUS CERASIFERA "CHOCIZAM"	CRIMSON CLEFT FLOWERING PLUM	8-10"	B+B
PCSC	3	PRUNUS SARGENTI "COLUMNARIS"	COLUMNAR SARGENT CHERRY	8-10"	B+B
	7				
EVERGREEN TREES(S)					
IXL	5	ILEX X "DRAGON LADY"	DRAGON LADY HOLLY	6-8"	B+B
JSC	9	JUNIPERUS SCOPULORUM "COLOGREEN"	COLOGREEN JUNIPER	6-7"	B+B
	14				
EVERGREEN SHRUBS(S)					
ANDR	3	ABELIA X GRANDIFLORA "RADANCE"	RADANCE ABELIA	24-30"	#3 CAN
BSSG	7	BUXUS SEMPERVIRENS "GRAHAM BLANDY"	GRAHAM BLANDY BOXWOOD	36-42"	#5 CAN
IGS	21	ILEX GLABRA "GEM BOX"	GEM BOX INKBERY HOLLY	24-30"	#3 CAN
IGS	14	ILEX GLABRA "SHAWROCK"	SHAWROCK INKBERY HOLLY	24-30"	#3 CAN
RCC	21	RHOODENDRON CATAWBIENSE "CHONOIDES"	CHONIDES RHOODENDRON	24-30"	#3 CAN
TH	5	TAXUS MEDIA "HICKSI"	HICKS YEW	30-36"	#5 CAN
	71				
DECIDUOUS SHRUBS(S)					
AMEM	20	ARONIA MELANOCARPA "L'CONNAMISS"	"LOW SCAPE MOUNT" CHOKEBERRY	15-18"	#3 CAN
CASC	17	CLETHRA ALNIFOLIA SUAVITIMA "CRISTALLINA"	SUAVITIMA CRISTALLINA SUMMERHONEY	24-30"	#3 CAN
HAB	3	HYDRANGEA ARBORESCENS "INCREDIBLE BUSH"	"INCREDIBLE BUSH" HYDRANGEA	24-30"	#3 CAN
HM	11	HYDRANGEA QUERCIFOLIA "MUNCHKIN"	MUNCHKIN OAKLEAF HYDRANGEA	24-30"	#3 CAN
IVF	4	ITEA VIRGINICA "SWIMM"	"FIZZY MIZZY" SWEETSPICE	18-24"	#3 CAN
PFW	9	POTENTILLA FRUTICOSA "HAPPY FACE WHITE"	HAPPY FACE WHITE POTENTILLA	24-30"	#3 CAN
SPOD	8	SPIREA X "NCSK2"	DOUBLE FLOWER DOZZIE SPIREA	24-30"	#3 CAN
VTC	5	VIORNUM TRILOBUM "COMPACTUM"	COMPACT AMERICAN CRANBERRYBUSH	24-30"	#3 CAN
WNR	3	WEIGELA X "WINE & ROSES"	WINE & ROSES WEIGELA	18-24"	#3 CAN
	80				
GROUND COVER					
JHGH	27	JUNIPERUS HORIZONTALIS "BAR HARBOR"	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
LSC	418	LIRIOPE SPICATA	CREEPING LIRIOPE	1 GAL.	CONTAINER
	445				
PERENNIAL(S)					
PSD	10	HEMEROCALLIS "STELLA D'ORO"	STELLA D'ORO DAYLILY	2 GAL.	CONTAINER
NIL	39	NEPETA X FASSENI "WALKER'S LOW"	WALKER'S LOW CATMINT	2 GAL.	CONTAINER
PAC	43	POLYSTICHUM ACROSTICHODES	CHRISTMAS FERN	3 GAL.	CONTAINER
	92				
ORNAMENTAL GRASSES(S)					
HMA	100	HAKONECHLOA MACRA "AUROREA"	GOLDEN HAKONE GRASS	1 GAL.	CONTAINER
PAL	40	PENNISETUM ALCOPECUROIDES "LITTLE BUNNY"	LITTLE BUNNY FOUNTAIN GRASS	2 GAL.	CONTAINER
PVM	57	PANICUM VIRGATUM "HEAVY METAL"	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER
	197				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

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TITLE:				LANDSCAPE PLAN								
PROJECT: SHARBELL BUILDING COMPANY, LLC PROPOSED STACKED TOWNHOMES BLOCK 8, LOT 1-18 NJSH ROUTE 33 & ROBBINSVILLE-EDINBURG ROAD TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY				JOB No: 0043-25-00798 DRAWN BY: KTK DESIGNED BY: KP CHECKED BY: JSH CHECKED BY: —				DATE: 01/02/2026 SCALE: (H) 1"=20' (V) SHEET NO:				
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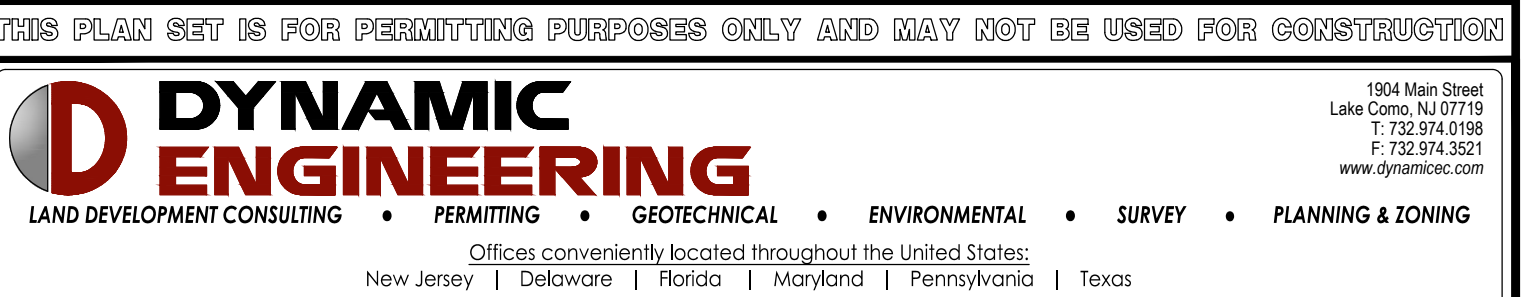
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TITLE:

LIGHTING PLAN

PROJECT: SHARBELL BUILDING COMPANY, LLC
PROPOSED STACKED TOWNHOMES
BLOCK 8, LOT 1.18
NJSH ROUTE 33 & ROBBINSVILLE—EDINBURG ROAD
TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

JEFFREY D. SPALT

JEFFREY HABERMAN

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DRAWN BY:KTG

DESIGNED BY:KP

CHECKED BY:JSH

CHECKED BY:—

DATE:01/02/2026

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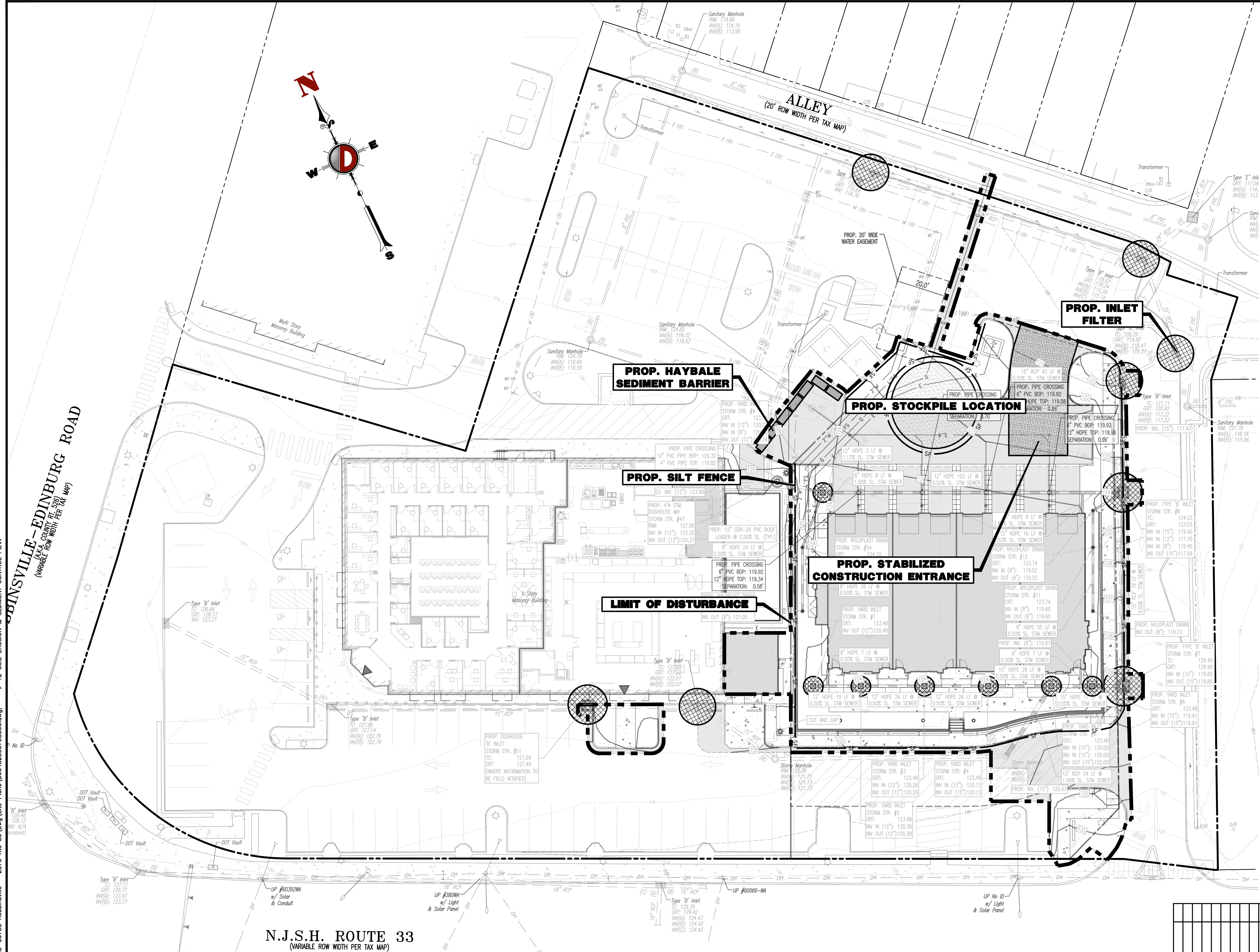
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LIGHTING LUMINAIRE SCHEDULE										
SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	B-U-G RATING	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
	4	BL	11.9936	3 FT	SINGLE	B0-U3-G1	1.000	PACIFIC LIGHTING	PACIFIC LIGHTING CATALOG NO. EXM-53-30-LED-MT-5-3-Y-BK-PC BOLLARD LIGHT	622-3082.IES
	2	R-R52 ADD HSS	150	14 FT	SINGLE	B4-U4-G5	0.800	HADCO	RELOCATED HADCO 150 WATT, R52 SERIES TYPE 5 PATTERN, D ROOF N REFLECTOR SINGLE LIGHT @ 14' (ADD SHIELD)	R52-155SVSH.IES
	3	E-R52 ADD HSS	150	14 FT	SINGLE	B4-U4-G5	0.800	HADCO	EXISTING HADCO 150 WATT, R52 SERIES TYPE 5 PATTERN, D ROOF N REFLECTOR SINGLE LIGHT @ 14' (ADD SHIELD)	R52-155SVSH.IES
	9	E-R52	150	14 FT	SINGLE	B4-U4-G5	0.800	HADCO	EXISTING HADCO 150 WATT, R52 SERIES TYPE 5 PATTERN, D ROOF N REFLECTOR SINGLE LIGHT @ 14'	R52-155SVSN.IES
	1	E-R52-HSS	148	14 FT	SINGLE	B4-U4-G5	0.800	HADCO	EXISTING HADCO 150 WATT, R52 SERIES TYPE 5 PATTERN, D ROOF N REFLECTOR SINGLE LIGHT @ 14' (SHIELDED)	R52-155SVSH.IES
	8	E-R52-B2B	150	14 FT	BACK-TO-BACK	B4-U4-G5	0.800	HADCO	EXISTING HADCO 150 WATT, R52 SERIES TYPE 5 PATTERN, D ROOF N REFLECTOR SINGLE LIGHT @ 14'	R52-155SVSH.IES

ISO CURVE LINES ARE MAINTAINED AND SHOWN AT 1.0, 0.5, AND 0.1 FC.

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File: P:\VEPC PROJECTS\0043 Shorbell Development\25-00788 Robbinsville - 2370 Rte 33 Dwg\Site Plans\00432500798500.dwg, ----> 12 SOIL EROSION & SEDIMENT CONTROL PLAN



THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

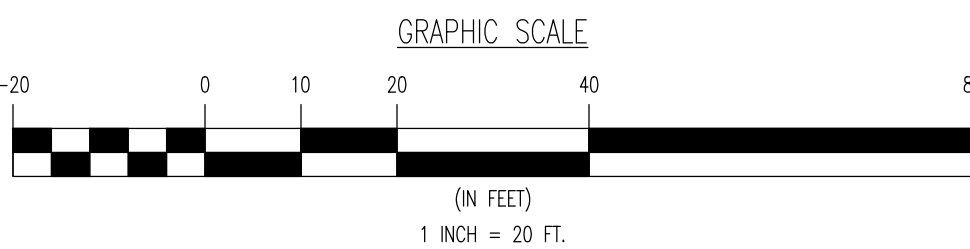
LIMIT OF DISTURBANCE = 26,400 SF. (0.606 Ac.)

EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

SEE SHEET 14 OF 20 FOR SOIL EROSION NOTES

SEE SHEET 15 OF 20 FOR SOIL EROSION DETAILS



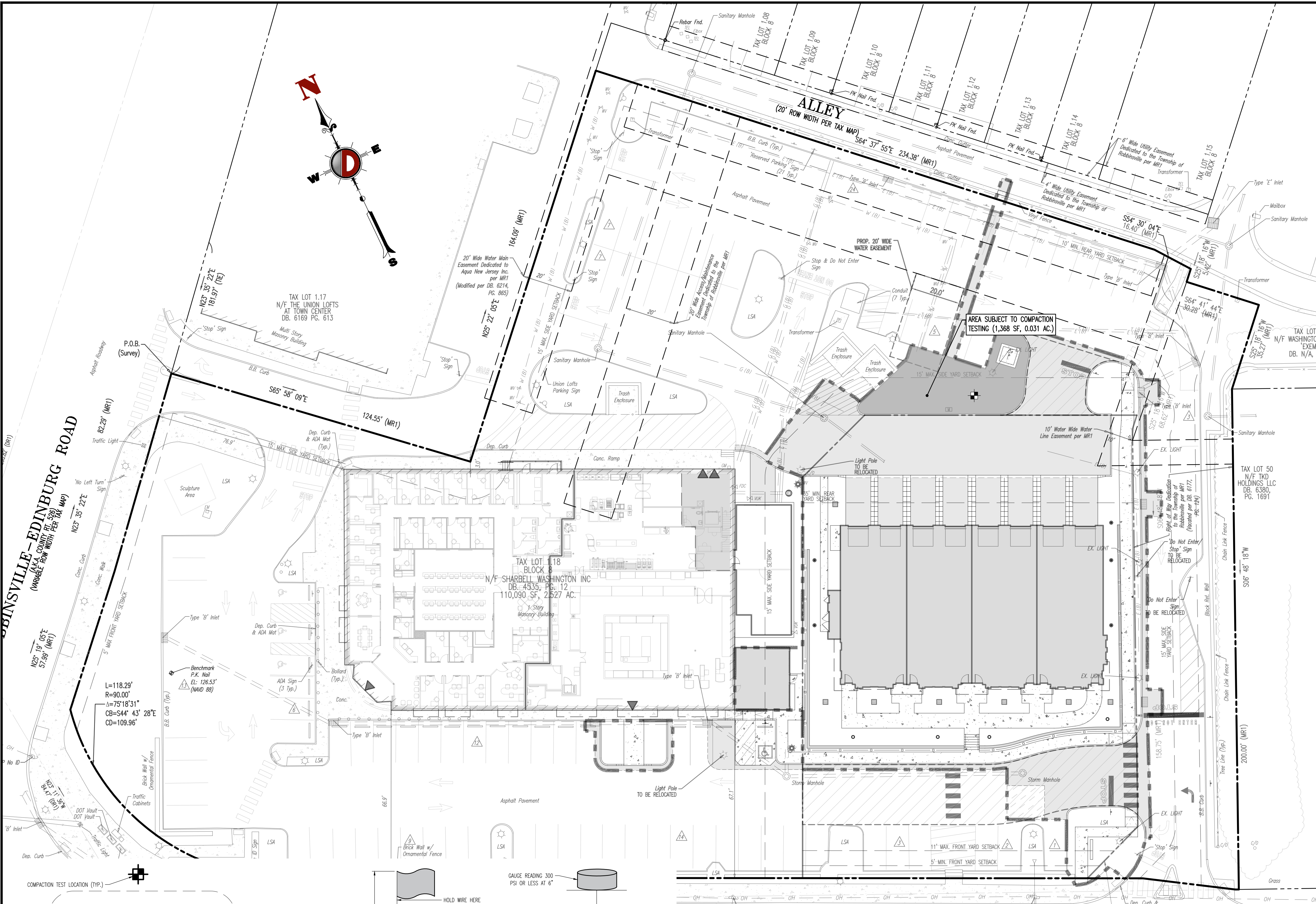
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TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT: SHARBELL BUILDING COMPANY, LLC PROPOSED STACKED TOWNHOMES BLOCK 8, LOT 1-18 NJSH ROUTE 33 & ROBBINSVILLE-EDINBURG ROAD TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY	JOB No: 0043-25-00798 DRAWN BY: KTK DESIGNED BY: KP CHECKED BY: JSH	DATE: 01/02/2026 SCALE: (H) 1"=20' (V) SHEET No: 12 OF 20
JEFFREY D. SPALT PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 40766	JEFFREY HABERMAN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53560	811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF CONCRETE, METAL, OR ANY OTHER PREPARED TO SERVE THE STATE'S FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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2370 Rte 330\Site Plans\00432500798SMO.dwg, ----> 13 SOIL MANAGEMENT AND PREPARATION PLAN

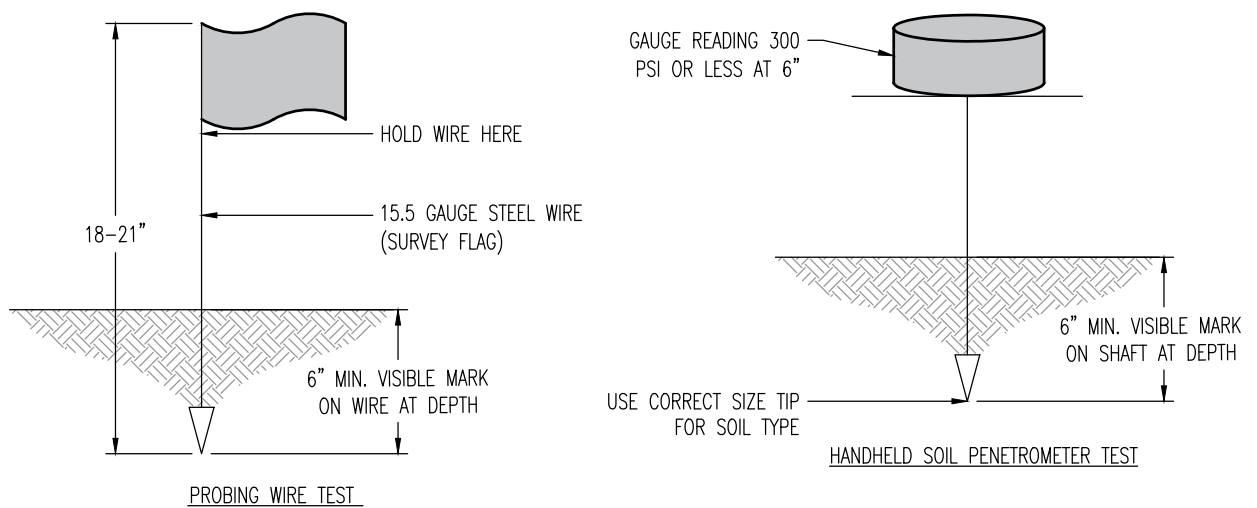
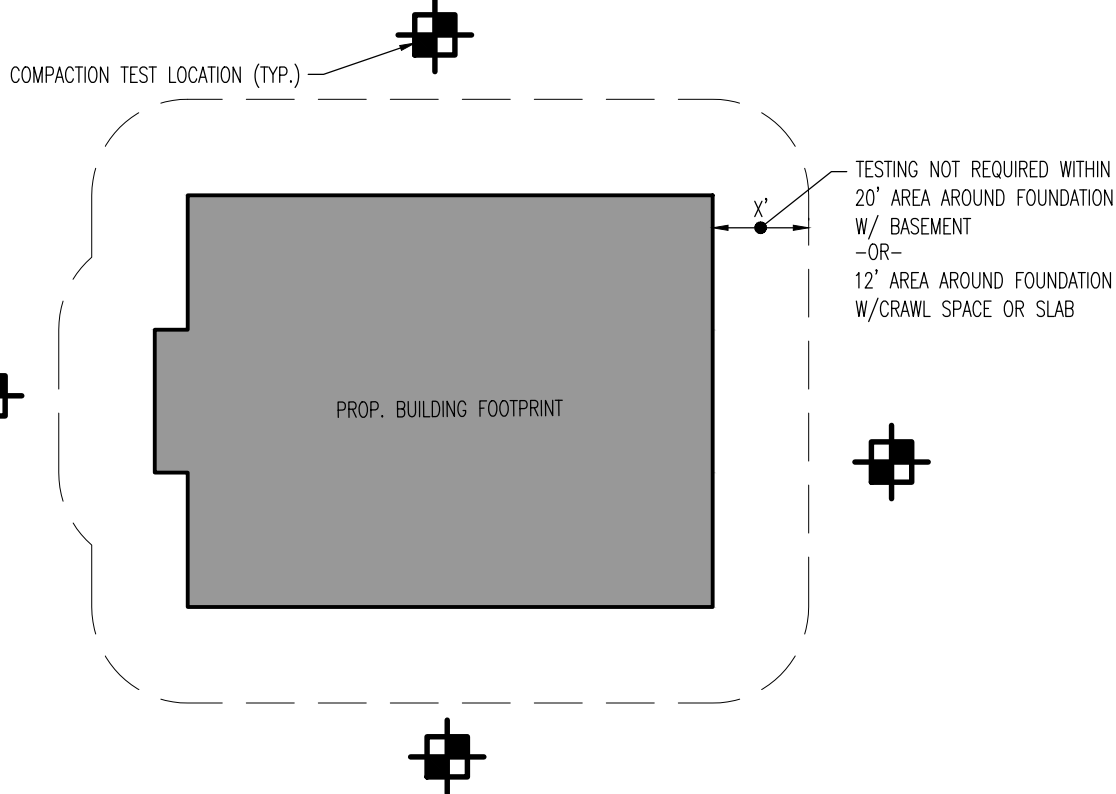


LEGEND

- SOIL COMPACTION TESTING AREAS
- RECOMMENDED SOIL COMPACTION TEST LOCATION (APPROX. 1 / 5 ACRE)

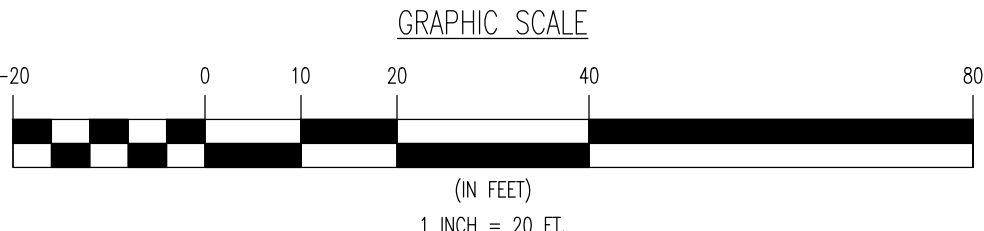
SOIL COMPACTION MITIGATION NOTES

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
3. SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE 6" MINIMUM DEPTH) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.



- NOTES:**
1. SOIL COMPACTION TESTING IS NOT REQUIRED WITHIN 20 FEET OF BUILDING FOUNDATIONS WITH BASEMENTS OR 12 FEET FROM SLAB OR CRAWL SPACE CONSTRUCTION.
 2. A MINIMUM OF TWO (2) TESTS SHALL BE PERFORMED FOR PROJECTS WITH AN OVERALL LIMIT OF DISTURBANCE OF UP TO ONE (1) ACRE AND AT A RATE OF TWO (2) TESTS PER ACRE OF THE OVERALL LIMIT OF DISTURBANCE FOR LARGER AREAS, WHICH SHALL BE EVENLY DISTRIBUTED OVER THE AREA OF DISTURBANCE SUBJECT TO TESTING.
 3. SOIL SHOULD BE MOIST, BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE/PENETROMETER.
 4. WIRE/PENETROMETER MAY BE RE-INSERTED IF WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED. RECORD DEPTH OF PENETRATION LESS THAN 6" IF WIRE DEFORMS AND/OR PENETROMETER GAGE MEASURES 300 PSI.
 5. SUCCESSFUL TEST (NON-COMPACTED SOIL) OCCURS WHEN EITHER WIRE PENETRATES WITHOUT BENDING OR DEFORMING AT LEAST 6" INTO THE GROUND BY HAND WITHOUT THE USE OF TOOLS OR PROBE PENETRATES AT LEAST 6" WITH LESS THAN 300 PSI READING ON GAGE.
 6. IF THE WIRE IS DIFFICULT TO INSERT (WIRE BENDS OR DEFORMS PRIOR TO REACHING 6 INCHES IN DEPTH), THE SOIL MAY BE EXCESSIVELY COMPACTED AND COMPACTION MITIGATION OR FURTHER TESTING VIA TUBE BULK DENSITY OR NUCLEAR DENSITY TESTING METHODS AT THE DISCRETION OF THE OWNER/CONTRACTOR.

TYPICAL SOIL COMPACTION TESTING DETAIL
NOT TO SCALE



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SOIL MANAGEMENT AND PREPARATION PLAN

PROJECT: **SHARBELL BUILDING COMPANY, LLC**
PROPOSED STACKED TOWNHOMES
BLOCK 8, LOT 1.18
NJSH ROUTE 33 & ROBBINSVILLE-EDINBURG ROAD
TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

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DESIGNED BY: KP
CHECKED BY: JSH
SHEET No: 13 OF 20
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Stabilized Construction Access Detail

Note: The diagram below conforms to the 2014 revised Standards for SESC in NJ

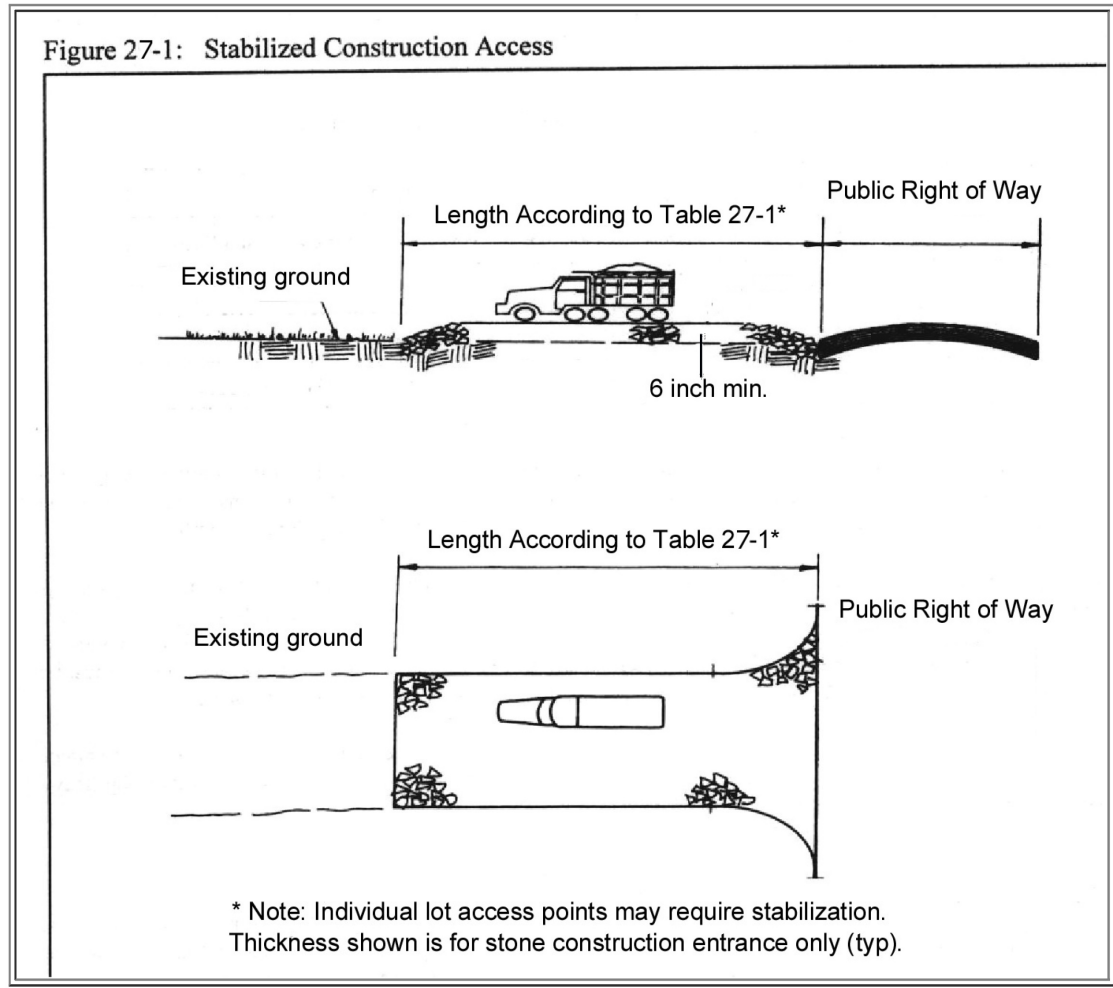


Table 27-1: Lengths of Construction Exits on Sloping Roadbeds

Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 ft.	100 ft.
2 to 5%	100 ft.	200 ft.
> 5%	Surface stabilized with Hot Mix Asphalt base course*	

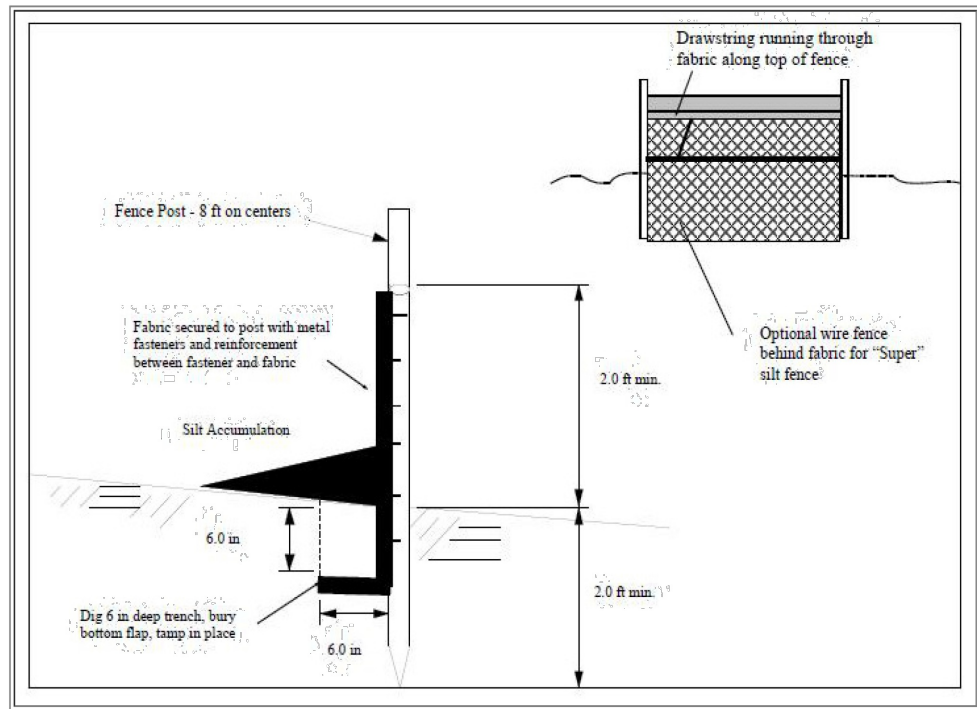
* As prescribed by local ordinance or other governing authority.

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

Silt Fence Detail

Figure 23-2: Silt Fence construction and installation detail - conforms to the 2014 revised Standards for SESC in NJ

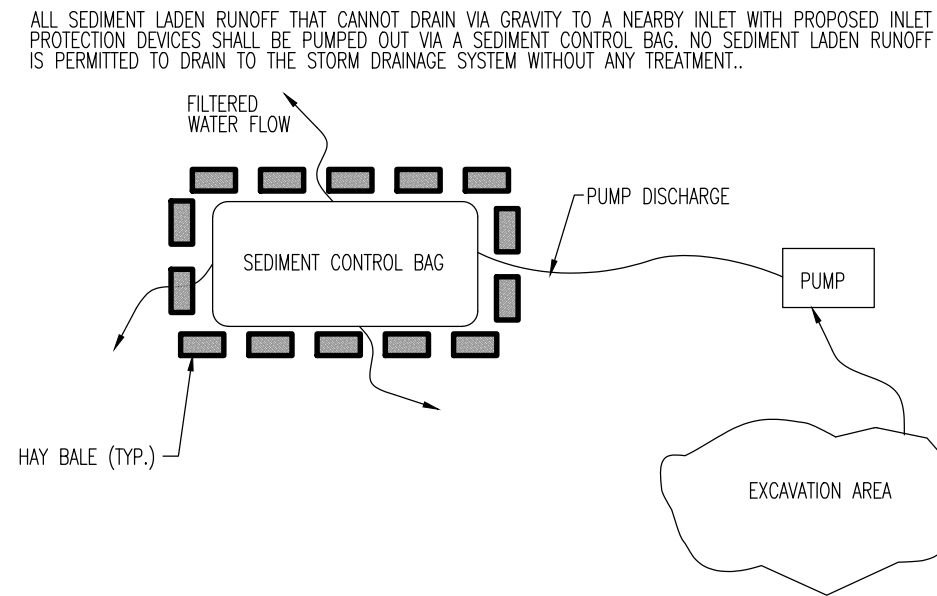


SILT FENCE DETAIL

NOT TO SCALE

TEMPORARY STOCKPILE DETAIL

NOT TO SCALE



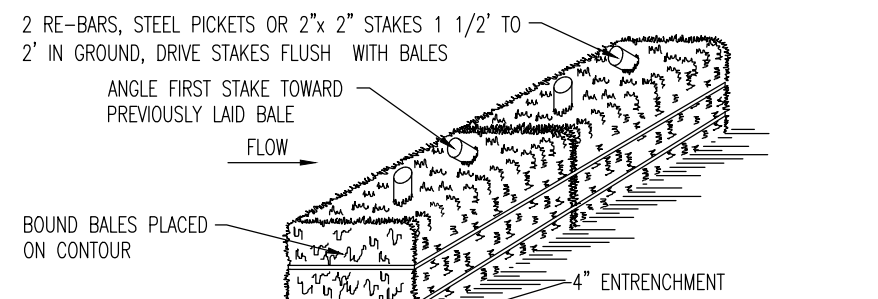
NOTES:

1. CONTRACTOR SHALL COPY WITH ALL APPLICABLE SOIL CONSERVATION AND NDEP REQUIREMENTS REGARDING DISCHARGE OF EFFLUENT.
2. BAG MUST BE LOCATED AWAY FROM RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES.
3. BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.
4. BAG MAY BE SURROUNDED BY STACKED HAY BALES AND FILTER FABRIC TO ENHANCE SEDIMENT CAPTURE.

N.J. S.C.D. SEDIMENT CONTROL BAG FOR DEWATERING

NOT TO SCALE

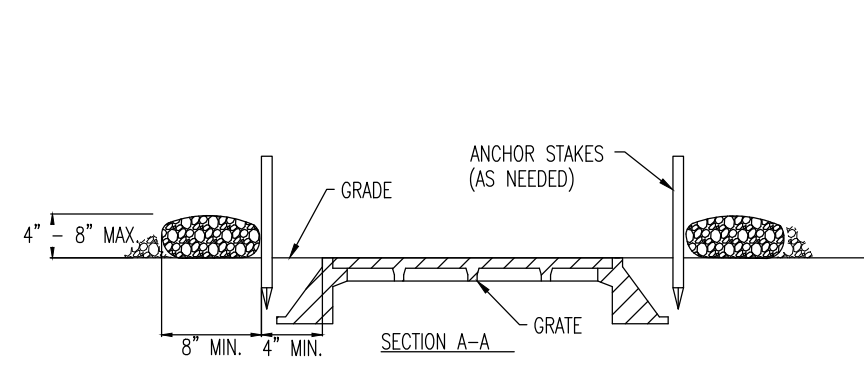
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- NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
 4. INSPECTION SHALL BE FREQUENT AND REPAIR/REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
 5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAYBALE SEDIMENT BARRIER DETAIL

NOT TO SCALE

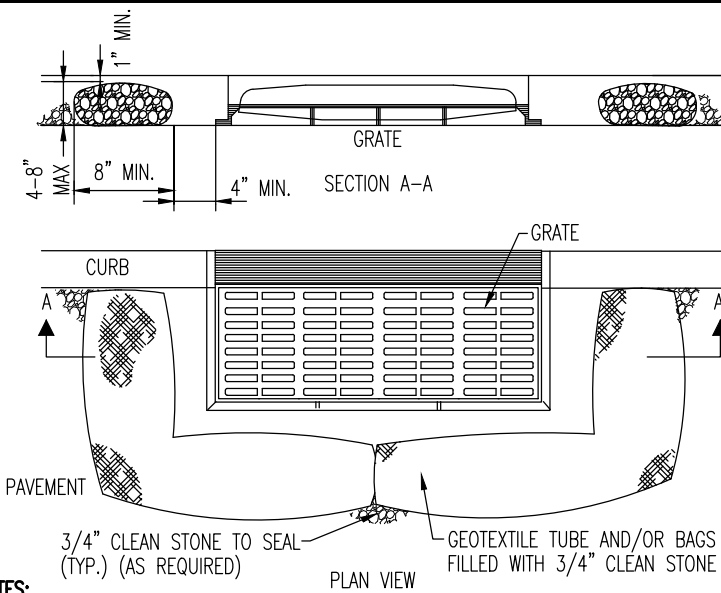


NOTES:

1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT 117, BY SYNTHETIC INDUSTRIES INC., OR TERRATEX SC, BY WESTEC INC., OR APPROVED EQUAL.
2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. ANCHOR STAKES OF WOOD OR METAL SHALL BE INSTALLED WHERE REQUIRED BY FIELD CONDITIONS TO PREVENT MOVEMENT OF BARRIER.
4. BARRIER SHALL COMPLETELY ENIRCLE THE DRAIN INLET.
5. GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
6. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM. WHERE SLOPE REQUIRES, AN EARTHEN BERM SHALL BE INSTALLED TO DIRECT STORM FLOW INTO THE INLET, BUT NOT OVER THE CURB.
7. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
8. INSPECTIONS SHALL BE FREQUENT. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

TYPE 'E' AND YARD INLET FILTER DETAIL

NOT TO SCALE

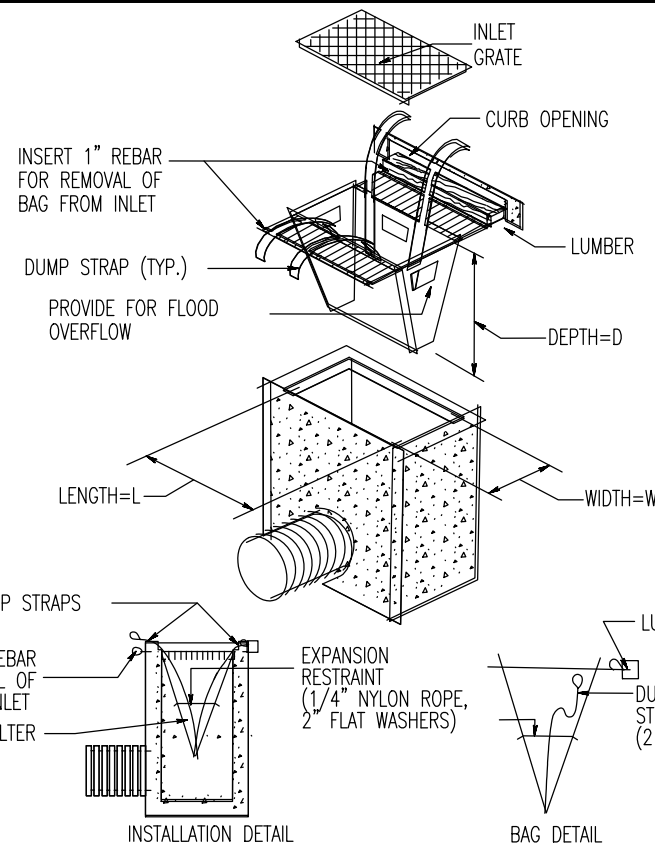


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2. 3/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF STONE.
3. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENIRCLE THE DRAIN INLET.
4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
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INLET FILTER, TYPE 1

NOT FOR USE WITHIN RIGHT-OF-WAY



INLET FILTER, TYPE 2

ACCEPTABLE FOR USE WITHIN RIGHT-OF-WAY

INLET FILTER COMBINED DETAIL

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SOIL EROSION & SEDIMENT CONTROL DETAILS

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JEFFREY D. SPALT

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN

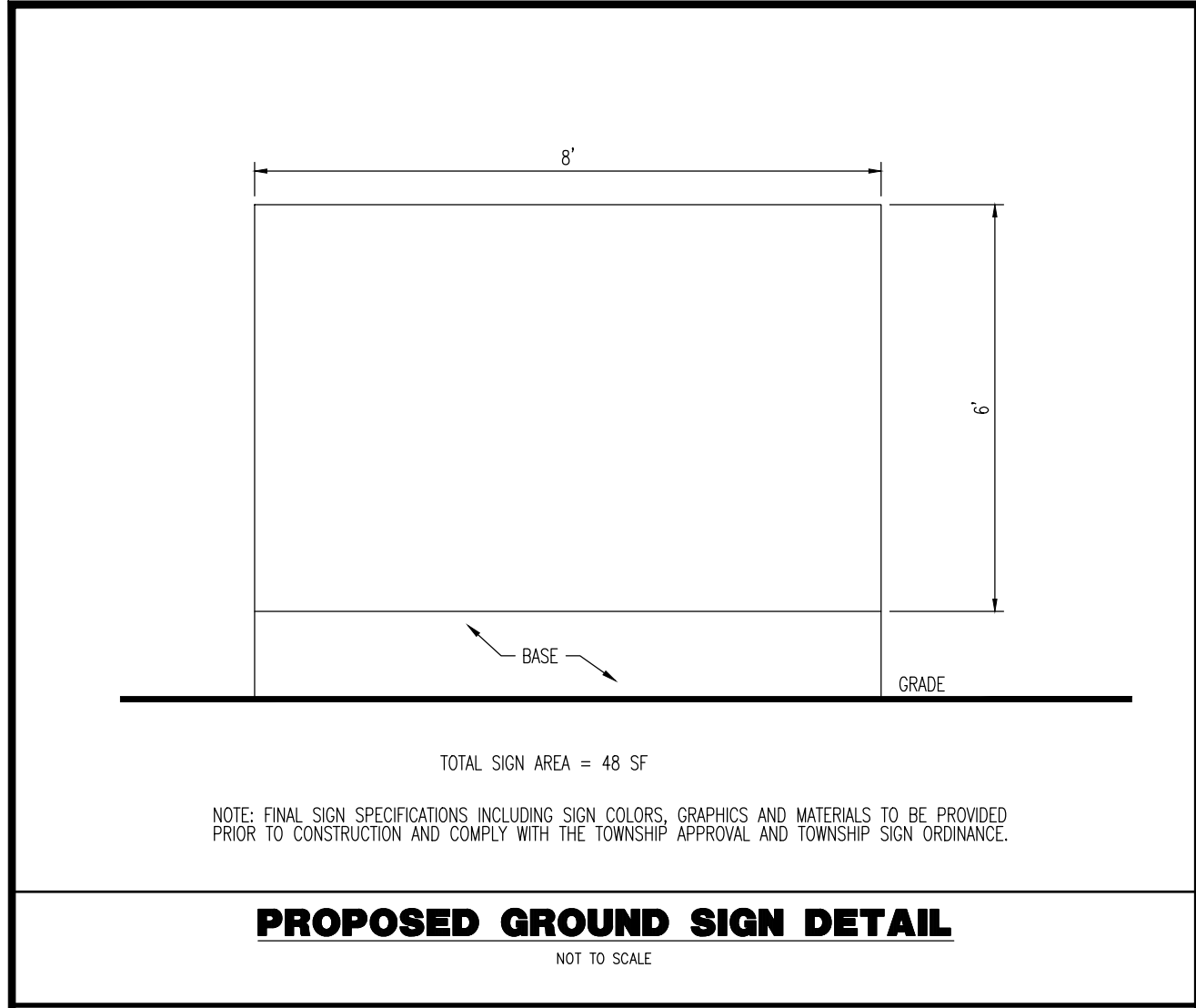
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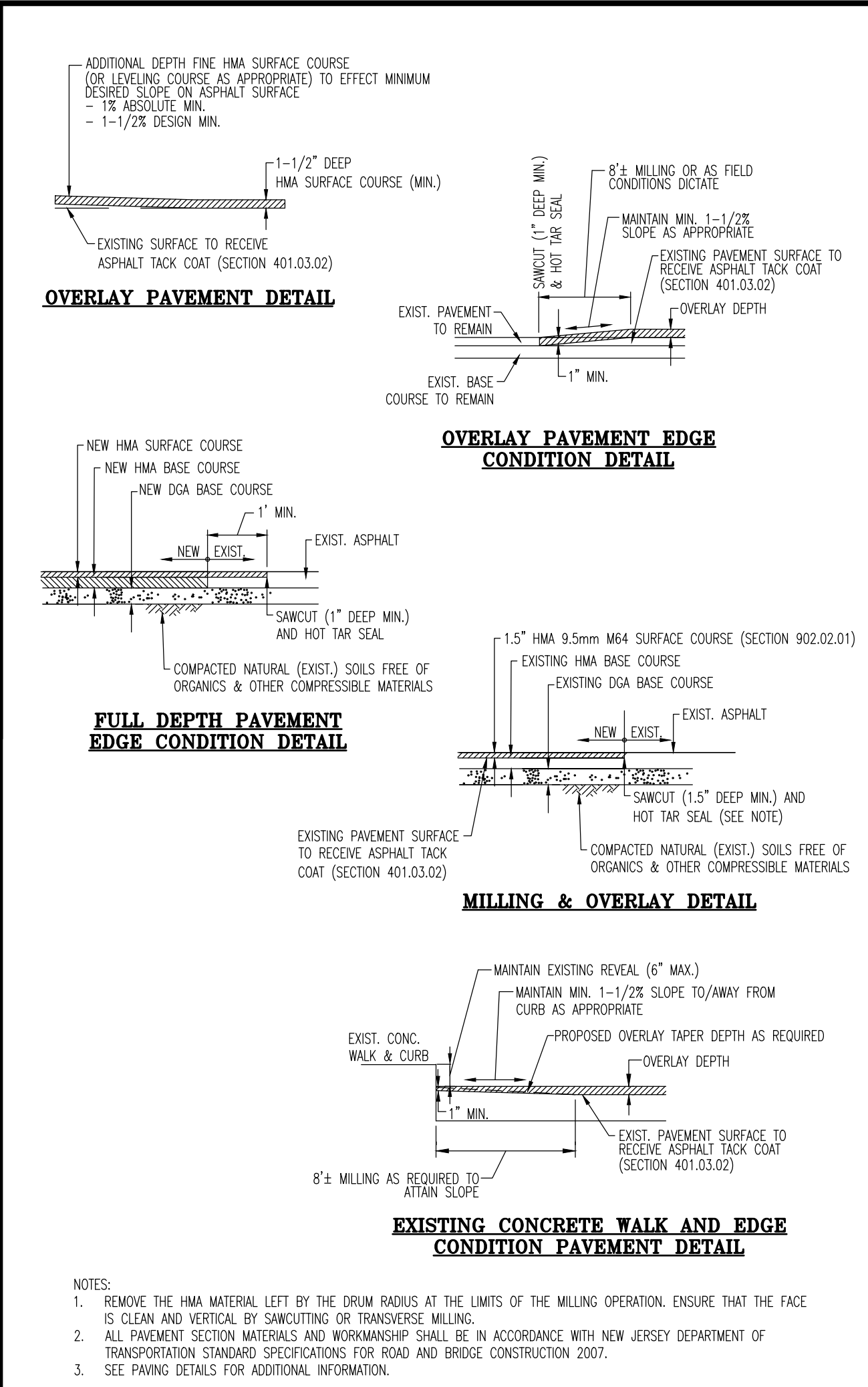
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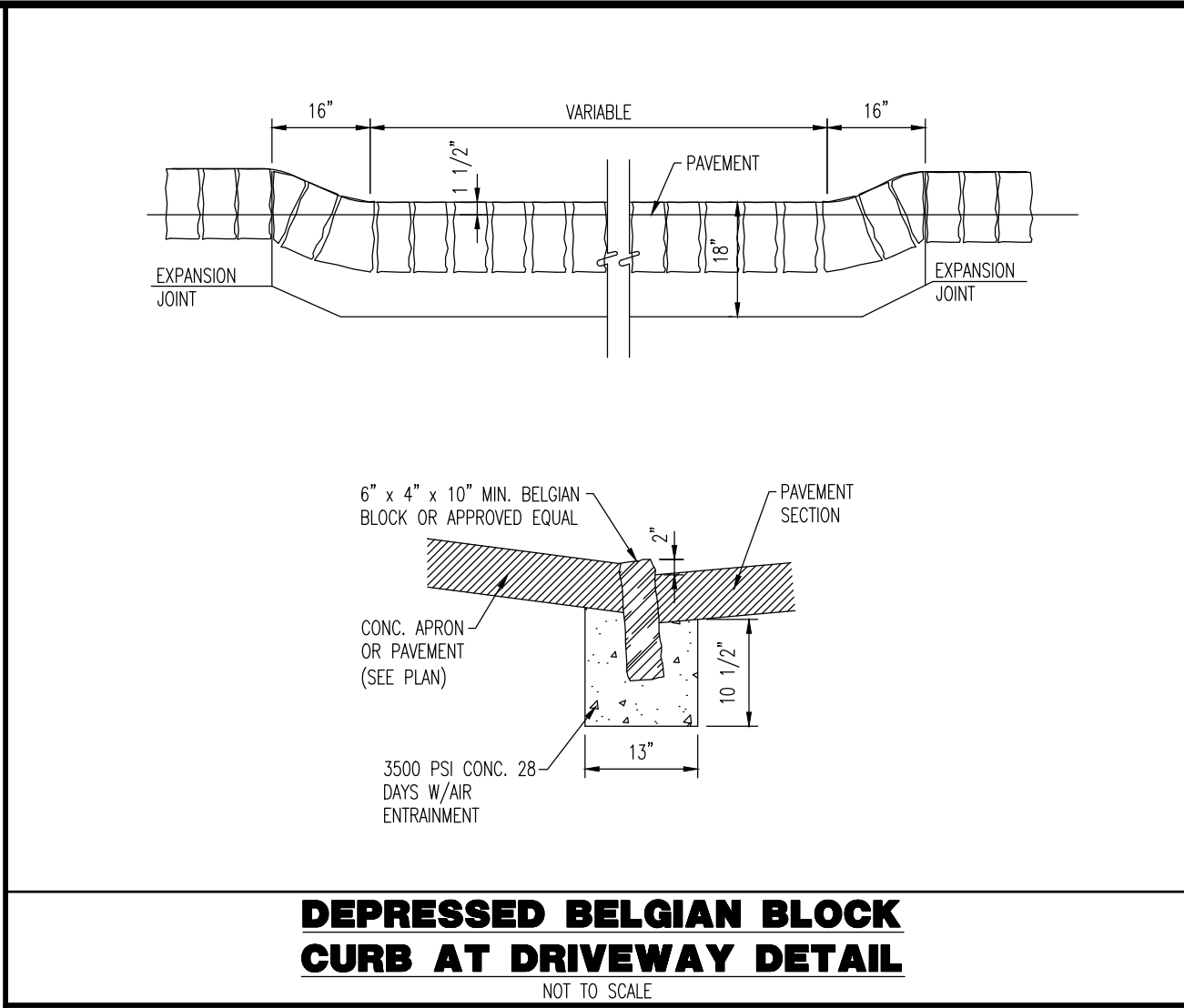
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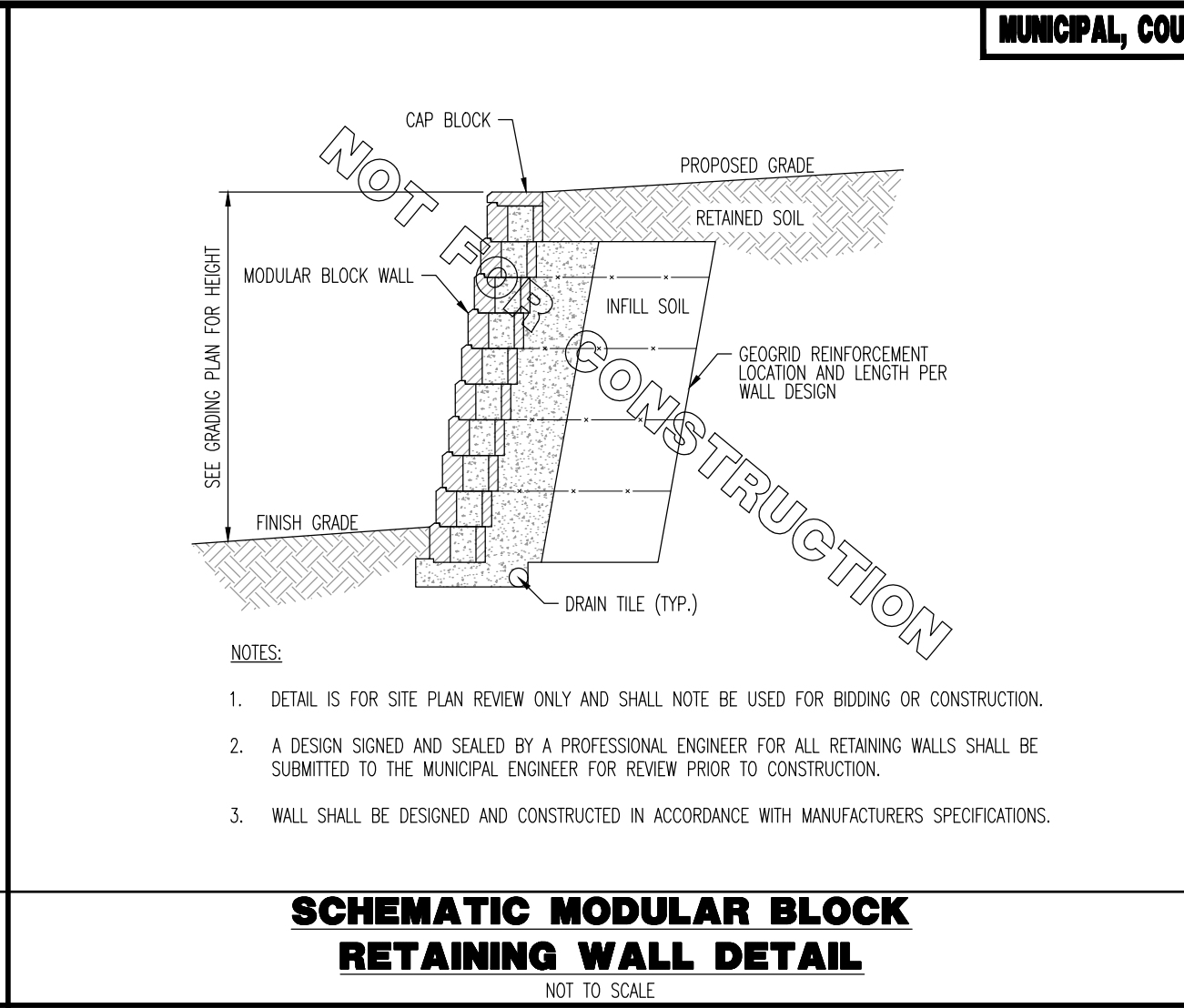
PROPOSED GROUND SIGN DETAIL
NOT TO SCALE



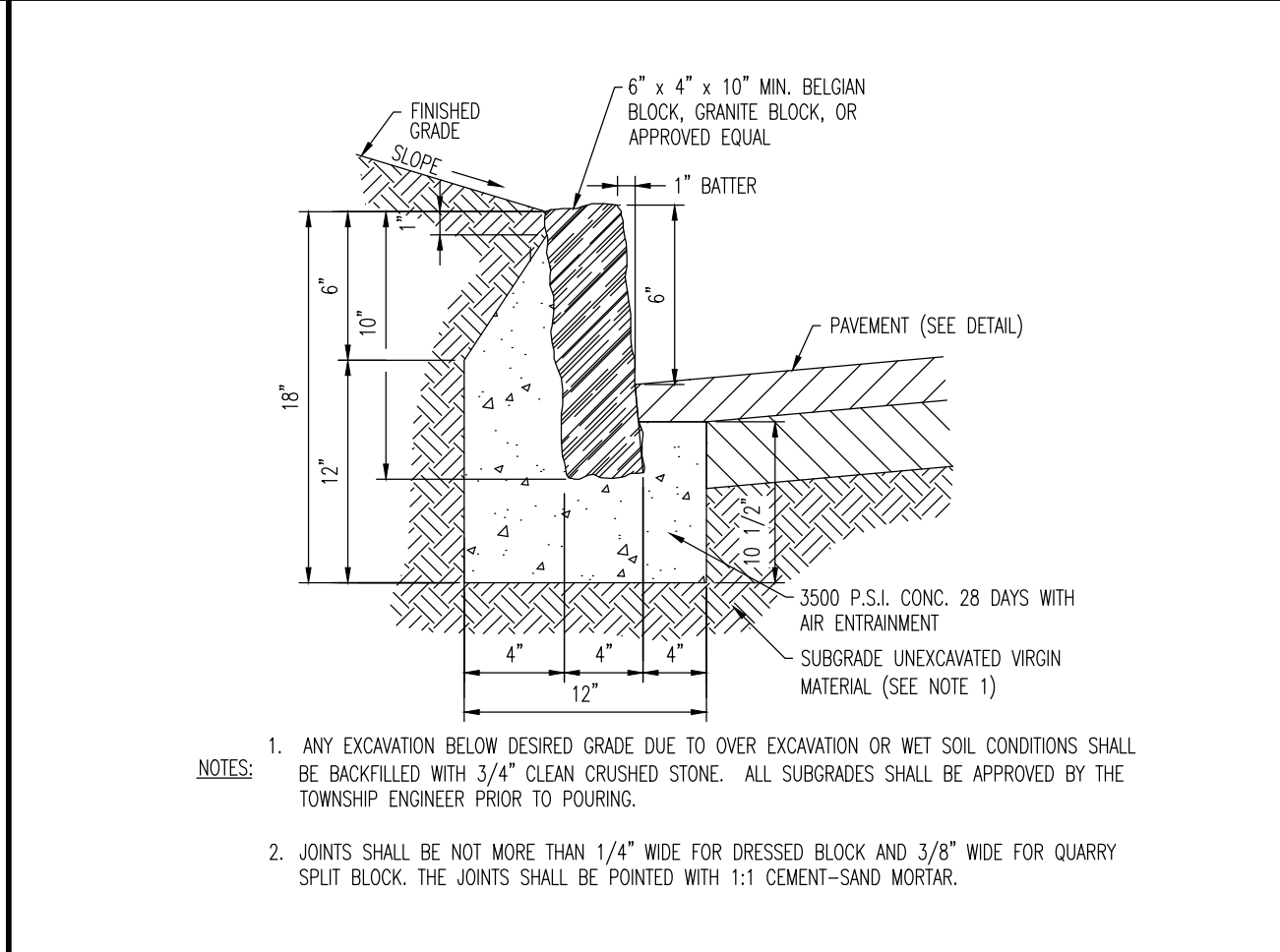
MILLING DETAILS
NOT TO SCALE



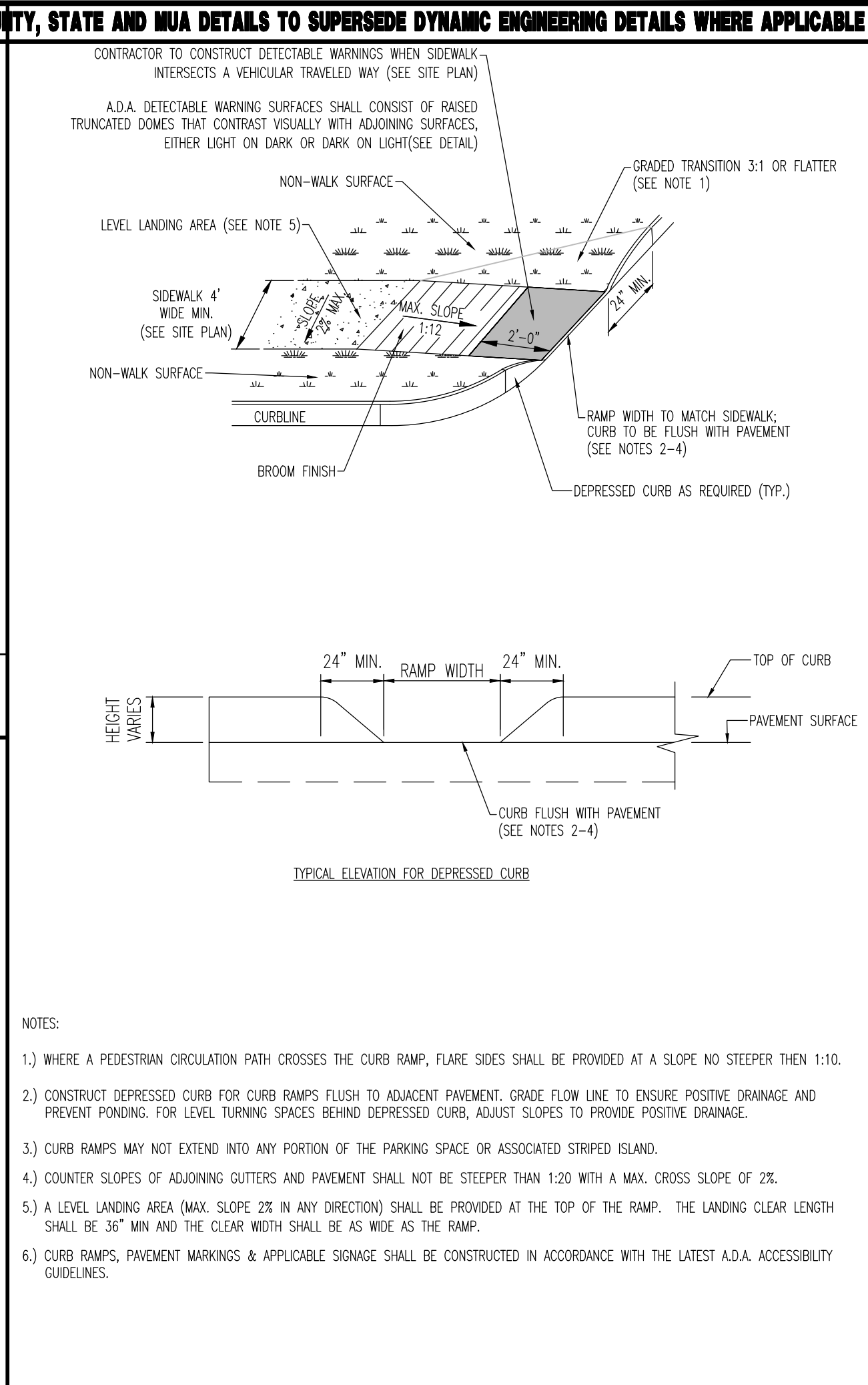
DEPRESSED BELGIAN BLOCK CURB AT DRIVEWAY DETAIL
NOT TO SCALE



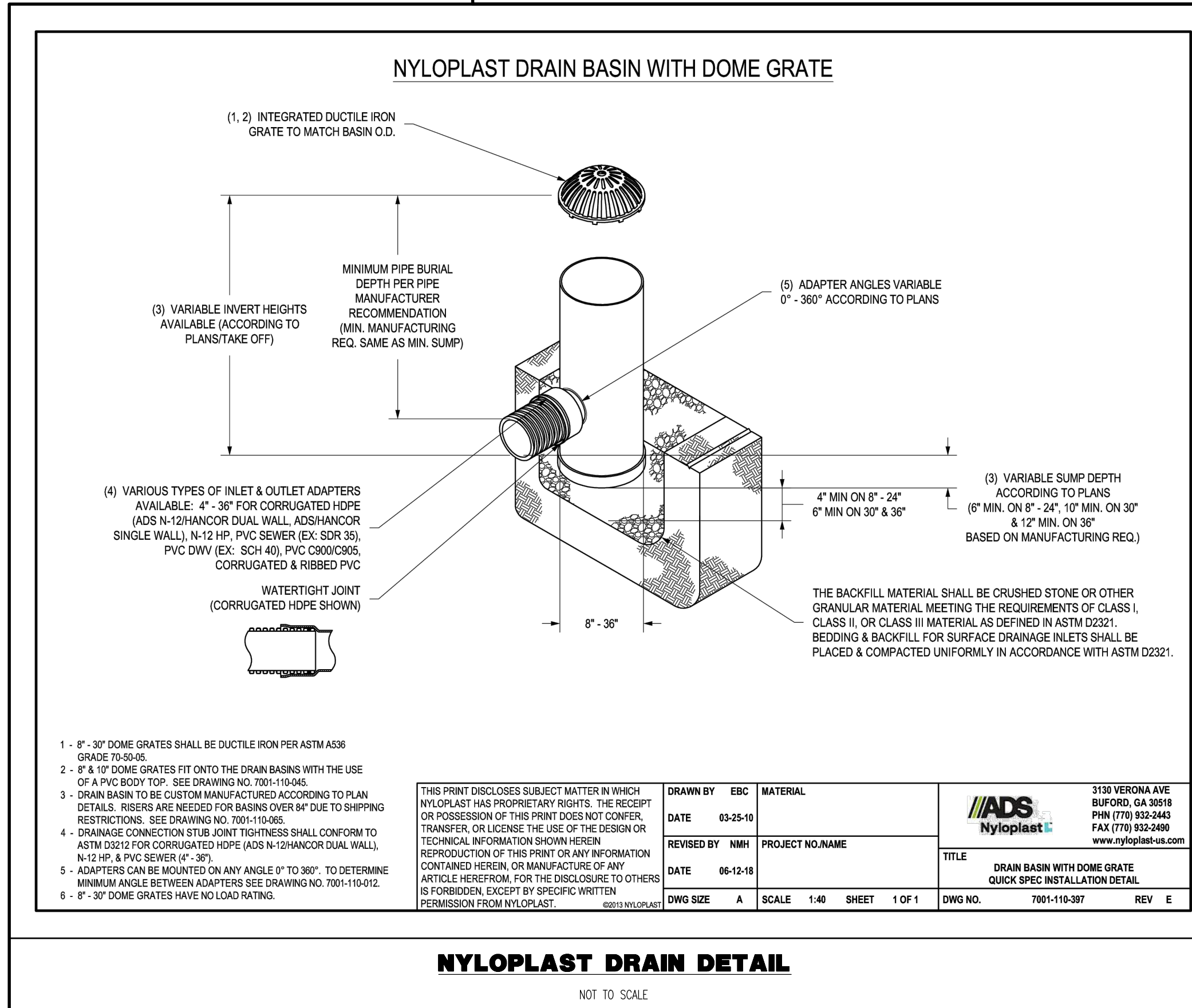
SCHEMATIC MODULAR BLOCK RETAINING WALL DETAIL
NOT TO SCALE



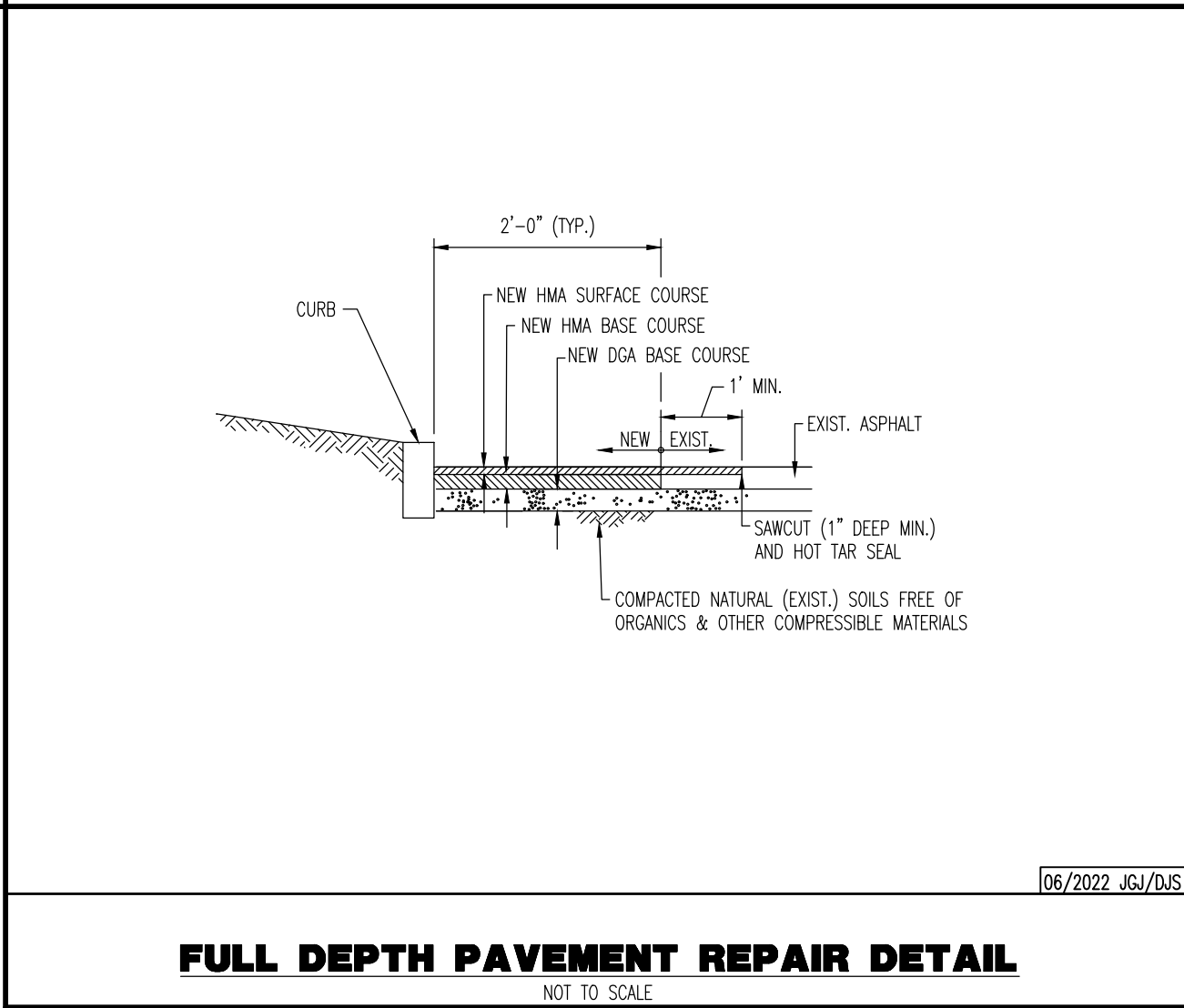
BELGIAN BLOCK CURB DETAIL
NOT TO SCALE



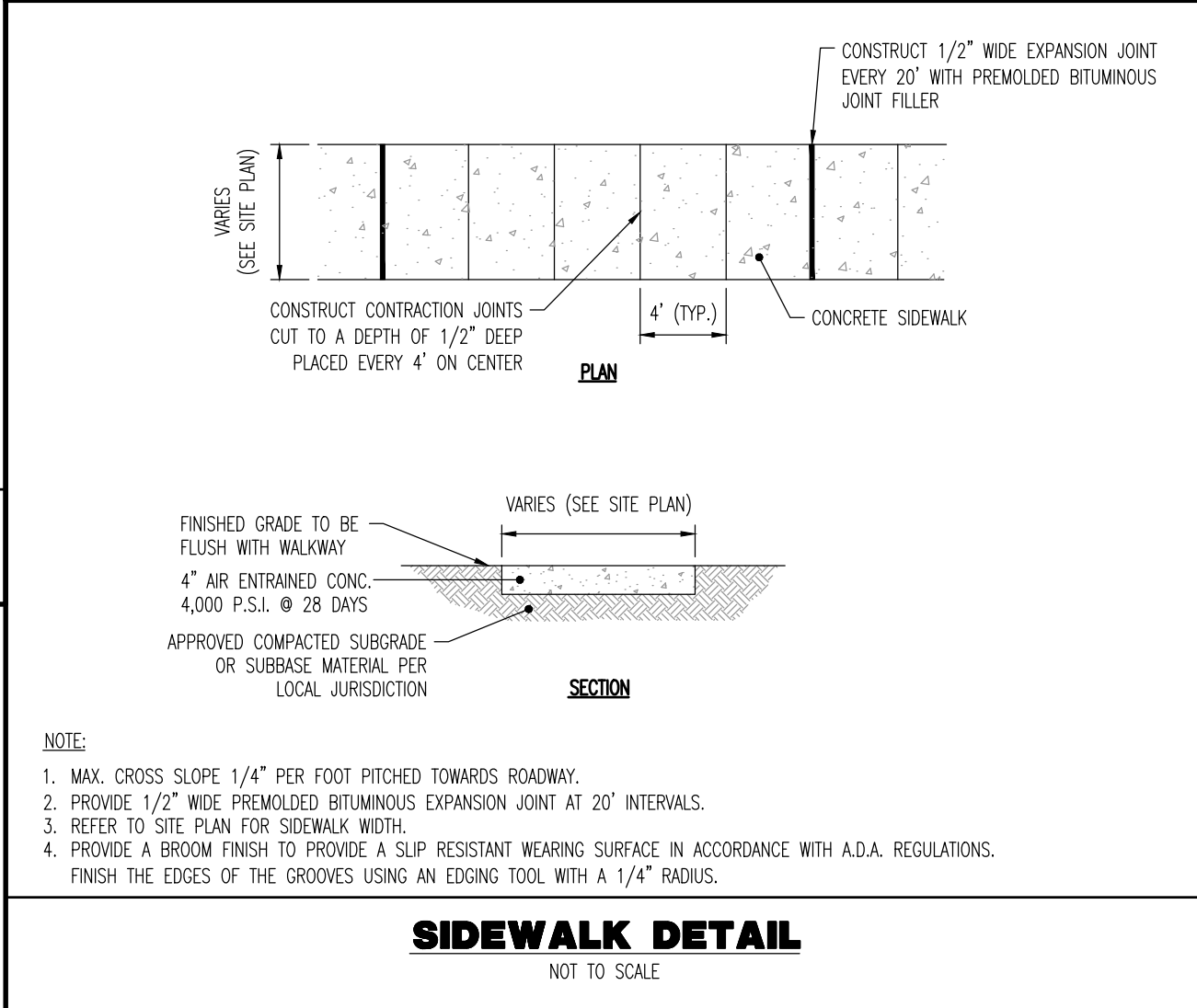
A.D.A. PERPENDICULAR CURB RAMP DETAIL (W/OUT FLARE SIDES)
NOT TO SCALE



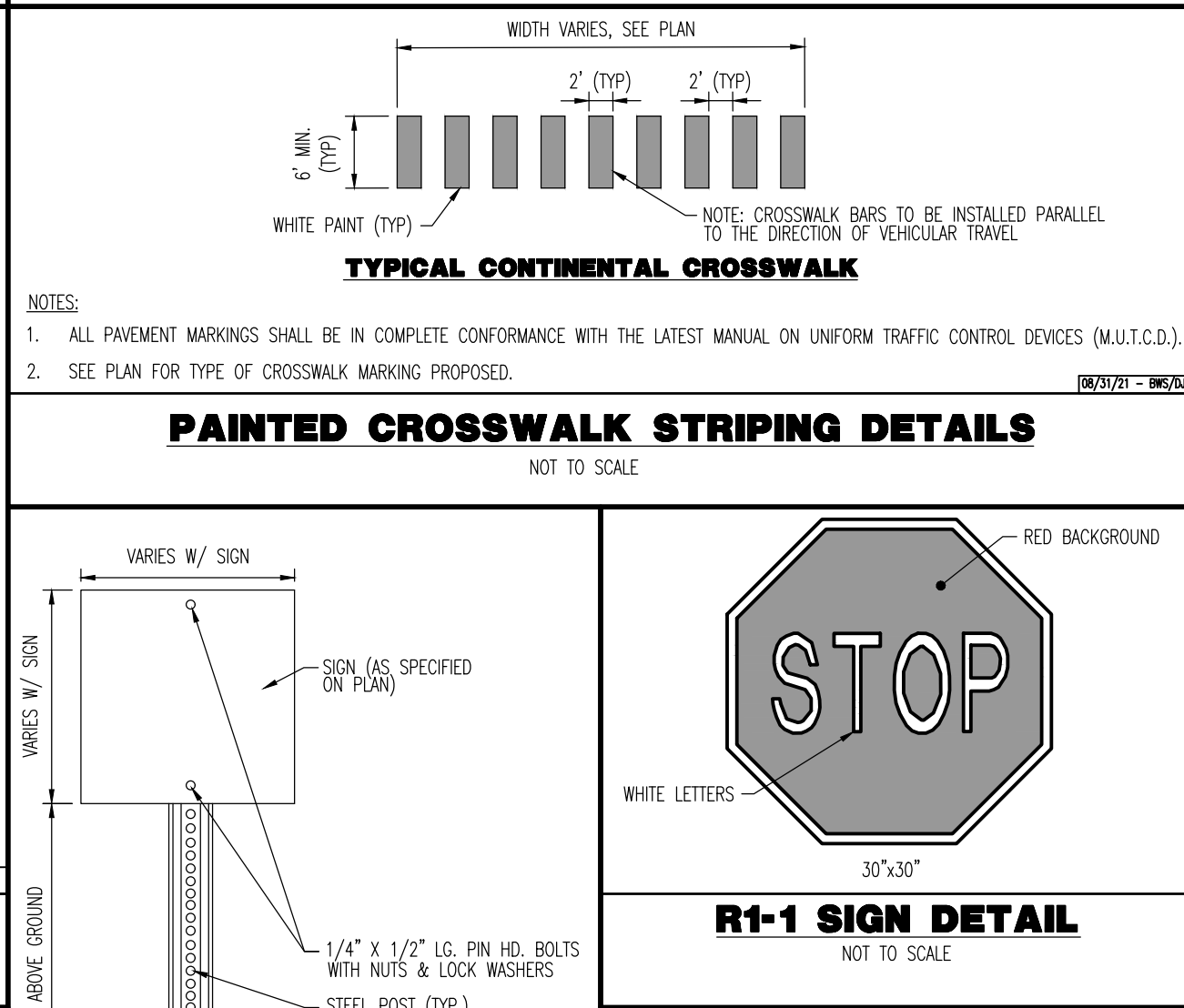
NYLOPLAST DRAIN DETAIL
NOT TO SCALE



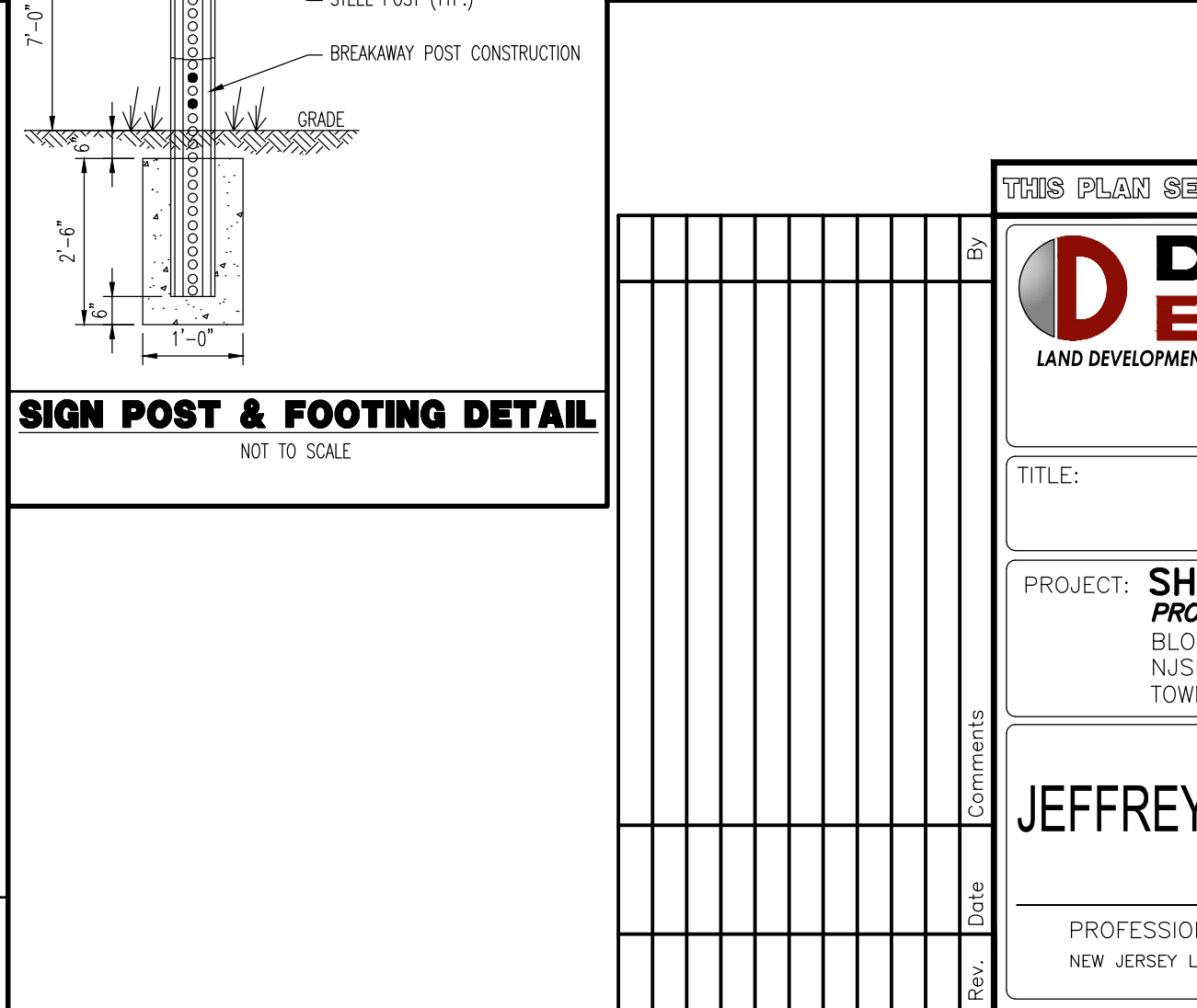
FULL DEPTH PAVEMENT REPAIR DETAIL
NOT TO SCALE



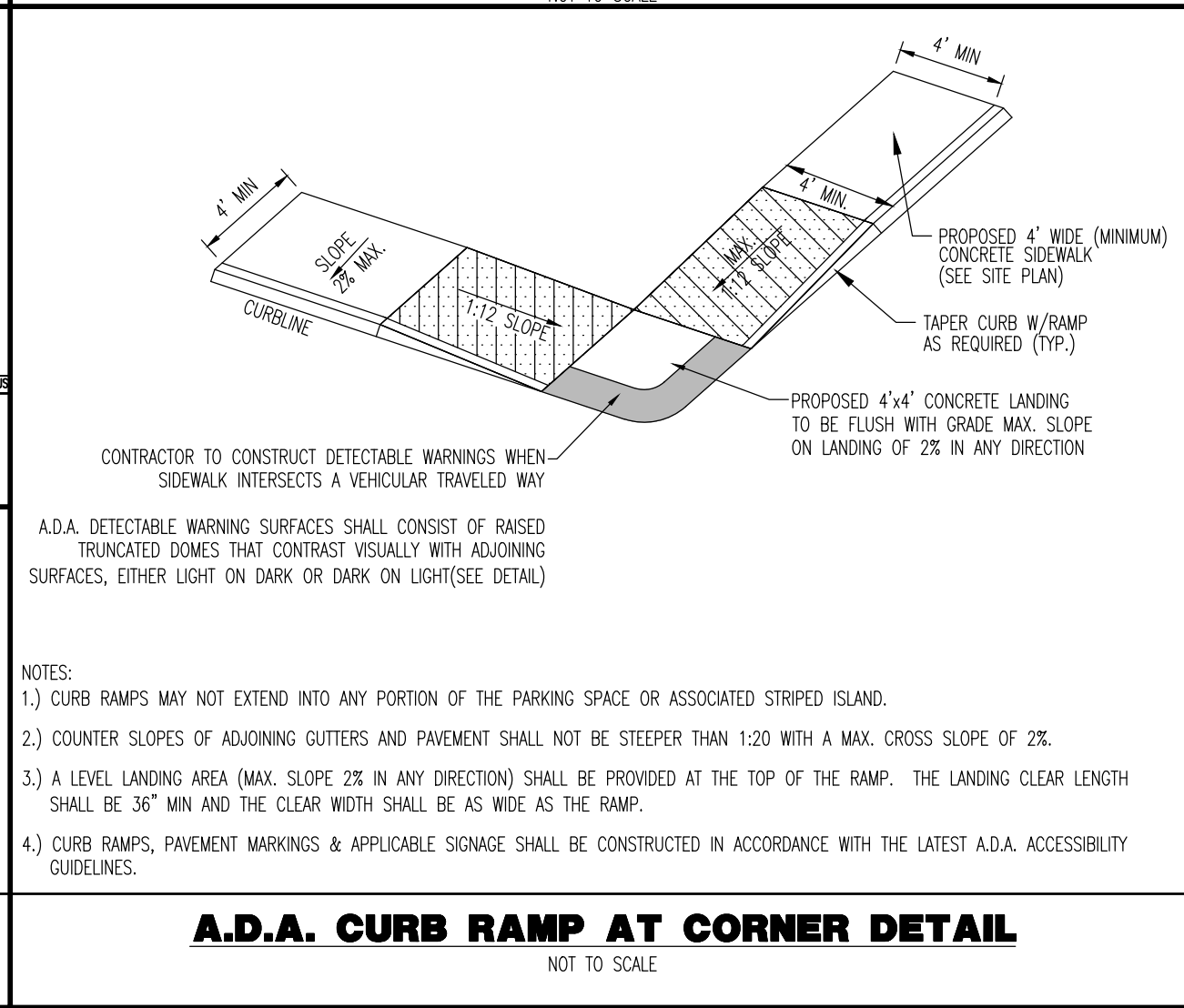
SIDEWALK DETAIL
NOT TO SCALE



PAINTED CROSSWALK STRIPING DETAILS
NOT TO SCALE



SIGN POST & FOOTING DETAIL
NOT TO SCALE



A.D.A. CURB RAMP AT CORNER DETAIL
NOT TO SCALE

MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

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TITLE: **CONSTRUCTION DETAILS**

PROJECT: **SHARBELL BUILDING COMPANY, LLC**
PROPOSED STACKED TOWNHOMES
BLOCK 8, LOT 1-18
NJSH ROUTE 33 & ROBBINSVILLE-EDINBURG ROAD
TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

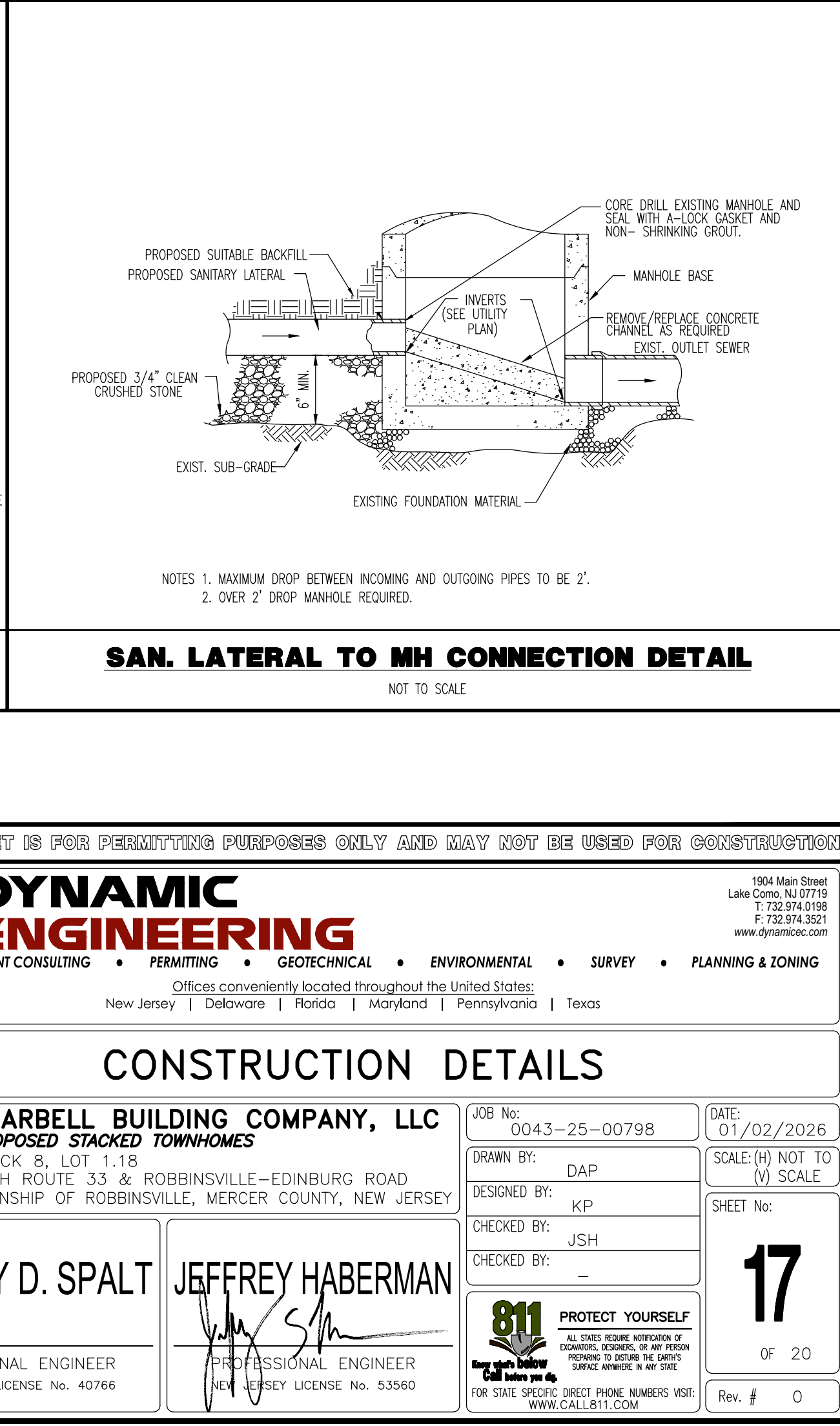
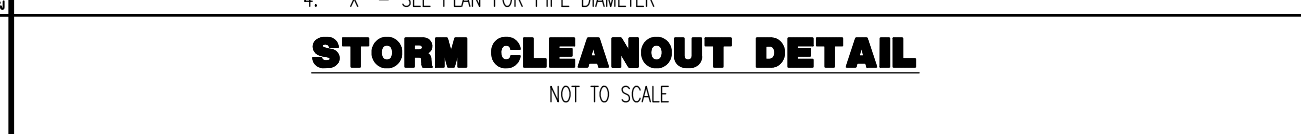
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DATE: 01/02/2026
DRAWN BY: DAP
DESIGNED BY: KP
CHECKED BY: JSH
CHECKED BY: -

SCALE: (H) NOT TO SCALE
SHEET No: 16
OF 20

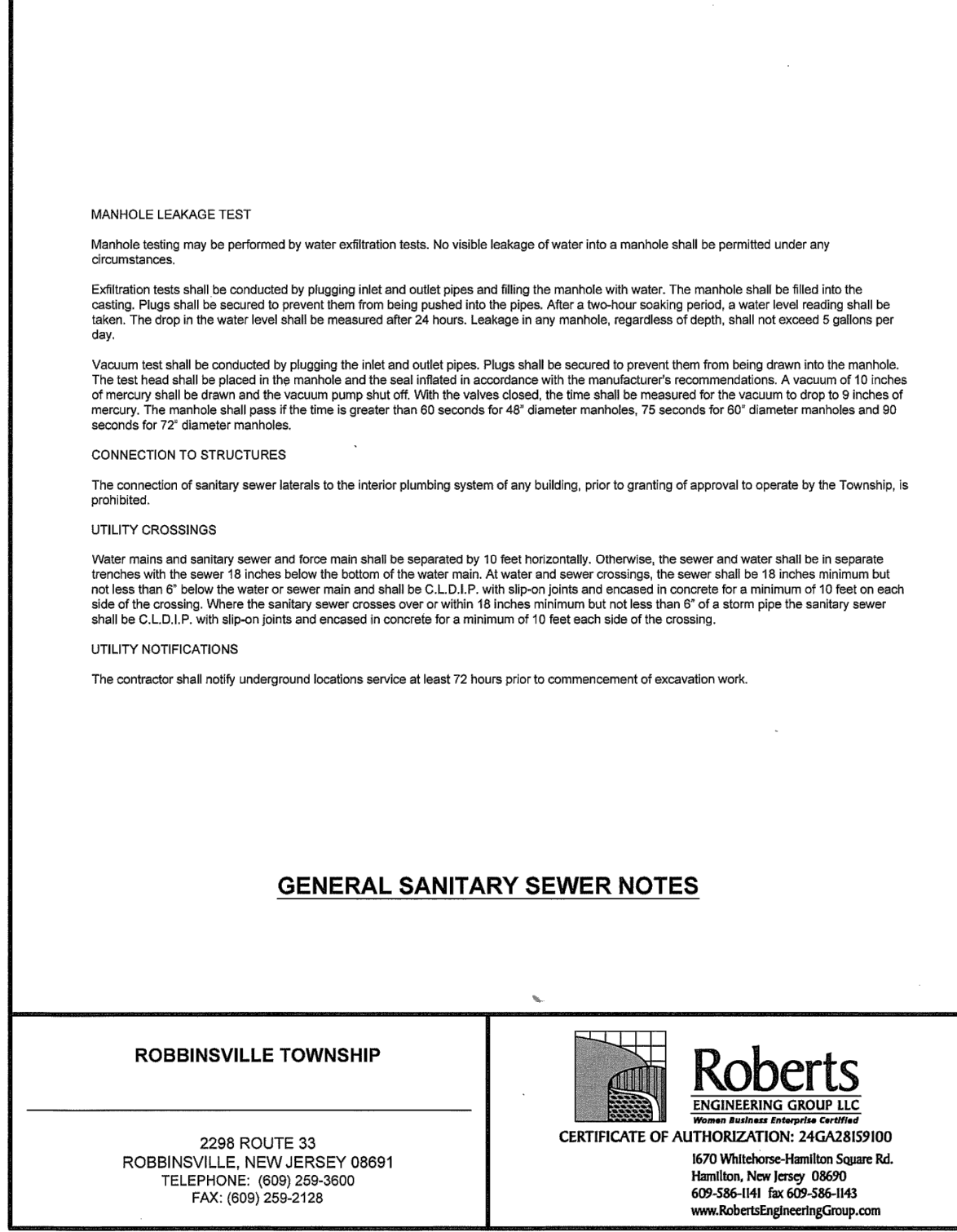
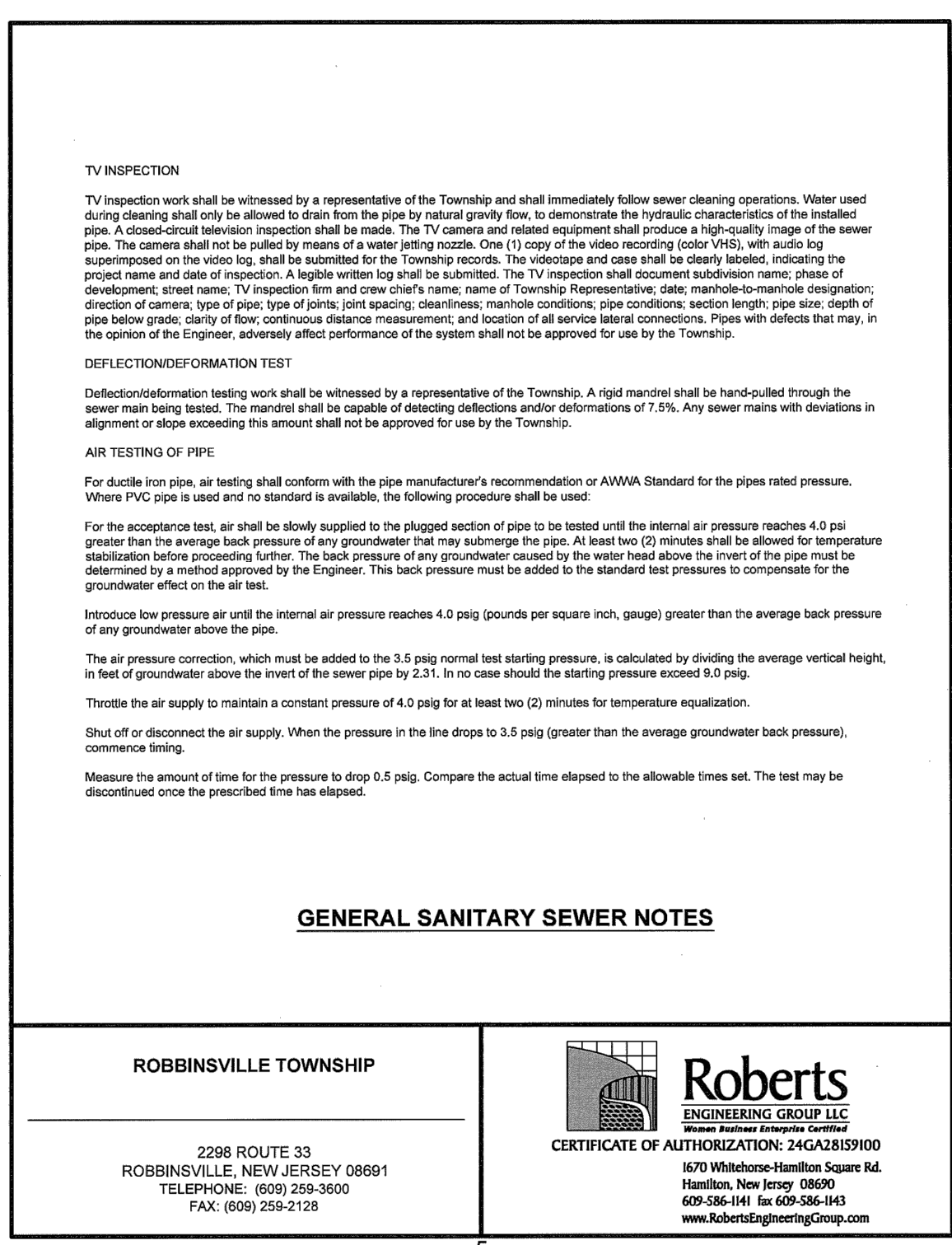
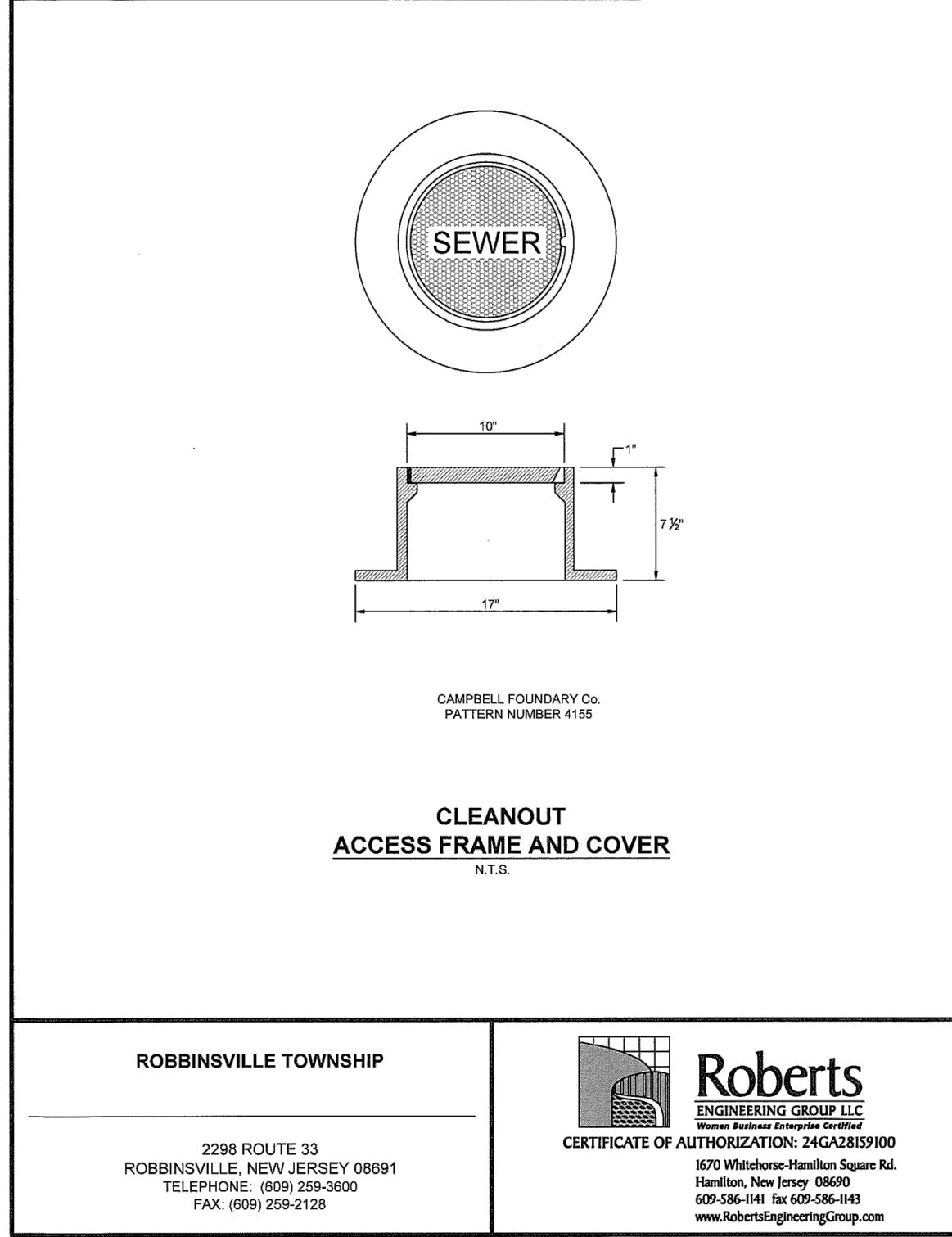
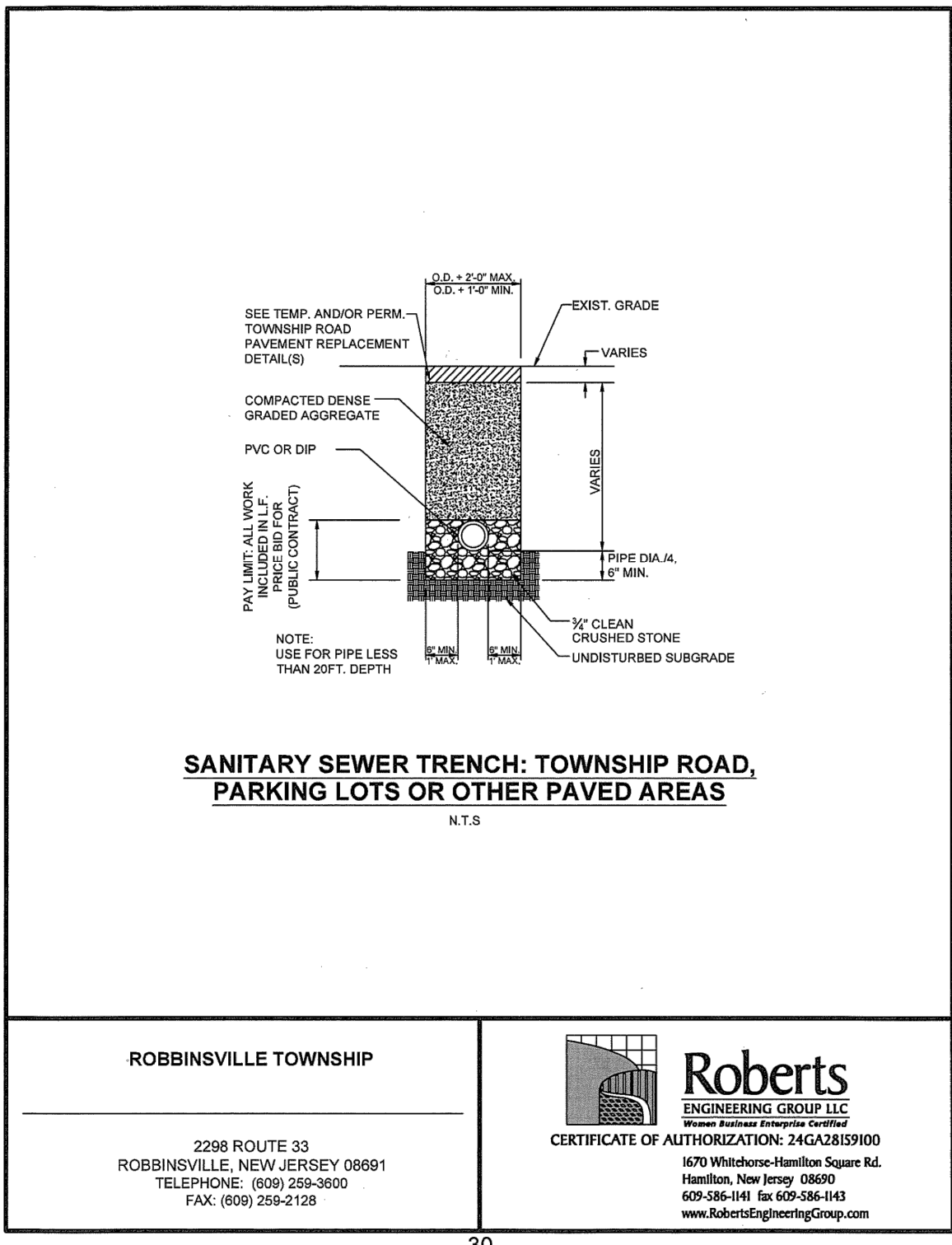
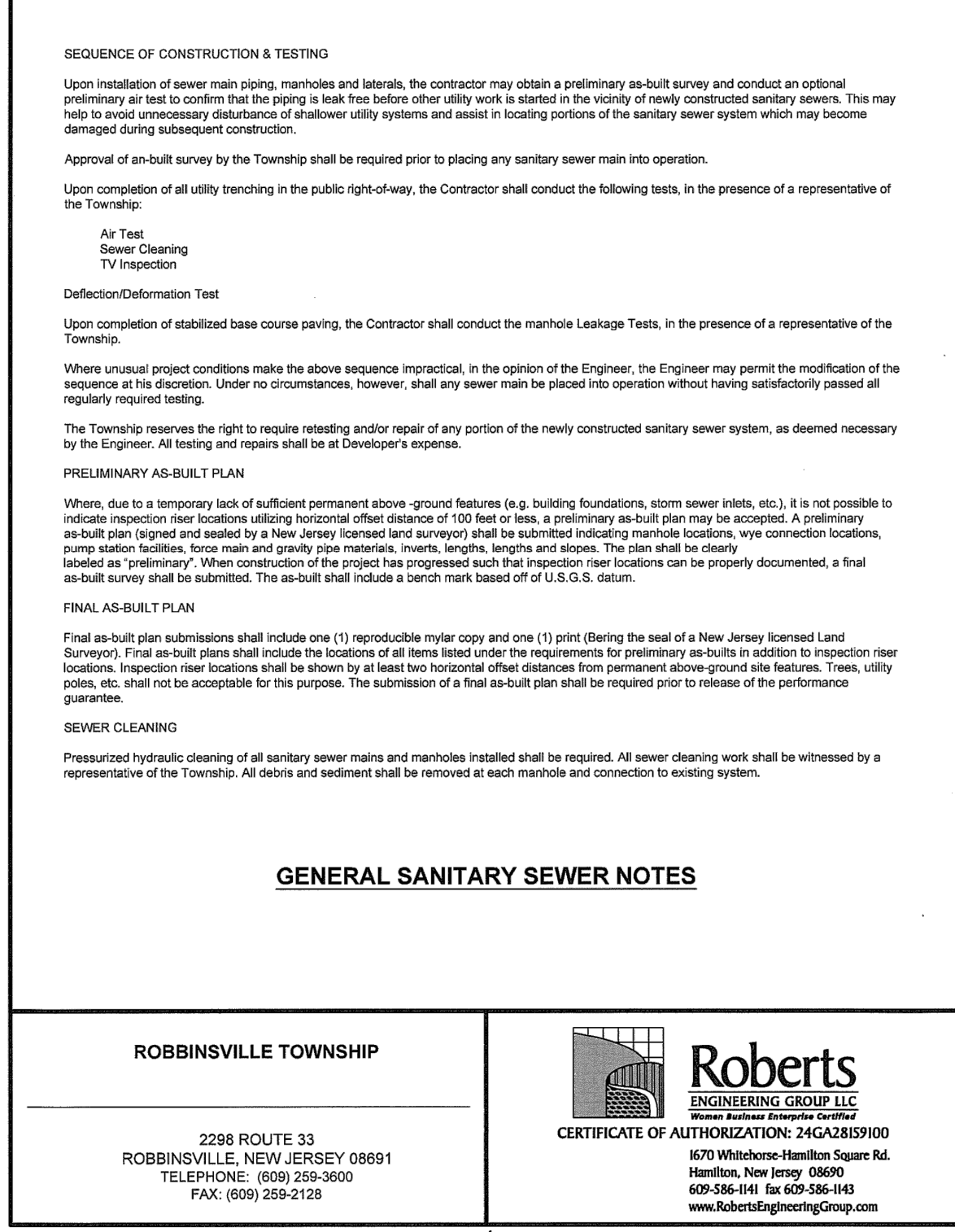
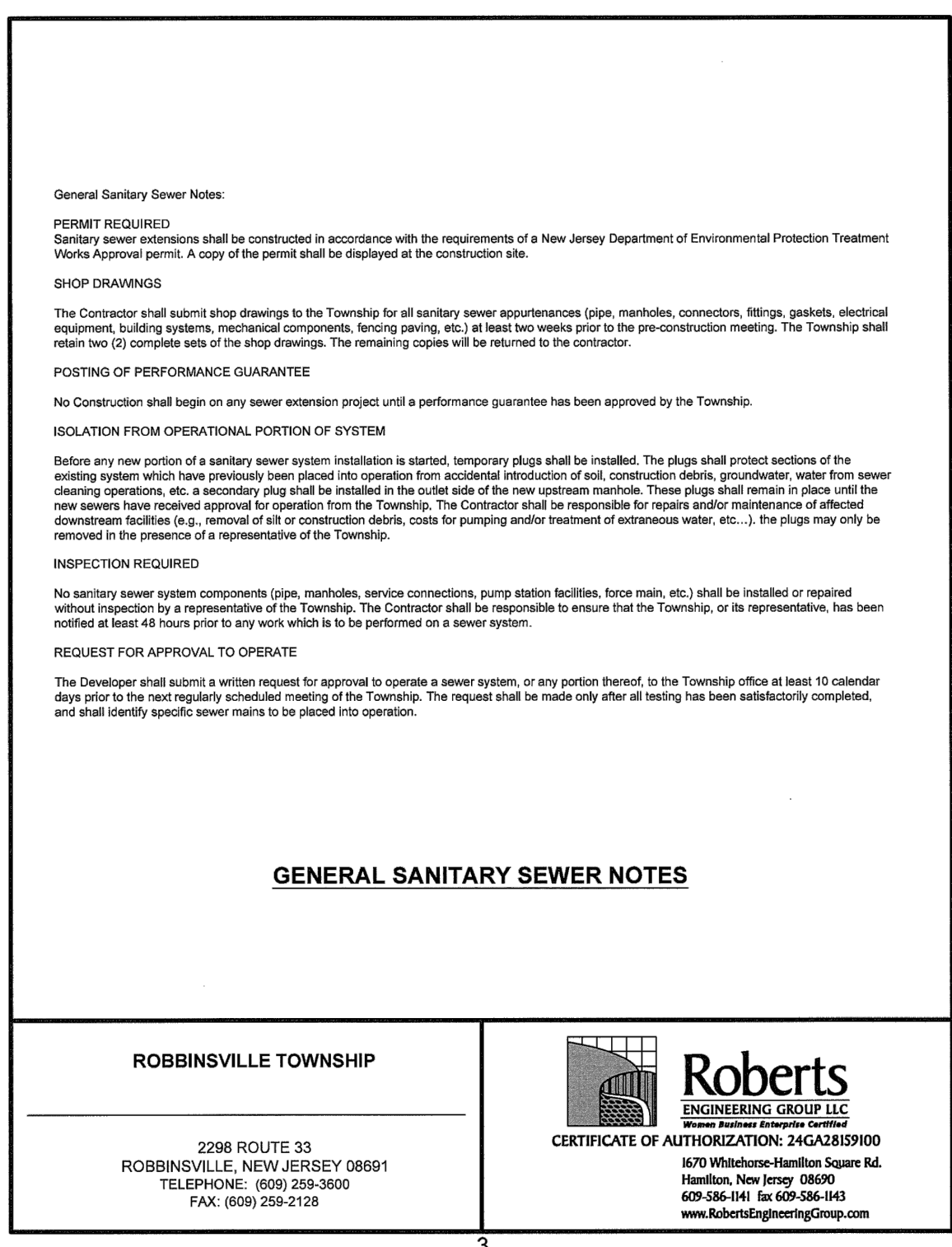
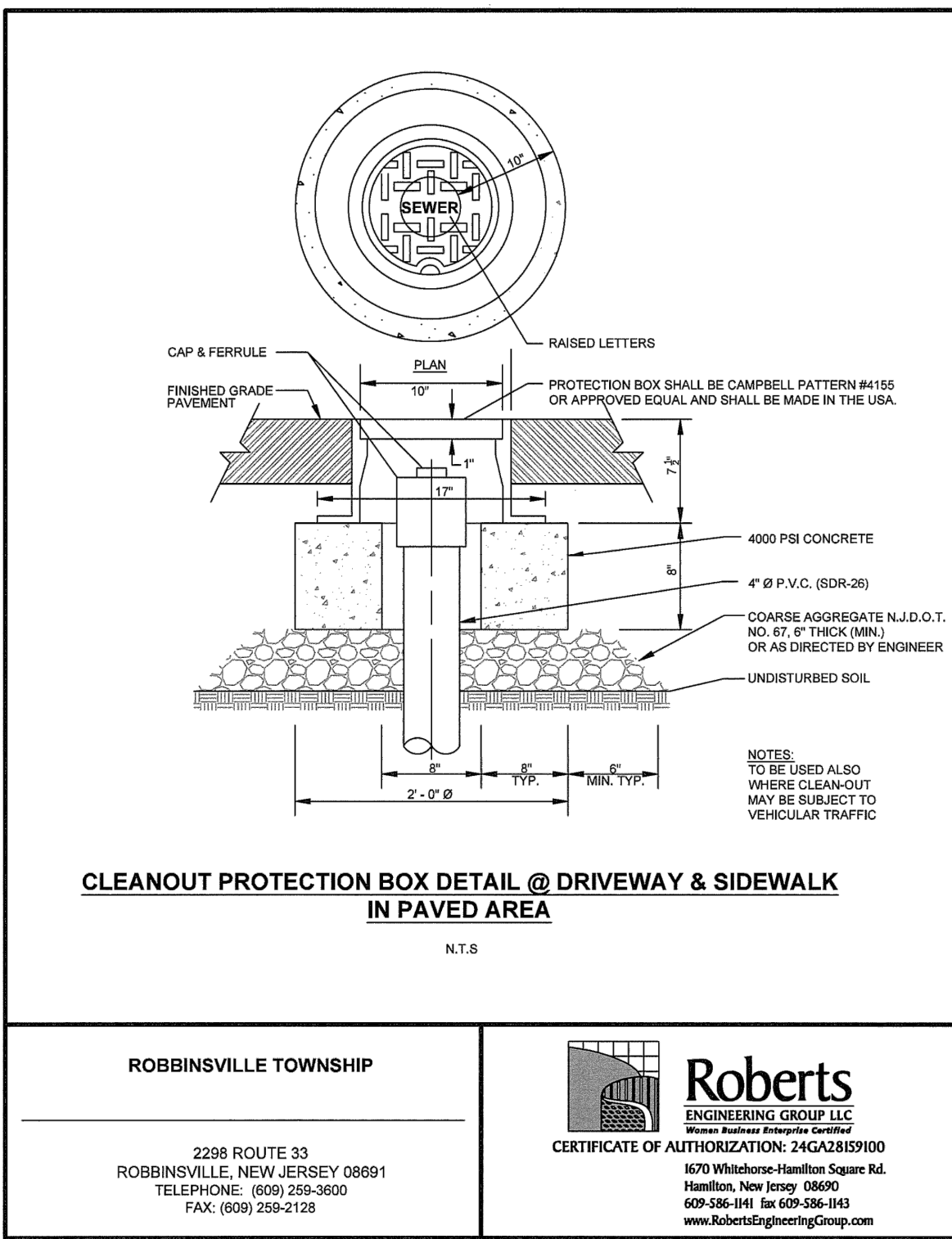
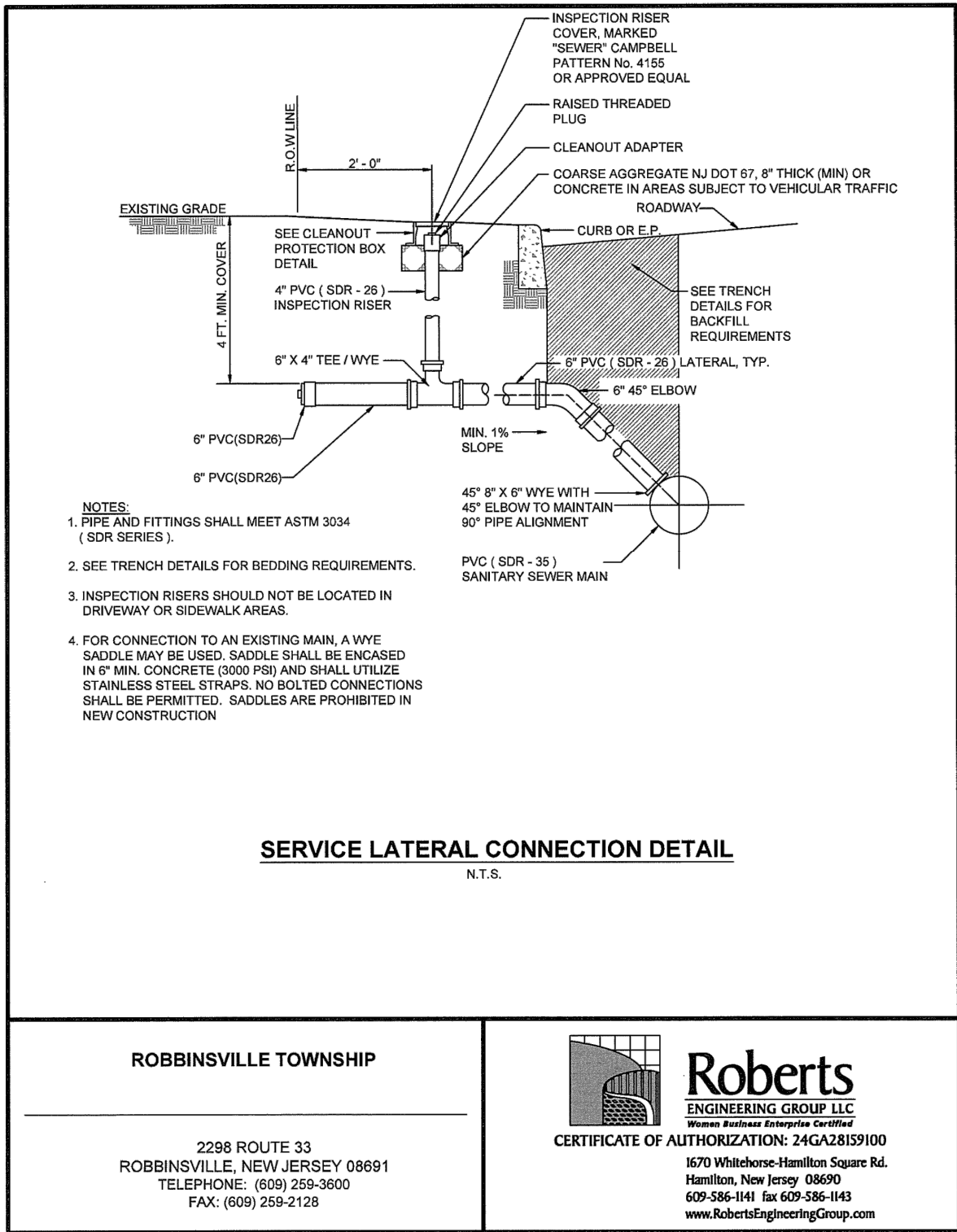
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

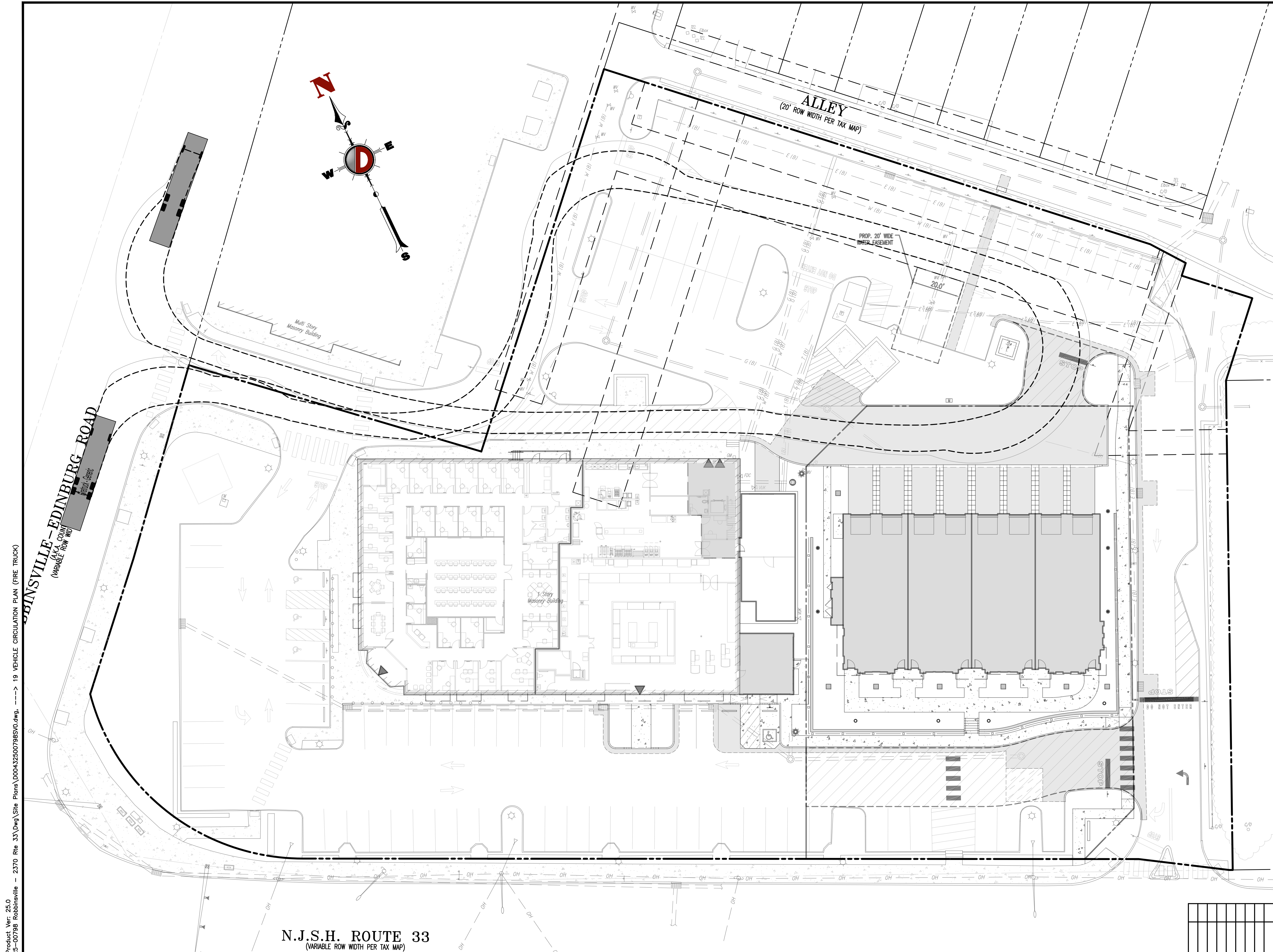


MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

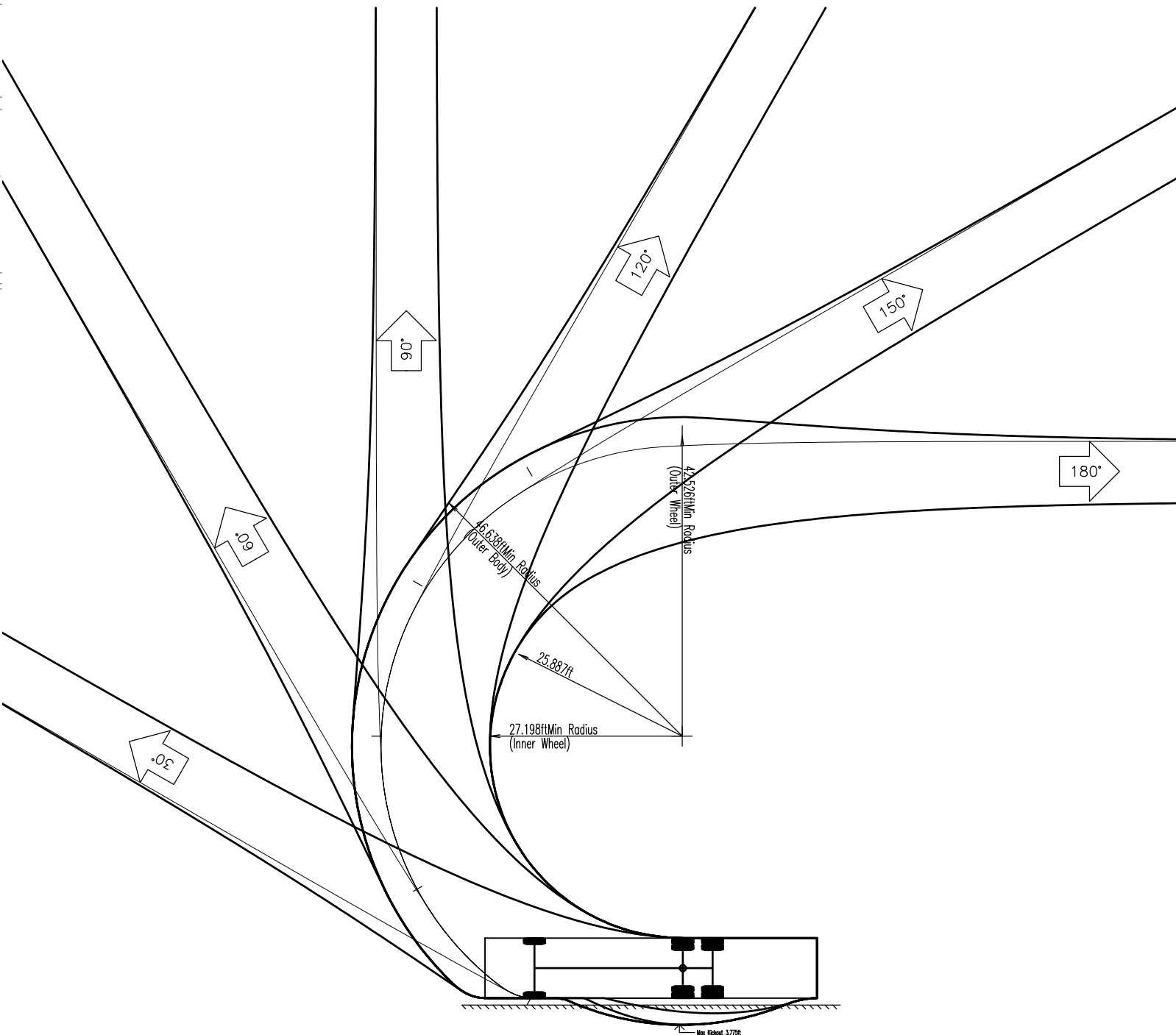


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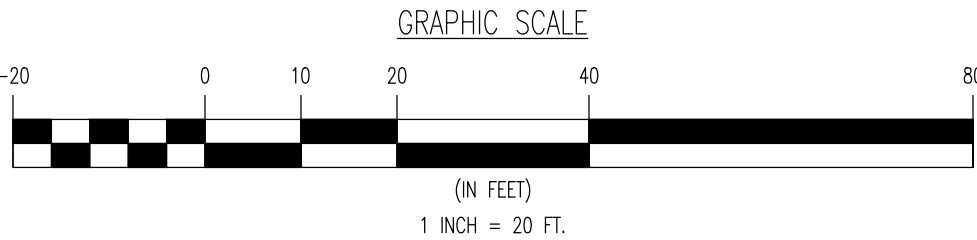
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TITLE: TOWNSHIP OF ROBBINSVILLE CONSTRUCTION DETAILS			
PROJECT: SHARBELL BUILDING COMPANY, LLC PROPOSED STACKED TOWNHOMES		JOB No: 0043-25-00798	DATE: 01/02/2026
BLOCK 8, LOT 1-18 NJSH ROUTE 33 & ROBBINSVILLE-EDINBURG ROAD TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY		DRAWN BY: DAP	SCALE: (H) NOT TO (V) SCALE
CHECKED BY: JSH		SHEET No:	
CHECKED BY: -		18 OF 20	
JEFFREY D. SPALT PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 40766		JEFFREY HABERMAN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53560	
811 PROTECT YOURSELF ALL EXISTING UTILITIES MUST BE LOCATED PRIOR TO ANY EXCAVATION. PREPARE TO STOP THE DIGGING. CALL 811. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM		Rev. # 0	



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Firetruck - Generic	47.000ft
Overall Length	8.500ft
Overall Width	10.519ft
Overall Height	0.950ft
Min Body Ground Clearance	8.500ft
Track Width	6.000ft
Lock-to-lock time	6.000
Max Wheel Angle	40.00°



Plotted: 01/06/26 - 9:28 AM, By: graelinck, - Product Ver: 25.0
File: P:\BECPC PROJECTS\0043 Shorbell Development\25-00788 Robbinsville - 2370 Rte 33\Draw\Site Plans\0043250079850.dwg, ---> 19 VEHICLE CIRCULATION PLAN (FIRE TRUCK)

N.J.S.H. ROUTE 33
(VARIABLE ROW WIDTH PER TAX MAP)

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TITLE:
VEHICLE CIRCULATION PLAN (FIRE TRUCK)

PROJECT: **SHARBELL BUILDING COMPANY, LLC**
PROPOSED STACKED TOWNHOMES
BLOCK 8, LOT 1-18
NJSH ROUTE 33 & ROBBINSVILLE-EDINBURG ROAD
TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY

JEFFREY D. SPALT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40766

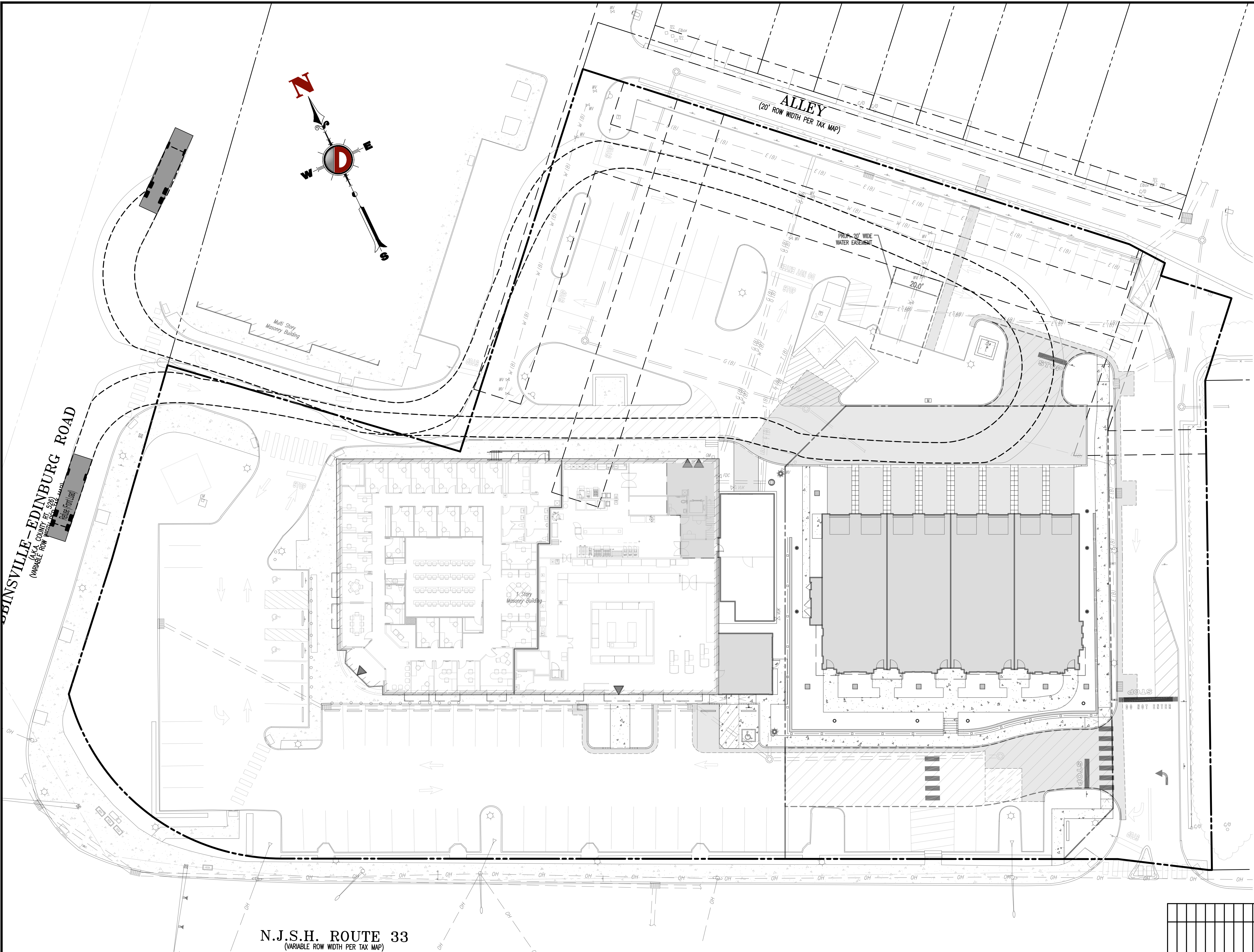
JEFFREY HABERMAN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53560

JOB No: 0043-25-00798
DRAWN BY: KTK
DESIGNED BY: KP
CHECKED BY: JSH
CHECKED BY: -

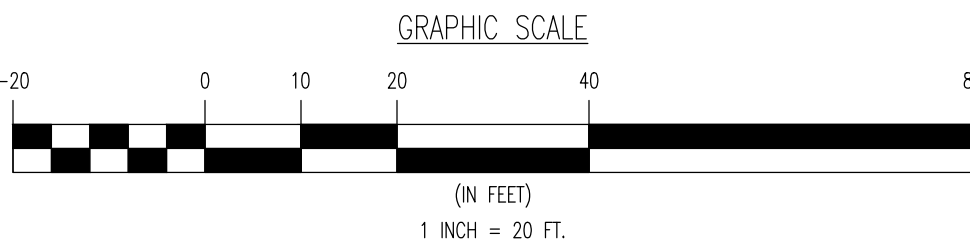
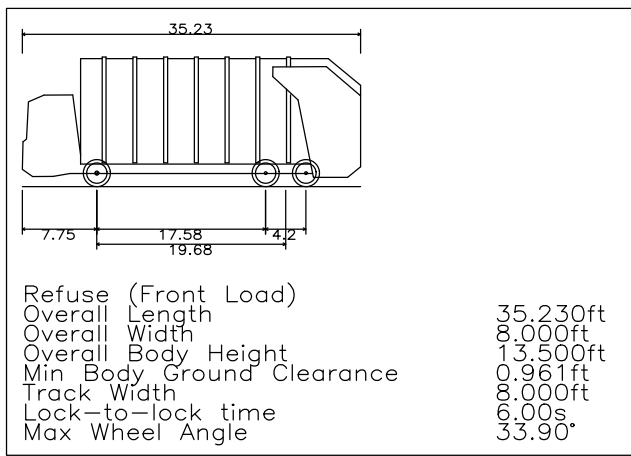
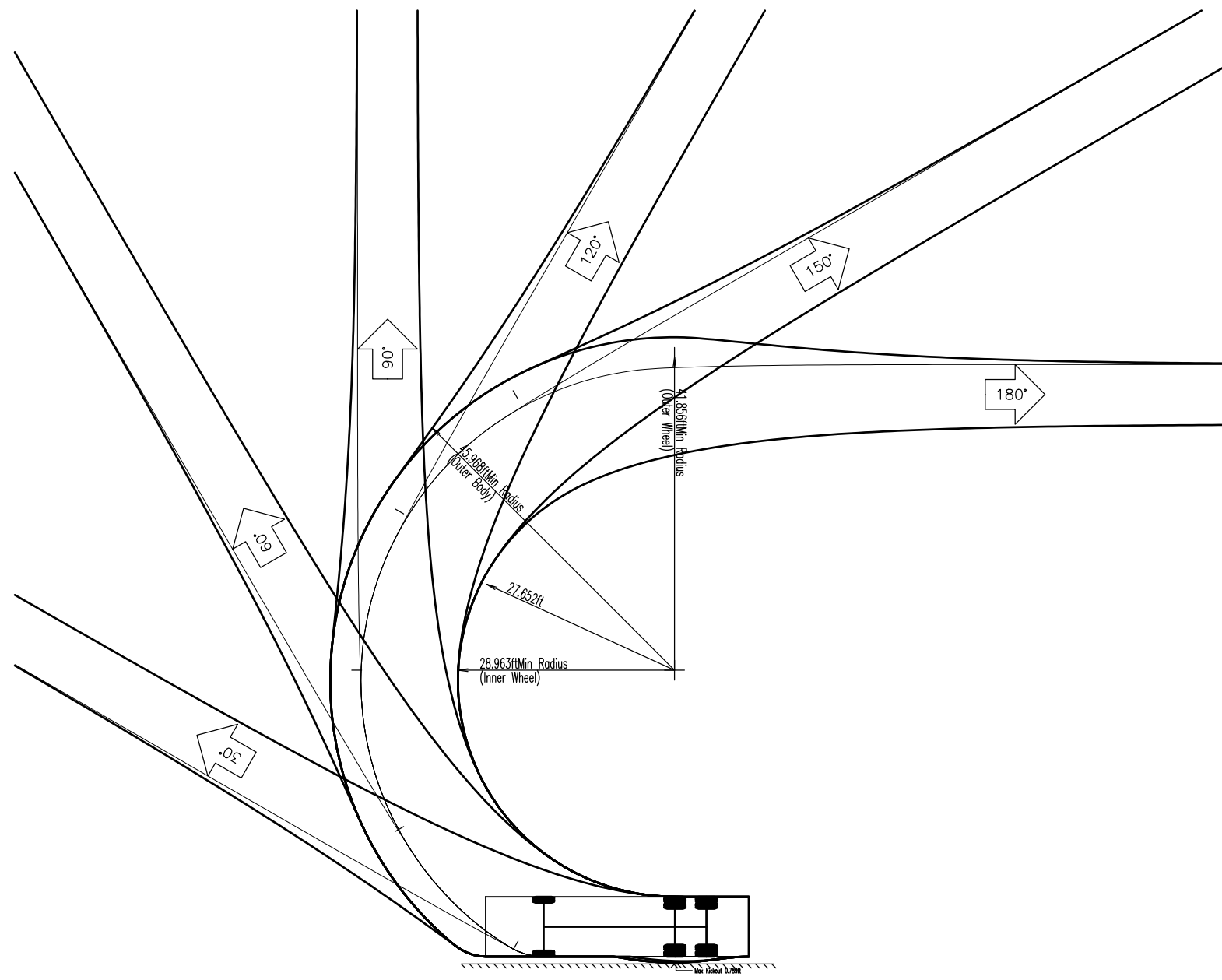
DATE: 01/02/2026
SCALE: (H) 1"=20'
(V)
SHEET No:
19
OF 20
Rev. # 0

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Plotted: 01/06/26 - 9:27 AM, By: graelinck, - Product Ver: 25.0
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THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



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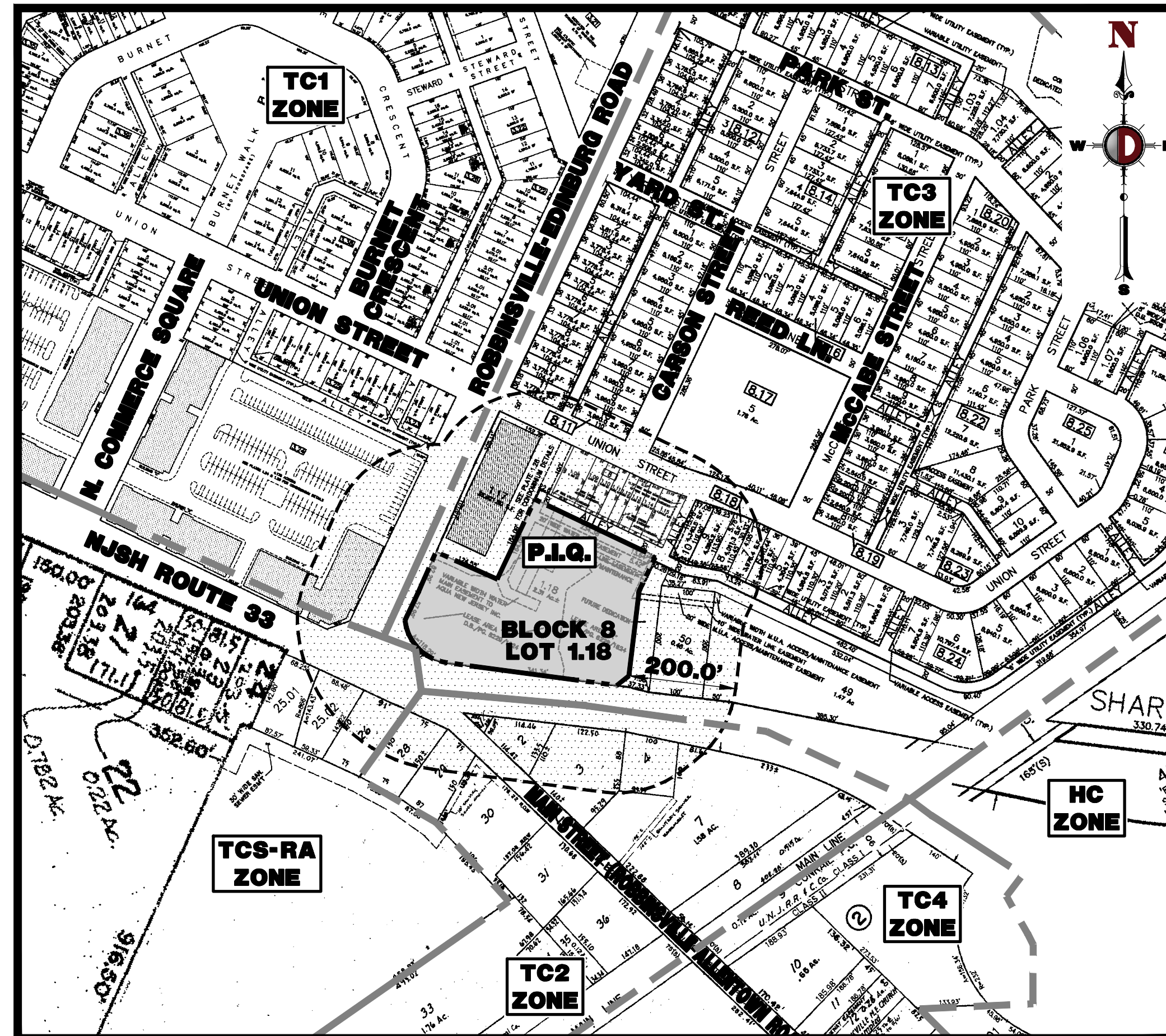
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VEHICLE CIRCULATION PLAN (GARBAGE TRUCK)

PROJECT: SHARBELL BUILDING COMPANY, LLC PROPOSED STACKED TOWNHOMES BLOCK 8, LOT 1-18 NJSH ROUTE 33 & ROBBINSVILLE-EDINBURG ROAD TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NEW JERSEY	JOB No: 0043-25-00798 DRAWN BY: KTK DESIGNED BY: KP CHECKED BY: JSH CHECKED BY: -	DATE: 01/02/2026 SCALE: (H) 1"=20' (V) SHEET No: 20 OF 20 Rev. # 0
JEFFREY D. SPALT PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 40766	JEFFREY HABERMAN PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 53560	 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF UNDERGROUND UTILITIES BEFORE ANY EXCAVATION OR DRILLING. CALL 811 TO REQUEST THE SERVICE. FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

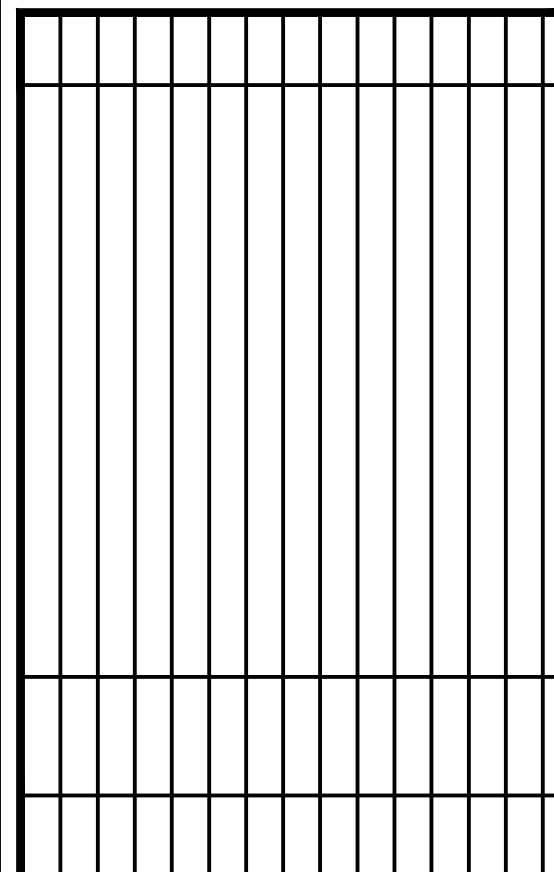
BLOCK 8, LOT 1.18 TAX MAP SHEET #1.18 - LATEST REV. DATED 2/29/2016
NJSH ROUTE 33 & ROBBINVILLE-EDINBURG ROAD
TOWNSHIP OF ROBBINSVILLE
MERCER COUNTY, NEW JERSEY



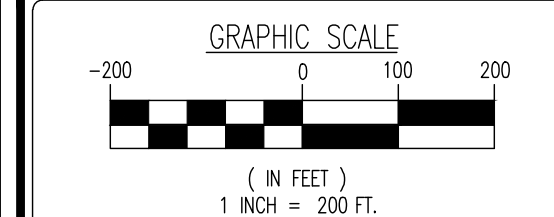
PROPERTY OWNER	BOOK	LOT	PROPERTY OWNER	BOOK	LOT
UNIVERSAL GROUP 2371 MAIN HOLDINGS 1130 BERSHIRE BLVD WYOMING, PA 19610	2	2	AGRAWAL, AMITKUMAR & BHAVITA H/W 208 UNION ST ROBINSVILLE, NJ 08691	8.18	7
UNIVERSAL GROUP 2371 MAIN HOLDINGS 10900 BUSTLETON AVE PHILADELPHIA, PA 19116	2	3	TOWNSHIP OF ROBINSVILLE 2298 ROUTE 33 ROBINSVILLE, NJ 08691	2	1
THAKKAR, SUNNY & BRINDA 192 UNION ST ROBINSVILLE, NJ 08691	8	1.11	MERUJA RAJAL & HARITA 158 UNION STREET ROBINSVILLE, NJ 08691	8	1.09
ANANEY SRIVASTAV & NAMRATA KUMAR 186 UNION ST ROBINSVILLE, NJ 08691	8	1.08	COSTANZA VINCENT & ALICIA 200 UNION STREET ROBINSVILLE, NJ 08691	8	1.15
62 LISA LLC 332 MILSTONE RD CLARKSBURG, NJ 08510	2	4	5 MAIN ST ROBINSVILLE, LLC 30 NEWWOOD PLACE EDISON, NJ 08817	1	30
KUNIS SETH N & ALISON R 198 UNION ST ROBINSVILLE, NJ 08691	8	1.14	TOWNSHIP OF ROBINSVILLE 1117 ROUTE 130 ROBINSVILLE, NJ 08691	8	1.02
ALLA NAGA B & SWAPNA DEVENDRY 204 UNION ST ROBINSVILLE, NJ 08691	8.18	9	BAILOK, JEFFREY D 94 UNION ST ROBINSVILLE, NJ 08691	3.23	2
BENNET, JOLLY WR O & CRISTINA 196 UNION STREET ROBINSVILLE, NJ 08691	8	1.13	SAGAR SUNILKUMAR D & REENA S 194 UNION STREET ROBINSVILLE, NJ 08691	8	1.12
BODECHERLA R & ANAVARU V 1 CARSON ST ROBINSVILLE, NJ 08691	8.11	10	SHARBELL WASHINGTON INC 1 UNION ST STE 208 ROBINSVILLE, NJ 08691	8	1.18
TOWNSHIP OF ROBINSVILLE 1117 US ROUTE 130 ROBINSVILLE, NJ 08691	8.17	5	KOTIGORI, PRABHAKAR & SWAPNA 1117 UNION STREET ROBINSVILLE, NJ 08691	8.18	5
ADVANTAGE FINANCIAL PROPERTIES 2365 ROUTE 33 ROBINSVILLE, NJ 08691	1	26	TOWNSHIP OF ROBINSVILLE 2298 ROUTE 33 ROBINSVILLE, NJ 08691	2	1
ANAPATHAL DEEPAK KUMAR & SAPNA 210 UNION STREET ROBINSVILLE, NJ 08691	8.18	6	ALSO TO BE NOTED:		
KURISA LOUIS & JERI SHANNON P H/W 972 ROBINS-CONOVER RD ROBINSVILLE, NJ 08691	8.10	11	MERCER COUNTY PLANNING BOARD 400 S. BROAD STREET, ROOM 420 TRENTON, NJ 08650		
TWO HOLDINGS, LLC 284 MORNING GLORY DR MORRIS, NJ 08831	8	49	RANDY N. COOD OUTSIDE PLANT SUPERVISOR MANAGER CABLEVISION 2137 HAMILTON AVENUE HAMILTON, NJ 08619		
POLERA JAMES 207 UNION ST ROBINSVILLE, NJ 08691	8.18	10	JAMES BARBATO, JR REGIONAL MANAGER AQUA INC., INC. 110 BLACK FOREST ROAD HAMILTON, NJ 08691		
KASIREDDY, ANIL K. & THANUJA REDDY 206 UNION STREET ROBINSVILLE, NJ 08691	8.18	8	VERIZON WILLIAM MCINIS, SENIOR RIGHT-OF-WAY AGENT 172 WEST MAIN STREET FREEHOLD, NJ 07728		
GLOBAL SIGNAL ACQUISITION IV PMB 353 4017 WASHINGTON R MCRAURY, PA 15317	1	25.01	TOWNSHIP OF ROBINSVILLE DIVISION OF UTILITIES 56 ROBINSVILLE-ALLENTOWN RD. ROBINSVILLE, NJ 08691		
TWO HOLDINGS LLC 284 MORNING GLORY DR MORRIS, NJ 08831	8	50	NADOT PT BOX 600 TRENTON, NJ 08625		
SUPRANA PULIA 969 ROBINS-EDEN RD ST 103 ROBINSVILLE, NJ 08691	8	1.17	PUBLIC SERVICE ELECTRIC & GAS MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, 16B NEWARK, NJ 07102		
DAN, SEUNG & KIM, YONHO 190 UNION ST ROBINSVILLE, NJ 08691	8	1.10	ROBERT R. ERIKSEN, PE, CCIM AT&T ONE AT&T WAY ROOM 387160 BEDMINSTER, NJ 07921		
ADVANTAGE FINANCIAL PROPERTIES LLC 2365 ROUTE 33 ROBINSVILLE, NJ 08691	1	28	DONALD OLIVO, REAL ESTATE DEPT. JERSEY CENTRAL POWER & LIGHT 800 MARCON AVE, PO BOX 1911 MORRISTOWN, NJ 07962		
ADVANTAGE FINANCIAL PROPERTIES LLC 2365 ROUTE 33 ROBINSVILLE, NJ 08691	1	29			
12 MAIN ROBINSVILLE LLC 150 SILVERDUE AVE LITTLE SILVER, NJ 07739	2	7			

1" = 200'

PREPARED BY
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(MR)	MAP REFERENCE	BENCHMARK
(DR)	DEED REFERENCE	□ CONC. MONUMENT PT.
(S)	SURVEY	■ CONC. MONUMENT SET
(BOS)	BOTTOM OF STRUCTURE	● I.P. / I.B. FND.
(TOS)	TOP OF STRUCTURE	● I.P. / I.B. SET
(AKA)	ALSO KNOWN AS	■ STAKE FND.
(FKA)	FORMERLY KNOWN AS	■ STAKE SET
(C/L)	CENTERLINE	✱ PK NAIL FND.
LSA	LANDSCAPE AREA	✱ PK NAIL SET
✱ 0.00	STAKE ELEVATIONS	● DRILL HOLE FND.
✱ 0.00	GUTTER ELEV.	● DRILL HOLE SET
✱ TC 0.00	TOP OF CURB ELEV.	● SURVEY STONE FND.
✱ FF 0.00	FINISH FLOOR ELEV.	● SURVEY CAP FND.
✱ FOS 0.00	FINISH FLOOR SLAB ELEV.	✱ CROSS CUT FND.
✱ 0.00	TOP OF WALL ELEV.	✱ CROSS CUT SET
✱ TW 0.00	TOP OF WALL ELEV.	
✱ WSF 0.00	WATER SURFACE ELEV.	P.O.B. POINT OF BEGINNING



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Region	Country	Year	Population (millions)	Urban population (millions)	Urban population (%)
North America	USA	2000	281.0	200.0	71.2
Europe	Germany	2000	82.0	55.0	67.1
Asia	China	2000	1,226.0	390.0	31.8
South America	Brazil	2000	158.0	100.0	63.3
Africa	Nigeria	2000	119.0	30.0	25.2
Oceania	Australia	2000	20.0	16.0	80.0

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BLOCK 8, LOT 1.18
2370 N.J.S.H. ROUTE 33
TOWNSHIP OF ROBBINSVILLE,
MERCER COUNTY, NEW JERSEY

CRAIG BLACK
Craig Black
 NO. 42574
 PROFESSIONAL ENGINEER &
 ARCHITECT
 NEW JERSEY LICENSE NO. 4257400

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TITLE: MINOR
SUBDIVISION PLAN

PROJECT No: 0043 25-02396	SCALE: 1"=200'	DATE: 01/05/2020
DRAWN BY: IJT/RAU	FIELD BY: EM	CHECKED BY: BVT

SHEET No: **1** OF 2

January 5, 2026

Robbinsville Township Planning Board
2298 Route 33
Robbinsville, NJ 08691

Attn: Planning Board Secretary

**Re: Traffic Impact and Parking Assessment
Proposed Mixed-Use Development
Block 8 – Lot 1.18
2370 NJ Route 33 (MP 7.28)
Robbinsville Township, Mercer County, NJ
DT # 0043 25-01089**

Dear Planning Board Members:

Dynamic Traffic has prepared the following assessment to determine the traffic impact and adequacy of access, circulation, and parking associated with redevelopment of a site located in the northeast quadrant of the intersection of Route 33 and Robbinsville-Edinburg Road (CR 526) in Robbinsville Township, Mercer County, New Jersey (see Site Location Map). The site is designated as Block 8 – Lot 1.18 on the Robbinsville Township Tax Maps. The site is currently developed with a 14,608 SF Rite Aid. It is proposed to expand and convert the Rite Aid into a 9,141 SF Italian market and a 7,679 SF Keller Williams office, as well as construct 8 townhome units (The Project). Access to the site is currently provided via one right in/right out driveway along Route 33, one full movement in/right out driveway along Robbinsville-Edinburg Road, and one full movement driveway along Union Street. It is proposed to maintain the existing driveways. It should be noted that it is proposed to subdivide Lot 1.18 and that the existing site driveways will be shared by the two newly created lots. Additionally, The Project received approval for a Letter of No Interest from the New Jersey Department of Transportation (NJDOT) on August 26, 2025.

This assessment documents the methodology, analyses, findings and conclusions of our study and includes:

- A detailed field inspection was conducted to obtain an inventory of existing roadway geometry, traffic control, and location and geometry of existing driveways and intersections.
- Projections of traffic to be generated by The Project were prepared utilizing trip generation data as published by NJDOT.

- The proposed site driveways were inspected for adequacy of geometric design, spacing and/or alignment to streets and driveways on the opposite side of the street, relationship to other driveways adjacent to the development, and conformance with accepted design standards.
- The parking layout and supply was assessed based on accepted design standards and demand experienced at similar developments.
- The Project's site access points, internal circulation, and parking supply have been designed in accordance with the RSIS (N.J.A.C. 5:21).

Existing Conditions

NJ Route 33 is an Urban Principal Arterial roadway under NJDOT jurisdiction with a general east/west orientation. In the vicinity of the site the posted speed limit is 45 MPH and the roadway provides one travel lane eastbound and two travel lanes westbound. On-street parking is only permitted along the westbound side of the roadway west of its intersection with Robbinsville Edinburg Road (CR 526). Curb is provided along both sides of the roadway, while sidewalk is provided intermittently along both sides of the roadway. Route 33 provides a slight downgrade from east to west and straight horizontal alignment along the sight frontage with a slight bend at its intersection with Robbinsville Edinburg Road (CR 526). The land uses along Route 33 in the vicinity of The Project are a mix of commercial and residential.

Robbinsville Edinburg Road (CR 526) is an Urban Minor Arterial roadway under Mercer County jurisdiction with a general north/south orientation along the site frontage. In the vicinity of the site the posted speed limit is 35 MPH and the roadway provides one travel lane in each direction. On-street parking is permitted intermittently along both sides of the roadway. Curb and sidewalk are provided along both sides of the roadway. Robbinsville Edinburg Road (CR 526) provides an upgrade from north to south and a straight horizontal alignment along the site frontage. The land uses along Robbinsville Edinburg Road (CR 526) in the vicinity of The Project are a mix of commercial and residential.

Site Generated Traffic

Trip generation projections for The Project were made utilizing the NJDOT published rates as published under Land Use Code (LUC) 220 – Multifamily Housing (Low-Rise), LUC 850 – Supermarket, LUC 881 – Pharmacy/Drugstore with Drive-Through Window, and LUC Y52 – General Office Building. This publication sets forth trip generation rates based on empirical traffic count data conducted at numerous research sites. The following table shows the anticipated trip generation for The Project during the weekday morning, weekday evening, and Saturday midday peak street hours (PSH).

Table 1
Trip Generation

Land Use	AM PSH			PM PSH			Sat PSH		
	In	Out	Total	In	Out	Total	In	Out	Total
9,141 SF Dolce & Clemente	32	29	61	43	41	84	87	86	173
7,679 SF Keller Williams Office	10	1	11	2	9	11	2	2	4
8 Townhomes	1	4	5	4	3	7	3	3	6
Total	43	34	77	49	53	102	92	91	183

Table 2 below details the trip generation associated with the existing use of the property and compares them to the trip generation of the proposed use.

Table 2
Trip Generation Comparison

Land Use	AM PSH			PM PSH			Sat PSH		
	In	Out	Total	In	Out	Total	In	Out	Total
Existing 14,608 SF Rite Aid	67	66	133	83	82	165	63	65	128
Proposed Development	43	34	77	49	53	102	92	91	183
Net Increase	-24	-32	-56	-8	-4	-12	+29	+26	+55

It should be noted that the number of new trips falls below the NJDOT accepted threshold of a significant increase in traffic of 100 peak hour trips. As such, it is not anticipated that the proposed development will have any perceptible impact on the traffic operation of the adjacent roadway network.

Site Access, Parking and Circulation

The site was reviewed with respect to the site access and on-site circulation design. As previously noted, access to the site will continue to be provided via one right in/right out driveway along Route 33, one full movement in/right out driveway along Robbinsville-Edinburg Road, and one full movement driveway along Union Street.

The site will be served by aisles of 24' wide for two-way movements, which allows for full site circulation for the anticipated vehicle mix on site and satisfies the Ordinance requirement of 24'.

Commercial Uses – Lot A

It is proposed to provide 82 parking spaces (including 4 ADA-accessible space) in support of the commercial uses. The Town Center Zoning and Design Regulations set forth a requirement of 1 parking space per 350 SF for retail uses and 1 parking space per 350 SF for offices. With the 9,141 SF Dolce & Clemente and 7,679 SF of office this equates to a parking requirement of 49 parking spaces for the proposed commercial uses. Consequently, the Town Center Zoning and Design Regulations parking requirements are well exceeded as designed. The proposed parking stalls are 9'x18' which meets the ordinance requirement of 9'x18' for the use proposed.

Residential Use – Lot B

It is proposed to provide 20 spaces (including eight (8) make-ready electric vehicle charging spaces) in support of the residential uses. The RSIS sets forth a parking requirement of 2.3 parking spaces per 2-bedroom home and 2.4 parking spaces per 3-bedroom home for townhomes for a total of 19 spaces. The proposed townhomes have been designed to provide a one car garage and driveway combination which constitutes 2.0 parking spaces. As such, the RSIS parking requirements are satisfied as designed. The proposed parking stalls are 9'x18' which meets the ordinance requirement of 9'x18' for the use proposed.

Findings

Based upon the detailed analyses as documented herein, the following findings are noted:

- The proposed 9,141 SF Dolce & Clemente, 7,679 SF Keller Williams Office, and 8 Townhomes will result in a reduction in trips during the weekday morning and weekday evening peak hours and an insignificant increase during the Saturday midday peak hour.
- Access to the site will continue to be provided via one right in/right out driveway along Route 33, one full movement in/right out driveway along Robbinsville-Edinburg Road, and one full movement driveway along Union Street.
- As proposed, The Project's site driveways and internal circulation have been designed to provide for safe and efficient movement of the anticipated vehicle mix.
- The proposed parking supply and design is sufficient to support the projected demand.

Conclusion

Based upon our Traffic Assessment as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system of Robbinsville Township, Mercer County, and NJDOT will not experience any significant degradation in operating conditions with the redevelopment of the site. The site driveways are located to provide safe and efficient access to the adjacent roadway system. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate The Project's needs.

If you have any questions on the above, please do not hesitate to contact our office.

Sincerely,

Dynamic Traffic, LLC



Nick Verderese, PE
Senior Principal
License 38991

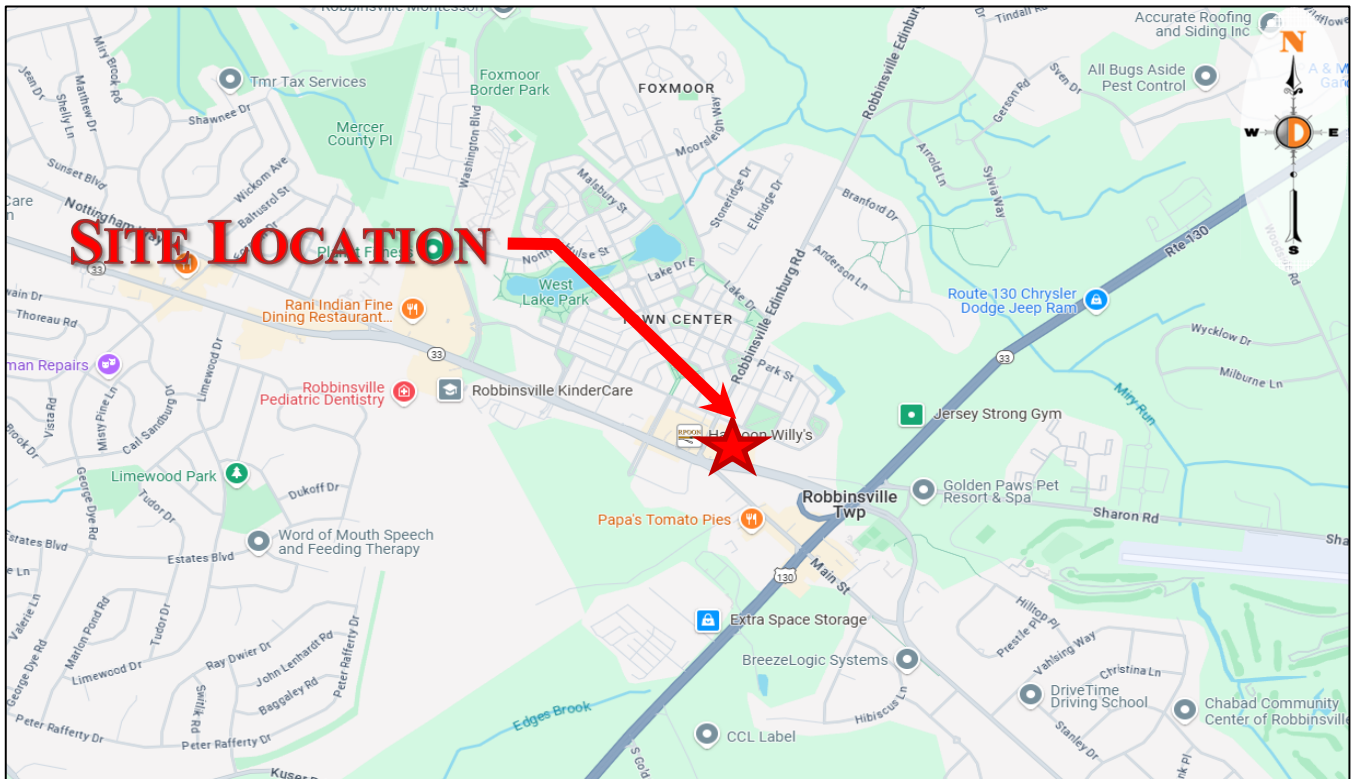


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TLV

Enclosures

c: Mark Cannuli (via email w/encl.)
Jeff Haberman (via email w/encl.)



Proposed Italian Market, Office & Stacked Townhomes
 Traffic Impact and Parking Assessment
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Site Location Map