

Bridge Point Potential Conditions

The conditions listed below are only a draft. They may change, and some may be added or deleted.

Site Plan

1. The plans shall be revised to be consistent with Exhibit A-3 “Plan Rendering – Phase 1”, prepared by Langan (dated May 11, 2022), Exhibit A-4 “Plan Rendering – Phase 11”, prepared by Langan (dated May 11, 2022), testimony of the Applicant’s witnesses, and these conditions.
2. At least two permanent benchmarks (“BMs”) are to be established for each 50 acres of the tract to be subdivided. That would equate to 14 BMs for the Block 8 tract and 14 BMs for the 15.14 tract. BM monumentation satisfactory to the Township Engineer shall be provided during compliance review. The notes on Sheets 4 and 5 of the subdivision plat providing for later installation shall be deleted.
3. The Applicant shall secure a NJDEP Watershed and Land Management permit for all required approvals based on the wetlands delineation as shown on the Freshwater Wetlands Letter of Interpretation previously issued by DEP.
4. Any significant changes subsequent to this approval will require an amended approval, and an application therefor shall be submitted to the Township.
5. Metes and bounds descriptions of the subdivision plat, all parcels, and proposed easements to be created shall be submitted to the Township Engineer and be subject to his review and approval. Deed and easement instruments shall be submitted to the Board Attorney and be subject to his review and approval.
6. The development is proposed to be completed in two phases with Phase 1 consisting of Buildings B1, E1, and C1 and associated improvements and with Phase 2 comprising the remaining buildings, A1, B2-1, B2-2 and D1. Phasing plans that definitively show the limits of all Phase 1 construction including grading, utility and storm water installation, while greying out everything that is part of Phase 2, shall be provided. The detailed development plans (site plans, utility plans, etc.) shall each identify the limits of Phase 1 and Phase 2 and depict proposed site conditions at Phase 1 completion prior to Phase 2 commencement, similar to what was provided for Phase 1 grading plans. This is in addition to the Overall Site Plan and Utility Phase 1 drawings.
7. The plans shall be clarified to show that the bike path will be composed of asphalt and the sidewalks will be composed of concrete.
8. The Applicant shall adhere to NJ law with respect to electric vehicle charging stations’ signs and symbols/markings.

9. The Land Use/Land Cover chart (Table 6 in the EIS) shall be clarified to make clear if the lands remaining along Quakerbridge Road are included or not included. In addition, the EIS shall be revised in a manner satisfactory to the Board Landscape Architect to correct discrepancies between the chart and the narrative.
10. The Applicant shall work with the Township staff on the type of eight-foot high wooden fence that is behind the vegetation on Quakerbridge Road. The staff will have the final decision-making power with respect thereto.
11. All of the berms on Clarksville Road shall be installed during and included in Phase 1.
12. Standards for the incorporation of accessory structures, such a guard houses, emergency generators, sheds, and outdoor material storage and fencing therefor shall be addressed when the first tenant proposing the same comes in with a site plan or building permit application providing for same.

Traffic, Access, Circulation, and Parking

13. Until DOT issues a permit for the construction of the connection between the Master Plan Road and Route 1, no warehouse construction shall begin on either Phase 1 or Phase 2. **[Compare Applicant's edits]**
14. Signage shall be installed at a location and in a form acceptable to the Township Engineer and the Township Traffic Engineer barring turns eastbound by trucks from the development directly onto Clarksville Road from the Master Plan Road, with accompanying geometry changes as necessary to the intersection of Clarksville Road and the Master Plan Road to the extent acceptable to the County. **[Compare Applicant's edits.]**
15. No curb cuts shall be permitted on Clarksville Road except where it intersects with the Master Plan Road. **[Compare Applicant's edits.]**
16. The intersection of the Master Plan Road and Route 1 shall be constructed as soon as the DOT permit therefor is issued. **[Compare Applicant's edits.]**
17. Traffic reports shall be prepared by the Applicant upon the full occupancy of Phase 1 and for three consecutive years starting with the first anniversary of the occupancy of Phase 1.
18. The traffic reports shall include information as to how the tenants are advised of and are implementing means and methods of traffic reduction through rideshare, shuttles to/from the PJ train station and other public transportation opportunities. The tenant information shall include what amenities are being provided to keep employees on campus or provide options to use personal vehicles (e.g. bike share, e-scooter share). The Applicant shall include the same categories of information in the reports.

19. Parking spaces for temporary trailer storage are being provided with each building. The Developer's Agreement shall include a provision setting forth what controls will be implemented to prevent misuse (storage of other goods or materials, tractor/truck parking, etc.). Trailer parking spaces shall be restricted to storage of disconnected trailers only, in good working order.
20. The Master Plan Road, as per the subdivision plat, provides for a 10-foot bikeway and 5-foot sidewalk. The Applicant has provided for a single crossing of this road between Clarksville Road and Route 1. A Rectangular Rapid Flashing Beacon (RRFB) for pedestrian safety due to the width of the road and volume of traffic expected shall be installed when warrants support installation.
21. The Applicant shall continue the trail connection towards Bear Brook Road per the Master Plan Circulation Plan Element (Map 02, Quad 1), using the sewer easement, to the end of the property.
22. The Applicant shall work with NJ Transit, if NJ Transit, decides to pursue bus routes adjacent to or within the development. The Applicant shall install bump outs and maintain shelters, if bus routes are provided for. Typical construction details shall be added to the plans and construction drawings when and if NJ Transit identifies the locations.
23. The Applicant shall provide sufficient grade information at all barrier free ramps/parking spaces and accessible routes to building entrances to determine compliance with barrier free standards. Ten-scale detailed enlargements of same shall be used as necessary to provide legible information. The details provided (three sheets, all labeled CG401) address only parking stalls, and they do not provide ramps to the adjacent sidewalk network. In addition to adding accessible-ramp access to all accessible stalls, detailed grading of all crosswalks and ramps shall be provided.
24. Fire lanes shall be provided and appropriately marked at the direction of Chief Lynch of WWFES.
25. The Developer's Agreement shall include language on timely repair by the Applicant of deterioration of local roads attributed to construction traffic.
26. The Applicant shall provide design hourly volumes requested by DOT for the Clarksville Road-Meadow Road intersection.
27. The Applicant shall coordinate with the County to optimize signal timings on Quakerbridge Road with a proposed signal at Lawrence Station Road.
28. The Applicant shall meet with staff to discuss traffic signing and the Traffic Signing Plan that has been provided. Discussion shall focus on choice and placement with signage,

both of which will be subject to the review and approval of the Township Engineer and Township Traffic Consultant.

29. 200 parking spaces for automobiles are proposed to be banked. If the Applicant wishes to install some or all of them, it shall engage with the Township staff as to their location. Whether to install them and where shall be subject to the review and approval of the Township staff. The staff on its own initiative may require that some or all of the banked spaces be installed.
30. The Applicant shall coordinate with Mercer County and the Township Engineer to extend the proposed shared path southerly as far as practicable toward the Amtrak Overpass within available right-of-way, NJDEP permitting constraints, and grading constraints as may be approved by Mercer County.
31. No automobile parking outside of the automobile parking areas or truck parking outside the truck parking areas shall be permitted.
32. On Sheet CS100, the driveway connecting Building C1 to the roadway between C1 and B1 shall be either eliminated or moved more to the northeast.
33. The Applicant shall coordinate the design of the Quakerbridge Road widening with Mercer County with consideration of future potential changes to the Lawrence Station Road intersection location previously considered by Mercer County.
34. The Applicant shall arrange for Title 39 enforcement on the Site.

Noise

35. The need, value, and potential to employ measures to limit or diminish night-time noise production at the facilities closest to residential areas shall be addressed when building A-1 comes in for final approval in Phase 2. This shall include operational equipment on trucks and at the docks, including pneumatic dock levelers. Compression brakes are prohibited. **[Compare Applicant's edits.]**
36. Monitoring of actual sound levels shall be undertaken by the Applicant, subject to the review and approval by Township staff, at the completion of occupancy of each Phase 2 building. **[Compare Applicant's edits.]**
37. The post-construction noise study of the Phase 2 wall shall be evaluated for State and Township compliance. It shall be subject to review and approval by Township staff. **[Compare Applicant's edits.]**
38. The Health Department shall have access to do further testing whenever it desires without notice to the Applicant or tenants upon completion of the first Phase 1 or 2 building or any other Phase 1 or 2 improvements.

39. The Developer's Agreement, subject to the review and approval of the Board Attorney and recorded by him, shall indicate when testing as set forth herein may occur and containing the requirement of remedial action if Township and State standards are violated. This resolution shall be attached to it.
40. If noise studies or measurements in response to complaints show that the State and Township dBa maxima are exceeded, remediation will be necessary. The Applicant shall make, subject to the review and approval of Township staff, such operational or other changes as are necessary to comply.

Landscape and Conservation

41. The conservation easements associated with the environmentally constrained lands, subject to DEP review and approval, on these properties should include the Township and thus establish the recorded Greenbelt in this area.
42. The means of demarcating the conservation easement lines on the property (e.g., Greenbelt monuments) shall be subject to review and approval by the Township staff.
43. The May 25, 2022 Air Quality Statement shall be included in the record.
44. A note shall be added to the plans providing for review by staff of fencing as building permits are applied for each building. The fencing established shall be designed to mitigate wildlife impacts that could be the result of any fencing.
45. The final planting schedule shall be amended to include additional plant size range specification, including the height for caliper trees and height and spread for shrubs.
46. A note shall be inserted on the final landscape plans indicating that any additional ground level utility elements (e.g. water meter hot box or irrigation equipment) will be screened by landscape plantings.
47. The 362 trees that are proposed within 75 feet of each building shall have a caliper of at least four inches.
48. As the landscape plans are finalized for each building, the extent of hose bibs and need for automatic irrigation of landscape areas shall be evaluated and specified, subject to Township staff review and approval.
49. The plan shall be modified to include birdhouses and, at the Applicant's option, bat houses. The design and location of same shall be subject to the review and approval of the Township staff.
50. The Applicant shall make the roof areas other than the areas on which equipment is being located solar-ready. The warehouses shall comply with the New Jersey solar law (A33652).

51. The CEA in which contamination occurred has been remediated, and an NFA has been issued by the DEP. Monitoring wells were installed and have been capped. The elevation of the existing and capped monitoring wells shall be adjusted to meet the proposed finished grades. A note shall be added indicating the required modifications to the existing monitoring wells.
52. The Applicant shall provide a schedule from the property owner for the removal of rubble that will not be used during the project and the existing crushed construction that will be reused. The schedule must be reasonable and is subject to the review and approval of Township staff.

Building Architecture

53. The architectural façade design, materials, and colors shall remain uniform.
54. If offices are not at each corner, or less office space at such locations, the architectural features shown on Exhibit A-14 “Proposed Elevations – Facility B-1” prepared by Cornerstone Architects (dated March 29, 2022 and the plans shall nevertheless remain the same.
55. Windows that may allow visibility of internal racking or storage shall be treated with an opaque finish.

Signage

56. The Applicant has provided a generic wall sign template. Once tenants have been identified, the specific signage shall be provided to administrative staff in order to ensure compliance with Section 200-32B(2).
57. If tenant signage conforms to the submitted signage package, such signage can be approved administratively.
58. Signage in a form and location subject to the review and approval of Township staff shall be provided addressing anti-idling regulations.

Storm Water Management

59. The emergency rules that DEP intends to adopt, known as PACT, shall apply to the application if the rules are adopted and the rules would apply at the DEP level.
60. Due to the extensive number of Green Infrastructure Best Management Practices (“GI BMPs”), significant earthwork will be performed and fill imported to implement proposed storm water management measures. This shall be done under the supervision of a NJ-licensed geotechnical engineer, with testing of each BMPS’s infiltration rate after construction. A note to this effect shall be added to the plans.

61. As per Code Section 200-105.1, the Applicant is required to enter into an agreement with the Township, in a form satisfactory to the Board Attorney, requiring the installation and maintenance by the Applicant and the Applicant's successors-in-interest of all storm water management improvements proposed by the Applicant and approved by the Board.
62. A Stormwater BMP Maintenance Plan has been prepared and found by the Township Engineer to be missing some key elements. The Applicant shall address the deficiencies in a manner acceptable to the Township Engineer during resolution compliance.

Utilities

63. A 20-foot wide easement is proposed along the extension of the sewer line along the north edge of the property, which addresses the Master Plan Utilities Plan Element requirement for the South Branch of the Duck Pond Run Sewer Interceptor. The easement will also extend from MH6 to the east property line with adjacent Lot 13 to service other properties north of the development. A stable access way to this portion of the system shall be provided with the sewer installation for future inspection and maintenance purposes, subject to NJDEP approval of wetlands and flood hazard permitting for same.
64. Two on-site sanitary sewer pump stations are proposed to service the properties on the east side of Clarksville Road, as indicated on Sheets CU111 and CU115. Both pump stations are to be privately owned and maintained, and approval of them is required from Township Council per Code Section 133-15E. Detailed designs for both facilities shall be provided, subject to the review and approval by the Township Engineer, and are to include a facility O&M manual, provisions for back-up power generation, and implementation of odor control measures.
65. The Applicant indicates that he has conservatively calculated the future commercial (retail, restaurants, convenience stores, hotel, etc.) sanitary sewer demand at 175,000 gallons per day and provided pipe capacity calculations that indicate the proposed pipe has sufficient capacity for the industrial and future commercial developments. However, no supporting calculations were provided to assess the conservativeness of that maximum flow number or how it has been attributed to the gravity portions of the system and the two pump stations. The Sewer Report shall be updated to include this calculation.
66. Any intention by the Applicant to seek reimbursement from other future property owners connecting to the sewer main extension shall be addressed through the Developer's Agreement process.
67. A Treatment Works Approval will be required for the proposed redevelopment. A request to receive sewer allocation shall go before Township Council, to be approved by Resolution.
68. The Applicant shall explore the installation of a NJ BPU Community Solar program.

Fire and Emergency Services

69. A lock box to allow immediate access by the Fire Department shall be installed at the front of the building.
70. The applicant shall be required by the construction official to conduct a radio signal strength survey of the buildings while under construction, and, if deemed necessary, a radio signal amplification system shall be installed.
71. The Applicant should be aware of Township fire prevention requirement for, before, and during construction:
 - F-10005.3 Access: Temporary all-weather surface access roads, gravel or equivalent, capable of supporting a 30-ton emergency vehicle, shall be provided at all times for Fire Department vehicular access to all structures under construction and to all structures used for the storage of combustible construction materials. Access of 125 unobstructed feet shall be provided to all such locations at all times.
 - Temporary all-weather surface access roads shall be approved by the Fire Marshal's office prior to construction commencing.
 - F-10005.4 Water supply: The fire protection water supply system, including fire hydrants shown on the approved site plan, shall be installed and in service prior to placing combustible building materials on the project site or utilizing them in the construction of building structures. If phased construction is approved, coordinated phased installation of the fire protection water system shall be permitted as approved by the Fire Marshal.

Other

72. The Applicant shall have extended vesting of 10 years commencing on the date of this approval.
73. The Dr. Clarke House was located on the east side of Quakerbridge Road between Clarksville Road and Route 1. Archeological excavation there in 1985 uncovered the foundation of this 18th century farmhouse. The Applicant has retained Richard Grubb & Associates to prepare a Phase 1A cultural assessment as part of the DEP application process. The assessment shall be filed with the Township once it becomes available.
74. The Applicant shall install the sign in the vicinity of the former farmhouse where enemy scouts were captured for later interrogation by the Continental Army. The sign was installed by the Girl Scouts as part of Girl Scouts project and is in the Township's possession. Its location shall be subject to the review and approval of Township staff.
75. The Applicant, in conjunction with Township staff, shall also evaluate additional signage along the Quakerbridge Road path commemorating Washington's march from Trenton to

Princeton. The location and content of such signage shall be subject to the review and approval by the Township staff, which shall determine what signage will be installed. Installation shall be by the Applicant.

76. The incinerator on the site has been demolished and removed by the current owner. The closure documentation for that unit and associated equipment, including any remedial activities associated with the incinerator, shall be filed with the Township.
77. Proposed Block and Lot numbers, street names, and street addresses and unit numbering shall be submitted to the office of the Township Engineer and be subject to his review and approval.
78. All construction details, including final design of the storm water management BMPs and their amenities, shall subject to the review and approval by the Township Engineer.
79. The Applicant shall provide two engineer's estimates of probable construction costs for this project. One will include all Phase I site improvements for the purpose of establishing the required construction inspection escrow fees, while the other will be used for the purpose of establishing the required performance guarantee amounts. The latter is to consist solely of those improvements in the Township or County right-of-way or improvements ultimately to be dedicated to public entity as well as any proposed buffer landscaping and berming.
80. As per Ordinance section 200-81.1 the Applicant shall be required to provide, via both hard copy and in electronic format, approved site plans being submitted for signature and as-built surveys upon project completion. Electronic copies of the Stormwater Management Report and Maintenance Manual shall also be provided upon approval of same.
81. Other outside agency approvals will also be required. The following are approvals that are anticipated at this time:
 - A DOT major access permit
 - Mercer County Planning Board
 - Mercer County Soil Conservation District
 - Delaware and Raritan Canal Commission
 - NJDEP (FHA Permit, Wetlands fill, TWA, construction storm water discharge permit)
82. Snow storage and removal for the sites, Avalon Way extension, both sides of the Master Plan Road, sidewalks, and bikeways shall be handled by the Applicant's Property Management Division. The Property Management Division will also handle any oil spills and provide maintenance for the development.