

July 8, 2020

Ms. Dawn Farrell, Administrative Clerk  
Monroe Township Planning Board  
125 Virginia Avenue, Suite 5A  
Williamstown, NJ 08094

Re: **Richard Schmidt-Off-Road Rider Training Center**  
Block 5601, Lot 22, Plate 56  
Monroe Township, Gloucester County  
PGLLC #1584-01

Dear Ms. Farrell:

Enclosed please find items for the referenced project:

- Four (4) copies of the Site Plan set, last revised July 8, 2020.
- Three (3) copies of the Stormwater Management Report, last revised May 2020.
- Four (4) copies of the Stormwater Maintenance Plan, dated May 2020.
- Four (4) copies of the Rodent Control Plan, dated May 2020.
- Four (4) copies of Well and Septic Abandonment Approval letters from the Gloucester County Health Dept.

The documents have been revised in accordance with the Board Engineer's completeness review letter dated February 21, 2020, the Board Engineer's technical review letter dated March 19, 2020, and the Board Planner's review letter dated your review memorandum dated February 6, 2020. The following responses have been keyed to the respective letters:

**Board Engineer Completeness Review Letter — Dated 2-21-2020**

- 1.A(2)h – A waiver is requested from submission of Signed & Sealed Architectural Plans.
- 1.A(2)j.II – The required testimony will be provided at the Board meeting.
- 2.A(3)e – A waiver is requested from submission of Signed & Sealed Architectural Plans.
- 2.B – The plans will be signed by the Applicant/Owner prior to signature submission.
- 4.B(1) – Requested drawings will be provided prior to signature submission.
- 4.B(2) – Required waiver has been added to the plans.

4.B(7) – 4 copies of the Stormwater Maintenance Plan is included in this submission.

**Board Engineer Technical Review Letter – Dated 3-19-2020**

**Required Waivers**

All Required waivers have been added to the plans.

**Zoning Requirements**

Acknowledged.

**Technical Review**

- A. §175-93 Buffers  
Acknowledged.
- B. §175-96 Curb and Gutters  
The plans have been revised to request the required waiver. See Sheet #3.
- C. §175-98 Easements  
Acknowledged.
- D. §175-99.1 Environmental Assessment
  - 1) Acknowledged.
  - 2) Acknowledged.
  - 3) The applicant will provide testimony regarding noise impacts associated with the proposed use.
  - 4) A waiver is requested from the requirement of submitting a phase 1 site assessment
  - 5) A testimony will be provided by the applicant regarding details of his business operations.
- E. §175-100 Fences, Walls and Screening  
The requested testimony will be provided at the Board meeting.
- F. §175-116 Lighting
  - 1) Acknowledged.



- 2) Testimony regarding the proposed lighting will be provided at the Board meeting.
- 3) The Light Pole & Fixture detail has been revised as required. See Sheet #8.
- 4) General Note #5 has been revised to note that the lights shall be turned off one hour after closing. See Sheet #4.

G. §175-123 Off-Street Parking and Loading

- 1) The required waiver has been added to the plans. See Sheet #3.
- 2) Testimony regarding the parking needs will be provided at the Board meeting.
- 3) The parking bumpers have been relocated to provide 18ft deep spaces.
- 4) Testimony regarding the overflow parking will be provided at the Board meeting.
- 5) Testimony regarding the loading will be provided at the Board meeting.

H. §175-124 Off-Tract Improvements  
Acknowledged.

I. §175-129 Public Utilities

- 1) Documents from the County Health Department confirming the acceptable abandonment of the well and septic systems are included with this submission
- 2) The proposed well and septic systems shall be reviewed and approved by the appropriate authorities and copies of the approval letters will be provided prior to construction. Testimony regarding the location of the wells will be provided at the Board meeting.
- 3) Based upon previous experience with gas providers, the locations of gas lines are determined in the field during construction. Therefore, we request that showing gas lines not be required.

J. §175-130.1 Rodent Control Plan

4 copies of the Rodent Control Plan is included in this submission.

K. §175-132 Shade Trees  
Acknowledged.



L. §175-133 Sidewalks

- 1) Testimony regarding sidewalk along the property frontage will be provided at the Board meeting.
- 2) Testimony regarding access to the pavilion will be provided at the Board meeting.
- 3) The plans have been revised to ensure the ADA path is graded to meet ADA requirements. See Sheet #5.

M. §175-134 Sight Triangles

Sight triangles have been added to the exit drive. See Sheet #3.

N. §175-135 Signs

Acknowledged.

O. §175-140 Stormwater Management

- 1) Acknowledged.
- 2) The drainage area maps have been revised to better reflect the discharge areas to Lot 5.
- 3) Acknowledged.
- 4) The proposed berm and spillway have been revised as requested. See Sheet #5.
- 5) Acknowledged.
- 6) 4 copies of the required maintenance plan is included in this submission.

P. §175-141 Street and Traffic Circulation

The required signs and stop bar have been added to the plans. See Sheet #4 for the locations and Sheet #8 for the details.

Q. §175-147 Vegetation

Acknowledged.

R. §175-135 Wetlands

Acknowledged.

S. Traffic Engineering Assessment

Turning templates will be obtained from the Fire Official to verify site circulation.



T. Additional Comments

- 1) The Zoning Schedule has been revised to be more legible. See Sheet #4.
- 2) Construction Note #8 has been revised as required. See Sheet #4.
- 3) A copy of the signed survey will be submitted by the applicant under separate cover.

**Board Planner's Review – Dated 2-6-2020**

**4.0 Design Performance and Evaluation Standards**

- 4.1-2 A waiver is requested to allow 10x18 ft. parking spaces where 10x20 is required.
- 4.2-1(2) Testimony regarding the proposed free standing sign will be provided.
- 4.2-1(5) No façade signage is proposed.
- 4.2-1(6) Testimony regarding directional signage will be provided.
- 4.3-1 A waiver is requested from the 25ft. buffer requirement for the existing dirt trails. Proposed trails will be shifted to provide the required buffer width.
- 4.3-2 A waiver is requested from the design requirements established for buffer areas due to the nature of the adjacent land uses.
- 4.3-4 Additional landscaping has been added in the areas noted.
- 4.4-1 Testimony will be provided regarding the results of the T&E survey for this site.
- 4.4-2 Testimony will be provided regarding the limits of proposed site disturbance.
- 4.4-3a No trees qualifying as New Jersey Record Trees are located on site.
- 4.4-3b All disturbed areas not utilized for trails or training range areas will be seeded in accordance with plan specifications. Native plant material has been proposed along the frontage of Rte. 322 and in the parking lot island.
- 4.4-4 Testimony will be provided regarding proposed landscaping improvements.
- 4.4-5b No record trees exist on the subject property.
- 4.4-5c The areas noted have been labeled on the revised plans.



4.4-5d Native plant material has been utilized as required

4.4-6 A waiver is requested from the requirements of 175-147 F(1). Trees have been removed only where necessary for proposed site improvements and to provide safe area for rider training. The proposed site improvements will result in approx 6.5 acres of tree clearing with over 20 acres of existing wooded areas on site remaining undisturbed.

4.4-7 The applicant is requesting a waiver from the requirement of locating individual trees.

4.4-8 The applicant is requesting a waiver from the requirement of providing compensatory planting.

#### 5.0 General Comments / Recommendations

5.0-1 The zoning table on Sheet 4 has been revised to include the requirements for a 25ft buffer along the exterior property line. The list of waivers / variances on sheet 3 has also been updated.

5.0-2 The date of the 200ft list of property owners has been added to the cover sheet.

5.0-3 The limits of the dirt trails and training ranges has been identified on Sheet 3 of 8

5.0-4 The site plan (sheet 4 of 8) has been revised to indicate a gravel surface treatment below the roof of the proposed pavilion.

5.0-6 The dimensions of the grassed overflow parking area have been added to the site plan.

#### 7.0 Fees and Obligations

7.1 Acknowledged

7.2 Acknowledged

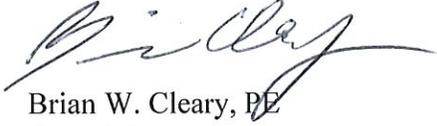


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**Page 7 of 7**

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We trust the revised plans adequately address your concerns. If you have any questions, please feel free to contact me at (856) 464-9600.

Sincerely,  
**THE PETTIT GROUP, LLC**



Brian W. Cleary, PE  
Associate

Enclosures

