



September 24, 2020

VIA HAND DELIVERY & E-MAIL

T & M Associates
200 Century Parkway, Suite B
Mount Laurel, NJ 08054

ATTN: Douglas A. White, P.E., C.M.E.

**RE: White & Blue, LLC Major Site Plan
Block 3901, Lot 29
Monroe Township, Gloucester County, NJ
EDA #8146**

Dear Doug,

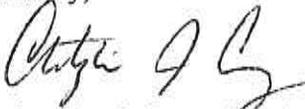
Please find enclosed one (1) set of revised plans for the above referenced application. The plans have been revised to address the comments in your review letter dated April 15, 2020 as follows.

1. The applicant proposed to construct two (2) commercial buildings on the project site for the use of his commercial painting business. There will no longer be any commercial rental spaces associated with the project, all proposed buildings will be used only by the owner. Please see the letter provided by the owner, James Cannon, regarding the intended use of the site.
2. A waiver is requested from providing an Environmental Assessment. Please see provided Variance/Waiver Request Statement.
3. The site lighting has been adjusted on sheet 6 of the plan. Pole mounted and building mounted lights are proposed. Testimony will be provided regarding the desire to have lighting on the west side of the buildings for security purposes.
4. The proposed hours of operation for the site are Monday through Friday, 7:00 a.m. to 5:00 p.m. as stated in the enclosed building operations plan provided by the owner, James Cannon.
5. A waiver is requested and testimony will be provided regarding the need for curb in the parking areas.
6. Loading areas have been added to sheet 3 of the plan. Testimony will also be provided.
7. The handicap parking detail on sheet 8 has been revised to reflect the size of the spaces shown on the site plan.
8. Proposed water and gas connections have been shown on sheet 3 of the plan. No sewer connection is obtainable per the Monroe MUA, on-site septic is proposed.
9. A waiver has been requested from constructing sidewalk along the frontage of the lot, testimony will be provided.

10. No signs are proposed at this time, testimony will be provided.
11. The Stormwater Management Calculations have not been revised at this time. All comments will be addressed and revised calculations will be submitted.
12. The Maintenance & Inspection Program for the proposed stormwater basin has been enclosed.
13. The inverts of the pipe connecting the basins has been provided on sheet 4 of the plan.
14. All grading comments have been addressed on sheet 4 of the plan.
15. All landscaping comments have been addressed on sheet 6 of the plan.
16. Mounting heights have been provided for all proposed lights on sheet 6 of the plan.
17. A concrete apron profile detail has been shown on sheet 6 of the plan.
18. Details for basin section A-A and B-B have been made consistent with the grading plan.
19. A full traffic study is currently being prepared by Shropshire Associates and will be submitted under separate cover.

Should you have any questions, or require any further information, please feel free to contact our office.

Sincerely,



Christopher J. Carey, L.L.A.

CJC/maj

Enclosures

cc: White & Blue, LLC – James Cannon, Applicant
Leonard Schwartz, Esquire
Pamela Pellegrini, P.E., Board Planner
Dawn Farrell, Planning Board Clerk