



April 15, 2020

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

Re: File #495-SP – White & Blue, LLC
Application for Preliminary & Final Major Site Plan Approval
 2174 S. Black Horse Pike, Williamstown, New Jersey
 Block 3901, Lot 29
 Zoning District: RG-C (Regional Growth Commercial)
 T&M# MRPBR1330
Technical Review #1

Dear Board Members:

We have received the following for review:

<u>Sheet</u>	<u>Title</u>	<u>Materials Received for Review</u>	<u>Date/Last Revised</u>
Prepared by Engineering Design Associates			
1 of 10	Cover Sheet		06-19-19 / 12-18-19
2 of 10	Demolition Plan		06-19-19 / 12-18-19
3 of 10	Site Plan		06-19-19 / 12-18-19
4 of 10	Grading & Drainage Plan		06-19-19 / 12-18-19
5 of 10	Soil Erosion & Sediment Control Plan		06-19-19 / 12-18-19
6 of 10	Lighting & Landscaping Plan		06-19-19 / 12-18-19
7 of 10	NJDOT Plan		06-19-19 / 12-18-19
8 of 10	Engineering Details		06-19-19 / 12-18-19
9 of 10	Engineering Details		06-19-19 / 12-18-19
10 of 10	Soil Erosion and Sediment Control		06-19-19 / 12-18-19
	Stormwater Management Calculations		06-19-19 / 08-07-19
	Traffic Study		01-21-20 /
Prepared by Ewing Associates			
2 Sheets	Topographic Survey		03-16-19 /

Site Description

The subject property is 2174 S. Black Horse Pike (Route 322), roughly half a mile northwest of the intersection of the Black Horse Pike and Corkery Lane. The site is Block 3901 Lot 29, comprised of approximately 9.29± acres and is almost entirely wooded. The site is bordered by

Re: Monroe Township Planning Board
Application for Preliminary & Final Major Site Plan Approval
White & Blue, LLC
Technical Review #1

April 15, 2020
Page No. 2 of 9

an auto body shop to the east, two dwellings to the west, agricultural fields to the north and Route 322 to the south.

This application proposes two self service type warehouse/office buildings, outdoor storage areas, 76 parking spaces and a stormwater collection system that will route water to the proposed aboveground infiltration basin. A 16,000 SF building is proposed in the front of the property that contains ten separate contractor storage units. Each unit has an office, warehouse space and an individual outdoor storage area. A 32,000 SF building is proposed in the rear of the property which contains a 4,000 SF Office, 28,000 SF warehouse space and a large outdoor storage area. The rear building and storage area will be used for the owner's commercial painting business.

These submittals have been reviewed for compliance with the submission requirements of the Monroe Township Land Use Ordinance. We note the following:

Submission Requirements

We reviewed the requirements set forth in the following Ordinance Sections: 175-61, Major Site Plan Review; Section 175-71, Preliminary Major Site Plan Review; Section 175-72, Final Major Site Plan Review; Section 175-140, Stormwater Management. In our letter dated April 14, 2020 we deemed this application **incomplete. Those items shall be resolved before the application is heard by the board.**

The Pinelands Commission has issued a Certificate of Filing and is reviewing the application.

Requested Waivers

The Applicant is requesting a waiver for providing an Environmental Assessment.

Required Waivers

There do not appear to be any additional waivers required.

Requested Variances

There do not appear to be any variances requested.

Required Variances

There do not appear to be any variances required.

Zoning Requirements

We defer to the Board's Planner for review of the zoning issues relative to this application.

Technical Review

A. **§175-93 Buffers**

We defer all buffer issues to the Board's Planner.

B. **§175-96 Curb and Gutters**

Section 175-96(A) requires that concrete curbing be installed along every street within a development and at intersections with local roads, county roads and state highways. We defer to the NJDOT for curbing requirements at the driveway and across the property frontage.

C. **§175-98 Easements**

We defer all easement issues to the Board's Planner. We have no easement comments.

D. **§175-99.1, Environmental Assessments**

Included with this application package was a Variance/Waiver Request Statement. The Applicant stated that a waiver is requested for providing an environmental assessment as all environmental issues have been reviewed and accepted by the New Jersey Pinelands Commission. **It is recommended that the Applicant provide all reports that were submitted to the New Jersey Pinelands Commission. Also, if a Phase 1 Environmental Assessment is required by a lender for the project, that report should be provided for our review. We are unaware of any environmental issues that would impact the property.**

E. **§175-100 Fences, Walls and Screening**

The Applicant proposes a 6' chain link fence surrounding the ten outdoor storage areas behind the front building. Also, a 6' chain link fence with a sliding gate is proposed surrounding the outdoor storage area of the rear building and the rear half of the stormwater basin. A 4' high split rail fence (2 rail fence with wire mesh fabric) is proposed around the front half stormwater basin, that runs up to the sliding gate of the rear chain link fence. Details are provided for the split rail fence, chain link fence and sliding gate. **We recommend that the split rail fence extend the wire fabric down to within 2 inches of the ground and include a tension wire to prevent anyone from going under the fabric.**

F. **§175-116 Lighting.**

- (1) Pole mounted and building mounted lights are proposed. The parking area, drive aisles and pedestrian walkways appear to be sufficiently illuminated. However, most of the rear outdoor storage area is not illuminated. **The Applicant shall discuss with the Board the need for additional lighting in the rear outdoor storage area.**
- (2) **Lighting on the west side of the rear warehouse shall be revised. The Ordinance permits a maximum of 0.25 FC at any property line and it appears more than 1 FC is going to encroach into Lot 30.02. The Applicant shall also provide testimony as to the need for lighting on the west side of the rear building, as it appears the entrance to the building is on the east side.**
- (3) **The lighting design should take into consideration providing lighting for the hours of operation of the proposed use. Notes should be added to the Lighting**

Plan stating proposed hours of operation. The lights should be reduced or turned off when no one is to be on-site. A lighting timer may also be warranted.

G. §175-123 Off-street parking and loading

- (1) ADA regulations requires a minimum of 4 handicap accessible spaces provided for a parking lot with 76 to 100 parking spaces and the Township Ordinance requires 5% of total parking spaces be designated as handicap accessible spaces. The proposed parking lot consists of seventy-six (76) parking spaces including five (5) handicap spaces, satisfying this requirement.
- (2) Section 175-123(D) requires that all off-street parking areas containing 20 or more spaces and all off-street loading areas shall have concrete curbing around the perimeter of the parking and loading areas. **The Applicant shall discuss with the board whether curbing should be required.**
- (3) Section 175-123(E1) requires that off-street parking spaces shall be 10 feet wide and a minimum of 20 feet in length. The Applicant is proposing 10' x 20' parking stalls.
- (4) There does not appear to be an obvious truck loading area. **The Applicant shall provide testimony on when deliveries will occur and the proposed loading area for the trucks.** Loading areas may not conflict with fire lanes.
- (5) **The plans should be revised to clarify the ADA parking space sizes. They appear to be 12'x20' but the details show them smaller.**

H. §175-124 Off-Tract Improvements

No off-tract improvements are proposed on public property other than the NJDOT entrance. The plans provide for a concrete apron and curbed radii at the driveway entrance. A Stop sign is provided at the driveway for exiting traffic.

I. §175-129 Public Utilities

- (1) **The Applicant shall provide testimony regarding the presence of any existing septic, wells or utilities on site.** Note 6 on the Cover Sheet states that the offices will be serviced from on-site septic system and a well. The location of the proposed well and disposal field are shown on Sheet 3. **The proposed connections to the offices should be added to the plans.**
- (2) There appears to be a water main within the Black Horse Pike R.O.W. and the site is within the Gloucester County Sewer Service Area. **§272.1(E) and §303-2 of the Township Ordinance require all buildings to be connected to public water and sewer mains, where one exists. The applicant should provide documentation with the Monroe MUA regarding the ability to connect to these services.**
- (3) The site plan application states that the site will be serviced by gas as well. **The proposed gas connection should be added to the plans.**

Re: Monroe Township Planning Board
Application for Preliminary & Final Major Site Plan Approval
White & Blue, LLC
Technical Review #1

April 15, 2020
Page No. 5 of 9

J. §175-130.1 Rodent Control

The Applicant shall submit a rodent control program as required by this section of the Ordinance.

K. §175-132 Shade Trees

We defer all Shade Tree issues to the Board's Planner.

L. §175-133 Sidewalks

The project is located within Sidewalk Area 2 since it is on the Black Horse Pike and is east of Malaga Road. The Whitehall School is less than 0.75 miles east of the site, on the opposite side of the Black Horse Pike. Sidewalks currently do not exist across the property frontage nor on any adjacent properties. **The Applicant shall discuss the need for sidewalk with the Board.**

M. §175-134 Sight Triangles

Sight triangles are provided on Sheet 7 for the driveway access to NJSH 322.

N. §175-135 Signs

We defer all sign issues to the Board's Planner. There is no signage shown on the plans.

O. §175-140 Stormwater Management

This project is required to comply with Section 175-140 of the Township Ordinance as it is considered a major development (greater than 5,000 SF disturbance). Stormwater Management Calculations have been submitted with this application and we note the following:

- (1) A groundwater mounding analysis has been provided which appears to show no negative impact to the surrounding structures will occur as a result of the proposed infiltration basin.
- (2) The Applicant's stormwater design compares the existing and proposed runoff generated by the entire site. However, in the existing condition there are four separate analysis points. A portion of the site drains west onto Lot 30.02, a portion of the site drains east onto Lot 27, a portion of the site drains east onto Lot 28 and the south end of the site drains onto the Black Horse Pike. **The Applicant shall compare the existing and proposed conditions using these four analysis points.**
- (3) Existing and proposed drainage area maps were provided. **The Applicant shall provide full size drainage area maps that are to scale. The drainage area maps should be revised to show the analysis points and Tc path used for calculations.**
- (4) The Applicant is required to store 95,706.40 CF of runoff, according to their calculations, in order to meet the Pinelands Commission groundwater recharge requirements. However, the stormwater report states that the basin will store/infiltrate over 200,000 CF of runoff (approximately 4.25' maximum water depth). The BMP

Manual requires infiltration basins to have a maximum storage of two feet between the basin bottom and the lowest outlet control structure. **The Applicant shall revise the basin design to comply with the BMP Manual requirements.**

- (5) **The Applicant shall provide testimony regarding the lack of an outlet control structure.**
- (6) The calculations in the report show the basin bottom elevation at 124.5' while the plans show the basin bottom at elevation 125'. **This issue shall be clarified.**
- (7) The routing calculations provided in the report do not show the rainfall intensities, basin area, spillway elevation, Tc times, CN values or areas that were input into the software. **This information should be included with the report.**
- (8) Roughness coefficient (CN values) used for calculations were calculated use the weighted average of impervious and pervious coverage. **Runoff from impervious and pervious coverage should be calculated separately. It is also unclear which areas these calculations are referencing, as they do not correspond to the provided calculations or drainage area maps.**
- (9) **The calculations should be revised to use the NOAA rainfall intensity data for this site.**
- (10) The inlet grates and the basin spillway are proposed at the same elevation. This could result in surcharging through the inlet grates. **Inlet grate elevations should be revised to be higher than the spillway elevation.**
- (11) **A spillway analysis is required.**
- (12) Most of the outdoor storage area behind the front building slopes away from the building at 2.3%. However, the western most portion of the storage area slopes away from the building at 6%. **We recommend a more consistent slope across the storage area.**
- (13) **Additional spot grades should be provided at the spillway to ensure the top of berm meets the requirement for 1' of freeboard from the spillway water surface elevation. Additional grading shall be provided to show positive drainage away from the basin spillway. The existing elevations should be shown in this area.**
- (14) **Inverts shall be provided for the 18" HDPE pipe connecting the two areas of the basin.**
- (15) Test pit logs are provided in the report and on Sheet 4 of the plans. It does not appear that any permeability testing was performed in the test pits however, a 3" infiltration rate was used for basin drain time calculations. **The BMP Manual requires permeability testing to be performed for all infiltration BMPs. The ground**

surface elevations should also be added to the test pit logs for each location.

(16) **The Applicant shall provide a Stormwater Maintenance Plan, that meets the requirements set forth in the Ordinance and the BMP Manual. A copy of the Stormwater Maintenance Plan shall be filed with the town. The title and date of the maintenance plan and the name, address, and telephone number of the person with stormwater management measure maintenance responsibility as specified in the plan must be recorded on the deed of the property on which the measure is located.**

P. §175-141 Street and Traffic Control Signs

A stop sign and stop bar are proposed along the driveway, approaching the Black Horse Pike.

Q. §175-147 Vegetation

We defer all landscaping and vegetation issues to the Board's Landscape Architect.

R. §175-151 Wetlands

No wetlands exist on site, as shown on the Existing Conditions Plan.

S. Grading Plan Comments

Sheet 4 of 10 provides proposed grading information for the site.

- (1) **In the area past the 2nd building, the edge of pavement needs elevations to demonstrate if it is higher than the 132 contour. Also on the back edge in that same area, the 131 and 132 contours are too close making a steep and unstable slope.**
- (2) **The plans should indicate the grade elevation at all building corners including the back corners of the 2nd building.**
- (3) **The finished floor elevations of all buildings should be provided.**
- (4) **There area surrounding inlet #3 appears excessively steep and not traversable for a car.**
- (5) **The elongated 130 contours that wrap around inlets 4, 5, 6, and 7, 8, 9 appear to be only 4' to 5' wide but as per the detail (on sheet 8 of 10) the EOP elevation is 130.50 and these do not provide gradual enough (and stable enough) slopes in these areas.**
- (6) **The inverts of the interconnecting pipe between the basins should be provided.**

T. Landscape and Lighting Plan Comments

Sheet 6 of 10 provides landscaping and lighting information for the site. We defer to the Board's Planner on landscaping issues.

- (1) **We note that the plans do not provide landscaping across the project frontage nor along the front right side property line where there is room to buffer from the auto body shop.**
- (2) **Lighting comments were previously provided. The lighting details do not provide the pole and mounting heights of the lights. The pole materials should also be provided.**

U. Details Comments

Sheets 8 and 9 of 10 provides details for the work on the plans.

- a. **The basin section B-B detail should be made consistent with the grading plans.**
- b. **The weir detail does not provide for freeboard.**
- c. **The Handicap Parking Space detail does not match the dimensions of the site plan.**
- d. **The concrete curb detail should indicate onsite curb vs NJDOT curb. A 2nd detail may be required if they are not the same dimensions.**
- e. **The Concrete Apron detail should provide for reinforcing steel rebar or wire mesh.**
- f. **The split rail fence detail should be revised as previously indicated. The wiremesh should be black vinyl coated to match the chain link fence.**
- g. **The basin section A-A detail should be made consistent with the grading plans**

V. Traffic Engineering Assessment

A Traffic Study was provided showing traffic volumes generated by the proposed development. **The Applicant shall discuss proposed operating hours, delivery schedules and anticipated trips generated to the site with the Board. The applicant should also discuss the amount of truck traffic expected at the site and the hours when trucks might be present.**

Bonds and Fees

This application is subject to the posting of a site improvement performance bond in an amount equal to 120% of the bondable site improvements cost as reviewed by the Township Engineer and a five (5%) percent escrow fee for the site inspection.

Outside Agency Approvals

Evidence of approval by the following agencies shall be a condition of any approvals by the Monroe Township Planning Board.

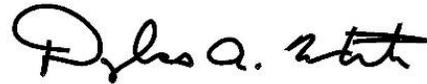
1. Gloucester County Soil Conservation District
2. Gloucester County Department of Health and Human Services
3. New Jersey Department of Transportation
4. New Jersey Pinelands Commission
5. Monroe Township Fire Code Official
6. Monroe MUA
7. Gloucester County Planning Board

Re: Monroe Township Planning Board
Application for Preliminary & Final Major Site Plan Approval
White & Blue, LLC
Technical Review #1

April 15, 2020
Page No. 9 of 9

Should you have any questions regarding these comments, please do not hesitate to contact this office.

Very truly yours,
T & M ASSOCIATES



Douglas A. White, P.E., CME
Planning Board Engineer



Kyle R. Humphreys, P.E.
Planning Board Engineer

cc: Stephen Boraske, Board Solicitor
Pamela Pellegrini, P.E., P.P., C.M.E., Board Planner

G:\Projects\MRPB\R1330\Correspondence\Technical Review_White & Blue LLC_04-15-2020.docx