



April 14, 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
 Completeness Review

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 /



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

This application proposes two self-storage warehouse buildings with an office within the back building, 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. **The applicant shall confirm these uses.**

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

Upon review of the requirements set forth in the below mentioned sections of the Ordinance, we believe the application as submitted is **incomplete**. Items in question are shown in bold.

Completeness Review

1. **§175-61, Major Site Plan Review**

A. Preliminary Review:

(1) Site Plans

(2) Items Required to be Submitted:

a. Site Plan

b. Township and County Application Forms

c. Protective Covenants or Deed Restrictions

d. Escrow Fee and Fee Agreements

e. For Projects in the Pinelands Area – New Certificate of Filing

f. Tax Collector's Certification

g. Certification of Corporation or Partnership Involvement

h. Architectural Plans and Elevations

The Applicant shall submit architectural plans and elevations signed by a licensed architect.

i. Environmental Assessment

The Applicant requested a waiver from this requirement. It is recommended that the Applicant provide all reports that were submitted to the New Jersey Pinelands Commission.

j. Any Additional Documents, including but not limited to:



- I. Stormwater Report
- II. Traffic report

2. §175-71, Preliminary Major Site Plan Review

A. Plan Sheet Requirements:

- (1) Plan Sheet Size and Scale
- (2) Certification by Licensed Architect or Engineer and Surveyor
The provided topographic survey must be signed by a licensed surveyor.

(3) Plan sheet minimum required information:

- a. Survey or Deed Plotting
Survey must be signed by a licensed surveyor.
- b. Topography (extending 200' beyond development)
Topography extending 200' beyond the property is not provided.
(See 4.B.(3).a.(1) for more stringent topography requirement)
- c. Dimensions showing conformity with Zoning Requirements
A zoning table is provided on the Cover Sheet and building setbacks are shown on the Site Plan. The zoning table states a side yard setback of 93' is provided for the western side yard; however, the Site Plan indicates a 25' side yard setback is provided. **The Applicant shall confirm the zoning table matches what is shown on the Site Plan.**
- d. Contiguous Property Owners/Existing Streets and Wooded Areas
- e. Architectural Plan
The Applicant shall submit architectural plans and elevations signed by a licensed architect.
- f. Proposed Circulation Plans
Applicant shall provide testimony regarding intended site circulation so the Board can determine if a circulation plan is needed.
- g. Existing & Proposed Stormwater Management
- h. Existing & Proposed Structures
- i. Existing & Proposed Wastewater and Potable Water Facilities
The location of the proposed septic field and potable well are shown on Sheet 3. **The Applicant shall revise the plans to show the utility connections into the buildings. The Township requires water connection to the existing water main along Route 322.**

B. Plan signed by Applicant and Owner

3. §175-72, Final Major Site Plan Review

- A. Plan Sheet Size, Scale, and Certifications
- B. Plan Sheet Minimum Required Information **See comments and 2.A.(3).**
- C. Plan shall include:



- (1) Existing & Proposed Structures
- (2) Proposed Circulation Plans, Lighting, Parking, Signs and Sidewalk
Circulation plans, fire lanes and loading areas are not shown on the plans.
- (3) Existing & Proposed Landscaping and Recreation Areas
- (4) Utilities
 - a. Proposed Drainage, Sewage and Water Facilities
The proposed sewer and potable water connections shall be shown on the plans.
 - b. Proposed Lighting
 - c + d. Written Agreement with all Utility Providers
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.
- (5) Written Description of Proposed Building Use/Operations
The Applicant shall provide written descriptions of the proposed operations for both buildings.

4. §175-140. Stormwater Management

A. General Provisions

- (1-2) This section establishes minimum stormwater management requirements and controls consistent with all state regulations.
- (3) Applicability. This section shall apply to:
 - a. All site plans and subdivisions for major developments that require preliminary or final site plan or subdivision review; and
 - b. All major development projects undertaken by the Township of Monroe.
(Note: This clause is intended to provide consistency with DEP's stormwater management requirements. As per normal practice, all development within the Pinelands Area which is undertaken by a Pinelands Area municipality shall comply with all requirements of the CMP.
- Note: A major development as defined by the Ordinance is any division of land into five or more lots; any construction or expansion of any housing development of five or more dwelling units; any construction or expansion of any commercial or industrial use or structure on a site of more than three acres; or any development, grading, clearing or disturbance of an area in excess of 5,000 square feet. "Disturbance" for the purpose of this section is the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting or removing of vegetation.

B. Site Development Stormwater Plan Requirements:

- (1-2) Submission of Site Development Stormwater Plan



(3) Checklist Requirements:

- a. Engineering plans submitted in CAD Format 15 or higher and the following:

Applicant shall submit plans electronically in format of at least CAD 2015.

- (1) Topography (extending 300' beyond development)

Topography does not extend 300 feet beyond the property boundaries. As submitted, a waiver would be required.

- (2) Environmental Site Analysis and Detailed Soils Report

The Applicant has requested a waiver from providing an Environmental Assessment.

- (3) Project description and site plans

The Applicant shall submit a detailed project description.

- (4) Land use planning and source control plan (nonstructural strategies)

- (5) Stormwater management facilities map

An 8 1/2" x 11" drainage area map has been provided. The Applicant shall provide a full-size drainage area map that is to scale.

- (6) Calculations

a. Stormwater runoff rate reductions

b. Water quality

c. Groundwater recharge

d. Groundwater mounding analysis

- (7) Inspection, maintenance and repair plan

An Operation & Maintenance Manual for the proposed stormwater facilities is required.

A separate letter will be issued with technical review comments.

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

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