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April 20, 2020

VIA EMAIL AND USPS

Dawn Farrell, Administrative Clerk
TOWNSHIP OF MONROE PLANNING BOARD
125 Virginia Avenue, Suite 5A
Williamstown, New Jersey 08094-1768

Re: Preliminary and Final Major Site Plan (1st Review)
Commercial Painting Business
2174 S. Black Horse Pike (U.S. Route 322)
Block 3901, Lot 29
Zone: RG-C, Regional Growth-Commercial District
Applicant: White & Blue, LLC
Application No 495-SP
MC No MMP-064

Dear Ms. Farrell:

The above referenced application is a request for preliminary and final major site plan approval.

1.0 Project Description

1.1 Applicant's Proposal

The applicant proposes to construct two (2) commercial buildings for his painting business. One building is proposed to be 16,000 s.f. made up of 10 individual units. The applicant indicates each unit will be 1,600 s.f. comprised of 200 s.f. of office space and 1,400 s.f. of warehouse plus 1,700-2,100 s.f. of outdoor storage space. The second building is proposed to be 32,000 s.f. consisting of a 4,000 s.f. office and a 28,000 s.f. warehouse with 90,000 s.f. of outdoor storage space. The plan proposes stone surfaced parking and accessways as well as other associated improvements including stormwater management. The proposed rear building will be serviced by onsite septic and well. It is not clear if the front building offices will also be served by the same onsite septic and well.

The applicant should be prepared to address the use of the property and outdoor storage to verify what is meant by contractor storage units and if both buildings will be utilized for the owner's painting business or if space is intended to be leased to multiple contractors. The applicant shall also clarify the office square foot areas and warehouse square foot areas proposed for the front building. The parking notes



on the Cover Sheet indicate a 600 s.f. office with 1,000 s.f. warehouse space whereas the plan indicates a 200 s.f. office with 1,400 s.f. warehouse space.

The applicant has received a Certificate of Filing from the NJ Pinelands Commission.

1.2 Existing Conditions

The 9.29± acre parcel is currently wooded and vacant with the exception of a utility pole, electrical box and a wood fence. The property, located at 2174 S. Black Horse Pike (aka U.S. Route 322), is in the RG-C, Regional Growth-Commercial zone and is in the Pinelands.

1.3 Surrounding Land Uses

The area is a mix of both commercial and residential uses. The parcels directly adjacent are also zoned RG-C and contain a vacant wooded lot, a residence and a commercial auto body business. The parcel directly behind, which is zoned RG-RA, is currently a farm and where the nearby Summerfields West age-restricted mobile home park may potentially be expanded.

2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Planning Board as #495-SP 02042020, received on February 7, 2020, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Cover Letter, Dawn Farrell, Administrative Clerk	February 6, 2020
---	Application	December 23, 2019
---	Major Site Plan Checklist	---
---	Disclosure Statement	December 23, 2019
---	NJ Pinelands Certificate of Filing	November 26, 2019
---	Variance and Waiver Request Statement	---
---	Traffic Study	January 21, 2020
1 of 10	Cover Sheet	Revised to December 18, 2019
2 of 10	Existing Conditions/Demolition Plan	Revised to December 18, 2019
3 of 10	Site Plan	Revised to December 18, 2019
4 of 10	Grading & Drainage Plan	Revised to December 18, 2019
5 of 10	Soil Erosion & Sediment Control Plan	Revised to December 18, 2019



6 of 10	Landscaping and Lighting Plan	Revised to December 18, 2019
7 of 10	NJDOT Plan	Revised to December 18, 2019
8 of 10	Engineering Details Plan	Revised to December 18, 2019
9 of 10	Engineering Details Plan	Revised to December 18, 2019
10 of 10	Soil Erosion & Sediment Control Plan	Revised to December 18, 2019
1 of 2	Topographic Survey	March 16, 2019
2 of 2	Topographic Survey	March 16, 2019

The site plan is signed and sealed by Joseph H. Maffei, PE of Engineering Design Associates, P.A. (EDA) and the survey (unsigned/unsealed) was prepared by Bruce A., Ewing, PLS of Ewing Associates. The traffic study is also signed and sealed by Joseph H. Maffei, P.E, P.P.

3.0 Zoning Requirements

3.1 Use

In accordance with § 175-161.6A(1)(a), community commercial, business and professional offices are permitted uses in the RG-C, Regional Growth-Commercial District. The use characteristics of the plan particularly warehousing and outdoor storage do not appear to fit the types of uses listed under community commercial nor are contractor's yards specifically listed as a permitted use but could generally be considered as light industrial. In accordance with § 175-161.6A(2)(d), light industrial is listed as a conditional use in the RG-C district, subject to the conditions listed under same. (Refer to 3.2).

Testimony shall be provided clarifying the intended uses of the buildings. The application indicates the rear building is to be used for the applicants commercial painting business and the front building is proposed to be individual contractor's units with office and indoor/outdoor storage. If the Board determines that the use after clarification by the applicant is either not permitted or is a conditional use where one or more conditions are not met, then a use variance would be required.

3.2 Conditional Use Requirements

In accordance with § 175-161.6A(2)(d), light industrial, manufacturing, and wholesale distribution and warehouse facilities are subject to the following requirements:

- [1] The property to be developed shall be located east of Malaga-New Brooklyn Road. The plan conforms to this condition.



- [2] No noxious, offensive or hazardous use shall be permitted unless adequate provision is made to reduce and minimize such objectionable elements. The use shall be required to meet or exceed all governmental standards governing said elements. Testimony shall be provided regarding compliance with this condition.
- [3] Should the proposed use raise questions of public health, safety or welfare, the Board may bring in consultants and other independent experts, as the Board deems necessary, for their evaluation and opinion. The cost of any independent consultant or expert shall be borne by the applicant from the escrow fees posted.
- [4] No building may be erected, altered or used and no premises may be used in or within 100 feet of a residential district or use. The plan may not conform to this requirement. Tax records list adjacent lot 28 as residential. Compliance to be determined.
- [5] No occupancy permit shall be granted to a proposed new use without first conforming to the requirements for site plan approval.
- [6] Site design shall require maximum attention to proper site design considerations, including the location of structures and parking areas, proper ingress and egress, development of an interior street system, architectural design, landscaping and the compatibility of any proposal with the natural foliage, soils, contours, drainage patterns and the need to avoid visual intrusions and performance nuisances upon adjacent uses. Testimony shall be provided regarding compliance with this condition.
- [7] At least the first 30 feet adjacent to any street line and 20 feet adjacent to any lot line shall be planted and maintained in lawn area or ground cover or landscaped with evergreen shrubbery and shall be separated from the parking area by suitable curbing as determined by the Township's Land Management Ordinance and the Planning Board during site plan review. The plan does not conform to this requirement. Testimony shall be provided regarding compliance with this condition.
- [8] No merchandise, products, waste equipment or similar material or objects shall be displayed or stored outside except for outdoor storage of mobile equipment. The plan does not specify what type of outdoor storage is proposed. Testimony shall be provided to determine compliance.
- [9] All portions of the property not utilized by buildings or paved surfaces shall be appropriately landscaped. The plan does not conform to this requirement. Testimony shall be provided to determine compliance.



- [10] A minimum buffer area of 50 feet in width shall be provided along any common property line with a residential district or use in accordance with § 175-93 of the Township's Land Management Ordinance. Testimony shall be provided regarding compliance. Adjacent lot 28 per tax records is residential. A stormwater management basin is proposed along this common property line without any special buffer or landscaping proposed.
- [11] Parking shall be as required by § 175-123 of the Township's Land Management Ordinance. Refer to Section 4.2.
- [12] Each activity shall provide for off-street loading and unloading with adequate ingress to and egress from streets and shall provide such areas at the side or rear of the building. Each space shall be at least 15 feet by 40 feet, and one space shall be provided for every 8,000 square feet of gross floor area or fraction thereof in each building. There shall be no loading or unloading from the street. As proposed, the plan does not address this requirement. Testimony shall be provided to determine compliance.
- [13] There shall be at least one trash and garbage pickup location provided for each building, which shall be separated from the parking spaces by the storage of trash and/or garbage in a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of the three. As proposed, the plan does not address this requirement. Testimony shall be provided to determine compliance.
- [14] All such developments shall comply with the Schedule of Limitations with respect to minimum requirements for area, setback and coverage. Refer to Section 3.3.

3.3 Bulk Requirements

Using the Community Commercial regulation for the RG-C zone as applied on the plan.

(Differing Bulk Requirements per the Light Industrial use regulations in the RG-C zone.)

1. **Lot Area:** The minimum required lot size is 20,000 s.f. The plan conforms to this requirement, having a lot area of 9.29 acres.
2. **Lot Width/Frontage:** The minimum required lot width/frontage is 100 feet. The plan conforms to this requirement, having a lot frontage of 319.52 feet.



3. **Front Yard/Building Setback:** The minimum required front yard/building setback is 75 feet. The plan conforms to this requirement, proposing a front yard setback of 81.3 feet. (*Light Industrial has a minimum front yard setback of 50 feet.*)
4. **Side Yard Setback:** The minimum required side yard setback is 20 feet. The plan conforms to this requirement, having a proposed minimum side yard of 25 feet.
5. **Rear Yard Setback:** The minimum required rear yard setback is 50 feet. The plan conforms to this requirement, proposing a rear yard setback of 367.3 feet. (*Light Industrial has a minimum rear yard requirement of 35 feet.*)
6. **Lot Coverage:** The maximum permitted lot coverage is 70%. The plan conforms to this requirement, proposing a lot coverage of 58.87%.
7. **Buffers:** The minimum required buffer width is 25 feet, subject to the requirements of § 175-93. The plan does not show any reserved buffer areas. Compliance to be determined. (*Light Industrial has a minimum buffer area width of 50 feet. The plan would not conform to this requirement.*)
8. **Building Height:** The maximum permitted building height 35 feet, subject to the requirements of § 175-109. The plan indicates a height of 35 feet.
9. **Off-Street Parking:** The minimum permitted off-street parking is subject to § 175-123. Per § 175-123J(8) & (39), one (1) parking space per 200 s.f. of office space is required and one (1) space per 1,500 s.f. of gross floor area of warehouse space plus one (1) space for each vehicle used in connection with the business is required. The plan appears to conform with these requirements, proposing 76 parking spaces. However, parking for vehicles used in connection with the business needs to be addressed to determine compliance. Refer to Section 4.2.

4.0 Design Performance and Evaluation Standards

4.1 Buffers and Landscape

1. In accordance with Section 175-93A, buffer areas are required along all exterior tract boundaries except along street rights-of-way for all nonresidential projects. Buffer areas shall be developed in an aesthetic manner for the primary purposes of screening views and reducing noise perception beyond the lot. Buffer widths shall be as specified in Article XIV of this chapter and shall be measured horizontally and perpendicularly to lot and street lines. No structure, activity, storage of materials, parking or driving of vehicles shall be permitted



in a buffer area. The standards for the location and design of buffer areas are intended to provide flexibility in order to provide effective buffers. The location and design of buffers shall consider the use of the portion of the property being screened, the distance between the use and the adjoining property line, differences in elevations, the type of buffer, such as dense planting, existing woods, a wall or fence or landscaped earth berms, buffer height, buffer width and other combinations of man-made and natural features. The buffer shall be designed, planted, graded, landscaped and developed with the general guideline that the closer a use or activity is to a property line or the more intense the use the more effective the buffer area must be in obscuring light and vision and reducing noise beyond the lot. The plan does not fully address this requirement. As stated above, landscaped buffers are required along the rear and side of the tract. These buffers must be planted in accordance with the requirements of Section 175-93B, C & F as outlined below.

- B. Notwithstanding the above, a minimum of 1/2 but in no case less than 10 feet of the horizontal width of any buffer required along a periphery shall have an area which shall be designed, planted, graded, landscaped and developed to obscure the activities of the site from view. The plan does not fully address this requirement. A complete landscaping plan shall be provided for review.
- C. All buffer areas shall be planted and maintained with either grass or ground cover, together with a screen of live shrubs and/or live trees, shrubs or other plant material meeting the following requirements:
- (1) The preservation of all natural wooded tracts shall be an integral part of all site plans and may be calculated as part of the required buffer area, provided that the growth is of a density and the areas have sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an effective buffer, said plantings may be required.
 - (2) Plant materials used in screen planting shall be at least five feet in height when planted and shall be of such density as will obscure, throughout the full course of the year, the glare of automobile headlights emitted from the premises.
 - (3) The screen planting shall be so placed that at maturity it will not be closer than three feet from any street or property line.
 - (4) Trees shall be at least 10 feet in height when planted and be of a species common to the area, be of balled and burlapped nursery stock, and be free of insect and disease.



- (5) Any plant material which does not live shall be replaced within one year of one growing season.
- (6) Screen plantings and landscaping shall be broken at points of vehicular and pedestrian ingress and egress to assure a clear sight triangle at all street and driveway intersections.

F. All landscaping in the Pinelands Area of the Township shall meet the requirements for use of native species set out in § 175-147 of this chapter. The limited landscaping plan appears to comply with this requirement.

2. In accordance with § 175-140E(1)(n)[2], establishment of attractive landscaping in and around the basin that mimics the existing vegetation and, in the Pinelands Areas of the Township, incorporates native Pinelands plants, including, but not limited to, the species listed in N.J.A.C. 7:50-6.25 and 6.26. The plan does not conform to this requirement. As proposed, a waiver would be required.
3. Shade trees at intervals of at least every 40 feet along the frontage of the property should be incorporated into the landscaping design for this area.

4.2 Vegetation and Tree Protection

1. In accordance with § 175-147D and § 175-140D(1)(d), all applications for major development within the Pinelands area of the township shall contain a landscaping or revegetation plan in accordance with the Pinelands CMP standards at N.J.A.C. 7:50-6.2(c) and which incorporates the elements set forth in Subsections E, F and G of the Township code as cited below.
2. In accordance with § 175-147E, in order to conserve water, conserve natural features and reduce pollution from the use of fertilizers, pesticides and other soil supplements, all landscaping or revegetation plans prepared pursuant to Subsection D above or required pursuant to § 175-70B(3) or 175-72C(3) shall incorporate the following elements:
 - (1) The limits of clearing shall be identified.
 - (2) Existing vegetation, including New Jersey's Record Trees as published by the New Jersey Department of Environmental Protection in 1991 and periodically updated, shall be incorporated into the landscape design where practical.
 - (3) Permanent lawn or turf areas shall be limited to those specifically intended for active human use such as play fields, golf courses and lawns associated



with a residence or other principal nonresidential use. Existing wooded areas shall not be cleared and converted to lawns except when directly associated with and adjacent to a proposed structure.

- (4) Shrubs and trees authorized by N.J.A.C. 7:50-6.25 shall be used for revegetation or landscaping purposes. Other shrubs and trees may be used in the following circumstances:
 - (a) When the parcel to be developed or its environs contain a predominance of shrubs and tree species not authorized by N.J.A.C. 7:50-6.25.
 - (b) For limited ornamental purposes around buildings and other structures.
 - (c) When limited use of other shrubs or tree species is required for proper screening or buffering.

Testimony to be provided regarding compliance.

3. In accordance with § 175-147F(1), all trees are to be retained within 25 feet of a building site and within 10 feet from parking areas and utility easements and protected during construction by a four-foot wooden snow fence installed along the dripline of the trees. The plan does not address retention of any existing trees along the frontage of the property. Testimony to be provided.
4. In accordance with § 175-147F(2), all trees with a diameter of five inches or greater shall be indicated on the site plan and grading sheets of development plans. The size, species and condition of the trees shall be indicated. The engineer/landscape architect of the Township's Planning or Zoning Board shall inspect the trees and determine which trees must be preserved and/or protected. Trees greater than 25 inches in diameter shall be considered to be specimen trees and must be preserved based on conditions in the above subsection. The plan does not address this requirement nor does it include a tree protection plan. As submitted, a waiver would be required. Applicant to provide testimony regarding compliance.
5. In accordance with § 175-147G, every effort shall be made to avoid the removal of trees having a caliper of five inches or greater from the property in the process of subdividing, site plan approval, grading, or installing improvements. If during the development process, trees indicated to be saved are damaged or removed, the developer shall install trees of at least three-inch caliper for every tree of one-inch caliper removed or damaged. The municipal engineer shall be responsible for all compliance and mitigation inspections as per Subsections F and G.



4.3 Off-Street Parking and Loading

1. In accordance, with Section 175-123C, parking and loading areas, especially commercial and industrial uses, shall be buffered from adjoining streets, existing residential uses or any residential zoning district in a manner meeting the objectives of the buffer section of this chapter. The plan does not conform to this requirement. As proposed, a waiver would be required.
2. In accordance with Section 175-123H, landscaping in parking and loading areas shall be shown on the site plan. Trees shall be staggered and/or spaced so as not to interfere with driver vision, have branches no lower than six feet, and be placed at the rate of at least one tree for every 20 parking spaces. All areas between the parking area and the building shall be landscaped with trees, shrubs and ground cover to the maximum extent feasible to the satisfaction of the approving authority. Any plantings which do not live shall be replaced within one year or one season. A majority of the parking areas for more than 50 cars shall be obscured from streets by buildings, landscaped berms, natural ground elevation or plantings, singularly or in combination. The plan does not conform to this requirement. As proposed, a waiver would be required.
3. In accordance with § 175-123I, minimum loading requirements. Adequate off-street loading and maneuvering space shall be provided for every retail or wholesale, commercial and/or industrial use. The following standards shall be applied:
 - (1) There shall be a minimum of one space per retail or wholesale commercial and/or industrial use, except that where more than one use shall be located in one building or where multiple uses are designed as part of a shopping center or similar self-contained complex; the number of loading spaces shall be based on the cumulative number of loading spaces based on the number of square feet within the building or complex; dispersed throughout the site to best serve the individual uses; and have site plan approval. The plan does not address this requirement. Testimony shall be provided as to the applicant's intended loading and unloading provisions.
 - (2) There shall be a minimum of one trash/garbage pickup location separate from the parking and loading areas and located either within or outside a building in steel-like totally enclosed container(s) located and screened to be obscured from view from parking areas, streets and adjacent residential uses or residential zoning districts. If located within the building, the doorway(s) may serve both the loading and trash/garbage collection functions. If a container used for trash/garbage collections function is located outside the building, it may be located adjacent to or within the



general loading area(s), provided that the container(s) in no way interferes with or restricts the loading and unloading functions. The plan does not address this requirement. Testimony shall be provided as to the applicant's intended location for trash/garbage pickup.

- (3) For every retail and wholesale commercial and/or industrial building, structure or part thereof having over 10,000 square feet of gross floor area erected and occupied, there shall be provided at least one truck standing, loading and unloading space on the premises. Buildings that contain in excess of 15,000 square feet of gross floor area shall be required to provide additional off-street loading space as determined by the Planning Board during site plan review. The plan does not address this requirement. Testimony shall be provided as to the applicant's intended loading and unloading provisions.
4. In accordance with § 175-123J (8) & (39), the minimum permitted off-street parking for office space is one (1) parking space per 200 s.f. and for warehouse space one (1) parking space per 1,500 s.f. gross floor area plus one (1) space for each vehicle used in connection with the business. As proposed, the plan has 6,000 s.f. of office space which requires a minimum of 30 parking spaces (6,000/200-30) and 42,000 s.f. of warehouse space which requires a minimum of 28 parking spaces (42,000/15,000-28) for a total of 58 spaces. The plan appears to comply proposing 76 (77 as shown on the plan) parking spaces; however, the required parking for each vehicle used in connection with the business has not been addressed. Additional information is required for compliance to be determined.
5. Exclusive of any vehicles used in connection with the businesses, thirty nine (39) of the required parking spaces are required for the rear building; however, only 23 spaces are located adjacent to that building. Testimony should be provided regarding the adequacy of the parking layout as shown.
6. In accordance with § 175-123G, all loading and parking spaces, aisles and driveway areas shall be paved. The plan does not conform to this requirement. Stone is proposed for these areas as well as for the rear outdoor storage yard. Surface treatment for the front building outdoor storage areas is not specifically noted but is assumed to be stone as well. The appropriateness of providing stone surface treatment in lieu of paving should be discussed with the Board. As proposed, a waiver would be required.



4.4 Sidewalks

1. In accordance with § 175-133, sidewalk Area 2 consists of all lands located within two miles of a public or private elementary or middle school or 2 1/2 miles of a high school, except properties located within the AG, BP, FD-10, FD-40, RD-A, RG-PR and RG-20 Districts, and all properties located on the Black Horse Pike east of Malaga Road. Sidewalk Area 2 generally includes those portions of the Township located just beyond the more heavily developed Sidewalk Area 1. The property in question is located east of Malaga Road and less than a mile from the Whitehall School which is on the opposite side of the Black Horse Pike. The plan does not conform to this requirement as there is no existing sidewalk along its Black Horse Pike frontage or the adjacent properties nor is any proposed. The need for sidewalk should be discussed with the Board. As proposed, a waiver would be required.

4.5 Signage

1. The applicant should be prepared to discuss any new signage with the Board. No sign details have been provided to determine their compliance with the Township sign standards.

5.0 General Comments/Recommendations

1. The application indicates the front building is to be used as individual contractor units. Contractors typically have vehicles and equipment used in connection with their contracting operation. The plan does not address where these vehicles and/or equipment will be parked or stored.
2. The zoning schedule shall be revised to reflect the correct side yard setback proposed.
3. The individual 1,600 s.f. office/warehouse units are cited to have outdoor storage of between 1,760 s.f – 2,100 s.f. which is proposed to be enclosed with 6 foot high fencing (type not noted). The applicant shall provide testimony as to what type of outdoor storage is anticipated and how these areas are proposed to be accessed.
4. Office area and warehouse square footages as well as the associated parking schedule on the Cover Sheet shall be clarified as discussed herein and revised accordingly.
5. The outdoor storage per front building unit appears incorrectly noted as 1,760 s.f. on the ends and 2,100 s.f. for the others. Per dimensions and radius given those areas calculate to be 1711.625 s.f. on the ends and 1,760 s.f. for the others. The applicant shall confirm the intended outdoor space areas and revise the notes & plans accordingly.



6. Additional information is needed regarding site circulation and overall intended function of the site's proposed uses.

6.0 Fees, Contributions and Obligations

6.1 COAH

In accordance with the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1-8.7), the applicant is required to make payment of a development fee of 2.5% of the equalized assessed value of the non-residential construction into a Housing Trust Fund established by Monroe Township Council. A condition of receiving a building permit is the payment of this fee at the time of the request for a certificate of occupancy.

6.2 Escrow

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to the plans being signed.

7.0 Outside Agency Approval

This site plan is subject to the review and approval of all outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to the Planning Board.

- New Jersey Department of Transportation;
- New Jersey Pinelands Commission;
- Gloucester County Planning Board;
- Gloucester County Soil Conservation District;
- Gloucester County Health Department;
- Monroe Township Fire Official;
- Monroe Township Municipal Utilities Authority; and
- Any others as may be required.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (609) 910-4068.



Dawn M. Farrell, Administrative Clerk
MC Project No. MMP-064
April 20, 2020
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Best regards,

MASER CONSULTING P.A.

A handwritten signature in blue ink that reads 'Pamela J. Pellegrini'. The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Pamela J. Pellegrini, P.E., P.P., C.M.E.
Project Manager

PJP/rld

cc: Stephen Boraske, Esquire
Douglas White, P.E.

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