



October 9, 2020

**VIA HAND DELIVERY & E-MAIL**

Monroe Township Planning Board  
125 Virginia Avenue  
Williamstown, NJ 08094

**ATTN: Dawn M. Farrell, Administrative Clerk**

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

Dear Dawn,

Please find enclosed for your review the following items for the above referenced application:

- Four (4) copies of the Site Plan dated 6/19/19 & revised through 10/5/2020;
- Two (2) copies of the Stormwater Management Calculations dated 6/19/19 & revised through 9/30/2020;
- Four (4) copies of the signed and sealed survey prepared by Ewing Associates dated 10/5/2020;
- Two (2) copies of the Basin Maintenance and Inspection Program dated 6/21/19;
- Two (2) copies of the letter from Monroe Township MUA regarding water and sewer availability;
- Two (2) copies of Permeability Test Results;
- One (1) full size Pre-Development Drainage Map; and
- One (1) full size Post-Development Drainage Map.

Plans have been revised to address the outstanding Stormwater Management comments in the letter from the Planning Board Engineer dated April 15, 2020 as well as any comments made at the Planning Board Meeting on September 24, 2020. All other comments have been addressed per our letter dated September 24, 2020. The plan has been revised as follows:

1. The Stormwater Management Calculations have been revised to compare the existing and proposed conditions using the four pre-development analysis points.
2. Full size Pre-development and Post-development drainage maps have been enclosed.
3. The design of the stormwater basin has been revised to comply with the BMP Manual requirements.
4. Elevation of the basin bottom has been made consistent between the plans and stormwater calculations.
5. The Stormwater Management Calculations have been revised to show the rainfall intensities, basin area, spillway elevation, TC times, and CN values used for the basin design.

6. The Stormwater Management Calculations have been revised to use the NOAA rainfall intensity data.
7. Inlet grate elevations have been revised to be higher than the spillway elevation.
8. A spillway analysis has been provided within the Stormwater Management Calculations.
9. Slopes across the outdoor storage area have been revised.
10. One foot of freeboard from the spillway water surface elevation has been provided.
11. Soil Permeability Test have been enclosed for all test pits performed within the stormwater basin and existing grade elevations has been added to each test pit log.
12. The Basin Maintenance and Inspection Program has been enclosed.
13. The proposed two buildings have been combined into one building and show the office portion of the building in the front and the warehouse portion of the building in the rear.
14. Additional shade trees have been added along the front of the property.

The required building architectural drawings and traffic study will be submitted under separate cover by their respective professionals.

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  
Douglas White, P.E., Planning Board Engineer