



November 19, 2020

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

Re: File #498-SP – Sahara Sands Inc. t/a Sahara Sands of Franklin Inc.
Application for Preliminary & Final Major Site Plan Approval
 Blue Bell Road and Coles Mill Road, Williamstown, New Jersey
 Block 9301, Lots 10-16; Block 9403, Lot 1
 Zoning District: RD-RR(Rural Development Residential Receiving) &
 RD-A (Rural Development Agricultural)
 T&M# MRPBR1350
Completeness Review #2

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 Gravatt Consulting Group			
1 of 10	Title Sheet		12-20-18 / 08-04-20
2 of 10	Existing Conditions		12-20-18 / 08-04-20
3 of 10	Overall Operations Plan		12-20-18 / 08-04-20
4 of 10	Operations Plan		12-20-18 / 08-04-20
5 of 10	Operations Plan		12-20-18 / 08-04-20
6 of 10	Operations Plan		12-20-18 / 08-04-20
7 of 10	Operations Plan		12-20-18 / 08-04-20
8 of 10	Soil Erosion & Sediment Control Plan		12-20-18 / 08-04-20
9 of 10	Reclamation Plan		12-20-18 / 08-04-20
10 of 10	Notes & Details		12-20-18 / 08-04-20
	Major Site Plan Checklist		
	Site Plan Application		10-02-2020 (Received)

The subject property is the existing Sahara Sand facility located on the corner of Coles Mill Road (CR 538) and Blue Bell Road. The Township line between Franklin and Monroe Townships runs diagonally through the center of the site. The portion of the site located within Monroe Township is Block 9301 Lots 10-16 and Block 9403 Lot 1. The site is comprised of approximately 206.89± acres and is bordered by woods to the north, dwellings to the east (with a wooded buffer in between), Coles Mill Road to the south and Blue Bell Road to the west. The site has one driveway entrance located along Coles Mill Road, roughly 1,500 feet from the Blue Bell/Coles Mill intersection.



The Applicant states that mining operations were conducted on this site by Sil-Kemp Concrete, Inc. starting in the 1960's. Mining continued until the early 90s at which time the Applicant bought Sil Kemp Concrete. The Applicant received a Certificate of Non-Conforming Use in 1992 and Preliminary and Final Major Site Plan approval in 1993. A permit was then issued by the Township permitting mining operations on Lot 10 from 1995 through 2019. The Applicant seeks approval to continue their resource extraction and mine Lots 11-16, which were not a part of the original site plan approval. The mining area will change but the facility operations will generally remain the same. The Applicant proposes to mine approximately 21.37 acres during the next mining permit period (2019 – 2024) and states they have already received the mining permit renewal from the Township for the subject area.

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 (**N/A**)

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 (**N/A**) ; **No buildings are proposed**

i. Environmental Assessment

The Applicant's checklist stated this is N/A. **We recommend, at a minimum, a letter from the Applicants professionals addressing significant environmental impacts or issues raised by Pinelands Commission, including any environmental reports sent to the Pinelands Commission.**

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

l. Stormwater Report

We recommend, at a minimum, a letter from the Applicants professionals describing site drainage and stormwater facilities, comparing the existing and proposed conditions.



Any reports provided to the Pinelands Commission should be forwarded to the Board.

II. Traffic report

Applicant shall, at a minimum, provide testimony regarding trips to the site, comparing existing and proposed conditions.

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

(3) Plan sheet minimum required information:

a. Survey or Deed Plotting

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, but it only lists the Zoning requirements for the portion of the site located in Franklin Township. **The Table shall be updated to include the applicable Monroe Township zoning requirements.**

d. Contiguous Property Owners/Existing Streets and Wooded Areas

e. Architectural Plan **(N/A) No buildings are proposed**

f. Proposed Circulation Plans **(N/A)**

g. Existing & Proposed Stormwater Management

h. Existing & Proposed Structures

i. Existing & Proposed Wastewater and Potable Water Facilities **(N/A)**

No new facilities proposed.

B. Plan signed by Applicant and Owner

The plan shall be signed by the applicant and owner and shall include respective names and addresses. Approval certification should be revised for Monroe Township.

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

(3) Existing & Proposed Landscaping and Recreation Areas

(4) Utilities



- a. Proposed Drainage, Sewage and Water Facilities
Stormwater basins are called out on the plans. **Any stormwater, sewer or water pipes that exist on site should be added to the plans.**
- b. Proposed Lighting (N/A)
No additional lighting is proposed.
- c + d. Written Agreement with all Utility Providers (N/A)
- (5) Written Description of Proposed Building Use/Operations
The Applicant has provided Operation Notes on Sheet 3 and a project description with their application. **Applicant shall provide additional testimony regarding the number of employees and the expected trips to the site, comparing existing versus proposed condition.**

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
A stormwater report is not provided. As previously stated, we recommend, at a minimum, a letter from the Applicants professionals describing site drainage and stormwater facilities, comparing the existing and proposed conditions. Any reports provided to the Pinelands Commission should be forwarded to the Board.
- (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
 - (4) Land use planning and source control plan (nonstructural strategies)
 - (5) Stormwater management facilities map
 - (6) Calculations
 - a. Stormwater runoff rate reductions
 - b. Water quality
 - c. Groundwater recharge
 - d. Groundwater mounding analysis
 - (7) Inspection, maintenance and repair plan

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

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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