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January 14, 2021
MSS File No. 20-004

Ms. Dawn Farrell, Administrative Clerk
Monroe Township Zoning Board of Adjustment
125 Virginia Avenue, Suite 5
Williamstown, NJ 08094

Re: Monroe Township Zoning Board of Adjustment
Preliminary & Final Major Site Plan Application
Wood Management
Peach Country Tractor
Block 14301, Lots 4 & 7 - 10
Monroe File: #507-SP

- A. We have reviewed the following documentation, submitted by the applicant for Preliminary and Final Site Plan approval for addition of a self-storage facility and a vehicle storage facility and associated improvements:
1. Site Plan Application;
 2. Major Site Plan Checklist;
 3. Stormwater Management Report, Block 14301, Lots 4 and 7 - 10, Monroe Township, Gloucester County, New Jersey, prepared by Dewberry Engineers, Inc, dated December 7, 2020, coded #507-SP 121420;
 4. Traffic Impact Study, Peach Country Tractor Self-Storage Units and Existing Retail Building, prepared by Horner & Canter Associates, dated December 18, 2020, coded #507-SP 121420;
 5. Survey, Minor Subdivision & Lot Consolidation Plan for Block 14301, Lots 7 – 9, Tuckahoe Road, Township of Monroe, County of Gloucester, New Jersey, coded #1856 121420;
 6. Preliminary & Final Site Plans for Peach Country Tractor, Plate 143, Block 14301 - Lots 4 & 7 – 10, Township of Monroe, Gloucester County, New Jersey, dated 11/25/2020, coded #507-SP, 121420 consisting of:
 - a. Cover Sheet, Sheet 1 of 10;
 - b. Demolition Plan, Sheet 2 of 10;

- c. Overall Site Plan, Sheet 3 of 10;
 - d. Site Plan, Sheet 4 of 10;
 - e. Grading, Drainage & Utilities Plan, Sheet 5 of 10;
 - f. Lighting Plan, Sheet 6 of 10;
 - g. Soil Erosion & Sediment Control Plan, Sheet 7 of 10;
 - h. Stormwater Profiles & Details, Sheet 8 of 10;
 - i. Construction Details & Notes, Sheet 9 of 10;
 - j. Soil Erosion & Sediment Control Notes & Details, Sheet 10 of 10;
- B. Completeness.** The submitted application does not adequately address the following submission requirements:
1. An environmental assessment meeting the requirements of Section 175-99.1 of the Comprehensive Land Management Ordinance of the Township of Monroe, County of Gloucester, State of New Jersey, has not been submitted. Note: The ordinance requires certification and indemnification statements as per Section 175-99.1.J. (Certification) and Section 175-99.1.K. (Indemnification) to be included in environmental assessments submitted for Site Plan approval. **The applicant is requesting a waiver of the requirement to submit an environmental assessment.**
 2. Topographic contours extending 200 feet beyond the boundaries of the Property have not been provided. **This submission requirement has frequently been waived by the Board and a waiver of this requirement, as requested by the applicant, would not be unreasonable for this application.**
 3. **The application should be considered to be “incomplete” pending submission of additional documentation addressing comments B.1 and B.2, above, and/or granting of submission waivers by the Board,**
- C. Stormwater Management Report.** **The stormwater management report (A.3., above) does not comply with the requirements of the Township Code.** Section 175-140B.3.(a)[7] requires the applicant to submit a detailed inspection, maintenance and repair plan for the stormwater management measures, structural and nonstructural, describing how the proposed stormwater management measures shall meet the maintenance and repair requirements of Section 175-140F of the Code. **At a minimum, the plan is to include the following elements:**

1. **Accurate and comprehensive drawings of the proposed stormwater management measures,**
 2. **Specific locations of each stormwater management measure,**
 3. **Specific preventive and corrective maintenance tasks and schedules for such tasks for each BMP,**
 4. **Cost estimates, including estimated cost of sediment, debris and trash removal.**
 5. **Name, address and telephone number of the person or persons responsible for regular inspections and preventive/corrective maintenance (to include repair and replacement)**
 6. **Reporting requirements, and**
 7. **Copies of inspection and maintenance reporting sheets.**
- D. **Traffic Impact Study.** The Traffic Impact Study submitted (A.4., above) indicates that the proposed development will have no adverse impact on the existing roadway network with a future Level of Service (LOS) of C or better and site traffic can be accommodated safely within the area.
- E. **Variances/Waivers.**
1. In addition to the waivers addressed in B.1 and B.2, above, the applicant is requesting variances to allow a greenhouse on proposed Lot 8.01 (**per the subdivision application, Lot 8.01 is not indicated on the site plans**) and to replace the 8' high opaque fence with a berm, as well as the following waivers:
 - a. **Survey information for Lots 4 and 10;**
 - b. **Architectural plans;**
 - c. **Lighting extending 100 feet past the property line.**
 2. **Waivers would also be required for**
 - a. **use of gravel in lieu of asphalt pavement for the vehicle storage area;**
 - b. **use of millings in lieu of asphalt pavement for the Self-Storage area and the access drive; and**
 - c. **9' x 18' parking spaces where 10' x 20' are required.**

F. Plan Review.

1. The proposed subdivision accompanying this site plan application would create a landlocked lot (Lot 7.02) without frontage on an improved street by a **requested variance from providing street frontage for proposed Lot 7.02.**
2. **There is no landscaping plan submitted as part of this site plan set.** This office defers comment on landscaping, open space, buffers, recreation and COAH issues to the Board Planner.
3. The lighting proposed for the Self-Storage facility is acceptable **if the requested waiver of showing lighting extending 100 feet past the property line is granted.**
4. **The 104 LF of HDPE pipe between inlets C2 and C3 is incorrectly shown at a 0.3% slope; the correct slope is 0.5%.**
5. **The Stormwater Profiles & Details, Sheet 8 of 10, does not provide profiles for the stormwater drainage piping system.**
6. **Lot 8.01 should be indicated on the site plans.**

G. If, after the application is determined to be “complete”, Preliminary/Final Site Plan approval is granted by the Board, it should be conditioned upon:

1. **Review and approval by all appropriate Agencies, to include:**
 - Gloucester County Planning Board,
 - Gloucester County Soil Conservation District,
 - Monroe Township Fire Marshal, and
 - Monroe Township MUA
2. **Payment of fees and posting of all required escrows.** Review fees must be paid in full by the applicant prior to endorsement of the plans for construction.
3. **Establishment of an inspection escrow account to cover the costs of inspections pursuant to N.J.S.A. 40:55D-53.h.** The applicant’s engineer should submit a construction cost estimate to the Township Engineer to assist him in determination of the total applicable project costs to be used for calculation of the required inspection escrow, the amount of which is determined by the Township Engineer.

4. Payment of fees and posting of all required escrows. Review fees must be paid in full by the applicant prior to endorsement of the plans for construction.

Should you have any questions, please feel free to contact this office.

Very truly yours,



Martin S. Sander, PE, CME

MSS