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January 18, 2021

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)
Peach Country Tractor/Tuckahoe Road
Plate 143, Block 14301, Lots 4 & 7-10
Zone: BP, Business Park District/AO, Airport Overlay
Applicant: Wood Management, LLC
Application #507-SP
MC № MMZ-081

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 an atypical self-storage facility along with an ancillary vehicle storage/parking area to be used by landscapers and contractors which will also be offered to the general public. The self-storage buildings are proposed to be located on Lots 8 & 9 and vehicle storage is proposed to be located on the rear portion of Lot 7 (proposed Lot 7.02). A separate application has been submitted to the Board for the subdivision of Lot 7 into two lots and the consolidation of Lots 8 and 9. The proposed improvements Lot(s) 8 & 9 include eight (8) buildings total; four (4) 50'x240' (12,000 s.f. each) and four (4) 30'x240' (7,200 s.f. each) intended to be divided into individual storage units. Associated site improvements include paved access drives, berming and wooded buffers as well as a shared stormwater management basin. The proposed improvements on Lot 7 include, paved access drive, gravel vehicle parking/storage, berming and some wooded areas to remain as well as the shared stormwater management basin with Lots 8 & 9.

Site plan documents indicate the proposed hours of service will be as follows:

- Vehicle storage and self-storage, 24 hours/day, 7 days/week



- Retail garden center, 7:00am – 5:00pm, Monday thru Saturday

The applicant also proposes the construction of an access drive that extends from the existing retail center on Lot 10 through the site to Airport Drive to the north. The storage facility is proposed to be accessed via a manually operated gate from the existing garden center on Lot 10 whose main access is from Tuckahoe Road. The facility may also be accessed through proposed Lot 7.02 via a key-coded access gate at the access easement from Airport Drive thru existing Lot 4 to proposed Lot 7.02 as to be created with the minor subdivision

Lot 4 is intended to remain agricultural and composting and Lot 10 is proposed to continue its garden center services. Lots 4 and 7 are owned by Loring Inc., Lot 8 is owned by Wood Management, LLC and Lots 9 and 10 are owned by Fred Smith Orchards, Inc.

It should be noted that existing and proposed improvements for the composting portion of Lot 4 have not been provided for site plan approval with this application.

1.2 Existing Conditions

The subject properties which total 53.8± acres are located on the west side of Tuckahoe Road, just south of the Cross-Keys airport. The properties in question contain the following existing uses 1) Lot 4 agricultural fields and mulch piles; 2) Lot 7 contains an existing residence, mulch pile, utility poles, unknown ruins and wooded areas; 3) Lot(s) 8 & 9 contain multiple piles of landscaping materials, stoned areas and two (2) sheds, which are intended to be removed; 4) Lot 10 contains existing Peach County Garden Center. The property is zoned BP, Business Park District with a portion also within AO, Airport Overlay.

1.3 Surrounding Land Uses

The area is a mix of primarily rural residential and intermittent commercial uses. Cross-Keys Airport is slightly to the north and the Holiness Worship Center is across the street and to the north. Rural residential uses exist along the frontage of Tuckahoe Road. Across Tuckahoe Road the land is zoned R-2 and has residential uses, as well as an approved site for townhouse development known as “Hamilton Greene.”

2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Planning Board #507-SP 121420, received via email on December 22, 2020 and subsequently in the mail on December 30, 2020, consisting of the following:



<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Cover Letter from Dawn Farrell, Administrative Clerk	December 28, 2020
---	Site Plan Application	December 14, 2020
---	Major Site Plan Checklist	---
---	List of Property Owners	---
---	Affidavit of Ownership, Wood Management, LLC	---
---	Signed Written Consent and Authorization Resolution	December 7, 2020
---	Stormwater Management Report	December 7, 2020
1 of 10	Cover Sheet	November 25, 2020
2 of 10	Demolition Plan	November 25, 2020
3 of 10	Overall Site Plan	November 25, 2020
4 of 10	Site Plan	November 25, 2020
5 of 10	Grading, Drainage & Utilities Plan	November 25, 2020
6 of 10	Lighting Plan	November 25, 2020
7 of 10	Soil Erosion & Sediment Control Plan	November 25, 2020
8 of 10	Stormwater Profiles 7 Details	November 25, 2020
9 of 10	Construction Details & Notes	November 25, 2020
10 of 10	Soil Erosion & Sediment Control Notes 7 Details	November 25, 2020
1 of 1	Survey, Minor Subdivision 7 Lot Consolidation Plan	November 23, 2020

The plans and stormwater management report are signed and sealed by Walter C. Bronson, Jr., PE of Dewberry Engineers Inc. The survey, minor subdivision & lot consolidation plan is signed by Lisa M. Peterson, PE, PLS also of Dewberry Engineers Inc.

3.0 Relevant History

The Zoning Board of Adjustment previously denied Use Variance Application #19-13 which proposed contractor self-storage, overnight vehicle storage and a combination of uses not specifically permitted in the zoning code, due to the intensity and uncommon combination and functionality of the uses proposed on Lot(s) 8 & 9 within Block 14301. In March 2020, the applicant acquired Lot 7 in an effort to design segregate usage, limit the intensity of use on Lot(s) 8 & 9 and separate the vehicle storage/parking from the atypical self-storage use which intends to serve primarily landscapers/contractors as well as offer self-storage to the public. A new use variance application was filed for their current proposal for which this site plan application approval is requested.



4.0 Zoning Requirements

4.1 Use

Vehicle storage yards are a conditional use, subject to the requirements of § 175-163E in the BP, Business Park District. Self-storage is a permitted use in the BP, Business Park District, subject to the conditions of § 175-163I.

In accordance with 175-163E, requirements for conditional use: vehicle storage yards are as follows:

- (1) There shall be a minimum of 2,500 square feet per vehicle.

The site plan indicates that 120 vehicle spaces are proposed on the 304,556 s.f. lot (304,556/250=121 max). The plan complies.

- (2) An opaque fence of a minimum height of eight feet shall enclose entirely the storage area.

The plan does not comply. The plan proposes a berm in lieu of a fence with a small wooded strip. Compliance to be determined.

- (3) When abutting a residence zone, said fence shall be set back 25 feet from the property line. This twenty-five-foot strip shall be suitably landscaped as a visual buffer.

The plan does not comply. The plan proposes a berm in lieu of a fence with a small wooded strip. Compliance to be determined.

- (4) No maintenance or servicing shall be permitted, other than normal fueling, lubrication or cleaning.

The applicant shall provide testimony regarding intended compliance.

- (5) Site plan approval shall be required under appropriate provisions of this chapter. *Subject of this application.*

In accordance with § 175-163I, self-storage facilities shall be permitted as a community commercial use, provided that the following conditions are met. The proposed improvements on Lot(s) 8 & 9 as characterized should be evaluated against same.

- (1) All self-service storage facilities shall comply with the Schedule of Limitations[4] for community commercial uses and/or conditional uses with respect to minimum requirements for area, setbacks and coverage.



Refer to Bulk Requirements Section 4.2.

- (2) One administration office and/or resident manager's apartment shall be permitted as part of the development.

The site plan documents indicate the manager's office/business office for the self-storage style facility will not be located on Lot(s) 8 & 9 but will be located on Lot 10 instead. The applicant should provide testimony as to how this will operate being off-site.

- (3) 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 circulation 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 residences or residential districts.

These design elements are part of site plan approval.

- (4) No materials or objects shall be displayed or stored outside, and the storage of toxic, combustible, explosive, hazardous or illegal materials shall be strictly prohibited.

Applicant to provide testimony regarding compliance.

- (5) All buildings shall be compatibly designed with each other and surrounding areas, and all building walls facing any street, residential use or residential district line shall be suitability finished for aesthetic purposes.

Applicant to provide testimony regarding compliance. Architectural plans have not been provided for review.

- (6) Self-service storage units shall not exceed one story in height.

Applicant to provide testimony regarding compliance.

- (7) A minimum buffer of 50 feet in width shall be provided along any common property line with a residential use or residential district in accordance with § 175-93 of this chapter.

The plan does not comply. The buffer is encroached upon by berming and portions of the vehicle parking/storage area. As proposed a variance is required.



- (8) Stormwater management shall conform to the requirements of § 175-140.

Defer to the Board's Engineer.

- (9) Off-street parking shall be provided at the rate of two spaces per 100 storage units, plus two spaces for the administration office and/or manager's apartment.

Applicant to provide testimony regarding intended compliance. Number of overall units has not been provided. Compliance to be determined.

- (10) The minimum aisle width shall be 15 feet for one-way traffic flow and 24 feet for two-way traffic flow.

Circulation direction should be specified on the plan. The plan appears to comply.

- (11) One ten-foot-wide parking/loading lane shall be provided adjacent to each bay of storage buildings, exclusive of required aisle widths.

The plan complies if only one-way traffic flow is designated. Additional information required to determine compliance.

- (12) All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing combinations such as fencing, shrubbery, lawn areas, ground cover, rock formations, contours, existing foliage and the planting of conifers and/or deciduous trees native to the area.

Applicant to provide testimony regarding intended compliance.

- (13) All street lighting shall conform to the requirements of § 175-116.

Defer to Board's Engineer.

4.2 Bulk Requirements – BP District (vehicle storage – proposed Lot 7.02)

1. **Lot Area:** The minimum required lot area is 80,000 square feet. The plan conforms to this requirement.
2. **Lot Frontage/Width:** The minimum required lot frontage/width is 150 feet. The plan does not conform to this requirement. Proposed Lot 7.02 has 0 feet frontage. As proposed, a variance is required. Refer to minor subdivision review regarding variance approval.



3. **Front Yard Setback:** The minimum required front yard setback is 100 feet. The plan conforms to this requirement.
4. **Side Yard Setback:** The minimum required side yard setback is 30 feet. Not applicable; no buildings are proposed.
5. **Rear Yard Setback:** The minimum required rear yard setback is 50 feet. Not applicable; no buildings are proposed.
6. **Lot Coverage:** The maximum permitted impervious surface is 65%. The plan conforms to this requirement.
7. **Buffers:** The minimum required buffer width is 50 feet, subject to the requirements of § 175-93. The plan does not conform to this requirement. As proposed a variance is required.
8. **Building Height:** The maximum permitted building height is subject to the requirements of § 175-109. The plan conforms to these requirements.

Applicant should clarify if storage units are single-story.

Bulk Requirements, Community Commercial (self-storage – Lots 8 & 9)

1. **Lot Area:** The minimum required lot area is 20,000 square feet. The plan conforms to this requirement.
2. **Lot Frontage/Width:** The minimum required lot frontage/width is 100 feet. The plan conforms to this requirement.
3. **Front Yard/Building Setback:** The minimum required front yard/building setback is 40 feet. The plan conforms to this requirement.

It should be noted that the applicant has applied the strict setback of 100' as required for vehicle storage to the self-storage facility lots.

4. **Side Yard Setback:** The minimum required side yard setback is 20 feet. The plan conforms to this requirement.

It should be noted that the applicant has applied the strict setback of 30' as required for vehicle storage to the self-storage facility lots.

5. **Rear Yard Setback:** The minimum required rear yard setback is 35 feet. The plan conforms to this requirement.



It should be noted that the applicant has applied the strict setback of 50' as required for vehicle storage to the self-storage facility lots.

6. **Lot Coverage:** The maximum permitted impervious surface is 75%. The plan conforms to this requirement.
7. **Building Height:** The maximum permitted building height is subject to the requirements of § 175-109 and § 175-163I. The plan does not indicate the proposed height. Conformance with these requirements to be determined.

Applicant shall clarify if storage unit buildings are one-story which is the maximum permitted as cited under § 175-163I.

8. **Buffers:** The minimum required buffer width is 25 feet, 50 feet adjacent to residential, subject to the requirements of § 175-93. The plan does not conform to these requirements. Berming encroaches on the 25' along the southern property line and the 50' required buffer to the residence. As proposed, variances are required.

5.0 Design, Performance and Evaluation Standards

5.1 Buffers and Landscape

1. In accordance with § 175-93A & B, buffer areas are required along all exterior tract boundaries excluding street rights-of-way for all non-residential 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 the zoning standards 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 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 conform to these requirements, a berm is proposed within the majority of the required buffer. As proposed, a waiver is required.

It should be noted that the makeup of the berm is not specified nor is the proposed surface treatment. There is also no vegetation cited. We have questions regarding the width and detail. An 8' high berm at 2:1 would take all of 32' to a point. As depicted, it appears that less than 8' high would be achieved.



2. In accordance with § 175-93B, notwithstanding the above, a minimum of ½ 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 conform to this requirement. Much of the buffer area is encroached by a proposed berm that does not appear to be planted. A waiver of strict compliance may be required. Additional information and the Board's position on the berm is required to evaluate fully.
3. 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 species and condition of the trees shall be indicated. The plan does not conform to this requirement. As proposed, a waiver is required.
4. A landscaping plan has not been provided. Testimony should be provided on the integrity of the wooded areas to remain, the makeup of the berm, etc. We reserve additional comments regarding same.

5.2 Off-Street Parking and Loading

1. In accordance with § 175-123E(1), off-street parking spaces shall be 10 feet wide by a minimum of 20 feet long. The plan does not conform to this requirement. The plan proposes 9 feet wide by 18 feet long car spaces. As proposed, a waiver is required.
2. In accordance with § 175-163I, 2 parking spaces per 100 units and 2 spaces for the office are required for self-storage facilities. The plan proposes 2 office spaces and 10 interior spaces for the self-storage style use. The number of total units has not been provided. Compliance to be determined.
3. In accordance with § 175-123K(2), no parking spaces shall be located in any required buffer area. The plan does not conform to this requirement, proposing parking on proposed Lot 7.02 at 30' adjacent to Lot(s) 8 & 9 where 50 feet is required. As proposed, a waiver is required.

It should be noted that this is an internal lot line between the vehicle storage use and the self-storage style use.

5.3 Sidewalks

1. The primary function of sidewalks shall be to provide for safe pedestrian movement. Unless specifically waived by the Planning Board or Zoning Board, sidewalks shall be installed in all types of development and shall be installed



along all streets and wherever pedestrian traffic is expected. The site is within Sidewalk Priority 3. The plan does not conform to this requirement. No sidewalk is proposed. As proposed, a waiver is required.

2. In addition, Section 175-133C requires that, where the Planning Board has waived the requirements relating to the construction of sidewalks, a 10-foot wide graded area be provided, partly to provide for pedestrian safety and partly to provide an area for future sidewalk construction if the need arises. The composition of the graded area shall be at the discretion of the Planning Board. Testimony to be provided regarding this requirement.

5.4 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.

6.0 General Comments/Recommendations

1. The plans should label the owner of Lot 9 which is different than the owner of Lot 8, Wood Management, LLC. Testimony should be provided as to how a consolidation of the two (2) lots, as indicated on the plan, would be achieved being there are different owners. Is a transfer of ownership being proposed?
2. Peach Country's previously approved mulch processing operation, proposed and approved on Lot 10, has since been expanded to Lot 4. Site plan approval has not been sought or obtained for said use to be on Lot 4. In addition, the mulch processing operation is accessed from Tuckahoe Road (County Route #555) through Lot 10. The circulation for said use will interact with both the garden center retail use and the proposed uses on Lots 7.02, 8 & 9. A secondary access is proposed for the development of Lots 7.02, 8 & 9 from Airport Drive. Will the composting/mulching use on Lot 4 also be using the Airport Drive access? Testimony should be provided addressing the comingling of uses.
3. The applicant's intended use for Lots 8 & 9 needs further explanation and details including but not limited to the following:
 - a. Will the contractors be limited to the number of vehicles they will be permitted to store overnight? Will they be permitted to store equipment or supplies on the site?
 - b. Will all their commercial equipment (if any) be stored indoors or outdoors?
 - c. How many employee vehicles per contractor will be permitted to park during daytime hours?



- d. How will the number of vehicles, storage limitations and contractor areas be controlled, regulated and monitored to maintain compliance with any use or subsequent site plan approval?
 - e. The applicant shall clarify what accesses or gates will the 1) contractors/landscapers; 2) public storage clients; 3) vehicle storage users; and 4) mulching/composting operation vehicles be permitted use.
 - f. What will the hours of operation be for the proposed contractors use specifically as the facilities are noted being 24 hours/7 days/week?
 - g. The plan shows a 20'x100' storage building. When and where was this building approved? Is it being relocated from Lot 10? Whom will be utilizing this storage building?
 - h. With each lease agreement, will the storage need of each lessee be evaluated, assigned and provided to the Township for compliance?
 - i. Will the individual contractors be conducting their businesses from this location?
4. The adequacy of the existing treed areas to be retained in the required buffer areas needs to be verified and supplemented where required to provide adequate screening.
 5. The access easement across Lot 4 may also need to be in favor of Lot(s) 8 & 9 as well as Lot 7.02.
 6. The applicant shall clarify the purpose of providing berming around the uses and between Lot 10 and Lot(s) 8 & 9 as well as between the storage buildings and the stormwater basin.
 7. The applicant shall provide a turning template exhibit to show emergency fire equipment can navigate these spaces, particularly being able to turn around on Lot 7.02.
 8. There are existing utility poles across proposed Lots 7.01 and 7.02 from Tuckahoe Road that appear to provide service to adjacent Lot 4.02. Are there any existing easements? If not, easements are recommended.
 9. The plan shall be revised to include/correct the following:
 - a. The width of all the proposed wooded buffers to remain shall be dimensioned.
 - b. The proposed parking stalls on Lots 8, 9 & 10 shall provide both intended width and length.
 - c. The 50' buffer limit needs to be shown around the perimeter of proposed Lot 7.02 and shall be included in the zoning schedule with variances noted.



- d. The zoning schedule for Lots 8 & 9 needs to include the buffer requirements and variances required. The 25' and 50' required buffer widths should be shown on the plan.
- e. The zoning schedule for proposed Lot 7.01 shall be revised to reflect the zoning requirements for a single-family dwelling on septic in the R-2 zone.
- f. The surface treatment of all non-paved or graveled areas shall be noted on the plan.
- g. Number of storage units and sizes to be included on the plans, as well as the location of overhead doors.
- h. Bearing and distances should be provided/labeled on all property and easement lines.

7.0 Fees, Contributions, and Obligations

7.1 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 approximately ½ of this fee, the balance being calculated and paid at the time of the request for a certificate of occupancy.

7.2 Deed Review

Deeds and legal descriptions for the proposed lots per the minor subdivision approval and any easements must be submitted for review.

7.3 Developer's Agreement

The applicant must enter into a developer's agreement relating to such items as improvements to be installed by the developer, conditions of approval, types of guarantees required from the developer and phasing of the development. A fully executed copy of the agreement, stamped by the County Clerk indicating the date of recording, must be delivered to the Township Clerk prior to the approved plans being signed.

7.4 Escrow

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



8.0 Outside Agency Approval

This major 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 Zoning Board.

- New Jersey Department of Environmental Protection;
- Gloucester County Planning Board;
- Gloucester County Soil Conservation District;
- Monroe Township Fire Official; 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.

Best regards,

MASER CONSULTING, INC.

A handwritten signature in blue ink that reads 'Pamela J. Pellegrini'.

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

PJP/rld

cc: Richard P. Coe, Esquire

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