



# Alaimo Group

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February 9, 2021

Ms. Dawn M. Farrell, Administrative Clerk  
Monroe Township Planning Board  
125 Virginia Avenue, Suite 5A  
Williamstown, New Jersey 08094

Re: Monroe Township Planning Board  
File No. 505-SP  
**Application for Preliminary and Final  
Major Site Plan Approval**  
Applicant: Lidl US Operations, LLC  
Block 1101, Lot 11.01  
Zoning District: C – Commercial  
**Final Completeness Review No. 1**  
Our File No. A-1365-0011-000

Dear Ms. Farrell and Board Members:

In accordance with Section 175.61 of the Monroe Township Code, we have received and reviewed the following documents:

### Materials Received for Review

Prepared by Kimley-Horn and Associates, Incorporated:

Sheet	Title	Date/Last Revised
C-000	Cover Sheet	November 25, 2020
C-005	200' Property List	November 25, 2020
C-010	General Notes 1	November 25, 2020
C-011	General Notes 2	November 25, 2020
C-050	Demolition Plan	November 25, 2020
C-100	Site Plan	November 25, 2020
C-110	Truck Turn Plan	November 25, 2020
C-150	Site Details 1	November 25, 2020
C-151	Site Details 2	November 25, 2020
C-200	Grading Plan	November 25, 2020
C-210	Grading Enlargement Plan	November 25, 2020

**- Consulting Engineers -**

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Sheet	Title	Date/Last Revised
C-300	Drainage Plan	November 25, 2020
C-310	Drainage Profiles 1	November 25, 2020
C-311	Drainage Profiles 2	November 25, 2020
C-312	Drainage Structure Table	November 25, 2020
C-350	Drainage Details 1	November 25, 2020
C-351	Drainage Details 2	November 25, 2020
C-400	Utility Plan	November 25, 2020
C-410	Utility Profiles	November 25, 2020
C-450	Utility Details 1	November 25, 2020
C-451	Utility Details 2	November 25, 2020
C-500	Erosion & Sediment Control Plan – Stage 1	November 25, 2020
C-510	Erosion & Sediment Control Plan – Stage 2	November 25, 2020
C-550	Erosion & Sediment Control Notes and Details	November 25, 2020
C-600	Landscape Plan	November 24, 2020
C-650	Landscape Notes and Details	November 24, 2020
C-700	Lighting Plan	November 25, 2020
	Stormwater Management Report	November 30, 2020
	Stormwater Management Measures Operation & Maintenance Manual	November 30, 2020
	Traffic Impact Study	November 30, 2020

### **Architectural Plans**

Not signed or sealed (professional not noted):

Sheet	Title	Date/Last Revised
1 of 1	Elevations	April 17, 2020

**Property Survey**

Prepared by Blue Marsh Associates, Incorporated:

Sheet	Title	Date/Last Revised
1 of 1	ALTA/NSPS Land Title Survey Lidl US Operations, LLC	April 17, 2020/ May 5, 2020

**Other Documentation:**

1. Site Plan Application, including Operations Memorandum dated December 1, 2020 and Summary of Application
2. Declaration of Restrictive Covenants and Easement Agreement
3. Property deeds, easement descriptions, and legal documents.
4. New Jersey Department of Environment Protection Letter of Interpretation (LOI) dated July 10, 2020 (indicates no wetlands on-site).
5. Geotechnical Engineering Study prepared by Hillis-Carnes Engineering Associates, Incorporated, dated April 2020
6. Phase I Environmental Site Assessment prepared by Hillis-Carnes Engineering Associates, Incorporated, dated April 24, 2020

**Project Description**

The subject property is located on the northerly corner of the intersection of Route 42 (AKA Black Horse Pike) and East Lake Avenue. The parcel is situated within of Block 1101, Lot 11.01, which is owned by Monroe Lake, LLC. The site contains approximately 7.17 acres and is bounded to the northeast by Herbert Boulevard. An existing one story bank building along with associated site improvements is located at the westerly portion of the lot along Route 42. An existing detention basin adjacent to the bank site provides stormwater management for the bank improvements. The easterly portion of the subject property contains a wooded area and a second detention basin. An existing asphalt driveway traverses the site from East Lake Avenue to adjoining Lot 13. The parcel is located within the C-Commercial Zoning District.

The applicant is requesting Preliminary and Final Major Site Plan Approval & Bulk Variance Approval to allow for the development of a 28,179 ± square foot grocery store. The proposed site improvements for the grocery store would include 138 passenger car parking spaces, measuring 10' by 20'. Other proposed site improvements include: stormwater collection

structures and piping, utilities, site lighting, and landscaping. Existing access to the site from Route 42 and East Lake Avenue would be maintained, and a new access driveway to Herbert Boulevard will be constructed. The existing detention basins will be modified to accommodate the anticipated increase in stormwater runoff.

The plan indicates that the subject property will be subdivided to create a separate lot for the bank parcel. A subdivision plan should be submitted for review, and the application be amended to reflect the proposed new property lines. Site Plan approval should be made contingent upon approval of the proposed subdivision.

These submittals have been reviewed for compliance with the submission requirements of the Monroe Township Land Management Ordinance. Upon review of the requirements set forth in the below mentioned sections of the ordinance, we recommend this application can be considered **incomplete**.

#### **VariANCES Requested**

1. §175.163.D.(2).(a).[4] – Required maximum front yard building setback: 60’; proposed: 265.6’ from East Lake Avenue
2. §175.163.D.(2).(a).[4] – Required maximum front yard building setback: 60’; proposed: 389.3’ from Black Horse Pike
3. §175.163.D.(2).(a).[8] – Required minimum side yard landscape buffer: 5’; proposed: 0’ adjacent to proposed bank parcel
4. §175.163.D.(2).(a).[4] – Required minimum rear yard landscape buffer (Bank Parcel): 25’; proposed: 15.1’
5. §175.123.J.(33) – One parking space per 150 sf gross floor area: 188 spaces required; **138 spaces proposed**
6. §175.123.I.(3) – One loading space per first 10,000sf, additional loading space for buildings in excess of 15,000 sf.: 2 loading spaces required; **1 loading space proposed**
7. §175.135.C.(2) – Maximum freestanding sign size: 50 sf permitted; one 94.7 sf freestanding sign and one 110 sf monument sign proposed
8. §175.135.C.(4) – Maximum height of monument sign: 8’ permitted; **15’ proposed**

- 9. §175.135.C.(2) – Maximum number of façade signs: 1 permitted for every frontage on a public right of way; there are three (3) existing building mounted signs on the First Bank building
- 10. §175.135.G.(1) – Maximum façade sign projects: 12” permitted; 16” proposed or two façade signs

**Additional Variance Required**

- 11. §175.123.A. – Minimum driveway setback from property line: 10’ required; 0’ proposed. The proposed subdivision will create this variance with the bank parcel.

**Waivers Requested**

- 1. §175.116.A.(1).(c) – Maximum pole mounted luminaire height: 16’ permitted; **25’ proposed**
- 2. §175.133. – 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. Sidewalk is proposed along a portion of Herbert Boulevard, none along East Lake Avenue or Route 42.

**Completeness Review**

- 1.  §175.61. Major Site Plan Review  = Complete
  - A. Preliminary Review
    - (1)  Preliminary Major Site Plans, applications and required attachments
    - (2)  The applicant shall submit to the Board Secretary the following items:
      - (a)  Site Plans
      - (b)  Township and County application forms
      - (c)  Protective Covenants or Deed Restrictions
      - (d)  Escrow Fee and Fee Agreement

- (e)  Pinelands Application, if applicable (N/A)
- (f)  Tax Collector's Certification
- (g)  Certification of Corporation or Partnership Involvement
- (h)  Preliminary Architectural Plans and Elevations  
**Architectural Elevation Plan not signed or sealed. Floor plans not provided.**
- (i)  Environmental Assessment per 175-99.1
- (j)  Additional Application Form Documents
  - (i)  Drainage Calculations
  - (ii)  Traffic Study

B. Final Review:

- (1)  Final Major Site Plan, applications and required attachments
- (2)  The applicant shall submit to the Board Secretary the following items:
  - (a)  Site Plans/Final Plat
  - (b)  Township and County application forms.
  - (c)  Protective covenants or deed restrictions.
  - (d)  Escrow fee and fee agreements.
  - (e)  Two translucent tracing cloth copies and one original reproducible copy of the proposed major subdivision. (To be provided in the future.)
  - (f)  For a development located in the Pinelands Area of Monroe Township, a copy of either notification from the Pinelands Commission that review of the Board's preliminary approval is not required, or

notification from the Pinelands Commission that it has completed its review of the Board's preliminary approval pursuant to N.J.A.C. 7:50-4.37 to 4.42. (N/A)

- (g)  Tax Collector's certification.
- (h)  Certification of Corporation or Partnership involvement
- (i)  All changes or modifications required by the Planning Board in the approval of the preliminary plat.
- (j)  Letters directed to the Chairman of the Board and signed by a responsible official of the lighting agency, Municipal Utilities Authority and of any other utility company or governmental authority or district which provides accessory utility service and has jurisdiction in the area, approving each proposed utility installation design. The letter will state who will construct the facility and that the service will be available prior to occupancy.
- (k)  A map showing all improvements required by the preliminary approval and showing what improvements, if any, have been installed. The plan shall show all improvements in their exact location and elevation. (N/A)
- (l)  Certifications.
  - [1] Certification must be provided by a licensed engineer that all improvements required by this chapter have been installed; and/or (N/A)
  - [2] Certification by the applicant that he has posted guaranties for the purposes of assuring the installation and maintenance of on-tract improvements as required by Article XI of this chapter. This certification shall be accompanied by copies of the required guaranty papers (N.J.S.A. 40:55D-53). (N/A)

- (m)  Where improvements have been installed prior to the application, there shall be a statement from the Board Engineer that all improvements installed prior to application have been inspected as provided in Article XI of this chapter and that such improvements meet the requirements of the Township. Any improvements installed prior to application for final plat approval that do not meet or exceed Township standards shall be factored into the required performance guaranty. (N/A)
- (n)  Any additional documents as may be requested on the applicable application form.

2.  §175.71. Preliminary Major Site Plans

A. Plan Sheet Requirements:

- (1)  The preliminary site plan shall be drawn to a scale no less than one inch equals 100 feet
- (2)  All plans shall be certified by a licensed architect or engineer, including accurate lot lines certified by a licensed land surveyor in the State of New Jersey.
- (3)  The plan shall include, but not be limited to the following:
  - (a)  A deed plotting of the tract may be submitted in lieu of an actual field survey of the lot lines, but the applicant accepts the responsibility that at final submission, if the accuracy of said deed plotting sufficiently alters the intent of the proposal, the Board shall reserve the right to reject the final submittal without prejudice and require a resubmittal for preliminary approval. N/A
  - (b)  Topographic contours from the United States Geological Survey quadrangle sheets may be submitted in lieu of an actual field or aerial topographical survey, or the applicant may opt to



furnish the same. Contours shall extend 200 feet beyond the boundary of the proposal. All existing streams that will receive, either directly or indirectly, the tract stormwater runoff shall be indicated. A key plan of a smaller scale may be shown if it is not practicable to indicate it on the site plan. **Contours do not extend 200 feet beyond the property lines.**

- (c)  All dimensions needed to confirm conformity with appropriate zoning ordinances and other zoning criteria (i.e., density, land coverage, etc.) shall be indicated.
- (d)  All contiguous owners, existing dedicated streets (ownership and route numbers if applicable), existing wooded areas in outline only and geophysical conditions of any open or recreation space to be dedicated for public or quasi-public use.
- (e)  An architectural plan and views of each type of building shall be furnished and certified by an architect licensed in the State of New Jersey. **Plan is not signed and sealed. A floor plan is not provided.**
- (f)  Proposed circulation plans, including access streets, easements, fire lanes and a typical section of all major cartways proposed shall be required.
- (g)  Existing and proposed stormwater drainage and collection systems shall be indicated and designed in accordance with the standards of § 175-140 (Stormwater management). Information required by such standards, including hydrological and hydraulic calculations, soil boring logs, maintenance schedules, etc., shall be provided.

The size/capacity of existing facilities which are to be utilized in the proposal must be analyzed and indicated.

- (h)  Size, height, location and arrangement of all existing and proposed buildings, structures and signs in accordance with the requirements of this chapter. **Sign details are not provided.**
- (i)  The location of existing and proposed wastewater collection facilities and potable water supply facilities shall be indicated.

- B.  The plan shall be signed by the applicant and owner and shall include respective names and addresses.

3.  §175.72. Final Major Site Plan

- A.  Each plan shall be at a scale of one inch equals 50 feet for a tract up to 40 acres in size; one inch equals 100 feet for a tract between 40 and 150 acres; and one inch equals 200 feet for a tract 150 acres or more. All plans shall be certified by a licensed architect or engineer, including accurate lot lines certified by a licensed land surveyor, submitted on one of the following standard sheet sizes: 8 1/2 inches by 13 inches; 15 inches by 21 inches; 24 inches by 36 inches; or 30 inches by 42 inches.
- B.  The plat shall include the following data (if one sheet is not sufficient to contain the entire territory, the map may be divided into sections to be shown on separate sheets of equal sizes, with reference on each sheet to the adjoining sheets): boundaries of the tract; North arrow; date; scale; zone district(s) in which the lots are located; existing and proposed streets and street names; existing and proposed contour lines based on United States Geological Survey data and topographical surveys not older than two years, at two-foot intervals inside the tract and within 200 feet of any paved portion of the tract; title of plans; existing and

proposed streams and easements; total building coverage in area and percent of lot; total number of parking spaces; all dimensions needed to confirm conformity with this chapter, such as but not limited to buildings, lot lines, parking spaces, setbacks and yards; a small key map giving and the site relation to all remaining lands in the applicant's ownership. **Contours do not extend to 200' beyond the tract limits.**

C. The plan shall also have the following minimum criteria for review and approval:

- (1)  Size, height, location and arrangement of all existing and proposed buildings, structures and signs in accordance with the requirements of this chapter, including a licensed architect's and/or engineer's drawing of each building or a typical building and sign proposed use of all structures. **Sign details are not provided. The architectural elevation plan is not signed and sealed. A floor plan is not provided.**
- (2)  Proposed circulation plans, including access streets, curbs, aisles and lanes, easements, fire lanes, driveways, parking spaces, loading areas, loading berths or docks, pedestrian walks and all related facilities for the movement and storage of goods, vehicles and persons on the site and including the location of lights, lighting standards and signs and driveways within the tract and within 100 feet of the tract. Sidewalks shall be provided from each building entrance/exit along expected paths of pedestrian travel, including but not limited to access to parking lots, driveways or other buildings where pedestrian traffic can be expected to be concentrated. Plans shall be accompanied by cross sections of new streets, aisles, lanes and driveways, which shall adhere to applicable requirements of this chapter and applicable design standards in the subdivision ordinance.

- (3)  Existing and proposed wooded areas, buffer areas and landscaping shall be shown. The landscaping plan, including seeded and/or sodded areas, grading, retaining walls, fencing, signs, recreation areas, shrubbery, trees and buffer areas shall be in accordance with applicable requirements of this chapter. These plans shall show the location, species and caliper of plant material for all planted or landscaped areas. For applications in the Pinelands Area, the landscaping plan shall incorporate the elements set forth in § 175-147E.  
**We defer to the Board's Planner.**
  
- (4)  Utilities.
  - (a)  The proposed location of all drainage (including calculations), sewage and water facilities with proposed grades, sizes, capacities and types of materials to be used, including any drainage easements acquired or required across adjoining properties. The method of sewage and waste disposal and waste incineration, if any, shall be shown; percolation tests and test borings from sufficient determination of adequacy shall be included where septic tanks and leaching fields are permitted and are proposed. Such plans shall be reviewed by the Board of Health and/or the Board Engineer and/or other appropriate authority, as applicable, with recommendations to the Planning Board.
  
  - (b)  Proposed lighting facilities shall be included, showing the direction and reflection of the lighting. All public service shall be connected to an approved public utilities system where one exists.

- (c)  The applicant shall arrange with the servicing utility for the underground installation of the utilities' distribution supply lines and service connections, in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff as the same are then on file with the State of New Jersey Board of Public Utility Commissioners, and the developer shall provide the Township with four copies of a final plan showing the installed location of the utilities.
  
- (d)  The applicant shall submit to the Board, prior to the granting of final approval, a written instrument from each serving utility, which shall evidence full compliance or intended full compliance with the provisions of this subsection; provided, however, that lots which abut existing streets where overhead electric or telephone distribution supply lines and service connections have heretofore been installed may be supplied with electric and telephone service from these overhead lines, but any new service connections from the utilities' overhead lines shall be installed underground. In cases where total electrical and telephone load and service cannot be determined in advance, such as industrial parks, shopping centers, etc., perimeter utility poles may be used, but service to building from poles shall be underground.
  
- (5)  A written description of the proposed operations of the building(s), including the number of employees or members of nonresidential buildings; the proposed number of shifts to be worked and the maximum number of employees on each shift; expected truck and tractor-trailer traffic, emission of noise, glare and air and water pollution;

safety hazards; and anticipated expansion plans incorporated in the building design. Where the applicant cannot furnish information required herein due to nondetermination of use, site plan approval may be conditionally granted subject to further review and approval of the applicant's final plans. No certificate of occupancy shall be issued until all such plans are approved.

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:

**This project is required to comply with §175-140 of the Township Ordinance as it is considered a major development (greater than 5,000 SF disturbance).**

B.  Site Development Stormwater Plan Requirements:

(1-2) Submission of Site Development Stormwater Plan.

(3)  Checklist requirements.

(a)  Engineering plans submitted in CAD Format 15 or higher and the following: **CAD Format not submitted.**

(1)  Topography (extending 300' beyond development) **Topography does not extend 300' beyond the tract limit.**

(2)  Environmental Site Analysis and Detailed Soils Report

(3)  Project description and site plans.

- (4)  Land use planning and source control plan (nonstructural strategies) **Not provided**
- (5)  Stormwater management facilities map **Not provided**
- (6)  Calculations:
  - (a)  Stormwater runoff rate reductions
  - (b)  Water quality
  - (c)  Groundwater recharge
  - (d)  Groundwater mounding analysis **Not provided**
- (7)  Inspection, maintenance, and repair plan

### **Final Comments**

Pursuant to Section 175-95 of the Land Management Ordinance, any principal or accessory building located on a corner lot shall have a minimum setback for one designated street equal to the required front yard, with a side yard adjoining the adjacent street equal to 1/2 the normal side yard requirement of that zone unless such side yard distance is otherwise specifically provided in Article **XIV** of this chapter. The rear yard shall be that yard opposite the designated front yard for the purposes of this chapter. **The subject property is a corner lot. It appears that this ordinance is intended to be applied to residential zones. The bulk table on the plan indicates that all yards with street frontage are designated as front yards. If the Board determines that front, side and rear yards should be designated in accordance with the referenced ordinance, the bulk table should be revised accordingly. The Lake Avenue maximum front yard setback variance would be negated if the change in front yard designation is implemented.**

A separate letter will be issued with technical review comments.

Ms. Dawn Farrell

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February 9, 2021

Should you have any questions regarding these comments, please do not hesitate to contact our office.

Very truly yours,

ALAIMO GROUP



Kevin L. Snowden, P.E., CME  
Associate

KLS/DV/das

cc: Board Solicitor  
Board Planner

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