



# 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  
**Technical Review No. 1**  
Alaimo Group 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
C-300	Drainage Plan	November 25, 2020
C-311	Drainage Profiles 1	November 25, 2020
C-312	Drainage Structure Table	November 25, 2020

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Sheet	Title	Date/Last Revised
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

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

### **Property Survey**

Prepared by Blue Marsh Associates, Inc

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 (Incomplete, Township Solicitor to Review)

3. Property Deeds, Easements and Legal Documents
4. New Jersey Department of Environment Protection Letter of Interpretation (LOI) dated July 10, 2020 (No Wetlands Onsite)
5. Geotechnical Engineering Study prepared by Hillis-Carnes Engineering Associated, Inc., dated April 2020
6. Phase I Environmental Site Assessment prepared by Hillis-Carnes Engineering Associates, Inc., 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. Based on our review, we have the following comments for the Board's consideration:

**Variations 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 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.

### **Technical Review**

1. §175.71. Preliminary Major Site Plans

A.(3).(b) - Existing and proposed contours do not extend 200' beyond the tract boundary.

A.(3).(e) – The architectural building elevations are to be signed and sealed by a licensed New Jersey Architect. A floor plan should be submitted for review.

A.(3).(f) – Circulation Plan

1. Proposed curb radii should be identified on the plan.
2. Proposed handicap parking spaces should be typically dimensioned on the plan. Handicap parking signs should be mounted on bollards. A detail should be provided on the detail sheet.
3. Proposed sidewalk width should be dimensioned on the plan. Proposed bollards should be shown at parking spaces adjacent to sidewalk less than 6' in width.
4. Proposed crosswalks should be identified on the plan.
5. Sight triangles should be delineated at driveway accesses to public roadways.
6. Proposed stop signs should be typically identified on the plan.
7. Parking space striping should be identified as white traffic paint, 4" wide.
8. Testimony should be provided regarding curb side pickup for customers. The plan does not designate a curb side pickup location.
9. "No Trucks Allowed" signs should be provided where truck traffic is restricted.

2. §175.71. Final Major Site Plans

C.(3) – We defer all landscaping issues to the Board’s Planner.

3. §175.93. Buffers

We defer all buffer issues to the Board’s Planner.

4. §175.95. Corner Lots

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 East Lake Avenue maximum front yard setback variance would be negated if the change in front yard designation is implemented.

5. §175.98. Easements

A. We defer all easement issues to the Board’s Planner. It should be noted that the plan identifies an access easement on adjoining Lot 11.02. Testimony should be provided regarding the impact of the easement on the subject application.

B. Metes and bounds should be shown on the plan for all easements.

6. §175.99.1. Environmental Assessments

A. The applicant has submitted a Phase I ESA prepared by Hillis-Carnes Engineering Associates. Based on our review of these documents, we offer the following comments:

(1) The report notes that information requested from the NJDEP, the New Jersey Department of Health, and the Gloucester County Department of Health had **not** been received at the time of the completion of the assessment. An **addendum** to the report should be submitted once the noted documents become available.

(2) The report references soil testing of two grab samples by Cranmer Engineering dated November 11, 2008. The report also states that “the levels for Arsenic and Lead appear to be below the non-residential at direct contact soil remediation standard, however if on-site soils are to be exported as clean fill, high levels of Arsenic

or Lead may affect acceptance of qualified receivers of the exported fill material.” The proposed basins will require excavation to achieve final grade. Testimony should be provided indicating whether or not fill will be exported from the property in question during construction. Additional soil testing may be required to assure any detected contaminants will not exceed maximum regulatory standards.

- (3) The certification required under Subsection J of the Environmental Assessments Ordinance should be included with the report.
- (4) The indemnification required under Subsection K of the Environmental Assessments Ordinance should be included in the report.

7. §175.108. Grading and Filling

- A. The proposed drainage swale along the northerly and easterly sides of the proposed building is relatively flat, and should be regraded to achieve a minimum 2% slope.
- B. Proposed spot elevations should be provided at building corners.
- C. Proposed rip rap pads should be dimensioned on the plan.
- D. The access easement cross hatch should be removed from the plan so that existing spot elevations are legible.

8. §175.116. Lighting

- A. As previously mentioned above, the maximum mounting height of a pole mounted luminaire is 16’ per Section §175-116A(1)(c) of the Ordinance. The plan indicates a proposed mounting height of 25’. A variance is required.
- B. The applicant shall testify if there are any existing lights within 100 feet of the property, per the requirements of Section §175-116B(1)(a) of the Ordinance.
- C. Manufacturer’s details of the luminaire are to be provided per Section §175-116B(1)(b) of the ordinance. Manufacturer’s cut sheet isolux diagrams should also be provided.

- D. The light pole standard detail should be enlarged and relocated to the lighting plan.

9. §175.117.1 Lot Grading and Drainage

- A. Emergency spillways for both basins should be shown on the Drainage Plan. The spillways should be dimensioned. A cross section should be provided on the detail sheet.
- B. The Drainage Plan should be revised to show an access driveway for both basins. A cross section should be provided on the detail sheet.
- C. The spillway crest elevation should be raised to at least 0.2' higher than the outflow structure grate elevation.
- D. The proposed wye connection to the 15" reinforced concrete pipe roof drain header is not acceptable. Roof drain piping should connect directly to manholes, or the concrete pipe should be changed to plastic pipe.
- E. Cleanouts should be provided at roof drain downspout locations and bends in pipe direction.
- F. The following notes are to be included on the Drainage Plan:
  - (1) Reinforced concrete pipe joints shall be sealed with mortar and wrapped with filter fabric.
  - (2) An as-built plan of the stormwater management system shall be submitted prior to final approval by the Township Engineer.
  - (3) The storm sewer system shall be cleaned and televised prior to final approval by the Township Engineer.
  - (4) The ownership entity shall establish and **maintain a fund** for the annual inspection and testing program annual maintenance and repair program, and annual contribution to a contingency fund for long-term reconstruction of the onsite stormwater management facilities per Section 175-140F(8) (a) and (c) of the Township Ordinance. The contingency fund shall be in place prior to issuance of a Certificate of Occupancy.
  - (5) After all construction activities have been completed on the site and the finished grade has been established in the infiltration BMP, post-development field permeability test should be conducted



within the most hydraulically restrictive soil horizon or substratum below the as-built BMP to ensure that the installed BMP functions as designed. Permeability test procedures shall conform to the requirements listed in Appendix E of the NJDEP BMP. Post construction soil test results shall be certified by a NJ Licensed Engineer.

10. §175.123. Off-street Parking and Loading

- A. As noted above, the required number of parking spaces per Section §175-123J(33) of the Ordinance is 188. 138 parking spaces are proposed. A variance is required.
- B. As noted above, the required number of loading spaces per Section §175-123I(3) of the Ordinance is 2. 1 loading space is proposed. A variance is required.

11. §175.124. Off-tract Improvements

- A. An applicant or developer, as a condition for approval of a subdivision or site plan, shall be required to pay his pro rata share of the cost of providing only reasonable and necessary street improvements and water, sewage and drainage facilities, and easements therefor, located outside the property limits of the subdivision or development but necessitated or required by construction or improvements within such subdivision or development. The current condition of East Lake Avenue may be impacted by truck traffic and should be improved. This issue should be discussed further with the applicant.

12. §175.130.1. Rodent Control

A Rodent Control Program has not been submitted and is required.

13. §175.132. Shade Trees

We defer all shade tree issues to the Board's Planner.

14. §175.133. Sidewalks

- A. As mentioned above, 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. The applicant requests a waiver for this requirement. The bank parcel currently has sidewalk along the Route 42 frontage. Residential properties are located on the opposite side of Herbert Boulevard from the subject property.

We recommend that sidewalk be installed along the full length of Hebert Boulevard frontage, Lake Avenue and Route 42.

- B. Subsection I of the Sidewalk Ordinance requires sidewalk to be set back four (4) feet from the curb line. The proposed sidewalk along Herbert Boulevard abuts proposed curb. The plan should be revised accordingly.

15. §175.134. Sight Triangles

Sight triangle should be provided at all driveway access points to public streets.

16. §175.135. Signs

Sign details have not been provided. We defer all sign issues to the Board's Planner.

17. §175.140. Stormwater Management

- A. Subsection B(3)(a)[1] – Topographic Base Map. The pre and post development drainage area maps included in the Stormwater Management Report should be submitted as full size plans.
- B. Subsection B(3)(a)[2][b] – A mounding analysis has not been submitted and is required.
- C. Subsection B(3)(a)[4][a][i] through [ix] – A Land Use Planning and Source Control Plan has not been submitted and is required.
- D. Subsection B(3)(a)[5][a] and [b] – A Stormwater Management Facilities Map has not been submitted and is required.
- E. Subsection B(3)(a)[6] – Calculations
  - 1. The Summary for Pond POST 2B: Post West Basin page indicates in inflow of 36.84 cfs for the 100 year storm. A combined hydrograph including inflow from DA2 Impervious, DA2 Pervious and outflow from Post East Basin should be provided to substantiate the inflow figure.

2. Clarification should be provided as to how the West Basin outlet control structure functions. The purpose of the #5 Secondary device should be explained. It appears an additional device should be included to accommodate the interior baffle 3" orifice. Routing hydrographs through each device should be provided.
  3. The pre and post development drainage area maps should be revised to show the time of concentration (Tc) figures at corresponding flow lines.
  4. A drainage subshed area map should be provided in support of the Hydraulic Report.
  5. The hydraulic report indicates that the 18" RCP storm drain between inlet A10 and manhole A2 has a design capacity of 7.42 cfs, however the design flow is 9.52 cfs. The pipe appears to be undersized. An increase in pipe size may be required.
  6. Emergency spillway calculations and rip rap calculations should be provided in the Stormwater Management Report.
  7. Outflow from the infiltration basin will ultimately discharge into the State storm pipe system in Route 42. Approval from the NJDOT is required.
  8. During our site investigation, we observed manholes identified with Contech lids. The applicant's engineer should provide testimony as to any filter devices in the manholes that are to be maintained as part of the stormwater management plan for the proposed improvements.
18. §175.147. Vegetation

Compensatory planting should be addressed pursuant to Subsection G of the Vegetation Ordinance. We defer vegetation issues to the Board's Planner.

### **Construction Details**

- A. A cart corral detail, a basin fence gate detail, a retaining wall detail and a depressed curb detail should be provided on the detail sheet.
- B. The light pole standard detail should be enlarged and relocated to the lighting plan.

- C. The concrete sidewalk detail should be revised to note 4,000 psi concrete.
- D. The Geotechnical Report does not provide information to substantiate the proposed pavement sections. The report should be revised do address this requirement.
- E. The pavement section details should be revised to reference NJDOT Hot Mix Asphalt (HMA) designations 9.5M64 for surface course paving and 19M64 for base course paving. Additionally, a municipal roadway restoration detail should be provided for the pavement construction adjacent to the proposed curb along Herbert Boulevard.
- F. A yard drain detail, a ladder rung detail and a wye connection detail should be included with the drainage details.
- G. Manufacturer's catalog numbers should be provided for inlet grates and manhole lids.
- H. Wall thickness should be provided for all inlet details. The details should also include information pertaining to concrete block or precast concrete construction.
- I. The end section detail should be revised to note 4,000 psi concrete.
- J. A detail should be provided for the existing detention basin outlet structure. The detention basin detail should be revised to note 4" topsoil, fertilizer and seed at the basin bottom and side slopes.

### **Traffic Impact Study**

- A. The report notes that the proposed 135 parking spaces will require a parking variance. The report also references parking space calculations based on criteria provided in the ITE Parking Generation Manual and the Urban Land Institute in support of the proposed number of parking spaces.
- B. The report indicates that the Route 42 traffic signal will require minor modifications to accommodate the anticipated increase in vehicular traffic.
- C. The report recommends that the Route 42 left turn lane onto East Lake Avenue should be increased from 90 feet to 125 feet. This modification should be shown on the plan.
- D. A NJDOT Major Access Permit and Subdivision Permit are required. The report indicates that a pre-application conference has been requested with the NJDOT.

- E. The truck turning plan indicates that trucks will enter the site via the existing access drive on Route 42 and depart on Route 42 only. No truck routes are proposed to leave the site via East Lake Avenue and access Route 42 south/east bound via a left turn at Route 42. The applicant should discuss further the anticipated truck routes and the impact on East Lake Avenue.

In addition, the Access Easement Agreement included in the documents indicates the applicant will have access across Lot 11.02 to access other owned lots as 14, 15 and 16. The connection of these lots as indicated on the Access Easement Plan with the noted "future access drive" has the potential of increasing traffic to East Lake Avenue including truck traffic. This should be discussed in the traffic impact study and is another reason why East Lake Avenue should be improved.

The Access Agreement also indicates the "purpose of the easement is to provide vehicular and pedestrian ingress, egress, ....".

Currently, sidewalk is not proposed adjacent to the access drive.

- F. Truck circulation route signs should be added to the plan that note restrictions to Herbert Boulevard and/or East Lake Avenue.
- G. Pedestrian routes should be part of further submissions based on NJDOT input.

### **Bonds and Fees**

This application is subject to the posting of a site improvement performance bond in an amount equal to 120% of the site improvements cost as reviewed by the Township Engineer and a five percent (5%) escrow fee for the site inspection.

### **Outside Agency Approvals**

Evidence of approval by the following agencies shall be a condition of any approvals by the Monroe Township Planning Board:

1. Gloucester County Soil Conservation District
2. Gloucester County Planning Board
3. New Jersey Department of Transportation
4. Monroe Township Fire Code Official
5. Monroe Township Municipal Utilities Authority (MUA)

6. Any and all other agencies having jurisdiction over the applications.

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