



Principals
 Richard Rehmann, GISP
 Chris Rehmann, PE, CME, PP, PLS
 Richard Heggan, PLS, PP
 Robert Heggan, PLS, PP

February 17, 2021

Mrs. Dawn Farrell, Board Secretary
Monroe Township Planning Board
 125 Virginia Avenue
 Williamstown, NJ 08094

**Subj: Application No. 505-SP
 Preliminary & Final Major Site Plan w/ 'c' Variance & Design Waiver Relief
 Lidl US Operations, LLC
 1020 Black Horse Pike (Block 1101, Lot 11.01)
 (ARH File: 3010096.01)**

Dear Mrs. Farrell:

ARH ASSOCIATES has received the above-captioned Application for review. Applicant is the contract purchaser of Lot 11.01 and seeks subdivision approval to subdivide Lot 11.01 into a 6.2-acre Lot 1 and an 0.966 s.f. Lot 2. Site Plan approval is requested to construct a 28,179 s.f. supermarket on Proposed Lot 1. Lot 2 is to remain as 'First Bank' as an existing use.

Lot 11.01 is located in the (C) Commercial Zoning District.

This Report focuses on the Site Plan portion of the Application and consists of our review of the Subject Application for conformance with the Monroe Township Land Management Code (Chapter 175). The Report is limited to Planning. Engineering and Legal issues shall be reviewed by the Board's Engineer and Solicitor.

A separate Report will focus on the subdivision.

Comments are limited to the information presented to date. The Applicant may present additional information and testimony at the Board hearing.

I. OWNER & APPLICANT INFORMATION

OWNER	APPLICANT
Lidl US Operations, LLC 3 Executive Campus Cherry Hill, NJ 08002 %Paul Mascola, Manager 703.402.1193 / Paul.Mascola@lidl.us	Monroe Lake, LLC PO Box 757 Red Bank, NJ 07701 732.741.7200

II. SUBMITTALS

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Application Transmittal Memorandum	Dawn M. Farrell Board Secretary	1/12/21	
Summary of Application ¹	Unsigned	Undated	

¹ The proposed 28,179 s.f. facility specified in the Summary of Application conflicts with the 31,024 s.f. facility proposed in the Operations Memorandum. **Applicant is asked to confirm the figure.**

ARH Associates

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TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Declaration of Restrictive Covenants & Easement Agreement	Applicant & Owner	Undated	
Site Plan Application		11/25/2020	1/25/2021
Minor Subdivision Application		11/24/2020	1/4/2021
Minor Subdivision Checklist		11/24/2020	1/4/2021
Operations Memorandum ¹	Applicant	12/1/2020	
ATLA / NSPS Land Title Survey Lidle US Operations, LLC #1020 New Jersey State Highway Route 42 Lot 11.01; Block 1101 Township of Monroe, Gloucester County, State of New Jersey	Joseph J. Wright, PLS Blue March Associates, Inc.		
Sheet 1 of 2		4/17/2020	5/5/2020
Sheet 2 of 2		4/17/2020	5/5/2020
Minor Subdivision Plan #1020 New Jersey State Highway Route 42 Lot 11.01; Block 1101 Township of Monroe, Gloucester County, State of New Jersey			
Sheet 1 of 1		11/24/2020	12/3/2020
Discount Supermarket, Williamstown, NJ Traffic Impact Study Prepared for Lidl Us Operations, LLC Philadelphia, PA	Adam Gibson, PE Kimley > Horn & Associates	11/30/2020	
Lidle US Operations, LLC Proposed Grocery Store #1480 1020 North Black Horse pike Block 1101 – Lot 11.01		11/24/20220	
Cover Sheet		11/30/2020	
Stormwater Management Report Proposed Lidl Grocery Story - Monroe Township Gloucester County, New Jersey 1020 NJ State Highway Route 42 Block 1101; Lot 11.01	A.A. Caponigro, PE Kimley > Horn & Associates	11/30/2020	
Stormwater Management Measures Operation & Maintenance Manual Lidl Grocery Story - Monroe Township Gloucester County, New Jersey 1020 NJ State Highway Route 42 Block 1101; Lot 11.01		11/30/2020	
Lidle US Operations, LLC Proposed Grocery Store #1480 1020 North Black Horse pike Block 1101 – Lot 11.01 Site Plan	Kimley > Horn & Associates		
Sheet Number C-000: Cover Sheet		11/25/2020	
Sheet Number C-005: 200' Property Owner's List	A.A. Caponigro, PE	11/25/2020	

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Sheet Number C-010: General Notes 1	A.A. Caponigro, PE	11/25/2020	
Sheet Number C-011: General Notes 2		11/25/2020	
Sheet Number C-050: Demolition Plan		11/25/2020	
Sheet Number C-100: Site Plan		11/25/2020	
Sheet Number C-110: Truck Turn Plan		11/25/2020	
Sheet Number C-150: Site Details 1		11/25/2020	
Sheet Number C-151: Site Details 2		11/25/2020	
Sheet Number C-200: Grading Plan		11/25/2020	
Sheet Number C-210: Grading Enlargement Plan		11/25/2020	
Sheet Number C-300: Drainage Plan		11/25/2020	
Sheet Number C-310: Drainage Profiles 1		11/25/2020	
Sheet Number C-311: Drainage Profiles 2		11/25/2020	
Sheet Number C-312: Drainage Structure Table		11/25/2020	
Sheet Number C-350: Drainage Details 1		11/25/2020	
Sheet Number C-351: Drainage Details 2		11/25/2020	
Sheet Number C-400: Utility Plan		11/25/2020	
Sheet Number C-410: Utility Profiles		11/25/2020	
Sheet Number C-450: Utility Details 1		11/25/2020	
Sheet Number C-451: Utility Details 2		11/25/2020	
Sheet Number C-500: Erosion & Sediment Control Plan – Stage 1		11/25/2020	
Sheet Number C-510: Erosion & Sediment Control Plan – Stage 2		11/25/2020	
Sheet Number C-510: Erosion & Sediment Control Notes & Details		11/25/2020	
Sheet Number C-600: Landscape Plan		Bonita J. Von Ohlsen, LLA	11/24/2020
Sheet Number C-650: Landscape Notes & Details	11/24/2020		
Sheet Number C-700: Lighting Plan	A.A. Caponigro, PE	11/25/2020	
Indenture	Walter C. Ink (Widower) to The State of New Jersey	7/6/1932	
Access Easement Agreement	The Conlin Family Limited Partnership & Monroe Lake, LLC.	7/15/2019	
Grant	Unreadable to Atlantic City Electric Company	11/30/1954	
Indenture	George & Edith Huber to Atlantic City Electric Company	12/6/1929	
Deed of Easement	Philip J. Bowers & Co. & Atlantic City Electric Company	5/29/2007	
Agreement	Township of Monroe & Philip J. Bowers & Co.	11/25/2008	

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Resolution PB-80-08 (Application No. 412SP)	Monroe Township Planning Board	8/14/2008	
Resolution R:247-2008	Monroe Township Council	11/25/2008	
Utility Easement Agreement	Philip J. Bowers & Co. & Atlantic City Electric Company	4/21/2009	
Letter of Interpretation: Presence / Absence Determination File No.: 0811-02-0007.3; Activity Number: FWW190001 Applicant: Monroe Lake, LLC Block(s) and Lt(s): [1101, 11.01] Monroe Twp., Gloucester Co.	Bob Kozachok NJDEP: Division of Land Use Regulation	7/10/2020	
Geotechnical Engineering Study Lidl – Williamstown (P3375) 1020 North Black Horse Pike Williamstown, NJ 08094 HCEA Project No. L20010	Timothy B. Hill, PE & Arjan Klet Hillis-Carnes Engineering Associates, Inc.	4/2020	
Architectural Elevations	Unsigned	4/17/2020	

IV. PLANNING ANALYSIS

A. Use

Subject is located in the Township's (C) Commercial Zoning District, and is subject to the requirements of the Land Management Ordinance §175-63(D).

The (C) Commercial District permits the following uses within the zone:

- Community Commercial Uses;
- Neighborhood Commercial Uses;
- Planned Commercial Uses;
- Agricultural;
- Public Service Infrastructure;
- General Office; and
- Automotive Fueling Stations

1. Pursuant to §175-11 (Definitions), the definition of the Community Commercial Uses provides for Retail business and service establishments, including, includes, in pertinent part, retail shops and service establishments, business and professional offices, banks, motels and hotels, etc.
2. A review of Chapter 175 finds that the terms "Supermarket" "Food Store" and "Grocery Store" are not referenced as a permitted use in any Zone. Additionally, the term "Retail" is not defined.
3. §175-10A (Word Usage) states "Any word or term not defined shall be utilized with a meaning of standard usage for the context in which the word is used".

Webster's² defines "Retail" as:

- n. the sale of commodities or goods in small quantities to the ultimate consumers.*
- v. to sell in small quantities directly to the ultimate consumer.*

Accordingly, this office recommends that the proposed use is a "Retail Business" and permitted in the Commercial Zone.

4. The existing Bank proposed Lot 2 is to remain. Under §175-63(D), Banks are permitted uses in the Commercial Zone.

B. Space, Bulk & Yard Regulations (Site Plan- Commercial (C) Zone)

ITEM	REQUIREMENT		PROPOSED		STATUS
	CC	NC	LOT 1 (LIDL, CC)	LOT 2 (FIRST BANK, NC)	
Lot					
Min. Lot Area	20,000 s.f.		270,382 s.f.		Complies
				42,065 s.f.	Complies
Min. Lot Frontage	115'	100'	Herbert Blvd: 607'		Complies
			Lake Ave: 485'		Complies
			BHP: 211.1'		Complies
				BHP: 183.1'	Complies
Min. Lot Width	115'		Not Provided		<i>Undetermined</i>
		100'		Not Provided	<i>Undetermined</i>
Min. Lot Depth	N/A		N/A		N/A
		N/A		N/A	N/A
Max. Coverage	75%		48.2%		Complies
				52.4%	Complies
Building					
Min. Front Yard Setback	30'		Herbert Blvd: 31'		Complies
			Lake Ave: 274.2'		Complies
			BHP: 389.3'		Complies
		25'		BHP: 68.2'	Complies
Max. Front Yard Setback (Parking)	60'		Herbert Blvd: 31'		Complies
			Lake Ave: 265.6'		<i>Variance Required</i>
			BHP: 389.3'		<i>Variance Required</i>
				BHP: 68.2'	<i>Preexisting Nonconformity</i>
Min. Side Yard Setback	5'		N- 71.5'		Complies
			S- Undetermined		Undetermined
			E- Undetermined		Undetermined
		20'		58.9'	Complies
				77.0'	Complies

² <https://www.merriam-webster.com/dictionary/retail>

ITEM	REQUIREMENT		PROPOSED		STATUS
	CC	NC	LOT 1 (LIDL, CC)	LOT 2 (FIRST BANK, NC)	
Min. Rear Yard Setback	35'		N/A		N/A
		25'		71.4'	Complies
Max. Building Height	3 Stories		1 story		Complies
	40'		27.0'		Complies
		35'		25.3'	Complies
Off-Street Parking & Loading [§175-123]					
Required Off-Street Parking Spaces	1 per 150 GFA @ 28,179 GFA 188 required		138		<i>Variance Required</i>
		1 per 200 GFA @ 3,800 GFA 19 required		23	Complies
Min. ROW Parking Setback	20'		Herbert Blvd- 26.2'		Complies
			E. Lake Ave – >20'		
			BHP – >20'		
			40.4'	Complies	
Min. Non-Residential Parking Setback	10'		20.3'		Complies
Min. Residential Parking Setback	15'		26.2'		Complies
				N/A	N/A
Min. Parking Stall Size	10'x20'		10'x20'		Complies
				9'x18'	<i>Preexisting Nonconformity</i>
Min. Driveway Width	24'		24'		Complies
				25.1'	Complies
Min. Number of Loading Spaces	1 per 10,000 s.f. >15,000 s.f. shall provide additional space per Board Required		1 space provided; Building is >15,000 s.f.		<i>Variance Required</i>
				0	Preexisting Nonconformity
Min. Number of ADA Stalls	5% of all parking but not more than 10 stalls		7 stalls		Complies
				1 stall	Complies
Buffers [§175-93]					
Min. Front Yard Buffer	10'		26.2'		Complies
				20.1'	Complies
Min. Side Yard Buffer	5'		N- 71.5'		Complies
			S- 0' (Access Drive)		<i>Variance Required</i>
			E- 0' (Access Drive)		<i>Variance Required</i>
		10'		4.6'	<i>Preexisting Nonconformity</i>
				11.2'	Complies
Min. Rear Yard Buffer	25'		N/A		N/A
				15.1'	<i>Variance Required</i>

ITEM	REQUIREMENT		PROPOSED		STATUS
	CC	NC	LOT 1 (LIDL, CC)	LOT 2 (FIRST BANK, NC)	
Signage [§175-135]					
Monument Signs					
Max. Sing Number	1 / Street Frontage		2		Complies
				N/A	<i>Undetermined</i>
Max. Sign Area	50 s.f. / side		MS-4A: 30 s.f. / side		Complies
			MS-2A: 110 s.f. / side		Variance Required
				N/A	<i>Undetermined</i>
Max. Sign Height	8'		MS-4A: 8'		Complies
			MS-2A: 15'		Variance Required
				N/A	<i>Undetermined</i>
Min. Setback from a ROW	2'		MS-4A: 2'		Complies
			MS-2A: 2'		Complies
				21.1'	Complies
Free Standing Signs					
Max. Sign Number	1 / street frontage		1		Complies
				N/A	<i>Undetermined</i>
Max. Sign Area	50 s.f. / side		PS-1: 94.7 s.f. / side		Variance Required
				N/A	<i>Undetermined</i>
Sign Height	8' Min. 20' Max.		PS-1: 20'		Complies
				N/A	<i>Undetermined</i>
Min. Setback from a ROW	2'		15'		Complies
				21.1'	Complies
Building Mounted Signs					
Max. Sign Number	1 / frontage		2 (2 frontages)		Complies
				3 (1 frontage)	<i>Preexisting Non-Conformity</i>
Maximum Sign Area	10% of façade area not to exceed 150 s.f. Southern Façade: 10% of 2,866.50 s.f. = 286.65 s.f. Western Façade: 10% of 6,615.00 s.f. = 661.50 s.f.		128.5 s.f. / façade (2)		Complies
	Lot 2: 10% of Building Facade			Area of Bank façade not provided	<i>Undetermined</i>
Maximum Sign Projection	12"		16"		Variance Required
				Existing to remain	<i>Undetermined</i>
Maximum Sign Height	Not to exceed building façade or 35'		<35'		Complies
				<26'	Complies

V. SITE PLAN / DESIGN ISSUES

A. Waivers

1. §175.116.A.(1).(c) requires the maximum pole mounted light to be no higher than 16'. 25' is proposed.
2. As required by §175-133, ***Applicant is asked to address the installation of sidewalks along all frontages of the property.***

B. Affordable Housing

Applicant is advised that §175-89.1.K.(5)(a) requires nonresidential developers to pay a fee equal to 2.5% of the equalized assessed value of the land and improvements for all new nonresidential construction on unimproved lots.

C. Historical Resource Preservation Policy

In conjunction with §175-10, the Board is required to be guided by the policies as laid out in §175-23 regarding Historic Preservation.

1. After review of such policies against the NJ databases for Historic and archaeological areas of significance, it does not appear that the proposed development conflicts with any areas of archaeological or historical significance within the Township.
2. The Conservation Plan Element of the Township's Master Plan details the main objectives to preserve the Townships natural and cultural resources while balancing sustainable and compact development strategies. The proposed development aims to preserve natural buffers in accordance with Township standards.

D. Buffers.

1. Pursuant to §175-93, buffers are required along every exterior tract boundary for non-residential uses.

Proposed Lot 1 will provide landscaping buffering along Herbert Boulevard and retain the existing forested areas along E. Lake Avenue while providing some additional plantings at the entrance on E. Lake Avenue.

Applicant is asked to provide a more substantial buffer along E. Lake Avenue in conjunction with the existing forested areas to shield from view the proposed stormwater basins.

2. In accordance with §175-93(C), such buffer shall be planted with grass or ground cover in combination with shrubs or trees. ***This office recommends a row of evergreens be utilized within the buffer area along this frontage.***

Additional low level evergreen bushes are recommended within the front yard buffer adjacent to the Black Horse Pike to screen the stormwater basin.

3. No additional plantings are shown for the proposed Lot 2 buffer areas. ***Applicant is asked to supplement these buffer areas with an additional row of low-level plantings in the front of the site along the Black Horse Pike.***

4. §175-93(G) prohibits detention and retention basins within the necessary buffer areas.
Applicant is asked to revise the plans or request a waiver from this prohibition.

E. Historic Resource Preservation

- Per §175-110 (B), all applications for a major development shall contain a Cultural Resource Study.
Applicant is asked to provide such a Study or request a waiver from this requirement.

F. Natural Features

1. §175-120 requires Applicants to retain any natural buffers, trees, hills, etc. on site to the fullest extent possible.

Applicant proposes to remove and clear trees in the northern portion of Lot 1 where the new retail building will be located.

Applicant is asked to revise the proposed clearing limit along the rear property line adjacent with Herbert Boulevard in order to retain mature trees in the rear of the site rather than clear cutting and proposing new. This will help to maintain some of the mature buffer that exists today.

G. Off-Street Parking & Loading

1. §175-123(C) requires parking and loading areas for all commercial and industrial uses be buffered from residential uses to meet the objectives of the buffer section of the Ordinance.

As stated, Applicant proposes a vegetated buffer along the property line adjacent to Herbert Boulevard. This office recommends the Applicant increase the vegetated buffer around the site to create an obstruction from view for the residential properties adjacent to the proposed structure.

2. §175-123(H) requires Applicants to provide 1 tree per every 20 parking stalls located on site. This would result in a total of 7 trees to be provided for proposed Lot 1. Applicant proposes a total of 61 trees on proposed Lot 1; thereby meeting the requirement.

Applicant has not proposed any additional plantings or parking stalls on proposed Lot 2. The site currently has 23 parking stalls, triggering a requirement of 2 trees. From the Existing Conditions Plan, this requirement appears to be met. ***Applicant is asked to confirm this condition.***

3. Applicant proposes a trash enclosure within the loading area on the north side of the building. This could pose an issue for trash removal if a vehicle is loading during trash pickup times.
Applicant is asked to address this issue.

H. Shade Trees

1. §175-132 requires Applicants to plant shade trees at an interval of no greater than 50' along each street frontage. All trees should be placed 15' from the curbline. All trees should be a minimum of 1½ caliper and should be planted in a dormant state.

On proposed Lot 1, with the exception of along Herbert Boulevard, Applicant has focused the placement of trees to the inner part of the site.

Applicant is asked to increase the number of trees along E. Lake Avenue and the Black Horse Pike to better substantiate the buffer along these frontages.

I. Sidewalks.

1. As required by §175-133 A(1), properties located along the Black Horse Pike within Sidewalk Area 1 shall install sidewalk per the requirements contained within §175-133. To prevent segmentation, all sidewalks should be interconnected along all frontages.

Sidewalk currently exists on proposed Lot 2 along the frontage on the Black Horse Pike. ***This office recommends that sidewalk be continued across the driveway entrance on the Black Horse Pike to remain compliant with the objectives of the Master Plan.***

Furthermore, to prevent segmentation and encourage pedestrian access, we recommend that sidewalks be carried through along E. Lake Avenue to connect the Black Horse Pike sidewalk to the residential areas in the rear of the site. This would also allow residents to access the supermarket area without using a motor vehicle.

J. Vegetation.

1. ***Pursuant to §175-147, Applicant is asked to add callouts on the Site and Demolition Plans for all tree specimens with a caliper greater than 5". These plans should also include a matrix noting size, species, and condition of each tree.***
2. Pursuant to §175-147, all trees greater than 25" caliper are to be considered specimen trees and shall be preserved as such on site.

Under the tree protection section of §175-147 F(1), all trees within 25' of the building site and within 10' of parking or a utility easement shall be protected with a 4' wooden snow fence along the dripline of the trees. ***Applicant is asked to show these protection areas on the plans.***

K. Signage

1. Per §175-135(C), the Applicant has provided multiple signs on proposed Lot 1. Applicant has only provided an elevation showing the façade sign to be constructed.

Applicant is asked to:

- a. ***Provide a detail of the façade sign, including the materials to be used and all dimensions.***
- b. ***Provide details for the free standing or monument signs proposed. Such details should include dimensions and the materials to be utilized.***
- c. ***Confirm whether or not any signs are to contain scrolling or illuminated messages and provide all appropriate details related thereto.***
- d. ***Confirm how the monument and free-standing signs will be illuminated.***

L. ***Applicant is asked to:***

- a. Cover Sheet
 - i. ***Provide a clear zoning chart that shows the bulk standards which were proposed for the previously approved bank compared to the standards proposed for the current site plan.***

- ii. ***Clearly label design waivers on the cover sheet.***
- iii. ***Clearly call out all variances to be requested on the cover sheet.***
- iv. ***Show and label the zoning district boundaries on the key map.***

VI. VARIANCE(S) & DESIGN WAIVER(S) REQUIRED

- A. Applicant requires relief under N.J.S.A. 40:55D-70(c) (commonly referred to as a 'c' or 'bulk' variance) for:

Proposed Lot 1:

- Maximum Front Yard Setback (Parking) on Lake Avenue and the Black Horse Pike;
- Required Number of Off-Street Parking Spaces;
- Minimum Number of Loading Spaces;
- Minimum Side Yard Buffer for the South and East Access Drives;
- Maximum Sign Area for the Monument Sign(s);
- Maximum Sign Height for the Monument Sign(s);
- Maximum Sign Area for the Freestanding Sign(s); and
- Maximum Sign Projection for the Building Mounted Signs.

Proposed Lot 2:

- Minimum Rear Yard Buffer.

- B. This office has identified pre-existing nonconformities for Lot 2 for:
- Maximum Front Yard Setback (Parking);
 - Minimum Parking Stall Size;
 - Minimum Number of Loading Spaces;
 - Minimum Side Yard Buffer; and
 - Maximum Sign Number for the Building Mounted Sign(s).
- C. Applicant should clearly identify any necessary design waivers on the cover sheet along with any variances that are requested.
- D. Pending clarification of the issues raised in this report, additional relief may be required.

VII. VARIANCE JUSTIFICATIONS

While the law requires specific justifications for each of the several types of Variances permitted under N.J.S.A. 40:55D-70, the following general guidance is offered. The Board attorney will provide direction to Board members prior to its deliberations on this Application:

In order for a Board to grant a variance, an Applicant must demonstrate, to the Board's satisfaction, that: (1) such action will relieve peculiar and exceptional practical difficulties or exceptional and undue hardship upon the developer of the subject property resulting from the strict application of the zoning ordinance (typically known as a Hardship Variance); **OR** (2) that granting a variance to allow departure from the zoning ordinance would advance one of the purposes of the *Municipal Land Use Law* (N.J.S.A. 40:55D-1 et seq. [MLUL]) and that the benefits of the deviation would substantially outweigh any detriment (typically known as the Special Reasons). Collectively, these are known as the Positive Criteria.

An Applicant must also demonstrate, to the Board's satisfaction, that such variance can be granted without substantial detriment to the public good. This is known as the Negative Criteria.

Both the Positive Criteria and Negative Criteria must be satisfied in order for the Board to grant Variance relief. The grant of a 'c' Variance requires a majority vote of the members present.

The MLUL defines "peculiar and exceptional practical difficulties" and "exceptional and undue hardship" as:

- (a) *[where] by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation... would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property...[N.J.S.A. 40:55D-70c(1)]*

Under N.J.S.A. 40:55D-2, the MLUL enumerates as its purposes:

- a. *To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;*
- b. *To secure safety from fire, flood, panic and other natural and man-made disasters;*
- c. *To provide adequate light, air and open space;*
- d. *To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole;*
- e. *To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;*
- f. *To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;*
- g. *To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;*
- h. *To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;*
- i. *To promote a desirable visual environment through creative development techniques and good civic design and arrangement;*

- j. *To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;*
- k. *To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;*
- l. *To encourage senior citizen community housing construction;*
- m. *To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;*
- n. *To promote utilization of renewable energy resources;*
- o. *To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.*

III. POST APPROVAL CONSIDERATIONS

Should the Board grant the desired approvals for this Application, Applicant, and/or its professionals must:

- A. ***Make all appropriate plan revisions as directed by the Board.***
- B. ***Contact the Board Secretary to reconcile any outstanding review escrow accounts prior to Final Plan Certification, Signature or the issuance of building permits, as applicable.***
- C. ***Address all necessary bonds, inspection escrows and related items.***
- D. ***Provide an estimate of cost for all onsite improvements prepared by a New Jersey Licensed Professional Engineer.***
- E. ***Submit to the Township Zoning Department and this office evidence (if not already provided) of the following outside agency approvals prior to the Final Plan Certification or Signature:***
 - 1. ***Gloucester County Planning Board.***
 - 2. ***Gloucester County Soil Conservation District.***
 - 3. ***Monroe Township.***
 - 4. ***New Jersey Department of Environmental Protection. (If Necessary)***
 - 5. ***New Jersey Department of Transportation (If Necessary)***
 - 6. ***Any others as may be necessary.***
- F. ***Additionally, Applicant is advised that any damage caused to existing Township-owned facilities (i.e., roadways, utilities, etc.) during construction shall be repaired and/or replaced in kind to the satisfaction of the Township Engineer.***

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Lidl US Operations, LLC
1020 Black Horse Pike (Block 1101, Lot 11.01)
(ARH File: 3010096.01)
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Any resubmissions in response to this report should be accompanied by a point-by-point response to all items. In order to facilitate the Board's decision-making process, Applicants are strongly encouraged to resolve as many items as possible prior to the hearing on this matter.

Respectfully Submitted,

ARH ASSOCIATES

by



Stuart B. Wiser, PP/AICP
Vice President of Planning & Environmental Services

AW/SBW