



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

February 18, 2021

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

Subj: Application No. 505-SP
Minor Subdivision Application Review – Completeness & Technical Review
Lidl US Operations, LLC
1020 Black Horse Pike (Block 1101, Lot 11.01)
(ARH File: 3010096.02)

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.

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

Applicant has submitted separate Subdivision and Site Plan Applications for this project. This Report is **limited to the Subdivision** and consists of our review of the Subject Application for conformance with the Monroe Township Land Management Code (Chapter 175). **The Site Plan is addressed via separate Report.**

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.**

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	
Resolution PB-80-08 (Application No. 412SP)	Monroe Township Planning Board	8/14/2008	

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
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. COMPLETENESS REVIEW

The following addresses conformance with the Board’s Minor Subdivision Checklist only and does not reflect adequacy of submissions for review purposes. The correct number of copies are assumed to have been submitted. Column entries reflect the Application as received by this office. “Submitted” items which have been confirmed as such by this office have been eliminated from this review for brevity.

This office recommends that the Application may be deemed Complete FOR SCHEDULING PURPOSES, but that the outstanding items be submitted PRIOR TO the Board hearing on this matter.

SUBMISSION REQUIREMENT	WAIVER REQUESTED	NOT SUBMITTED / WAIVER NOT REQUESTED	SUBMITTED
Township Application Form (signed by Applicant & Owner).			✓
County Form (signed). PLEASE FILL IN THE CHECKLIST. FAILURE TO DO SO WILL CAUSE YOUR APPLICATION TO BE REJECTED.		2	
Township Fees			✓
County Fees			✓
Certificate of Filing (If property is located in the Pineland Area).		3	
Updated Tax Statement (obtain from the Tax Collector’s Office)			✓
Corporate / Partnership Disclosure (If Applicable)		4	
Deed Restrictions or Protective Covenants (If Applicable).			✓
Agreement or Sale or Lease (If Applicant is not the Owner).			
Number of Required Plans			✓

² The County Application was not received by this office.

³ Subject is not located in the Pinelands. This item is Not Applicable.

⁴ The Discloser was not received by this office.

V. PLANNING ANALYSIS

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

ITEM	REQUIREMENT		PROPOSED		STATUS
	CC	NC	LOT 1	LOT 2	
Lot					
Min. Lot Area	20,000 s.f.		270,382 s.f.		Complies
				42,065 s.f.	Complies
Min. Lot Width	115'	100'	Not Provided		Undetermined
				Not Provided	Undetermined
Min. Lot Frontage	115'	100'	Herbert Blvd: 607'		Complies
			Lake Ave: 485'		Complies
			BHP: 211.1'		Complies
					BHP: 183.1'
Min. Lot Depth	N/A		N/A		N/A
		N/A		N/A	N/A

VI. SUBDIVISION PLAN COMMENTS

- Per §175-67, Applicant is asked to include all existing structures and wooded lands within the area to be subdivided and within 200' thereof, and the shortest distance from any existing structure to any proposed and the existing lot line.**
- Applicant is asked to submit a general description of the proposed drainage facilities.**
- Applicant is asked to provide the names, addresses, phone numbers and signatures of the owner, subdivider, and person preparing the plat.**

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

Pending clarification of the issues raised in this report, relief may be required.

III. POST APPROVAL CONSIDERATIONS

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

- Make all appropriate plan revisions as directed by the Board.**
- 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:**
 - Gloucester County Planning Board.**
 - Monroe Township.**
 - Any others as may be necessary.**

Application No. 505-SP
Minor Subdivision Application Review – Completeness & Technical Review
Lidl US Operations, LLC
1020 Black Horse Pike (Block 1101, Lot 11.01)
(ARH File: 3010096.02)

Page 6

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