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April 8, 2022
43089 03

Re: Total Site Improvements, LLC
Proposed Construction Office and Self Storage Facility
Preliminary/Final Site Plan & Minor Subdivision
Block 800, Lots 4.01, 4.02, and 4.03
1423 & 1427 Woodlane Road (CR 630)
Eastampton Township

Ms. Kim-Marie White, Township Manager
12 Manor House Court
Eastampton, NJ 08060

Dear Ms. White:

An application has been received for the above referenced 15.66 acre site for a Preliminary & Final Site Plan with a Minor Subdivision. A d(1) Use Variance was previously granted conditioned on the submission of site plan approval. The three (3) properties are located in the Planned Office (PO) Zoning District.

A 6,217 square foot single story office/work area building (known as #1423 Woodlane Road) currently exists on the site and is being occupied by a construction company with areas for maintenance and storage of their equipment. The existing 2-story brick building is proposed to be used as a residence for the self-storage facility owner / employee and an office for the self storage facility with a 1,000 square foot office component for the self-storage facility. An eleven (11) space parking lot is proposed for the self storage facility at the existing residential structure.

The applicant has worked with the Board and the Township professionals to determine the layout of the proposed self storage facility so that the operations of the site are internal and the proposed buildings help to buffer noise, light and associated activity. Nine (9) buildings are proposed of varying sizes which will have individual units, accessible from the outside via garage type doors. Landscaping, lighting, and stormwater management facilities are proposed.

The site fronts Woodlane Road (BR 630), which is under the jurisdiction of Burlington County. County Planning Board approval will be required. Wetlands, wetlands buffers and a riparian zone are shown on the site, which limits the proposed development area. A Minor Subdivision is proposed to separate the two (2) uses onto their own individual lots. An access easement is proposed on the Construction Company's lot to allow access into the self storage facility. The combined sites are proposed to have one (1) full access on the west side of the site within this proposed easement, which will service both uses. An egress only from the self storage facility is provided in the approximate center of the frontage. Gates are proposed as security measures for the self storage facility.

The following information has been submitted in support of this application:

1. Land Use Planning Board Application
2. Plan of Survey, prepared by Maser Consulting, dated November 8, 2018.
3. Plan of Subdivision, prepared by Maser Consulting, dated January 20, 2022.
4. Preliminary and Final Major Site Plans, prepared by Avila Engineering, dated January 12, 2022.
5. Stormwater Management Report, dated January 12, 2022.

This information has been reviewed for conformance to the Zoning Ordinances of Eastampton Township and the Township Master Plan. In conjunction with these requirements, the following comments are offered.

Completeness

The application is deemed technically complete.

Zoning/Parking

1. A d(1) Use Variance was approved for the site under a previous application with the condition that a Site Plan and Subdivision plan be submitted. The site is located in the Planned Office (PO) Zoning District.
2. We defer to the Township Planner's most recent letter regarding bulk requirements, variances, etc.
3. Parking:
 - a) Self Storage Office / Residence: Eleven (11) parking spaces have been provided for the House/Office for the self-storage facility. Five (5) spaces per 1,000 square feet of Gross Floor Area is required. The office is 1,000 square feet, requiring five (5) spaces. The applicant should provide the number of bedrooms for the residence so that a parking requirement can be provided. However, it appears as though the parking requirement has been met. The plan does not indicate any large vehicle parking spaces; therefore, no parking of RVs, boats, trailers, etc. will be permitted on the site.
 - b) Construction Company: Eleven (11) parking spaces have been provided. 1.25 spaces per 1,000 square feet of Gross Floor Area is required. The construction company is 6,217 square feet, required eight (8) spaces. The ordinance is met.

Subdivision Comments

1. As a condition of approval, all deeds, easements, legal descriptions, etc. shall be provided for review by the Board professionals.

Site Plan Comments

1. A north arrow should be provided on the plans.
2. We request that a tie for the Wetlands and Flood Hazard lines be provided on the Site plan. It is recommended that the wetlands buffers be marked in the field by small posts, signage or something similar so that no encroachment occurs in the future.
3. A stone driveway is proposed on the right side of the construction company building. The applicant should discuss the need for this and justification to removing the buffer in this area to construct it. If the Board does approve the stone driveway, it is recommended that it be edged with railroad tie or something similar to keep the stone from spreading.
4. It is recommended that the rear stone area be edged with wooden ties/railroad ties or something similar to define the limits of the area. Stone is considered impervious area and spread of the stone and parking of large vehicles will compact the grass area, increasing impervious area and reducing the amount of infiltration at the rear of the site within the grassed area. This will also help prevent encroachment into buffer areas.
5. The outbound only one-way driveway from the self storage is sixteen (16) feet. We defer to the Fire Marshal as to whether this will be acceptable for a fire lane.
6. On Sheet 4, the plans appear to missing the boundary lines of the sidewalks at both buildings. This should be fixed on the final plans.
7. Some directional signage should be provided within the self storage facility. We would like to work with the applicant's professionals to determine the appropriate number and location on the site.
8. Trash enclosures have not been provided. The applicant should discuss plans for trash and recycle disposal.

Lighting and Landscaping

1. No lighting has been provided for the parking areas at either business. This information should be provided.
2. The buffer along the property line at the rear of the Self Storage office should be more diversified for visual interest as well as to avoid decimation of an entire row of trees in the event of disease, etc. We also recommend that the trees be staggered when planted to allow for better spread/growth.

3. We would like to work with the applicant's professionals to provide some landscaping around the top of the basin areas.
4. We would like to work with the applicant's professionals to add additional landscaping on the west property line.

Grading / Stormwater Design Comments

1. The project is classified as a major project for the purposes of stormwater management and must comply with the requirements of NJAC 7:8. The project must meet the following requirements:
 - a. Reduce the peak rate of runoff from the project area by 50%, 25% and 20% for the 2 year, 10 year and 100 year storms, respectively. Or demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph.
 - i. *Calculations appear to comply with this requirement.*
 - b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.
 - i. *Calculations appear to comply with this requirement.*
 - c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed.
 - i. *The applicant has provided the requisite calculations to demonstrate compliance.*
 - d. Incorporate low impact development techniques to the maximum extent possible.
 - i. The Low Impact Development Checklist should be provided.
2. A note should be added to the grading and utilities plan to indicate that lightweight equipment should be used in grading the proposed basins.
3. The design engineer should provide a certification that the basin has been inspected and working correctly prior to release of Performance Bond and Maintenance Bond.
4. We do not recommend pipe diameter less than 15" for inline pipe runs, unless they are roof drains, due to the potential to clog. The applicant should discuss the maintenance of the smaller pipe and whether larger pipe is feasible.
5. A Stormwater Maintenance Management Plan should be provided. We offer the following comments for the Board's consideration:
 - a. A mechanism for ensuring the long term maintenance of the stormwater management system should be provided. We recommend that the property be deed restricted to require the owner to maintain the stormwater management system in perpetuity in accordance with the approved maintenance plan.
 - b. The deed restriction requiring maintenance shall include a provision which, in case the owner fails to maintain the system, allows, but does not obligate, the township to enter upon the property to perform required maintenance at the owners expense. the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.
 - c. The maintenance plan shall be made a standalone document which shall be provided to the owner, kept on file with the township clerk and referenced by title and date in all restrictions and covenants.
6. All NJDEP approvals should be provided as a condition of approval.
7. The plans should note that the ADA parking spaces and accessible route must meet the current ADA requirements.

Administrative

1. As the site fronts Burlington County Route 630 (Woodlane Road) and under the jurisdiction of Burlington County, any and all documentation/permits to/from the County should be provided.
2. The applicant should verify with the Department of Health that the well and septic facilities are in proper working order and adequate to handle the proposed uses.
3. An estimate of quantities should be provided as a condition of approval so our office may calculate the Performance Guarantee and Inspection Escrow.
4. Prior to construction start, Ordinance requirements regarding review escrow, inspection escrows, pre-construction meeting, etc. must be met.

Permits and Approvals

The following permits and approvals will be required as part of the Preliminary and Final Site Plan:

1. NJDEP (LOI, FH Permits have been obtained)
2. Burlington County Planning Board
3. Burlington County Soil Conservation District
4. Eastampton Township Construction Office
5. Eastampton Township Fire Department
6. Eastampton Township Police Department
7. Burlington County Dept of Health (Septic)
8. Burlington County Dept of Health (Well)
9. Any others as necessary

Should you have any questions, please feel free to call or email me at sarcari@erinj.com.

Sincerely,



Stacey Arcari, PE, PP, CME, PTOE
Land Use Board Engineer

Cc: David Serlin, Esquire (via email)
Mark Remsa (via email)