

MARK A. REMSA, PP, LLA, AICP, ASLA
PROFESSIONAL PLANNER – LANDSCAPE ARCHITECT
10 DEWBERRY COURT
MOUNT LAUREL, NEW JERSEY 08054
(856) 979-6188
Email maremsa@aol.com

To: Eastampton Land Use Board
From: Mark A Remsa, PP, LLA
Land Use Board Planner
Date: March 12, 2022; Second Review April 5, 2022
Subject: Total Site Improvements LLC
Block 800, Lot 4.01, 4.02 and 4.03
Preliminary and Final Major Site Plan with Bulk Variances

We have reviewed the plans and documents submitted for the subject application and offer the following comments.

DOCUMENTS REVIEWED:

1. Land Use Planning Board Application with Checklist received February 18, 2022.
2. Total Site Improvements, Preliminary and Final Major Site Plan, 1423 Woodlane Road, Block 800, Lots 4.01, 4.02, 4.03, Eastampton Township, Burlington County, New Jersey, sheet nos. 1 through 13 prepared by Avila Engineering and dated January 12, 2022. Second Review: Revised through March 17, 2022, sheet nos. 1 through 15.
3. Existing Conditions Plan of Survey, Lots 4.01, 4.02 & 4.03, Block 800, Eastampton Township, Burlington Township, New Jersey, one sheet prepared by Maser Surveying LLC and dated January 20, 2022.
4. Second Review: Plan of Survey Minor Subdivision, Lots 4.01, 4.02 & 4.03, Block 800, Eastampton Township, Burlington County, New Jersey, one sheet, prepared by Maser Surveying LLC and dated January 20, 2022.
5. Second Review: Architectural drawings titled Storage Facility, 1423 Woodlane Road, Eastampton, NJ, Owner John Murabito, sheet nos. PRE-1 through PRE-5, prepared by Bishop & Smith, and dated February 28, 2022.
6. Second Review: Photo Location Report for Total Site Improvements, Preliminary and Final Major Site Plan, Block 800, Lots 4.01, 4.02 and 4.03, Eastampton Township, Burlington County, New Jersey, seven pages including cover sheet, prepared by Avila Engineering, and dated March 18, 2022.

TECHNICAL REVIEW (All comments were previously made unless otherwise indicated; previously made comments that were addressed by the applicant were deleted):

1. Existing Site: The existing site consists of Lots 4.01, 4.02 and 4.03 in Block 800 and contains a total of 15.659 acres. It is located along the northern side of Woodlane Road (CR 630) in the eastern portion of Eastampton Township. A two-story brick dwelling with an in-ground pool and a one-story masonry building exist on Lot 4.01. A construction yard, which is associated with the masonry building, extends onto Lot 4.03. A well and pump house serves both buildings. Effluent from the dwelling flows to a cesspool. The masonry building is serviced by a septic system. A 25-foot wide paved driveway that traverses Lot 4.01 from Woodlane Road provides access to the lots within a 33-foot wide access easement. An 8-foot wide drainage and utility easement on Lot 4.02 traverses the property line that is common with Lot 4.01. A similar 8-foot wide drainage and utility easement traverses the western side of the access easement on Lot 4.01. Except for the stoned area used for parking construction vehicles, Lot 4.03 is vacant. Lot 4.02 is vacant. Powell Run flows through the eastern portion of Lot 4.03, and wetlands associated with Powell Run cover most of Lot 4.03 and the northeastern portion of Lot 4.02. These wetland areas are heavily wooded. A mature row of conifers lines the western property line of Lot 4.01. The site is located within the PO Planned Office zoning district. In 2018, the Board granted use variances to permit a contractor's office and contractor's/construction yard on proposed Lot "B", and a storage facility on proposed Lot "A."

The site is surrounded by the following uses (see map below):

North – An age-restricted housing development under construction in the R-PRC Planned Retirement Community zoning district

East – Solar voltaic facility and an automobile repair establishment, both in the PO Planned Office zoning district

South – Across Woodlane Road, detached single-family dwellings in the R-M Residential Medium Density zoning district

West – Open agricultural field in the PO zoning district



Subject Site,
Approximate
Location

Not to Scale

Source: Google
Maps

2. Proposal: On January 19, 2022, the Land Use Planning Board memorialized a resolution granting a second one-year extension of the use variances to April 18, 2022 “when the applicant anticipates the submission of a minor subdivision and two major site plan applications.” The applicant submitted the subject application seeking the following approvals: (1) minor subdivision plan approval to create two lots from the three existing lots; and (2) preliminary and final major site approval for the contractor’s office and contractor’s/construction yard on one of the proposed lots and a storage facility on the other proposed lot. The applicant proposes the following improvements on the proposed lots:

Proposed Lot 4.01 (7.104 acres)

- Retain existing masonry building
- Construct new parking lot for 11 spaces
- Construct new 25-foot wide, two-way driveway that serves proposed Lots 4.01 and 4.02

- Construct new 16-foot wide stone driveway from the two-way driveway to the area between the masonry building and the western property line to the existing construction yard north of the masonry building
- Remove the mature row of conifers along the western property line
- Continue using existing septic system
- Continue using shared well and pump house that will be located on proposed Lot 4.02

Proposed Lot 4.02 (8.554 acres)

- Retain existing two-story dwelling and convert it into an office use
- Construct new parking lot for 11 spaces next to the converted office building
- Construct nine self-storage buildings that total 74,600 square feet of gross floor area
- Extend the 25-foot wide, two-way driveway from proposed Lot 4.01 to the driveway entrance for the 11-space parking lot for the converted office building; extend an 18-foot wide, one-way drive from the proximity of the 25-foot wide, two-way driveway to the converted office building toward the self-storage facility
- Enclose the self-storage facility with a six-foot high chain link fence and provide gates at the point of entry along the 18-foot wide, one-way driveway north of the proposed self-storage buildings and the point of exit along a 16-foot wide, one-way driveway between proposed Building Nos. 1 and 8.
- Provide a one-way circulation system through the self-storage facility, exiting the facility through the gate between Building Nos. 1 and 8 to Woodlane Road.
- Construct three stormwater management basins.
- Continue using existing cesspool.
- Continue using well and pump house that will be shared with proposed Lot 4.01 and will be located on proposed Lot 4.02.

The days and hours of operations, and the number of employees for the contractor's office and contractor's/construction yard, and the self-storage facility are:

Contractor's Office and Contractor's/Construction Yard

Monday – Friday, 7 a.m. – 5 p.m.

Weekends when emergency work is required

Office Employees = 7

Construction Employees, Offsite = 12

Self-Storage Facility

Office, Monday – Sunday, 7 a.m. – 7 p.m.

Access to storage facilities available after office hours

Office Employees = 2

3. Bulk Variances:

Minimum Lot Frontage
§ 540-29E(2)

Required = 200 feet

Proposed = 52.50 feet for
proposed Lot 4.01

Minimum Lot Width
§ 540-29E(3)

Required = 200 feet

Proposed = 52.50 feet for
proposed Lot 4.01

Minimum Side Yard Setback
§ 540-29E(5)(b)

Required = 25 feet

Proposed = 20.9 feet from
existing masonry building to
western property line on
proposed Lot 4.01
2.67 feet for Building No. 1 on
proposed Lot 4.02

Minimum Rear Yard Setback
§ 540-29E(5)(c)

Required = 30 feet

Proposed = 23.50 feet for
Building No. 1 on proposed Lot
4.02

Minimum Parking Setback from
Side Property Line
§ 540-29E(8)(c)

Required = 15 feet

Proposed = 3.01 feet for
proposed Lot 4.01
9.59 feet for proposed Lot 4.02

Minimum Landscape Requirement
for Side Yards
§ 540-29F(3)

Required = 15 feet or 5% of the
average lot width, whichever is
greater, up to a maximum of 25
feet. 15 feet for proposed Lot
4.01; 25 feet for proposed Lot
4.02

Proposed = None for western
side yard of proposed Lot 4.01;

None for eastern property line next to parking lot for proposed Lot 4.01;
About 3 feet along property line next to driveway for proposed Lots 4.01 and 4.02;
9.59 feet along western property line next to parking lot for proposed Lot 4.02

Pedestrian Circulation
Bicycle/Pedestrian Path located in Right-of-Way along Street Line § 540-29I

Required

Proposed = None for proposed Lots 4.01 and 4.02

Minimum Required Loading § 540-59A

Required = 1 space for first 5,000 sq.ft. GFA; 1 additional space for each additional 20,000 sq.ft. GFA or fraction thereof

Second Review:

Lot 4.01, 6,217 sq.ft. GFA industrial = 2 spaces

Lot 4.02, 1,000 sq.ft. GFA, office = 1 space

Lot 4.02, 74,600 sq.ft. GFA , self storage = 4 spaces

Proposed =

Lot 4.01, industrial = None

Lot 4.02, office = None

Lot 4.02, self-storage = None

4. Design Exceptions:

Landscape Buffer Composition Proportions § 540-29G(2)(d)

Required =

Evergreen Trees	40%
Evergreen Shrubs	30%
Deciduous Trees	10%
Deciduous Shrubs	20%

Proposed =

No buffer along western property line of proposed Lot 4.01;
Unknown for buffer along southern property line of proposed Lot 4.02 because labels for and quantities of proposed plants on the landscape plan (Sheet No. 10) are obscured rendering them illegible. A smaller scale drawing of the proposed plantings free of obscured labels and quantities must be provided (say, 1 inch = 30 feet).

Sidewalks
§ 460-63U

Required = 4-foot wide along streets

Proposed = None for proposed Lots 4.01 and 4.02

5. Site Plan Comments:

- a. Sheet No. 1: Provide a key map according to the requirements of § 460-38.
- b. Sheet No. 2: Revise the plan to retain the mature row of conifers along the western property line of proposed Lot 4.01.
 - (1) **Second Review:** Revise the plan to indicate the demolition and removal of the existing in-ground pool. The proposed use is non-residential, and the current zoning district in which the site is located is non-residential (PO zoning district). All uses accessory to residential uses, such as the in-ground pool, must be removed from the site.
- c. Sheet No. 3: Revise the plan to show the variances in Comment No. 3 and design exceptions in Comment No. 4 of this report.
- d. Sheet No. 4:
 - (1) Proposed Lot 4.01:
 - (a) Eliminate the 16-foot wide stone driveway and gate along the western property line in the vicinity of the existing masonry building.

- (b) The proposed sidewalk around the existing masonry building is illegible; darken the graphics so that the sidewalk is legible.
 - (c) Provide either the 4-foot wide sidewalk or a pedestrian/bicycle path in the right-of-way of Woodlane Road.
 - (d) Provide a trash/recycling enclosure.
 - (e) Provide a 10-foot backup area at the end of the 11-space parking lot by moving the gate to the construction yard farther north.
- (2) Proposed Lot 4.02:
- (a) Provide a 10-foot deep backup area for the 11-space parking area next to the converted office building.
 - (b) The proposed sidewalk next to the converted office building is illegible; darken the graphics so that the sidewalk is legible.
 - (c) Provide a directional sign from the 11-space parking area indicating “Woodlane Road to the right and Self-Storage to the right.”
 - (d) Provide the location of the access reader for the gate to the self-storage facility.
 - (e) Within the self-storage facility provide “One-Way” directional signage on the buildings to reinforce the one-way circulation system.
 - (f) Provide access gates to the proposed stormwater management basins.
 - (g) Indicate where trash and recyclables are stored and collected for the converted office and the self-storage facility.
 - (h) Label the graphics between Building Nos. 8 and 9.
 - (i) Either label or include within the legend the “blackened boxes on the facades of Buildings Nos. 1 and 8, and the two boxes clustered next to the “Do Not Enter” sign at the driveway exit to Woodlane Road.
 - (j) We recommend a ground-mounted monument sign be provided on proposed Lot 4.02 near the two-way driveway entrance on proposed Lot 4.01 to properly identify, for motorists, the two businesses and the driveway entrance to those businesses. The sign shall comply with the Article X of Chapter 540.
 - (k) Provide either the 4-foot wide sidewalk or a pedestrian/bicycle path in the right-of-way of Woodlane Road.

e. Sheet No. 9:

- (1) Label the isolux lines for the proposed site lighting for both proposed lots.
 - (2) Provide site lighting for the entrance to the existing masonry building on proposed Lot 4.01 and the 11-space parking lot for the converted office building on proposed Lot 4.02.
- f. Sheet No. 10:
- (1) Proposed Lot 4.01:
 - (a) Show the retained mature row of conifers along the western property line of proposed Lot 4.01.
 - (b) Provide shrubs and ornamental trees in the area between the curve in the two-way driveway and the existing masonry building.
 - (2) Proposed Lot 4.02:
 - (a) Provide an enlargement of the proposed landscaping along Woodlane Road on proposed Lot 4.02. See Comment No. 3 for more information regarding the landscape buffer requirements. Provide the proportions of the landscape buffer composition in a table.
 - (b) Provide shade trees around the 11-space parking lot next to the converted office building: one tree at the middle of the western side of the lot; one at the northwestern corner of the lot; and one at the northeastern corner of the lot.
 - (c) Diversify the mix of plantings along the western and northern fences in the proximity of the converted office building by introducing clusters and massings of large-growing native shrubs among the proposed American Holly.
6. Minor Subdivision Comment: The applicant shall submit a minor subdivision plan.
- a. **Second Review**: The applicant provided a minor subdivision plan. The following revision should be made to the plan:
 - (1) An easement for the shared onsite water service that consists of the well and pump house on proposed Lot 4.02 serving proposed Lot 4.01 must be added to the plan.

7. Architectural Drawings: The applicant shall submit architectural drawings for the proposed self-storage facility. The architectural design should comply with Article IX of Chapter 460.
 - a. **Second Review**: The applicant provided architectural drawings. We find the architectural design of the outer walls facing Woodlane Road to be attractive and to be consistent with the design standards of Chapter 460.
8. **Second Review**: Comments Regarding Combined Preliminary and Final Site Plan Application: Because we find a significant amount of items that must be addressed and provided on the site plan, we recommend the Board consider the application for preliminary major site plan approval and require the applicant to return to the Board with an application for final major site plan approval after it addresses the outstanding items and obtains outside agency approvals. In particular, we are concerned about the removal of the mature tree line along the western property line, the proposed gravel drive between the western property line and the existing building on proposed Lot 2.01, and the landscape design as discussed in respective Comment Nos. 5.b., 5.d. 5.f. of our review.

We reserve the right for further comment in view of additional information provided by the applicant.

cc: Kim-Marie White, Land Use Administrator, via email
David Serlin, Esq., Land Use Board Attorney, via email
Stacey Arcari, PE, Land Use Board Engineer, via email
Total Site Improvements LLC, Applicant
Travis Richards, Esq., Applicant's Attorney
Michael Avila, PE, Applicant's Engineer