



HAROLD E. PELLOW & ASSOCIATES, INC.

CONSULTING ENGINEERS · PLANNERS · LAND SURVEYORS

ESTABLISHED 1969

HAROLD E. PELLOW, PRESIDENT
*2022 Distinguished Engineering Service Award
from the NJ Society of Professional Engineers*
NJ – P.E. & L.S., NJ – P.P., NJ – C.M.E.

ANN PELLOW WAGNER
NJ – C.L.A., VA – C.L.A., PA – C.L.A.
(5/26/84 – 7/27/89)

DAVID B. SIMMONS, JR., VICE PRESIDENT
NJ – P.E. & L.S., NJ – P.P., NJ – C.M.E.
NY – P.E. & L.S., PA – P.E. & L.S.

CORY L. STONER, EXEC. VICE PRESIDENT
NJ – P.E., NJ – P.P., NJ – C.M.E.

MATTHEW J. MORRIS
NJ – L.L.A., NJ – P.P.

THOMAS G. KNUTELSKY, ASSOCIATE
NJ – P.E., NJ – P.P.

April 10, 2024

MEMORANDUM TO: Andover Township Land Use Board

FROM: Cory L. Stoner, P.E., P.P., C.M.E., Land Use Board Engineer

SUBJECT: ENGINEERING REVIEW

Preliminary and Final Major Site Plan Application for
Seegull LLC

Property Located at 1023 Limecrest Road (County Route 669)

Block 108 Lot 4.01

Andover Township, Sussex County

HPA No. 24-073

Dear Board Members:

The above referenced application is for major site plan approval to redevelop the property that was previously used as a wood mulch plant into a new concrete batch plant facility. The property in question is located within the 1023 Limecrest Road Redevelopment Zone. Based on a review of the application submitted for this project, I offer the following comments:

1. The plans and documents submitted in support of this application included:
 - a. Plans entitled, “Site Plan for Seegull, LLC, Concrete Production Plant, Tax Lot 4.01, Block 108, Tax Map Sheet 39, Township of Andover, Sussex County, NJ”, prepared by Dykstra Associates, PC, consisting of seven (7) sheets and dated January 8, 2024.
 - b. Architectural plans entitled, “New Building for: Sparta Redi-Mix, 1023 Limecrest Rd., Andover Twp., NJ.”, prepared by Charles Schaffer Associates, LLC., consisting of eleven (11) sheets and dated December 12, 2023.
 - c. Architectural plans entitled, “New Concrete Batch Plant: Sparta Redi-Mix, Andover, NJ.”, prepared by Charles Schaffer Associates, LLC., consisting of five (5) sheets and dated September 13, 2023.
 - d. A report entitled, “Traffic Analysis, Proposed Concrete Batch Plant, Seegull, LLC, Block 108, Tax Lot 4.01, County Route 669, Andover Township, Sussex County, New Jersey”, prepared by Dykstra Associates, PC, and dated January 3, 2024.

- e. A report entitled, “Stormwater Management Report, for Seegull, LLC, Tax Lot 4.01, Block 108, Andover Township, Sussex County, New Jersey”, prepared by Dykstra Associates, PC, and dated October 17, 2023.
 - f. A report entitled, “Environmental impact statement, Seegull, LLC, 1023 Limecrest Road, Block 108, Lot 4.01, Andover Township, Sussex County, New Jersey”, prepared by Envirotactics and dated April 2024.
 - g. Land Development Application, checklists, and other supporting documents.
2. As stated above, the Applicant is proposing a concrete batch plant facility. Per the Applicant’s description, the site will include:
- a. An 80’ x 150’ office and maintenance garage.
 - b. A parking area for 31 employees, 23 Cement mixer trucks and 3 tractor trailers.
 - c. Concrete plant with storage silos, hopper and conveyor belt.
 - d. Aggregate storage area.
 - e. Four settling and holding basins.
 - f. A wash in and wash out areas.
 - g. A new septic disposal area.
 - h. Lighting and landscaping.

The Applicant will need to be prepared to describe the site improvements and all the operations on the site with the Board in detail.

3. **Completeness:** The Application was deemed complete by the Board at the February 20th meeting with the condition that an expanded Environmental Impact Statement be provided. The Applicant has submitted this document as requested.

4. **Zoning Comments:**

a. The Block 108 Lot 4.01 property is located in the 1023 Limecrest Road Redevelopment Zone. Per the 1023 Limecrest Road Redevelopment Plan Concrete batch plants are a permitted use in the zone. A review of the proposed bulk requirements for the 1023 Limecrest Road Redevelopment Zone are as follows:

Item	Required	Existing	Proposed	Variance
Min. Lot Area	N/A	3.67 Ac.	3.41 Ac.	No
Min. Lot Width	N/A	677.32 ft.	675.91 ft.	No
Max. Building Coverage	30%	7.4%	9.8%	No
Max. Lot Coverage	90%	91.5%	70.5%	No
Principal Structure				
Min. Front Yard Setback	30 ft.	39.8 ft.	91.4 ft.	No
Min. Rear Yard Setback	10 ft.	142.7 ft.	11 ft.	No

Item	Required	Existing	Proposed	Variance
Min. Side Yard Setback	10 ft.	133.1 ft.	34.3 ft.	No
Max. Building Height	2 ½ Stories/ 35 ft.	<35 ft.	<35 ft.	No
Accessory Structures				
Min. Front Yard Setback	15 ft.	112.9 ft.	160.5 ft.	No
Min. Rear Yard Setback	3 ft.	55 ft.	3 ft.	No
Min. Side Yard Setback	3 ft.	205.3 ft.	282.2 ft.	No
Max. Building Height	50 ft. ¹ 100 ft. ²	<50 ft.	42.1 ft. ¹ , <100 ²	No
Raw Materials (outdoor storage of aggregates, etc.)				
Maximum Height	35 ft.	N/A	<35 ft.	No

¹ – Applies to conveyors, mixers, and the like.

² – Applies to storage silos.

- b. The plan as proposed meets the bulk requirements of the 1023 Limecrest Road Redevelopment Zone.
- c. The Applicant has provided information regarding steep slopes per Section 190-32.3 of the Township Code. Based on the slope disturbance table provided, the development of the site will disturb steep slope areas greater than what is permitted, and a variance will be required.

5. **Site Plan Layout & Parking:**

- a. Per the 1023 Limecrest Road Redevelopment Plan, a concrete batch plant requires 1 parking space per employee. Per the zoning analysis chart, 35 spaces are required, and 56 spaces have been provided. The total parking spaces include: 31 proposed office and staff spaces (9' x 18'), 23 mixer parking spaces (12' x 35') and three trailer parking spaces (12'x 60').
- b. The Applicant shall be prepared to discuss all aspects of the operation of the concrete plant and the proposed structures on the site with the Board.
- c. A detail of the proposed concrete block wall around the aggregate storage area needs to be provided which shows proposed finish, color and height.
- d. The Applicant should be prepared to discuss the anticipated amount of aggregate to be stored on the subject property including height and overall size of the stockpile. This size and height of the stockpile should be a maximum condition of any approval granted by the Board.

- e. There is a large area of existing gravel storage area encroachment on to Block 108 Lot 4.02. The Applicant should remove the gravel from the neighboring property and restore the area with vegetation.
- f. Trip generation information has been provided for the proposed project. The Applicant will need to be prepared to discuss, in detail, the operation of the site including delivery of raw materials, dispatching of cement trucks and any other anticipated traffic.
- g. The Applicant will need to provide information regarding the anticipated hours of operation including the need for any hours at night when lights may be a concern.
- h. The applicant will need to provide information regarding the equipment that may be on the subject property for the operation of the concrete plant (i.e. front-end loader, forklift, etc.)
- i. The applicant should be prepared to discuss any and all chemicals that are used in the mixing of concrete and in what quantity they may be present at any one time on the subject property.
- j. The applicant should provide information regarding the dust and/or material that will be tracked

6. **Stormwater:**

- a. The proposed plan application meets the definition of a “Major Development”, and is therefore subject to meeting the current Andover Township stormwater ordinance. The design of the proposed stormwater management system must meet the water quantity, water quality and groundwater recharge requirements, including the green infrastructure criteria. A “Small-scale Infiltration Basin” is being proposed to address these criteria.
- b. The design of the proposed stormwater management facility must adequately address the three main criteria: i) water quantity reductions, ii) water quality treatment and iii) groundwater recharge. Based on a review of these requirements, I have the following comments:
 - i. Water Quantity: I am generally in agreement with the proposed design but I believe that the Applicant will need to address the following items and resubmit for a final review:
 - (1) Credit is taken for a 6-inch per hour infiltration rate, yet the soil log data indicates a permeability rate of 5 inches per hour. Considering a safety factor of 2, the permissible infiltration rate should be reduced to 2.5 inches per hour.

- (2) The Pond A stage-discharge information needs to be reviewed and corrections made where necessary. The location of the 8-foot weir is unclear, and the 15" RCP discharge pipe must be included.
 - (3) Clarity is needed regarding the purpose of the depression labeled "Basin #1"
 - (4) The stormwater management report currently utilizes identical time of concentration paths for both impervious and pervious surfaces which is incorrect. The time of concentration calculation for impervious surfaces is typically shorter compared to pervious surfaces. All time of concentration calculations must be prepared in accordance with NEH Part 630, Chapter 15.
 - (5) The bottom 6-inch sand layer is to be labeled and hatched on plan sheet 4 of 7.
- ii. Water Quality: The proposed development is not subject to the required 80% Total Suspended Solids (TSS) removal rate, since the net regulated motor vehicle surface increase is less than a quarter of an acre.
 - iii. Recharge: The groundwater recharge requirement has been satisfactorily addressed.
- c. Upon approval of the application, the stormwater management report containing the maintenance plan shall be recorded in the Sussex County Clerk's Office as per NJAC 7:8-5.8(d).

7. **Utilities:**

- a. The Applicant is proposing a new septic system on the northeastern side of the proposed office and maintenance building. A permit from the Sussex County Health Department has been received.
- b. The Applicant is proposing a new well to the west of the proposed office and maintenance building. Approvals from the Sussex County Health Department will be required. The Applicant should be prepared to talk about the water needed for the facility.
- c. The site plan does not show the location air conditioning units and HVAC systems.

These should be shown on the plan and appropriate screening provided.

- d. There is a proposed 12,550-gallon water tank proposed on the site that will need to be inspected and approved by the appropriate authorities.

8. **Lighting & Landscaping:**

- a. Per the 1023 Limecrest Road redevelopment Plan, there shall be a frontage buffer a minimum of 15 feet wide along Limecrest Road. The buffer has not been provided along on both sides of the access drive and additional landscaping should be provided in areas that do not interfere with the sight triangle.
- b. Trees "CF" are called out on the plan but are not included in the plant schedule and need to be added.
- c. The 1023 Limecrest Road Redevelopment Plan requires a maximum illumination at 1.0 foot-candles at all property lines. The lighting plan shows illumination levels greater than 1.0 and a variance will be required.
- d. All lights should be shielded to prevent glare and off-site light pollution.
- e. The Applicant will need to provide information regarding the hours the site lighting will be on and if security lights will be kept on throughout the night.

9. **Architectural Plans:**

- a. The architectural plans and elevations have been submitted for both the concrete batch plant and the office and maintenance building. The Applicant should be prepared to review the architectural drawings in detail with the Board. The testimony provided should include a detailed review of building materials, colors and any other details that would be beneficial for the Board to consider in their review.
- b. The Applicant should be prepared to discuss in detail the various rooms of both structures and how they will be utilized in the daily operations of the site with the Board.
- c. Information has not been submitted regarding what the proposed entrance basin/settling basin/holding basin structure will look like. Details for these structures will need to be presented to the Board.
- d. The architectural plans for both buildings show gutters being tied into subsurface drainage systems but nothing is shown on the site plan. The use of underground storage for the downspouts should be clarified.

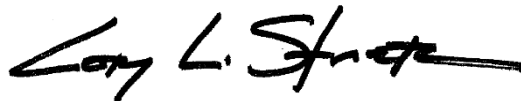
10. Signs:

- a. The Site Layout Plan shows a freestanding sign in the front yard. A detail of the design of the sign has not been provided. The Applicant should provide details regarding the design of the sign, colors and how it will be illuminated to the Board.
- b. The Site Layout Plan calls out a building sign on the proposed concrete plant silo but no detail of the sign has been provided. The Applicant should provide details regarding the design of the sign, colors, where it will be mounted and how it will be illuminated to the Board.

11. Other Comments:

- a. The Environmental Impact Statement addresses existing and proposed environmental impacts in a broad sense. The Applicant must be prepared to discuss environmental impacts specific to the operations of the proposed use with the Board.
- b. Approval from the Sussex County Division of Engineering will be required for the proposed right of way dedication and the modified County roadway access.
- c. Other Approvals that will be required include but may not be limited to:
 - i. Andover Township Construction Department
 - ii. Andover Township Fire Subcode Official
 - iii. Andover Township Soil Erosion & Sediment Control
 - iv. Sussex County Health Department (*septic and well*)
 - v. Sussex County Planning Board
 - vi. Sussex County Division of Engineering.

Very truly yours,



Cory L. Stoner, P.E., P.P., C.M.E.
HAROLD E. PELLOW & ASSOCIATES, INC.
Andover Township Land Use Board Engineer

CLS:MJM:mjm:cls
K:\PROJECTS\MUNICIPAL\ANDOVER TWP\LAND USE BOARD\24-073 - SEEGULL, LLC\PB1.DOCX

cc: Via Email
Stephanie Pizzulo – Land Use Board Secretary
Richard Briigliodoro, Esq. - Land Use Board Attorney
Lawrence Calli, Esq.
Owen Dykstra, P.E.