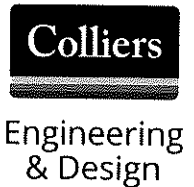


50 Chestnut Ridge Road, Suite 101  
Montvale New Jersey 07645  
Main: 877 627 3772



July 19, 2023

Andover Township Land Use Board  
134 Newton Sparta Road  
Newton, NJ 07860

Feels of Green Proposed Dispensary  
474 Route 206 (Block 155, Lot 5.01)  
Township of Andover, Sussex County, NJ  
Colliers Engineering & Design Project No. 22012558A

Dear Honorable Members of the Board,

Our office is in receipt of a review letter from Cory L. Stoner, P.E., P.P., C.M.E., Land Use Board Engineer dated June 9, 2023, regarding the above referenced project. Below please find our responses to each of the comments. The comments have been repeated for clarity.

### **Completeness Comments**

#### Checklist #5 – Preliminary Site Plan:

- a) #9 – Zone data box showing: zone districts, required and proposed lot area, lot width, building height, structure lot coverage, floor area ratio, setbacks, parking, impervious surface and any other applicable zoning requirements:

The site is in the Route 206 Redevelopment Zone and the zoning table will need to be updated to reflect the requirements in the zone.

**Response: The zoning table has been revised to reflect the requirements of the Route 206 Redevelopment Zone.**

- b) #13 – Location of all structures (principal and accessory structures, driveways, parking areas, etc.) on, and within 200 feet of the existing tract boundaries with dimensions to existing property lines:

The location of structures within 200 feet of the tract boundaries have not been provided. Since this is an existing developed site, I have no objection to waiving this item for the sake of hearing this application.

**Response: Acknowledged.**

- c) #14 – Lot width at street line of lot created; road frontage of remainder portion; cartway width; and right-of-way width and name of road on which property fronts:

Information regarding the width of Route 206 right-of-way has not been submitted. This information should be provided along with a survey.

**Response: A copy of the Survey is enclosed with our resubmission, which shows both the R.O.W. limits and the property line limits based on deed. The plans have been revised to identify the R.O.W. line and note that the width varies.**





- d) #15 – Location and size of existing and proposed utilities on-site and within 200 feet of the site with easement or right-of-way (if any), including: a. Sanitary sewers or septic systems b. Storm drains with grate and invert information c. public water, water mains and wells d. Gas e. Telephone f. Electricity g. Cable TV:

The plan shows that the existing septic system will be replaced and that the plans are being prepared by others. An application for the proposed septic system has supposedly been submitted to the Sussex County Health Department. A copy of the septic plan and application have not been provided. The plan also shows an existing well west of the dwelling on the subject property. The Applicant will need to provide information regarding where the commercial building gets water from, how many wells are onsite and if the dwelling and the commercial property share a well.

**Response: A copy of the Septic Plan and application are enclosed with this resubmission. The Septic Plan includes the requested information related to the existing well.**

- e) #17 – Existing and proposed contours within 200 feet at ten-foot intervals for slopes at or over twenty-five percent grade and at two-foot intervals for less than twenty-five percent grade. Provide spot elevations and top and bottom of wall elevations:

Contours within 200 feet of the subject property have not been submitted. Since this is an existing developed site and minimum disturbance is proposed, I have no objection to waiving this item for the sake of hearing this application.

**Response: Acknowledged.**

- f) #18 – Soil classification data as mapped by the USDA Soil Conservation Service in Soil Survey of Sussex County:

The Applicant is asking for a waiver. Because the project will disturb less than 5,000 square feet of soil a soil erosion and sediment control permit will not be required and soil classification data is not necessary. I have no objection to waiving this item.

**Response: Acknowledged.**

- g) #20 – A copy of all existing protective covenants or deed restrictions affecting the property and a statement as to whether such deeds or covenants are of record. Include a copy of the original deed documents:

No deed or easement information has been submitted with this application. This information will need to be submitted.

**Response: A copy of the deed is enclosed with this resubmission.**

- h) #21 – An electronic copy of plans in .DWG format or a compatible format: I have not received a digital copy of the files:



The files can be submitted as a condition of any approval granted and can be temporary waived.

**Response: Acknowledged. An electronic copy of the plans in .DWG format will be emailed to you as requested.**

- i) #22 – Copies of applications to Sussex County Planning Board, Sussex County Soil Conservation District and/or NJDOT, if applicable:

A copy of any application sent to Sussex County Planning Board and/or an application to NJDOT if applicable should be submitted as a condition of any approval granted. I have no issue with temporary waiving this item for the sake of hearing this application.

**Response: Acknowledged. At a minimum we believe a Statement of No Interest will be required from the NJDOT. Our office will coordinate any approvals/permits required from Sussex County and/or NJDOT as a condition of any approval granted.**

- j) #23 – When wetlands are present, a letter of interpretation, letter of exemption or a copy of any application made to the NJDEP needs to be provided:

The applicant is requesting a waiver from providing this information. However, there is a category-one stream with wetlands associated both directly north and south of the subject property. Because the proposed improvements may take place inside of freshwater wetlands buffer, an L.O.I. or a letter from a certified wetlands specialist needs to be provided.

**Response: A field wetlands delineation was performed by a professional wetlands scientist on June 28, 2023. The flagged wetlands were surveyed by RWC Surveying and incorporated into the revised site plans enclosed with this resubmission. A boxed note was added to Sheet 2 referencing the field delineation. Based on the scope of the proposed improvements, NJDEP FWW General Permit #24 is required. Our office will submit for this permit, and we acknowledge that this will be a condition of any approval granted. It should also be noted that the riparian zone disturbance is covered by NJDEP FHA Permit By Rule #10. A boxed note was added to Sheet 4 referencing the Permit By Rule.**

- k) #25 – Percolation or permeability test(s) results witnessed by the Sussex County Health Department along with a certification by the engineer that each lot can support septic systems in accordance with NJAC 7:9A.....:

A copy of the application material submitted to the Sussex County Health Department for the proposed septic needs to be submitted.

**Response: A copy of the application submitted to the Sussex County Health Department is enclosed with this resubmission.**

- l) #30 – Natural features on site, and within 200 feet of the site:



Natural features within 200 feet of the site have not been provided. Since this is an existing developed site, I have no objection to waiving this item for the sake of hearing this application.

**Response: Acknowledged.**

- m) #31 – Delineation of steep slopes at the following categories: (i) 20% to 24.99%, (ii) 25% to 34.99%, 35% or greater:

The Applicant is requesting a waiver. Since the property is previously developed and will require minimal grading, I have no objection to waiving this item for the sake of hearing the application.

**Response: Acknowledged.**

- n) #32 – Slope disturbance table setting forth (a) the existing areas of steep slopes, in square feet in each of the categories set in item # 32; (b) the proposed areas of steep slope disturbance, in square feet, in each of the aforesaid categories; and (c) the percentage of steep slope disturbance in each of the aforesaid categories.

The Applicant is requesting a waiver. Since the property is previously developed and require minimal grading, I have no objection to waiving this item for the sake of hearing the application.

**Response: Acknowledged.**

- o) #34 - Environmental Impact Statement, applicability determined per Ordinance 131-12, contents as described in 131-13:

An Environmental Impact Statement has not been submitted. The Environmental Impact Statement should address the following items required under Section 131-13:

- i. Surface and groundwater quality
- ii. Soil capabilities and limitations
- iii. Slope stabilities
- iv. Architectural design and relation to adjacent structures
- v. Land use aesthetics
- vi. Sewage volume
- vii. Water table elevation
- viii. Location of aquifers
- ix. Depth and capacity of all wells within 500 feet
- x. Expected groundwater yields
- xi. Volume and peak flow rates of stormwater runoff now existing and that to be generated by new improvements, which shall include volumes and rates for ten, twenty-five and one hundred year storm frequencies having durations producing maximum flow rates before and after the proposed development.
- xii. Changes of runoff rates and volumes to be caused by changes in land use and the time of concentration.





***Response: An Environmental Impact Statement Memorandum is enclosed with this resubmission.***

- p) #35 – Existing and proposed driveway locations with sight distance profiles. Sight distances shall conform to AASHTO sight design standards, or applicable Municipal Ordinance, based on posted speed limits. A design speed of 50 MPH shall be used if there is no posted limit:

The Applicant is requesting a waiver from providing this information since they are proposing to maintain the current access to this site. I have no problem temporarily waiving this item for the sake of hearing this application. Any approval that may be granted by the Board, however, should be conditioned on an approval or consent letter from the NJDOT being provided to prove that the current access driveways is acceptable for the new development use.

***Response: Acknowledged. See previous response related to NJDOT approvals.***

- q) #41 – Signage, including location of signs and appropriate detail such as size, height, materials and lighting:

No information regarding sign sizes, lighting or number have been submitted other than what is shown on the building elevation view. Sign details including dimensions, sizes, locations and quantities will need to be submitted for review.

***Response: Revised Architectural Plans are enclosed with this resubmission, which include preliminary signage details. A formal signage package has not yet been prepared; however the applicant intends to comply with the Township Ordinance requirements for signage.***

- r) #44 – Earthwork summary and estimate of off-site borrow or export:

The Applicant is requesting a waiver from providing this item. Since there is minimal disturbance being proposed with the site improvements, I have no objection to waving this item for the sake of hearing this application.

***Response: Acknowledged.***

- s) #46 – Lighting Plan including the fixture types, pole types, mounting heights, direction, shielding, wattage, isolux patterns, time of operation and footing details:

Details regarding fixture style and type and information regarding thiem of operation have not been provided. This information will need to be provided for review by the Board.

***Response: The plans have been revised to include lighting details as requested.***

- t) #47 – Fire protection plans and details...:

No fire protection information has been submitted. Information regarding whether fire protection will be needed for this building should be provided by the project architect.

***Response: The revised Architectural Plans enclosed with this resubmission include fire protection notes and code analysis. The building does not need to be sprinklered.***





- u) #50 – Provisions for solid waste handling including dumpster location and details (screening, fencing, etc.):

No information regarding solid waste handling has been provided or shown on the plans. A designated location for solid waste will need to be provided.

**Response: The Site Plans have been revised to include a trash enclosure.**

- v) #52 – Preliminary architectural plans and elevations depicting dimensioned floor plans and building height, rooftop mechanical unit screening, and general materials and colors:

An architectural rendering and plan have been reviewed but no building elevation have been submitted with this application. Information regarding the height of the building, rooftop mechanical equipment and other architectural elements should be provided

Note: If mechanical equipment will not be located on the roof the location of such equipment needs to be shown on the site plan.

**Response: Preliminary Architectural Plans, including a building elevation, have been provided with this resubmission. New mechanical equipment is proposed and is shown on the roof of the building elevation. However, the parapet as designed will block it from view on the front facade as indicated on the drawing. It will be largely screened on the side elevations as well from the grade level view.**

- w) #60 – Three copies of the appropriate application form(s), completely filled in. If any item is not applicable to the Applicant, it should so be indicated on the application form(s). If completeness waivers are sought, explain, in writing, why waivers should be granted:

A letter stating why each completeness waiver being requested should be granted has not been provided. The Applicant will need to explain why each waiver should be granted with the Board.

**Response: The required application forms and a letter summarizing the completeness waivers requested is enclosed with this resubmission.**

- x) #61 – Locate any public or private well, including block and lot, within 500 feet of the property line:

This information has not been submitted. If the proposed building will be using an existing well, I have no objection to waiving this item for the sake of hearing the application.

**Response: As noted in previous responses, the proposed Septic Plan is enclosed with this resubmission. This plan includes data on the existing well which currently serves the property.**

Checklist #6 – Final Site Plan:

- a) #9 – Zone data box showing: zone districts, required and proposed lot area, lot width, building height, structure lot coverage, floor area ratio, setbacks, parking, impervious surface and any other applicable zoning requirements.



***Response: See previous response to Checklist #5.***

- b) #13 – Location of all structures (principal and accessory structures, driveways, parking areas, etc.) on, and within 200 feet of the existing tract boundaries with dimensions to existing property lines.

***Response: See previous response to Checklist #5.***

- c) #14 – Lot width at street line of lot created; road frontage of remainder portion; cartway width; and right-of-way width and name of road on which property fronts.

***Response: See previous response to Checklist #5.***

- d) #15 – Location and size of existing and proposed utilities on-site and within 200 feet of the site with easement or right-of-way (if any), including: a. Sanitary sewers or septic systems b. Storm drains with grate and invert information c. public water, water mains and wells d. Gas e. Telephone f. Electricity g. Cable TV.

***Response: See previous response to Checklist #5.***

- e) #17 – Existing and proposed contours within 200 feet at ten-foot intervals for slopes at or over twenty-five percent grade and at two-foot intervals for less than twenty-five percent grade. Provide spot elevations and top and bottom of wall elevations.

***Response: See previous response to Checklist #5.***

- f) #18 – Soil classification data as mapped by the USDA Soil Conservation Service in Soil Survey of Sussex County.

***Response: See previous response to Checklist #5.***

- g) #20 – A copy of all existing protective covenants or deed restrictions affecting the property and a statement as to whether such deeds or covenants are of record. Include a copy of the original deed documents.

***Response: See previous response to Checklist #5.***

- h) #21 – An electronic copy of plans in .DWG format or a compatible format: I have not received a digital copy of the files.

***Response: See previous response to Checklist #5.***

- i) #22 – Copies of applications to Sussex County Planning Board, Sussex County Soil Conservation District and/or NJDOT, if applicable.

***Response: See previous response to Checklist #5.***

- j) #23 – When wetlands are present, a letter of interpretation, letter of exemption or a copy of any application made to the NJDEP needs to be provided.

***Response: See previous response to Checklist #5.***



- k) #25 – Percolation or permeability test(s) results witnessed by the Sussex County Health Department along with a certification by the engineer that each lot can support septic systems in accordance with NJAC 7:9A.....  
**Response: See previous response to Checklist #5.**
- l) #30 – Natural features on site, and within 200 feet of the site.  
**Response: See previous response to Checklist #5.**
- m) #31 – Delineation of steep slopes at the following categories: (i) 20% to 24.99%, (ii) 25% to 34.99%, 35% or greater.  
**Response: See previous response to Checklist #5.**
- n) #32 – Slope disturbance table setting forth (a) the existing areas of steep slopes, in square feet in each of the categories set in item # 32; (b) the proposed areas of steep slope disturbance, in square feet, in each of the aforesaid categories; and (c) the percentage of steep slope disturbance in each of the aforesaid categories.  
**Response: See previous response to Checklist #5.**
- o) #34 - Environmental Impact Statement, applicability determined per Ordinance 131-12, contents as described in 131-13.  
**Response: See previous response to Checklist #5.**
- p) #35 – Existing and proposed driveway locations with sight distance profiles. Sight distances shall conform to AASHTO sight design standards, or applicable Municipal Ordinance, based on posted speed limits. A design speed of 50 MPH shall be used if there is no posted limit.  
**Response: See previous response to Checklist #5.**
- q) #40 – Signage, including location of signs and appropriate detail such as size, height, materials and lighting.  
**Response: See previous response to Checklist #5.**
- r) #43 – Earthwork summary and estimate of off-site borrow or export.  
**Response: See previous response to Checklist #5.**
- s) #45 – Lighting Plan including the fixture types, pole types, mounting heights, direction, shielding, wattage, isolux patterns, time of operation and footing details.  
**Response: See previous response to Checklist #5.**
- t) #46 – Fire protection plans and details...  
**Response: See previous response to Checklist #5.**
- u) #49 – Provisions for solid waste handling including dumpster location and details.  
**Response: See previous response to Checklist #5.**







Engineering  
& Design

- y) #51 – Preliminary architectural plans and elevations depicting dimensioned floor plans and building height, rooftop mechanical unit screening, and general materials and colors.

**Response: See previous response to Checklist #5.**

- z) #59 – Copies of all permits issued by other agencies having Jurisdiction:  
As a condition of any approval, all other agency permits will be required.

**Response: See previous response to Checklist #5.**

- aa) #64 – Three copies of the appropriate application form(s), completely filled in. If any item is not applicable to the Applicant, it should so be indicated on the application form(s). If completeness waivers are sought, explain, in writing, why waivers should be granted.

**Response: See previous response to Checklist #5.**

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Colliers Engineering & Design, Inc.  
(DBA Maser Consulting)

A handwritten signature in black ink, appearing to read "Jesse Cokeley".

Jesse Cokeley, P.E.  
Geographic Discipline Leader

