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October 28, 2022

**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 Site Plan for John Larick  
Property Located at 310 Stickles Pond Road  
Block 151 Lot 19  
Andover Township, Sussex County  
HPA No. 22-290

Dear Board Members:

The Applicant is proposing a vehicle transport business on the Block 151 Lot 19 property located at 310 Stickles Pond Road. 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 “Larick’s Office and Transport Services Proposed Office and Trucking Transportation Center, Preliminary and Final Site Plan, Block 151 – Lot 19 Tax Map 22, 310 Stickles Pond Road, Township of Andover, Sussex County, New Jersey”, prepared by Davies Engineering, LLC, consisting of nine (9) sheets, dated August 2, 2022 and last updated October 8, 2022.
  - b. A report entitled, “Environmental Impact Statement, prepared for: Larick’s Office and Transport Services, Regarding the: Block 151, Lot 19, 310 Stickles Pond Road, Township of Andover, Sussex County, New Jersey”, prepared by Davies Engineering, LLC, dated October 8, 2022.
  - c. Architectural Plan Entitled, “New Building for Larick Towing 310 Stickles Pond Road Andover, NJ, Floor Plans”, Prepared by O’Brien Architects Inc., consisting of one (1) sheet, dated September 10, 2021 and last revised August 4, 2022.
  - d. Survey entitled, “Boundary and Topographic Survey Plan, Block 151, Lot 19, #310 Stickles Pond Road, Township of Andover, Sussex County, New Jersey”, Prepared by Dykstra Walker Design Group, consisting of one (1) sheet, dated April 26, 2018 and last revised September 22, 2021.

- e. A report entitled, “Stormwater Management Report, prepared for: Larick’s Office and Transportation Services, Regarding the: Block 151, Lot 19, 310 Stickles Pond Road, Township of Andover, Sussex County, New Jersey”, prepared by Davies Engineering, LLC, dated August 2, 2022.
2. The Applicant bifurcated this site plan application and previously applied for use variance relief which was granted by the Board on February 1, 2022. The current application is for preliminary and final site plan approval. This application was deemed complete by the Board at the October 18<sup>th</sup> meeting.

3. **Zoning Comments:**

- a. The Applicant is proposing to operate a transportation business that provides local and long-distance vehicle hauling services. The proposed development will consist of a building which will house approximately 4,541 square feet of office space and approximately 7,415 square feet of garage area for the service of and repair of the fleet. The site will include a parking lot for twenty (20) passenger vehicles, and storage capacity for twenty (20) customer cars and fourteen (14) 14’ x 90’ truck parking locations. The Applicant should be prepared to discuss all proposed improvements before the Board as well as all anticipated operations of the business.
- b. The Block 151 Lot 19 property is located in the Route 206 Redevelopment Zone. Per the Route 206 Redevelopment plan, a review of the proposed bulk requirements are as follows:

<b>Item</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Min. Lot Area	N/A	389,692 sf.	No Change	No
Min. Lot Width	100 ft.	884 ft.	No Change	No
Min. Front Yard Setback	20 ft.	66.9 ft.	125.4 ft.	No
Min. Rear Yard Setback	20 ft.	38 ft.	192.7 ft.	No
Min. Side Yard Setback	10 ft.	23.3 ft.	222.4 ft.	No
Max. Building Coverage	50%	4.1%	2.6%	No
Max. Impervious Coverage	75%	22.9%	22.6%	No
Max. Building Height	3 Stories/ 50 ft.	1 story/ <50 ft.	2 story 24 ft.	No

- c. The application as presented meets the bulk requirements of the redevelopment zone and will not require any variances from these requirements.
- d. The Site Layout Plan shows five-foot principal side yard setback lines which should be changed to 10 foot wide to agree with the Route 206 Redevelopment Plan.

- e. Setbacks for an accessory structure are listed on the front sheet but it is unclear what this structure is. The Applicant should clarify.
- f. The Applicant is requesting three (3) variances from meeting the steep slopes disturbance requirements as outlined under Section 190-32.3 of the Township Code. The Applicant is proposing the disturbance of 34.5 % of slopes 15-24.99% onsite where 15% is permitted, the disturbance of 19% of slopes 25-34.99% where 3% is permitted and the disturbance of 15.1% of slopes greater than 35% where 0% is permitted.

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

- a. The parking area for the new building will have twenty (20) parking space. Per the Route 206 Redevelopment Plan, office space requires 1 parking space per 250 square feet. With an office area of 4,541 square feet, the proposed office building requires nineteen (19) parking spaces. The number of parking spaces proposes meets this requirement. The applicant should be prepared to review the operations of the facility and illustrate how many employees are expected on the site at any time.
- b. No specific loading space has been shown on the plans, however, the large yard area in the rear of the building will be more than adequate for all loading and unloading. I have no objections to no specific loading space being provided.
- c. Per Section 131-37G. of the Township Code, no vehicles are to be repaired in the parking lot and disabled, dismantled, inoperable or unregistered vehicles are not be stored onsite. The Applicant shall provide testimony regarding the operations on the site and explain whether this requirement will be adhered to.
- d. Per Section 131-37I. of the Township Code, all parking areas are to be curbed. The Applicant is proposing curb stops and a design waiver will be required.
- e. Fencing has only been provided for screening purposes from Stickles Pond Road and does not fully enclose the rear storage area. For security purposes, the Applicant may want to fence the entire storage area.

5. **Site Access**

- a. Per Section 45-6 of the Township Code, no driveway shall be within ten (10) feet of a side property line. Since the driveway to the site will actually access the former Stickles Pond Road by way of its side property line, a design waiver will be required.
- b. It is my understanding that this former right of way for Stickles Pond Road was divided between the owners on each side which is the owner of this property and the County of Sussex. The Applicant will need to ensure that they have right to

access the abandoned roadway as proposed. Any approval granted by the Board can be contingent on a legal determination being made regarding the use of this former roadway for access and Sussex County approval.

- c. The proposed driveway exits the site in such a way that a truck leaving needs to cross the entrance lane and can only travel towards Route 206. I have no objection to the trucks only traveling toward Route 206 but this is a very sharp angle and difficult for a driver looking to the east. The Applicant should discuss why the entrance was not moved further north on the former roadway or to the east on a point along Stickles Pond Road where it could intersect at a right angle.
- d. Per Section 45-6 of the Township Code, the required sight distance for a 35 mph road is 315 feet. The Sight Distance Plan shows this requirement being met if a vehicle is stopped along the former roadway. The angle that the proposed driveway intersects with the former roadway will make this situation hard to produce. As stated above, the Applicant will need to explain why the driveway was positioned as proposed but it is my recommendation that the driveway be moved to provide a better access point onto Stickles Pond Road.
- e. If egress from the site will relies on the former Stickles Pond Road, it is my recommendation that the former portion of the roadway be improved as if it is part of this project. The remaining portion of the former roadway should then be removed and properly vegetated.

**6. Grading & Drainage:**

- a. This application proposes to disturb an area greater than one (1) acre, therefore it meets the definition of a “Major Development”, as per Section 150-2 of the Andover Township Code. This results in the application needing to meet the following three stormwater management criteria:
  - i. Water Quantity Reductions: The application proposes the reduction in the amount of post-developed impervious area and for the most part meets the stormwater quantity reduction. It is noted in the calculations that the post-developed 100-yr storm runoff slightly exceeds the pre-developed runoff. These calculations need to be checked and additional information needs to be provided to determine if any modifications to the design are warranted.

In regards to our review of the water quality reductions, we have the following additional items that need to be addressed:

- As per Chapter 150-9 A(4), the pervious and impervious hydrographs need to be computed separately when calculating stormwater runoff rates and volumes.

- The NRCS NOAA Atlas 14 rainfall distribution is to be used in the hydrologic calculations, and not the SCS Type III distribution.
  - A detailed plan indicating the pre-, and post-developed impervious surfaces need to be provided in order to determine the amount of reduced impervious surface.
- ii. Recharge. The proposed development falls within a redeveloped area, therefore the application is not subject to groundwater recharge as per Section 150-6 of the Township Code.
- iii. Water quality. The proposed site improvements need to be designed to reduce the post- construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm. This design is based solely on the regulated motor vehicle surface net increase on a site. While there are significant green spaces being provided, the Applicant needs to provide plans and calculations indicating the pre and post-developed motor vehicle surfaces to justify whether any additional stormwater runoff water quality treatments may be required.
- b. Due to a reduction in the impervious coverage on the site and the proposal to convert a significant amount of impervious areas to vegetative areas, I believe that the above requirements will be met with minimal design changes. The Applicant, however, will need to be submit additional information for review as a condition of any approval that may be granted by the Board for this application.

7. Utilities:

- a. The septic system that exists on the property today will be abandoned in place and a new septic system constructed. Approvals from the Sussex County Health Department will be required for the new septic system and new well that will be drilled on the property.
- b. The Applicant should state where all other utilities including electric, cable and telephone, will be located.
- c. The existing well is to be used for the proposed improvements. The Applicant should provide any information regarding the adequacy of the well for the proposed use.
- d. Any HVAC units proposed will need to be shown on the plan and adequately screened with evergreen plantings.

8. **Lighting & Landscaping:**

- a. All of the shrub plantings on the Landscape Plan grow 3-4 feet wide at maturity. The plan shows them planted fifteen to twenty feet on-center. Additional plantings should be proposed so that the planting areas do not appear spars.
- b. Foundation planting should be proposed on the east and west side of the building that consist of a mix of evergreen and deciduous shrubs as highlighted in the Redevelopment Plan.
- c. Additional evergreen trees should be provided along the rear storage area fence to both buffer the fence and provide a screen that will be tall enough to buffer the view of parked trucks from Stickles Pond Road.
- d. The proposed lighting intensities meet the requirement of the Township code.
- e. The plan shows a number of lights along the access drive, around the parking lot and in the storage area in the rear. A note on the lighting plans states that the "lights are illuminated all night for security reasons." The Applicant should consider illuminating just a few lights near the rear yard for security and turning the rest off overnight.
- f. All lights should be shielded from surround residential areas.

9. **Architectural Plans:**

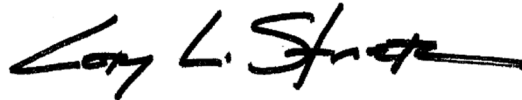
- a. The architectural plans and elevations have been submitted. The Applicant should be prepared to review the architectural drawings in detail with the Board. The testimony provided should include a detailed review of building materials, colors and any other details that would be beneficial for the Board to consider in their review.
- b. The Applicant will need to provide testimony regarding how the architectural designs meets the design standards listed in the Route 206 Redevelopment Plan.

10. **Other Comments:**

- a. No signs have been shown on the plan. Any proposed signs will need to be submitted to the Board for approval.
- b. A detail of the proposed slide gate needs to be submitted. The gate will need to be solid to block views into the storage yard.

- 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
  - v. Sussex County Planning Board
  - vi. Sussex County Road Opening (*if it is determined that access needs to be granted to use the former Stickles Pond right-of-way*)

Very truly yours,



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

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cc: Via Email  
Stephanie Pizzulo – Land Use Board Secretary  
Michael Selvaggi, Esq. – Applicant’s Attorney  
Daniel Davies, PE – Applicant’s Engineer