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December 6, 2021

MEMORANDUM TO: Andover Township Land Use Board

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

SUBJECT: ENGINEERING REVIEW

Use Variance Application for John Larick
Property Located at 310 Stickle Pond Road
Block 151 Lot 19
Andover Township, Sussex County
HPA No. 21-336

Dear Board Members:

The above referenced application is for a use variance to operate a transport business on the Block 151 Lot 19 property located at 248 Stickle 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, Use Variance Plan, Block 151 – Lot 19 Tax Map 22, 310 Stickle Pond Road, Township of Andover, Sussex County, New Jersey”, prepared by Davies Engineering, LLC, consisting of three (3) sheets and dated October 28, 2021.
 - b. Architectural Plan Entitled, “New Building for Larick Towing 310 Stickle Pond Road Andover, NJ”, Prepared by O’Brien Architects Inc., consisting of one (1) sheet, dated September 10, 2021 and last revised October 25, 2021.
 - c. Survey entitled, “Boundary and Topographic Survey Plan, Block 151, Lot 19 #310 Stickle 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
 - d. Land Development Application, checklists, and other supporting documents.
2. The Applicant is bifurcating this application and is only applying for the variance relief at this time and site plan approval will be deferred.

3. 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 4,100 square feet of office space and approximately 7,000 square feet of garage area for the service of and repair of the fleet. The site will include a parking lot for twenty-nine (29) passenger vehicles, and storage capacity for eleven (11) car-carriers, three (3) flatbeds and thirty-nine (39) customer cars. The Applicant should be prepared to discuss all proposed improvements before the Board as well as all anticipated operations of the business.
4. **Completeness Comments:** Based on a review of the items submitted in support of this application and a review of the Andover Township Land Use Board Checklist #1 (General Requirements) and Checklist #7 (Variance), I have the following comments regarding completeness:

a. Checklist #7 – Variances:

- i. #17 – Soil classification data as mapped by the USDA Soil Conservation Service in Soil Survey of Sussex County: Soil information has not been provided. I do not believe that soil information is critical for review of a use variance and I recommend that this item be waived.
- ii. #20 – 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 this item. The Land Use Board may waive the requirements of Item #20 where it can be established by the Applicant and verified by the Board and its professional that no wetlands exist on the site, in close proximity to the subject project on adjacent properties, on contiguous property owned by the Applicant or on large properties if the area of disturbance resulting from the project is outside of any assumed buffers.

Note: The plans provided with this application clearly depict wetlands are located on the property and to the west of the property. Any site plan approval will require NJDEP permits for disturbances within the transition areas associated with these wetlands. Since no improvements can be made without these approvals, I have no objection to waiving this requirement for the purpose of this use variance application. The Applicant, however, should be prepared to discuss what environmental permits will be needed to develop the property as proposed.

- iii. #21 – Percolation or permeability tests 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: The Applicant has requested a waiver from providing this item. This item will

be required for any future site plan application but again, since this application is only for use variance approval, I have no objection to waiving this item for purpose of hearing this use variance application.

- iv. #25B – Flood hazard area delineation based on NJDEP and FEMA mapping: This item has not been provided. Based on a review of the available mapping, the FEMA flood hazard area is located to the south of the former road and is not located on the subject property. For purpose of this application, I believe that this item can be waived.
- v. #25E – Aquifer recharge areas, including safe sustained ground water yield: This information has not been provided, but it is noted that there is an existing well on site. For purpose of hearing the use variance application, I have no objecting waiving this item. The Applicant, however, should be prepared to discuss the water usage that may occur with this proposed use.
- vi. #25F – Areas in which construction is precluded due to presence of stream corridors and/or steep slopes: This information has not been provided. There are a number of areas of steep slopes on the project site. Per Section 190-32.3 of the Andover Township Code, site plan and subdivision approval require the submission of a steep slope disturbance application. Since the application is only for variance approval, I have no objection to waiving this item at this time.
- vii. #25G – All areas to be disturbed by grading or construction: This information has not been provided but I believe the plan provides sufficient information to allow the Board to have an idea of what will be eventually proposed with a site plan. I have no objection to this item being waived for the purpose of hearing the application.
- viii. #26 – Delineation of steep slopes: This information has not been provided. Limited disturbance to steep slopes is permitted by ordinance and any disturbance of steep slopes greater than that indicated in the ordinance will need variance. Since this application is only for a use variance application at this time, I have no objection to waiving this item for purpose of hearing this application.
- ix. #27 – Slope disturbance table setting forth...: This information has not been provided. Limited disturbance to steep slopes is permitted by ordinance and any disturbance of steep slopes greater than that indicated in the ordinance will need variance. Since this application is only for a use variance application at this time, I have no objection to waiving this item for purpose of hearing this application.

- x. #28 – Limit of disturbance for all construction activities: A limit of disturbance has not been provided but I again believe the plan provides sufficient information to allow the Board to have an idea of what will be eventually proposed with a site plan. I have no objection to this item being waived for the purpose of hearing the application.

As shown above, a number of items have not been provided as required by the Andover Township Land Use Board checklists. It is my opinion, however, that the items submitted with the application are sufficient for the Land Use Board to begin their review of the application. It is my recommendation to deem the application complete and the hearing date for this application be set.

5. **Zoning Comments:**

- a. . The Block 151 Lot 19 property is located in the B/A, Business Airport District. A review of the proposed bulk requirements for the Zone District is as follows:

Item	Required	Existing	Proposed	Variance
Principal Dwelling				
Min. Lot Area	20,000 sf.	389,692 sf.	No Change	No
Min. Lot Width	100 ft.	884 ft.	No Change	No
Min. Front Yard Setback	100 ft.	66.9 ft. ⁽¹⁾	134.6 ft.	No
Min. Rear Yard Setback	50 ft.	38 ft. ⁽¹⁾	166.1 ft.	No
Min. Side Yard Setback	20 ft. each	23.3/546.8 ft.	247.7/546.8 ft.	No
Max. Structure Lot Coverage	20%	4.1%	2.6%	No
Min. Floor Area	2,500 sf.	15,927 sf.	10,079 sf.	No
Max. Building Height	2 ½ Stories/ 35 ft.	1 Story	2 Stories/ 26.125 ft.	No

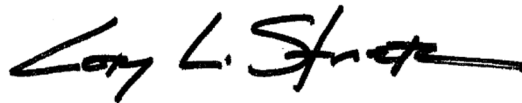
⁽¹⁾ Existing Non-Conforming

6. **Other Comments:**

- a. The Use Variance Plan states that the Lot is located in the Business Professional/Office/Airport (BPO/R/A) Zone. However, the Lot is actually located in Business/Airport (B/A) Zone. The zoning table should be updated accordingly.
- b. Outdoor storage: The Applicant is proposing the storage of eleven (11) car-carriers, three (3) flatbeds and thirty-nine (39) customer cars in the rear of the building. All outdoor storage must be screened by either plantings or a fence to the satisfaction of the Board.

- c. Wetland Buffers: The Applicant is proposing disturbance within existing wetlands buffers for the construction of the access drive on the western side of the subject property. A Freshwater Wetlands Transition Area Wavier will be required for those improvements.
- d. The Applicant should be prepared to discuss the operations in great detail. Of particular interest is the type of vehicles that will be on the site, number of traffic trips are anticipated each day, number of employees, work hours, lighting that would be anticipated, signage, etc..
- e. If use variance approval is obtained, a future site plan approval will be required for this proposed use. Future approvals that will be required in addition to site plan approval will include but may not be limited to:
 - i. Andover Township Construction Department
 - ii. Andover Township Fire Subcode Official
 - iii. NJDEP Land Use Regulation Permits
 - iv. Sussex County Health Department
 - v. Sussex County Planning Board.
 - vi. Andover Township Soil Erosion & Sediment Control

Very truly yours,



Cory L. Stoner, P.E., C.M.E.

HAROLD E. PELLOW & ASSOCIATES, INC.
Andover Township Land Use Board Engineer

CLS:MJM:mjm

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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