



DEPARTMENT OF ENGINEERING AND PLANNING
Division of Engineering
Sussex County Administrative Center
One Spring Street
Newton, New Jersey 07860
Tel. 973-579-0430
FAX 973- 579-0444
E-mail: dpw@sussex.nj.us

William J Koppenaal, P.E.
Department Administrator / County Engineer

County of Sussex

October 26, 2023

Autumn M. Sylvester, PP
Director Sussex County Division of Planning

RE: SCPB 29(PSP)23 – PRELIMINARY SITE PLAN – BLOCK 134, LOT 26 – ANDOVER TOWNSHIP - STATE ROUTE 206

Dear Autumn,

The Division of Engineering is in receipt of the following documents prepared by Davies Engineering, LLC related to the above application:

- a plan set titled “Andover Munsee Realty, LLC, proposed Retail Cannabis Commercial Building & Cannabis Cultivation Building – Preliminary & Final Site Plans – Block 134 – Lot 26 Tax Map 12 – 667 State Route 206 Township of Andover, Sussex County, New Jersey” dated August 31, 2023, with no revisions and consisting of 5 sheets.
- A report entitled “Environmental Impact Statement Prepared for: Andover Munsee Realty, LLC Regarding the Proposed Retail Cannabis Commercial Building & Cannabis Cultivation Building, Block 134, Lot 26, 667 State Route 206, Township of Andover, Sussex County, New Jersey” dated August 31, 2023.

Upon review of above referenced documents, the site visit of September 27, 2023 and further discussions with the Applicant and the Applicant’s Engineer, the Division of Engineering offers the following:

1. This application will be bifurcated into two distinct applications, with the current application for Phase 1 and a potential future application for Phase 2.
 - a. Phase 1 is for a change of use for the existing residential building to a Cannabis Retail store and associated modifications to the parking layout and driveway accesses to the site.
 - b. Phase 2 (Potential Future Application) is currently proposed as the construction of a 19,500 SF Cannabis Cultivation Building and associated site layout modification. Comments will be provided at the time the second phase is submitted.
 - c. Updated plans shall be submitted showing the Phase 1 portion of the work only.
2. The plans indicate that this is a Preliminary and Final Site Plan. However, Sussex County Land Development Standards require that these be two separate applications. For County purposes a final Site Plan is an as-built of the completed project. The plan title should reflect the same.
3. The property is located within the Andover Township Route 206 Redevelopment Zone and is subject to the requirements and approval of the Andover Township Land Use Board.
4. This application adjoins property owned by the County of Sussex, Block 134, Lot 27, commonly known as the Sussex County Andover Road Garage.
5. Upon review of County Records, it appears that the County possesses a Right of Way along the common southerly property line with Lot 26. The applicant’s professionals are to verify this Right of Way, verify it does not impact the proposed Phase 1 development and show this right of way on the plan set.
6. According to the Environmental Impact Statement, Phase 1 plan does not propose an increase in impervious coverage. Additionally, aside from the existing stone riprap apron along the southerly property line the site does not currently contain, nor is any new stormwater management system proposed on site. It is noted, however that there is an existing HDPE pipe located just south of the existing stone riprap apron along the

western edge of the pavement on Lot 27. This pipe appears to serve to convey any excess stormwater not collected in the stone riprap apron under the County's paved parking on Lot 27.

- a. Applicant's professional to verify that proposed site modifications (pavement modification(s), re-stoning of existing gravel driveway with 2" min of 3/4 " DGA, and any other modifications will not result in any modifications to current drainage patterns.
 - b. The size, type, and invert for the existing HDPE pipe on Lot 27 that takes overflow from the lot 26 riprap apron shall be shown on the plan.
7. The existing access to the existing dwelling slightly encroaches onto Lot 27. Applicant has agreed to remove this encroachment.
 8. This application was "Disapproved" at the Sussex County Development Review Committee meeting of 10/23/23. It is recommended that this application be scheduled for consideration at the November Development Review Committee meeting, pending receipt of updated plans addressing the above comments.

Sincerely,

Richard Vander Ploeg,



Senior Inspector, Road Openings

Cc: William J. Koppelaar, PE, Department Administrator / County Engineer
Matthew R. Sinke, PE, Division Director/Assistant County Engineer