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July 15, 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 MEMO #2

Minor Site Plan Application for Priority Compactor Repair LLC
Property Located at 714 Route 206
Block 161 Lot 5.02
Andover Township, Sussex County
HPA No. 23-498

Dear Board Members:

The above referenced application is for minor site plan approval to permit the use of the Block 161 Lot 5.02 property for a dumpster storage and repair facility business. The property in question is the location of the former Fischer and Son Sawmills facility. 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. Survey entitled, “ALTA/NSPS Land Survey for Block 161 Lot 5.02, 714 U.S. Route 206, Township of Andover, County of Sussex, State of New Jersey”, prepared by Colliers Engineering & Design, consisting of one (1) sheet dated June 16, 2022 and last revised October 6, 2023.
 - b. Plans entitled, “Minor Site Plan for Priority Compactor Repair LLC #714 U.S. Route 206, Block 161 Lot 5.02, Township of Andover, Sussex County, New Jersey”, prepared by Colliers Engineering & Design, consisting of three (3) sheets, dated October 3, 2023 and last revised April 12, 2024.
 - c. Environmental Impact Statement dated April 2024 and prepared by Collier Engineering & Design.
 - d. Architectural plans of replacement Quonset prepared by Structural Engineering Group, consisting of four (4) sheets and dated March 4, 2023.
 - e. Land Development Application, checklists, and other supporting documents.

2. As stated above, the Applicant is proposing a dumpster facility business at the former Fischer and Son Sawmills site. The plans shows that the site as it is today will go mostly unchanged. The only proposed improvements will be the replacement of the existing Quonset (a building having a semi-circular cross section), relocation of the existing trailer, removal of impervious surface on the adjoining lot, construction of a stone trench and demarcation of the employee parking area. The Applicant should be prepared to describe all proposed improvements with the Board.

3. **Zoning Comments:**

a. The Block 158 Lot 6 property is located in the Route 206 Redevelopment Zone. Flex-Space Buildings and retail sales and services are permitted uses in the Route 206 Zone. Based on a review of the permitted and conditional uses, I question if the use as proposed will be considered a permitted use. The closest use in my mind would be a light manufacturing use which is a conditional use. The Applicant will need to provide testimony regarding how the use fits with permitted or conditional uses in the zone.

b. A review of the proposed bulk requirements for the Route 206 Redevelopment Zone are as follows:

Item	Required	Existing	Proposed	Variance
Existing Trailer				
Min. Lot Area	N/A	5.72Ac.	No Change	No
Min. Lot Width	100 ft.	228.83 ft.	No Change	No
Min. Front Yard Setback	20 ft.	524.5 ft.	No Change	No
Min. Rear Yard Setback	20 ft.	231.83 ft.	No Change	No
Min. Side Yard Setback	10 ft.	0 ft.	10 ft.	No
Max. Building Coverage	50%	1.29%	No Change	No
Max. Impervious Coverage	75%	31.18%	No Change	No
Max. Building Height	3 Stories/ 50 ft.	<35 ft.	Unknown	No

c. The existing trailer does not meet the required side yard setback. The 1997 Planning Board Resolution does not mention granting a variance for this trailer. The newly updated plan shows the trailer moved to meet the side yard setback.

d. The Route 206 Redevelopment Zone permits multiple principal structures. The Applicant should explain the use of each structure and specify whether each structure is considered a principal and/or accessory structure for the proposed facility.

4. **Completeness:** In my letter dated January 12, 2024, I listed a number of items that needed to be submitted before the application could be deemed incomplete. These items included:

- a. A narrative which describes the application. **A Project Narrative has been provided.**
- b. An Environmental Impact Statement which addresses the items in Section 131-13 of the Township Code.

An Environmental Impact Statement has been provided.

- c. Information regarding existing and proposed signs, height, material and lighting.

Information regarding signs has been included in the Project Narrative.

- d. Information regarding the existing light fixtures on the site and lighting patterns.

Information has been provided in Project Narrative and information regarding proposed lighting has been added to plans.

- e. Information and details for sample dumpster that will be stored on the site.

A sample dumpster pad detail has been provided.

- f. Information and details for a trash enclosure.

A chain link fenced trash enclosure detail has been added to the plans.

- g. Detailed review of any expansion of impervious surface that may have occurred since the original 1997 approval.

The Applicant has stated that OPRA requests were submitted to determine if expansion of impervious coverage had occurred over the years but did not uncover any approvals or violations.

- h. Architectural plans for the replacement Quonset.

Vendor construction documents have been provided for the proposed Quonset.

Based on a review of the newly submitted information, I believe that the Applicant has addressed most of the items except for the review of the impervious surface on the property. I believe that the application can be deemed completed but will request that the Applicant be prepared to review the amount of impervious coverage on the property and discuss any expansion that may have occurred over the years.

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

- a. The plan shows five employee parking stalls. The Applicant will need to be prepared to describe the parking needs for the site with the Board.

- b. While the existing yard is gravel, the use on the property is changing and I believe that design waivers will be required to permit the gravel areas to remain without being paved with proper curbing as required per Section 131-37 of the Township code.
- c. The plan shows a general area for storage/repair and staging of the dumpster containers. The Applicant has submitted documentation which illustrates the type of dumpsters that will be utilized. The applicant will need to state how many dumpster containers will be on the subject property at one time. Any approval granted by the Board should limit the number of containers that can be on the subject property at any one time as well as limiting the area of dumpster storage.
- d. The site plan shows an area for storage of raw repair materials. The project narrative describes these items as raw steel sheets, tubes and channels. The Applicant will need to describe these materials, the quantity of each and any possible environmental impact they may have with the Board.
- e. The Applicant will need to describe how the dumpsters will be cleaned prior to arriving on the subject property and the procedure for any cleaning that needs to take place on-site if needed.
- f. The empty containers will be stored outside, exposed to the elements adjacent to an existing Category-One water and wetlands. The Applicant has provided a stone trench as a barrier which will keep stormwater from leaking from the dumpsters and running into the environmentally sensitive areas.
- g. The Applicant will need to provide testimony regarding truck traffic to the site, the size and number of trucks in and out of the site daily.
- h. Per Section 190-21 of the Township Code, no article or material shall be kept or stored, except articles for sale, outside the confines of a building unless it is so screened by special planting or a fence, as approved by the Land Use Board, so that it is not visible from any adjacent residential zone or public street. Since the site is completely surrounded by wooded areas, I believe this condition will be met. The Applicant should provide photographs and explain how the site is being buffered from adjacent properties and Route 206.
- i. Per the Route 206 Redevelopment Plan, there are to be sidewalks and site furnishings along the Route 206 right-of-way. No sidewalks are being proposed and a variance will be required.
- j. There are a number of trailers on the site as well as the Quonset to be replaced. The Applicant should state the proposed use for each structure to remain.

- k. The project narrative states that repair will take place inside of the replaced Quonset. Any approval should be conditioned on all repair work taking place inside this structure.

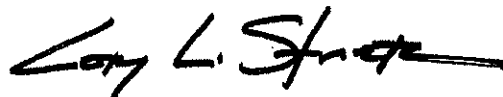
6. **Lighting:**

- a. The updated plans illustrate that three (3) 25 foot high LED parking lot lights will be provided on the site. The lighting as proposed will provide some security lighting but will not fully light the property with the minimum 1.0 footcandle coverage per Section 131-38 of the Township Code. A design waiver will be required for not meeting the minimum required parking lot light coverage.

7. **Other Comments:**

- a. The Applicant will need to be prepared to discuss the Environmental Impact Statement report with the Board. Of particular interest should be what provisions will be taken on the site to protect the pond on the property which is designated as a Category 1 tributary to Kymer Brook.
- b. The Applicant is proposing to utilize the existing sign along Route 206. Per the Project Narrative, the sign is approximately 13.5 sf per side (32 sf max permitted) and is 13 feet in height (15 feet high max permitted) and is conforming in size and height. The sign, however, is located at the right-of-way line of Route 206 and does not meet the required 12 foot setback. While this is an existing on conforming sign, I believe a variance should be sought for the replacement of this sign. A detail of the proposed sign should also be provided for the Boards review.
- c. Construction Permits: It is unknown if construction permits have been obtained for all improvements that have been constructed on the property over the years. The Applicant will need to provide a certification that all permits have been obtained for the improvement made to the buildings on the site over the years.
- d. 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. Sussex County Planning Board

Very truly yours,



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

HAROLD E. PELLOW & ASSOCIATES, INC.

Andover Township Land Use Board Engineer

Andover Township Land Use Board

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RE: Engineering Review

Preliminary Site Plan Application for Priority Compactor Repair LLC
July 15, 2024

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cc: Via Email

Stephanie Pizzulo – Land Use Board Secretary

Richard Briigliodoro, Esq. - Land Use Board Attorney

Michael Selvaggi, Esq.

Jeffrey Allen, P.E.

Priority Compactor Repair LLC

HAROLD E. PELLOW & ASSOCIATES, INC.

Established 1969

17 PLAINS ROAD, AUGUSTA, NEW JERSEY 07822-2009 • TELEPHONE: 973-948-6463 • FAX: 973-948-2916
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