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January 12, 2024

**MEMORANDUM TO:** Andover Township Land Use Board

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

**SUBJECT:** COMPLETENESS REVIEW & PRELIMINARY  
ENGINEERING COMMENTS

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 and dated October 3, 2023.
  - c. 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) 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. The Applicant will need to describe what uses are proposed in the flex building. It should be noted that light-manufacturing is not permit in the Route 206 Redevelopment Zone.
- b. A review of the proposed bulk requirements for the Route 206 Redevelopment Zone are as follows:

Item	Required	Existing	Proposed	Variance
<b>Existing Trailer</b>				
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.	No Change	No
Max. Building Coverage	50%	1.29%	N 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. If no approval was ever granted for this trailer, then a variance should be requested.
- d. The Key Map on the first sheet shows the subject property in the Commercial/Industrial Zone and should be revised to the new Route 206 Redevelopment Zone. The table of bulk requirements is correct.
- e. 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:** Based on a review of the information submitted versus the site plan checklists, I believe the following items need to be submitted in order to find the application complete:

- a. A narrative which describes the application. This narrative should explain why the proposed use should be considered a permitted use in the Route 206 Redevelopment Zone. If the zone is not permitted, the application will need to be updated to include the request for use variance approval.

- b. An Environmental Impact Statement which addresses the items in Section 131-13 of the Township Code.
- c. Information regarding existing and proposed signs, height, material and lighting.
- d. Information regarding the existing light fixtures on the site and lighting patterns.
- e. Information and details for sample dumpster that will be stored on the site.
- f. Information and details for a trash enclosure.
- g. Detailed review of any expansion of impervious surface that may have occurred since the original 1997 approval.
- h. Architectural plans for the replacement Quonset.

Until the above items are submitted, I recommend the application be deemed incomplete.

5. **Preliminary Engineering Comments:** While I believe the application should be deemed incomplete, I would like to offer the following comments that I have regarding the application as submitted:

- a. Site Plan Layout & Parking:
  - i. 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.
  - ii. The plan shows a general area for storage/repair and staging of the dumpster containers. 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.
  - iii. The site plan shows an area for storage of raw repair materials. The Applicant will need to describe the materials needed for repair, the quantity of each and any possible environmental impact they may have.
  - iv. The empty containers will be stored outside, exposed to the elements adjacent to an existing Category-One water and wetlands. The Applicant should provide some barrier which will keep stormwater from leaking from the dumpsters and running into the environmentally sensitive areas.
  - v. The site plan shows an area for service trucks and forklifts. The Applicant should state what equipment will be on the subject property, how many of each vehicle and whether they remain on the site at all times.
  - vi. 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.
  - vii. 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.

- viii. 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.
  - ix. 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 of these structures.
  - x. I do not believe that there are any provisions for septic on the site. The Applicant should state what bathroom facilities will be available.
- b. Lighting:
- i. All existing and proposed lights need to be shown on the plan along with lighting intensities.
- c. Architectural Plans:
- i. The site plan state that the existing Quonset will be replaced but no architectural information has been provided. Architectural information regarding the propose new structure are required.
- d. Other Comments:
- i. The Applicant will need to provide detailed review of the proposed activities and outline the impacts (if any) in the previous mentioned Environmental Impact Statement. This property surrounds an environmentally sensitive area and protection of this area needs to be accomplished with this new use.
  - ii. The survey of the property and the site plan itself; both illustrate that gravel areas associated with this property overlap onto adjacent properties. These gravel areas need to be removed and the land properly stabilized.
  - iii. No signage has been proposed on the site. There is an existing commercial sign near the driveway entrance. The Applicant should state if there will be a proposed sign to replace the existing sign. The size of any sign to be utilized for this facility needs to be provided and shown on the site plan.
  - iv. 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.

**Andover Township Land Use Board**  
**RE: Completeness Review & Preliminary Engineering Comments**  
**Preliminary Site Plan Application for Priority Compactor Repair LLC**  
**January 12, 2024**

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- e. 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

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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