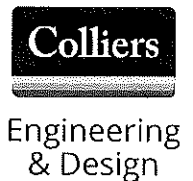


Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772



Memorandum

To: Stephanie Pizzulo
Land Use Board Secretary
Andover Township

From: Jeffrey P. Allen, LLA, RLA - Colliers Engineering & Design

Date: May 6, 2024

Subject: Priority Compactor Repair LLC
#714 Route 206
Block 161; Lot 5.02
Minor Site Plan Application

Project Narrative

CED Project #: 22003998A

The below represents a general project narrative as requested in the Harold E. Pellow & Associates, Inc. memorandum dated January 12, 2024.

The narrative and summary is a supplemental document associated with the Minor Site Plan Application. Additional documents to be reviewed in conjunction with this memorandum include but are not limited to Minor Site Plans dated October 3, 2023, last revised April 12, 2024, prepared by Colliers Engineering & Design. and an Environmental Impact Statement dated March 2024, prepared by Colliers Engineering & Design.

For ease of review, the below narrative is divided into various sections as individually raised by the Board Engineer's comments in their January 12, 2024, letter.

Land Use Summary:

The subject property is within the Route 206 Redevelopment Plan and has most recently had a sawmill use on the property. The proposed use is the repair of dumpsters and storage of materials associated with the repairs. Light manufacturing is not permitted nor is it proposed.

In support of this resubmission, the applicant submitted an OPRA request to the municipality for prior applications and information on the subject site. The OPRA results did not yield any construction information other than some aged 1998 and 1999 violations which are understood to be immaterial resolved based upon a Township of Andover Construction and Zoning Department letter dated February 7, 2022, which states that *"There are NO known outstanding/open or closed Construction Department permits or violations for this property as of 2011."*

Structure Use:

Existing trailers and minor storage buildings present onsite, which some are in various stages of disrepair, will be repaired, and repurposed for the proposed repair use. More specifically, the



Engineering
& Design

business trailer will be used for morning meetings to go over daily repair jobs and will be the owner's primary business trailer. Once the onsite Quonset is repaired, it will be the primary work area where welding will take place. Additionally, there are two sheds that the previous owner left which will be repurposed as tool rooms. Lastly, there is also an electric room housing electrical disconnects for the site.

Additionally, the non-conforming side yard setback condition of an existing trailer will be eliminated since the applicant is proposing to replace the existing trailer and place the new trailer in the same general location but be 10' from the proposed side yard.

Anticipated Site Operation:

The operation at this site will be the repair shop of dumpsters primarily consisting of welding. The anticipated employee count will be five employees. Although prior uses did not have bathroom facilities, the proposed use will provide a portable toilet onsite. The portable toilet will be emptied approximately once a week unless more frequent servicing is required. Potable water will be provided to the employees via bottled water.

Vehicular traffic will be minimal for the proposed use. Per the applicant's assessment of their anticipated repair needs, approximately five trucks will be entering and exiting the site associated with the transport of empty dumpster. Additionally, the five employees will be arriving and exiting the site with their personal vehicles.

The general operation practice is that upon the company having a dumpster to be repaired, the dumpster is emptied offsite per trash removal practices and transported to this subject site for repair. The dumpster to be repaired will be rinsed offsite prior to its arrival at this repair site. Upon arriving, the truck will drop off the empty dumpster and the truck will leave the site. At the conclusion of the dumpster repair, the empty dumpster will be removed from site and placed back into the company's use.

For the use of moving materials and empty dumpsters around onsite, certain vehicles will be considered permanent onsite vehicles. The regular non-personal vehicles on site will be a service truck (Ford F-250 pickup), a forklift, and a Mack truck. The service truck will go out to customers locations to repair compactors there. The Mack truck will stay on site to move containers around for the welders. The forklift will move steel from the delivery truck to shop.

Deliveries of repair materials (ie, steel sheets, tubes and channels) occur approximately every two weeks unless materials usage warrants increased or decreased frequency. A service truck for the portable toilet is anticipated approximately once a week.

Inventory that will be stored outside will be raw steel sheets, tubes and channels and containers waiting to be repaired.

Refuse and Recycling:

The general business refuse and recycling will be handled via 2 yard dumpsters located within a fenced in corral adjacent the parking areas. This refuse and recycling will be handled via private haulers associated with the applicant.

As stated above, no offsite refuse will be brought onsite in the course of the dumpster repair operations. Furthermore, the dumpsters to be repaired will be rinsed offsite prior to be brought to this repair site.

Lighting:

There is no existing lighting to remain. As shown on the plan set, there are three (3) proposed LED area lights mounted at 25' mounting height to be placed around the employee parking, company truck parking area, and business trailer.

Landscape and Screening:

The existing site is heavily screened from the adjacent uses and roadway by the general nature of the dense existing vegetation. There is no vegetation proposed to be removed in this application. Additionally, at the request of the Board Engineer, certain areas as shown on the plan that are disturbed across the property line are to be reseeded and stabilized so as to revert back to natural conditions.

Signage:

There is an existing business sign located at the site entrance on Route 206. Based upon the above noted items, it is the applicant's understanding that this is a permitted sign. The intention is to leave this sign in its current form unchanged. This unlit, wooden, onsite sign is approximately 13.5 SF in area per side and is approximately 13 feet in height which both comply with the allowable signage requirements. The sign is located at the front property line which is an existing non-conformity since the requirement is 15' for single establishment businesses.