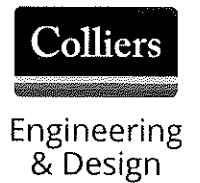


Shelbourne at Hunterdon
53 Frontage Road Suite 110
Hampton New Jersey 08827
Main: 877 627 3772



VIA EMAIL AND UPS
spizzulo@andovertwp.org

May 10, 2024

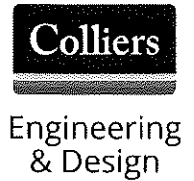
Stephanie Pizzulo
Land Use Board Secretary
Andover Township
134 Newton Sparta Road
Newton, NJ 07860

Priority Compactor Repair LLC
#714 U.S. Route 206
Block 161, Lot 5.02
Andover Township, Sussex County, New Jersey
Colliers Engineering & Design Project No. 22003998A

Dear Pizzulo,

On behalf of Priority Compactor Repair, LLC, Colliers Engineering & Design, Inc. (DBA Maser Consulting) respectfully digitally submits the following documents in response to the Completeness Review for Minor Site Plan approval for the above application:

- 1) Fourteen (14) signed and sealed copies of the Minor Site Plan, prepared by Colliers Engineering & Design, dated October 3, 2023, last revised April 12, 2024;
- 2) Fourteen (14) signed and sealed copies of the ALTA/NSPS Land Survey, prepared by Colliers Engineering & Design, dated June 16, 2022, last revised October 6, 2023;
- 3) Fourteen (14) copies of the completed Andover Code, Checklist #6 - Final Site Plan - Conditional Use checklist, updated to show compliance with Environmental Impact Statement requirement;
- 4) Fourteen (14) copies of the Waiver Request List, updated to remove Environmental Impact Statement submission waiver;
- 5) Fourteen (14) copies of the Environmental Impact Statement, prepared by Colliers Engineering & Design, dated April 2024;
- 6) Fourteen (14) copies of the Project Narrative Memorandum, prepared by Colliers Engineering & Design, dated May 6, 2024;
- 7) Fourteen (14) copies of the dumpster specification packets; and
- 8) Fourteen (14) copies of the Quonset Hut Plan (Cover IT All Weather Shelters), Sheets 1 thru 4, prepared by Structural Engineering dated March 4, 2003; and



- 9) Fourteen (14) copies of 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."

Additionally, a digital copy of the each of the above items has been provided per your request at spizzulo@andovertp.org.

We respectfully submit our responses to the comments in Harold E. Pellow & Associates, Inc. memorandum dated January 12, 2024. Our comments are as follows in **bold** below:

- 2. As stated above, the Applicant is proposing a dumpster facility business at the former Fischer and Son Sawmills site. The plans show 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.

Response: The applicant and applicant's engineer will provide testimony for the Board at the scheduled hearing upon being deemed complete.

- 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 permitted in the Route 206 Redevelopment Zone.

Response: Light manufacturing is not being proposed on the site. A project narrative has been provided within this resubmission. The applicant and applicant's engineer will provide testimony for the Board at the scheduled hearing upon being deemed complete.

- 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.	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

Response: Acknowledged. Statement of fact. Please note that the bulk table has been

updated on the resubmitted plans in response to building shifts requested in the review letter.

- 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.

Response: The applicant has revised the plans to move the trailer to a minimum of 10' from the side yard.

- 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.

Response: The Cover Sheet has been revised to depict the Route 206 Redevelopment Zone with the Key & Zoning Map.

- 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.

Response: A project narrative has been provided which outlines the structure use. Additionally, the applicant and applicant's engineer will provide testimony for the Board at the scheduled hearing upon being deemed complete.

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.

Response: A supplemental Project Narrative has been provided within this resubmission.

- b. An Environmental Impact Statement which addresses the items in Section 131-13 of the Township Code.

Response: An Environmental Impact Statement has been provided within this resubmission.

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

Response: The Project Narrative has been updated to reflect the signage information requested. The existing unlit wooden site at approximately 13' in height will remain unchanged.

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

Response: The narrative has been updated to reflect the proposed lighting information requested. There is no existing lighting to remain. Additionally, light fixture isolux rings have been provided on the resubmitted plan set to demonstrate approximate area of coverage.

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

Response: A sample dumpster detail packet has been provided within the resubmission.

- f. Information and details for a trash enclosure.

Response: A chain link fenced trash enclosure detail has been provided within the plan set.

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

Response: 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 information on prior impervious surface coverage. The current applicant is the new owner of the property, and it is the applicant's understanding that there are not impervious surface coverage violations present onsite that exceed those which were permitted.

- h. Architectural plans for the replacement Quonset.

Response: Vendor construction documents for the replacement Quonset structure have been provided within this resubmission.

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.

Response: The employees' needs have been further described within the submitted Project Narrative. Additionally, the applicant and applicant's engineer will provide testimony for the Board at the scheduled hearing upon being deemed complete.

- 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.

Response: The onsite dumpster quantity is limited by the onsite clear area and site functionality. The overall maximum dumpster value is undefined and is variable given the size of the dumpsters that would be onsite. It is the applicant's intent to limit the time a dumpster is on site for repair since a dumpster in disrepair is not generating income. Additionally, the applicant and applicant's engineer will provide testimony for the Board at the scheduled hearing upon being deemed complete.

- 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.

Response: The outdoor storage material quantity has been further described within the submitted Project Narrative. Additionally, the applicant and applicant's engineer will provide testimony for the Board at the scheduled hearing upon being deemed complete.

- 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.

Response: As reviewed with Mr. Stoner's office in advance of this resubmission, the applicant has agreed to having the dumpsters rinsed prior to arriving on the site so as to limit any refuse elements being washed off of the dumpsters when exposed to natural elements. Additionally, as noted in the Project Narrative resubmitted herein, the dumpsters to be repaired are to be empty onsite. Additionally, although no contaminants are expected to be produced onsite, as an additional measure, a flush rip rap stone trench element has been added to the area downslope of the repair areas so as to provide an added level of screening of overland flow that would leave the repair area.

- 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.

Response: The vehicle quantity has been further described within the submitted Project Narrative. Additionally, the applicant and applicant's engineer will provide testimony for the Board at the scheduled hearing upon being deemed complete.

- 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.

Response: The applicant and applicant's engineer will provide testimony on the limited truck nature for the Board at the scheduled hearing upon being deemed complete.

- 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.

Response: The applicant agrees that the site is substantially buffered from adjacent properties via existing vegetation to remain. Photographs will be provided at the Planning Board hearing during the testimony of the applicant's engineer.

- 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.

Response: A variance for the sidewalk is requested.

- 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.

Response: A Project Narrative has been provided which outlines the structure use. Additionally, the applicant and applicant's engineer will provide testimony for the Board at the scheduled hearing upon being deemed complete.

- 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.

Response: A Project Narrative has been provided which outlines the use of a portable toilet onsite. Additionally, the applicant and applicant's engineer will provide testimony for the Board at the scheduled hearing upon being deemed complete.

b. Lighting:

- i. All existing and proposed lights need to be shown on the plan along with lighting intensities.

Response: No existing lights are present onsite. The proposed project will seek to add three lights around the employee parking, business trailer and work vehicle parking area. These lights and their approximate light intensities have been shown on the plan set.

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.

Response: Vendor construction documents for the replacement Quonset structure has been provided within this resubmission.

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.

Response: A project narrative and Environmental Impact Statement has been provided which outlines the requested review.

- 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.

Response: The resubmitted plans have been revised to depict the offsite disturbance areas are to be stabilized and reseeded. Please note that this is subject to coordination with the neighbor.

- 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.

Response: The existing sign is to remain as is.

- 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.

Response: 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."

- 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

Response: Acknowledged.

Should you have any questions or require additional copies, do not hesitate to contact our office.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



Jeffrey P. Allen, LLA, RLA
Principal Associate

JPA/ku

Enclosures

cc: Lou Roselle, Priority Compactor Repair LLC (via email and hard copy)
Michael S. Selvaggi, Esq., Lavery, Selvaggi & Cohen, P.C. (via email and hard copy)

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