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September 29, 2023

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
Preliminary & Final Site Plan Application
For Puff City Property, LLC
Property Located at 515 State Route 206
Block 134 Lot 17.06
Andover Township, Sussex County
HPA No. 23-076

Dear Board Members:

The Applicant is seeking preliminary and final site plan approval for a proposed new 6,120 square foot retail commercial building on the Block 134 Lot 17.06 property located at 515 State Route 206. Based on a review of the application and documents submitted in support of this application, I offer the following comments:

1. The plans and documents submitted in support of this application included:
 - a. Plans entitled, “Puffcity Property, LLC, Proposed Retail Commercial Building, Preliminary & Final Site Plans, Block 134 - Lot 17.06, Tax Map 21, 515 State Route 206, Township of Andover, Sussex County, New Jersey”, prepared by Davies Engineering, LLC, consisting of seven (7) sheets dated January 25, 2023 and last revised August 30, 2023.
 - b. Plan entitled, “Sewage Disposal System Alteration Plan”, prepared by Davies Engineering, LLC, consisting of one (1) sheet dated January 25, 2023 and last revised August 30, 2023.
 - c. Architectural Plan entitled, “Proposed Retail Building, 515 Route 206, Andover, NJ, Floor Plans”, Prepared by Fineline Architectural Design LLC., consisting of two (2) sheets, dated January 26, 2023.
 - d. Survey entitled, “Topographic Survey, Block 134, Lot 17.06, Andover Township, Sussex County, New Jersey”, Prepared by John S. Simmons PLS., consisting of one (1) sheet, dated July 7th, 2022.

- e. A report entitled, “Environmental Impact Statement, prepared for: Puffcity Property, LLC, Regarding the: Proposed Retail Commercial Building, Block 134, Lot 17.06, 515 State Route 206, Township of Andover, Sussex County, New Jersey”, prepared by Davies Engineering, LLC, dated January 25, 2022 and last updated August 30, 2023.
- f. A report entitled, “Stormwater Management Report Prepared for: Puffcity Property, LLC, Regarding the: Proposed Retail Commercial Building, Block 134, Lot 17.06, 515 State Route 206, Township of Andover, Sussex County, New Jersey”, prepared by Davies Engineering, LLC and dated August 30, 2023.
- g. Land Development Application, checklists, and other supporting documents.

2. **Completeness:**

- a. The Applicant has submitted additional information to address my March 3, 2023 completeness letter. The items now addressed include:
 - i. The existing septic system has been shown on the plans.
 - ii. A revised EIS has been provided.
 - iii. An updated Stormwater Management Report was provided.
 - iv. Lighting fixtures have been shown on the architectural plans.
 - v. Lighting information has been updated on the site plan drawings.

Based on the newly submitted information, I believe that the application can be deem complete and can now be heard by the Board.

3. **Zoning Comments:**

- a. The Applicant is proposing the demolition of the existing building and the construction of a 6,120 square foot retail building with four tenant spaces on the subject property along with various site improvements including lighting, landscape, retaining walls and a new parking lot are also proposed.
- b. The Block 134 Lot 17.06 property is located in the Route 206 Redevelopment Zone. Per the Route 206 Redevelopment plan, a review of the proposed bulk requirements as they pertain to the commercial building on the subject property are as follows:

Item	Required	Existing	Proposed	Variance
Min. Lot Area	N/A	1.127 Ac.	No Change	No
Min. Lot Width	100 ft.	200 ft.	No Change	No
Min. Front Yard Setback	20 ft.	70.1 ft.	69.3 ft.	No
Min. Rear Yard Setback	20 ft.	119.1 ft.	81.4 ft.	No
Min. Side Yard Setback	10 ft.	76 ft.	39.7 ft.	No

Item	Required	Existing	Proposed	Variance
Max. Building Coverage	50%	2.9%	12.5%	No
Max. Impervious Coverage	75%	33.7%	34.9%	No
Max. Building Height	3 Stories/ 50 ft.	1 story/ <50 ft.	1 story/23 ft.	No

- c. The application as presented meets the bulk requirements of the redevelopment zone and will not require any variances from these requirements.

4. Site Plan Layout & Parking:

- a. Per the Route 206 Redevelopment Plan, retail space requires 1 parking space per 350 square feet. With a gross floor area of 6,120 square feet, the proposed building requires eighteen (18) parking spaces and eighteen spaces have been provided and complies.
- b. Per the Route 206 Redevelopment Plan, a minimum of 65% of the off-street parking shall be located in the side and rear of the building. All of the parking is located in front of the building and a variance will be required.
- c. Per Section 131-37I. of the Township Code, all parking areas are to be curbed. The Applicant is proposing curb stops and a design waiver will be required.
- d. Per the Route 206 Redevelopment Plan, sidewalks must be provided along all street frontages. No sidewalk is proposed and a variance will be required.
- e. The Route 206 Redevelopment Plan requires all loading areas to be screened. No screening is proposed and a variance will be required.
- f. The circulation plan shows turning movements for a box truck and a garbage truck. The Applicant should be prepared to discuss anticipated deliveries to the site with the Board.
- g. Per the Route 206 Redevelopment Plan, a bike rack capable of holding three bicycles should be provided.
- h. Per the Route 206 redevelopment Plan, trash enclosures are to be enclosed by a wall and wood stockade fence as proposed is prohibited.
- i. The site plan shows stop bars and stop signs 20 and 25 feet away from the edge of route 206. Stop bars will need to be located closer to the roadway (typically 10 feet off the curb line).

5. Stormwater:

- a. The majority of the roof runoff is being directed towards the proposed underground stormwater system in order to satisfy the required 398 cubic-foot volume increase in stormwater runoff from the site. I have no objection to the design as presented. The roof drains, however, including pipe sizes and inverts need to be shown on the grading plan.
- b. A stormwater maintenance plan prepared in accordance with Chapter 8 of the NJDEP Best Management Practices manual is required for review and approval. Once approved, the maintenance plan shall be recorded on the deed of the property. This can be a condition of any approval granted by the Board.

6. Utilities:

- a. The existing septic system in the rear of the building will be abandoned in place and a new system will be constructed with the disposal bed located under the front parking lot. Approvals from the Sussex County Health Department will be required.
- b. The existing well located on the northwest corner of the building will be abandoned and a new well will be located to the rear of the proposed building. Approvals from the Sussex County Health Department will be required.
- c. The site plan does not show the location air conditioning units, HVAC systems or other outdoor utilities. These should be shown on the plan and appropriate screening provided.

7. Lighting & Landscaping:

- a. The planting plan shows minimal plantings on the site. The Applicant should consider planting additional trees, evergreen and deciduous shrubs, perennials and grasses around the parking lot and the building.
- b. Per the Route 206 Development Plan, shade trees shall be a minimum of two and a half inches caliper in size. The plan calls out one inch caliper and will need to be updated.
- c. Per the Route 206 Development Plan, 10% of the parking lot shall be green. I do not believe that this requirement has been met and a variance will be required.
- d. Per the Route 206 Redevelopment Plan, the perimeter edge of the parking lot shall be planted with an evergreen hedge. No hedge is proposed and a variance will be required.

- e. Blank windowless walls are discouraged in the Redevelopment Zone. The applicant should consider foundation plantings along the sides of the building.
- f. Per the Route 206 Redevelopment Plan, street lighting is required along street frontages. Street lights have not been provided and a variance will be required.
- g. All lights should be shielded to prevent glare and off-site light pollution.
- h. The Lighting Plan states that lighting will be provided under the awning, however, no lighting details have been provided or shown on the architectural plans. Information regarding this lighting will need to be provided including type of fixture, number and light output level to know if it will provide adequate light for the parking lot in front of the building.
- i. Lighting fixtures are shown over each façade sign on the architectural plan, however specific details including the type of fixture and illumination level will need to be provided for review.

8. Architectural Plans:

- a. The architectural plans and elevations have been submitted. The Applicant should be prepared to review the architectural drawings in detail with the Board. The testimony provided should include a detailed review of building materials, colors and any other details that would be beneficial for the Board to consider in their review.
- b. The Applicant will need to provide testimony regarding how the architectural designs meets the design standards listed in the Route 206 Redevelopment Plan.
- c. The site plan shows stairs to the basement level on both the north and south side of the building which are not shown on the architectural plans. The Applicant will need to discuss where these stairs go and how they integrate into the architecture of the building. Details of the railings on top of the stair walls will also need to be provided.

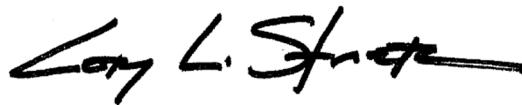
9. Signs:

- a. The Site Layout Plan states that the exiting freestanding will remain. It is assumed that this refers to the post and a new sign will be installed. The Applicant will need to provide the design and dimension for the proposed sign to take its place for review by the Board.
- b. The architectural plans show a façade sign for each of the four establishments. The sign regulations permit one façade sign per building and a variance will be required.

10. Other Comments:

- a. The Applicant must be prepared to discuss all aspects of the Environmental Impact Statement with the Board.
- b. Wetlands: A letter from Cramer Ecological Services, LLC dated February 16, 2023 states that the applicant will be applying for a Letter of Interpretation and a transition area waiver for the development of the site. The Applicant will need to provide copies of the submitted documents to the Board.
- c. Flood Hazard Area: Some disturbance will take place within a riparian zone associated with the Pequest River. I believe that general construction activities and new building can take place under a flood hazard area permit-by-rule.
- 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. Andover Township Soil Erosion & Sediment Control
 - iv. Sussex County Health Department (*septic and well*)
 - v. Sussex County Planning Board
 - vi. NJDOT (*or letter of no interest*)

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
Richard Briigliodoro, Esq. – Land Use Board Attorney
Stephanie Pizzulo – Land Use Board Secretary