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August 19, 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 #3  
Preliminary Site Plan Application for Ringo Properties, LLC  
Property Located at 662 Route 206 South  
Block 158 Lot 6  
Andover Township, Sussex County  
HPA No. 23-343

Dear Board Members:

The above referenced Applicant has submitted additional items in support of the mix use development that is proposed on the Block 158 Lot 6 property located at the corner of US Highway 206 and Brighton Road (Sussex County Route 603). Based on a review of the updated items submitted, I offer the following comments:

1. The new plans and documents submitted in support of this application included:
  - a. Updated site plans entitled, “Preliminary Site Plan, Block 158, Lot 6, U.S. Highway Route 206 & Brighton Road (C.R. 603), Township of Andover, Sussex County, New Jersey”, prepared by Dykstra Walker Design Group, consisting of twenty one (21) sheets, dated July 25, 2023 and last revised August 7, 2024.
  - b. Updated report entitled “Stormwater Management Calculations for Preliminary Site Plan, Block 158 – Lot 6 Situated in Township of Andover, Sussex County, New Jersey”, prepared by Dykstra Walker Design Group, dated July 25, 2023 and last revised August 7, 2024.
  - c. New plans entitled “Construction Phasing Plan, Preliminary Site Plan, Block 158, Lot 6, U.S. Highway Route 206 & Brighton Road (C.R. 603), Township of Andover, Sussex County, New Jersey”, prepared by Dykstra Walker Design Group, consisting of two (2) sheets, dated June 28, 2024.
  - d. A new report entitled “Supplemental Drainage Calculations For Temporary Sediment Basins for U.S. Highway Route 206 & Brighton Road (C.R. 603), Preliminary Site Plan, Block 158 – Lot 6”, prepared by Dykstra Walker Design Group, dated August 8, 2024.

2. The updated site plan includes a number of changes to address comments received at the last public hearing. The changes include: addition of dumpster enclosure to the southeast of the proposed retail building, additional information regarding stormwater underdrain pipes, landscaping and lighting change, additional information regarding the proposed well and underground fire suppression tank and other minor items. The Applicant should be prepared to review each plan change in detail with the Board/
3. **Drainage Comments:** Below are comments regarding the updated stormwater management design for the project and are meant to supersede the comments included in my June 17, 2024 report.
  - a. The project will disturb more than one acre of land and is considered a “Major Development” project. Being a “Major Development” project means that the application must comply with the Andover Township Stormwater Control Ordinance. Specifically, the stormwater management design must meet detailed criteria related to water quantity reduction, water quality treatment and groundwater recharge. The application proposes to use three bio-retention basins, and a porous pavement area to meet the water quantity, water quality, groundwater recharge, and green infrastructure (GI) requirements.
  - b. Water quantity reductions: The updated post-developed condition calculations illustrate that the stormwater runoff quantity reductions for the 2-year, 10-year and 100-year storm events, for all three points of study at the respective property lines. However, the following concerns will still need to be addressed:
    - i. The Seasonal High Water Table (SHWT) elevation on the site is very important for the proposed stormwater management facilities to work as proposed. Per information supplied in a previous site plan application for Wawa, dated 08/22/2005, the SHWT may be higher than what is now being utilized. Additional soil logs with will need to be performed and witnessed by my office to verify the SHWT elevation.
    - ii. Although the water quantity calculations confirm that the required reductions are being achieved at the property line for point of study #1 (P.O.S. #1) near the intersection of Route 206 and Brighton Road, the proposed 24-inch diameter HDPE pipe will replace much smaller existing pipes that run along Route 206. This will likely result in the increase the rate stormwater discharge off the property and undoubtedly increase the stormwater volume that will be discharged north along Route 206 onto another privately owned property.
    - iii. The increase in stormwater discharge onto another private property not owned by the Applicant will require a drainage discharge easement and possibly offsite improvements to guard against soil erosion or negative impacts from increased stormwater discharge volumes. Additional

information should be provided regarding the increase in pipe sizes along Route 206 and the impact that the increase in stormwater discharge volume will have on other properties.

- c. Temporary Sediment Basin: A temporary sediment basins have been proposed in the northwest and south east corners of the property while the property is being graded and the soil/rock are being removed from the property. The calculations meet the soil erosion and sediment control standards for a temporary sediment basin but they do not address the potential increase in stormwater runoff that may occur due to the existing ground cover conditions that will be altered. Given the lengthy duration of the soil removal operation, temporary stormwater management measures must be implemented.
- d. Water quality. The proposed development complies with the mandated 80% total suspended solids (TSS) removal rate, by directing all regulated motor vehicle surface areas to the proposed bioretention basin.
- e. Groundwater recharge. The groundwater recharge requirement has been addressed. Since the on-site soil is classified as Type 'D' soil, its recharge characteristics are effectively zero for pre-, and post-developed conditions. This is another major element that impacts the design of the stormwater management design and the type of soils will need to be verified with new soil logs witnessed by my office. \_\_
- f. Green Infrastructure. The proposed 18” thick bioretention material in the bottom of the basin meets the green infrastructure requirement. The bioretention material must be constructed as per Chapter 9.7 of the NJDEP Best Management Practices manual, and certified by the design Engineer. The proposed porous pavement best management practice also meets the green infrastructure standard.
- g. 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.
- h. NJDOT approval is required for the construction of new drainage conveyance structures along Route 206 and for the construction of a discharge point along Route 206 on the privately owned property mentioned above.

4. **Soil Removal:** Below are comments regarding the soil and rock removal construction phasing that is proposed as part of this application.
- a. Per Section 140-4.C. of the Township Code, no application for a soil and rock permit shall be made unless a conditional use permit has been obtained from the Planning Board. The Township Committee then shall have the authority of issuing a soil and rock removal permit.
  - b. Per the legal notice, the Applicant is requesting an interpretation pursuant to N.J.S.A. 40:55D-70(b) that the soil removal proposed as part of this application is a permitted temporary/interim use in the Route 206 Redevelopment Zone and is not required to also obtain a Conditional Use permit per the Township Code. The Applicant should be prepared to review in detail the proposed soil removal operation and explain why a soil removal permit is not required and that the work as proposed is a permitted temporary/interim use.
  - c. Per Section 140-4.B. of the Township Code, a permit is not required for the removal of soil, sand, gravel or other natural deposit, stone or rock if certain criteria are not met. The Applicant should be prepared to review each criterion in their review of why a soil removal permit is not required. The specific criteria of when a permit is not required is listed below:
    - i. The amount of said removal is 50 cubic yards or less; or
    - ii. The removal is associated with and incidental to the excavation required for the construction of a single-family dwelling and associated lawns, driveways, accessory buildings, patios, retaining walls, on a single lot in accordance with the building permits issued by the Construction Official and if said removal is 50 cubic yards or less; or
    - iii. The removal is associated with the excavation required for the construction of an in-ground or aboveground swimming pool; or
    - iv. The removal is associated with the excavation required for the construction or reconstruction of individual sewage disposal systems in accordance with permits issued by the Board of Health; or
    - v. The removal is limited to a disturbed area of not more than five acres and is associated with, and incidental to, the construction of an approved site plan, if the material removed is utilized as fill material on the subject property, or the amount removed from the site does not exceed twice the volume of the material displaced by the building foundation or foundations; or
    - vi. The removal is associated with and necessary for the reconstruction and/or construction of roads, drainage systems, sanitary sewers, flood control

measures, or other improvements, approved on the subdivision plat by reviewing municipal body, or undertaken by any governmental agency; or

- vii. The removal is associated with and incidental to the regrading of the yard on an existing developed single lot for the purposes of making or installing drainage improvements, driveways or other necessary improvements, and the removal is less than 50 cubic yards.
  - viii. The removal is solely that of a peat harvesting operation, after classification of same by the Township Planning Board.
- d. As discussed at the last public hearing, the Applicant would like to proceed with the removal of soil and rock as soon as possible and do so while they make an application to the NJDEP for future disturbance within NJDEP regulated wetlands. No work will occur in any regulated area until NJDEP permits are obtained. Any approval granted by the Board would need to be conditioned on no work within potential regulated NJDEP jurisdictional areas will be allowed until all NJDEP permits are in hand.

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  
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Kevin Robine, P.E.  
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