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June 17, 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 #2
 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 application is for a mix use development that will include the construction of a proposed retail building and the construction of two (2) flex buildings 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 application submitted for this project, I offer the following comments:

1. The plans and documents submitted in support of this application included:
 - a. 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 February 22, 2024.
 - b. Architectural Plan prepared by Gates Architectural Design, Inc. consisting of the following sheets:

Sheet	Title	Last Revised
A-1	Preliminary Plans	08/29/2022
A-2	Preliminary Plans	08/29/2022

- c. Plan entitled, “Existing Well & Septic Location Plan, Ringo Properties, LLC, Block 158, Lot 6, U.S. Route 206 & Brighton Road, Township of Andover, Sussex County, New Jersey”, prepared by Dykstra Walker Design Group, consisting of one (1) sheet, dated June 6, 2024 and last revised June 7, 2024.
 - d. A report entitled “Environmental Impact Statement for Preliminary Site Plan at Block 158, Lot, U.S. Highway Route 206 and Brighton Road, Township of

Andover, Sussex County, New Jersey”, prepared by Dykstra Walker Design Group, dated July 25, 2023 and last revised February 22, 2024.

- e. A 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 and dated July 25, 2023.
 - f. A report entitled “Traffic Engineering Evaluation, Ringo Properties, LLC, U.S. Route 206 at Brighton Road (County Route 603), ...” prepared by Bowman Consulting Group, LTD and dated June 4, 2024.
 - g. Land Development Application, checklists, and other supporting documents.
2. The Applicant is proposing to construct a 10,000 square foot retail building which will face Route 206 and two (2) 25,000 square foot buildings along Brighton Road that will house five units each which may consist of warehouse/storage and or light manufacturing. The site will include multiple parking lots with a total of one hundred and twenty seven (127) parking spaces and an area for outdoor storage approximately 85,000 square feet (1.95 acres).
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
Min. Lot Area	N/A	10.39 Ac.	No Change	No
Min. Lot Width	100 ft.	440 ft.	No Change	No
Min. Front Yard Setback	20 ft.	N/A	65.4 ft. (Route 206) 147.3 ft. (CR 603)	No
Min. Rear Yard Setback	20 ft.	N/A	N/A	No
Min. Side Yard Setback	10 ft.	N/A	165.7 ft.	No
Max. Building Coverage	50%	N/A	13.3%	No
Max. Impervious Coverage	75%	N/A	59.9%	No
Max. Building Height	3 Stories/ 50 ft.	N/A	25 ft. 8 inches	No

- c. Based on a review of the Steep Slopes Analysis Plan the maximum steep slope disturbance requirements of Section 190-32.3 of the Township Code will not be met. A variance to permit disturbance of steep slope areas in amounts greater than indicated in Section 190-32.3F will be needed.
- 4. **Completeness:** The Land Use Board determined at the April 16, 2024 meeting, that the application as submitted was complete with the exception that a traffic impact statement and additional information regarding septic and wells in the vicinity of the subject property. The Applicant has submitted the requested items and the application can now be heard.

5. **Site Plan Layout & Parking:**

- a. The plan provides 125 parking spaces (121 spaces + 4 bonus EV) spaces. Per the Route 206 Redevelopment Plan, retail space requires 1 parking space per 350 square feet, office space requires 1 parking space per 250 square feet and all other uses require 1 parking space per 350 square feet. I calculate the parking needs as follows:

5,000 sf. of office use x 1 space/250 sf	= 20 spaces
45,000 sf. of warehouse use x 1 space/350 sf.	= 129 spaces
10,000 sf. of retail use x 1 space/350 sf.	= <u>29 spaces</u>
Total	= 178 spaces

178 spaces ÷ a shared parking factor of 1.2 = 149 spaces required

Based on the requirements of the Route 206 Redevelopment Plan, the parking requirements have not been met and a variance will be required.

- 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. This requirement has not been met and a variance will be required.
- c. The Route 206 Redevelopment Plan requires all loading areas to be screened. Some screening has been provided but much of the loading areas are not fully screened. A variance will be required.
- d. Per the Route 206 Redevelopment Plan, sidewalks along Route 206 must be a minimum of six feet wide or be four feet wide and include a two-foot-wide paver strip. The proposed sidewalk meets the requirement of the zone.
- e. Earthwork calculations show that large amount of material (158,000 cubic yards) will need to be taken off the site.
- f. How will trash be handled for the retail building? There does not appear to be a dumpster enclosure near this structure.

- g. The lot is very rocky and the Applicant should state whether they anticipate any basting to take place in the site.
- h. Due to the size of the lot and the number of buildings, the Applicant should state whether there will be a staging plan for clearing, earthwork and construction of the site and if so, a time frame for each stage.

6. **Grading & Drainage Comments:**

- 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. Based on the new stormwater management rules, the Applicant shall utilize the applicable 2-year, 10-year and 100-year design storm multipliers as per Table 5-5 and 5-6, for each point of study. The use of these multipliers may result in calculated stormwater runoff rates being increased and the amount of stormwater to be retained may increase as well. The Applicant will need to show that they meet the water quantity reduction based on this new criteria and modify the stormwater basins if needed.
- c. 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.
- d. Groundwater recharge. The necessary groundwater recharge has been satisfactorily addressed.
- e. 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.
- f. A stormwater maintenance plan prepared in accordance with Chapter 8 of the NJDEP Best Management Practices manual is required for review and approval. Any approval granted by the Board would include a condition that the maintenance plan shall be recorded on the deed of the property.
- g. NJDOT approval is required for the discharge point along Route 206, just north of the project in question.

- h. The results of the onsite investigation shows a type “D” soil. An analysis of the separation distance between the bottom layer of the bioretention basins, the pervious pavement area, and the seasonal high-water table (SHWT) will need to be submitted for review.
 - i. The proposed 6” perforated underdrain pipes at the bottom of the BMP’s are to be shown on the “Grading & Utilities Plan”.
7. **Traffic Analysis:** The proposed uses on this property will result in additional traffic being introduced onto Brighton Road. The Applicant has submitted a Traffic Engineering Evaluation prepared by Bowman Consulting Group, LTD to review the existing and proposed traffic conditions near the intersection of Route 206 and Brighton Road. Comments I have regarding this analysis are as follows:
- a. The kinds of commercial tenants and flex space tenants will have a large impact on the amount and kind of traffic that will come to this site. The traffic analysis provides a generation of trips that will be anticipated by utilizing the ITE trip generation numbers for Strip Retail Plaza and General Light Industrial uses. The Applicant should be prepared to discuss the proposed uses and how the trip generation numbers will realistically project future traffic volumes.
 - b. The peak hours for vehicular traffic at the intersection of Route 206 and Brighton Road were found to be between 7:30 AM and 8:30 AM and between 4:15 PM and 5:15 PM. The peak hours for the proposed retail building and two flex buildings will likely coincide with these peak hours.
 - c. The trip generation calculations illustrate that 67 trips (50 in/17 out) will occur during the morning peak hour and 102 trips (45 in/60 out) will occur due to the construction of the development as proposed.
 - d. The analysis illustrates that vehicles pulling out onto Route 206 from Brighton Road there will experience an increase in wait time with the proposed development changing the level of service from a C to a D. This is not a large change in the level of service for this intersection and is typically found to be acceptable but will be a noticeable change for drivers that utilize this intersection.
 - e. Access permit applications to the NJDOT and Sussex County will be required as part of any approval granted by the Board.
8. **Lighting & Landscaping:**
- a. Evergreen trees have been proposed around the perimeter of the parking lots to provide an evergreen hedge. These trees would quickly grow to block views of building facades and signs and evergreen shrubs need to be provided.

- b. Per the Route 206 Redevelopment Plan, at least 10 percent of the parking lot shall be green. Interior parking lot plantings have not been provided and a variance will be required.
- c. Per the Route 206 Redevelopment Plan, trees along street frontages “shall be trimmed a minimum of seven feet from the ground to allow for pedestrian passage.” *Betula nigra*, or river birch, in most cases is a low branching, multi-stemmed tree that may not be suitable for street tree planting to meet the requirement of the code.
- d. Per the Route 206 Redevelopment Plan, street lights are required along street frontages. The example light shown in the redevelopment plan consists of a fluted pole with an ‘acorn’ style light fixture. The Applicant is proposing a ‘gooseneck’ style light fixture along the street frontage. I believe that the proposed light should be changed to match the example in the plan.
- e. The proposed lighting intensities meet the requirement of the Township code.
- f. All lights should be shielded to prevent glare and off-site light pollution.

9. **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 meet the design standards listed in the Route 206 Redevelopment Plan.

10. **Signs:**

- a. The Township Code permits one Façade sign per building. The Applicant is proposing a façade sign per each tenant in the retail building and a variance will be required.
- b. The Applicant is proposing signs in the rear of the retail building which is not permitted and a variance will be required.
- c. There are no proposed signs shown on the flex buildings. The Applicant should state whether any signage will be needed for these uses.
- d. The Applicant should state what directional signs, if any, will be located on the subject property.

11. **Other Comments:**

- a. The Applicant should be prepared to discuss all aspects of the Environmental Impact Statement with the Board.
- b. Outdoor storage: 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. The Applicant should be prepared to discuss the screening of all storage to meet this section of the Code including height of possible items to be stored.
- c. Wetland Buffers: The Applicant is proposing the removal of a wetlands complex on the subject property. A Freshwater Wetlands General Permit #6 for the filling of the wetlands will be required.
- d. The Environmental Impact Statement summarizes the history of soil contamination on the subject property. The report concludes that on February 13, 2012, the NJDEP issued a determination of No Further Action Needed and the case was closed.
- e. The Applicant should be prepared to discuss the anticipated deliveries to the site. The Environmental Impact Statement says that deliveries may be made by flatbed and semi-trailer trucks.
- f. Information regarding fire suppression requirements for each building need to be provided.
- g. A road opening permit will be required from Sussex County Division of Engineering for access on the Brighton Road. Sight distance requirements, roadway repairs and any other roadway access details will need to be approved as part of any approval by the County.
- h. The proposed septic system is shown on the grading plan including septic tanks, pump tanks and dosing tank. Copies of all application to the Sussex County Health Department will need to be submitted for reference.
- i. The plans show a proposed well between the two buildings. The Applicant to provide information regarding water needs for the anticipated uses on the site.
- j. The plan shows a 20-foot-tall water tank and two pump houses. Details for these structures will need to be provided for review.

- k. As discussed above, any site plan approval granted by the Board would require a future site plan application and approval before any construction could occur. Any future approval would require the following other approvals:
- i. Andover Township Construction Department
 - ii. Andover Township Fire Subcode Official
 - iii. Andover Township Soil Erosion & Sediment Control
 - iv. NJDEP Land Use Regulation Permits
 - v. Sussex County Health Department
 - vi. Sussex County Planning Board
 - vii. Sussex County Department of Engineering
 - viii. New Jersey Department of Transportation

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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