



December 22, 2023

Andover Township Planning Board  
Attn: Stephanie Pizzulo, Administrator  
134 Newton Sparta Rd  
Newton, NJ 07860

**Re:** Facility Operations Summary for Concrete Batch Plan  
Applicant: Seegull LLC  
1023 Limecrest Road Redevelopment Plan  
1023 Limecrest Road  
Tax Lot 108, Block 4.01  
Andover Township, Sussex County, N.J.

Dear Board Members:

Item # 58 on listed in Preliminary Site Plan Checklist requires a "Written description of proposed use of land and buildings, including number of employees, hours of operation, truck traffic, emission of noise, glare, air, and water pollution, safety hazards, and description of industrial processes." This letter is provided to address said requirement.

The applicant is seeking approval from the Andover Township Planning Board for the construction of a concrete batch plant facility at Block 108, Lot 4.01, situated on Limecrest Road (County Route 669) about 0.2 miles south of the intersection with Sussex Mills Road. The site plan includes:

- Office and Maintenance Garage (80' x 150' with 6 bays)
- Employee Parking areas (31)
- Cement Mixer Truck Parking areas (23)
- Tractor-trailer parking/offloading areas (3)
- Concrete plant with material storage silos, hopper, and conveyor belts
- Washing area
- Aggregate Stockpile storage area
- Site lighting
- Landscape areas
- Stormwater management conveyance system with basins.
- Underground water tank for fire suppression
- Individual septic system and water supply well
- Trash storage area
- Above Ground Fuel Tank



The proposed facility will be the home of Diamond Sand and Gravel, which does business under the names of both Sparta Redi-Mix and Sparta Sand and Gravel.

The site will be operational between the hours of 5 AM and 5 PM. There will be the occasional need to operate into the nighttime hours. This could occur when there are emergency repairs needed on a jobsite, road, or bridge, or when government sanctioned road projects require night operations.

Thirty-five (35) people will be employed on site. This includes administrative staff and executives and the yard workers, machine operators, and equipment and truck repair and maintenance staff.

On average, twenty concrete mixer trucks will each make three deliveries per day. Traffic generated by the use has been projected using the ITE Trip Generation Manual (see enclosed Traffic Impact Data reports). Deliveries by tractor trailers or dump trucks of materials such as Portland cement and sand and gravel will occur weekly as needed to keep the plant running.

The site and operations have been designed to meet applicable requirements regarding noise, glare, air and water pollution. Applicable safety standards will be observed during operations. Industrial processes to occur on site include those production of concrete and the transport of concrete.

The proposed concrete batch plant facility at this property is a permitted use in the 1023 Limecrest Road Redevelopment Plan.

Regards,

Jason Dunn, P.P., L.L.A.  
Land Use Planner