



Dykstra Associates, PC

Engineers • Land Surveyors • Planners • Landscape Architects • Environmental Consultants

**APPLICATION SUMMARY
ZONING COMPLIANCE ASSESSMENT
ENVIRONMENTAL IMPACT ASSESSMENT
STORMWATER ASSESSMENT
WOODMONT TREATMENT CENTER, LLC**

**BLOCK 151, TAX LOT 22.02
293 N.J. STATE HIGHWAY ROUTE 206
ANDOVER TOWNSHIP,
SUSSEX COUNTY, NEW JERSEY**



August 15, 2024
PREPARED BY:
DYKSTRA ASSOCIATES, PC
11 LAWRENCE ROAD
NEWTON, NEW JERSEY 07860


JASON A. DUNN, P.P., L.L.A.
N.J. Professional Planner 33L100583400 &
Licensed Landscape Architect 21AS00085400


OWEN DYKSTRA, PE
NJ Professional Engineer 39920

PURPOSE

The purpose of this report is to provide a summary of the application, summary of zoning compliance, stormwater compliance and the environmental compliance for the proposed redevelopment of the 9 Acre parcel. This report should be reviewed along with the proposed site plan, application to Andover Township Land Use Board, and other documents submitted.

ATTACHED EXHIBITS

Exhibit A – Tax Map
Exhibit B – Soil Survey
Exhibit C – Wetland Letter of Interpretation

A. SITE LOCATION AND DESCRIPTION OF EXISTING CONDITIONS.

The site is located east of Route 206, generally across from the former St Paul's Abbey monastery. It is a nine (9)-acre flag lot with a single access onto Route 206. The property is developed with a building, parking area, connection to utilities (sewer, water and electric), lawn areas and other appurtenant features. The existing building was utilized as a school and has been vacant for several years. Most of the property is relatively flat, with an undeveloped small hill that protrudes into the northwest side of the lot. The building sits on a high point of the lot, with stormwater draining into wetlands to the south and west of the lot. The wetlands have been designated as intermediate resource value with a 50 foot wetland transition area.

B. PROJECT DESCRIPTION

The applicant proposes to renovate and repurpose the existing building into a 62-bed inpatient substance abuse rehabilitation facility. During the peak shift, there will be a up to 30 employees at any one time. The facility is staffed 24 hours a day, 365 days a year with the peak staff on site during weekday business hours. The existing parking area is proposed to be renovated to provide appropriate parking in excess of the ordinance requirements to accommodate staff and visitors. The parking area upgrades will include decorative LED "concealed source" downward facing lights to maintain safe lighting levels in the parking areas and walkways along with regularly spaced light fixture along the access drive to define the access during evening hours. An extensive landscape plan has been designed to elevate the facility which will include both landscape and recreational features. These include a courtyard patio, fire pit area, additional patio away from the building is proposed as a designated smoking area, pickleball court and the existing basketball court will be re-furbished. All new site improvements are outside of the wetlands and buffer areas.

The existing building is served by overhead power and internet. The building will be served by natural gas.

C. ZONING AND LAND USE

The proposed use is permitted in the Abbey Redevelopment Overlay Zone (ARO).

The project is in conformance with ARO redevelopment plan as follows:

3.1 The property is a designate lot within the plan.

3.2 The proposed redevelopment of the school into an attractive, high quality institutional facility is in keeping with the goal of the redevelopment plan *"to facilitate attractive, high-quality non-residential and institutional development in underutilized portions of the Plan Area"*.

3.3 The proposed property is serviced by an existing centralized wastewater treatment plant located on the adjacent property and therefore the property is permitted to be developed under the ARO standards.

3.4 The proposed Inpatient substance abuse facility is as defined in definition #8.

3.5 The proposed Inpatient substance abuse facility is a Permitted Principal Use in the ARO.

3.6 Accessory uses proposed are outdoor sports courts and accessory uses normally incidental to the proposed permitted use.

3.7 Not applicable.

3.8 All of the Area and Bulk regulations for the proposed use are met.

3.9 Not applicable for proposed use.

3.10 Not applicable.

3.11 Detached accessory structure setbacks are met.

3.12 The parking requirements have been met.

3.13 The loading requirements have been met.

3.14 No buffer area required.

3.15 Two building mounted signs have been provided as allowed for corner establishments, one on the front facing Route 206 side and one on the side facing the parking area. The code allows for two façade signs for corner establishment. Each sign is less than 64 square feet. One freestanding sign is proposed near the building entrance. One freestanding entrance sign is proposed at intersection of driveway with Route 206 to provide the street addresses for the buildings located on the common driveway and the names of the facilities accessed through the driveway. A deviation may be required to allow this second freestanding sign and allow it to be less than 12' from the property line.

3.16 Design Standards:

- 1.a. The building is a renovation of an existing building, therefore is consistent with attributes of buildings within the Township. Proposed renovation of the exterior creates an attractive aesthetic that is appropriate for the proposed.
- 1.b. Not applicable.
- 1.c. Natural and earth tones have been utilized in place of the dated façade.
- 1.d. Exterior materials have been selected to provide a attractive facades.
- 1.e. Existing roof lines are maintained.
- 1.f. Rooflines are stepped and overhangs are provided.
- 1.g. All exteriors have been finished in an attractive manner.
- 1.h. Not applicable.
- 1.i. A covered walkway has been proposed to enhance the entrance.
- 1.j. The main entrance has been defined by architectural elements including materials, covered walk and signage.
- 1.k. Not applicable.
- 1.l. The existing exterior staircase is to remain.
- 1.m. A roof with a solar reflectivity of 50% or greater will be utilized.
- 1.n. Not applicable.
2. The building orientation will remain the same.
3. Not Applicable.
4. Sidewalks are provided at the facility to provide safe pedestrian movement on site.
5. Lighting has been provided in accordance with the requirements.
6. Extensive landscaping has been provided on site.
7. A trash and recycling enclosure has been provided.
8. No fencing is proposed.
- 9.a. The building is located over 900 feet from the nearest public view. Therefore the roof mounted HVAC units will have no impact on the public view.
- 9.b. Existing overhead electric service to be maintained.
10. Not applicable.

D. STORMWATER MANAGMENT ASSESSMENT

The proposed project does not meet the definition of major project as the area of disturbance is less than 1 acre and the additional impervious coverage is below ¼ acre. Therefore, no additional stormwater management measures are required.

Stormwater from the site flows overland to the existing wetlands on site. The sheet flow through the lawn areas provides for a natural cleansing of the stormwater flowing off the paved areas.

D. ENVIRONMENTAL IMPACT ASSESSMENT

In accordance with section 131-12 of the Site Plan Review section of the Ordinance, a full Environmental Impact Statement (per 131- 13) is not required. The following is a summary of the environmental impacts of the project.

The renovation of the existing building and site improvements will not have a significant impact on the property or neighborhood. The added impervious cover is minimal, when compared to the size of the property. All runoff sheet-flows into the wetlands, and this condition will not be changed.

A Letter of Interpretation from New Jersey Department of Environmental Protection has been applied for and is pending final approval. NJDEP staff has indicated that the wetlands will have a fifty-foot transition area.

The infrastructure for the sewer treatment is already in place. The water supply source is also installed.

Planting areas are being added to enhance the aesthetic of the property and to improve the environment by changing lawn areas to planting beds.

There will not be any offensive glare, odor, vibration, or air pollution produced.

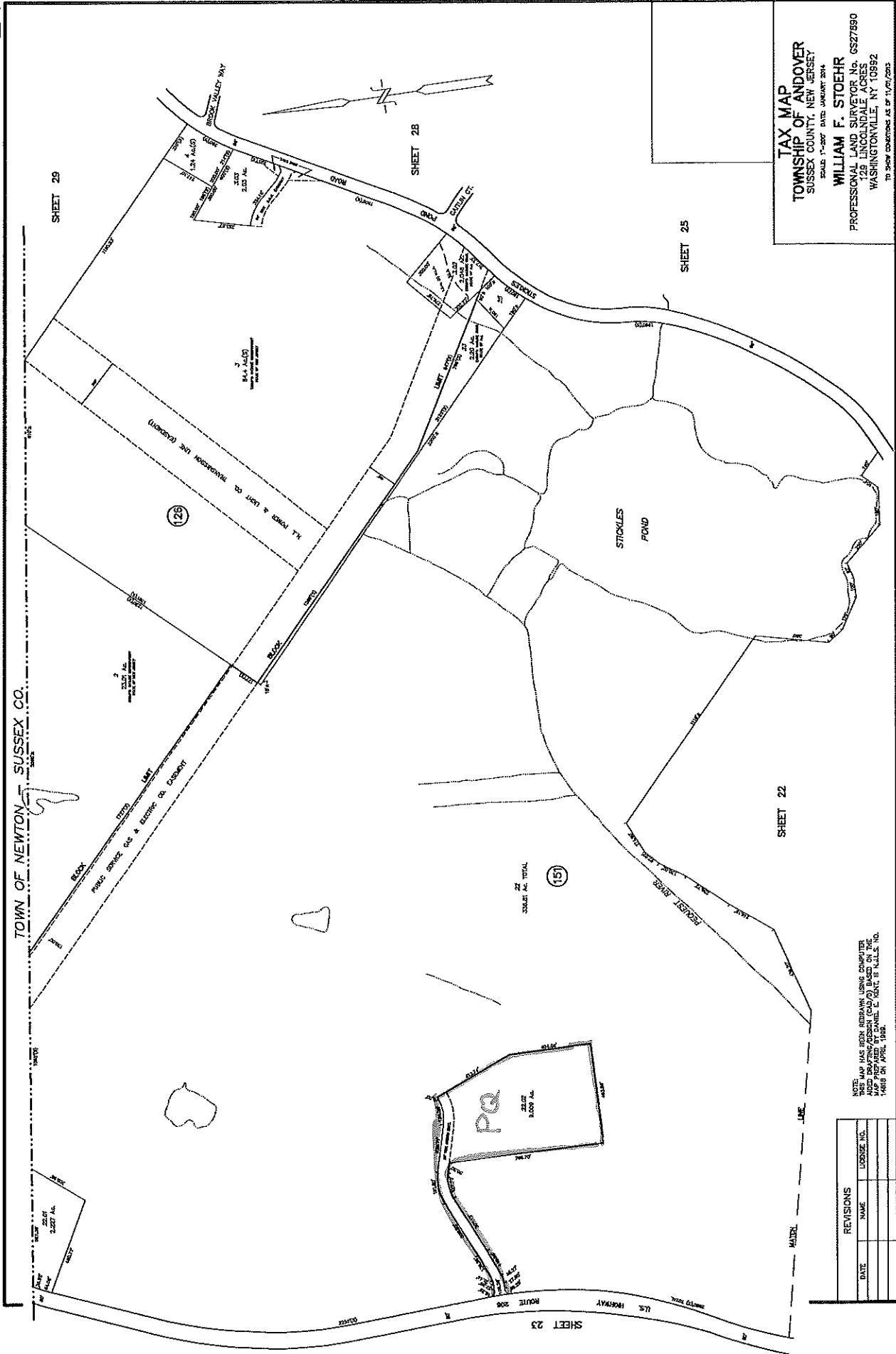
A traffic report was provided that indicates that the proposed use will reduce the impact from the previous school use.

E. PERMITS

The following permits will be necessary to implement the plan as proposed:

- Andover Land Use Board- Preliminary and Final Site Plan
- Sussex County Planning Board- Site Plan
- Andover Township - Soil Erosion and Sediment Control Plan certification.

Exhibit A – Tax Map



TAX MAP
TOWNSHIP OF ANDOVER
 SUSSEX COUNTY, NEW JERSEY
 SCALE: 1"=200' DATE: JANUARY 2014
WILLIAM F. STOEHR
 PROFESSIONAL LAND SURVEYOR No. 6527590
 129 LINGOLDALE ACRES
 WASHINGTONVILLE, NY 10992
 TO SHOW CONDITIONS AS OF 1/1/2013

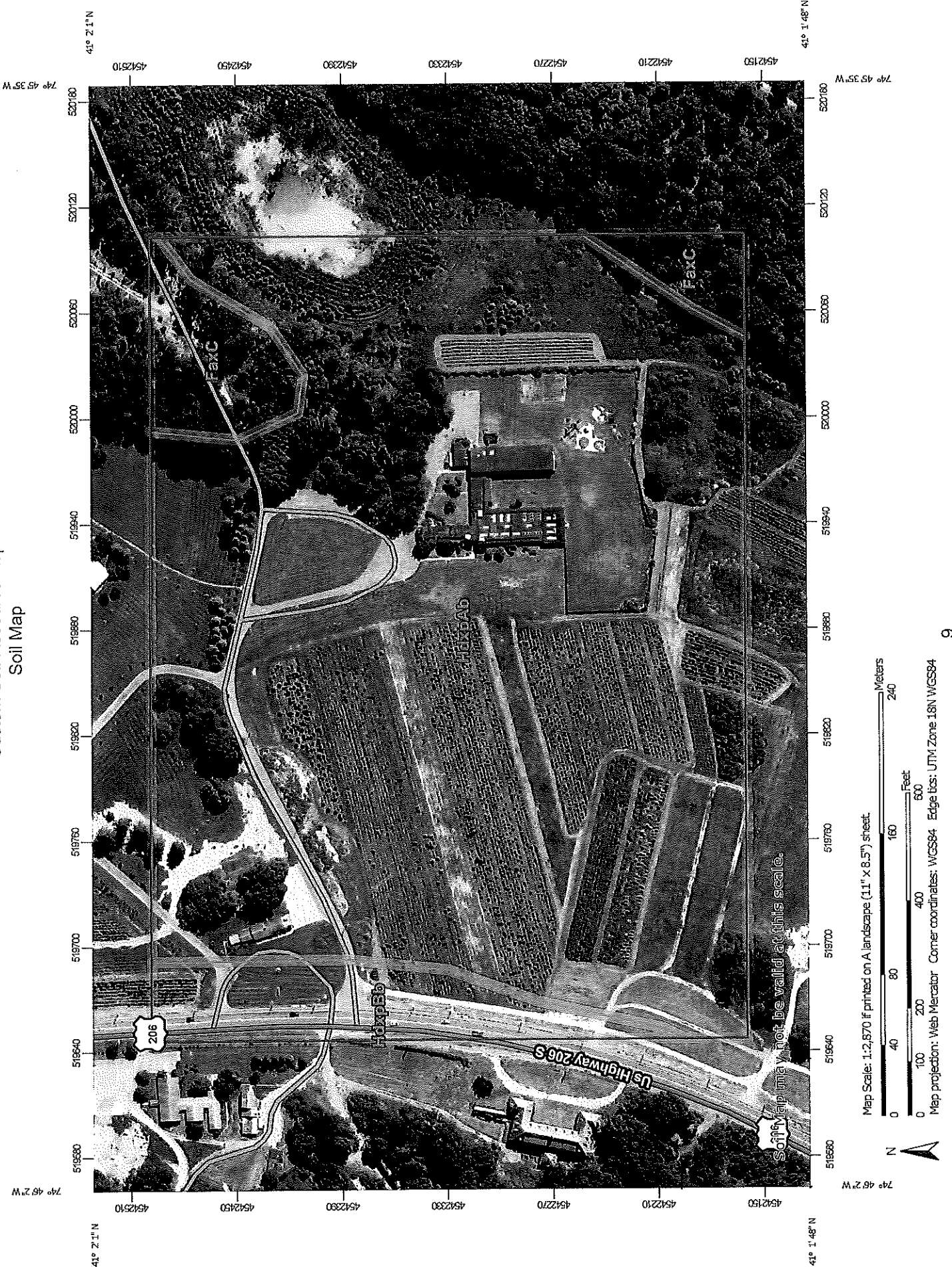
NOTE: THIS MAP HAS BEEN REBORN USING COMPUTER AIDED DESIGN. THE ORIGINAL MAP WAS PREPARED BY DANIEL C. GALT, S.L.L.C. NO. 14618 ON APRIL 1992.

REVISIONS	
DATE	DESCRIPTION

TOWN OF NEWTON SUSSEX CO.

Exhibit B – Soil Survey

Custom Soil Resource Report Soil Map



Map Scale: 1:2,870 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Center coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FaxC	Farmington-Rock outcrop complex, 0 to 15 percent slopes	2.3	6.0%
HdxpAb	Hazen-Paulins Kill complex, 0 to 3 percent slopes, very stony	33.6	87.5%
HdxpBb	Hazen-Paulins Kill complex, 3 to 8 percent slopes, very stony	2.5	6.5%
Totals for Area of Interest		38.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Exhibit C – Wetland Letter of Interpretation

RE: 1902-23-0003.1 Abbey Beta, LLC; LOI

DS Dench, Stephen [DEP] <Stephen.Dench@dep.nj.gov> 😊 ↩️ Reply ⏪ Reply all ➡️ Forward 📎 📄 ...
To: 📧 Owen Dykstra Wed 6/12/2024 1:18 PM
Cc: 'David Krueger' <davidk@etiwetlands.com>

🕒 You replied on Wed 6/12/2024 1:28 PM

Start reply with:

Hi Owen,

I've heard back from T&E and the wetlands have been determined to be of intermediate resource value with a 50 ft. TA

Sincerely,

Stephen M. Dench
Project Manager, Division of Land Resource Protection
NJ Department of Environmental Protection
Mail Code 501-02A
P.O Box 420,
Trenton, NJ 08625
stephen.dench@dep.nj.gov
T (609) 633-6563

From: Owen Dykstra <owen@edykstra.com>
Sent: Tuesday, June 11, 2024 2:55 PM
To: Dench, Stephen [DEP] <Stephen.Dench@dep.nj.gov>
Cc: 'David Krueger' <davidk@etiwetlands.com>
Subject: [EXTERNAL] Re: 1902-23-0003.1 Abbey Beta, LLC; LOI

Hi Stephen:

Any update?

Thanks,
Owen

From: Dench, Stephen [DEP] <Stephen.Dench@dep.nj.gov>
Sent: Monday, March 25, 2024 12:53 PM
To: Owen Dykstra <owen@edykstra.com>
Cc: 'David Krueger' <davidk@etiwetlands.com>
Subject: RE: 1902-23-0003.1 Abbey Beta, LLC; LOI

Hi Owen,


Please see my attached notes. I also have not yet received a resource value call from our T&E unit, but once I do, I will likely ask you to remove any non-relevant offsite wetland flags/lines from the plan. Please let me know if you have any questions.

Sincerely,

Stephen M. Dench

RE: 1902-23-0003.1 Abbey Beta, LLC; LOI

DS Dench, Stephen [DEP] <Stephen.Dench@dep.nj.gov>   Reply  Reply all  Forward   ...
To:  Laura Biancardi;  Owen Dykstra Mon 8/5/2024 12:45 PM
Cc: 'David Krueger' <davidk@etiwetlands.com>

 You replied on Thu 8/15/2024 10:43 AM

Hi Laura,

I've submitted the LOI to my supervisor for signature. As soon as he is able to take a look, we should be able to issue it.

Sincerely,

Stephen M. Dench
Project Manager, Division of Land Resource Protection
NJ Department of Environmental Protection
Mail Code 501-02A
P.O Box 420,
Trenton, NJ 08625
stephen.dench@dep.nj.gov
T (609) 633-6563

From: Laura Biancardi <laura@edykstra.com>
Sent: Tuesday, July 30, 2024 4:57 PM
To: Dench, Stephen [DEP] <Stephen.Dench@dep.nj.gov>; Owen Dykstra <owen@edykstra.com>
Cc: 'David Krueger' <davidk@etiwetlands.com>
Subject: [EXTERNAL] RE: 1902-23-0003.1 Abbey Beta, LLC; LOI

Hi Stephen,

Hope all is well! Just wanted to check on the status of this one....

Thank you as always!
Laura

From: Dench, Stephen [DEP] <Stephen.Dench@dep.nj.gov>
Sent: Monday, July 8, 2024 11:43 AM
To: Laura Biancardi <laura@edykstra.com>; Owen Dykstra <owen@edykstra.com>
Cc: 'David Krueger' <davidk@etiwetlands.com>
Subject: RE: 1902-23-0003.1 Abbey Beta, LLC; LOI

Hi Laura,

Thank you, this looks good. I've added this to my pile to wrap up shortly

Sincerely,

Stephen M. Dench
Project Manager, Division of Land Resource Protection
NJ Department of Environmental Protection