



HAROLD E. PELLOW & ASSOCIATES, INC.
CONSULTING ENGINEERS · PLANNERS · LAND SURVEYORS
ESTABLISHED 1969

HAROLD E. PELLOW, PRESIDENT
*2022 Distinguished Engineering Service Award
from the NJ Society of Professional Engineers*
NJ – P.E. & L.S., NJ – P.P., NJ – C.M.E.

ANN PELLOW WAGNER
NJ – C.L.A., VA – C.L.A., PA – C.L.A.
(5/26/84 – 7/27/89)

DAVID B. SIMMONS, JR., VICE PRESIDENT
NJ – P.E. & L.S., NJ – P.P., NJ – C.M.E.
NY – P.E. & L.S., PA – P.E. & L.S.

CORY L. STONER, EXEC. VICE PRESIDENT
NJ – P.E., NJ – P.P., NJ – C.M.E.

MATTHEW J. MORRIS
NJ – L.L.A., NJ – P.P.

THOMAS G. KNUTELSKY, ASSOCIATE
NJ – P.E., NJ – P.P.

September 13, 2024

MEMORANDUM TO: Andover Township Land Use Board

FROM: Cory L. Stoner, P.E., P.P., C.M.E., Land Use Board Engineer

SUBJECT: COMPLETENESS REVIEW

Preliminary Site Plan Application for Woodmont Treatment Center, LLC
Property Located at 293 Route 206
Block 151 Lot 22.02
Andover Township, Sussex County
HPA No. 24-384

Dear Board Members:

The above referenced application is site improvements and renovations to the existing building on Block 151 Lot 22.02 for the use of a 62-bed inpatient substance abuse center. Based on an initial review of the application submitted for this project, I offer the following comments regarding completeness:

1. The plans and documents submitted in support of this application included:
 - a. Plans entitled, “Preliminary and Final Site Plan, Adaptive Reuse Plan for Woodmont Treatment Center, Tax Lot 22.02, Block 151, Tax Map Sheet 24 Township of Andover, Sussex County, N.J.”, prepared by Dykstra Associates, consisting of seven (7) sheets and dated August 11, 2024.
 - b. A report entitled, “Traffic Impact Statement for Proposed Woodmont Treatment Center”, prepared by Dolan & Dean Consulting Engineers, LLC, and dated August 12, 2024.
 - c. A report entitled, “Application Summary Zoning Compliance Assessment Environmental Impact Assessment, Stormwater Assessment Woodmont Treatment Center, LLC.”, prepared by Dykstra Associates, and dated August 15, 2024.
 - d. Land Development Application, checklists, and other supporting documents.
2. **Completeness:** The key items that I note during completeness are as follows:

Checklist #5 – Preliminary Site Plan – Conditional Use

- a. #22 - Copies of applications to Sussex County Planning Board, Sussex County Soil Conservation District, and/or NJDOT, if applicable.

Sussex County Planning Board and Soil Erosion and Sediment Control approval from Andover Township will be required as a condition of any approval granted by the Board related to this application.

- b. #34 – Environmental Impact Statement, applicability determined per Ordinance 131-12, contents as described in 131-13.

A limited Environmental Impact Assessment has been provided as part of the Application Summary Report. In this report it is stated that an EIS is not required per Section 131-12 of the Township Code. I would believe this application would be for a commercial for profit business and would trigger the need for an EIS. Since this application, however, is for the rehabilitation of an existing facility, I have no objection to waiving the need for a detailed EIS.

- c. #47 - Fire Protection Plans and Details including the proposed units, available water supply, storage tanks, watermain size, flow and hydrant/tank locations. (see Ordinance §159-7E.

No details or information regarding fire protection have been provided.

- d. #52 – Preliminary architectural plans and elevations depicting dimensioned floorplans and building height, rooftop mechanical unit screening, and general materials and colors.

No architectural plans have been provided as part of my package. Plans illustrating the floor plan of the building will be needed in order for the Board to make a proper review of this application.

Checklist #6 – Final Site Plan

- a. #22 - Copies of applications to Sussex County Planning Board, Sussex County Soil Conservation District, and/or NJDOT, if applicable.

Sussex County Planning Board and Soil Erosion and Sediment Control approval from Andover Township will be required as a condition of any approval granted by the Board related to this application.

- b. #34 – Environmental Impact Statement, applicability determined per Ordinance 131-12, contents as described in 131-13.

A limited Environmental Impact Assessment has been provided as part of the Application Summary Report. In this report it is stated that an EIS is not required per Section 131-12 of the Township Code. I would believe this application would be for a commercial for profit business and would trigger the need for an EIS. Since this application, however, is for the rehabilitation of an existing facility, I have no objection to waiving the need for a detailed EIS.

- c. #46 - Fire Protection Plans and Details including the proposed units, available water supply, storage tanks, watermain size, flow and hydrant/tank locations. (see Ordinance §159-7E.

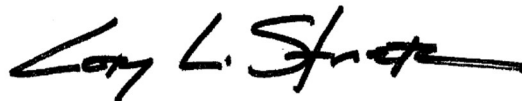
The Applicant has requested a waiver from providing this information for completeness. Fire suppression notes however, have been included on the architectural plan but details, including holding tanks and standpipes, will need to be provided.

- d. #51 – Preliminary architectural plans and elevations depicting dimensioned floorplans and building height, rooftop mechanical unit screening, and general materials and colors.

No architectural plans have been provided as part of my package. Plans illustrating the floor plan of the building will be needed in order for the Board to make a proper review of this application.

The above comments are completeness related comments. My final review comments will be provided after the application is deemed complete as part of separate memorandum.

Very truly yours,



Cory L. Stoner, P.E., P.P., C.M.E.

HAROLD E. PELLOW & ASSOCIATES, INC.

Andover Township Land Use Board Engineer

CLS:MJM:mjm:cls

K:\PROJECTS\MUNICIPAL\ANDOVER TWP\LAND USE BOARD\24-384 - WOODMONT TREATMENT CENTER\PB1-COMPLETENESS.DOCX

cc: Via Email

Stephanie Pizzulo – Land Use Board Secretary
Richard Brigliadoro, Esq.- Land Use Board Attorney
John Ursin, Esq.
Owen Dykstra, P.E.
Jason Dunn, P.P., L.L.A.