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October 14, 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  
Preliminary & Final Major 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 for 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 a review of the application submitted in support of this project, I offer the following comments:

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. Architectural drawings entitled “Woodmont Treatment Center, 293 Route US 206, Newton, NJ 07860, Sussex County”, prepared by Aiellow Associates Architects, consisting of five (5) sheets and dated June 17, 2024.
  - c. Facility presentation of the Woodmont Treatment Center, prepared by Diseno Urbano Studio, consisting of nineteen (19) sheets/slides, dated August 2, 2024 consisting of
  - d. A report entitled, “Traffic Impact Statement for Proposed Woodmont Treatment Center”, prepared by Dolan & Dean Consulting Engineers, LLC, and dated August 12, 2024.
  - e. 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.

- f. Land Development Application, checklists, and other supporting documents.

**2. Zoning Comments:**

- a. The Block 151 Lot 22.02 property is located in the new Route 206 Economic Development (ECD) Zone. The property is also located within the new Abbey redevelopment Overlay (ARO) zone. The Applicant has submitted the proposed application utilizing the zoning requirements for the ARO zone due to the proposed use of an inpatient substance abuse facility being a permitted principal use in that zone.
- b. A review of the bulk requirements for the ARO – Abbey Redevelopment Overlay zone is as follows:

<b>Item</b>	<b>Required</b>	<b>Existing Lot 22.02</b>	<b>Proposed</b>	<b>Variance</b>
Min. Lot Area	4 Acres	9 Acres	No Change	No
Min. Lot Width	150 ft.	50 ft.	No Change	No
Min. Front Yard Setback	50 ft.	150.12 ft.	No Change	No
Min. Rear Yard Setback	50 ft.	150 ft. +/-	No Change	No
Min. Side Yard Setback	20 ft.	178.40 ft.	No Change	No
Max. Building Height	4 Story / 50 ft.	2 Story / 30 Ft.	No Change	No
Max. Building Coverage	35%	< 10%	No Change	No
Max. Impervious Coverage	75%	25%	Minor Change	No

- c. It is noted that the required Minimum Lot Width on the Front Sheet is incorrect and should be listed as 150 feet. While the existing lot width does not meet this requirement, any existing nonconforming lot width shall not require relief in the ARO zone district. A variance is not required but the table should be updated to show the correct Minimum Lot Width.
- d. The front yard setback area on the Site Layout Plan illustrates that the required Front Yard setback is 20 feet. This appears to be labeled incorrectly and should be updated to be 50 feet. No variance relief is required.
- e. The Side Yard Setback is shown as 20 feet on the Site Layout Plan but the plan does not include a label. This setback line and label should be added to the plan even though that corner of the property is also overlapped by a wetland transition boundary line.

3. **Site Plan and Grading Comments:**

- a. The Applicant is proposing to modify two parking lots on the property. A smaller parking area nearest the entrance to the building will be modified to create 11 parking spaces. Of those spaces, 3 spaces will be reserved for handicap parking. The parking spaces will be a minimum of 10 feet wide and 18 feet long with the exception of the handicap spaces which will be 8 feet wide with the required gore striped common areas.
- b. A second parking lot will be modified to adequately provide two rows of parking with a 24-foot drive aisle. The minimum parking space will be 9 feet wide and 18 feet long. This meets the minimum parking space width required in the ARO zone.
- c. The Applicant should be prepared to discuss the proposed parking modifications and the overall circulation patterns through the property.
- d. The proposed parking lot changes will result in the removal of impervious areas in locations along the small and large parking areas. The plans illustrates that an increase in impervious area will then occur along one side of the large parking area. Any net increase in impervious coverage, however, will be negligible and will have no impact on stormwater flow from the property.

Note: The project disturbance is less than 1 acre in size and less than ¼ acre in new impervious coverage and is not considered a major project in terms of stormwater runoff. No stormwater management is required for this project.

- e. The parking calculations illustrate that 0.5 spaces are required for each bed in the impatient substance abuse rehabilitation facility. This equates to 31 required parking spaces. The plan illustrates that 52 parking spaces will be provided with 2 of those parking spaces being make ready EV spaces. This results in 54 calculated parking spaces. The Applicant should be prepared to review the parking in detail with the Board.
- f. A 15' x 30' loading area is proposed along the rear of the building which meets the requirements of the ARO Zone. The Applicant, however, should be prepared to explain how deliveries will occur for the facility and explain how vehicles will turn around in the rear of this building.
- g. The plans have a note that a flush concrete walk will be proposed along the newly widened side of the large parking lot area. I assume that this is meant to say flush concrete curb to allow stormwater to flow off the parking lot area. This needs to be confirmed.

4. **Architectural Plans:**

- a. The architectural plans provided show the proposed interior and exterior improvements. The Applicant should review in detail with the Board all proposed improvements and explain how the proposed improvements will serve the use as is being proposed.

5. **Lighting and Landscaping:**

- a. A detailed landscaping plan has been provided with the site plan. The Applicant should review the landscaping plan in detail and explain some of the amenities that are being proposed with this application (fire pit, patios, pickle ball court, etc...).
- b. A lighting plan has also been proposed. Per this Plan, the lighting plan is not excessive and mostly complies with the 0.5 foot candle requirement for internal roadways, drives and walkways. I have no objection to the design as presented but recommend that a night light test be a condition of any approval to make sure that the 0.5 foot candle is maintained after construction.
- c. While the 0.5 foot candle is believed to be met within the property, the driveway to the facility will not meet that requirement in many locations and will be fairly dark. A waiver for not meeting the required 0.5 foot candle along the driveway to the facility will be needed. The Applicant should be prepared to review the access driveway to the facility and explain why better lighting along this access driveway is not needed.
- d. The lights proposed will have a light pole and fixture that is really modern looking and will not be in agreement with the light pole and fixture that is proposed in for the ARO zone district.

6. **Signage:**

- a. One (1) new freestanding sign is proposed. This sign will be a 5' x 4' sign that will have a total height of 6' (Note: Plan states 6"). The sign will be a two sided sign that will have a top part designated for the St. Paul's Abbey & Gift Shop and a bottom part for the Woodmont Treatment Center.
- b. Per the Schedule of Sign Regulations, a free standing sign of 32 square feet is permitted as long as the sign is greater than 12 foot setback from the street ROW and no higher than 15 feet. The proposed sign meets these requirements.
- c. The Applicant should be prepared to explain details of the proposed sign. Information that should be included should sign materials, lighting, and overall general appearance of the sign.

**Andover Township Land Use Board**  
**RE: Engineering Review - Preliminary & Final Major Site Plan Application**  
**for Woodmont Treatment Center, LLC**  
**October 14, 2024**

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7. **Other Comments:**

- a. Other Approvals that will be required include but may not be limited to:
- i. Andover Township Construction Department
  - ii. Andover Township Soil Erosion & Sediment Control
  - iii. Andover Township Fire Subcode Official
  - iv. Sussex County Health Department
  - v. Sussex County Planning Board

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  
Richard Briigliodoro, Esq.- Land Use Board Attorney  
John Ursin, Esq.  
Owen Dykstra, P.E.  
Jason Dunn, P.P., L.L.A.