

1. Agenda

TOWNSHIP OF FRANKLIN PLANNING BOARD MEETING

COUNTY OF GLOUCESTER

State of New Jersey

1571 Delsea Drive

FRANKLINVILLE, NEW JERSEY 08322

856-694-1234

2. Call Meeting To Order

Notice of this meeting has been given as required by the Open Public Meetings Act in the Annual Notice of Meetings. A copy was posted on the Township Website and notice of this meeting was sent to the Sentinel and a copy was posted at the Franklin Township Municipal Building.

3. Roll Call

John Bruno, Mayor and Member

Kyle Clark, Alternate Member #2

Kevin Constantine, Member

Timothy Doyle, Member

Jim Kelly, Member

John Melleady, Member

Joseph Petsch, Member

Steven Ranson, Alternate Member #2

Frank Kohute, Member

Joseph Szwed, Member

Ralph Travaglione, Member

4. Memorialization Of Resolutions

5. Minutes Approval

6. Public Portion

7. Reports/Communications/Presentations

7.I. PB-22-12 Byers Industrial Services, LLC

Documents:

[PB 22-12 - BYERS INDUSTRIAL SERVICES, LLC \(PDF\) .PDF](#)

7.I.i. PB 23-02 – Carin Habaak – 1284 Washington Ave – Block 102 Lot 21- Minor Subdivision

7.I.i.1. PB 23-02 Haabak Carin

Documents:

[PB 23-02 HAABAK CARIN ENGINEERING PLANNING REVIEW \(PDF\).PDF](#)

7.I.ii. PB 23-01 – Newfield National Bank – 219 Delsea Dr. – Block 4733 Lot 8 –
Preliminary & Final Site Plan Approval

7.I.ii.1. PB 23-01 Newfield National

Documents:

[PB 23-01 NEWFIELD NATIONAL BANK PLANNING ENGINEERING
REVIEW \(PDF\).PDF](#)

8. Closed Session, If Required

9. Adjourn



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
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JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLA, PE, CME

April 11, 2023

Franklin Township Planning Board
1571 Delsea Drive
Franklinville, NJ 08322

Attn: Jennifer Cerino
Planning Board Secretary

Re: Applicant: Byers Industrial Services, LLC
Minor Site Plan Approval
Location: 1133 Fries Mill Road
Block 2001, Lot 10
Zone – B Business District
Our File: CFRP2001.01
Engineering & Planning Review #1

Dear Chair and Board Members,

In accordance with your authorization, our office has reviewed the above-referenced application.

We are in receipt of the following items in relation to this application:

- Signed Franklin Township Planning Board and Zoning Board Development Application Form and Checklist.
- Survey & Topography / Preliminary Plat – Site Plan, prepared by Clancy & Associates, Inc., dated September 7, 2022 and last revised February 23, 2023.

1. Property and Project Description

The subject site is located in the Northwestern portion of the Township, near the shared border between Clayton Borough and Franklin Township. The current property is 2.105 acres in area and has 506 feet of frontage along Fries Mill Road and is approximately 600 feet south of the intersection of Fries Mill Road (CR655) and Grant Avenue. Currently, the site features a one story masonry building that is 15,450 square feet in area. The site also features a parking area, a freestanding sign in the front yard, and several short concrete walls. The parking area is noted to be Stone and Crushed Paving and wheel stops are throughout the site's parking area.

The applicant is proposing to construct a new pole barn building to the south of the existing masonry building. The pole barn is proposed to be 3,600 square feet in area and is proposed to be set back ten (10) feet south of the existing principal building on the site. There is one (1) light proposed to be attached to the pole barn, along the barn's eastern façade. Applicant is also proposing to remove several areas of the stone and crushed pavement parking area and top soiled/seeded in order to maintain the site's existing impervious coverage percentage.

S:\Franklin Township (Gloucester County)\Project Files\CFRP2001.01 - Byers Industrial Services, LLC\23-04-11 Byers Industrial Services, LLC Planning & Engineering Review #1.docx



Byers Industrial Services, LLC
 Re: 1133 Fries Mill Road
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Surrounding the property is a mix of residential, light industrial, and agricultural land uses. Immediately north of the subject site is light industrial use in the form of Spectrum Design, LLC. The area south of the site appears to be farmland and is considered a Qualified Farm according to MOD IV data.

2. Zoning

The subject property is located in the B Business Zoning District.

Permitted uses in the B District includes manufacturing and assembly of electronic products as well as fabrication and assembly of metal products, excluding the processing of metals from raw materials. The existing use on the lot is not proposed to change with this application.

All development in the B District is subject to the following bulk requirements:

B District Bulk Standards			
	Required	Existing	Proposed
Min. Lot Area	2.0 acres	2.105 acres	2.105 acres
Min. Front Yard	50 feet	50.8 feet	50.8 feet
Min. Side Yard	40 feet	113	53.9
Min. Rear Yard	50 feet	16.5 (E)	16.5 (E)
Max. Building and Structure Coverage	30%	16.8%	20.8%
Max. Impervious Coverage	50%	57.6% (E)	58.48% (V)
<i>(V) – Variance Required</i>			
<i>(E) – Pre-existing Non-conformity</i>			

3. Variances and Waivers Required

- a. **§253-115.A(1)(a)** – A minimum of two acres per building used for industrial purposes is required, where a second building is proposed on the lot which would require a minimum of four acres. The existing lot is 2.1 acres in size. **A variance is required.**
- b. **§253-115.A(2)(b)** – Applicant has indicated that the existing impervious coverage on the property is 52,836 square feet (57.6%), whereas 53,624 square feet (60.86%) of impervious coverage is proposed after construction. While a 2,808 square-foot increase is indicated on site plans, calculating the net impervious coverage increase results in a 788 square-foot increase in impervious coverage overall. While the existing impervious coverage on the site is a pre-existing non-conforming condition, Applicant would be



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exacerbating the non-conforming conditions with this application with the increase in impervious coverage percentage. **A variance is required.**

- c. **§253-50.A.(2)** – All site developments and major subdivisions shall have sidewalks. Applicant has not proposed any sidewalks on the site as part of this site plan. **A waiver is required.**

4. Completeness Review

The following required checklist items do not appear to have been included in the application submission package:

- a. **§253-33.F.2.(g)**: Required certifications for signature by chairman, secretary and board engineer shall appear on the site plan. Required certifications for signature not shown on site plan.

The Applicant has requested waivers from the following Site Plan Checklist Items:

- a. **§253-33.F.1.(a).(16)**: Preliminary Architectural Floor Plans and elevations, with the name, address, professional number and seal of the architect involved.
- b. **§253-33.F.1.(a).(17)**: All proposed street profiles and cross sections shall be shown, indicating width of sidewalks and location and size of utility lines, according to the standards and specifications of Franklin Township. Such features are to be shown on a separate map, when necessary.
- c. **§253-33.F.1.(a).(18)**: Location of all proposed sewer and water lines, valves, hydrants and other appurtenances or alternative means of water supply and sewage disposal and treatment in conformance with the applicable standards of the appropriate municipal, county and state agencies.
- d. **§253-33.F.1.(a).(19)**: The proposed positioning, direction, illumination, wattage and periods of operation of all proposed outdoor lighting to be used anywhere on the site or in connection with any proposed building or structure.
- e. **§253-33.F.1.(a).(21)**: A landscape plan showing the location of all plant materials to be installed on site and all areas of existing vegetation to be preserved.
- f. **§253-33.F.1.(a).(23)**: An Internal Surface Drainage Plan.
- g. Soil test boring & permeability test for septic system & stormwater suitability.
- h. **§253-33.F.1.(a).(24)**: Soil Erosion and Sediment Control Plan



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- i. **§253-33.F.1.(a).(25):** Site Clearing Plan.
- j. **§253-33.F.1.(a).(26):** For property in, or adjacent to, the R-A, PA-P and PR-R districts, the identification of all abutting qualified farmland and the location any agricultural buffer required.
- k. **§253-33.F.1.(a).(27):** Such other information or data as may be required by the reviewing board engineer or administrative officer.
- l. **§253-33.F.1.(a).(29):** Phase 1 Environmental Report.
- m. Review by township architectural and landscape advisory board.
- n. **§253-33.F.1.(b).(1):** An open space management report.
- o. **§253-33.F.1.(b).(2):** The use, approximate height and bulk of proposed buildings and other structures.
- p. **§253-33.F.1.(b).(3):** Modification of existing municipal ordinance requirements governing streets or ways or the use, density and location of buildings or structures being requested.
- q. **§253-33.F.1.(b).(4):** The projected schedule for development and the approximate times when final approvals will be requested.
- r. **§253-33.F.1.(b).(5):** A statement as to why the public interest would be served by the proposed development.
- s. **§253-33.F.2.(e):** statement from the Municipal Engineer that adequate construction plans for all streets, drainage and other facilities covered by the municipal standards are adequate and comply with municipal standards.
- t. **§253-33.F.2.(f):** All approvals from other agencies having jurisdiction.

We take no issue with granting waivers for the above listed submission items, and recommend that the application can be deemed **complete** at this time.

Appropriate signature blocks for the Board Chair, Secretary, and Engineer should be provided on plans provided for resolution compliance should an approval be granted.

Other items if deemed necessary by the Board during the review may also be provided for resolution compliance.



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5. Planning Comments

- a. The applicant should provide testimony addressing the proposed use of the pole barn structure and how it will function with the existing operation on the site.
- b. The applicant will require several bulk variances and design waivers to permit the project as proposed. For any bulk variance, both the positive and negative criteria must be satisfied:
 - i. Positive Criteria – It must be shown that either there is a practical hardship in conforming with the requirements of the ordinance, or that the proposed conditions represent a preferable alternative, and that the benefits of granting the variance will outweigh any negatives.
 - ii. Negative Criteria – It must be shown that the variance can be granted without substantially harming the surrounding community, and that the variance would not substantially impair the intent of the zoning ordinance.
- c. While a waiver is technically required for the lack of sidewalks being proposed along the lot's frontage, we would like to note that there are currently no sidewalks along the property's Fries Mill Road frontage nor along Fries Mill Road anywhere in the general vicinity of the site. As a light industrial use, pedestrian accessibility is generally recommended to be limited in consideration of the health and safety of pedestrians.
- d. One wall-pack light is proposed on the front of the building facing Fries Mill Road. A detail of the proposed light should be provided. We recommend that the light be directed down and shielded to minimize any spillage and glare to adjacent properties.
- e. The applicant should clarify whether any utilities will be run to the new building, and how. If any utilities are to be extended to the building, appropriate plans identifying how connections will be made should be provided.
- f. It appears that several parking spaces will be removed to provide access to the new building. The plan provided does not indicate the amount of parking that will remain on site. The applicant should confirm that adequate parking to the north of the building will remain.
- g. The applicant should confirm that the building will be less than 50 feet in height.
- h. The applicant should provide testimony regarding the status of any required outside agency approvals.



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6. Engineering Comments

- a. The applicant should discuss how the additional stormwater runoff from the pole barn will be addressed. In accordance with §355-16.1 of the Township Ordinance, the property owner / developer shall maintain existing drainage patterns on the subject property and ensure the peak rate of stormwater runoff leaving the property in the post-development conditions will not exceed the peak rate runoff in the existing conditions.
- b. No stormwater management calculations have been provided to confirm same. The new building appears to have a net increase in impervious coverage (+/-788 square feet). Additional testimony discussing same should be provided.
- c. The Applicant should confirm roof leader discharge location and ensure same will not negatively impact the existing building and/or the adjacent property to the south.
- d. The Applicant should confirm that surface runoff between the existing masonry building and the proposed pole barn will not be directed along the building foundation.
- e. The Applicant should clarify the party whom the proposed 40-foot wide drainage easement will be dedicated to. Bearings, distances, and total area of easement should be provided. Submission of draft deeds and legal descriptions for any easement will be required as a condition of approval, if granted.
- f. The Applicant is proposing grading work within in the immediate proximity of an existing ditch in the southerly portion of the property. The Applicant should clarify whether any attempt has been made to determine whether this ditch is an environmentally sensitive / regulated area under jurisdiction of NJDEP. The Applicant remains responsible for obtaining any applicable permit / approval from any required outside agency.
- g. The Plan should be revised to include signature blocks for the Board Professional.
- h. Any approval should be conditioned upon receipt of all required outside agency permits and/or approvals.




Byers Industrial Services, LLC
Re: 1133 Fries Mill Road
Engineering & Planning Review #1

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Should you have any questions or require any additional information with regard to the above matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates



Edward F. D'Armiento, PE, CME, CFM
Board Engineer



Christopher Dochney, PP, AICP
Board Planner

CD:pvb

cc: B. Michael Borelli, Esq., Planning Board Solicitor
Byers Industrial Services, LLC, Applicant
Dante Parenti, Esq., Applicant's Attorney
Clancy & Associates, Applicant's Engineer

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April 11, 2023

Franklin Township Planning Board
1571 Delsea Drive
Franklinville, NJ 08322

Attn: Jennifer Cerino
Planning Board Secretary

Re: Applicant: Carin Haabak
Minor Subdivision
Location: 1284 Washington Avenue
Block 102, Lot 21
Zone – R-A Residential Agricultural District
Our File: CFRP0102.01
Engineering & Planning Review #1

Dear Chair and Board Members,

In accordance with your authorization, our office has reviewed the above referenced application.

We are in receipt of the following items in relation to this application:

- Signed Franklin Township Planning Board and Zoning Board Development Application Form and Checklist.
- Minor Subdivision Plan Tax Lot 21, Block 102, prepared by Vargo Associates Surveying and Mapping, dated December 7, 2022.

1. Property and Project Description

The subject site is located in the Northwestern portion of the Township, near the shared border between Clayton Borough and Franklin Township. The current property is 4.00 acres in area and has 378 feet of frontage along Washington Avenue, and is approximately 340 feet from the intersection of Washington Avenue and Fries Mill Road (CR655). Currently, the site features a 1.5 story residential home with a frame gazebo in the rear yard of the building along with several smaller accessory structures including a swing, well, and some small fountains. Along the rear boundary of the property is a wooded area, as well as row of trees east of the residential building. There is a stone driveway providing access from Washington Avenue in the front yard of the house.

The applicant is proposing to subdivide the property into two (2) lots. The Applicant is proposing to create a new lot with no improvements on the east side of the property, which would be 1.661 acres in area and have 183.26 feet of frontage along Washington Avenue. The remainder lot which would include the existing residence is proposed to be 2.339 acres in area and have 194.50 feet of frontage along Washington Avenue.



Carin Haabak Minor Subdivision
Re: 1284 Washington Avenue
Engineering & Planning Review #1

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Surrounding the property is a mix of residential, vacant, and farm uses. North of the subject site is primarily vacant woodland whereas the area south of the site across Washington Avenue being designated as a Qualified Farm per MOD IV data.

2. Zoning

The subject property is located in the R-A Zoning District.

Permitted uses in the R-A District includes single-family detached dwellings. The Applicant is proposing a single-family dwelling use for the proposed Lot 21.

The Applicant has not specified a use in the proposed Lot 21.01. However, the resultant developable area considering the required setbacks appears sufficient in size to accommodate the majority of the permitted uses within the R-A district.

All development in the R-A district is subject to the following bulk requirements:

R-A District Bulk Standards				
	Required	Existing	Proposed Lot 21	Proposed Lot 21.01
Min. Lot Area	1.5 acres	4 acres	2.339 acres	1.661 acres
Min. Lot Frontage	150 feet	377.76 feet	194.50 feet	183.26 feet
Min. Front Yard	75 feet	90.8 feet	90.8 feet	N/A
Min. Side Yard	20 feet	21.3 feet	21.3 feet	N/A
Min. Rear Yard	50 feet	90.8	90.8	N/A
Min. Accessory Rear Yard	15 feet	31 feet*	31 feet*	N/A
Max. Building Height	35 feet	Unknown*	Unknown*	N/A

(V) – Variance Required
(ENC) – Pre-existing Non-conformity
* Information not provided – dimension based on manually scaling drawing.

3. Variations and Waivers Required

It does not appear that any Variations or Waivers are required at this time. It should be noted that the Applicant has not proposed any development on the proposed Lot 21.01 as a part of this application. Should any proposed development on the new lot require variance relief, the applicant or a future owner of that property would be required to seek such relief from the Zoning Board.



Carin Haabak Minor Subdivision
Re: 1284 Washington Avenue
Engineering & Planning Review #1

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4. Completeness

It appears that each item in the Township's Minor Subdivision Application Submission Checklist has been submitted at this time. We recommend this application be deemed **complete**. No additional information is necessary for a review of the application.

5. Planning Comments

- a. It appears that the proposed subdivision conforms to the minimum requirements for single family residential lots in the R-A district, and that the proposed minor subdivision does not trigger any need for variances or waivers from the Township's land development codes.
- b. While the Applicant has not proposed a use nor any improvements on the proposed Lot 21.01, it is presumed that the new lot is intended to be used for development with a new single-family home. The applicant should confirm.
- c. Based on the submitted subdivision plans, the existing row of trees that lies east of the residence will slightly encroach onto the border proposed between Lot 21 and Lot 21.01. We suggest the applicant consider re-locating the proposed subdivision line in order to be parallel to the row of trees, which would also be perpendicular to the street line.

6. Engineering Comments

- a. We acknowledge that only a Minor Subdivision is being requested at this time; Applicant should confirm same. The Applicant will be required to submit a development application and appear before the Board again should variance relief be required relative the location and/or size of the dwelling and any other ancillary improvement.
- b. Note #7 on the Subdivision Plan indicates that the proposed building lot will be serviced by an individual on-site septic system and private well. The Applicant should clarify whether any attempt has been made to determine if same are feasible.
- c. The Applicant should clarify whether the proposed Block and Lot numbers have been approved by the Tax Assessor.
- d. The Subdivision Plan should be revised to replace the Township Engineer signature line with the Planning Board Engineer.
- e. Any approval should be conditioned upon receipt of all required outside agency permits and/or approvals.



Carin Haabak Minor Subdivision
Re: 1284 Washington Avenue
Engineering & Planning Review #1

April 11, 2023
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Page 4

Should you have any questions or require any additional information with regard to the above matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates



Edward F. D'Armiento, PE, CME, CFM
Board Engineer



Christopher Dochney, PP, AICP
Planning Board Planner

CD:pvb

cc: B. Michael Borelli, Esq., Planning Board Solicitor
Tara Vargo, Esq., Applicant's Attorney

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April 11, 2023

Franklin Township Planning Board
1571 Delsea Drive
Franklinville, NJ 08322

Attn: Jennifer Cerino
Planning Board Secretary

**Re: Applicant: Newfield National Bank
Preliminary & Final Site Plan Approval
Location: 219 Delsea Drive
Block 4733, Lot 8
Zone – MV Malaga Village District
Our File: CFRP4733.02
Engineering & Planning Review #1**

Dear Chair and Board Members,

In accordance with your authorization, our office has reviewed the above referenced application.

We are in receipt of the following items in relation to this application:

- Signed Franklin Township Planning Board and Zoning Board Development Application Form and Checklist.
- Six (6) sheets Site Plans, prepared by Engineering Design Associates, P.A., dated December 22, 2022.
- Stormwater Management Calculations, prepared by Engineering Design Associates, P.A., dated December 13, 2022.

1. Property and Project Description

The subject site is located on the corner of Delsea Drive and Malaga Terrace, near the southwestern border of the Township, near the shared border between the City of Vineland and Franklin Township. The current property is 0.935 acres in area. The property has 190 feet of frontage along Delsea Drive and 204 feet of frontage along Malaga Terrace. Currently, the site features a one story bank that is 1,530 square feet in area. The site also features several parking areas as well as two (2) freestanding signs in the front yard along Delsea Drive. The parking area is noted to currently contain 35 parking stalls.

The applicant is proposing to expand the parking area currently on the site. Currently, the majority of the site's parking is within the side and rear yards of the principal building, with only seven (7) parking stalls being within the building's Delsea Drive front yard. With this application, the Applicant is proposing to remove five (5) of the parking stalls on the site and install a new paved parking area in the building's Delsea Drive frontage. The new parking area is proposed to contain

S:\Franklin Township (Gloucester County)\Project Files\CFRP4733.02 - Newfield National Bank\23-04-11 Newfield National Bank Planning & Engineering Review #1.docx



Newfield National Bank
 Re: 219 Delsea Drive
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nineteen (19) new parking stalls, with two (2) of which being ADA-Accessible stalls. The resultant parking total is 49 parking stalls that are proposed following construction.

Surrounding the property is a mix of residential, commercial, and agricultural land uses. Immediately north of the subject site is commercial land use in the form of a Dollar General store, as well as a wooded area. The areas south and west of the site appear to be residential in land use. East of the site, across Delsea Drive, appears to contain agricultural land uses.

2. Zoning

The subject property is located in the MV Malaga Village Zoning District.

Permitted uses in the MV District include banks, savings and loans, credit unions and similar institutions. The existing principal use on the lot is not proposed to change with this application and is considered a permitted principal use.

Parking is considered a permitted accessory use within the MV District.

All development in the MV District is subject to the following bulk requirements:

MV District Bulk Standards			
	Required	Existing	Proposed
Min. Lot Area	1.0 acre	0.935 acre (E)	0.935 acre (E)
Min. Lot Frontage	150 feet (Commercial Uses)	190.02 feet	190.02 feet
Min. Front Yard			
Principal Structure	25 feet	99.9 feet	99.9 feet
Parking	25 feet	59.3 feet *	25 feet
Min. Side Yard			
Principal Structure	15 feet	70.6 feet	70.6 feet
Parking (Malaga Terr)	5 feet	0 feet (E)	0 feet (E)
Min. Rear Yard			
Principal Structure	10 feet	77.3 feet	77.3 feet
Parking	10 feet	11.3 feet	11.3 feet
Min. Landscape Buffer to Residential Uses	50 feet	11.3 feet (E)	11.3 feet (E)
Min. Landscaped Area	25%	41.57%	30.87%



Newfield National Bank
 Re: 219 Delsea Drive
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MV District Bulk Standards			
	Required	Existing	Proposed
Max. Impervious Coverage	50%	58.43% (E)	69.13% (V)
Parking Requirements			
No. of Parking Spaces (1 space / 300 s.f.)	6 Spaces	35 Spaces	49 Spaces
Parking Space Dimensions	9' x 18'	9' x 18'	9' x 18'
<i>(V) – Variance Required</i>			
<i>(E) – Pre-existing Non-conformity</i>			
<i>* Information not provided – estimate based on manual scaling of plans</i>			

3. Variances and Waivers Required

- a. **§253-115.A.(2).(b)** – Applicant is proposing to increase the impervious coverage on the property from 58.43% to 69.13%. While the current impervious surface percentage is a pre-existing non-conforming condition, the Applicant is exacerbating the non-conformity with this application. **A variance is required.**
- b. **§253-50.A.(2)** – All site developments and major subdivisions shall have sidewalks. Applicant is not proposing any sidewalks as part of this Application. **A waiver is required.**
- c. **§253-50.A.(3).(c)** – Curbs shall be required on the street frontage of any site development. Applicant is not proposing any curbs along the Malaga Terrace frontage of the subject site. **A waiver is required.**
- d. **§253-50.A.(19).(b)** – Off-street parking areas shall be designed to prevent the maneuvering of vehicles into or out of parking spaces or the storage of vehicles within any portion of an entrance driveway or driveway lane that is within 20 feet of the right-of-way line of the road. With the proposed parking configuration, vehicles in the southernmost parking space along the lot’s Malaga Terrace frontage will be required to maneuver into the Malaga Terrace driveway lane. **A waiver is required.**

4. Completeness Review

The following required checklist items do not appear to have been submitted:

- a. **§253-33.F.(1).(a).(4)**: The name of the owners of record of all adjacent properties and the block and lot numbers of such adjacent properties.



Newfield National Bank
Re: 219 Delsea Drive
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- b. **§253-33.F.1.(a).(19)**: Proposed outdoor lighting positioning, direction, illumination, wattage and 'A periods of operation.
- c. Soil test boring & permeability test for septic system & stormwater suitability.
- d. **§253-33.F.(1).(a).(28)**: Completed NJDEP permit identification form and proof of submittal to NJDEP, and all additional conditions.

The Applicant has requested waivers from the following Site Plan Checklist Items:

- a. **§253-33.F.1.(a).(29)**: Phase 1 Environmental Report.

We take no exception to granting waivers for the above listed items, and recommend that this Application be deemed **complete** at this time.

5. Planning Comments

- a. The Applicant will require a bulk variance for exceeding the maximum permissible impervious area on the subject site. For any bulk variance, the applicant must satisfy both the positive and negative criteria:
 - i. Positive Criteria – this can be demonstrated in one of two ways: 1) that there is a practical hardship in conforming to the ordinance requirements; or 2) that the proposed conditions represent a preferable alternative, and that the benefits would outweigh any detriments.
 - ii. Negative Criteria – it must be demonstrated that the variance can be granted without substantial detriment to the community, and without substantially impairing the intent and purpose of the zoning ordinance and plan. Generally, the applicant must show that the expansion of the overall impervious surface will not have a substantial negative impact on the character of the community in spite of the fact that the lot will have an increase in overall impervious coverage.
- b. §253-134.J requires that for applications within the MV District, applicants must submit proof of permit applications to NJDEP for any environmental quality issues. The applicant should confirm that any necessary environmental permits have been or will be applied for with NJDEP as applicable.
- c. There are several large trees along the Delsea Drive frontage of the property. No survey or existing conditions plan has been provided. The applicant should clarify whether these trees are anticipated to be removed to allow for the construction of the parking area, or if they are intended to remain.



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- d. Based on NJDEP data from NJ GeoWeb, there may be wetlands along the northern border of the property, generally following along the Scotland Run tributary stream. Applicant should address whether any wetlands delineation has been performed on the site or if NJDEP has verified the presence, or lack thereof, of any land encumbered by wetlands.
- e. Applicant is proposing three (3) new freestanding lights as part of this application and has provided the location of these light sources as well as a lighting detail showing the extents of one (1) footcandle of illumination. Applicant should testify that the proposed lighting shall be shielding and directed downward as to prevent spillage onto adjacent properties and public rights-of-way. Furthermore, Applicant should discuss any timers that the lighting will be on and the hours of said timing.
- f. While a design waiver for sidewalks and curbs are technically required per the Township design standards, it is noted that there are currently no sidewalks in the general vicinity along Delsea Drive. Furthermore, there currently are no existing curbs along the frontages for streets in the area intersecting Delsea Drive in the general vicinity of the area (Malaga Terrace, Dahl Terrace, Whisper Lane).
- g. Applicant stated "Property Owners Within 200' Will Be Submitted Under Separate Cover". This information has not been submitted at this time. The applicant should confirm that proper notice was provided to all property owners within 200 feet.
- h. The applicant should provide testimony regarding the status of any required outside agency approvals.

6. Engineering Comments

- a. The Applicant should discuss how the additional stormwater runoff from the parking lot addition will be addressed. In accordance with §355-16.1 of the Township Ordinance, the property owner / developer shall maintain existing drainage patterns on the subject property and ensure the peak rate of stormwater runoff leaving the property in the post-development conditions will not exceed the peak rate runoff in the existing conditions.
- b. The stormwater management report submitted with this application appears to indicate that the peak runoff from the post-development conditions, specifically in watershed #3, will exceed the peak runoff in the existing conditions. The plans should be revised to address same.
- c. The proposed work would result in a 98-foot-wide access driveway at Malaga Terrace. Applicant should discuss circulation and safety of this design and feasibility of reducing driveway width in this area. Our office has concerns about the safety of this design and recommends modifying the entrance based on the circulation pattern.



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- d. The Applicant should discuss the need for / feasibility of providing additional landscaping along the Delsea Drive / NJ Route 47 frontage to provide screening from vehicles headlights, within the new parking area, that may be directed towards the road and/or the adjacent residential property.
- e. The 'Concrete Sidewalk Detail should be revised to indicate concrete shall be 4,500 psi.
- f. The Applicant engineer should clarify the use of 12.5 M64 in the Asphalt Paving Detail.
- g. A construction detail for the proposed wheel stops should be provided.
- h. A standard parking striping construction detail should be provided.
- i. Revise the plans to graphically depict the current preferred standards for handicap parking stalls. The current guidelines outline all access aisles are to be five (5) feet wide with standard stalls at eight (8) feet wide and van accessible stalls at eleven (11) feet wide. The detail on sheet 2 of 6 should be revised to indicate same.
- j. Our office recommends that the ADA parking signs be relocated outside the sidewalk area and in the landscape area.

Should you have any questions or require any additional information with regard to the above matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates

Edward F. D'Armiento, PE, CME, CFM
Board Engineer

Christopher Dochney, PP, AICP
Board Planner

CD:pvb

cc: B. Michael Borelli, Esq., Planning Board Solicitor
Newfield National Bank, Applicant
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